



# YOU ARE INVITED TO AN OPEN HOUSE

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

## We want to hear from you!

The City is reviewing land use designations for a group of properties on Cliff Avenue, Selkirk Avenue, and 119 Avenue between 221 Street and 222 Street in the Town Centre. This work is being done to support the long-range vision of our community.

Join us at the open house to learn more about this project:

For more information and to stay up to date, please visit:

[mapleridge.ca/2627](http://mapleridge.ca/2627)

**Monday  
October 30  
5:30PM-7:30PM**

Fraser Room, 2nd Floor,  
Maple Ridge Public Library,  
22470 Dewdney Trunk Rd.

If you have any questions or comments regarding this Land Use Review, please contact Jeff White, Community Planner, at [jwhite@mapleridge.ca](mailto:jwhite@mapleridge.ca) or 604-467-7383.

11995 Haney Place,  
Maple Ridge BC V2X 6A9

[mapleridge.ca](http://mapleridge.ca)  
[@yourmapleridge](https://www.instagram.com/yourmapleridge)



**Maple Ridge**

# City of Maple Ridge Open House Upstairs!

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

Monday, October 30<sup>th</sup>  
5:30 PM – 7:30 PM

Fraser Room, 2<sup>nd</sup> Floor  
Maple Ridge Public Library



# Welcome!

Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review  
City of Maple Ridge Open House



# Start Here!

## Welcome to the Open House!

This event is part of a public consultation process for a Community Planning project. This project involves a review of land uses for a group of select properties on Cliff Avenue, Selkirk Avenue, and 119 Avenue between 221 Street and 222 Street in the Town Centre.

## Purpose

The purpose of this Open House is to share more information about the project, answer any questions you may have, and gather community feedback to include in an outcomes and recommendation report to Council.

## How It Works

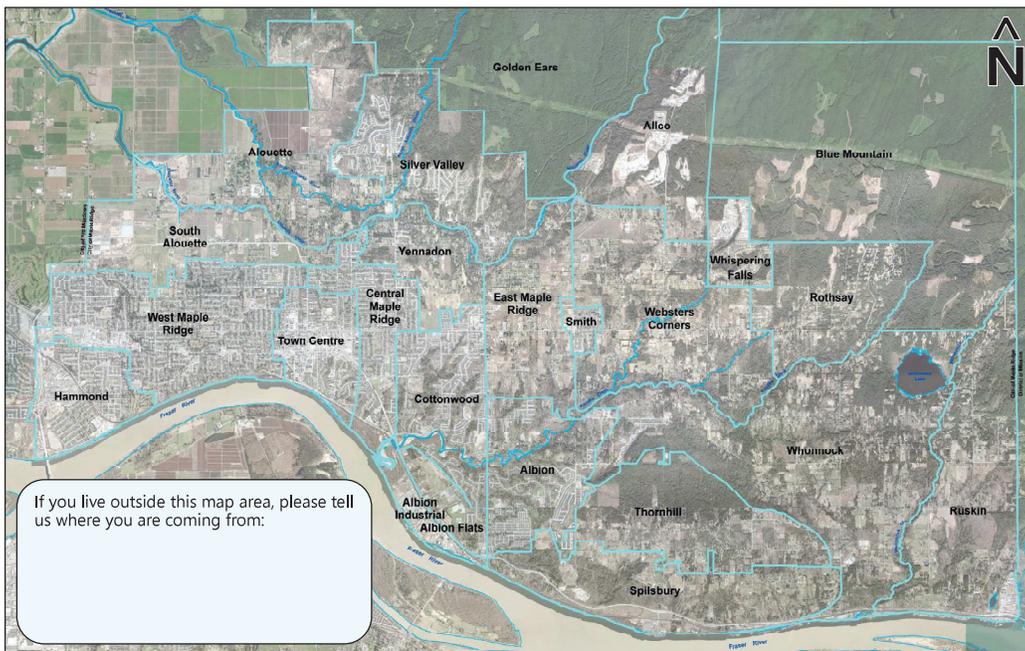
There is a series of engagement boards set up around the room. Starting here and moving from left to right, we invite you to read each board, participate in the activities, and chat with staff as you move along. Near the end of the engagement boards is a station where you can sit down and complete a written survey to share your feedback.

## Let's get started!



# Where Are You Joining Us From?

Please indicate where you live on the map by placing a sticker near the location of your home.



# FAQ About Land Use Planning

Here are some Frequently Asked Questions to help better understand how land use planning is done in Maple Ridge!

## What is land use planning?

Land use planning is a process that helps guide the growth of communities by creating policies for what types of land uses (e.g., residential, commercial, industrial, park) and what types of built form (e.g., single-detached houses, townhouses, apartments) are appropriate in certain areas based on factors such as roads, infrastructure, the environment, and neighbourhood character. The City of Maple Ridge has a team of planners that create maps for land uses and review applications for new development across the City.

## What is an Official Community Plan?

An Official Community Plan is a key document that guides the growth and development of a municipality and is based on principles that have been identified by the community. It contains details about land use planning, housing, community services, natural features, transportation, infrastructure, and more.

## What is an Area Plan?

An Area Plan is specific to a unique area in the city and provides a greater level of detail about land use, density, form and character. Each Area Plan is unique based on the issues, characteristics and objectives for the area. Examples of Area Plans are the Town Centre Area Plan and draft Lougheed Transit Corridor Area Plan, which are described in more detail below.

## What is the Town Centre Area Plan?

The Town Centre Area Plan guides the growth and development of the downtown area, which includes the historic Port Haney and the lively commercial area surrounding Haney Place Mall. The Plan sets the long-term vision for the Town Centre and aims to create more housing, mixed-uses, and greenspace while creating a pedestrian-oriented environment.

## What is the Lougheed Transit Corridor Area Plan?

The Lougheed Transit Corridor Area Plan is a draft plan under development for the area along Lougheed Highway and Dewdney Trunk Road to the west of the Town Centre. The Plan aims to develop complete communities with a higher density of housing and services along the Lougheed Corridor while providing efficient transit service that connects people to other areas of the city and beyond.

## What is a land use designation?

Every property in Maple Ridge has a land use designation that provides high-level guidance on how the land could be used in the future and what type of built form would be appropriate. Land use designations are established within the City's Official Community Plan and Area Plans and help shape what zones are allowed for a given property.



# Project Background

## Growth in the Town Centre

Since the Town Centre Area Plan was adopted in 2008, this area has been experiencing a significant amount of redevelopment and change. City Council has recognized this growth and wants to see that the evolution of the Town Centre continue to be positive and lead to greater vibrancy within this core part of the community.

## Planning for the Lougheed Transit Corridor

Directly to the west of the Town Centre is the Lougheed Transit Corridor. When the draft Lougheed Transit Corridor Area Plan was brought to Council in December of 2021, staff were directed to review the land use designation of properties in the Town Centre next to the Lougheed Transit Corridor to ensure appropriate transitional land uses between these areas.

## Land Use Review

This land use review initially focused on properties along Cliff Avenue between 221 Street and the Haney Bypass. In March of 2022, Council directed staff to also review the land use designations for properties to the north along Selkirk Avenue and 119 Avenue.

## DECEMBER 2021

Project initiated by Council with a focus on Cliff Ave properties

## MARCH 2022

Updated land uses for Cliff Ave properties brought forward to Council and given 1<sup>st</sup> Reading  
Project expanded to include properties on Selkirk Ave and 119 Ave

## OCTOBER 2023

Open House event and survey to gather community feedback

## WINTER 2023/2024

Outcomes and recommendation report to Council including what was heard from the community



# Town Centre Area Plan

## Area Plan Boundaries

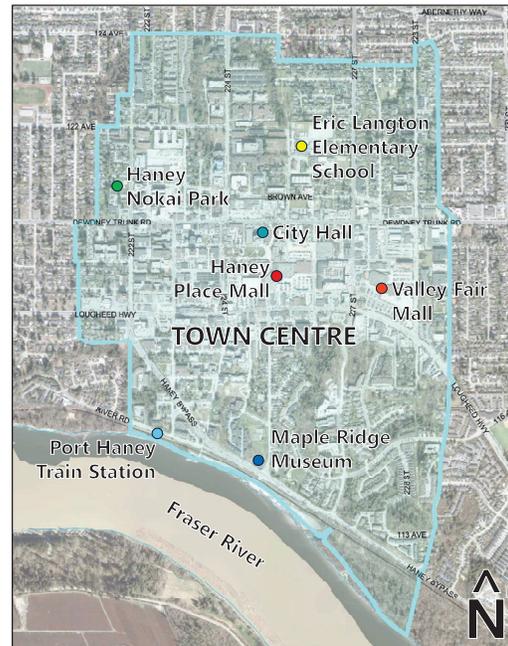
The Town Centre Area Plan covers the area between 124 Ave to the north, Burnett Street to the east, the Fraser River to the south, and 221 Street to the west.

## About the Plan

The Town Centre Area Plan includes important policies with respect to green infrastructure, land use, park and conservation, and multi-modal transportation.

The Plan was created with a focus on smart growth and is based on 8 guiding sustainability principles.

1. Each neighbourhood is complete.
2. Options to our cars exist.
3. Work in harmony with natural systems.
4. Buildings and infrastructure are greener and smarter.
5. Housing serves many needs.
6. Jobs are close to home.
7. The Centre is attractive, distinctive and vibrant.
8. Everyone has a voice.



# Draft Lougheed Transit Corridor Area Plan

## Area Plan Boundaries

The draft Lougheed Transit Corridor Area Plan covers the area surrounding Lougheed Highway and Dewdney Trunk Road between 221 Street and Maple Meadows Way.

## About the Plan

The draft Lougheed Transit Corridor Area Plan aims to create high-density and mixed-use transit nodes at the intersections of 203 Street and Lougheed Highway, as well as Laity Street and Lougheed Highway. The Plan also envisions complete streets with active transportation infrastructure, amenities, and diverse housing options along 203 Street, Laity Street, and 216 Street.

The Plan was created with a focus on rapid transit and is based on 6 guiding principles.

1. Rapid transit stops are mixed-use employment hubs.
2. Mobility choice is enhanced.
3. The built environment is designed at a human scale.
4. Housing for the needs of many.
5. Neighbourhoods are safe, diverse and inclusive.
6. Green spaces connect people and nature.



# Neighbourhood Context

## Location, Form, and Character

The identified properties along Cliff Avenue, Selkirk Avenue, and 119 Avenue are within a key transition area between the Town Centre and Lougheed Transit Corridor.

These properties are generally characterized by single-detached houses with large setbacks. There are currently few sidewalks, light standards, and street trees in these areas given the time when these properties were originally developed.

## Cliff Avenue

- Uniquely situated above the Fraser River
- Near commercial node where Lougheed Highway connects to the Haney Bypass
- Conservation area directly to the south

## Selkirk Avenue

- Future active transportation route connecting the Lougheed Transit Corridor with downtown
- Large institutional directly to the south
- Apartments to the east along 222 Street

## 119 Avenue

- Park at the corner of 221 Street
- Townhouses and a seniors living facility directly to the north
- Apartments to the east along 222 Street

119 Ave from 221 St



Selkirk Ave from 221 St



Cliff Ave from 221 St



Seniors Living Facility



Institutional



Commercial Node



## Walkable Destinations

- 1-4 min. walk from potential future rapid transit stop on Lougheed Highway
- 1-6 min. walk from Raymond Park
- 4-8 min. walk from downtown restaurants and shopping
- 9-12 min. walk from Haney Place Mall
- 12-14 min. walk from Port Haney Train Station

# Current Land Uses in the Study Area

## Single-Family Residential

- Allows single-detached houses, duplexes, and triplexes as well as secondary suites within a principal dwelling and detached garden suites

## Ground-Oriented Multi-Family

- Allows fourplexes, courtyard residential, townhouses, rowhouses, and stacked townhouses
- Maximum height of 3 storeys

## Low-Rise Apartment

- Allows apartments 3 to 6 storeys in height

## Medium and High-Rise Apartment

- Allows apartments 5 to over 20 storeys in height

## Flexible Mixed-Use

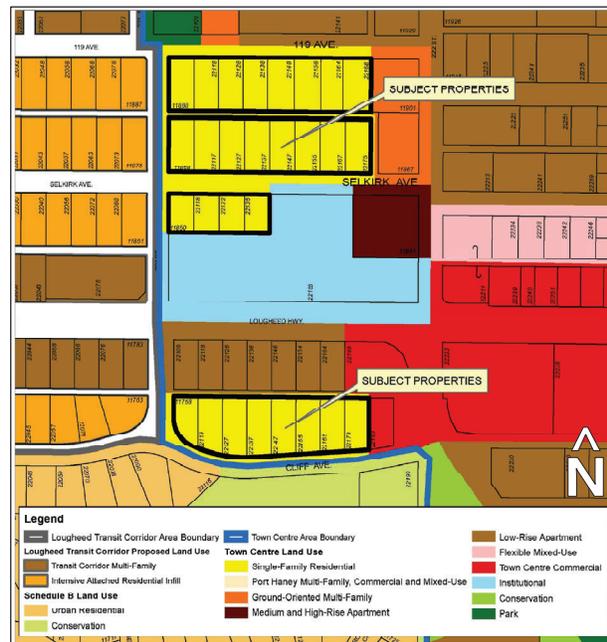
- Allows commercial, community amenities, or residential on the ground floor with office or residential above
- 3 to 6 storeys in height

## Town Centre Commercial

- Allows commercial, mixed-use, and multi-family residential
- 3 to 25 storeys in height

## Institutional

- Allows schools, churches, hospitals, civic buildings, and other community services



# Future Land Uses on Cliff Ave

## Recent Planning Work

### December 14<sup>th</sup>, 2021:

- Council directed staff to prepare an Official Community Plan Amending Bylaw to redesignate 11758 221 Street and 22119 to 22165 Cliff Avenue to **Low-Rise Apartment** and 22173 Cliff Avenue to **Town Centre Commercial**

### March 1<sup>st</sup>, 2022:

- Staff brought forward Official Community Plan Amending Bylaw No. 7828-2022 to redesignate the group of properties on Cliff Avenue

### March 8<sup>th</sup>, 2022:

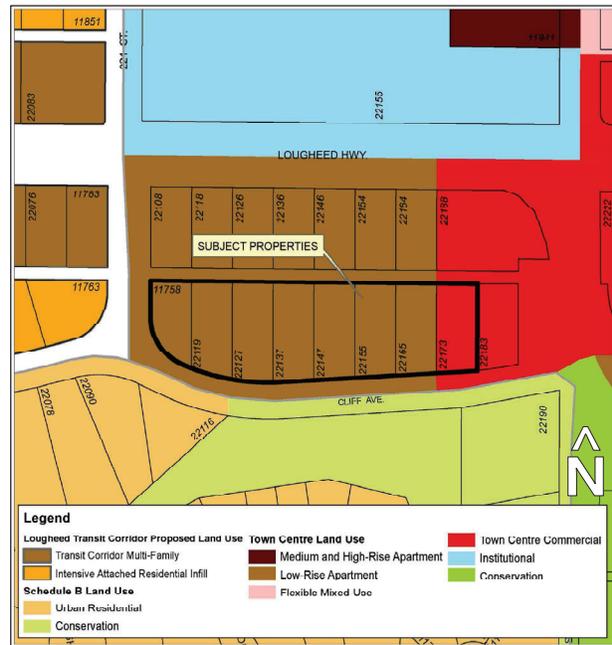
- Council gave bylaw first reading and directed staff to review properties to the north along Selkirk Avenue and 119 Avenue

### Today:

- Land use review and public consultation process underway
- Several active Development Applications are in the area

## Leave a Comment Here!

How do you feel about the proposed land use changes on Cliff Avenue?



# Future Land Uses on Selkirk Ave and 119 Ave

## Development Potential of this Area

The properties directly west of 221 Street are within the draft Lougheed Transit Corridor Area Plan and designated for future development in the form of multi-family residential buildings, such as townhouses and apartments. Expected building heights are 3-6 storeys.

The properties along 222 Street are designated for future development in the form of low to high-rise apartments, with ground-floor commercial or amenity space in some areas. Expected buildings heights are 6-25 storeys (or higher where appropriate).

## Land Use Options

Having reviewed the previous information boards, please let us know what type(s) of land uses you envision along these sections of Selkirk Avenue and 119 Avenue by placing stickers on the pictures below!



\*Includes Secondary Suites and Detached Garden Suites

\*Includes Commercial or Community Amenities

## Leave a Comment Here!

How do you feel about updating the land uses on Selkirk Avenue and 119 Avenue?



# Recent Development Applications

## File Numbers

### 2023-240

- Application to construct a 6-storey, 119-unit apartment building
- Recently received and under review

### 2022-252

- Application to construct a 6-storey, 82-unit apartment building
- Given first reading Jan. 17, 2023

### 2021-556

- Application to construct a 2-storey triplex
- Given first reading on Apr. 26, 2022

### 2021-341

- Application to construct a 6-storey, 224-unit apartment building
- Given third reading Sep. 28, 2023

### 2021-101

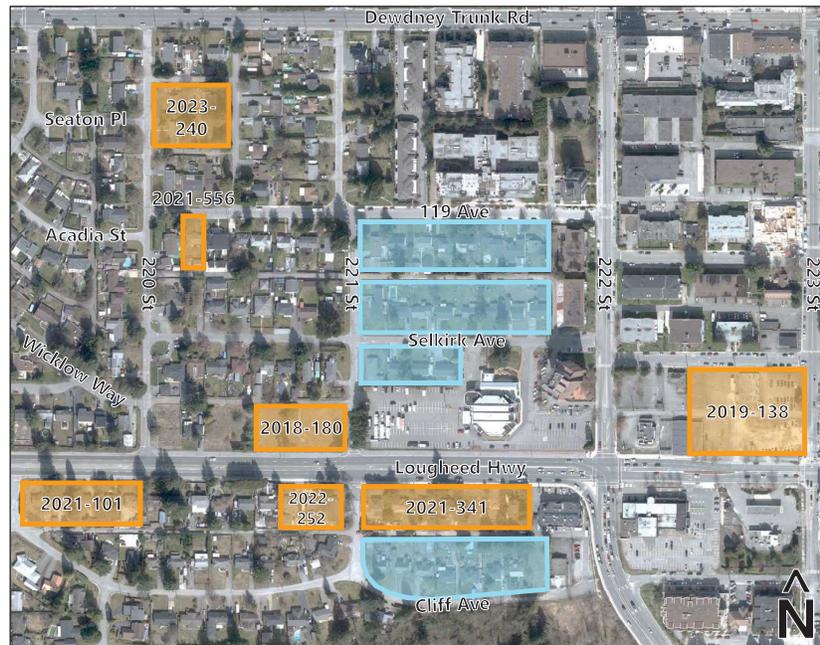
- Application to construct a 6-storey, 147-unit apartment building
- Given first reading on Sep. 28, 2021

### 2019-138

- Application to construct a 6-storey, 255-unit apartment building with ground-floor commercial space
- Given third reading on Oct. 25, 2022

### 2018-180

- Application to construct a 6-storey, 106-unit apartment building
- Approved on Jun. 27, 2023



# Ask a Planner!



## Have More Questions?

If you have any additional questions or comments after this Open House event, please contact:

Jeff White, Community Planner

T: 604-467-7383

E: [jwhite@mapleridge.ca](mailto:jwhite@mapleridge.ca)

## Have Questions About Development Planning?

If you have any questions about Development Planning or any active Development Applications in your neighbourhood, please contact:

Planning Department, City of Maple Ridge

T: 604-467-7341

E: [planning@mapleridge.ca](mailto:planning@mapleridge.ca)

# Share Your Thoughts!

## Survey

Grab a pen and take a quick seat to complete the survey to provide feedback on this project! The survey will take 5 to 10 minutes to complete.

The survey can also be completed online through the Engage Maple Ridge website anytime until Wednesday, November 15<sup>th</sup>:

[www.engage.mapleridge.ca](http://www.engage.mapleridge.ca)

## Next Steps

After the survey closes, staff will review all feedback and include a summary of what was heard in an outcomes and recommendation report to Council discussing the potential land use changes for this group of properties.

There is also the opportunity to share your thoughts with Council at the public hearing that is required before an Official Community Plan Amending Bylaw is formally adopted.

To access Council agendas, minutes, and videos, please visit our website:

[www.mapleridge.ca/811](http://www.mapleridge.ca/811)



# Thank You for Coming!

For more information and to stay up to date on this project, please visit our website:

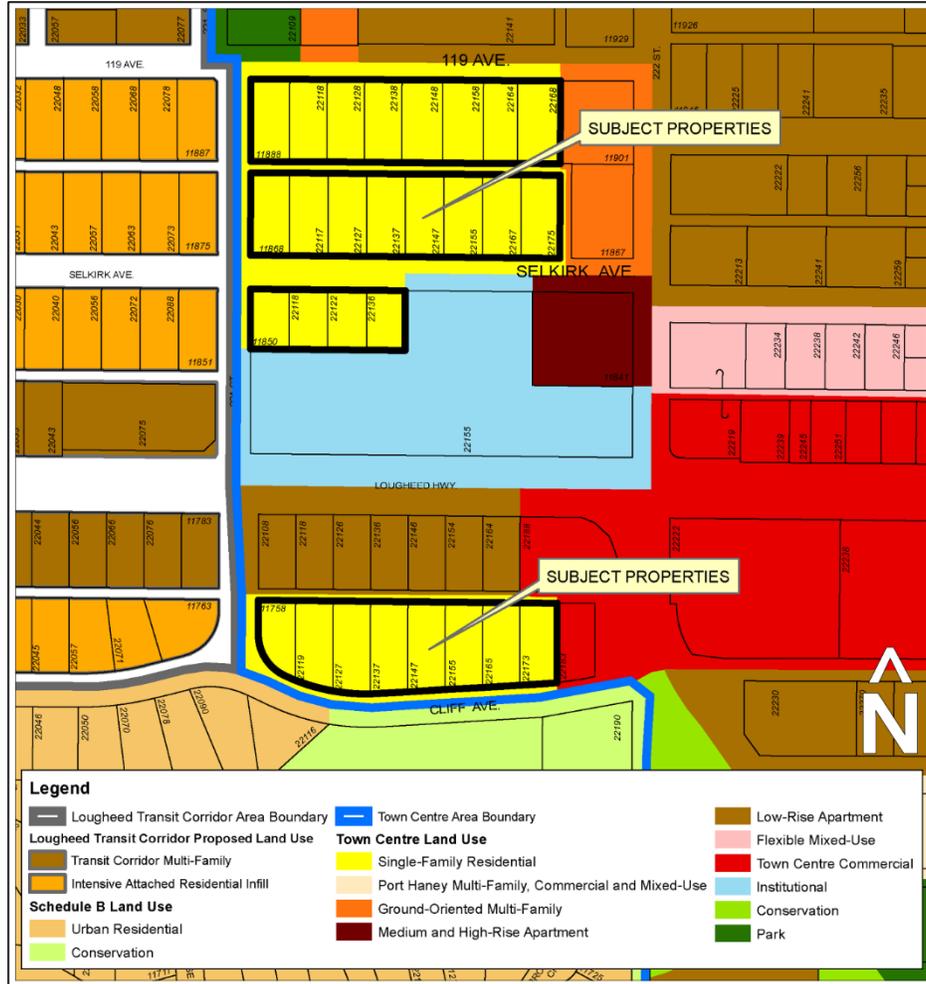
[www.mapleridge.ca/2627](http://www.mapleridge.ca/2627)



## Community Survey - Cliff Ave, Selkirk Ave, and 119 Avenue Land Use Review

### Part 1: Introduction

The City is reviewing land use designations for a group of properties on Cliff Avenue, Selkirk Avenue, and 119 Avenue in the Town Centre between 221 Street and 222 Street. These properties are currently designated Single-Family Residential and are located in a key transitional area between the Town Centre Area Plan and the draft Lougheed Transit Corridor Area Plan. This work is being done to support the long-term vision for these Area Plans.



Every property in Maple Ridge has a land use designation that provides high-level guidance on how the land could be used in the future and what type of built form would be appropriate (e.g., single-detached, townhouse, apartment). Land use designations are established within the City’s Official Community Plan and Area Plans and help shape what zones are allowed for a given property.

Your feedback will help us better understand the community’s vision for these groups of properties in the Town Centre and will be included in a report to Council discussing potential land use changes.

Estimated time to complete: 5-10 minutes

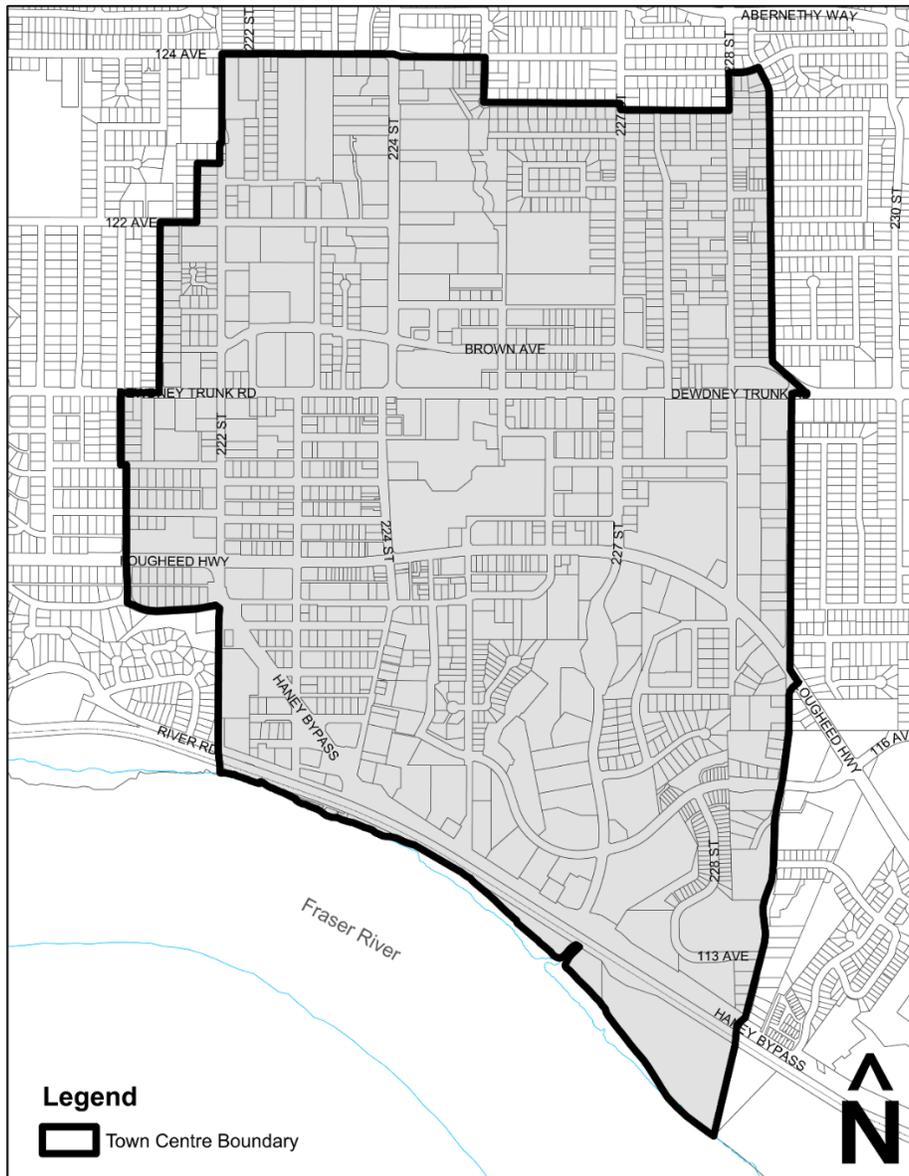
Let’s get started!

## Part 2: Tell Us About Yourself!

The following questions are to help us get a better sense of who is participating in the survey and identify any groups of people or areas of the city we may not be reaching. Personal information (e.g., usernames, postal codes) will not be made public.

1. What are the first 3 digits of your postal code?  

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2. Please review the map of the Town Centre and select which statement best applies to you.
  - a) I live in the Town Centre
  - b) I live in Maple Ridge outside the Town Centre
  - c) I live outside Maple Ridge but work in the city
  - d) I live outside Maple Ridge but visit the city



3. What is your age?
  - a) 15 - 24 years
  - b) 25 - 34 years
  - c) 35 - 44 years
  - d) 45 - 54 years
  - e) 55 - 64 years
  - f) 65 or above
  - g) Prefer not to answer
  
4. What type of housing do you currently live in?
  - a) Single-Detached House
  - b) Secondary Suite or Temporary Residential Unit
  - c) Detached Garden Suite
  - d) Duplex, Triplex, or Fourplex
  - e) Townhouse or Rowhouse
  - f) Apartment
  - g) No Fixed Address
  - h) Other: \_\_\_\_\_
  
5. How did you hear about this survey?
  - a) City of Maple Ridge Website
  - b) Newspaper Ad
  - c) Social Media
  - d) Letter in the Mail
  - e) Word of Mouth
  - f) Other: \_\_\_\_\_

### **Part 3: Town Centre**

The Town Centre Area Plan was adopted in 2008 with a long-term vision to provide more housing, mixed-uses, and green space in the Town Centre while creating a pedestrian-oriented environment. With this Plan in place, the Town Centre of Maple Ridge has been experiencing a significant amount of redevelopment and change over the past few years. City Council has recognized this growth and wants to see that the evolution of the Town Centre continues to be positive and leads to greater vibrancy within this core part of the community.

6. What would you like to see as the Town Centre continues to evolve and change over time? Select all that apply.
- a) More walkable streets
  - b) Greater housing supply and diversity
  - c) More density and mixed-uses
  - d) Greater access to services and amenities
  - e) More neighbourhood shopping and employment opportunities
  - f) Improved transit service and cycling infrastructure
  - g) More animated public realm
  - h) Greater amount of greenspace
  - i) More sustainable building design

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

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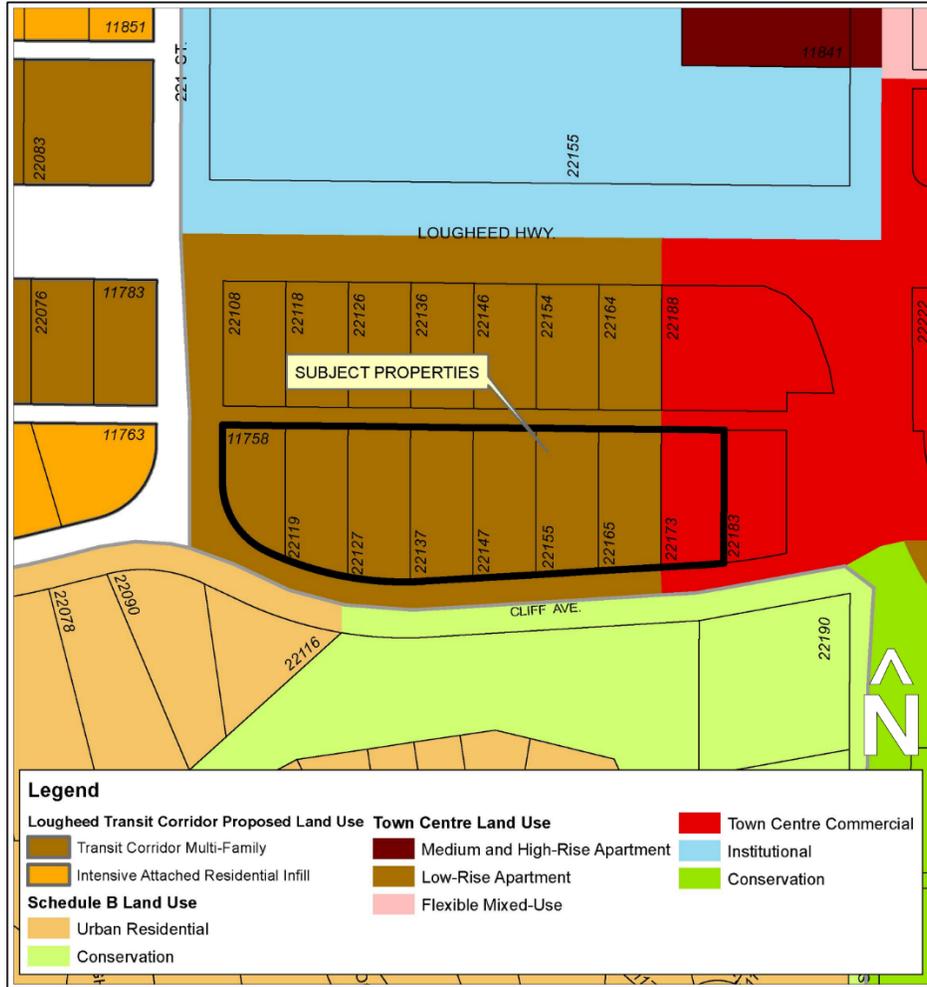
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### Part 4: Cliff Avenue

The following questions are for the section of Cliff Avenue between 221 Street and the Haney Bypass. The identified properties are located within the Town Centre and are currently characterized by single-detached houses. There is a proposal to change the land uses of these properties from Single-Family Residential to Low-Rise Apartment and Town Centre Commercial to support the continued growth of the Town Centre. Please review the map of the proposed land uses for more details.



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.
  - a) Strongly Support
  - b) Support
  - c) Neutral
  - d) Disagree
  - e) Strongly Disagree

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

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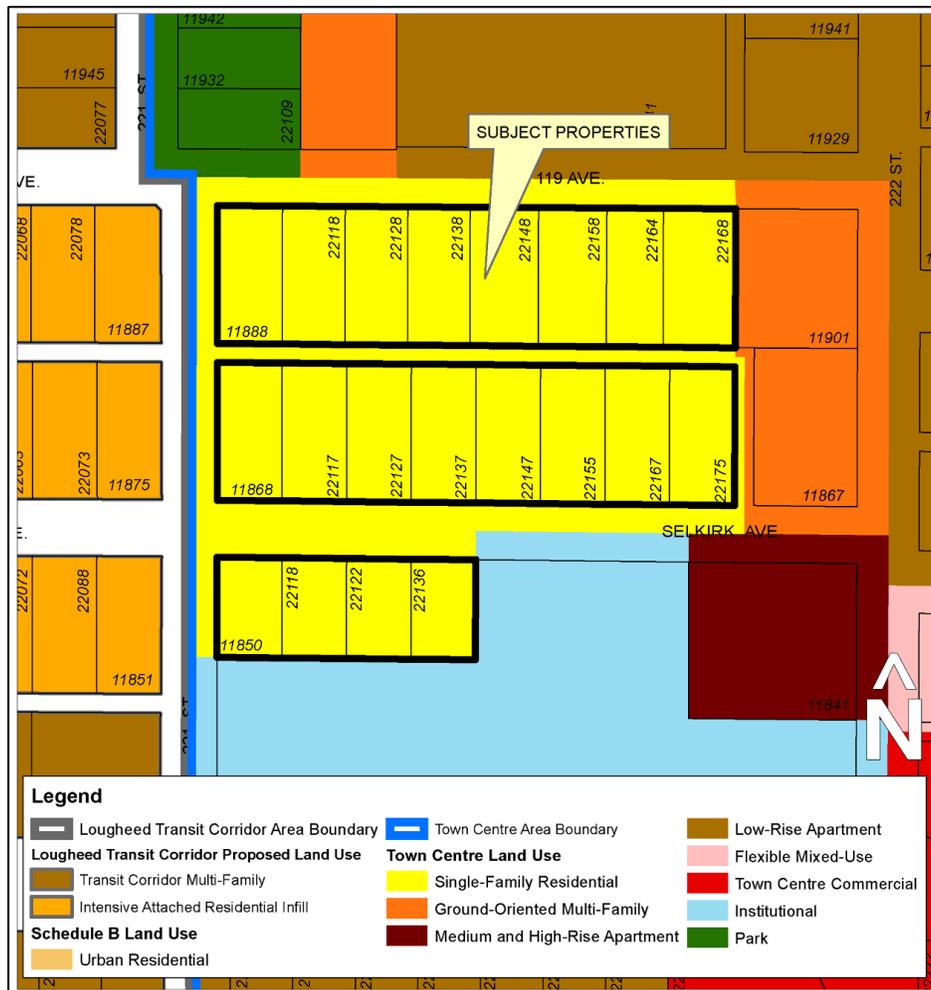
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**Part 5: Selkirk Avenue and 119 Avenue**

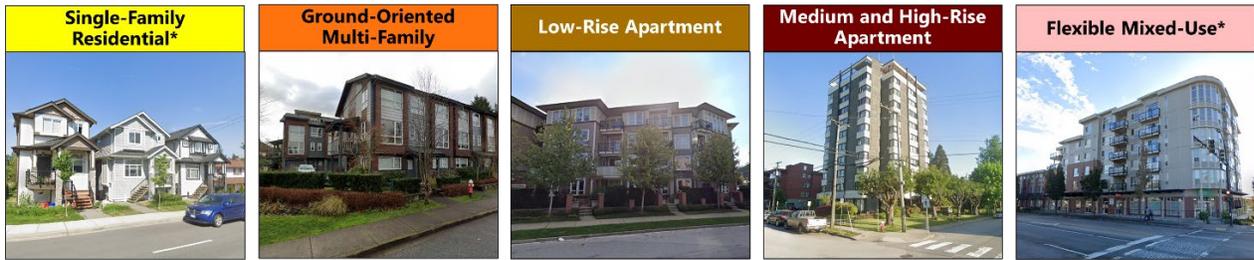
The following questions are for the sections of Selkirk Avenue and 119 Avenue between 221 Street and 222 Street. The identified properties are located within the Town Centre and are currently characterized by single-detached houses. Please review the map of the current land uses in this area for more details.



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.

- a) Strongly Support
- b) Support
- c) Neutral
- d) Disagree
- e) Strongly Disagree

11. Please share how you feel about the future types of land uses on Selkirk Avenue and 119 Avenue between 221 Street and 222 Street by checking the boxes below.



\*Includes Secondary Suites and Detached Garden Suites

\*Includes Commercial or Community Amenities

	Strongly Support	Support	Neutral	Disagree	Strongly Disagree
Single-Family Residential					
Ground-Oriented Multi-Family					
Low-Rise Apartment					
Medium and High-Rise Apartment					
Flexible Mixed-Use					

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

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