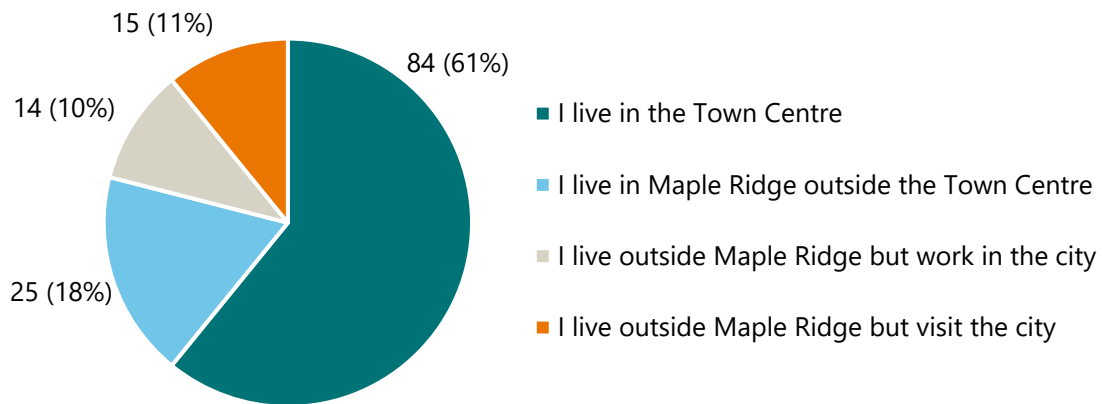
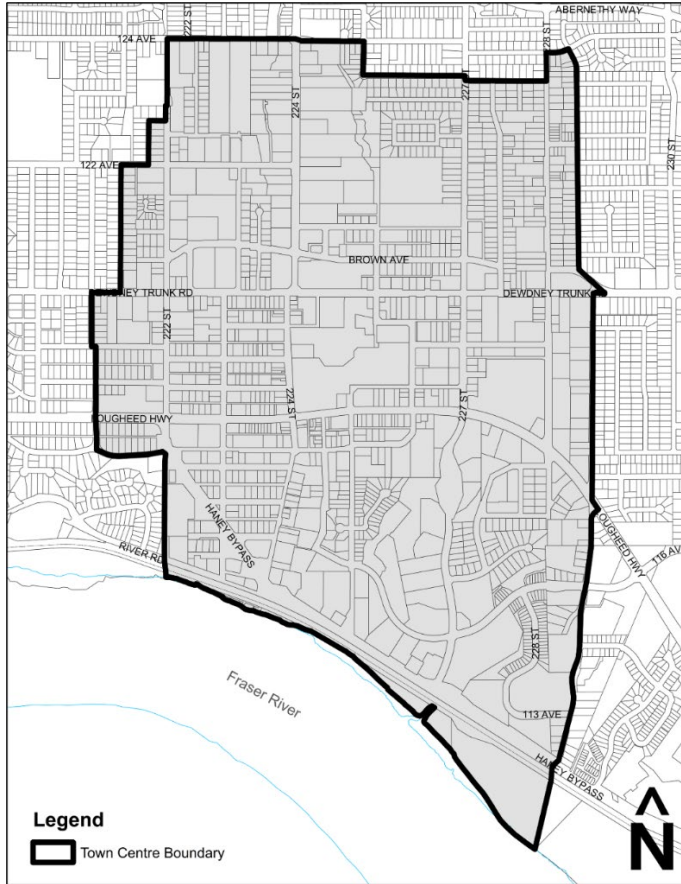


Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review

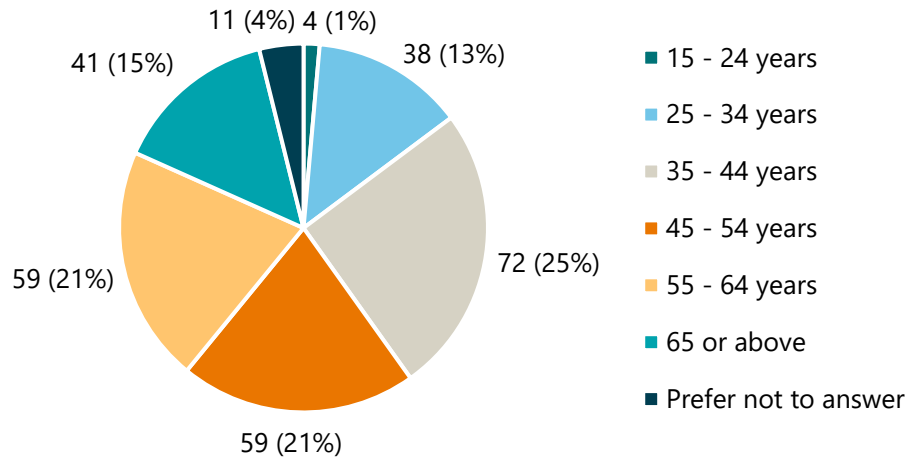
Community Survey Results

Number of Survey Participants: 284

1. What are the first 3 digits of your postal code?
2. Please review the map of the Town Centre and select which statement best applies to you.



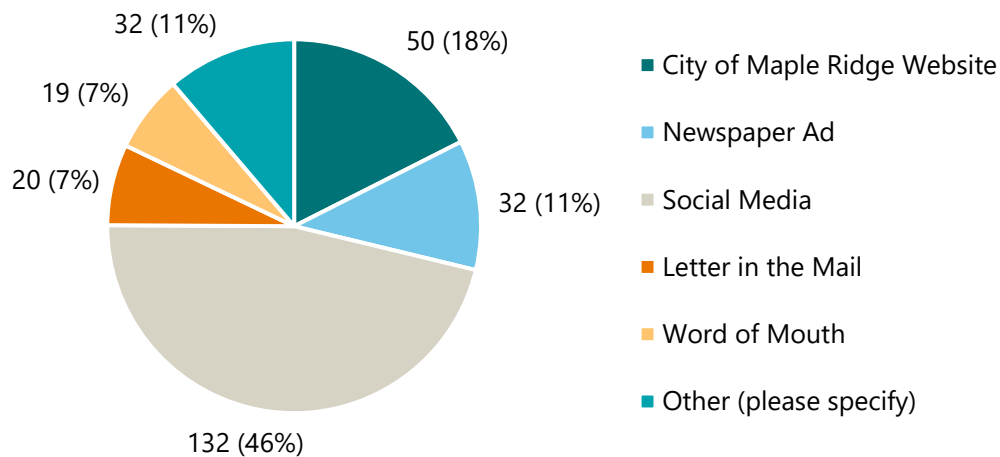
3. What is your age?



4. What type of housing do you currently live in?

Answer	Responses	Percent
Single-Detached House	193	68.0%
Apartment	40	14.1%
Townhouse or Rowhouse	38	13.4%
Other	5	1.8%
Detached Garden Suite	4	1.4%
Secondary Suite or Temporary Residential Unit	2	0.7%
Duplex, Triplex, or Fourplex	1	0.4%
No Fixed Address	1	0.4%

5. How did you hear about this survey?



**6. What would you like to see as the Town Centre continues to evolve and change over time?
Select all that apply.**

Answer	Responses
More neighbourhood shopping and employment opportunities	214
More walkable streets	168
Greater access to services and amenities	163
Improved transit service and cycling infrastructure	139
Greater amount of greenspace	132
More density and mixed-uses	115
Greater housing supply and diversity	110
More sustainable building design	73
More animated public realm	64

7. Do you have any comments or concerns about how the Town Centre has been changing over the past few years?

Well, I have concern about the amount of crime, and drugs/illegal activities that are happening in Town Centre. I would like to feel comfortable walking around that area (222-227), which at this point in time, I do not. I have concerns about the limited parking available as the town grows, and if we are to get more retail, where will we park? The new development on Dewdney and 223 area has only street parking from my understanding. It is already hard to find parking in the downtown core. Adding more housing and retail with little to no parking does not entice me to shop local.

I have lived in Maple Ridge for over 7 years and never found the Town Center appealing and have avoided it. Lots of sketchy people, which is not surprising looking at the type of services and shopping there is (dollar store etc.)

Although the infrastructure has changed, the only people I see walking around the town centre are homeless people. This makes me feel unsafe to be there myself.

Too many condo developments approved by council without addressing parking, infrastructure, or amenity availability issues that are glaringly obvious with the increased density.

These are all very good aims for the Town Centre, but they are all hindered by the over-supply of parking that we have in the Town Centre. We need to reduce or eliminate the off-street parking requirements for multi-family housing and commercial buildings in the Town Centre if we truly want to create more walkable streets and a more animated public realm. So long as we continue to mandate that every new project provide parking, our Town Centre will remain car-centric, making it uncomfortable for people who want to walk or ride a bike.

The centre has become very busy, with traffic congestion and significant vulnerable/ street entrenched people in public spaces.

It's become extremely congested and dangerous for pedestrians. 224 along memorial park and Walmart has seen many pedestrians being hit and still no changes. Speed to be reduced to 30 km/h and flashing pedestrian crosswalk is a must!!!! Yesterday another person was hit on a crosswalk at

Selkirk and 224!! Not acceptable and the city needs to take Pocos initiative with speed and pedestrian safety

I think the changes made to date have been positive. The work done to upgrade the Haney Bypass has been beneficial. However, one consequence of the increasing population has been significant traffic issues. Too many people use River Road as an alternative to Lougheed Hwy, and they race along the road, making it dangerous for me to exit my neighbourhood (at River Bend) onto River Road. Also, I have people tailgate me and even pass me on the hill going westbound on River Road towards Carhill, which is very dangerous. Traffic calming measures are needed. This issue increased significantly after the Bypass upgrades were completed.

Not enough off street parking

We do NOT need any more apartments or town houses. Keep Maple Ridge family friendly and build more family HOUSES instead of cheap apartments and trashy looking store fronts. No more. Please don't turn Maple Ridge into Surrey. Thanks.

Yes too many apartment buildings

New buildings built too close to the main arteries, not enough green space, parks, limited parking, and poor infrastructure overall. The building codes are not prepared for the changing climate.

this all sounds horribly woke and geared towards 'climate change' and 15 minute cities

It has been moving in the right direction but progress should be faster.

Dark and seems unwelcoming

Change is at a snail's pace when we need to be running. I am not surprised the province is stepping in

Please close 224th and allow more food and beverage retail establishments

Bring more business, Build a mall like Guildford, Reduce homeless people so it's safe for families

Pros: improved streetscape design in part of the downtown, some blocks with continuous street level shops and have active frontage. Cons: increase homelessness and safety issues. feels somewhat unsafe to seat outdoor near the town centre, deterioration of commercial facilities, transit services require improvement and lack of frequent transit connections to other cities in the lower mainland area

With all the added people we need more shopping and employment opportunities

Too much mental health and addiction, drug overdose is an epidemic, not safe at night

The street beatification and sidewalk updates have been great. I do feel there are too many condos being built with not enough shopping and amenities. Every time a new business space is built it ends up being a nail salon or a liquor store.

More creative uses of green space such as green roofs, moss walls, rooftop parks.

seems slow! Please build affordable housing for people!!!!

Much much more housing and much more quickly now . We MUST help others get into the market by creating the opportunity.

Too many big condo

The town centre is tired, beat up and old. There needs to be SOME accountability on the business owners to keep their store front, awnings, signage etc. clean and in good repair. We do NOT need more sushi, insurance, nail or fast food stores. How do you expect to vitalize the town centre without attracting new shops, restaurants & bars? Look at the bustling Walnut Grove community, it has a wide variety of shops, restaurants etc. They are smaller in population why can they attract so much and us nothing? What is wrong that council is doing or not doing?

A lot of residential development but limited commercial and industrial development to ameliorate the tax base.

It concerns me the number of people on the streets. I don't feel safe.

Not sure anyone is going to want to live around the Salvation Army, even with brand new buildings. The amount of homeless and addicts in that area makes people feel unsafe. I instructed my friends not to buy an apartment there, as the minutes clearly showed the homeless population were using the outside of their building as a bathroom. Not to mention the drug use across the street and in the alleyways.

It's good to see it happening. Homelessness needs to be solved. It is inexcusable people have no where to live. The very opposite of what we are trying to do. Better shopping is needed. I have to go to Coquitlam Centre or Willowbrook to buy what I want and need. I would like to continue to see a strong town core, one town core, not several. Times are changing. My next "car" is likely to be an electric bicycle. Living next to the town core makes this a reality. With access to the downtown services , Westcoast express and bike parking at Maple Meadows, an electric bike (or similarly scaled transport) becomes a viable form of transportation. Maybe an electric cargo bike would make sense. I look forward to the days of reduced traffic and think it is most readily attained in city centres.

More high rise buildings are in order, but greenery, disability walkways and landscaped public areas should be 'knit into the fabric' of secure common areas for users. Gentrification should not be a problem if it meets the needs of those being displaced in a fair and equitable manner.

No

Seems like stores keep moving away from it, we end up having to go to Pittmeadows and mission .

Ghetto with a traffic grid, probably rise in toxic, polluted air. Concrete city. And no road infrastructure. Seriously lacking in concept for the future. Great money for investors.

If you build it, they will come

Very run down full of homeless and drug addicts, worried we made the wrong decision to move to maple ridge a year ago. Looks like a derelict city. Very off putting. If we want to bring people here we

have to clean up the homeless and mental health problem everywhere you turn in downtown maple ridge and surrounding areas. It is spilling over everywhere in maple ridge. Scaring away new buyers

Too many apartments Too many people for our area. If we keep bringing people in, there must be some more shops, schools, hospitals and green spaces

Haney Place Mall has become a ghost mall with about as many empty spaces as full ones. There is now only one decent shoe store in this town and now that Suzanne's has quit carrying TanJay I wonder what the seniors housed in the many retirement residences here do for clothes. I guess Walmart is the go-to place for a lot of people. This is irrelevant but Walmart has become a literal maze to shop in, I assume due to losses from theft. Every time I go there I swear I won't go back but I do, haha. Since I moved here nine years ago traffic has increased exponentially and I dread going out either driving or on foot after 3 PM. Apartment buildings are springing up all over town and the narrow roads are clogged. And then of course there's the homeless issue which has only increased since I came. Maple Ridge had the dirtiest streets of any of the seven places I've lived in the Lower Mainland but without going to check right now I think perhaps it may have improved somewhat, definitely being better since some of the empty lots were fenced. I've seen a lot of homes being built but not the infrastructure to support more residents.

Too many fenced off areas and construction sites, pedestrian realm is unsafe, too much policing of space

It seems there's significant densification happening and planned, but it's not really getting much easier to get around by bike in the Town Centre. The cars get the convenient, direct and fast routes, and bikes get the roundabout routes with lots of stop signs. If we want to convince many of the new residents to get around by bike instead of by motor vehicle, we'll need to do much better.

I also think that more greenspace is needed close to where people live. The tiny little greenspace on 119 Ave. can hardly be called a "park". Is it even used as a park? It looks more like an empty lot waiting to be developed. I understand that a park is planned at the corner of Wicklow and Donovan, but with all the densification, more will be needed.

Increase in population with no infrastructure or businesses to sustain the growth

Lack of improvements to roads capacity and inadequate public transportation. The city constantly ignores the fact that majority of people who have to work have to travel out of Maple Ridge, in addition to Mission residents who also dependent on Maple Ridge roads to get to work. Express bus to Coquitlam station from Haney Place is not an adequate solution for those who have to take another bus to get there, and West Coast Express is slow and inflexible in term of operation time and destinations. Coquitlam has WestCoast Express and skytrain. North Vancouver is a bridge away from Burnaby and Vancouver, and has Seabus, but North Vancouver is lobbying for skytrain for traffic relieve. Maple Ridge needs skytrain in the town centre area, and mayor should have requested it from the province long time ago.

Not fast enough...need new shopping centres, restaurants...

Not enough businesses and shopping area. All the shopping centres are either old or occupied by homeless .

It's a sleeper town, has been for many years city council is absolutely aware of this and would prefer just to keep building homes, not address the huge problem with vulnerable people living on the streets of the downtown core, we live here pay tax here but have to leave the town for any decent needs for a family. Our Walmart of a lower standard than Coquitlam Walmart. Drive over either bridge and those communities have everything we need and wish we had here

It seems to be improving in the sense that over the last months there has been new projects discussed. However we need more amenities . We are in dire need of hotels, shopping like Costco or malls, and jobs closer to home to keep money local and people from driving to other cities

Very concerned that the City will undervalue the inclusion of trees and vegetation in their plans and they they will not consider the traffic or transit implications of adding additional housing to this area. City added Bold in Nature to their name but not sure if that is reference to boldness to move things forward (and commitment to change) rather than a stated commitment to the natural values and quality of life in this community. Seems a very ingenuine play on words.

I don't feel safe, especially in the proposed area of this study.

Please do not add anymore residential lots unless it's a single detach homes. Our infrastructure cannot sustain our current population let alone add more housing where people from other cities will migrate here. Figure out a way to add another road to get in and out of Maple ridge as Lougheed and Dewdney is too congested. Anytime one of these roads get closed there's no way to get out of Maple ridge in a timely manner and people have to burn 3 hours just to sit in traffic

MR really missed the boats with cycling infrastructure. Hopefully future development can provide safe, separated, biking infrastructure.

Get the drugs and druggies off the streets and out of the downtown core! Bad for the kids, crime and normalizes drug use to teens who are highly impacted by what they see!!

Not enough services for the growing population. We need a proper mall and better roads

Some positive improvements....but offset by the whole Salvation Army / Modular housing mess that infects the Town Centre from one end to the other....especially near the properties under consideration. Just Friday (2 days ago) while parked at the Haney parking lot, there was no less than 16 homeless and/or addicts within view,

Not enough services or recreation facilities to accommodate population density.

Not enough greenspace in town core included in all the building going on.

Traffic is becoming a nightmare

We have evolved from cookie cutter home designs in our subdivisions to a new look cookie cutter design. Over the past decade we have become engaged in building cookie cutter 4, 5 and 6 story structures. It is great to see these buildings appear, but I beg the Design Community to encourage architects to avoid copying one another. And I implore developers to use materials that don't fail almost within a year or earlier in some cases. We need wider sidewalks and narrower streets.

The homeless situation seems to be getting worse.

All the building and ground disturbance is going to cause a landslide again. All the houses river road on wards will be affected destroyed or deemed un livable. Our town is built on top of clay over 60ft deep in some spots. Use some common sense.

Maple Ridge is awful! Zero infrastructure, zero amenities.... I would live anywhere else in Metro Vancouver if I could afford it.

Tons of large condo buildings going up but no more shipping or services being offered. Doesn't make sense

It seems that there is no plan and any development is haphazard

We have no downtown. There is no shopping and I find it very filthy and unsafe to walk. There is really nothing to make draw to the downtown core.

Provide better hospitality and promote tourism. Improve transport infrastructure and commercial services

There has been no thought to traffic flow. Growing too quickly. Lack of green space. Lack of shopping facilities.

seems to be going in the right direction!

Only that upzoning for more housing isn't happening fast enough, given the housing crisis we're in, which in large part is due to exclusionary low-density zoning.

We need shopping in the downtown or east side of maple ridge. We have to travel to Pitt Meadows. Let's get a Winners/HomeSense or H & M.

Bring in more commercial business so that property taxes are not being carried on the shoulders of homeowners

It hasn't been changing enough, it's all ugly one story retail space, all the architecture clashes with itself. Even the new apartment buildings are too small and low density. Should be more highrises with commercial space on the ground floor.

There are way too many apartments and townhouses being built without the infrastructure to meet the needs. There isn't enough parking, the traffic is so busy and we have poor shopping options. Adding more housing should not be the priority right now.

Going in the right direction with developments like Brickwater and Era, but we need more height

Way TOO many building, etc. It has created a traffic nightmare.

More action on vacant lots being developed eyesores

Maple Ridge's town centre is grappling with a pressing issue that has been gaining attention in recent years: the intersection of drug use and homelessness. This complex problem has become a significant

challenge for the community, as it's evident that substance abuse and homelessness are deeply interconnected in the area. The town centre has seen a rise in individuals struggling with addiction, often leading to precarious living situations and ultimately contributing to the high rate of homelessness. This issue not only affects the well-being of those directly involved but also places strain on local resources and services.

Lack of shopping. No mall, we need to drive home outside maple ridge to do any kind of shopping.

Many more condos and no more services yet so much more traffic. Also parking is becoming very difficult. Pay parking will not solve this, only drive locals farther away.

Having lived in Coquitlam for over 40 years, I've witnessed the trend of excessive development and congestion in many municipalities. However, when I moved to Maple Ridge two years ago, I instantly fell in love with its countryside charm. I currently reside at the intersection of 227 and Lougheed, and the situation regarding access to my underground parking off Selkirk Street has become increasingly chaotic due to severe traffic congestion. It's quite stressful to navigate through the gridlock. While I'm not against development in principle, I strongly believe that Selkirk Street should be converted into a one-way thoroughfare to alleviate the traffic woes, especially with the potential for further housing projects exacerbating the issue. Furthermore, I'd like to express my preference for avoiding additional high-rise buildings in the area. I'm in favor of promoting detached homes, townhomes, or low-rise apartments as more suitable housing options. Additionally, the revitalization of Haney Mall with vibrant stores would be a welcome enhancement to the community.

Does not feel safe.

I personally prefer small quiet communities. That is why I moved here. Unfortunately, I understand the housing crises we are in and see no choice but to go for density. We have to protect our farmland to be sustainable. The only other option I can see is to start building up the mountain sides.

the amount of homeless and drug addicted people with no where to go.

We had a lot of homeless people in the area partly because the space was under planned. We need to make an area that is populated and used by many different groups in our community to prevent a slum like area. We do need mental health support services, rehab and social housing but also shops, retail, family housing so populations are diversified.

homelessness and crime

The town Centre has changed a very little in last few years as compared to the few other greater Vancouver municipalities. Too little action for a long time has led to housing crisis. I support Premier David Eby in his changes to the old legislation on housing announcements done recently and fully support the new legislation.

2 questions: 1. Why do I have to travel OUT of the city of MR to PittM, PoCo & Coquitlam to do 95% of my family shopping? 2. Doesn't the size of the population of MR warrant more of these businesses/stores for its citizens who pay municipal taxes here in MR, plus live, & or work here?

Road infrastructure is lacking. Need improved smarter traffic lights, better street lighting on 222nd and side streets and the planning of an eventual overpass at 222 and Lougheed hwy

More shops and restaurants with patios have been great! But unfortunately a lot of new businesses have been chains and take-out rather than building unique reasons to stay in the community and support local.

You guys have continuously been developing in the areas 240, dewdney trunk, and lougheed. You haven't increased any amenities or improved roads or new access to an from highway. Getting more people without sustainable plan on how to support them

City will transform to being ugly and overly condensed. It will affect the roadways, and transit and schools. This will create more opportunities for crime and there aren't even enough amenities in the city as it is so adding more high density housing will get it to a breaking point. We should build such housing further out after 240th st where there isn't much there and expand the transit system to get there. It is like inviting 300 people for dinner and having all food on a small table. Would work better if you spread the food over multiple tables to be able to serve people better.

Too many unhoused people living on the streets. People in semi-conscious states due to illicit drug use.

The city needed more big boxes stores like Best Buy, sport chek, Costco, Walmart, Apple Store, Movie theaters, Winners, Taco bell, IHOP and lot more

Also I am notice there are many big boxes stores closing its door permanently for some reason it's needed to figure out why are they are closing and ground a solution for the stores not to closed permanently

Needs more local shops and services. So residents of Maple Ridge can shop and seek services locally instead of driving outside the city

I appreciate the densification of the Town Centre over the past few years, but I'd like to see even more upward growth (ie. residential structures that are greater than 5 or 6 storeys tall) and, subsequently, more people in a smaller area. We also need townhomes for families to move into when condo life becomes impractical, and these could easily be located in areas where there are currently single family homes. By moving away from costly single family homes and towards people dense developments, we will better be able to support businesses (old and new) in the Town Centre, provide accessible park and recreational space, and reduce commutes or drives away away from Maple Ridge for shopping.

The number of homeless and drug iusere makes it unwelcoming. They definitely need support but it makes it less pedestrian friendly and less likely I would choose to walk or shop there.

Not well develope to be used by public, therefore feels unsafe to travel to the subject areas

I feel downtown development is on the right path. We need more developments like ERA and Brickwater. We also need to consider more outdoor dining and entertainment, connecting downtown to the Fraser river and new park there.

Whoever is planning has very poor insight.

I feel like too much of the Town Centre is 1-2 storey building and mostly just business'. Adding a lot more housing and mix use building would help a lot.

please designate more land for commercial and mixed use. like the land you're looking at here on 222nd for example.

It is very vehicle-oriented. Density needs to increase. Mixed use buildings are awesome :)

Way too much high density housing going in, absolutely no solution for current and future traffic issues. It's terrible now and only going to get worse. I like seeing the town center being improved, but most residents work outside of the town. I've been working around tri cities area and the worst part of my drive is coming through maple ridge.

It's still out dated and we need more shopping! More Businesses to help off set property taxes for home owners!

Yes. It is pushing out businesses, retail is sinking and there are no good restaurants. Get more options to keep maple ridge people staying in the area to spend their money

There are lot of pizza and small eatery places and payday loans. Need to think out of box and encourage new/ different business.

Not enough low rent housing

I am worried that with the amount of housing being built that there is a SIGNIFICANT need for more schools (knowing most schools are at capacity) . Also need for a mall similar to Coquitlam Center/Willowbrooke.

The homeless situation is out of control, council has no vision

Yes! Cliff Ave is my neighbourhood of 30 years. Too many years we have been in development limbo. Too many developers just sitting on land! Too many derelict rentals and vacant properties, attracting vagrants and crime; this family neighbourhood is becoming a ghetto. Fix it NOW. Bulldoze and get buildings up ASAP.

Traffic and road infrastructure will not keep up. Selkirk is currently not wide enough for two cars to pass safely. Densifying the neighbourhood will make that drastically worse.

Tear down the Haney bypass at and Lougheed buildings including liquor store and halfway house thing and put in condos. Let's clean up our city please. Look at how Edmonds in Burnaby looked in early 2000's and how it looks now. We can achieve this.

Too many condos! Port haney has been destroyed by the destruction of small livable houses and the removal of old growth trees. The downtown area is dirty, run down, smells like urine and garbage and is OVERFLOWING with drug addicted and mentally ill persons wandering around and lounging. The

enabling businesses ensure that they continue to hang around. We need clean, safe streets and more amenities.

Far too many condos being built!

More affordable, geared to income housing is needed.

More green space please amongst the condo complexes in downtown. Young families need outdoor space. More retail shopping so residents don't have to travel to Coquitlam to have choice in shopping for home products such as furniture, clothing, literature.

Generally positive. Like commercial below residential concept but not enough green space included. Would rather see more towers along with more public green space.

There is too much emphasis on housing density without the needed supporting infrastructure improvements. Maple Ridge should not be a 'Tower' City given our lack of convenient major road network - any type of higher density should be capped at 5 stories (with commercial on the ground level) so we don't lose the feel of what this City is.

Increase in homeless population. Concerns about densification of some downtown areas and little increase in schools, healthcare. Getting from East Maple Ridge (248th and Lougheed) to West Maple Ridge (203 and Lougheed) is a nightmare at nearly every time of day/evening. Lived in Maple Ridge for 17+ years and the congestion on the roads has significantly worsened over this time.

Slow down on more housing until you build up the infrastructure to the capacity of the current population.

Please implement green infrastructure when building new developments.

With the increase in residential properties the impacts to traffic in and out of the city centre have become very congested. Widening of main arterial is a must to increase the appeal of this community to residents and businesses alike.

Lots of condos are long busy streets for example Dewdney

No parking, too many cars. No shopping stores. Too busy.

I like how east of Haney Place Mall there are now new condos and new businesses

Too many people (residential properties) and not enough big box shopping for the money to stay in our community. Majority of affordable shopping is being done over a bridge in another community.

We have too many businesses that aren't exactly inviting like notaries or too many of the same thing. We need things that are more inviting to foot traffic otherwise it doesn't matter what you build. It will continue to be a ghost town.

High traffic volumes of Lougheed and adjacent corridors will be difficult to sustain increased density in this area. Increase of transient population living in downtown core. Safety when walking the downtown core.

PS - what does "more animated public realm" mean in question above? Choices should be clear

The development has neglected to improve our lack of sidewalks in so many areas. It has become increasingly unsafe for me to walk with my daughters in my own neighborhood, including to the local parks and schools.

We have a security problem. I don't go to that side of town because it's disgusting. I shop in PoCo. Our only shopping really is Walmart and I refuse to buy anything from that store.

More parking. Accessing local businesses is challenging without adequate parking.

lack of pilot programs to gauge the viability of alternative street uses (seasonal patios, etc.); re-purposing the near empty Haney Place for more diverse use (day cares? winter farmers' market?)

The population of maple ridge is increasing without it having proper infrastructure and shopping centres

more safe walkable green space. Close parts of 224th in the summer. Better cross walk system along 224th, 223 and 222, it can be very dangerous for pedestrians and visibility for vehicles . Intersections on 223 and 222 will get busier and need more signage. A community center would be great, that offers activities for all ages to get together and charge a small yearly fee. Of course better shopping mall.

We need Daycare centers with designated outdoor spaces.

Make it similar to how Japan is, mix use plus alleys that have business in them as well

Concerns, the only change is one new apartment on the Lougheed, the new homes being build south of the Lougheed is a start but biggest change is in the number of crackheads inhabiting the area

I do not walk around town anymore due to the amount of drug addicts and open drug use. I feel unsafe. The homeless loitering, garbage, open drug use and human waste makes our once safe and good looking town core look like a smaller Vancouver sadly.

Lived in 3 cities in lower mainland past 23 years. Past 7 living in maple ridge and it is the nightmare how MR downtown looks. And why is not abbernethy bypass not finished complete 2 lanes each way all the way to golden ears bridge ? What a nonsense watch thousands car each year being stack morning and evening to Langley just because there are 2 km of lanes missing to finalize bypass ...? Well done city hall no common sense here !

It has not changed for the better . Traffic is an issue because of the increase in density. Shopping is not great in the town centre for inner city families. Walmart and ? Drive if you need anything for your kids and guess what more traffic. Parks such as Maple Ridge park with a spray park are not within walking distance for most inner city families . Grandmothers caring for children during the summer cannot walk to a lovely cool park with a pool or spray facility. The leisure centre cannot provide for all the families in town right now for things like swimming lessons etc.

I feel it's not safe to walk around the area due to all the homeless & drug addicts. Would be nice to see if they can fix it up to make it safe for everybody to walk around and be safe in their own town.

There is a lot of traffic congestion, especially at peak times, and very little space for new businesses / employers. There is virtually no office space that might encourage larger employers to move here (although with the traffic, why would they?). My work recently had to move offices as the lease expired and we found it very difficult to find suitable office space, although we did find somewhere eventually. However, we were close to having all to work remotely as what was available here was of poor quality and over-priced. The private rental sector is not really working for the community.

would like to see more developed smart usage of business/commercial space to promote small business and have affordable housing options with parking space

Towncenter is changing big time. Maple Ridge needs to attract employers like FortisBC, Translink, Metro Vancouver, ICBC, Banks, etc to setup offices in the Town Centre. Moreover we need big shopping mall with big box stores like Costco around 240 & Lougheed.

Do more work to straighten out access between the Lougheed highway West of 222 st and the Haney Bypass to move through-traffic and minimize idling in the area. Even up to realigning the intersection to close 222 Street off and make a T intersection where eastbound traffic turning towards the downtown core "turns left" to stay on Lougheed with priority traffic "going straight" along a right hand bend towards the bypass. Westbound through-traffic from the bypass to Lougheed Highway would "go straight" through a left hand curve or have the opportunity to turn right towards the downtown core. Traffic wanting to go north would have to either turn right at 221 street (or all the way to 216 street) or go east to 223 street. This would also serve to quiet down 222 street between Lougheed and Dewdney and reduce rush hour shortcutting.

Traffic and congestion as well as parking requires attention to future proposals and development.

It just isn't safe to walk for me or my family due to persons under the influence of drugs or dealing with mental health issues.

Temporary modular housing for unhoused individuals are not working, should be treatment options not housing.

Yes lots of concerns around public safety. The streets around town centre are plagued with drug use and crime. No place to bring a family or to have elderly walk alone.

Needs more connectivity. I mean a feel of community. Coffee shops, bakeries, specialty shops, etc. It's very sparse and unappealing. Hard to make an afternoon of it. Window shopping, strolling...

To many homeless, and drug users

Our city is a mess and over saturated with resources for the drug addicted and homeless. Any future development should be focused on accommodating our city's hardworking tax payers and their children.

Pinch point and traffic backups but also the level of service for street cleanliness and handling our unhoused people. They make walking in downtown Maple Ridge at times hard as especially around Haney Place Mall area people congregate.

With an increase in housing and population for Maple Ridge my concern is traffic congestion. The volume of traffic has become intolerable over the years and with increased growth will only get worse!

It would be nice to see some of the store fronts upgraded to look a little more modern, as well as a mall to go shopping rather than having to go to another city.

It would be nice to see more greenery that separates sidewalks from roads (even small hedges or bushes) to make it quieter and make it feel safer.

As I live on Cliff Ave, I am on the edge of a density run away with over a 1000 apartment units being consider within a block of my residence. Density will destroy this neighborhood.

Having a limit of 2 hours parking limits my use of Town Centre Shops. For example, getting my hair done took longer than 2 hours and I feared getting a ticket - currently moved to a new hairdressing location. Also, using the Leisure Centre for 3+ hours means an extra \$3-\$4 parking fee to add to the entrance fee. I don't shop in places that have no parking lots. The town centre has the most crime.

Change has been painfully slow. Lots and house are empty for so long they are vandalized and squatted in. If it's slated for demo, it should be done immediately.

Yes. Current plan is a foregone conclusion. Asking for input to say - Hey we had public input is just masking what has already been decided. The land assembly developers are already rubbing their hands together. The current true town centre needs some adjustments. Allowing a redevelopment of the Haney Mall with high rises and walkable streets (No cars) (Somewhat similar to the Lynn Valley redevelopment in North Vancouver) would be a start before adjusting anything north of the Ridge church. Cliff Ave behind the Salvation Army could go low rise as well as long as the SA is relocated (Like it should have been previously!) If the transportation corridor that includes the Haney Bypass (HB) is a given, then you are already late in 4 laning the HB. Instead of jumping on the density bandwagon in a traditional single family detached home neighbourhood, leave them be. If you want density MR has a lot of land. The concept of a community village or a few of them should be the route to go given the space we have in MR. The solutions offered for growth in recent years looks like a disconnected patchwork catering to individual groups. You can do better.

A lot of condos are going up with no improvements to the roads. With more people in the city we need better east west connections to manage the increasing traffic.

The town centre is disgusting and an embarrassment. Needs to be cleaned up drastically.

Get rid of Walmart. How can such a huge retail occupy the major portion of our town?

I don't feel safe downtown anymore, when I moved here in the late 80's we had a thriving arts community. The speeding on the main corridors is horrendous. There isn't a lot of parking and one hour is not long enough to do all your errands. It would be nice to have a continual walking/cycling path around town but something has to be done about the persons doing drugs in the parks. They are

now at the bus stop in Memorial Park. Perhaps one of these streets could be vehicle free and be a little 'Whistler'. A building/colour theme could be bought in to bring synchronicity to the downtown core and build us as a destination like ft Langley.

Density has been keeping but social services restaurants and shopping has not kept up

Less shopping opportunities and parking.

I do appreciate building more apartments and townhouses to densify but it feels like it's sacrificed retail space.

Total lack of shopping opportunities. Stop urban spread and start building high rises of more than 4 stories in the town centre. More opportunities to purchase commercial property rather than leasing.

No 15 minute city

Too many drug addicted street people. Unsafe!!!! This is the main issue in maple ridge. Kids feel unsafe to walk or go anywhere. I live close to Walmart but choose to go to poco to shop as safety is a real concern!

It looks great! Love the low-rise apartment buildings with businesses at street level. One major problem: there are no safe bike routes between 227th and 222nd, and Lougheed to Dewdney. Traffic and parking are nuts in the area (just look at the wacky intersection of Selkirk and 226th, and the VFMall entrance). I'd like to take my bike for errands but don't feel it's safe on those streets. Can't ride on the sidewalk.

I wish the new buildings were higher than the max 6 stories that seem to have been built. When was the tallest building in the Town Centre built, the 80's? Come on we can do better than that. Why not 10-12? We only have 1 city core and we are a rapidly growing town we cannot sprawl forever. Build up and have mix use on the bottom. A denser Town centre may also help us in the future justify to the rest of the GVRD why Maple Ridge is the next logical extension for skytrain after Langley.

Everything is moving WAY too slow. Densify downtown so everyone can walk wherever they need to. Get more cars off the road (by doing this).

We need to improve greater access to services and amenities around the Town Centre. Need to be more alive. After 7pm the city feel like a death city.

I would prefer to walk into Town Centre as I live so close (near 232) but this leaves walking on the sidewalk on Lougheed or Dewdney as the only routes to get there. The sidewalks on Dewdney are narrow and there is a lot of loud traffic roaring by making it feel unsafe and uninviting. Also if more housing (of various types) is going to be put in Town Center, where are people going to grocery shop? The Save On foods in Valley Fair Mall is already super busy and parking is a nightmare.

The buildings are old and need to be updated. The homeless shelter needs to be moved away from the entrance to town!!! We need a larger mall and a larger business base for employment opportunities!!

There are many older obsolete buildings with extensive parking lots. These must be prioritized to be developed first, not reasonably-maintained (and affordable) SFD houses and suites.

Require more shopping + safety

No proper/update shopping centre (Haney Place Mall). None to few off-leash dog parks. No upper chain restaurants (Cactus Club, etc.). Expansion of hospital & parking for patients & staff.

Congestion! Traffic! Needs another major east-west connector. R3 bus stop @ Lougheed + 222 or 221

Problem with the homeless, heavy traffic.

Traffic. Rapid transit such as SkyTrain

I don't want any of these things. No more buildings please. We have more homeless people in the core. If you build, they will move along to other closer areas. Help these people first before building more buildings.

I think it's awesome to see more densification, but changes in the transportation system are lagging behind. It's important that people are able to use active transportation safely and conveniently, that adequate bike parking is provided, and that a car is no longer the most obvious choice for the majority of residents moving into the area. Once they've established that habit, it's different to change it. I have concerns about the car traffic, in particular noise and pollution. Even with electric vehicles there will be considerable fine particle pollution as well as noise pollution from the tires.

Create housing supply and diversity.

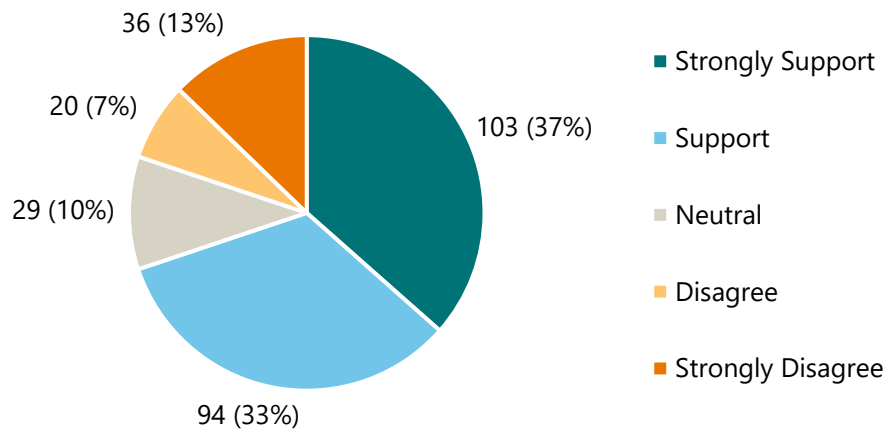
Yes, I have concerns about all the businesses closing and safety in our downtown.

You still see a lot of anti-social behaviour/crime issues Lougheed/Haney/downtown area

The above answers all support the planner's image for this area. The impact of developing small parcels at a time significantly affects residents who are left to live next to this higher density without the ability to be compensated for the large loss in property value caused by the disparity between high density and single family. Consolidate your planning so everyone can potentially be compensated by being able to sell their single family home to developers and not see their land value diminished when they inevitably have to sell to escape from high density neighbours

Safety

8. Please share how you feel about updating the land uses to Low-Rise Apartment and Town Centre Commercial (as shown on map) on Cliff Avenue between 221 Street and the Haney Bypass.



9. Please leave any comments you have about the proposed land uses along this section of Cliff Avenue.

I would hope there would be contingencies in place for parking and how to deal with the levels of crime that could possibly increase as we increase the population in our town. I am definitely for growth in this town, but with proper funding for policing, as well as access to these downtown sites for the residents. Parking and crime are HUGE issues in this town.

To me a city center means apartment buildings along with shopping.

If you want to add apartments, please build a better mall/shopping/restaurant experience for everyone moving out here

There are obvious safety concerns for this area. Regardless I cannot support increased apartment zoning before the issues of parking, traffic congestion, and amenities to service the increasing population are addressed.

There is so much traffic congestion, limited parking opportunities already.

More people more congestion more safety needed on the roads

I live on the edge of the town centre, and my property is at the bottom of the escarpment, directly below Cliff Ave. my yard backs onto the conservation lands on the south side of Cliff Ave. While I fully support low-rise apartments and increasing density, I know that my neighbourhood exists as a result of a landslide. My concern is regarding stabilizing the escarpment in the building design and construction process, so future landslides and the risk to my property is minimized. There were seismologists who accessed the greenspace through my yard in the summer of 2022, so I'm curious as to their findings, and how they will be incorporated into any future development on Cliff Ave.

I am unable to see a timeline here

We don't need any more apartments and store fronts. Enough is enough. We moved to Maple Ridge to get AWAY from Surrey. Don't turn Maple Ridge into Surrey.

There's already too many apartments we need more green space

Medium to High-Rise

More businesses (and not cannabis or massage/nail parlors)are needed here. We need essential services and more competition for grocery stores. We need a Costco, Superstore and a Choices Market. We could use a Cabelas store here for clothing and sporting goods.

you are putting in more and more high density housing, the roads are already very congested. you want everyone to walk and take transit - all part of the WEF/UN garbage agenda. and you want to limit parking for vehicles in town. i'm happy to take my car to other communities and park there and shop.

You should focus on some good eateries, some good cloth shopping so as a resident i do not have to go to other areas to shop and end up spending money in other municipalities.

Go nuts, build more, higher, faster

Please develop 224 with retail food and beverage and make walkable.

the proposed mixed uses is great to draw more active uses along the river front. can have opportunities to locate some compatible businesses that could complement the recreational uses of the river front , including cafe/ restaurants etc. more active users could potentially promote safety for the area

Please add commercial

Less commercial

Build bigger now, but also have a percentage designated to low income homes

I will only support this if they are ALL affordable suites

This land , an all other land like it, so strategically located in close proximity to transit and existing services must work as hard as possible with much more people per square foot that single family or low density provides. We only have so much of this land to do it on. People who advocate for only low or single family housing on these properties can opt to move to more suitable sites.

More commercial and retail!

You need to fix the traffic infrastructure before you start adding density into that area. The Haney Bypass is already atrocious for traffic and accidents, adding more residents will not help.

As long as geotechnical can support this type of use. I support it. This type of use would be appropriate for this area. If higher density is going to occur on both sides of Lougheed, there should be better and more pedestrian connection between the communities on both sides of Lougheed. There is a lot of pedestrians who cross Lougheed in disregard of the traffic lights. They are not convenient for pedestrians. The 222nd and Lougheed intersection is super busy and pedestrian unfriendly.

It's necessary to build larger buildings for housing in the upper floors with business, retail and services on the ground level.

Let's build up the "downtown" MR area with condos and leave the suburban areas to single family homes and townhomes ONLY. I love condos in the city centre

The problem we face in maple ridge is , the more that people move here to live , they must travel and commute on the same crap small roads we had with half the population. The worst part of my commute is when I reach maple ridge

Until you can figure out another way in and out of Maple Ridge, until you can accommodate a larger population, don't. You're making ghettos. Pure Disney.

Same as above

I like to be able to go for a walk in a neighbourhood that feels safe. I enjoy the diversity of single family homes, imagining who lives there and what they do. I don't believe putting people in boxes is the way humans were intended to live.

Area is cut off from the rest of the downtown, not very accessible by walking. Busy intersection may produce pollution that exceeds acceptable levels.

Quite a bit of densification is being planned for this area south of Lougheed already. Accessibility will undoubtedly be resolved some way or other, but it's much more challenging for people to access this area by bike since there is no cycling infrastructure at all. Cycling accessibility south of Lougheed between 216 St. and the Haney Bypass needs to be addressed.

It would make great sense to have high-rises there but unfortunately if they would come with better roads capacity and skytrain in the area

Concentrate on development going east...

We need more amenities, hotels, shopping

Why is the natural elements not integrated into these plans? How will you meet climate and canopy cover targets and create livable regions for communities. This appears to commit the City and future generations to an inequitable access to green space and lack of natural spaces in areas of lower socioeconomic status in the community. Not very innovative; looks like planning from the 90s. Very disappointing particularly given the promises of the current council.

But I wouldn't want to live there myself. Too sketchy

Nope no road or city amenities to support more people

Find a place for the druggies and homeless people so they are not ruining our city with the drugs, dealers and crime their lifestyles bring to our community!! Stop normalizing drugs and drug use! Put them somewhere that is discrete and give them their own space that doesn't impact rest of town and development, spread them out and stop normalizing their lifestyles.

I think some creative townhouse hubs would suit this area, with a handful of low rise to mid rise buildings and definitely a small park for the kids and an off leash park.

My understanding is that this area has significant geotechnical issues that will create problems for buildings and parkades that may be built here.

Work on all the people walking, there carss, public transportation and all the pedestrians being struck lately crossing 222nd and the haney bypass

BUILD MORE INFRASTRUCTURE AND AMENITIES!!!

As much as we want more transit use, adequate parking is critical

I think it will make the downtown roads so congested. We have already more then we can handle on the road. Should be looking at the roads before building large buildings in our downtown core. people will still be shopping out of town anyway. So there with all those people will be hell for all people.

I'd love to see even more density given that it's on a transit corridor and close to the downtown!

We also need low cost rentals for low income / homeless people. Perhaps a percentage can be allocated.

I support this, however there is a very large homeless concern in that exact area. That needs to be addressed and cleaned up before anyone is going to purchase anything.

I would rather see the entire area as apartment buildings with the commercial space on the ground floor instead of it's own section. For this area I'd prefer to see 4-6 story buildings over more townhouses. Our young people need more apartment buildings.

We need to go higher than 4 storeys, up to 10 at least

Make it into a park or Greenspace! Less housing is needed.

It would be great to see some type of of replacement for all vacant lots

See final comments.

Absolutely opposed to more development. There is no updated infrastructure to support the rise in traffic. Please put a stop to the excessive development in this stunning city. Let's aim to stand out from other municipalities

The town Centre has changed a very little in last few years as compared to the few other greater Vancouver municipalities. Too little action for a long time has led to housing crisis. I support Premier David Eby in his changes to the old legislation on housing announcements dine recently and fully support the new legislation.

Build affordable apartments in this area because times have changed. SFHomes in this area worked great 50 - 100 yrs ago, but no longer.

This Area should not be developed until future highway overpass construction can be planned. Densifying this area without considering future traffic infrastructure will lock the downtown into a traffic jam and harm business and access

Support! Mixed use encourages walkability and stronger community ties.

Again you are going to get more people in city without additional amenities to support them. Why chose town central, how about finding a place in the outskirts and building there.

Bad idea, please don't make this mistake, instead focus on improving amenities and expanding to the city perimeters.

I would like to see more big box stores

More low income housing! By low income I mean ppl who make \$40,000 and less a year

Build more shops and services for local residents.

I would love to see a reasonable proportion of this denser type of housing be available to lower income people and their families (or not, people without children).

Need more businesses but need to address homeless issue first before business owners feel safe to open store in the subject area

instead of low rising condos I would rather see 10-15 stories building to increase density in the city

There needs to be a focus on ensuring we have affordable market rental units and below market supported housing.

I agree it needs density but its in an awkward spot. I'd rather focus more closer to the downtown core

strongly support. especially rounding off the east corner to match the land red land use.

It is cut off from the rest of the town core due to Lougheed & the bypass - maybe a pedestrian overpass to connect it?

Build more roads for cars. Not housing, not bicycle lanes, address the traffic issues instead of constantly slamming more high density housing in!

That area is already very rough, and we are concerned that low rise apartments will simply make it an area where unhoused people will congregate, making it unsafe for the community.

The homeless around there need to be dealt with, this might help

Please provide more plans for infrastructure. There is already heavy traffic specially in that area. More in and out turn will creat traffic Jams and not good for business as well as residents.

No need for high rise apartments

Don't change any designations until the adjacent derelict houses on the Lougheed from Carhill to the bypass are gone and new structures are actually up! Or you'll just be expanding the ghetto!

I would support high rise too. Bring more people to MR to increase economic activity and provide more detail development space for people to create more jobs

Not everyone wants to live in a communal environment leave the houses alone! It is too crowded already in Maple Ridge

Green space is needed and acces to services too

We need infrastructure and useable facilities first.

Neighborhoods provide an ambience that high density housing cannot. We need to keep some of that

Too many people here already. We need more shopping. Better stores. Not enough schools or roads.

With the state of that area with existing Salvation Army situation, is anyone going to want to buy/live in the middle of that. I know I wouldn't want to live next door to all the chaos and theft.

You keep shoving more people into small and smaller spaces. We can't become a Coquitlam or Burnaby quit trying to make use that.

Vehicular traffic w increased density. Transient population increase in this area. Lack of efficient public transportation to reduce road traffic.

If you build suitable rent for seniors. City's spend so much time on the addicts that the seniors are Lett out of decent rent, clean and safe

near more innovative SEPTED in this area to encourage positive use

We need better infrastructure and supports in town before we add anymore people to town like daycares ,schools and transit routes.

Please make it similar to Japan and make it more clean

Still have an issue with the congrration of the homeless thanks to the Salivation Army , people will not move into the area and if they do wont stay, Retail will not take up space with the constant threat of break ins,

That area is frequented by the homeless and drug addicts. There will be too much drug use and crime for housing to be built there.

Figure out and let people know how we are going to accommodate more families . Schools, traffic , health care and amenities.

Traffic in the area, how will it be accommodated as it will greatly impact the residents.

This is the wrong side of Lougheed & th Haney bypass for commercial. Better off as residential, as it also has decent access to the West Coast station.

Strongly support

We need green spaces for sure.

We have a lot of apartments going up, but houses with yards are disappearing. Not everyone wants more apartments. By taking away yards we are reducing the amount of time children will spend outdoors.

Clarification is needed on whom the low rise apartments are marketed for.

Would also like to see salvation army moved out of downtown core and have treatment not housing.

Need more roads to relieve traffic congestion

There is not enough infrastructure to support so many homes. Make the hospital bigger.

The community needs to clean up the crime before any further development. People do not feel safe in the area

Land use plan is outdated. 2008 is long ago. Let's keep up with the Jones!

Make sure each unit has enough parking! Family housing 3 cars on the property! Budget mistake made not enough parking as units are so small, that they have no driveways. Everyone parking on streets

I support the rezoning and development as long as it's not subsidized housing, a mental health or homeless facility or anything that caters to the drug addicted and homelessness demographic.

How will this impact the congestion we already have on the Haney Bypass? Will Salvation Army still be located in its current location? How will the homeless impact this area as I wouldn't want to live or own a business within this location due to drug use and vandalism.

If these areas are to be commercial it would be good to make it accessible to multiple modes of transport, in a safe way (like dedicated bike paths) rather than having big parking lots. Adding greenery could also make the space more inviting to customers.

You are destroying the immediate neighborhood of cliff Ave. Rezone the whole street or shelve the development of the north west rezoning proposal.

I live on the orphaned strip of cliff avenue that will now be single family homes with low rises behind it. Either the whole neighbourhood or none of the neighborhood should have that density difference. I'm going to have hundreds of people looking into my yard. It affects the resale of my home if we want to move out of the neighborhood as well.

Density there should not be an issue.

There is enough area east of the proposed refining areas (east of 222 street) that need to be redeveloped first to clean up our downtown core. Concentrate on these areas that first instead of creating an urban sprawl like Langley!

Synchronicity, safety for residents, bike/walk path, car free social/shopping area

Start building high rises !

Please have more zoning for restaurants

Building is okay but you have to look around. Think people would live by areas unsafe??? Get rid of the Salvation Army!

Great idea! But make sure you can get there by safely by bike from east of 227th.

Why not medium and High Rise? You could great tons of beautiful River View homes and it is adjacent the transit corridor

This is long overdue.

I would support this IF there were any way to guarantee that the "commercial" properties would end up with useful tenants. We don't need another barber, nail salon or insurance agent.

The Salvation Army shelter needs to be moved off the main entrance to the city! It should not be the first thing people see! I understand it is needed but it does not need to be there. The city won't improve until the homeless are gone

Strongly support, assuming issues relating to soil stability in the escarpment area can be managed. This new amendment should also trigger a reconsideration of land use designations in those sections of the LTC that border the town core, more specifically on the south side of the lane between 221 Street and Carhill Street. These properties, currently designated IAR infill, will face the same challenges as the Cliff Avenue properties in terms of lane dedication, traffic patterns, and loss of privacy due to their proximity to a series of six-story apartment buildings. Given densification targets and favourable access to downtown and transit stations, including Westcoast Express, the highest, best, and most pragmatic use would extend the low-rise apartment designation along the north side of Cliff Avenue, south of the lane, to Carhill Street.

With all the development on Lougheed to the north of Cliff it only makes sense to change the designation of the properties

Will lose street parking. Have no room for construction equipment to build. So concerned about the land slides from highway to 207th. Not stable & land slides have happened in the past. Do you want to be responsible for many dead people because you built.

Active transportation facilities planned for south of Lougheed between the Haney Bypass and 216 Ave is inadequate. There is no cycling infrastructure planned. With the planned density in this area, at least multi-use but preferably cycling-specific facilities would make a lot of sense.

I live below the cliff on Driftwood Dr. I am concerned about ground stability if a large multi story building is approved. There was a bluff study but we have not heard anything.

With the development that is proposed for the land behind Cliff Ave and south of Lougheed, I believe developing Cliff Ave as well would benefit the community. Walkability, transit for commuters, walkable. As well with housing shortages this would help a great deal.

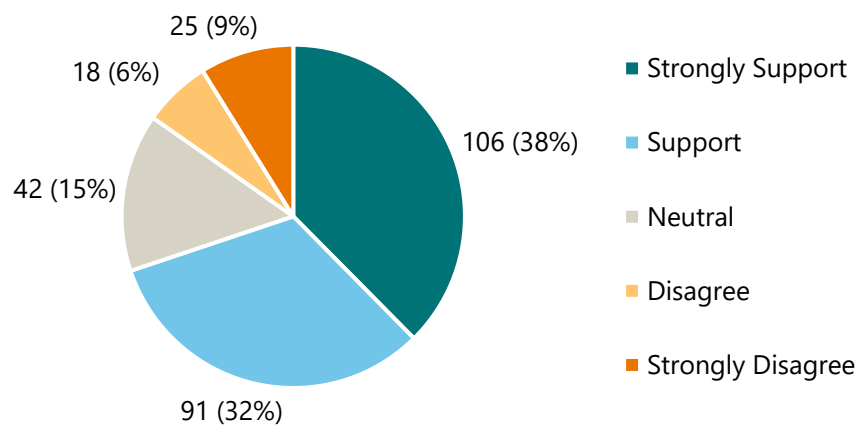
We need more affordable housing in a safe, walkable neighbourhood

It is hard to believe this land is stable enough to support higher densities. The bible teaches us not to build on weak and shifting sands - wisdom over 2000 yrs old. If this area must develop do not do it piecemeal. All land south of Lougheed zoned all at the same time. Consolidate your planning.

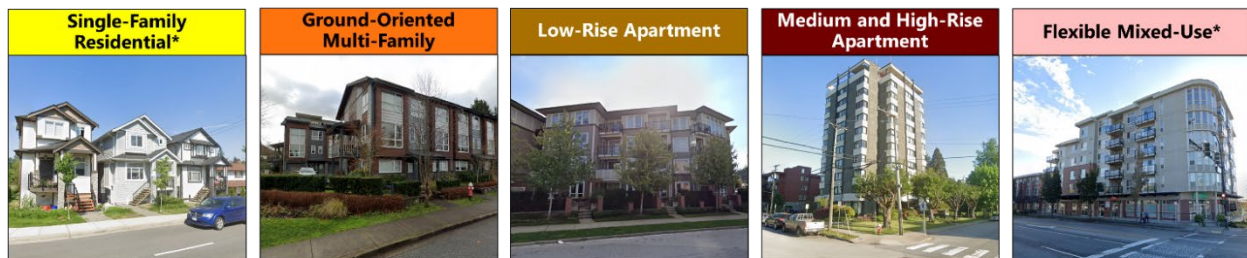
It is a good idea. I have young children who walk to shops, classes, school etc & its unsafe at times in the area. This change will help bring more families into the area. Hopefully, it will be more affordable. Not everyone can afford a detached home.

As a long time resident, rezoning and developing cant happen soon enough. We have endured good bad & ugly times. At this point we cant sell or move forward.

10. Please share how you feel about updating the land uses on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street to align with the surrounding land uses in the Town Centre and Lougheed Transit Corridor.



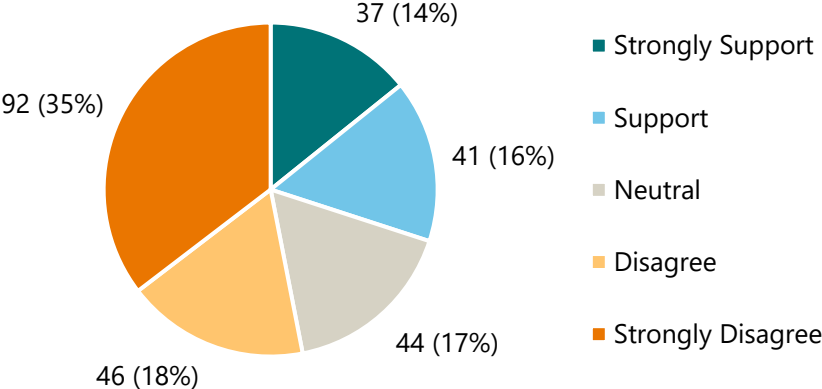
The following images were provided to help answer Question 11.



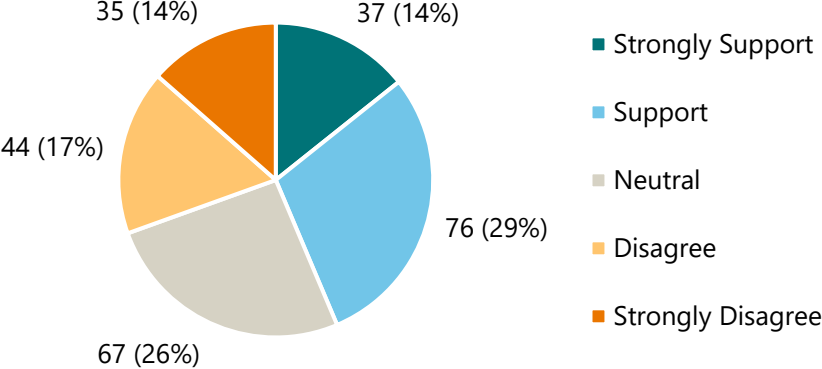
*Includes Secondary Suites and Detached Garden Suites

*Includes Commercial or Community Amenities

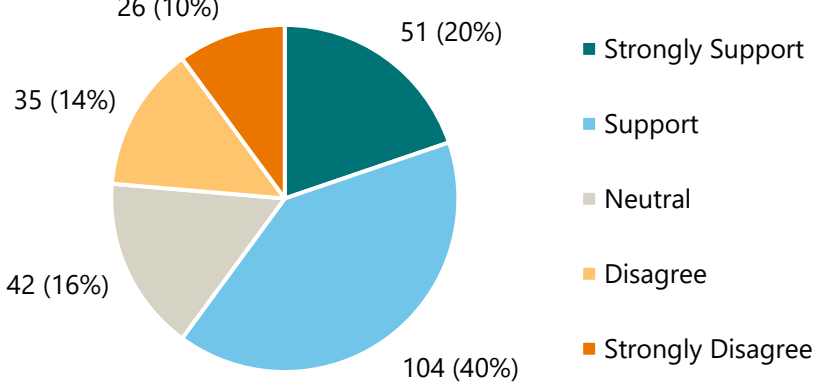
11. A) Please share how you feel about the future Single-Family Residential land use on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street.



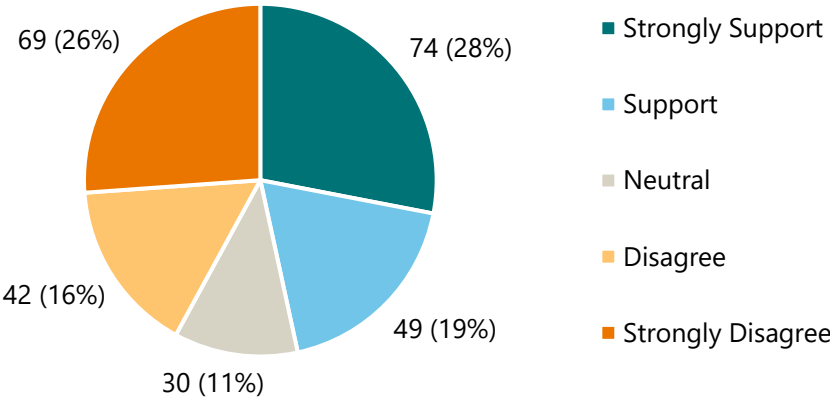
11. B) Please share how you feel about the future Ground-Oriented Multi-Family land use on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street.



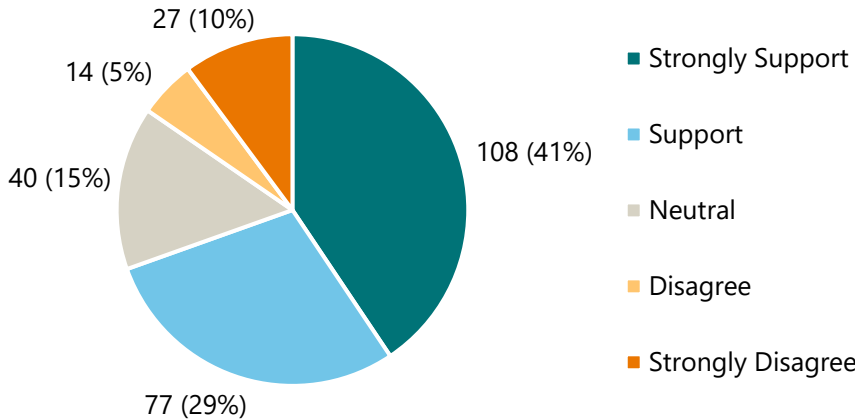
11. C) Please share how you feel about the future Low-Rise Apartment land use on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street.



11. D) Please share how you feel about the future Medium and High-Rise Apartment land use on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street.



11. E) Please share how you feel about the future Flexible Mixed-Use land use on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street.



12. Please leave any comments you have about new land uses along these sections of Selkirk Avenue and 119 Avenue.

The same comments apply as with the previous question.

See previous concerns

We should eliminate all single-family designations in the Town Centre.

Safety on the roads

It makes sense to add density along the transit corridor, however I don't believe Maple Ridge is ready for medium or high rise apartments. Transit-oriented development does not always lead to increased transit use, and until there are better traffic solutions in the area, the added density from a high-rise is not

sustainably from a traffic perspective. Already too many cars race along River Road as an alternative to Lougheed, it has become dangerous to exit my street, and traffic calming initiatives would be welcomed.

Again, please, DONT TURN MAPLE RIDGE INTO SURREY.

We need single affordable family houses not Apartments

Infrastructure has to be in place as in a school. Perhaps a school could be included in the flexible mixed commercial design building. Add an adequate school park to make the area acceptable for students and their families.

They will all be close to future BRT. Get the land use change now. Tear those eyesores down and build!!

Please create more mixed use on 224th

As land is a valuable resource particular for the Lower Mainland, it is important to max. the use if land . In view that this area is strategically located in the periphery of the downtown area. I think in the long run its density need to be increased so as to have sufficient threshold to support more effective public transportation systems serving the City, as well as connecting the other parts of the Lower Mainland area.

There are a lot of small businesses, social services, and non profits there. Keep the area commercial usage. They are vital to the city and health of the community

Affordable housing

This rare and strategic land must work much harder than it does now. We must maximize its use.

Needs some green space, affordable housing only, NO high rises

Better shopping is needed in our downtown core. This will help residents shoulder the city taxes with the businesses sharing in that. It's also unacceptable that Maple Ridge residents have to drive to Langley, Coquitlam or Abbotsford for decent shopping.

I trust there would be proper planning and consultation with the community. I live just adjacent to this area. I am a proponent for well planned communities and higher density in urban areas. I expect higher density would lead to better transit, more community work places, shopping, schools, community facilities, parks and enhanced opportunities for public engagement, festivals, celebrations. I would expect a mix of uses and housing for a broad spectrum of society. Preschools, family housing, work spaces, parks, senior living - an opportunity for society to see and interact with as many members of society as possible. The planning should allow an everyone-everywhere, full spectrum young to old community. I want a safe community too. Safe for all.

To maximize use for more users and optimizing the mountain views, I feel the taller buildings should be on Selkirk, south side, medium height Selkirk north side and the lowest on 119 Avenue. Flexible mixed use should be in the lower sites, while the taller buildings could be focused on a condominium theme where the users have built in amenities for common use .

Focusing density to the "downtown" of maple ridge is key for cultural development like bustling shops and restaurants... hopefully a theatre one day for live shows.

What's wrong with the houses already there? What is the vision for the character of Maple Ridge?

Need proper transportation and green space

I question why it is necessary to change the current uses. Is all this new housing going to address the issue of people living on the streets? I'm concerned about the 15 minute cities I've been hearing and reading about which sound eerily controlling and imminent, survey or not.

Unsure what the intent of the change would be, no supporting evidence is provided for any of the cases

This is a great location for more density. Accessibility is good and safety for walking and biking can be improved.

Maple Ridge needs more shopping and service, on the condition this area gets more clean and safe.

Approve projects further east...

This is a very confusing question. No option for a park or greenspace is offered. Why is Maple Ridge not asking or planning to include any parks in downtown area? We are going to increase density and provide no additional park or green area in town. People have to travel out to oversubscribed parks to access nature?

As long as it's not more supportive housing for drug users.

There should be a safe E/W biking corridor between Lougheed and Dewdney with mixed land use. The Selkirk capitals works 10 yrs ago was such a missed opportunity. This would be a chance to make the start of a really vibrant people oriented street.

Again get the drug and drug users and homeless people out of the downtown area with their crime and normalization of drugs to our youth.

The survey questions are to a degree rhetorical as much of what the survey asks is long anticipated and is already in the works, but thanks for asking. The challenge the City faces is to avoid developers who are purely in the development business to make a buck and run. The other, greater challenge is the developers who have grand schemes to offer, but do not have sufficient funding to go any further than a rezoning or application board. Fortunately we have a handful of developers (Fred Formosa for example) who have been at it long enough to be able to take on the key project such as BrickWater and The North, currently going through site preparations stage. Tome Meiers Era is an ambitious project that endured through the pandemic and struggled to complete. Phase Two seems ready for site preparation, but so far has sat ready for too long. It needs to get going.

It would be nice to have some low income housing included for people on fixed incomes

Same as I've said before work on helping the homeless people and drug users rather than bringing more people into our town

BUILD MORE INFRASTRUCTURE AND AMENITIES!!!

Energy efficient 6 storey buildings are better for the environment than tall glass buildings. Adequate parking, in addition to transit, is a must.

pleaseeee add more mixed use

I want as much density as possible and to end exclusionary low-density zoning.

percentage allocated for low income people/families

My strongest support would go to flexible mixed use of over 20 stories.

Some action on development to replace vacant areas

Please see final comments.

Having lived in Coquitlam for over 40 years, I've witnessed the trend of excessive development and congestion in many municipalities. However, when I moved to Maple Ridge two years ago, I instantly fell in love with its countryside charm. I currently reside at the intersection of 227 and Lougheed, and the situation regarding access to my underground parking on Selkirk Street has become increasingly chaotic due to severe traffic congestion. It's quite stressful to navigate through the gridlock. While I'm not against development in principle, I strongly believe that Selkirk Street should be converted into a one-way thoroughfare to alleviate the traffic woes, especially with the potential for further housing projects exacerbating the issue. Furthermore, I'd like to express my preference for avoiding additional high-rise buildings in the area. I'm in favor of promoting detached homes, townhomes, or low-rise apartments as more suitable housing options. Additionally, the revitalization of Haney Mall with vibrant stores would be a welcome enhancement to the community. * PLZ NO HIGHRISES *

The town Centre has changed a very little in last few years as compared to the few other greater Vancouver municipalities. Too little action for a long time has led to housing crisis. I support Premier David Eby in his changes to the old legislation on housing announcements done recently and fully support the new legislation.

We moved to MR in 2002 and enjoy living here. As a family, the only complaint we have is not enough shopping.

Can we get rid of the eyesore megachurch too?

You guys will turn this city as a 3rd world . Higher density low amenities, no roads to support this influx.

Townhouses are OK but not high rises or low rises.

Maple ridge needed more big box stores

Build more shops and services for local residents

I would rather see Medium and High-Rise Apartment buildings with commercial first floor (or two) with underground parking

There needs to be a mix of 1/2/3 bedroom units, lots of well lit walking paths, public spaces. Covered walking as well, places to secure bikes or scooters. All comments can apply to all the areas.

Your poor use of land in maple ridge is very sad

It's a perfect spot that should be adding a lot more density

Mixed use along 222 will be better for community in long run.

Need trees, green spaces throughout

There is a lot of vacant land in the centre of town. Develop that land first! These bungalows are the right size for young families and seniors that already live there... let them stay. No urgency to change the designation.

The roads will absolutely need to be widened as part of this plan to density beyond single family homes.

No more condos. If anything build smaller affordable SINGLE FAMILY HOMES

No high-rises!

Places for people to gather are needed

It is in this area that the equivalent density of low rise should be provided by towers with increased green space and pathways to city centre.

High rises are likely a good environmental option but it will lead to overcrowding and worse road congestion than it already is now.

We need facilities and infrastructure so we don't have to drive to another City for daily and weekly needs.

If you are building more housing, build more stores and malls. Better transit. Better roads. More parking.

You're ruining our city with these ugly condos and driving up density.

Survey should specify what "flexible mixed use" is. Am basing my answer assuming it means mixed commercial and med-density. There's also no option for parks/greenspace, which would be nice to see a larger gathering space for community events. Concerned about what will happen to existing residents of single family residential. Traffic!

Any of these? How will you fix the terrible road conditions?

Daycares please!

If downtown maple ridge is like Japan in some ways it would be so nice to visit more than now

Please work for the citizens and not the Real estate agents that seem to permeate all going on at City hall for years.

I do not agree with high rises there as it will not fit in with other buildings in that area.

again, how will the densification of the area and traffic impact residents of the area.

Lougheed Transport corridor is a joke right? Lougheed Parking Lot would be a more apt description!

maple ridge needs to develop high rise buildings

We do not need any more low barrier. We need affordable apartments for retired seniors and shopping.

Need to do more to clean up downtown and deal with homelessness

Add infrastructure! Not more housing.

I would support mixed use as long as it wasn't used for more resources to accommodate and support the drug addicted and homeless

Increase in density around town center is favourable but keep it to a minimum. Our town center is not big enough to warrant high rises. Also concerned about traffic congestion on Lougheed and Dewdney. More shopping downtown would be desirable but not large chain stores. Clean up the homeless and drug use first!!

Any development in that area requires appropriate infrastructure FIRST! Which means, Lougheed Hwy needs to have more lanes, so does the Haney Bypass. Parking needs to be available, bus routes need to be better. More people means more schools, a bigger hospital, available family doctors etc. None of that is in place! Think before you build!

There should be more community gardens created if the population is going to lose yards and green space.

Again- probably already decided but I would suggest leave it at single family residential.

Cancer grate in cleaning up and redeveloping the areas east of 222 street fiat before sprawling out west!

We can't just keep developing with no thought towards making the downtown core a destination with pathways, cafes and shopping. Think Ft Langley.

Need to have both BC Housing and seniors housing availability!!!!

No 15 minute city

Adequate parking for residents & visitors/ shoppers

Again, it's a great idea. But make sure the bike lanes are connected to those east of 227th.

Why not ground oriented with multi family above. It doesn't have to be a either or it can be AND. That way the town gets family sized housing ground oriented and then density above. This occurs in larger cities we could do that here too.

Everywhere from 222nd to 203rd which is between Dewdney and Lougheed should be high-rise towers (or as much as possible). Hopefully as many units as affordable housing as possible.

What is the plan for traffic and parking? Secondary suites and laneway houses? Great where do people park? This isn't Vancouver. Most people cannot forgo cars for transit out here. These developments keep going in and just adding to the congestion as everyone has to get onto Dewdney or Lougheed to get anywhere. What kind of outdoor spaces are going to be added for people? People who live in condos and apartments need inviting parks/green spaces since they don't have yards.

As we mentioned already, priority must be on older, obsolete building on low-density properties with surface parking lots. On aerial maps, West town centre looks like towns in Texas with extensive paving. Leave the SFD areas until pavement is developed.

Height of building will impact transition for properties to the west across 221 Street. Area will support more than a single land use designation.

Affordable future housing.

Highest density possible to get the most value for my lot

We don't need more people in Maple Ridge unless the road infrastructures are extremely upgraded to have a full thorough through for traffic from Mission, Whonack, & the core to get in & out of Maple Ridge

I like low and medium rise apartments for this area. (not just in the town centre and LTC, but also low-rise in other parts of the city, with some flexible mixed use mixed in to create more neighbourhood nodes).

I would support Medium and High-Rise apartment on Selkirk Ave.

I have no concerns about development in this area. Housing shortages are real and this could help a great deal.

We need more homes to be built in Maple Ridge!

Core area is where development higher density belong

13. Did we miss something? Please let us know if you have any additional thoughts or comments about this project.

I like that you are giving the residents the opportunity to be heard through these surveys. Thank you for taking the time to create and manage them.

I'm happy to see that the council is moving in the right direction. Maple Ridge has so much potential.

Driving through town centre is already so terrible, and we don't even have residents in many of the new build apartments yet. It seems to me that all of these zoning changes are only benefitting Realtors. I hope there is some kind of plan for the infrastructure that continues to be impacted by increasing the density.

I feel we need more family orientated activities and free use, such a greener parks, activities, as other places are so busy and difficult to get into.

Thank you for offering an opportunity for input.

No more apartments and townhouses. Please!

We need more green space and Maple Ridge not more Apartments

Yes you missed a lot. City planners need to take into consideration that we don't have enough hydro electricity to serve all your new buildings and EV vehicles. The new commercial and low rise buildings need a new building code. They need to be passive housing. Townhouses should have metal roofs and stucco siding to decrease out of control fires. The roads in Maple Ridge are too narrow and there's not enough traffic calming in place throughout the Ridge. We need more trees, parks, green belts, community gardens to mitigate climate change. This plan isn't considering our wildlife which is a very real draw to live here. Building at the expense of everything and everyone will cause huge long term negative consequences.

Why do I not see anything happening yet?

the land use review should also provide review on the connectivity, walkable and streetscape design for the study area. special attention should be made to the connectivity to the waterfront and major transit stops.

Please add more commercial properties, stores, shopping. The city is dying without it

We need affordable housing for seniors, and more sidewalks for seniors to walk without traffic, during snow fall we have no place to walk as they don't shovel sidewalks

Please build a skytrain to maple ridge

More creative green space, more car parking, more commercial spaces, taller apt towers.

Of all the things we deem important (and there are many) , it is imperative that we have as our top priority to provide the chance for others to have a home. This must dominate our thinking and help us make

value judgements about what is most important . It means we will have to compromise , or lessen some other wants. We cannot disenfranchise those coming after us. We cannot support a "first come first serve" attitude. It's morally corrupt and selfish. It's time for everyone, whether we like it or not, to "scootch over" and make room. Homes are not commodities and a line item on our portfolios. They are places of refuge, where the most intimate and meaningful of human experiences take place . A healthy society promotes and advocates for this for everyone, not just for a fortunate few.

Please have amenities that support population. Pools rinks parks ect

The town centre needs to be a town centre not filled with housing, but with shops, restaurants (NOT FAST FOOD) bars, etc. So people will want to actually stay & enjoy the town. I have lived here 17 years and all we see is more & more housing with little or no amenities. Not enough ice rinks, one puny pool, no shopping (a Walmart is NOT shopping) very few higher end restaurants, bars or nightlife. Do we not want to get residents to STAY here and spend money locally or just continue to build more and more residential and fill the coffers w house taxes?

Plans as stated are lacking green space/parks needed for family living/recreation

Fix our traffic infrastructure before you start making areas denser in population. Give us better shopping options and more businesses. Better access to recreational services before you add more people. I can't even get swimming lessons for my son, now you want to add 100,000 more people into the mix.

I would like to see municipal garbage collection. Our area has lanes and people frequently drop their garage in the lanes for the City to deal with. There needs to be better facilities for drug addicted and mentally ill people.

How will you deal with the increase in traffic? students in schools? employment beyond nails and eyelashes? What about the air we breathe?

Clean up downtown! Don't put homeless support on main streets! It scares away people. Maple ridge has a bad name for being scuzzy

Same as above

Thank you for the opportunity for last thoughts/comments. A lot of surveys don't provide that. To reiterate, the 15 minute city plan freaks me out. The Tesla stations at the Shoppers Drug Mart/No Frills plaza look like soldiers standing there to me. Are there that many electric cars in Maple Ridge? We had an electric car charging station at the City Hall that seemed rarely used. Or are we all going to be forced to drive them so we can only go so far? I am completely opposed to any changes in the areas up for discussion. There are more people than resources here already. I am obviously also completely opposed to the idea of controlling/restricting the freedom of Canadian citizens.

The reason for prioritizing these changes is unclear. These sites contain buildings which can be repurposed instead of torn down ; while other sites in the town centre are vacant and fenced off and may have more benefit in being developed.

If the Salvation Army is still in the neighborhood no one will buy in this area as the street problems will not change.

Really puzzled that this survey has transit and cycling in one selection in #6. Cycling is a local activity and belongs with walkability. I feel that the city perceives downtown as a self-contained area exclusively for use of people who live close by, forgetting about suburbs residents and workers who use it as a transit area to get to work or even if downtown is a destination they need cars to get there.

Get building...shopping centres, rec centres, a college...

Plans are very conservative and without any modern perspective on integration of nature into our city center with no discussion about implications for traffic or demand on our services. What is plan for transit, traffic, services like schools, hospitals and roads? How are you ensuring that there is equitable access to parks and greenspaces and the reduction of urban heat island? I am afraid for this community - I see little to no commitment to creating a livable community that maintains the values that currently exists from this admin and council. We can do better - I hope we do.

If you want development people need to want to invest beyond living here in shopping, going out etc. Why is their little nightlife? Why is their so much space wasted for parking in downtown core bit no shopping and no terraces or things to do. Turn 224th between Dewdney and Lougheed into a walking street and revitalize the downtown area. It is a cess pit.

Not all condos/apartments should be one bedroom or studio. There needs to be 2 and 3 bedroom options if you are looking for young growing families to stay in these kinds of housing. There needs to be way more 'rental' properties. 1:1 with new condos.

Maple Ridge is still heavily lacking commercial support. Restaurants (not just sushi/fast food), shopping-more than another save on foods... needs to be addressed before dumping in high density residences, currently most of my shopping takes place outside maple ridge, so while we may need housing—commercial support is a must at the same time.

We need another big grocery store. I have to travel to mission or Pitt meadows to grocery shop. Save-on is ridiculous. There are some smaller stores but they lack the variety. We need a large super store

We arrived in Haney in 1994. The population was around 55,000. In 2024 The population will be close to or grater than 100,000, the magic number in the view of planners. It is not only population that has doubled in about 30 years, but the demographics have changed. Yet for all of that Maple Ridge is still technically a bedroom community. As we not have momentum in housing of every category the next step is to encourage medium and large employers, so that the notion of being bedroom community will slowly fade into the distant past.A politician commented recently that the paperwork a developer engages in with a city (almost in City from coast to coast) takes longer than the time it takes to build the project. And yet we continually bemoan our so called housing shortage. It would be nice if Maple Ridge could up its game and move away from its image as one of the worst jurisdictions in BC to get permitted. I have yet to find a developer, builder or Maple Ridge client who would disagree with that comment. I currently overlook the BC Housing project on Fraser Street. It of course has a different criteria, but Whitetail Homes, just one street number to its south are doing a fantastic job. Whitetail, I have to say, is more in charge of

what it is doing than even the Formosa team. Don't get me started on the Haney Place Mall rumoured project.....

We need big stores like Costco

We have many issues and problems in our town please use some common sense and handle the people already living here rather than bringing more traffic and people into our already broken town

BUILD MORE INFRASTRUCTURE AND AMENITIES!!!

Please ensure that when rezoning this area that shopping, services and city facilities are taken into consideration. It feels like all we build here is more and more housing but there is nothing available for the residents in terms of new recreation facilities and shopping. If we keep selling the land to developers we will never have land for these other needs.

A walkable community with jobs would be the ideal solution

I'm very pleased that Council is meaningfully tackling the housing crisis by increasing density. Exclusionary low-density zoning is inequitable. Please know that you have a lot of support from homeowners in the city for this, even if we don't always write in to support it.

Remember to plant lots of trees and or shrubs - flowering plants for bees etc. This should be a must for developers. Green roofs - remember green!!! Also low maintenance fees for stratas. Not too extravagant. Not for downtown. This would be low income/ retired people close to amenities. If it's apartments - must have a meeting room for activities. Social activities are important for seniors.

Make any housing you put up affordable. You need to be a millionaire in order to live in this city and that is far from being balanced.

Some housing units need to be designated for youth with disabilities.

PLEASE stop building and get services and widen roads

It's sad to see all the empty lots and boarded up houses

I see more and more residential housing going up in every direction, oh and sports fields, but where are the essential services and infrastructure to support this ever-growing boom in population? Where is the corporate tax base necessary to service the existing population? Let's focus our efforts on attracting private sector medium to large businesses and services. Why would anyone travel to Maple Ridge to spend their hard-earned dollars to buy anything other than perhaps a vehicle. The current approach to growing our citizenry without any likewise measurable employment growth, is a deadend schema and not sustainable. We will simply become a larger and larger 'sleep city'; a commuter enclave without the transit infrastructure to even do that right. A city whose meager coffers cannot support even monthly curbside garbage pick up and whose residents must travel either west or south to neighbouring municipalities to shop for goods and services. If the employers are in place the people and services will follow. Not the other way around.

PLZ NO HIGHRISES and Make Selkirk between 226 & 227 ONE WAY !!!

We will be needing more shopping options to meet the need of the expanded community.

if high density is going in what infrastructure is going to be improved ? even parking and shopping and schools

We need skytrain in Maple Ridge

Thank you to MR for making MR so pretty in Spring & Summer with all the downtown planted flowers n hanging baskets. And in Winter & Fall, all the Christmas lights and decorations especially the old bells in the lamp poles. We appreciate all the efforts to help the homeless in our city as well.

Please encourage building more visually appealing multi use buildings. The current decrepit stripmall style needs to go.

Low Road capacity, low amenities that won't support this additional influx of people. How about find a place in the outskirts and build there. Why city center?

Yes, you miss improving the amenities for the current residents and providing transit and road infrastructure as well as schools to satisfy the current needs of the people here

Much work needs to be done to support & treat the many drug addicted people who use the downtown area, many of them appear to be homeless. It's the main thing I dislike as a resident here.

Maple ridge needed more big box stores and restaurants like IHOP, Taco Bell, Apple Store, Sport Check, Winners, BestBuy, Walmart, Costco with a gas bar and food court and tons more that's maple ridge don't have compare to Coquitlam, Vancouver

I would like to see real and usable park space in the area. It doesn't have to be sports fields or anything like that, but legitimate outdoor spaces for people to recreate in.

please get rid of homeless camps and shelters. Too many of them right in the middle of the city!

Deal with the infrastructure! 1.5!hours to commute to work in Coquitlam is insane!!!

Street parking should have 2 hrs parking and maintained and for residents underground parking. Not on streets. Street parking for business customers only and owners of business should have underground parking like brick water building on 227.

No need for high rise apartments. We need more low rental apartments. There should be green spaces and trees throughout

Force developers to a restricted timeline so that houses don't sit vacant or become derelict with renters for year after year after year, until the developer makes a move. It deeply impacts home owners with a longtime history in the affected community. Rather than waving hi at my neighbours as I walk my dog

through the back alley, I now see drug deals, prostitutes, drug users, and tons of dumped garbage! (I live on Cliff Place.)

You haven't addressed the road infrastructure

There is way too much development in Maple Ridge. Everything that made maple ridge what it was is either gone or going. Most people who have lived here long term did so because of the small town feel and open space. This is not Burnaby or Vancouver stop trying to make it that way! 30 years ago we had better, more plentiful shopping and restaurants than we do now. Plus it was SAFE and CLEAN and not a mini version of the DTES! too much traffic, too many condos, too many people, too much noise, too much crime, too many addicts.

Thank you!

Open the unused "agricultural land" to businesses to build mini malls or shops and stores which will create local jobs and shopping for our existing residents.

I would like to say if its going to be mixed use building. There should be enough parking for the shoppers. Make the retail business units at least 1500-2000 sq feet.

See previous comments. Need to provide examples of what different uses would look like. Commercial can be light (coffee shops, smaller stores) or larger big box stores (which I totally disagree with in the town centre). Survey gives an option for better transit and cycling routes, but no option for more/improved road infrastructure. Big miss on that one!

be very careful about TOO much density growth. Must also allow for parks / community spaces AND increase community engaged safety officers to encourage positive co-habitation (the RCMP does NOT promote a positive community image... when they are even out...)

safety is a concern, need more community policing where everyone can share common spaces safely. Right now a lot of the buildings are having to be surrounded like fortresses and crime needs to addressed. There is a lot of prostitution on 223st. as well as businesses moving out from Lougheed hwy. between 224 and 221 due to folks living on the streets.

My biggest concern with development is our roads and parking. Young people are forced to stay home longer, and the one or two car family turns into a three or four car family. Developments do not accommodate parking. we need to grow our roads and this will reduce parking, where dose the city expects the cars to go as residents are not going to stop driving. They are forced to park further away from their homes in other areas of the community thus impacting residents outside of the developments. Youth need to travel to school post-secondary or jobs. Our current transit is less than ideal, and any possible solution is so expensive it's hard to imagine it can ever be put in place. Bringing more of the post-secondary options and jobs into our community to reduce the need of relying on vehicles for transportation.

The most important thing to do for Maple Ridge is to improve the transport infrastructure. People need to be able to move around, and like it or not that does NOT mean more public transit - it means better

roads that can take increased traffic. This should be taken into account and acted upon before we increase residential density.

Adding offices spaces is a big plus

Build whatever will pay the most taxes to the city.

It would be great to see more options for residents in terms of shopping and services. Something like Brickwater for example would be nice. A trendy restaurant and shops.

Make the hospital bigger. Have a real urgent care not just a clinic. Look at Alberta's urgent care. Create permanent jobs not temporary.

Our city is dirty, outdated and we have a gross over saturation of bc government resources pandering to the drug addicted and homeless of the lower mainland. No more. The only subsidized housing I will ever support in maple ridge is for seniors, not drug addicted seniors, affordable housing for our elders who have worked hard, payed taxes all their lives.

Please make sure the infrastructure is in place such as schools, parks, parking for residents and impact on roads and congestion. Clean up the homeless and drug use that is happening within our city as it is only getting worse! I use to enjoy shopping near Christmas and supporting local businesses but not so much due to safety issues walking by myself in the town core.

See my previous comment. Infrastructure needs to be in place BEFORE you allow further development. Show, that you can serve the existing population first with all necessary needs, before you add more people.

Urban gardens and community gardens will help with the environment and food security of people living in the area.

Recently the city hosted a housing summit with little or no Federal Government representation. They offered up bandaid solutions similar to what the Federal and Provincial Governments are doing. The Fed's control immigration, refugees and student visas. About 1.5 MM people in need of housing where no co-ordinated policy exists. As cities such as MR wander down that path of bandaid solutions, perhaps Council should pause and decide on the type of city our citizens deserve. If you build it (right) they will come! Unfortunately with idiotic policies (immigration, refugees and student visas) in dire need of co-operation from all levels of government- They are already coming and will exacerbate existing shortages everywhere including MR. Where will the leadership come from?

As well as traffic management the city really needs to consider the increasing crime that can come along with large developments and transit

Work on better transit. More arterial routes.

We have such potential to be a destination, it seems to be all of the focus and funding has been for those that have addiction and mental Health issues. I want the town back.

Need at least 1 multi level parkade in the downtown area. Get better shopping options to get people to stay in Maple Ridge. Build a bigger bus loop with parking and bike storage.

Must include green space within these developments.

need additional places to stay - ie: hotels ect

How much money has city council received to support the 15 minute city agenda

Great idea on the transit hub, but maybe stop building car-dependent neighbourhoods to the east and north of town?

Great job!

Maintaining "proper"/"large" bedroom sizes with upcoming developments. Maintaining "green space" among new developments, especially in homes.

Big dreamers to have Skytrain here in 20 years & not realistic. Too many people in Maple Ridge already. Not enough services to provide for all those new people. Forget the bike paths you build one from 216-Laity that doesn't go anywhere. 1 block really? Don't invite more people to our community

Would be nice if this conclude, as it has been stressful.

Please hurry.