

Engagement Results and Next Steps for the Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review

Official Community Plan Amending Bylaw No. 7828-2022

Recommendation:

THAT in respect of Section 475 of the *Local Government Act*, Council confirms that the opportunity for early and ongoing consultation has been provided.

THAT *Official Community Plan Amending Bylaw No. 7828-2022* be given second reading and forwarded to Public Hearing.

THAT staff report back to Council on proposed land use changes for the properties designated Single-Family Residential on Selkirk Avenue and 119 Avenue in the Town Centre Area Plan for consideration.

Report Purpose and Summary Statement:

To present the engagement results for the Cliff Avenue, Selkirk Avenue, and 119 Avenue Land Use Review and recommend the next steps for *Official Community Plan Amending Bylaw No. 7828-2022*, including second reading.

Previous Council Action:

On March 8, 2022, *Official Community Plan Amending Bylaw No. 7828-2022* was given first reading and staff were directed to review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.

Strategic Alignment:

Liveable Community; Engaged, Healthy Community

Communications:

Public engagement for the Cliff Avenue, Selkirk Avenue, and 119 Avenue Land Use Review was conducted in the fall of 2023.

Applicable Legislation/ Bylaw/Policy:

Official Community Plan Amending Bylaw No. 7828-2022 for proposed land use changes with respect to 11758 221 Street and 22119, 22127, 22137, 22147, 22155, 22165, and 22173 Cliff Avenue.

Engagement Results and Next Steps for the Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review

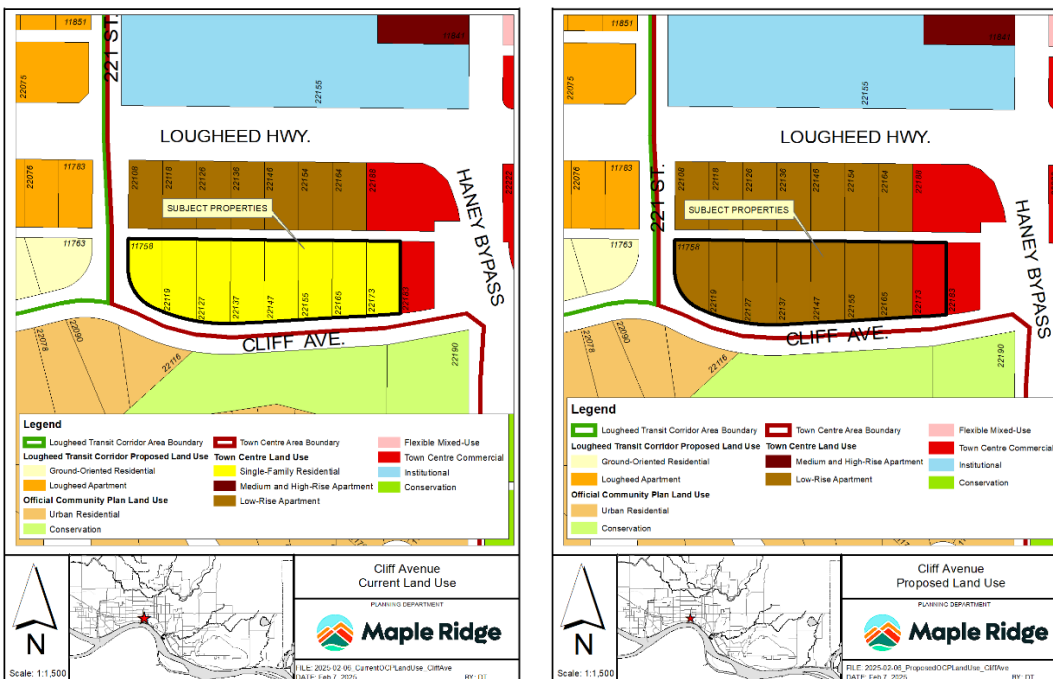
Official Community Plan Amending Bylaw No. 7828-2022

BACKGROUND:

When the draft Lougheed Transit Corridor Area Plan was presented to Council in December of 2021 for first reading, staff were directed to review the land use designation of certain properties in the Town Centre next to the Lougheed Transit Corridor Area Plan to ensure appropriate transitional land uses in these areas. The land use review initially focused on properties on the north side of Cliff Avenue between 221 Street and the Haney Bypass. These properties are currently designated Single-Family Residential under the Town Centre Area Plan.

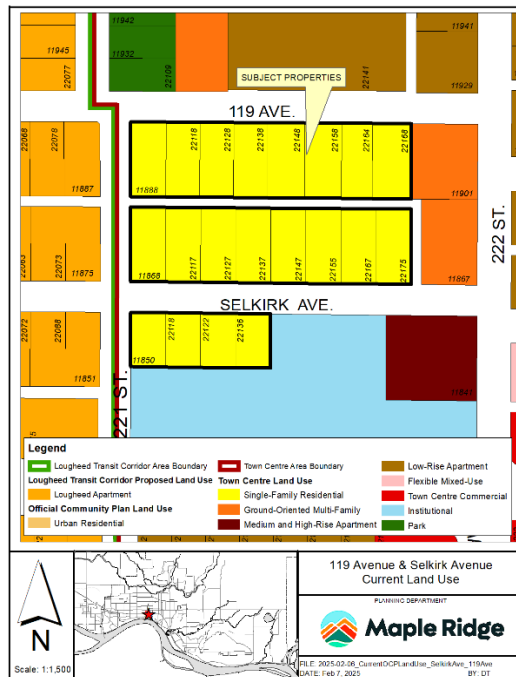
As directed by Council, *Official Community Plan Amending Bylaw No. 7828-2022* was prepared to redesignate 11758 221 Street and 22119, 22127, 22137, 22147, 22155, and 22165 Cliff Avenue to Low-Rise Apartment (Attachment A). The Official Community Plan Amending Bylaw also included the redesignation of 22173 Cliff Avenue to Town Centre Commercial to align with adjacent commercial properties. The current and proposed land uses for this segment of Cliff Avenue are shown in Figure 1. To view the full-size maps, please refer to Attachments B and C.

Figure 1. Current (Left) and Proposed Land Uses (Right) for Cliff Avenue.



Official Community Plan Amending Bylaw No. 7828-2022 was given first reading by Council on March 8, 2022. At that time, it was noted that staff would host an open house event for the community to share information about the potential land use changes and notify the property owners on Cliff Avenue via mail. At this Council Meeting, Council also directed staff to review the land uses for properties designated Single-Family Residential to the north along Selkirk Avenue and 119 Avenue between 221 Street and 222 Street. These properties are shown in Figure 2. To view the full-size map, please refer to Attachment D.

Figure 2. Current Land Uses for Selkirk Avenue and 119 Avenue.



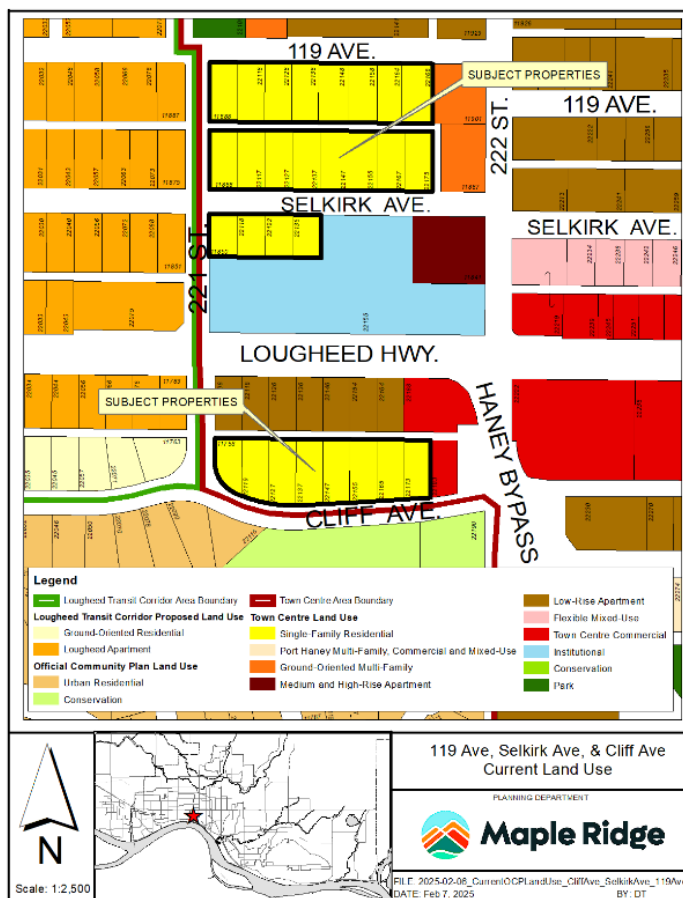
To provide opportunities for early and ongoing consultation regarding potential land use changes in the Town Centre, staff completed public engagement for the properties on Cliff Avenue, Selkirk Avenue, and 119 Avenue that are designated Single-Family Residential. This report presents the results of that engagement and recommended next steps for Council's consideration.

DISCUSSION:

Engagement Study Area:

The study area for the public engagement is at the western edge of the Town Centre Area Plan near the intersection of Loughheed Highway and the Haney Bypass. Cliff Avenue is to the south of Loughheed Highway, whereas Selkirk Avenue and 119 Avenue are to the north. Directly west of 221 Street is the Loughheed Transit Corridor Area Plan, which aims to increase the amount of housing and employment development along Loughheed Highway to support the pending introduction of Bus Rapid Transit along the corridor. The subject properties and the surrounding land uses are shown in Figure 3. To view the full-size map, please refer to Attachment E.

Figure 3. Current Land Uses for the Engagement Study Area.



The land use designations shown in Figure 3 and Attachment E correspond to policies in the Official Community Plan that guide long-term growth and development. Table 1 summarizes what types of development would be supported for each land use designation in the Town Centre Area Plan. These land use designations were created before the *Housing Statutes Amendment Act* (Bill 44) was enacted by the province, which allowed additional dwelling units on each standard residential lot in the form of small scale multi-unit housing. To meet new minimum density requirements set by the province, the Zoning Bylaw was amended in 2024 to enable small scale multi-unit housing and allow this type of development to proceed before updating the Town Centre Area Plan.

Table 1. Development Type by Land Use Designation in the Town Centre Area Plan.

Land Use Designation	Map Colour	Development Type
Single-Family Residential	Yellow	Single-detached, duplexes, triplexes with suite(s)
Ground-Oriented Multi-Family	Orange	Fourplexes, rowhouses, townhouses
Low-Rise Apartment	Brown	Apartments (up to 6 storeys)
Flexible Mixed-Use	Pink	Commercial with apartments (up to 6 storeys)
Medium and High-Rise Apartment	Dark Orange	Apartments (up to 20 storeys)
Town Centre Commercial	Red	Commercial with apartments (up to 25 storeys)

Engagement Overview:

The public engagement for the Cliff Avenue, Selkirk Avenue, and 119 Avenue Land Use Review was conducted through the Engage Maple Ridge platform in the fall of 2023. The campaign included:

- A project webpage with information about the land use review, public engagement process, and previous Council reports;
- Frequently Asked Questions for property owners in the area and other residents;
- Newspaper ad and social media campaign to promote the public engagement;
- Letters to nearby property owners outlining the public engagement process and opportunities for input;
- Open house event with interactive engagement boards, an “Ask a Planner” station, and a written survey; and
- Online survey for community feedback on the potential land use changes in the Town Centre.

Copies of the newspaper ad, open house boards, and community survey, are included in Attachment F. Photos from the open house event are shown in Figure 4.

Figure 4. Open House Event on October 30, 2023, at Maple Ridge Public Library.



Community Survey Results:

The Cliff Avenue, Selkirk Avenue, and 119 Avenue Land Use Review survey was available to complete in-person at the Open House event on October 30, 2023, and online through Engage Maple Ridge from October 30 to November 15, 2023. The survey included 13 questions seeking feedback on the growth of the Town Centre and potential land use changes within the study area. A total of 284 responses were received, including 514 written comments.

The following sections summarize the results of the survey in order of the questions that were asked. Please refer to Attachment G for the original survey questions and written responses.

Who We Heard From:

Questions 1 to 5 asked about the respondent's postal code, general residency location, age group, type of housing, and how they heard about the survey to gather information on who were reached through the public engagement process and how to improve future engagement practices.

Of the respondents we heard from, 61% live in the Town Centre, 18% live in Maple Ridge outside the Town Centre, 10% live outside Maple Ridge but work in the city, and 11% live outside Maple Ridge but visit the city.

In terms of the different age groups that were reached, 1% were 15 to 24 years old, 13% were 25 to 34 years old, 25% were 35 to 44 years old, 21% were 45 to 54 years old, 21% were 55 to 64 years old, 15% were 65 years old or above, and 4% preferred not to answer.

The majority of the respondents (68%) live in a single-detached house, while 14% live in an apartment, and 13% live in a townhouse or rowhouse. The remaining 5% live in a detached garden suite, secondary suite, temporary residential unit, duplex, triplex, fourplex, other type of housing, or have no fixed address.

In terms of the communication methods used for the public engagement and how the respondents heard about the survey, 46% heard from social media, 18% heard from the City of Maple Ridge website, 11% heard from a newspaper ad, 7% heard from a letter in the mail, 7% heard from word of mouth, and 11% heard from other types of communication, such as a local news article about the survey.

Town Centre Goals:

Question 6 asked respondents what they would like to see as the Town Centre continues to evolve and change over time to better understand the community's priorities and aspirations for this key area. The options provided correspond to goals and objectives in the Town Centre Area Plan. Respondents were able to select all that apply. The following options were selected in order of the highest number of selections:

1. More neighbourhood shopping and employment opportunities (214)
2. More walkable streets (168)
3. Greater access to services and amenities (163)
4. Improved transit service and cycling infrastructure (139)
5. Greater amount of greenspace (132)
6. More density and mixed-uses (115)
7. Greater housing supply and diversity (110)
8. More sustainable building design (73)
9. More animated public realm (64)

Question 7 asked if the respondents have any comments or concerns about how the Town Centre has been changing over the past few years. A common theme among comments submitted by existing residents in the Town Centre was the desire for more shopping, services,

and amenities that are easily accessible to support the growing population. Respondents also expressed the desire for housing that is affordable and more attractive, green, and well-lit streetscapes for improved walkability. Some respondents expressed concerns about the pace of change, wishing for quicker development and improvements to the Town Centre with respect to infrastructure, vacant lots, and aging buildings.

Future Land Uses for Cliff Avenue:

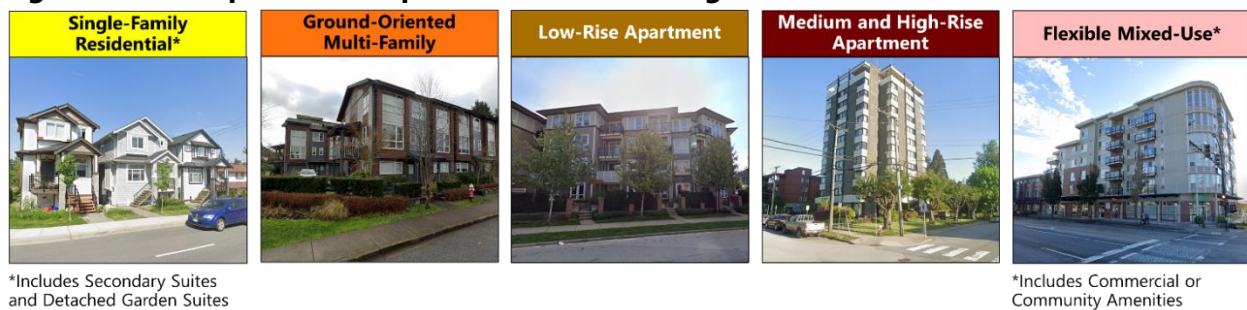
Question 8 and 9 asked how respondents feel about updating the land uses for the subject properties on Cliff Avenue from Single-Family Residential to Low-Rise Apartment and Town Centre Commercial. Overall, 70% of the respondents were supportive or very supportive, 20% disagreed or strongly disagreed, and 10% were neutral. While the respondents generally supported higher-density development that provides more housing and the opportunity to redesign this area, some concerns were raised regarding parking and traffic impacts.

Future Land Uses for Selkirk Avenue and 119 Avenue:

Question 10 asked respondents how they feel about updating the land uses for the subject properties on Selkirk Avenue and 119 Avenue to align with the surrounding land uses in the Town Centre and Lougheed Transit Corridor. Overall, 70% were supportive or strongly supportive, 15% disagreed or strongly disagreed, and 15% were neutral. Among the respondents, there was general agreement that the current designation of Single-Family Residential is no longer appropriate given the development pattern in this area of the Town Centre.

Questions 11 and 12 asked respondents how they feel about different types of potential land uses on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street. The visual examples of development types for different land use designations in Figure 5 were provided to the survey respondents to help answer these questions.

Figure 5. Development Examples for Land Use Designations in the Town Centre.



As summarized in Table 2, the highest levels of support were received for Flexible Mixed-Use (70% support or strongly support) and Low-Rise Apartment (60% support or strongly support). For these specific properties on Selkirk Avenue and 119 Avenue, the results indicate general support for apartment buildings with lower heights that offer shopping, services, and amenities on the ground floor. The respondents also expressed a desire for community gathering spaces and green streets, which could be achieved through future development and site planning.

Table 2. Level of Support for Potential Land Uses on Selkirk Avenue and 119 Avenue.

Land Use	Strongly Support	Support	Neutral	Disagree	Strongly Disagree
Single-Family Residential	14%	16%	17%	18%	35%
Ground-Oriented Multi-Family	14%	29%	26%	17%	14%
Low-Rise Apartment	20%	40%	16%	14%	10%
Medium and High-Rise Apartment	28%	19%	11%	16%	26%
Flexible Mixed-Use	41%	29%	15%	5%	10%

Additional Comments:

Question 13 asked if respondents had any additional thoughts or comments about this project. A common theme expressed among the respondents was the desire to continue to improve the Town Centre for existing residents as it develops over time. Many respondents noted that they currently travel outside of the community to meet their daily needs. A desire for more local retail stores, restaurants, community services, and greenspace was expressed by many respondents. While the respondents generally support new housing in the Town Centre, there were also respondents opposed to additional residential density and expressed a desire for more businesses, parks, schools, and other amenities.

NEXT STEPS:

The bylaw adoption process for *Official Community Plan Amending Bylaw No. 7828-2022* is shown in Figure 6. Based on the results of the Cliff Avenue, Selkirk Avenue, and 119 Avenue Land Use Review, it is recommended by staff that *Official Community Plan Amending Bylaw No. 7828-2022* be given second reading and forwarded to public hearing. The referral process for the Official Community Plan Amending Bylaw was completed in 2022 to provide the opportunity for feedback from external partners.

Figure 6. Bylaw Adoption Process for *Official Community Plan Amending Bylaw No. 7828-2022*.



As shown in Attachment C, the proposed land use changes on Cliff Avenue between 221 Street and the Haney Bypass align with the surrounding land uses and increase the capacity for housing in the Town Centre. These properties are also located just south of the future Bus Rapid Transit route on Lougheed Highway. Increasing the residential density along this corridor supports transit-oriented development and the long-term growth of the Town Centre.

It is recommended that proposed land use changes for the properties designated Single-Family Residential on Selkirk Avenue and 119 Avenue be brought forward as part of a separate Official Community Plan Amending Bylaw for consideration. The survey results of the Cliff Avenue,

Selkirk Avenue, and 119 Avenue Land Use Review indicate general support among the respondents for more housing and commercial opportunities in this area to support new and existing residents.

CONCLUSION:

Public engagement for the Cliff Avenue, Selkirk Avenue, and 119 Avenue Land Use Review was completed to provide opportunities for early and ongoing consultation regarding potential land use changes in the Town Centre. The public engagement included a community survey, which received 284 responses. The results indicate general support among the survey respondents for updating the land uses in this area of the Town Centre.

This report presents *Official Community Plan Amending Bylaw No. 7828-2022* for consideration of second reading, which proposes to redesignate 11758 221 Street and 22119, 22127, 22137, 22147, 22155 and 22165 Cliff Avenue to Low-Rise Apartment, and 22173 Cliff Avenue to Town Centre Commercial (Attachment A).

It is also recommended that staff bring forward proposed land use changes for the properties designated Single-Family Residential on Selkirk Avenue and 119 Avenue in the Town Centre Area Plan for consideration as well.

"Jeff White"

Prepared by: Jeff White, Planner 2

Attachments:

- (A) *Official Community Plan Amending Bylaw No. 7828-2022*
- (B) Map of Current Land Uses on Cliff Avenue
- (C) Map of Proposed Land Uses on Cliff Avenue
- (D) Map of Current Land Uses on Selkirk Avenue and 119 Avenue
- (E) Map of Engagement Study Area
- (F) Engagement Materials
- (G) Community Survey Results

Report Approval Details

Document Title:	Engagement Results and Next Steps for the Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Official Community Plan Amending Bylaw No. 7828-2022.pdf- Attachment B - Map of Current Land Uses on Cliff Avenue.pdf- Attachment C - Map of Proposed Land Uses on Cliff Avenue.pdf- Attachment D - Map of Current Land Uses on Selkirk Avenue and 119 Avenue.pdf- Attachment E - Map of Engagement Study Area.pdf- Attachment F - Engagement Materials.pdf- Attachment G - Community Survey Results.pdf
Final Approval Date:	Feb 24, 2025

This report and all of its attachments were approved and signed as outlined below:

James Stiver, Director of Building, Development and Planning

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer