

City of Maple Ridge

COUNCIL WORKSHOP AGENDA

September 27, 2022

9:00 a.m.

Virtual Online Meeting including Council Chambers

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification.

The meeting is live streamed and recorded by the City of Maple Ridge.

1. APPROVAL OF THE AGENDA

2. ADOPTION OF MINUTES

2.1 Minutes - September 6, 2022

3. PRESENTATIONS AT THE REQUEST OF COUNCIL

4. UNFINISHED AND NEW BUSINESS

4.1 Port Haney Land Use Policy Review - Engagement Outcomes

Staff report dated September 27, 2022, presenting outcomes from the public engagement process and noting next steps in the process.

4.2 Scoping Report for Permitting Secondary Suites in all Single Detached and Ground-Orientated Duplex Zones

Staff report dated September 27, 2022, recommending that the public engagement process be endorsed.

4.3 Scoping Report for Short-Term Accommodation Regulatory & Enforcement Framework

Staff report dated September 27, 2022, recommending that the public engagement process be endorsed.

5. CORRESPONDENCE

6. BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL

7. MATTERS DEEMED EXPEDIENT

8. NOTICE OF CLOSED COUNCIL MEETING

The meeting will be closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter as the subject matter being considered related to the following:

Section 90(1)(d) the security of property of the municipality; and

Section 90(1)(e) the acquisition, disposition or expropriation of land of improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

9. ADJOURNMENT

APPROVED BY:



DATE:

SEP 22/22

PREPARED BY:



DATE:

SEPT. 22, 2022

CHECKED BY:



DATE:

Sept 23, 2022

COUNCIL WORKSHOP MINUTES

September 6, 2022

The Minutes of the City Council Meeting held on September 6, 2022 at 9:00 a.m. held virtually and hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	S. Labonne, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
<i>ABSENT</i>	
Councillor K. Duncan	<i>Other Staff as Required</i>
Councillor R. Svendsen	W. Dupley, Director of Economic Development
	C. Goddard, Director of Planning
	K. Gowan, Planner
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	L. Zosiak, Manager of Community Planning
	H. Singh, Computer Support Specialist

These Minutes are posted on the City Web Site at www.mapleridge.ca

1. *APPROVAL OF THE AGENDA*

R/2022-WS-051

It was moved and seconded

That the agenda of the September 6, 2022 Council Workshop Meeting be approved with amendments removing Item 8 and 9 and renumbering Item 10 as Item 8.

CARRIED

2. *ADOPTION OF MINUTES*

2.1 Minutes of the July 25 and 26, 2022 Council Workshop Meetings.

R/2022-WS-052

It was moved and seconded

That the minutes of the Council Workshop Meetings of July 25 and 26, 2022 be adopted as circulated.

CARRIED

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

4. ***UNFINISHED AND NEW BUSINESS***

4.1 **Post-Secondary Demand**

Presentation by Alan Davis, President & Vice Chancellor, Kwantlen Polytechnic University.

Note: Councillor Robson left the meeting at 9:13 a.m. and returned at 9:14 a.m.

4.2 **Parking Bylaw Regulations Review**

Staff report dated September 6, 2022, identifying topics within the existing Parking Bylaw that are likely to see the most change on a preliminary review of best practices and seeking Council's high-level comments at this stage in the review process.

L. Zosiak, Manager of Community Planning and K. Gowan, Planner, presented the recommendations and answered questions from Council. Council provided feedback and comments on the proposed revisions to the Bylaw.

Note: Councillor Robson left the meeting at 10:08 a.m. and returned at 10:09 a.m.

4.3 **Municipal Insurance Association of British Columbia (MIABC) - Voting Delegate**

Staff report dated September 6, 2022, recommending appointments for the Municipal Insurance Association of B.C. 2022 Annual General Meeting.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, Acting Corporate Officer, presented the recommendation and answered questions from Council.

R/2022-WS-053

It was moved and seconded

That the Chief Administrative Officer be appointed as the voting delegate, the General Counsel/Acting Corporate Officer as the first alternate and the Policy

Coordinator as the second alternate for the Municipal Insurance Association of B.C. 2022 Annual General Meeting.

CARRIED

5. ***CORRESPONDENCE*** - Nil

6. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*** - Nil

7. ***MATTERS DEEMED EXPEDIENT***

C. Crabtree provided a brief overview of recent upgrades to the Council Chambers and advised that staff will provide a more detailed update later in the fall when the electronic voting system is in place.

8. ***ADJOURNMENT*** – 10:33 a.m.

Certified Correct

M. Morden, Mayor

P. Hlavac-Winsor, Acting Corporate Officer



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 27, 2022
FILE NO: N/A
ATTN: Workshop
SUBJECT: Port Haney Land Use Policy Review - Engagement Outcomes

EXECUTIVE SUMMARY:

The Port Haney and Waterfront Area (Appendix A) represents approximately 11 hectares (27 acres) of land. The area boundary is set out by the land use designation and policies of the Town Centre Area Plan. Port Haney is a historic community of Maple Ridge and has recently been experiencing renewed interest.

Council approved the 'Port Haney Land Use Policy Review' through the endorsement of the 2022 Business Plan at the December 14, 2021 Regular Council Meeting. Subsequently, at the February 8, 2022 Council Workshop, Council endorsed an alternative recommendation and directed land use and zone amendments related to use and height in the Port Haney Area.

Following that direction, a public engagement process was undertaken in May through June 2022 to invite community feedback on the proposed changes to the Port Haney land use policies, as discussed in the Council direction above. The purpose of this report is to present the outcomes from the engagement process and note the next steps in the process. Overall, through the engagement process, the community indicated support for eliminating "residential only" zones from the land use designation; increasing building heights for the area; and requiring ground floor commercial uses. The engagement process also reaffirmed the Town Centre Area Plan's vision to retain and enhance the historic character of Port Haney. The complete comments are available in Appendix B.

The completion of the public engagement process draws to a close the initial phases of the Port Haney Land Use Policy Review project. The City is currently completing complementary initiatives that will inform development in the Port Haney Area. Once preliminary recommendations are available, any necessary proposed bylaw amendments will be brought forward to a future Committee of the Whole meeting.

RECOMMENDATION:

For Information only.

1.0 CONTEXT:

1.1 Policy Landscape

The [Town Centre Area Plan \(TCAP\)](#) contains a vision for increased density, a range of mixed-uses, ample green space, and a pedestrian-oriented environment. A large portion of residential and commercial growth within Maple Ridge is anticipated for the Town Centre Area, which includes the historic Port Haney and Waterfront area. During the extensive community consultation for the development of the TCAP (from 2003 through 2004), the community expressed a desire to retain Port Haney's historical character and views of the Fraser River, while encouraging revitalization.

There was also interest and support within the community to create a tourist area along the Fraser River waterfront that includes enhancing the wharf and constructing a boardwalk, with additional parkland, at the foot of the Port Haney commercial hub.

The Port Haney and Waterfront Area (Figure 1, full size in Appendix A) represents approximately 11 hectares (27 acres) of land. The area boundary is set out by the land use designation and related policies (see Section 1.2 below for further details) of the TCAP. Supporting the TCAP policies is the [Town Centre Development Permit Area Guidelines \(the Guidelines\)](#), which contains guiding principals and objectives that support the development of a compact and complete community within the Town Centre, where residents have the option to live, work, shop and play in this vibrant and multi-faceted area of Maple Ridge. Both the TCAP and the Guidelines are included within the Maple Ridge Official Community Plan, as Sections 10.4 and 8.11, respectively.

1.2 Recent Work

At the September 10, 2019 Council Workshop, the key features of the Town Centre Area Plan (TCAP) were presented to Council, along with examples of recent development that has proceeded under the Plan. Through the discussion, there was acknowledgment that the Plan remains relevant in supporting Council's aims for this area. However, Council indicated that a visioning process would be timely as a 2020 project, to ensure the TCAP land use policies are on track to encourage greater vibrancy as the area redevelops over time. As part of the 2020 Business Plan, the Planning Department was tasked with undertaking a public process for Town Centre Visioning.

At the March 31, 2020 Council Workshop Meeting, Council endorsed the scope of work for the Town Centre Visioning process and the engagement process ran during the summer of 2020. The outcomes of the engagement process were presented at the February 23, 2021 Council Workshop Meeting, which reaffirmed that the direction of the Town Centre Area Plan continues to resonate with Maple Ridge residents today. At that meeting, Council directed staff to assess the recommendations in the outcomes report to advance ideas aimed at fostering an inclusive, vibrant, and welcoming Town Centre.

Since then, work to facilitate a successful and economically viable Town Centre has continued through a number of initiatives, including development of the Community Social Safety Initiative, Economic Development Strategy, the Strategic Transportation Plan, and the land use review on Cliff Avenue and Selkirk Ave. each located directly east of the Lougheed Transit Corridor Plan boundary. The subject 'Port Haney Land Use Policy Review' was endorsed through the 2022 Business Plan at the December 14, 2021 Regular Council Meeting.

At the February 8, 2022 Council Workshop, staff presented a public engagement process for Council to consider. At that meeting, Council endorsed an alternative recommendation and directed:

That staff prepare Official Community Plan and Zone Amending Bylaws to eliminate "residential only" buildings on vacant or underutilized properties within lands designated as Port Haney Multi-Family, Commercial, & Mixed-Use and to permit buildings up to 6 storeys in height; and furthermore, that staff review and update the Town Centre Development Permit Area Guidelines pertaining to the "Port Haney and Waterfront" precinct to ensure that the guidelines clearly articulate that future development is to reflect Port Haney's roots and heritage character.

2.0 DISCUSSION

2.1 Public Engagement Process and Outcomes

Following Council's direction to initiate the Port Haney Land Use Policy Review, staff conducted a public engagement process from May to June 2022. To support the public engagement process, a Port Haney Land Use Policy webpage was created for sharing information with the public, with a kick-off video that was posted online. The following engagement opportunities were promoted through a newspapers ad, letter to residents in Port Haney, and usual City of Maple Ridge Networks:

1. Online Community Survey: The online survey was intended to reach as many members of the community as possible for input and was available online from Tuesday, May 31, 2022 until Monday, June 27, 2022. 118 responses were received.
2. Self-Guided Walking Tour: The City provided a self-guided tour route with 6 stops that were paired with reflective questions to encourage exploration of the Port Haney area. One Response was received.
3. Email and Phone: Residents who did not prefer to provide feedback through the online survey were encouraged to reach out to staff by phone or email. Staff received three phone calls and four emails providing feedback.

The input received from the public engagement process has been summarized in the outcomes section of this report (see Section 2.1.2 below). A copy of the survey and the verbatim responses are available in Appendix B as well as a summary of the feedback provided through the self-guided walking tour, phone, and email.

2.1.1 Public Engagement Outcomes

An online survey that had eleven questions was available for approximately one month. The survey received 118 responses and 96% of respondents indicated that they live in Maple Ridge and specified if they lived in (23%) or near the Port Haney Area (43%). Below is a summary of what staff heard through the engagement process. Copies of the online responses verbatim are in Appendix B.

Overall, the community indicated support to increase the building height, require ground floor commercial uses, and also reaffirmed the Plan's vision to retain and enhance the historic character of Port Haney. The community was almost 50/50 regarding eliminating "residential only" zones (i.e. townhomes) from the land use designation, with 48% indicating support, while the remaining did not support this change (29%), were unsure (19%), or had no opinion (4%).

Online Survey Outcomes

Three of the survey questions reflected Council's direction to eliminate "residential only" zones from the land use designation, increase the building height, and require ground floor commercial uses. Below is a summary of the results for these three questions:

- 48% of respondents support removing rowhouse and townhouse land use designations in the Port Haney Area;
- 58% of respondents support increasing the maximum permitted building height from four storeys to six storeys; and
- 75% of respondents support requiring ground floor commercial uses throughout the Port Haney area.

Two questions were related to the types of uses residents would like to see and not see in the Port Haney area. Some common types of business that residents would like to see in Port Haney are the following: Craft Breweries / pub and Restaurant/ Cafes; Grocery Store; Cultural centres (such as art galleries, museums, etc.) – uses that would activate the area and street. In terms of uses identified that they would not like to see, options included too much public parking, Heavy industry as well as cannabis or payday stores. Some additional uses made both lists, including additional residential buildings (affordable and market), and institutional uses (such as medical services and treatment centres)

Four questions were related to conserving the heritage in Port Haney and areas that could be elevated to enhance the heritage character and streetscape. The majority of survey respondents identified that conserving the heritage character in Port Haney was “Very Important” (65 out of 118; 55%); and only 11% of respondents (13 out of 118; 11%) identified that conserving the heritage character was “Not at All Important”. The importance of conserving the heritage character increased for those who identified as living in the Port Haney Area. Almost 70% of respondents who identified as living in the Port Haney area identified conserving the heritage character of the area as “Very Important”.

For elements that could enhance the built streetscape, the top three identified as being “Very Important” by respondents are:

- Lighting (71%);
- Visual appearance of entrances (64%); and
- Historic Architectural Detail (42%).

For place-making elements that could enhance the character of Port Haney (besides heritage character) the top three identified as being “Very Important” by respondents are:

- Landscaping (75%);
- Pocket Parks/Public Spaces (67%); and
- Protection of Viewscapes (67%).

When asked about what other elements are important to the Port Haney Area or could enhance the character of the area, the most common responses are:

- Pedestrian and bike focused neighbourhood;
- Revitalization of the Wharf; and
- Activating the neighbourhood (events, parks, public art).

Overall, the main concerns for the area and possible changes are:

- Parking and traffic flow
- Blocking views of the river
- Community safety

Other Correspondence Outcomes

Staff also received direct feedback through phone, email, and through the self-guided walking tour. Most of the direct feedback focused on community and traffic/parking concerns as well as housing affordability. Other comments received are:

- 6 storeys may be too high for the entire area;
- 224th to Haney House should be more pedestrian friendly;
- Air conditioning should be included in new builds; and
- There is little landscaping currently found in the area.

2.2 Next Steps

The completion of the public engagement process outlined in Section 2.1 above draws to a close the initial phases of the Port Haney Land Use Policy Review project.

In addition to the Port Haney consultation, the City is currently completing a number of initiatives that will inform development in the Port Haney Area. Such initiatives include:

- the review and update of the Off-Street Parking and Loading Bylaw which includes off-street parking requirements for the Port Haney Area;
- adoption of OCP Amendment No. 7796-2021 to permit up to six storeys in Port Haney on a case by case basis;
- a market analysis of industrial, commercial and residential development policy for the City's growth areas; and
- a Landslide Risk Assessment to quantify the impacts of densifying development in the Port Haney Area.

Once preliminary recommendations are available, any necessary proposed bylaw amendments will be brought forward at a future Committee of the Whole meeting:

Figure 1 – Port Haney Land Use Policy Review



3.0 STRATEGIC ALIGNMENT

Implementing strategic plans related to local infrastructure and the economy is a Council priority, as established under the Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan. Additional outcomes of work in the Town Centre, and specifically in the Port Haney neighbourhood, are intended to align with the Growth, Community Safety, Community Pride & Spirit, and Natural Environment (Green Infrastructure) pillars of Council's Strategic Plan.

4.0 POLICY IMPLICATIONS

The Official Community Plan (including the Town Centre Area Plan) establishes goals, objectives and policies in support of the development of a complete community that is vibrant, healthy and safe.

5.0 INTERDEPARTMENT IMPLICATIONS

The review of Port Haney land use policies involves several City departments: Economic Development, Engineering, Planning, Parks, Recreation & Culture, and Community Safety. Additionally, the process is anticipated to provide opportunities for combining and supporting synergies with the work that is underway on the Community Social Safety Initiative, Strategic Transportation Plan, Off-Street Parking and Loading Bylaw, Green Infrastructure Strategy, and the Economic Development Strategy, in which many City departments are already engaged, including on-going efforts from Communications, Information Technology and Corporate Planning staff.

6.0 FINANCIAL IMPLICATIONS

The Port Haney Land Use Policy process is included in the City's 2022 Financial Plan and the bylaw to enact this plan was adopted at the December 14, 2021 Council meeting.

CONCLUSION:

Council approved the 'Port Haney Land Use Policy Review' through the endorsement of the 2022 Business Plan at the December 14, 2021 Regular Council Meeting. Subsequently, at the February 8, 2022 Council Workshop, Council endorsed an alternative recommendation and directed land use and zone amendments related to use and height in the Port Haney Area.

Following that direction, a public engagement process was undertaken in May through June 2022 to invite community feedback on the proposed changes to the Port Haney land use policies, as discussed in the Council direction above. The purpose of this report is to present the outcomes from the engagement process and note the next steps. Overall, through the engagement process, the community indicated weak support for eliminating "residential only" zones from the land use designation; increasing building heights for the area; and requiring ground floor commercial uses. The engagement process also reaffirmed the Town Centre Area Plan's vision to retain and enhance the historic character of Port Haney. The complete comments are available in Appendix B.

The completion of the public engagement process draws to a close the initial phases of the Port Haney Land Use Policy Review project. The City is currently completing complementary initiatives that will inform development in the Port Haney Area. Once preliminary recommendations are available, any necessary proposed bylaw amendments will be brought forward to a future Committee of the Whole meeting:

"Original signed by Amanda Grochowich"

Prepared by: Amanda Grochowich, MCIP, RPP
Planner 2

"Original signed by Charles Goddard"

Approved by: Chuck Goddard, BA, MA
Director of Planning

"Original signed by Christine Carter"

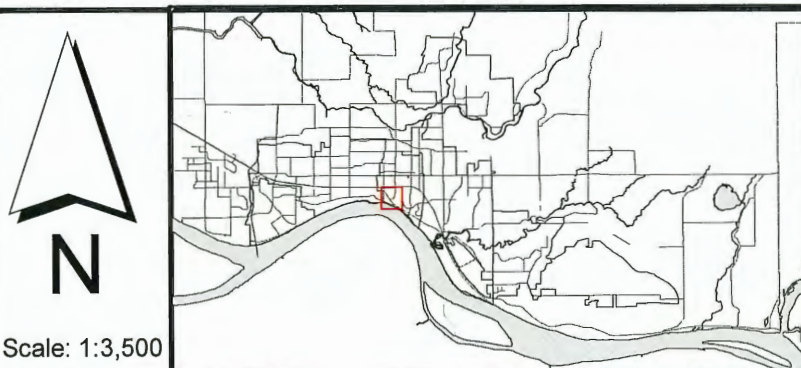
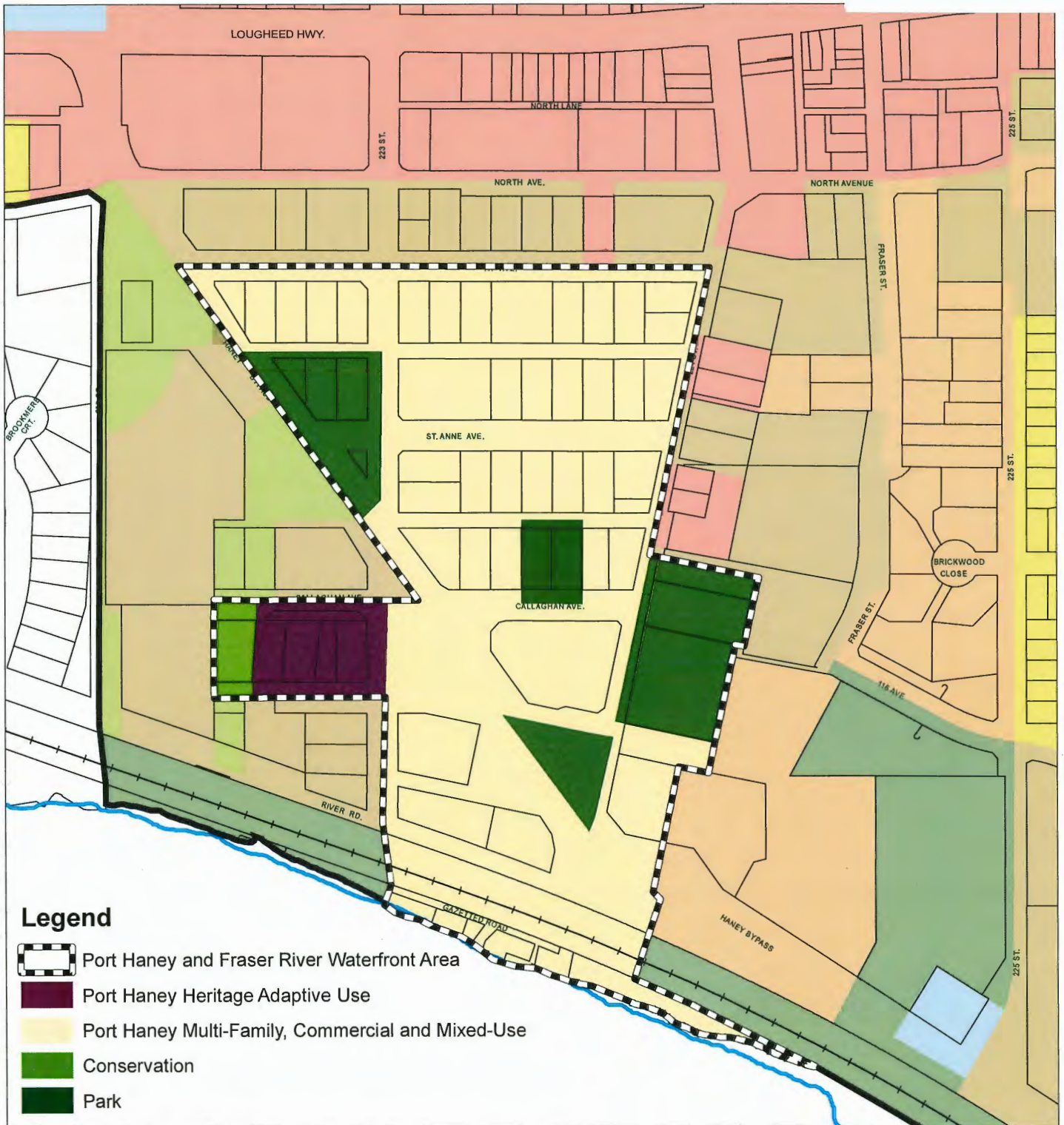
Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning and Development Services

"Original signed by Scott Hartman"

Concurrence: Scott Hartman
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A: Map of Port Haney Land Use Designations
Appendix B: Public Engagement Process & Outcomes



Port Haney and Waterfront Land Use Designations

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: PortHaneyLandUse.mxd

DATE: Jan 21, 2022

BY: DT



Port Haney Land Use Policy Review

What We Heard

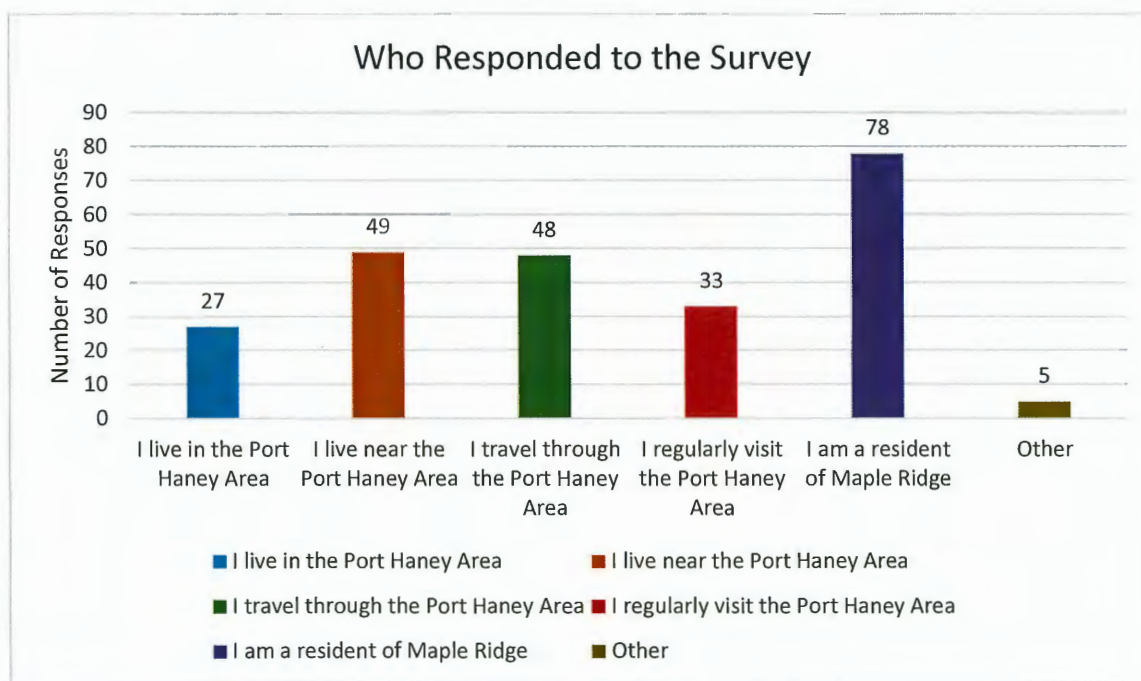
The Port Haney public engagement process took place from May to June of 2022 and included an online survey and self-guided walking tour to solicit input from a range of residents. The online survey received 118 responses and the self guided walking tour received 1 response.

To support the public engagement process, a Port Haney Land Use Policy webpage was created for sharing information with the public, with a kick-off video that was posted online. The engagement opportunities were promoted through regular City communication channels, newspapers ad, letter to residents in Port Haney, City of Maple Ridge Networks, including Community Advisory Committees.

The input received from the public engagement process has been compiled verbatim below.

Online Survey Results

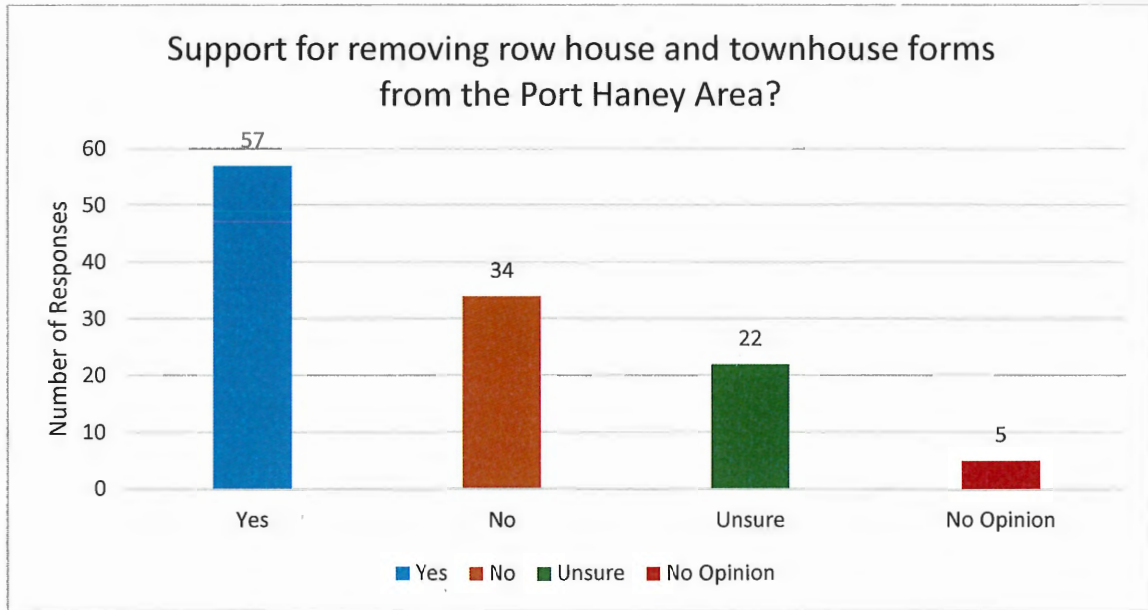
#1 PLEASE SELECT ALL THE FOLLOWING STATEMENTS THAT APPLY TO YOU:



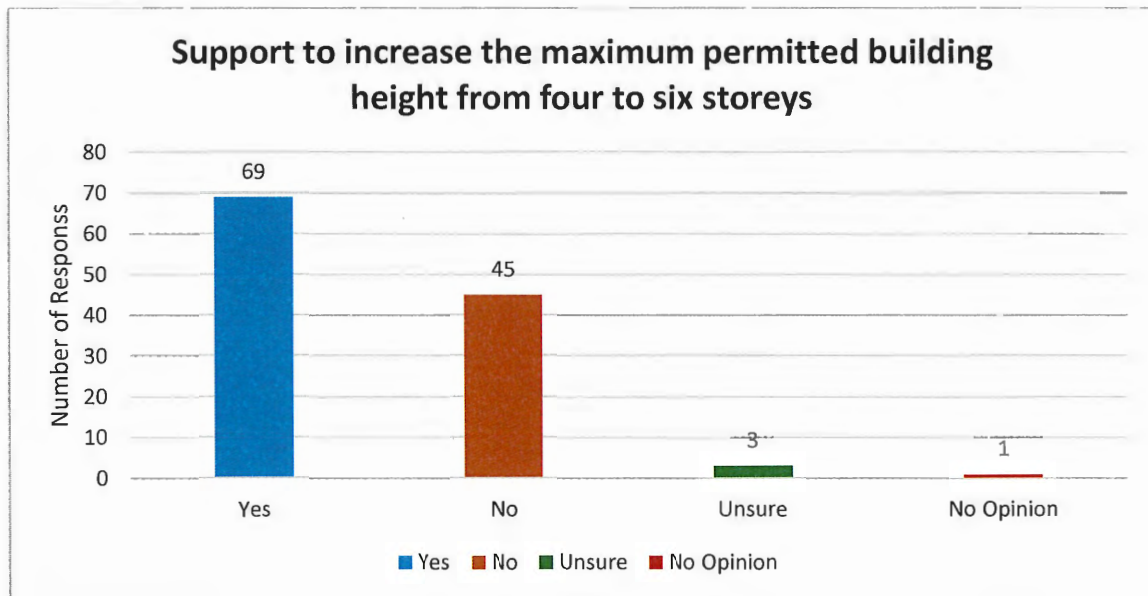
The “Other” responses include:

#	Response
1	Work in Maple Ridge
2	Out of province Landlord
3	I work in Port Haney
4	Live on River Rd next to Billy Miner Pub
5	I am a resident of Maple Ridge and an Advisory Committee Member

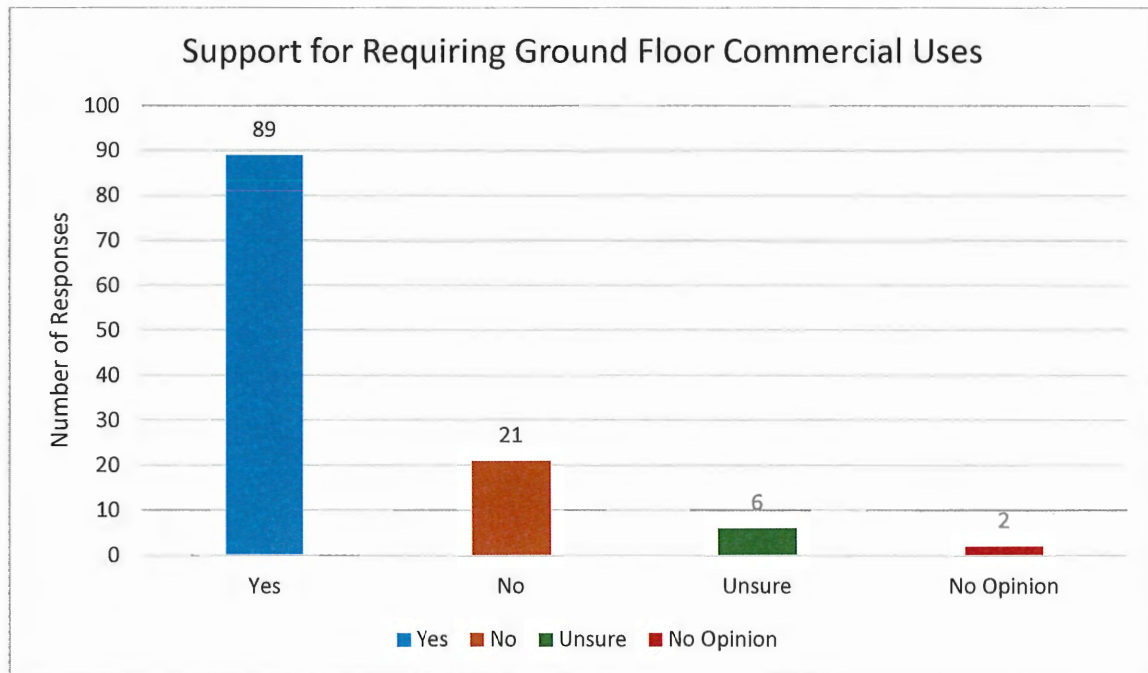
#2 DO YOU SUPPORT REMOVING THE ROW HOUSE AND TOWNHOUSE FORMS FROM THE PORT HANEY AREA?



#3. DO YOU SUPPORT INCREASING THE MAXIMUM PERMITTED BUILDING HEIGHT FROM FOUR TO SIX STOREYS?



#4. DO YOU SUPPORT REQUIRING GROUND FLOOR COMMERCIAL USES THROUGHOUT THE PORT HANEY AREA?



#5. A RANGE OF USES ARE CURRENTLY PERMITTED IN THE PORT HANEY AREA, INCLUDING:

- Child Care Centres
- Educational Institutions (i.e. Colleges/universities)
- Community Centres
- Convenience Stores
- Cultural Centres
- Theatre / Gallery
- Financial Services (such as banks, credit unions)
- Tourist Accommodations)(i.e. hotels)
- Indoor Recreation facilities (such as gyms, fitness studios);
- Office Space or co-working space
- Repair Services (such as repair of household goods, electronics and appliances)
- Personal Services (such as salons, dry-cleaning, dog grooming)
- Place of Worship;
- Professional Services (such as health care services, architects, lawyers,);
- Restaurants and cafes
- Retail Shops

#5 (CONINUTED) ARE THERE ANY OTHER USES THAT YOU WOULD LIKE TO SEE IN THE PORT HANEY AREA? PLEASE LIST AND EXPLAIN WHY.

#	Feedback
1	The list is good and comprehensive. We have a pharmacy in the professional building on 224th. Illicit drugs are freely available of course in Port Haney and Haney as a whole :(
2	The list covers almost everything that I can think of.
3	I would like the Port Haney area to be left alone. I would like the remaining original Port Haney homes to be restored and given heritage status. I would like to see Beckett park expanded to take over the 3 old houses on 117th as well as the lot where the Ceed Centre is and have the Ceed Centre moved to Nokai Park. I would like the focus of Port Haney to remain SMALL. NO more condos, NO townhouse, NO huge monster houses!
4	Craft breweries (e.g. a "brewer's row), art gallery, boutique shops, Indigenous coffee shop, funky second hand shops, hostel/day use camping, boat launches, picnic areas (e.g. Derby Reach), interpretive signage, dog park, trail connection to Kanaka, overhead walkway to access south haney/town centre area.
5	A local pub!
6	Pharmacy and Lifelabs
7	Boat launch and park
8	Breweries and brewpubs
9	No
10	The development of the Port Haney wharf with walk ways (similar White rock). The Fraser River is so unique and should be utilized to it's full potential sooner than later.
11	N/A
12	Breweries!
13	No
14	Market style grocery store.
15	No
16	satellite police station-this is an area which is frequented by the homeless/drug addicted population.
17	No.
18	Brewery- we have a walking biking trail community with paths but when we want to relax after doing our recreational activities we end up doing so in Langley at (smugglers cove) or Port Moody brewery's with water access and kayaking. We are hugely surround by lakes and rivers but we heavily lack access to them. The ways we can access them are always clogged and ruin the vibe for a beautiful city. PORT HAMMMOND needs this too
19	Restaurants and retail
20	More frequent public transport to and from Mission and Coquitlam
21	Outdoor recreation - would be nice to see a an outdoor promenade, with perhaps a playground area, picnic /bbq area, and some shops/market along the river, similar to the New West Quay
22	Looks great!
23	please consider outdoor recreational areas in the port haney area plan as well. we could have a riverfront greenbelt or multi-use path that could enhance the area for residents and visitors alike.
24	I said yes include ground floor commercial for the previous question, but it needs to be focused; we need to have no nail salon type businesses in this area and more community services, art galleries along with keeping the historical focus of the area. More space for accommodating tourism related to the historical and natural features of Maple Ridge and especially this area. A state of the art museum needs to be built in the area, as well as a hotel that fits well in the context of the area. Nothing should be more than 4 stories high

	though. And parking options are extremely important to always be addressed along with alternate modes of transportation. Bike lanes/paths, wide sidewalks and state of the art street lighting are important along with addressing the environmental problems caused by heavier rains running down the hill from Lougheed in the winters and hotter dryer summers affecting homes and offices on this south facing slope. Especially if we are to make this a starting point for tourists and companies to explore the opportunities open to them in Maple Ridge.
25	Social services
26	Take example of New West quay, fort Langley
27	Breweries, restaurants, cafes, pubs with pool tables, patios,
28	Brewery - community feel, very popular and usually brings in friendly crowds with money to spend
29	no
30	medical services
31	To preserve the character of the area I think it's important to conserve the forested/woodland area between River Gardens and Haney's Landing, in addition to the conservation area noted on the map.
32	Develop the Wharf enhance the area Clean up the shoreline so there won't be another tent city.
33	Just make sure that street parking for already existing buildings are not compromised. The residents who bought here last year like myself have bought with the comfort of having easy, always available street parking for guests and visitors.
34	no
35	NO
36	No
37	All of the above! I'd like to see a small grocery option. I love just to the west of the area and with the large hill it is difficult to get to a grocery store on foot or by bike. It would also be helpful for people who use the West Coast express. Creating a transit orient development would be great for the waterfront neighbourhood
38	Micro brewery, will attract lots of people.
39	breweries, distilleries
40	grocery stores
41	Senior care
42	Restaurants, child care, parks, marina
43	A new museum
44	Hotel!!! Maple Ridge doesn't have one, How are going to ever have tournaments in this town if they have no where to stay
45	Proper parking area/designation for current west coast express users and to promote more ridership for future. Currently it is almost impossible to find parking throughout the neighbours and long walks to the train. There is an empty lot by Callaghan ave that could be used for paid parking with a safe walk under the Haney bypass to use the train. It is better for environment, the local residents and promotes more use of the west coast express.
46	Design with restaurants and cafes with an outdoor patio area from inception of the commercial portion of the buildings... not as an after thought like on 224st with the ugly wood structures currently in place on the street
47	A park space for picnicking. A dock for boats. Community space to display art etc from the community - kids display work, perform etc. Maybe a small museum space or info boards along walkways...
48	Public spaces such as walking trails and playground(s) and spray park
49	Breweries
50	Restaurants and cafes, theatre/cultural, community centre, small retail local shops I think it's an area we all should be able to be part

51	I would like to see Beckett Park expanded to the City land adjacent to the Park. It would be great for expanded play equipment, washrooms and city run concession stand
52	Access to the water such as a sea wall with breweries and shops. The city is lacking a sense of community and a place to go to view the river.
53	Strictly family oriented townhouses or Condos not exceeding 4 floors. No one wants to lose their view of the Fraser River and Mount Baker.
54	affordable housing
55	In addition to all of the above, there must also be sufficient green space intermingled with the above, not just block upon block of concrete.
56	Parks, gardens, and gathering spaces.
57	Brew Pubs. Give the area a look and feel like Port Moody has done with their District area
58	Liquor and cannabis sales, pub
59	Historical and Environmental Interpretative Centres

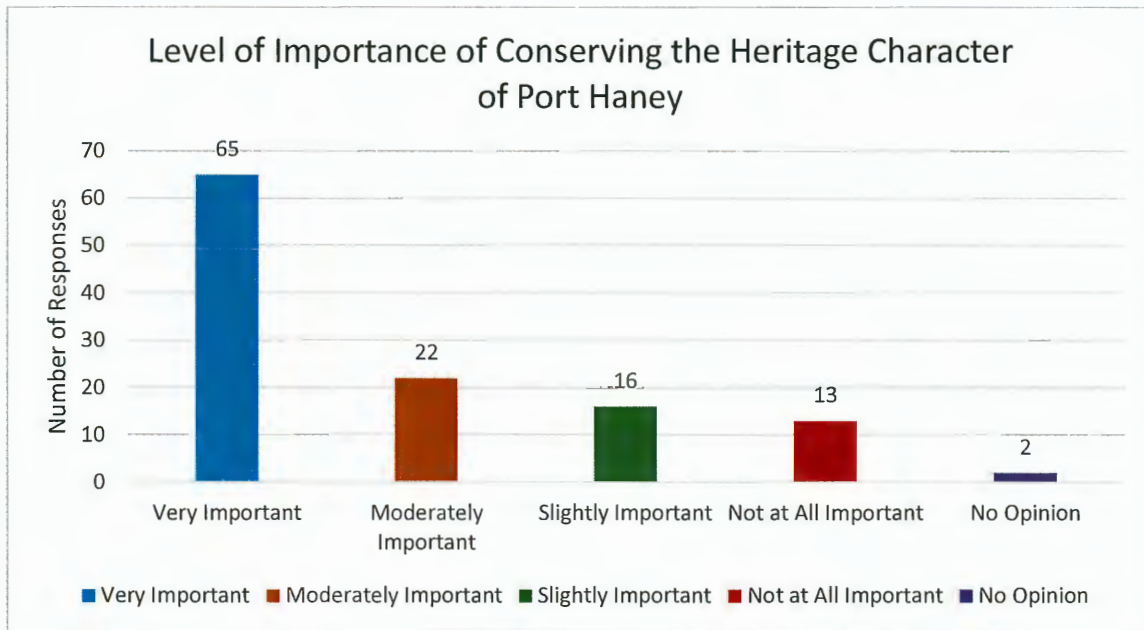
#6. ARE THERE ANY OTHER USES THAT YOU WOULD LIKE TO NOT SEE IN THE PORT HANEY AREA? IF SO, PLEASE LIST AND EXPLAIN WHY.

#	Feedback
1	I have two sharps boxes that full to the brim. Your list does not include Salvation Army, Maple Ridge Treatment Centre and similar, local services. These are necessary of course, but a question hangs over how they are administered. After 27 years, the street people can wear you down. Still, its our Haney, and we love it.
2	No.
3	I do not want any industry or commercial in Port Haney. We are already TOO crowded and there is WAY TOO MUCH noise!
4	public parking lot - discourages a walkable area; carbon polluters - destroys ecosystem; fast cash businesses, loonie stores, hemp stores, big box stores - ruins opportunities for a funky setting.,
5	No heavy industry or commercial use. Keep it for recreational and the beauty of the area, i.e. Haney Wharf etc!
6	Marijuana and vape related stores
7	Payday loans
8	Places of worship
9	No
10	N/A
11	No car dealership, car repair etc.
12	Cabaret / strip club
13	No
14	No liquor stores, too many around already.
15	low income housing, addiction services
16	Liquor/cannabis stores- already this area sees a lot of traffic from caring place/anita place former tenants, etc.
17	Tall buildings that drastically increase density. They block the views of people north of them and I question the land stability, particularly along the western side of the map which is the boundary area for the Haney slide.
18	Brewery's, recreational activities for the people that live here and want to enjoy the view - also connect to port Hammond and make it the same. Let's invest in our city and enjoy it it's so beautiful !
19	Anything tha

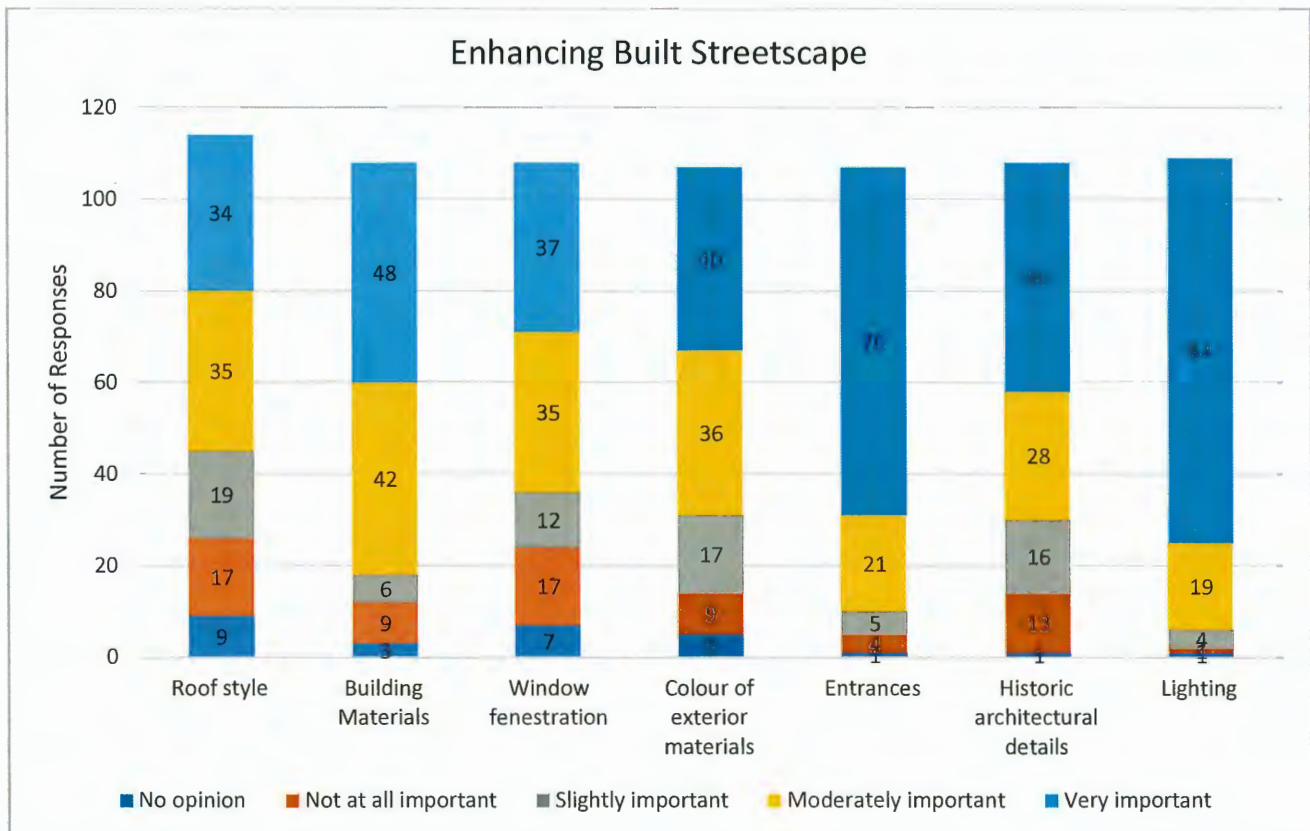
20	Liquor, or cannabis store
21	Don't want to see more residential being built up in this area
22	Pay day loans, Pharmacies, and Cannabis retailers. They are overrepresented in the town centre already.
23	No commercial spaces that increase traffic in the Port Haney area.
24	allowing lots to sit vacant for years on end. theres the concrete slab just east of the port haney wharf that has been vacant since I was a kid, it is a waste of space that could be utilized for riverfront residential or commercial.
25	As I said above, no commercial stores like pot shops, tattoo parlors, nail and pedicure shops. Make it more a destination centre for people to come and spend money learning about Maple Ridge's history and our many local artists and performers. Plus we already have limited parking opportunities in this area and certain kinds of commercial stores will cause a lot of parking problems as well. So must include plans with the West Coast Express for people coming to Maple Ridge for the weekend. Or find a parkade site out of the area where community buses can shuttle people to this area. We have too many opportunities for a world class destination site that can be lost because of poor choices made now. And once lost we will never get them back. We already have a good percentage of buildings saved and moved to this area, complete the plan and finally make it a destination choice for tourists and especially people in Metro Vancouver. looking for a respite from their own poorly planned communities barren of vegetation and natural beauty and clean air.
26	No
27	More addiction / treatment and homeless services. There is one up the street on Lougheed where people regularly buy and use drugs outside of then they come and live in the bush areas making it unsafe for residents. A neighbour was almost beat to death by one two weeks ago while out in his nightly walk
28	We are one of several families that live across the street from the West Coast station in southwest Port Haney. On north side a small green space that separates us from a row of four-stories apartment buildings. This small patch of green means a lot the residents who live just west of Haney Bypass. We would greatly appreciate the preservation of this small area.
29	No more treatment centres in the area. We are already saturated with a marginalized population.
30	Financial services, Personal services, Professional services: there are so many in maple ridge already and it would be nice to have commercial spaces with a more everyday use for people like cafes, coworking spaces, convenience stores, and so on.
31	canibus stores or any stores that don,t provide a service to people in the area
32	I would be very much opposed to removing any of the forested/woodland area between and around River Gardens and Haney's Landing.
33	Way to many services considered. River Rd traffic has tripled since we bought. Speeding, buses etc. There is no infrastructure or parking as it is. We were told it would like like Lonsdown based on the suggestions it shows no forethought just a mishmash. Also all the above ground poles and wires is unsightly. Where we live the tunnel and waterfront area is a haven for homeless.
34	No 6 storey buildings - please. Two developments are already going up just east of us - Sierra Ridge and something else. Higher storey buildings not only punish owners of lower storey buildings from a good view of some privacy, but they also don't fit the Maple Ridge vibe. Let's work to improve the city and keep its character and charm while not turning it into Central City in Surrey.
35	Tourist Accommodations)(l.e. hotels)
36	NO
37	No
38	Parking lots. Let's keep it green and walkable.

39	Adult type stores (XXXX), NO DOLLAR stores, every development that has these two types of stores are NOT high end nor do they attract "good" retail outlets.
40	NO car repair!! Any present car repair should be eliminated from the Town Centre and Port Haney.
41	no hotels, no banks, No repair services
42	Industrial, offices or building spaces that do not allow us to enjoy the outside/waterfront space
43	Not every single lot should be housing. Some spots should be reserved for culture spaces alone
44	It would be nice to have things that promote tourism, people spending a day shopping, picnicking etc
45	Safe injection sites
46	Generic stores like subway
47	Office space (that would be unfair for the the rest of Maple Ridge), repair or salons, professional services, place of worship, financial services, child care, education or convenience stores
48	No medical marijuana, no pharmacies or medical supply stores
49	No major stores (ie. Tim hortons, Walmart). No more parking lots. We need a more walkable area for the community. No more cash advance stores or social assistance offices. Make maple ridge a place that people want to hang out!!!!
50	Further social housing that leads to increases in homelessness and criminal activity
51	Definitely no drug transition units at all.
52	n/a
53	NO halfway or recovery houses!
54	Industrial.
55	Secondhand / Thrift stores, Dollar stores, Money/Cheque cashing stores. Maple Ridge does not need anymore and especially in a "historical" area
56	The ceed centre must go if they continue to encourage the homeless/crackheads to congregate in this area. They bring crime, garbage and ugly optics. Ask the local businesses. If you can arrange this, port haney will grow and prosper and families will move back
57	Modular housing. Our lovely, quaint area is over run with homeless people and drug addicts. Overdoses are almost a daily occurrence. I'm afraid to walk alone at night.
58	I think there should be a limit to banks, nail salons and hairdressers, often small towns/villages are over serviced by these businesses, ie edgemont village north van, Ambleside village west van.
59	liquor or cannabis stores
60	I would not want any large scale commercial operation. Prefer, small business, entrepreneur opportunities
61	Industrial

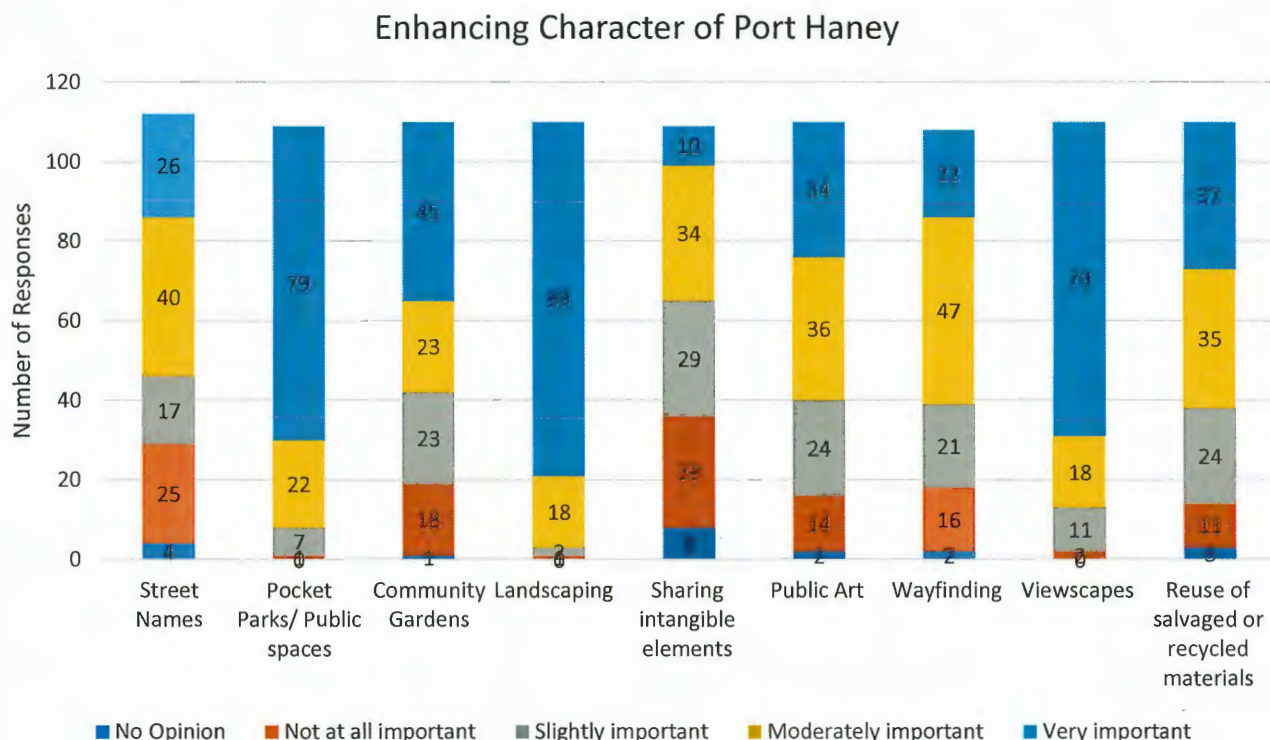
#7. HOW IMPORTANT IS CONSERVING THE HERITAGE CHARACTER OF PORT HANEY TO YOU?



#8. BELOW ARE SOME ELEMENTS THAT COULD ENHANCE THE BUILT STREETSCAPE (THE APPEARANCE OR VIEW OF A STREET) OF THE PORT HANEY AREA. PLEASE RANK HOW IMPORTANT THE FOLLOWING ELEMENTS ARE TO YOU?



#9. BELOW ARE SOME PLACE-MAKING ELEMENTS THAT COULD ENHANCE THE CHARACTER OF PORT HANEY. PLEASE RANK HOW IMPORTANT THE FOLLOWING ELEMENTS ARE TO YOU?



#10. ARE THERE ANY OTHER ELEMENTS THAT ARE IMPORTANT TO THE PORT HANEY AREA OR COULD ENHANCE THE CHARACTER OF THE AREA?

#	Feedback
1	The Port Haney quay/dock needs to be torn down and rebuilt further into the river and extended east to Kanaka. The old log sorting station could be converted into a marine park, not unlike Rocky Point (it is important not be side tracked (no pun meant) by the presence of the rail lines.
2	There are many homeless people in the neighborhood, sleep over on private sites are often seen. I find the area not the most ideal for young family to hangout.
3	restore the remaining small homes/houses, build more small homes, no more condos, no more commercial, definitely no townhouses
4	Cultural preservation (e.g. Indigenous, colonial history, Japanese and Kanaka heritage). Multicultural elements to create an inclusive, accessible and welcoming environment for people from all walks of life.
5	Keep it for pedestrians and bikes, and try and reduce vehicle traffic if possible!
6	The main purpose should be to make it easily accessible to both pedestrians and automobiles.
7	Regular community events
8	This is the area of maple ridge that should be permitted high rises. There is opportunity to develop the waterfront on the Fraser while not hindering views of the Golden Ears and mountain scapes for residents. Seriously forget the 6 stories and go high rise. Contact the city of New West for further discussion on development of waterfront while preserving historical integrity.

9	No
10	Public Art. Spaces for pop up shops. Wharf having a long walkway out and to the sides. Pedestrian friendly.
11	N/A
12	More river access - for fishing
13	Clear out the druggie and homeless
14	1. Maintain period architectural style.
15	A boardwalk along the waterfront.
16	It would be nice if the area was like steveston, osprey village. River did Walking paths could clean up the area and prevent the tents that are down there currently
17	updating the look and feel of the area, revitalizing the area to make it very walkable, safe and with lots of amenities
18	More green space please, wish you could build this now, this area needs this
19	a waterfront walking plaza with places to fish, launch rowboats, eat ice cream or picnic would be nice. Why not make an area similar to rocky point in port moody? The riverfront is wasted in maple ridge-all industrial. It would be so nice to have accessible waterfront.
20	Keep in mind that the area is a mix of river and sloping glacial deposits, thus not suitable for tall buildings in an active earthquake zone. The large area opposite Haney House is certainly available for development but how will people be able to access new facilities there? It is certainly not an easy walk from Lougheed Highway down 224th St. if we are planning significant commercial development.
21	Make it enjoyable for everyone that loves here. We need things for people to do here rather than blocking off all the great views with housing that is not accessible for everyone. We all love a good river view and want to appreciate why we love here and the heritage which it heavily based on the river!!
22	Utilize the riverfront! Make more development down there, make our parks and waterfront accessible not a homeless haven
23	Ensuring Traffic flows more efficiently
24	Better street lighting and mandatory sidewalks that allow people of all abilities to enjoy the area.
25	maintaining good access to the area. there is currently a steep hill from the town centre and that could potentially limit access for people with mobility issues. Also, trying to mitigate noise from the Haney bypass could enhance a quaint village-like feel for the area.
26	sidewalks and street lighting need to always be built in order to give universal accessibility. And with lessons learned from COVID - the wider, the better. Along with trees and gardens everywhere. Anything that encourages people out of their apartments and building a community for those who live in this special area.
27	Historic relevance should be prevalent
28	Safe pedestrian access to the river.
29	Board walk
30	Yes. Ensure more foot patrols of Police and security especially in the tunnel leading down 224 Street to the Wharf and River Road. I walk through there regularly and have to pass addicts sitting or lying down doing drugs and surrounding themselves with garbage. As a senior woman it's extremely unnerving to walk past them and ignore their comments in order to get to the wharf on my daily walk. I have in fact stopped walking through and now walk Brickwood Park instead.
31	Sidewalks and pedestrian activated crosswalks at busy locations (ex. Across river road by the west coast station)
32	leaving as many mature trees as possible. they have history too and add to the historic feel of the area.
33	signage

34	If streets are to be renamed, the Katzie and Kwantlen First Nations should be consulted. In fact, features that will draw attention to Katzie & Kwantlen culture and history are desirable for enhancing the character of the area.
35	Get rid of phone and electrical make it underground. A fenced in dog park, with benches and a decent size.
36	no
37	The Port Haney Warf is an important historical landmark and needs to be overhauled as it is currently falling apart.
38	No
39	Better access and walkability on the waterfront. It could be beautiful and walkable but it's quite neglected.
40	Dog park (s)- dog owners will let their dogs run loose in regular public parks-we see this every day.
41	Reduce maximum speeds to 30 km/h.
42	Enhance/encourage bicycle and pedestrian mobility
43	Historic facades are vital to keep that historic feel and attract tourists. None of that is happening in port Haney right now. Plan now or it will be too late and it will look like the unplanned mess it does now
44	Create a stevton/Whiterock wharf like area along the Fraser River. Promote tourism, family, exercise...such a beautiful view we could be benefit the whole community of maple Ridge.
45	Pedestrian safe rather than vehicle dominant
46	The sidewalk material - could have wood/dock style or brick rather than cement everywhere. If there are walk/bike paths markings to either separate foot traffic from bikes or to keep directions separate like a roadway.
47	Create a riverfront walkway with a pedestrian overpass going over the bypass
48	Such a great location. Make it so residents can enjoy it
49	Separated bike paths.
50	Clean up homelessness
51	More park area, less run down buildings amd vacant buildings
52	Get rid of the criminals!! Bring in a better community where I want to hang out and walk near the water.
53	Beckett Park could use a building for bathrooms.
54	Indigenous engagement
55	DO NOT name any streets or avenues after unpronounceable Indian names.
56	considerations for green infrastructure (trees, swales, communal green spaces) are important in every development. The reason I ticked "unsure" on building height and zoning type is that the exact location of taller buildings is important to preserving viewsapes to the Fraser River.
57	Parking and safe walking areas
58	I'd love to see an area like Ft Langley in Port Haney. Relocate the heritage buildings back to Pt Haney. Improve the wharf for all residents to enjoy. Add food trucks, icecream trucks, picnic tables. The wharf is such an asset to our community, yet so under used. I live two minutes away but I'm afraid to go there alone
59	Rooftop amenities are a must - it allows for increased landscaping and takes advantage of the view.
60	DON'T block the view of the river for streets above this area.
61	Greater density at the north (uphill end) to support more open areas nearer the river. Building heights in excess of 6 along 117 could allow for green infrstructure, allow views of the Fraser without blocking views from central Haney
62	Waterfront Trail Connectivity
63	Protect the valuable trees that are already there.

#11. DID WE FORGET SOMETHING? LET US KNOW IF YOU HAVE ANY OTHER THOUGHTS OR GENERAL COMMENTS!

Number of Responses	Feedback
1	As the Haney area densifies, one might double the size of the tennis courts at Brickwood and remake the play ground to the standards of the Fireman's Park or the one on the Bypass. Since 2017 I have visited just about every kids park in MR. The parks in Haney are very well attended and popular. As we densify we will need more and more and parks for the moms and kids to step out their condos and be in a park within a minute's.
2	No.
3	we need a HUGE concrete noise barrier fence (that could have a mural painted on it) erected from Callaghan up to North Ave all along the Haney bypass. The amount of pollution from the CONSTANT traffic on the bypass both sound and chemical is DISGUSTING and not at all relaxing. All of our trees on the property were destroyed by tent city and the building of Beckett park and the reconfiguration of the bypass.
4	Murals that tell a story about our unique and diverse culture. Businesses that support a carbon neutral mandate. Bike racks.
5	Love the area, but it should be developed with tourist attractions in mind, Maple Ridge has great potential for this area which is just down from the downtown core!
6	Like I said previously, port Haney should be high density and and high rise apartments. Major transit hubs and logistical pathways run through the area. And because it is as far south as you can get in Maple Ridge while also being lower set, this makes it ideal for high rise development while not blocking the views and vistas of our amazing mountain scapes.
7	No
8	N/A
9	Improve pedestrian and cyclist connectivity across and under the Haney Bypass. Make the pedestrian/cyclist tunnel more welcoming. The steps and ramp are terrible. The bollards need to go!!! The neighbourhoods need to be more sheltered from the noisy and busy traffic on the Bypass.
10	Allow or encourage patio pubs and restaurants.
11	I think we have a large attraction (the river) that is grossly untapped and unused. If we can make a nice, attractive, safe, walkable area, with lots of amenities and services with nice residential buildings it would be great for the area
12	Concerns are traffic for residents in the area, I have already been in contact with bc highways in regards to the new intersection at Callahan where people are running the red and the noise from especially the trucks, rigs and Harley's has become unbearable. Nothing is coming out of that maybe you could help. Thank you
13	Safe public parking!
14	The MR Historical Society has been offering four unique summer Music on the Wharf events for a number of years and it is expected to start those up again this year. Hopefully development will not impact on that unique experience.
15	River access for everyone to enjoy! Including restaraunra - get rid of king fisher it's terrible and in prime real estate give it to establishments that people want to go back to
16	Ensure Public transport companies are involved in making transport efficient
17	Mandatory maintenance of empty lots in the area. As the area is becoming more of a family area, curb appeal is important.
18	Try and draw inspiration from other riverfront areas in the lower mainland, IE: Lonsdale or New Westminster Quay. It is never a bad idea to get creative with the area and don't be shy about expropriating land for big picture uses. Build up the area

	and make it nice, people will come and spend money here. The region at large is facing a housing/commercial space shortage. A cute, riverfront area with green space, cafes, and transit would go gangbusters with some people.
19	Build on the visions planners and community leaders had when the Masonic and other historical buildings were moved here and salvaged from demolition. But build with an eye to the harsh lessons already learned from the past two years of climate change and COVID.. And also address the disparity between the haves and have nots in our community. It is very important to make anything built here to be inclusive for all members of our community.
20	Riverfront commercial would be welcome as an attraction.
21	The pier has a lot of potential, more policing for paths / trails along bushed areas to increase safety of residents or moving the treatment places further out of the downtown core
22	Improve the infrastructure in order to support the higher volume of traffic that accompanies a growing population.
23	there is an empty lot on 223 & river rd that would be a perfect pocket park with views of the river. it is already really nice as it is and would require not too much development to be a great asset to the community.
24	possible but I can't think of something at the moment.
25	Thank you for providing this space for feedback. The Port Haney area is charming and I am proud to live here. I hope that the historical, natural, and heritage character will be maintained.
26	Honestly hear what the public have to say. Especially from those who live in the area. Someone from 240th have no idea what the area is 24/7. Offer open sessions that people have a chance to discuss concerns and ideas. Have architect's renditions to illustrate concepts so the public have concrete idea. Six stories impacts views of the River and up and the area. Offer grants to help create the heritage look. We came from Nelson. They revitalized Baker Street. The same could happen on 224th Offer Grants to spruce up buildings there as well. Walmart and old Thrifty store would be a great hotel, University. It would clean up the area and by having the hotel there would bring people into the downtown core. Juried art sculptures placed in the areas throughout. No one culture should be represented some could just be interesting pieces of art see Castlegar and their pieces. Offer walking tours highlighting historic places. Have an art work where different stores establishments showcase art work from the area. Summers months only.
27	Has the Katzie First Nation and Kwantlen First Nation been engaged on this planning exercise? Redeveloping these lands in any way will have an impact on the adjacent bypass and water systems - each requiring some consultation with Federal (DFO) and/or Provincial (MOTI) agencies, both of which are required to consult with First Nations. By consulting with both nations now, it may mitigate changes coming late in the planning process that refutes the work you are doing now.
28	If additional density is proposed, do we have enough parking, road capacity for commuters, and schools to accomodate it?
29	Marina / water access and a nice walking area similar to Osprey Village in Pitt Meadows
30	Like the new affordable housing on 223rd, keep the old historic house as a meeting space and leave it as part of the character in front of the new building. It looks really neat and is an interesting concept to keep the old building, not stop needed housing and development and actually make use out of a heritage building for everyone.
31	If there's going to be more housing, what does the school situation look like?
32	Sign boards with historical photos, info etc. Would be nice to take inspiration from Steveston in Richmond with creating a tourist destination, a pedestrian area to enjoy

	shopping, ice cream, cafes, restaurants all river front. Walkways & paths. A few years ago the newspaper had published a future artists plan of having a bit of a port with boat access and float plane access. That would be really lovely.
33	Charging stations for e-bikes!
34	If you are going to be attracting tourism to the area, one suggestion is public facilities such as toilets available since there are none in the close vicinity. Also it would be great to see increased parking for people who catch the West Coast Express and do not live close to transit so are essentially unable to use the station as there is nowhere to park for park-and-ride.
35	Be quick
36	We need better infrastructure before we increase the density. We gave so much traffic congestion already.
37	Please see "Not Just Bikes" youtube channel for guidance regarding traffic.
38	Crime abd homeless in the area
39	I love that you are reaching out to us locals. Preserving as much of MR is really to me especially near the Fraser river
40	Need more green space for the families moving into the area, increase the size of Beckett Park, it is busy from dawn to dusk, the City owner property adjacent to the Park would be perfect to expand Beckett Park
41	Please replicate the lower Lonsdale area of North Vancouver. We all want a nicer area to hang out near the fraser river. No more strip malls. More coffee shops, breweries, restaurants, all while incorporating the heritage of maple ridge.
42	Better use of the riverfront area, residents want places to eat and drink by the water and have local shops to visit. Currently there is nothing in the area except vacant lots and vagrants
43	As above
44	I believe the riverfront area should be public space connecting ultimately as far east to Kanaka Creek Regional Park via trails and West to the Pitt River Regional Greenway if possible.
45	Relocate the homeless/crackheads and allow our history to be embraced. Build a larger dock so that the paddlewheeler from "the new west quay to mission" can stop at our city. Can you say tourist dollars!!! P.S. Now you have a gateway to uptown (Westminster quay should be your starting point.)
46	Some 6-storey buildings close to Lougheed would be fine but not the entire area.
47	Change the zone so property dedication is possible through redevelopment. Put a moratorium on development until guidelines are established. Develop a stormwater management plan for the area including use of green infrastructure before development proceeds. Halt in-stream development to comply with previous mentioned items.
48	This form did not allow for any real discussion. It was just answering generic questions without opportunity to provide alternative thoughts
49	Pedestrian crossing of the rail line. Increased pedestrian traffic may require an elevated crossing of the rail line. North-south connectivity of walking trails between hillside and waterfront; grade issues will require an integrated design whereby stroller, wheel chair, etc traffic is accommodated.

Self-Guided Walking Tour Results

Stop 1 - Corner of 224th & 117th

- Response #1: *streets further north do not have views of the river so having higher buildings at the north end of Port Haney would allow for less density in the southern areas adjacent to the river- with more opportunity for recreation, relaxation and local commercial.*

Stop 2 - Regency Place

- Response #1: *RE building heights, see above. Heights should start high and diminish as you go towards the river. People are just living there. There is no draw, no recreation, no commercial.*

Stop 3 - Beckett Park

- Response #1: *Great little place for families with kids but please put in some trees along the highway. It would be a 'nice little corner' if you were not sitting beside a . See above re how people are using the space,*

Stop 4 - Corner of St. Anne and 223rd

- Response #1: *Heights on people use- see above. Connection to the past requires direct access to the river and visual landscaping. Block views of the highway. Heritage buildings should be maintained in their original style including signage.*

Stop 5 - Callaghan Street

- Response #1: *River is critical. Re heights and people use, this is a generic question and pertains to the entire area. See above*

Stop 6 - Haney House

- Response #1: *Better walking access like the trail that comes up from the east. That's a beautiful little stretch that should be duplicated throughout the area. Possibly better transit - mini bus that just loops around?*

Thinking of the entire Port Haney Area:

- Response #1: *Much better landscaping with natural plantings. The current parks, with the exception of Haney House do not offer much in terms of recreation, relaxation, non vehicle access. Upkeep on the heritage buildings and stronger direction to ensure it becomes 'greener', building styles respect the heritage. More access to the river.*

Received Emails

June 11, 2022

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

[REDACTED]
[REDACTED]
Maple Ridge, BC [REDACTED]

Telephone: [REDACTED]

E-mail: [REDACTED]

Amanda Grochowich, Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC, V2X 6A9

Telephone : 604-467-7402

E-mail : agrochowich@mapleridge.ca

Dear Amanda Grochowich, Planner

Re: Air conditioning for apartments, fourplexes, triplexes, and duplexes because of climate change should be included in review of land use policies for Port Haney Area.

I realize that, for some people, built-in air conditioners, for new apartments, four plexes, triplexes and duplexes are per se not related to review of land use policies for Port Haney, but I disagree. Without built-in air conditioners, during a heat dome, people will die, which is what happened last year. Moreover, a portable air conditioner and a window air conditioner are not the same as a built-in air conditioner and/or a central air conditioner. A portable or a window air conditioner will cool one room, whereas a built-in air conditioner or a central air conditioner will cool the entire apartment, fourplex, triplex or duplex. **Consequently, built-in air conditioners or central air conditioners increase the value of Port Haney of properties.**

In my original review of land use policies for Port Haney I forgot to mention that all new apartment buildings, fourplexes, triplexes, duplexes, and other dwelling units must have, built-in, air-conditioning units because of climate change. If developers and/or builders complain about the cost associated with purchasing and installing built-in air conditioning, or central air conditioning then offer them a generous tax credit. Finally, do whatever it takes, legally, to ensure that all new apartment buildings, fourplexes, triplexes, duplexes, and other dwelling units have, built-in, air-conditioning units.

[REDACTED]
[REDACTED]

[REDACTED] So, I made a phone call. I phoned the Salvation Army. The Salvation Army told me they don't just help homeless people. If anyone experiences heat exhaustion the Salvation Army will provide them with a place to sleep or will provide them with a fan. In my opinion a fan doesn't cut it. The people that live in the low-income apartment buildings in Port aey need Haney need either window air conditioners or portable air conditioners. [REDACTED]

[REDACTED] I don't want anyone else to die unnecessarily. I am telling all of you this because if the new apartments, fourplexes, triplexes, and duplexes do not have built-in air conditioners then, for some people, their home will be like a furnace and a death trap.

I lived [REDACTED] in the hottest apartment [REDACTED]

[REDACTED] because I lived [REDACTED]

According to my thermometer, during the last year's heat dome, my apartment reached over 100 degrees Fahrenheit, and I had a portal air conditioner, which was running full blast. I phoned up [REDACTED] and I said two words: [REDACTED] I told [REDACTED] I was a refugee from the heat, and [REDACTED] took me in. I stayed with [REDACTED] for a few days, until the heat dome passed.

I moved to [REDACTED] primarily, because I had [REDACTED]

[REDACTED] I had to move to [REDACTED] because I found it too [REDACTED]
[REDACTED] Besides, most of the time, [REDACTED] and I was finding it nearly impossible to [REDACTED]

Moving to [REDACTED] also reduced the impact of climate change on me because my apartment now [REDACTED] Some people, in my building, are buying portable air conditioners, but not everyone can afford to buy a portable air conditioner. However, if the people in the [REDACTED] had built-in air conditioners the [REDACTED] that died of heat exhaustion would still be alive. But, as far as I know, it is next to impossible to build built-in air conditioning units in an existing apartment building, but that is not the case with the proposed new apartments, fourplexes, triplexes, and duplexes because built-in air conditioning units can be included in the building plans. Climate change is real. Climate change is in Port Haney. Finally, [REDACTED] deaths, in Port Haney, from heat exhaustion, are [REDACTED] too many....

Sincerely,

[REDACTED]
P.S. Please respond in writing.

June 8, 2022

[REDACTED]
[REDACTED]
Maple Ridge, BC
[REDACTED]

Telephone: [REDACTED]

E-mail: [REDACTED]

Amanda Grochowich, Planner
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V2X 6A9

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E-mail : agrochowich@mapleridge.ca

Dear Amanda Grochowich, Planner

Re : Review of land use policies for Port Haney Area

I, [REDACTED] wrote a critique of the document entitled Review of Land use Policies for Port Haney, which I obtained from the internet. I also received a letter from the City of Maple Ridge entitled: Review of land use policies for Port Haney Area. In the letter the City of Maple Ridge requested feedback from, mostly, Port Haney residents. I am [REDACTED]
[REDACTED] In the letter I received from the City of Maple Ridge it said the following: "Your feedback will be included in an outcomes and recommendations report to Council discussing any policy or zone amendments."

I spent a considerable amount of time researching, reading, and writing my response to Maple Ridge's Review of Land use Policies for Port Haney. I sincerely hope the City of Maple Ridge implements my recommendations. For once Maple Ridge has the opportunity to make it right regarding revitalizing Port Haney, but please don't displace any low-income people, [REDACTED] However, if Port Haney people must be displaced then please find [REDACTED] alternate, low-income housing located near Port Haney. Finally, 'affordable' housing is not low-income housing.

My critique and feedback of the document entitled Review of land use policies for Port Haney, is located in an e-mail attachment. Please respond in writing to this letter and to the e-mail attachment.

Sincerely,

[Redacted signature]

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: September 27, 2022
FILE NO: 13-6440-20
MEETING: Workshop

SUBJECT: **Scoping Report for Permitting Secondary Suites in all Single Detached and Ground-Orientated Duplex Zones**

EXECUTIVE SUMMARY:

At the April 26, 2022 Council Workshop meeting, staff presented accessory dwelling unit (e.g. secondary suites) regulatory options that would provide more opportunities for creating these forms of housing, which benefit homeowners and those seeking to rent in urban locations where infrastructure, amenities, and public transit already exist. During this meeting, Council directed staff to bring back options to consider allowing secondary suites in the R-2 (single-detached medium density urban residential) and R-3 (special amenity residential – single-detached) zones and the RT-1 zone (two unit urban residential – duplex). Currently, the *Maple Ridge Zoning Bylaw No. 7600-2019* prohibits secondary suites in these three zones. At the April 26, Workshop meeting, Council also noted that community consultation was desired for this topic.

This report presents a community engagement plan to seek feedback on permitting secondary suites in the R-2, R-3, and the RT-1 zones. The intent behind the public engagement process is to invite broad community input and focus on seeking feedback from property owners who own a R-2, R-3, or RT-1 zoned lot. Staff will also be engaging with the development community through the Urban Development Institute (UDI) and Homebuilders Association Vancouver (HAVAN). The input received from the public engagement process will be compiled into an outcomes report and recommendations will be presented to Council for input and to provide direction on next steps that may include bylaw amendments. The public engagement process is anticipated to commence in late January and run through March 2023.

RECOMMENDATION:

That the public engagement process be endorsed, as outlined in the staff report titled 'Scoping Report for Permitting Secondary Suites in all Single Detached and Ground-Orientated Duplex Zones' dated September 27, 2022.

1.0 BACKGROUND:

a) Work Completed Through Housing Action Plan

Public Engagement Process in 2017

With Council's endorsement of the Housing Action Plan in 2014 and subsequent endorsement of the implementation framework in 2015, Council directed in 2016 that the regulations for secondary suites and detached garden suites be reviewed for expansion. In the Fall of 2017, a public consultation process took place to gather feedback from the community on expanding the detached garden suites and secondary suites program. The consultation outcomes on the secondary suite and detached garden suite programs were presented at the February 6, 2018 Council Workshop meeting. Out of 193

survey responses, the majority of respondents indicated support for permitting secondary suites in all single-detached (66% of respondents) and duplex zones (53% of respondents) and the main opposition raised was from residents who are concerned about the supply of on-street parking.

Recent Work

At the April 26, 2022 Council Workshop, staff presented eleven regulatory options that were explored during the public consultation and review of accessory dwelling unit regulations in 2017. During the Workshop, Council directed staff to bring forward a report with detailed information and a description of the amendments for ten of the eleven recommendations. Table 1 below outlines the ten recommendations Council directed staff to move forward with, as well as the progress on each item.

Table 1: Council Directed Work and Progress to Date

	Item	Progress
1.	Removal of the maximum and minimum gross floor area requirement for secondary suites	Zone Amending Bylaw 7857-2022 heard at Public Hearing September 20, 2022*
2.	Development of 'Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite' in the BC Building Code	More information to come
3.	Options to potentially allow secondary suites in all single-detached residential zones	Discussed in this report
4.	Permitting secondary suites in ground-orientated duplexes and townhouses	Discussed in this report (Duplex only)
5.	Permitting secondary suites and detached garden suites on the same lot in the Agricultural Land Reserve	More information to come
6.	Allowing flexible siting of a detached garden suite on a lot	More information to come
7.	Removal of the minimum gross floor area requirement for detached garden suites	Zone Amending Bylaw 7857-2022 heard at Public Hearing September 20, 2022*
8.	Permitting larger detached garden suites in specific residential zones	More information to come
9.	Permitting secondary suites and detached garden suites on the same lot in all residential zones	More information to come
10.	Development of program, for council consideration, that would create "pre-approved" building plan templates for detached garden suites	More information to come

*Zone Amending Bylaw 7857-2022 to remove the minimum and a maximum size requirement for secondary suites, as well as removing the minimum size requirement for detached garden suites was given first and second reading on July 26, 2022.

On April 26, 2022, Council also directed that the current bylaw enforcement, related to the issue of unregistered secondary suites, be held in abeyance while the work to expand the secondary suites and detached garden suites program is underway. At this workshop meeting, Council passed the following motion:

That the current bylaw enforcement related to the issue of unregistered secondary suites be held in abeyance during the review of the bylaw unless there is an obvious nuisance situation that staff are to enforce.

b) Official Community Plan Policy Alignment

Maple Ridge's Official Community Plan (OCP) reflects the community's long-term vision to become more vibrant and prosperous, offering residents stable and special neighbourhoods, thoughtful development, and respect for the built and natural environment. Through the OCP housing policies, the need to provide a mix of housing types, densities, and affordable options is recognized. In order to meet the diverse residential needs of local residents, the OCP housing policies are intended to help:

- Accommodate growth through infill by promoting housing types and tenures to support diverse needs, lifestyles, and preferences (Policy 3-1), by considering disparities in age, income, and mobility;
- Support the provision of rental accommodation and encourage the construction of rental units that vary in size and number of bedrooms (Policy 3-31); and
- Encourage housing that incorporates "age-in-place" concepts and facilitate seniors housing designed to accommodate special needs (Policy 3-33).

Additionally, Policy 3-29 specifically identifies secondary suites as dwelling units that can provide rental housing for the community and that the municipality periodically review and update the secondary suite program to ensure that the regulations are meeting the community's needs.

Policy 3-29 *Maple Ridge recognizes that secondary suites and other detached dwelling units in residential neighbourhoods can provide affordable and/or rental housing in the community. Maple Ridge is committed to ensuring that bylaws and regulations are current, and responsive to community issues and needs*

c) Housing Action Plan and Housing Needs Report Alignment

Council endorsed the Housing Action Plan on September 30, 2014 and the Implementation Framework on September 14, 2015. The development and endorsement of the Housing Action Plan provides the opportunity to implement the strategies and actions to enhance the Official Community Plan policy direction for affordable, rental, and special needs housing. The Implementation Framework contains actions that are based on the Housing Action Plan's strategies. The endorsed strategies of the Housing Action Plan are summarized below:

- Create new rental housing opportunities;
- Continue to monitor secondary suites policies & bylaws; and
- Minimize the loss of existing rental housing.

On February 9, 2021, Council received a Housing Needs Report that found there is a limited supply of rental housing in Maple Ridge, especially in the form of secondary suites that families rely on for mortgage help. The limited supply of rental units is also creating a substantial housing cost increase within the rental market. A key theme from the Housing Needs Report is that there is a growing disconnect between what is available and what is affordable to Maple Ridge residents and that the community and that property owners need secondary suites to assist with the high housing costs.

d) Municipal Scan

In the April 26, 2022 Workshop report, several municipalities in the Lower Mainland were highlighted for permitting secondary suites in all single detached zones. Table 2 below compares Maple Ridge's R-2 and R-3 zones with other BC municipalities that have similar zones, in terms of siting regulations, that allow secondary suites.

Table 2: Comparison of R-2 and R-3 Zone

	Maple Ridge R-2	Maple Ridge R-3	Chilliwack R1-C	Kelowna RU3	Port Coquitlam RS4
Minimum Lot Size	315m ²	255m ²	300m ²	255m ²	300m ²
Minimum Lot Width	9m – Lane access 11m – No Lane access 13m – Corner Lot	8.5m – Lane access 11m – No Lane access 13.5m – Corner Lot	10m	8.5m	9.5m
Minimum Lot Depth	30m - Lane access 27m - No Lane access	30m -Lane access 27m- No Lane access	30m	27m	28m
Lot Coverage Maximum	50%	50%	Based on density	40%	Based on density
Required Parking	1 Off-Street Parking Space	1 Off-Street Parking Space	1 Off- Street Parking Space	1 Off- Street Parking Space	1 Off- Street Parking Space

Table 2 shows that accommodating the additional off-street parking space for a secondary suite on a small urban lot is deemed feasible and permitted within other municipalities. However, additional research is required to better understand what approaches these municipalities took to mitigate any neighbourhood concerns and if they have identified any differences in neighbourhood complaints based on single detached lot size.

2.0 DISCUSSION:

Currently, the *Maple Ridge Zoning Bylaw No. 7600-2019* only prohibits secondary suites in three zones that also permit single-detached residential use: R-2 (Single-detached (Medium Density) Urban Residential), R-3 (Special Amenity Residential) and RT-1 (Two-Unit Urban Residential). In the RT-1 zone, a single detached or a duplex form are permitted in this zone, however, the predominant form within this zone is duplex.

Section 2.0 outlines the current zoning bylaw regulations for secondary suites, temporary residential units and the R-2 and R-3 zones. This section also discusses what will be explored with the community through the engagement process. Subsection 2.3 discusses permitting secondary suites in ground-oriented duplexes and how this work relates to the work being undertaken to establish a density bonus rate in the RS-1 Single Detached Residential zone to permit duplex and small lot subdivision (potentially to permit the R-1 zone, which has a minimum lot size of 371m²).

2.1. Current Zoning Bylaw Regulations - Secondary Suites and Temporary Residential Units

Secondary suites are a key form of rental housing, as it allows eligible renters the ability to move into home ownership with the assistance of a mortgage helper. Additionally, this mortgage helper contributes to the rental supply, allowing rental housing to increase in availability. Temporary Residential Units are similar to a secondary suite in form, but it must be used as housing for a relative of the property owner.

The *Maple Ridge Zoning Bylaw No. 7600-2019* regulates where secondary suites and temporary residential units can be located in the city, the size of the suite, and the number of required parking spaces. Temporary residential units are permitted in the R-2 and RT-1 zone, whereas secondary suites are not permitted in either the R-2, R-3 or RT-1 zone. Under current Zoning Bylaw requirements, a secondary suite and temporary residential unit are not permitted on the same lot. Table 3 below summarizes the City's current requirements for secondary suites.

Table 3: Current Regulations for Secondary Suites

Regulatory Requirement	Secondary Suites	Temporary Residential (occupant must be a relative)
Permitted Location	All Single Detached zones, except R-3 & R-2	All Single Detached zones, except R-3
Minimum Floor Area	37m ² (<i>Zone Amending Bylaw 7857-2022 proposes removal of the 37m²</i>)*	N/A
Maximum Floor Area	90m ² (<i>Zone Amending Bylaw 7857-2022 proposes removal of the 90m²</i>)*, not to exceed 40% of the total floor area of the building	not to exceed 40% of the total floor area of the building
# Permitted Per Lot	One	One
Primary Dwelling Relationship	Must locate in primary dwelling	Must locate in primary dwelling
Parking Requirement	One per unit	One per unit
Strata Title	Not permitted	Not permitted
Floodplain Requirement	Suite must be above Flood Construction Level	Suite must be above Flood Construction Level
Septic Site Requirement	Must notify Fraser Health Authority if Lot is not serviced by Community Sanitary Sewer System	Must notify Fraser Health Authority if Lot is not serviced by Community Sanitary Sewer System

*Zone Amending Bylaw 7857-2022 to remove the minimum and a maximum size requirement for secondary suites was given first and second reading on July 26, 2022.

2.2 R-2 and R-3 Single Detached Zone Regulations

Currently in Maple Ridge there are approximately 1,500 properties zoned R-3 and 500 properties zoned R-2. These two single detached zones also have the smallest minimum lot area requirements in the Zoning Bylaw, with the R-2 zone having a minimum lot area of 315m² and the R-3 zone having a minimum lot area of 255m². However, one area in Albion, which is bounded by 102 Avenue to the south, Albion Park to the east, 104 Avenue to the north and 240 Street to the west, has minimum lot area of 217m². This very small single detached lot size regulation was previously permitted in the R-3 zone, but was changed with the adoption of the new Zoning Bylaw in late 2020.

Table 4 outlines the siting regulations for both the R-2 and R-3 zones, as well as the permeable surface requirements. In the Zoning Bylaw, permeable surfaces include non-grouted bricks and pavers or crushed rock, and other ornamental features used for landscaping, but it does not include non-permeable Off-Street Parking areas, uncleared natural vegetation, undergrowth or uncontrolled weeds.

Table 4: Siting and Permeable Surface Regulations for R-2 and R-3 Zones

	R-2 Zone	R-3 Zone
Minimum Lot Size	315m ²	255m ²
Minimum Lot Width	9m – Lane access 11m – No Lane access 13m – Corner Lot	8.5m – Lane access 11m – No Lane access 13.5m – Corner Lot
Minimum Lot Depth	30m - Lane access 27m - No Lane access	30m - Lane access 27m – No Lane access
Lot Coverage Maximum	50%	50%
Required Parking	2 Off-Street Parking Space	2 Off-Street Parking Space
Permeable Surface	<ul style="list-style-type: none"> • Front Yard must be 30% permeable • 40% of the Lot Area shall be maintained as a permeable surface 	<ul style="list-style-type: none"> • Front Yard must be 30% permeable • 40% of the Lot Area shall be maintained as permeable surface
Permits Secondary Suite	No	No
Permits Temporary Residential Units	Yes	No
Backyard Requirement	None	None

Community Consultation for R-2 and R-3 Zoned Properties

There are two scenarios to explore when considering permitting secondary suites in the R-2 and R-3 zones: 1) the roughly 2000 R-2 and R-3 zoned properties in existence today (see Appendix A for map); and 2) future development utilizing these zones. For new housing construction under a zone where a secondary suite is permitted, the developer/builder typically applies the secondary suite requirements from the beginning of the design process and addresses challenges through site and building design. Being able to consider secondary suite requirements, such as parking, at the beginning of the process is a key benefit to permitting secondary suites in R-2 and R-3 zones.

For existing properties zoned R-2 and R-3, staff are aware of many unregistered secondary suites in these zones through various complaints or inspections. In the past, when enforcement action was taking place, the homeowner was required to remove elements of the suite (stove, cabinets, etc.), resulting with the displacement of the tenant. Staff have little discretion in these situations and have concerns due to the limited supply of rental housing in Maple Ridge, and homeowner's reliance on suites as a mortgage helper. However, such enforcement has been in abeyance, since April 26, 2022, under Council direction.

Through this process, staff will be seeking community feedback on these two scenarios and identifying concerns the community may have with permitting secondary suites in the R-2 and R-3 zones.

2.3 Duplexes and Secondary Suites

The British Columbia Building Code (BCBC) now permits secondary suites within ground-oriented duplexes that are divided by a vertical wall. The City of Maple Ridge permits duplexes in the RT-1 zone (Two-Unit Urban Residential), which permits either a single-detached or duplex use, but the zone does not permit a secondary suite for either use. Temporary residential units are permitted in the RT-1 zone.

The minimum lot size for the RT-1 zone is 750m², or if located in the Town Centre Area, the minimum lot size is 557m² if located on a corner lot or has lane access. Currently in Maple Ridge, there are 123 lots that are zoned RT-1 (see Appendix B), with the majority of the duplex forms being ground-oriented. Additionally, the majority of the duplex zoned lots are over 800m² in size, which is more than double the lot size of the R-1 (Single-detached Low Density Urban Residential) zone that permits secondary suites.

Relation to the RS-1 and Duplex Infill Compatibility Framework

At the June 14, 2022 Council Workshop, Council endorsed the engagement process for the RS-1 Single Detached Zone review. The process will involve seeking community feedback on establishing a density bonus rate in the RS-1 Single Detached Residential zone to permit duplex and small lot subdivision (potentially to the R-1 zone which has a minimum lot size of 371m²) without the need to rezone. The June 14, 2022 Council Workshop report also noted that development permit guidelines for duplexes will be developed to help guide form and character and encourage compatible design with the existing neighbourhood.

While the RS-1 zone review work is separate, it is not unrelated. Should Council move forward with establishing a density bonus rate to permit duplexes in the RS-1 zone (minimum lot area 668m²), it could mean that through this work, new duplex developments may be eligible to have a secondary suite. However, because the BCBC changes only apply to ground-oriented duplexes, secondary suites would not be permitted in stacked duplexes.

Community Consultation for Duplexes

Seeking community feedback on permitting secondary suites in the RT-1 zone is proposed for this consultation process, as it is timely with RS-1 and Duplex Infill Compatibility work currently being undertaken. The engagement processes for the subject Secondary Suites Program Expansion and the RS-1 Zone Review will be designed to avoid consultation fatigue.

3.0 PUBLIC ENGAGEMENT PROCESS AND TIMELINES

The public engagement process will aim to solicit feedback from the broader community and specifically from those who own property zoned R-2, R-3, or RT-1. The engagement components will include a webpage informing on the project and current secondary suites regulations, an introductory online video, and information how to provide feedback. Members of the public will be invited to participate in two open houses (same content offered at each event) and complete an online survey. Notification of the project and invitations to participate will be delivered through social media, the local newspaper, and project webpage. An invitation letter will be mailed to property owners of the respective topic zones requesting their participation in the engagement process.

The following engagement activities are proposed for consultation process:

- Community Survey: The aim for the online survey is to reach as many members of the community as possible for input. The survey will be available on the project webpage and paper versions of the survey will also be available at the open house events and at the City Hall reception and front counter.

- Community Open House: Two in-person open houses are anticipated for this engagement process. The open houses will provide information on the project, general information on secondary suites, an opportunity to complete the survey and discuss their concerns with staff. Additionally, representatives from the building department will be available at these open houses to answer questions about building code for secondary suites. Building department guides and handouts regarding secondary suites will be updated and available at the open houses. Staff are also proposing a third-party contractor to answer questions about feasibility and costing.
- Industry Consultation: Staff will also be engaging with the Urban Development Institute (UDI) and the Homebuilders Association Vancouver (HAVAN) and seeking feedback on potential benefits and challenges for permitting secondary suites in the R-2, R-3, and the RT-1 (duplex) zone for future development.

3.1 Branding and Public Engagement Notifications

Planning will work with the Communications Department on creating a Secondary Suite Program Expansion brand and webpage for sharing information with the public. This will also likely include a kick-off video that can be posted on YouTube. Broad community advertising of the process will include:

- Letters be sent to each household with either R-2, R-3 and RT-1 (duplex) zoning inviting them to two different open houses;
- Posters in high community traffic areas, such as the Leisure Centre, the ACT, City Hall, library, Seniors' Centre, Greg Moore Youth Centre, and distributed to Committees of Council;
- Spotlight space on the City's main landing page;
- Social media posts, such as Facebook, Instagram, and Twitter; and
- Newspaper advertisement.

3.2 Feedback Shape Recommendations

The input received from the public engagement process will be compiled into an outcomes report and presented to Council. This report will also contain information on how other municipalities are accommodating parking for secondary suites on smaller infill lots. Once the outcomes report is received by Council, recommendations for next steps in the process will also be presented for Council's consideration. This would potentially involve drafting Zoning amendment bylaw and may also involve other bylaw amendments, such as the Off-Street Parking Bylaw.

Once the engagement process and review are complete, Bylaw staff will commence enforcement based on Council's direction. Should Council support allowing suites in either the R-2 or R-3 zones, owners will be advised on how to register their suite. Should Council not authorize suites in either the R-2 and R-3 zones, Bylaw staff would commence enforcement and decommissioning of the suites.

3.3 Timelines

The public engagement process is anticipated to commence in late January and run through March 2023. Figure 1 below outlines the recommended planning process for the exploration of permitting secondary suites in the R-2, R-3, and the RT-1 (duplex) zone.

Figure 1: Public Engagement Timelines



4.0 STRATEGIC ALIGNMENT

Expanding the secondary suites program through thoughtful planning and policy work is a Council priority, as established under the Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan.

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Expanding the secondary suites program will continue to involve several City departments. An initial interdepartmental meeting for the expanding the secondary suite program has already occurred with the following departments and further meetings to obtain input and expertise are also anticipated:

- Building
- Economic Development;
- Engineering;
- Development and Environmental Planning;
- Fire;
- Bylaws; and
- Communications.

It is anticipated that staff from the Building Department will be the only non-planning staff to attend the open house; however, the other departments will be involved in providing input into the preparation of event information and the community survey.

6.0 FINANCIAL IMPLICATIONS

The process to potentially expand the secondary suite program will be included in the City's 2023 business plan.

CONCLUSION:

Secondary suites are a key form of rental housing, as it provides a mortgage helper to families purchasing a single detached home and it contributes to the rental supply, allowing rental housing to increase in availability. With the limited supply to rental housing in Maple Ridge, especially in the form of secondary suites that families rely on for mortgage help, expanding where secondary suites are permitted warrants consideration.

At the April 26, 2022 Council Workshop meeting, Council directed staff to bring back options to potentially allow secondary suites in the R-2 and R-3 single detached zones and permit secondary suites in ground orientated duplexes (RT-1 Zone). At this Workshop meeting, Council also directed that community consultation be included in this regulatory review.

The community engagement process proposed in Section 3.0 will be designed to seek the community's feedback on permitting secondary suites in the R-2, R-3, and the RT-1 (duplex) zones and on potential options to mitigate community concerns, such as parking. The public engagement process is anticipated to commence in late January and run through March 2023. The input received from the public engagement process will be compiled into an outcomes report and recommendations will be presented to Council. The recommendations could potentially involve drafting a bylaw to amend the Zoning Bylaw, an amendment to the Parking Bylaw, and/or an OCP amendment to the Development Permit Guidelines for Intensive Residential Development (applicable to the R-3 zone). Once the engagement process and review are complete, the moratorium on bylaw enforcement will cease.

"Original signed by Krista Gowan"

Prepared by: **Krista Gowan, MA**
Planner 1

"Original signed by Lisa Zosiak" for

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

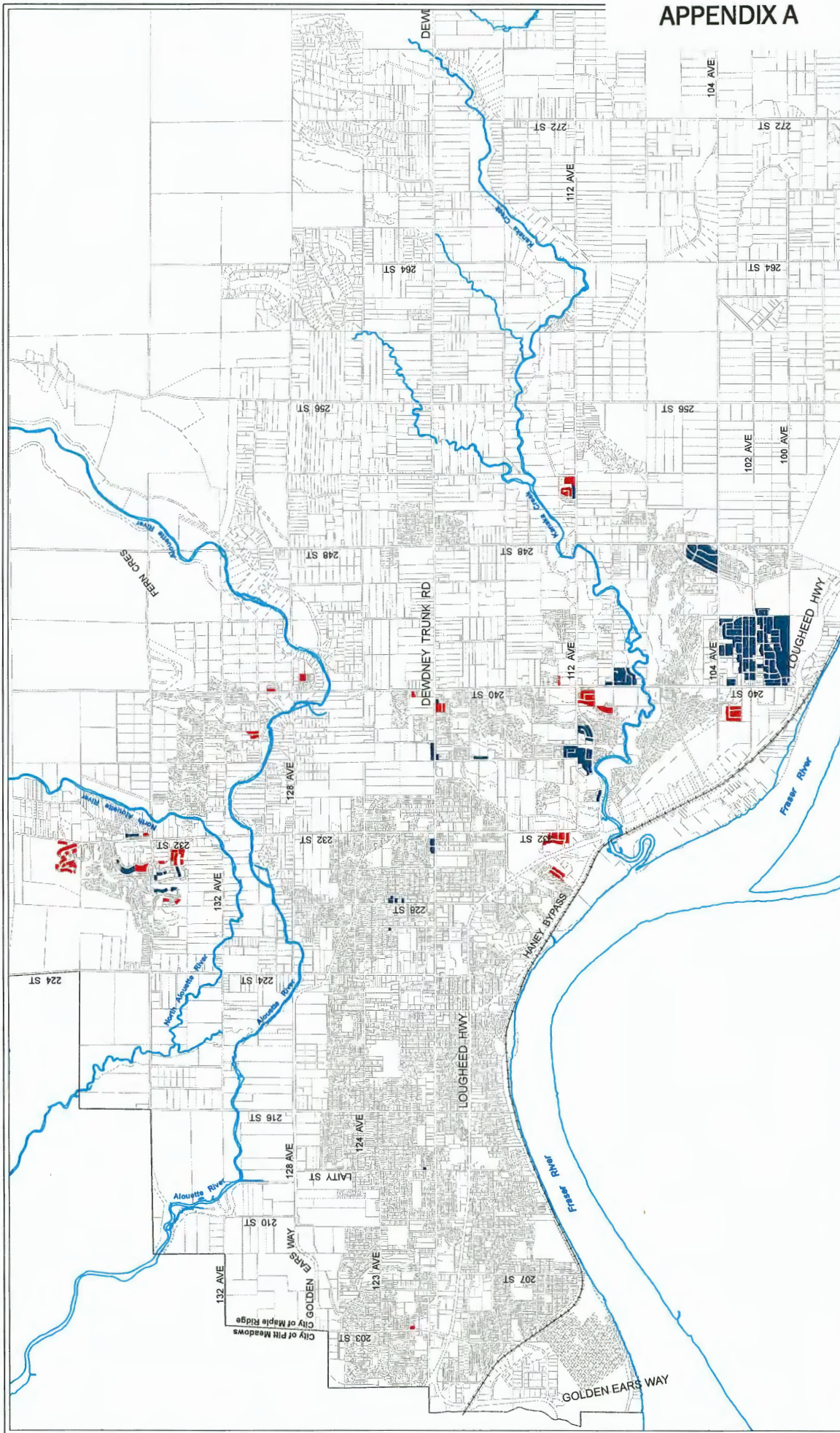
"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

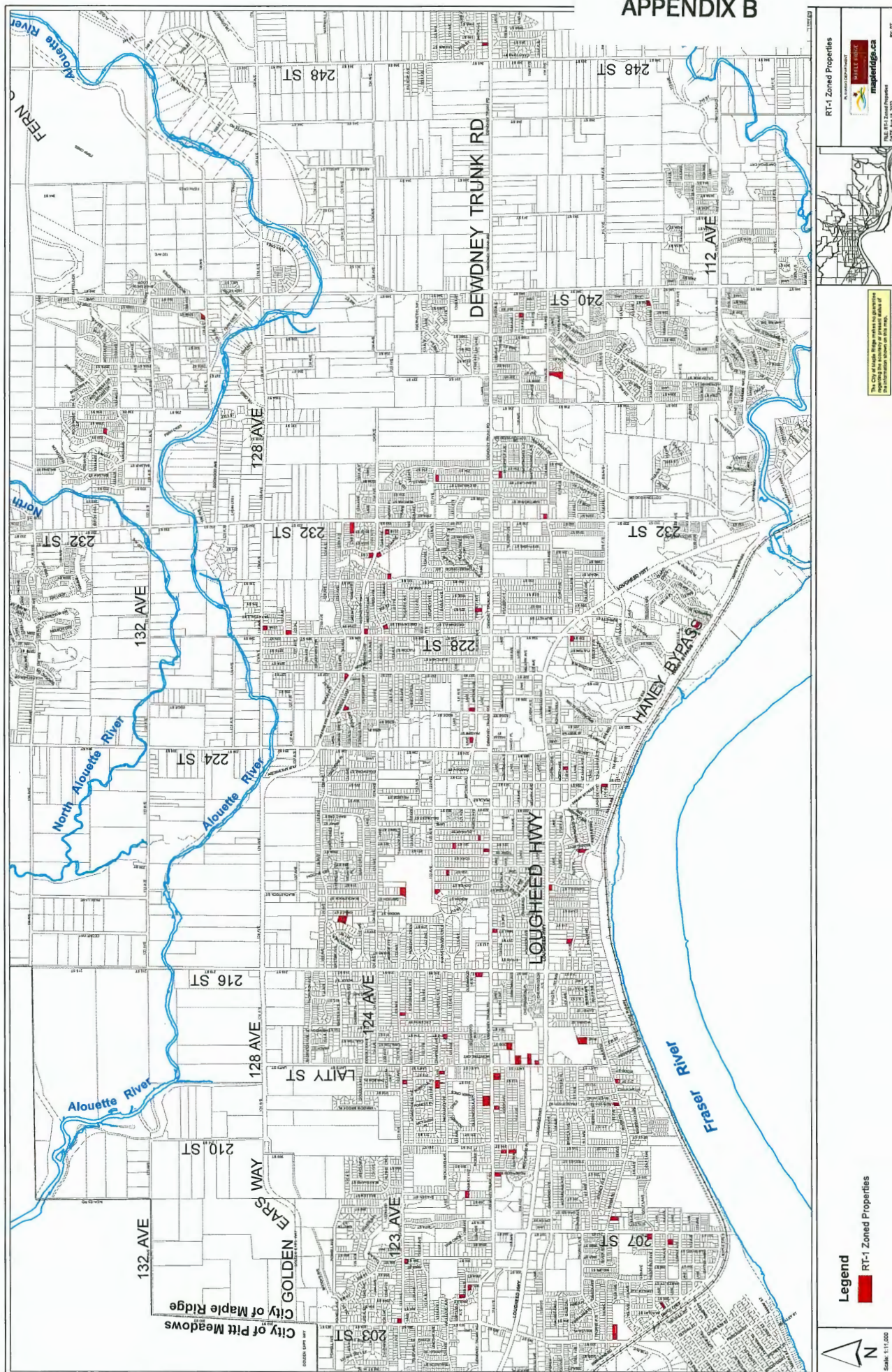
The following appendices are attached hereto:

Appendix A – Map of Properties Zoned R-2 and R-3

Appendix B - Map of Properties Zoned RT-1



APPENDIX B



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: September 27, 2022
FILE NO: 13-6440-20
MEETING: Workshop

SUBJECT: Scoping Report for Short-Term Accommodation Regulatory & Enforcement Framework

EXECUTIVE SUMMARY:

The term “short-term accommodations” is an umbrella term used to describe temporary overnight accommodations for paying guests, who are staying fewer than 31 consecutive days. There is a growing trend of “short-term accommodations” that have become an income generator for private property owners through online platforms, such as Airbnb and VRBO. However, zoning regulations do not typically align with this use and many municipalities are currently working on how to allow this use, while ensuring safe conditions for guests and that the use is not disruptive for the surrounding residents. In Maple Ridge, the growing number of unregulated short-term accommodations within the community has become a concern with some residents and Council.

At the November 3, 2020 Workshop meeting, staff presented the regulations for existing short-term accommodations, such as Hotels, Bed and Breakfasts, and Boarding, and included options to either bring forward a regulatory approach to broaden where short-term accommodations are permitted, or clearly prohibit unregulated short-term accommodations in the Zoning Bylaw. At this meeting, Council directed:

That staff be directed to proceed with option 1, implementing specific options for short-term rentals, outlined in the November 3, 2020 report titled “Short-Term Rental Options”, and prepare a regulatory and enforcement framework for short-term rentals in Maple Ridge.

The purpose of this report is to outline a draft regulatory and enforcement framework for permitting short-term accommodations beyond what is already permitted for Council consideration. The aim of the proposed draft framework is to provide a springboard for community consultation and to modernize the existing Bed and Breakfast regulations, while balancing the neighbourhood character and guest’s safety. This report presents a public engagement process to seek the community’s feedback on the proposed draft regulatory and enforcement framework.

RECOMMENDATION:

That the public engagement process be endorsed, as outlined in the report titled “Scoping Report for Short-Term Accommodation Regulatory and Enforcement Framework” and dated September 27, 2022.

1.0 BACKGROUND:

There has been worldwide growth in the use of private residences for tourist and visitor accommodations in recent years through online platforms, such as Airbnb and VRBO. For a fee, these platforms enable listing, searching and booking an accommodation, often within a private residence, for short-term stays. Property owners can offer an entire unit, individual rooms in a unit, or a bed in a shared room for a set price. The online platforms often allow prospective visitors to filter their search results according to their preferences.

The most common benefit of short-term accommodations is the extra income generated that helps homeowners offset housing costs in an expensive housing market, while providing the homeowners the flexibility in utilization of the space. Additionally, while short-term accommodations help support the tourism market, there is a concern that this use negatively impacts the long-term rental market by reducing supply and thus driving up rents.

On September 17, 2019, staff brought a report to Council Workshop titled “Secondary Suite Regulatory Review Accountability Mechanisms”, which took an in-depth look the [advantages and disadvantages](#) of various options, such as a Good Neighbour Agreement, and also included a discussion on Private Home Tourist Lodging. At this meeting, staff noted the timing of a review on short-term accommodations should consider the 2020 BC Summer Games (which were subsequently postponed due to the Covid-19 pandemic and to now occur in 2024).

At the November 3, 2020 Workshop meeting, staff presented the regulations for existing short-term accommodations, such as Hotels, Bed and Breakfasts, and Boarding. From this meeting, Council directed staff to bring forward a regulatory and enforcement approach to broaden where short-term accommodations are permitted.

In the November 3, 2020 Workshop report, an overview of common practices for regulating short-term accommodations as a separate category from Hotels, Bed and Breakfasts, and Boarding was provided. Table 1, below, is a list and description of common practises that jurisdictions in British Columbia, and across Canada have implemented.

Table 1 –Summary of Common Short-Term Accommodation Regulations

Common Practice	Description
Principal residence*	Permitting short-term accommodations only within dwelling units occupied as someone's principal residence helps mitigate the impact of this use on long-term rental supply and disruptions to neighbourhoods.
Business Licence Required	The operator requires a valid business licence issued by the municipality.
Number of Guests Cap	A cap on the number of guests at any one time.
Parking	The number of onsite and/or offsite parking stalls required per sleeping unit.
Safety Provisions	Additional specific provisions that ensure guest safety (i.e. short-term accommodation unit inspected prior to issuance of business licence).
Nuisance Provisions	Additional specific provisions that reduce community impact (i.e. Provide guests with 24/7 contact).
Higher fines	Fines for non-compliance should be high enough to be a deterrent.
Obtain third party data	Third party monitoring system that staff can use to verify compliance of a short-term accommodation listing.
Extensive communications	Proactive, multi-faceted and widespread communication of regulations achieves higher rates of voluntary compliance.

* A principal residence is the primary location that a person inhabits, also referred to as primary residence or main residence for most of the year.

b) Official Community Plan Housing Policies

Maple Ridge’s Official Community Plan (OCP) housing policies encourage a mix of housing types, densities, and affordable options to meet the diverse residential needs of local residents. The OCP encourages the creation of rental units and discourages the loss or conversion of long-term rental units. While short-term accommodations provide tourism benefits to the community and a flexible income-generator for the property owner, OCP Policy 3-29 highlights the benefits that secondary suites and

detached garden suites provide to the long-term rental market by contributing to a range of housing options, sizes, and ample supply that helps keep rents more affordable.

c) Maple Ridge Housing Action Plan

Council has remained committed to creating new rental housing opportunities since the endorsement of the Housing Action Plan (on September 14, 2015). Since 2016, Business Plans have included work on rental creation, such as the Detached Garden Suite Pilot Project and removal of the Owner Occupancy Requirement for secondary suites and detached garden suites. Council reiterated this commitment on April 26, 2022 with a direction to staff to review regulations for secondary suites and detached garden suites.

While work has been ongoing through various initiatives to increase rental housing in Maple Ridge, one downside of allowing short-term accommodations within private homes is the potential impact to the long-term rental housing supply.

d) Existing Short-Term Accommodation Regulations in Maple Ridge

The distinction between accommodations for residential use and short-term tourist accommodation has become somewhat blurred with the emergence of various online platforms. The services provided within residential buildings and tourist accommodations are becoming somewhat similar as well, with Bed and Breakfasts operating out of residences and hotels offering self-catering suites as accommodations. As short-term accommodations within private residences becomes more popular, many municipalities have adopted or are considering regulatory frameworks that clarify the differentiation, address any gaps in regulations, and mitigate negative impacts on the long-term rental stock. Table 1, below, provides a snapshot of the three main short-term accommodation regulations in the *Maple Ridge Zoning Bylaw No. 7600-2019*.

Table 1 – Short-Term Accommodation Regulations in Maple Ridge

	TOURIST ACCOMODATION (i.e. Hotel)	BED AND BREAKFAST	BOARDING
Length of Stay	Maximum thirty (30) consecutive days per year	Maximum thirty (30) consecutive days per year	Unrestricted period of time
Guest Cap	Accommodation ratio specified in zoning requirements	Maximum six (6) guests	Maximum two (2)
Sleeping Unit Cap		Maximum of three (3) Sleeping Units**	Maximum two (2)
Meal Facilities/ Services	Dining facilities, meeting rooms, Recreational Facilities	Breakfast provided on the premises**	Access to common Cooking Facility or provided with regular meals
Permitted in SS or DGS	N/A	No	No
Owner Required to be Onsite	N/A	Yes	No
Requires Business Licence	Yes	Yes	No

* Maximum six (6) guests at any one time includes the number of Boarders in calculating the maximum number of guests.

**SLEEPING UNIT means a use providing one or more rooms for the lodging of one or more Persons when the Sleeping Unit contains no Cooking Facilities.

e) Short-Term Accommodation Market in Maple Ridge

Collecting accurate and detailed data on short-term rental operations is difficult for municipalities to obtain without the assistance of third-party technologies that scrape listing and booking information from the internet. However, in 2021, the Hotel Feasibility Study Update was completed by the Economic Development Department and it provides a snapshot of short-term accommodations available in Maple Ridge. At the time, the Study indicated that tourist accommodations in Maple Ridge included:

- 56 hotel rooms (from one accommodation);
- 3 Bed and Breakfasts offering rooms throughout the community; and
- 134 short-term accommodation units active on Airbnb.

As of November 2020, there were only 63 short-term accommodations available in Maple Ridge. Since the November 2020 report, the number of short-term accommodation units available on Airbnb has nearly doubled.

2.0 DISCUSSION:

This section outlines, for Council consideration, a draft regulatory and enforcement framework for permitting short-term accommodations beyond what is already permitted. The aim of the proposed draft framework is to provide a springboard for community consultation and to modernize the existing Bed and Breakfast regulations, while maintaining neighbourhood character and guest safety. To modernize the Bed and Breakfast requirements, the draft framework proposes changing the name from “Bed and Breakfast” to “Short-Term Accommodations”, eliminating the requirement for breakfast to be provided, expanding where a homeowner can provide a Short-Term Accommodation, and updating business licencing requirements.

2.1 Draft Regulatory and Enforcement Framework

The following preliminary regulations are identified for consultation purposes:

Principal Residence Requirement

Currently, the Zoning Bylaw’s Bed and Breakfast regulations require that the property owner, who is also the operator of the Bed and Breakfast, to live on the property year-round (known as a Principal Residence) and reside on site during guests stay. The draft framework proposes keeping the requirement that the property owner, who will also be the operator of the short-term accommodation, operate the short-term accommodating in their Principal Residence, but clarifying that the property owner will not be required to stay on site during guests stay. By using the language of “Principal Residence” it allows the property owner the option to not be on-site while there are short-term accommodation guests, but it helps protect the availability of long-term housing, with the idea being a principal residence is already someone’s home and therefore no long-term housing is being lost.

Business Licence Required

Currently, a business licence is required for property owners who wish to operate a Bed and Breakfast. The same approach is proposed for short-term accommodation operators, but additional business licence conditions are proposed in this draft framework.

Similar to the Bed and Breakfast regulations, it is proposed that only a registered owner of the property, who occupies the dwelling as their principal residence, would be eligible to apply for a short-term accommodation business licence. Tenants, family members who are not registered on title, or other occupiers of the property would not be eligible to obtain a short-term accommodation business licence. Corporations also would not be eligible for a short-term accommodation business licence within a private dwelling unit. To prevent multiple registered owners from obtaining individual licences for a single

property, the proposed bylaw regulations would only permit one short-term accommodation business licence to be issued for a single dwelling unit.

By requiring a business licence for short-term accommodations, it provides the opportunity for additional information and documentation to be required to help ensure property owners are educated on City nuisance bylaws and that their operation and guests will be respectful of neighbouring residents. Additional documents proposed as part of the business licence requirements are a Good Neighbour Agreement, strata council authorization, a parking plan, and some life safety documents.

By requiring the additional documents, the City is expanding the ways in which a business licence for a short-term accommodation can be suspended or cancelled. Should a business licence be rescinded, the property owner of where the short-term accommodation is operating must, within ten (10) business days, deliver to the Corporate Officer a written request to have the business licencing reinstated. Then the Corporate Officer would refer the request to Council and notify the applicant or Licence holder of the time and place at which Council will reconsider the Licence Inspector's decision.

Location

Currently, Bed and Breakfasts in Maple Ridge are only permitted in Single Detached dwellings that do not have a secondary suite or detached garden suite on the property. However, unlike traditional Bed and Breakfasts, short-term accommodations are often offered in a portion of a dwelling unit (one or more bedrooms with access to the rest of the dwelling unit), or an entire dwelling unit subject to a number of conditions.

The proposed regulatory framework defines where a property owner is able to operate a short-term accommodation. Generally, short-term accommodations will be permitted in most residential dwelling forms, but will be subject to conditions. Table 2 below outlines the draft framework, identifying where short-term accommodations are proposed to be permitted and where this use would not be permitted.

Table 2: Draft locations of where short-term accommodations may be permitted.

Private Dwelling Forms Where Short-Term Accommodations Will Be permitted (subject to conditions):	Private Dwelling Forms Where Short-Term Accommodations Won't Be Permitted:
✓ Single detached	x Unregistered secondary suites or detached garden suites
✓ Registered secondary suites	x Temporary Residential (TRU)
✓ Registered detached garden suites	x Purpose built rental buildings
✓ Duplexes	x Accessory Structures (such as sheds)
✓ Triplexes, Fourplexes, Courtyards	x Manufactured Home Parks
✓ Townhouses	x Campers, RV's, Tents, or other recreational vehicles or equipment
✓ Apartments	x Residential uses in non-residential zones, such as care-taker residence in industrial or institutional zoned properties
	x A dwelling unit that contains, a boarding use, a child care facility, a private hospital, or an assisted living facility (including supportive recovery and special needs housing)

Capping Number of Guests and Sleeping Units

The number of guests that are permitted within a short-term accommodation is based on the number of bedrooms (e.g. 2 adults per bedroom). The proposed draft framework includes keeping the same guest and sleeping unit maximums as the Bed and Breakfast regulations, which are a maximum of six guests and a maximum of three sleeping units in a single detached house. However, the draft framework

proposes to expand this cap to duplexes and reduce the maximums for other housing forms as outlined in Table 3.

Table 3: Proposed Maximum Number of Guests and Sleeping Units Per Residential Housing Forms

	Single Detached and Duplex Forms	Triplex, Fourplex, Courtyard, Townhouses and Apartments
Maximum Number of Guests	6	4
Maximum Number of Sleeping Units	3	2

Parking

Currently, the Bed and Breakfast regulations require that one off-street parking space per sleeping unit is required. The same parking regulation is proposed for the draft short-term accommodation framework. For example, if a short-term accommodation operator is offering three sleeping units, as part of their business licence application, they must demonstrate three vehicles can be accommodated onsite through a site plan showing the location of the parking spaces.

Safety Provisions

Some life-safety regulations are proposed in obtaining a business licence to operate a short-term accommodation. The intent is to help ensure the safety of guests, while not being overly expensive for the property owner. Some proposed life-safety provisions are:

- Provide emergency contact name and number to guests and City;
- Post a fire safety plan by all entrances and exits to the Short-Term Rental Accommodation;
- Have smoke alarms* on each floor and in each bedroom of the Short-Term Accommodation;
- Have an accessible fire extinguisher* on each floor of the Short-Term Accommodation;
- Have carbon monoxide detectors* on each floor of the Short-Term Accommodation;
- Sleeping Unit windows meet BC Building Code for egress; and
- Not permitting more than ten people in a dwelling unit at any time.

* Regulations will require these units be changed regulatory prior to expiration dates.

Nuisance Provisions

As part of the Business Licence application to operate a short-term accommodation, the property owner will have to enter into a Good Neighbour Agreement. The intent of this Agreement, which is currently used as an accountability mechanism for non-owner occupied single detached rental units, is to set out reasonable responsibilities for the property owner operating the short-term accommodation. This Agreement can also outline how the City will deal with complaints, including legal action.

Should a property owner operating a short-term accommodation wish to rent out a dwelling unit that is part of a strata, a strata authorization form will be required, as some strata corporations limit or ban short-term rentals through their own bylaws.

In addition to a signed Good Neighbour Agreement and Strata Council Authorization, the proposed regulations will require a short-term accommodation operator to designate a responsible person to be available at all times to respond to any complaints received related to the short-term accommodation and the property owner is not responding.

Also, in addition to fines captured under the *Nuisance Prohibition - Bylaw 7596-2019*, staff are considering implementing other fines for non-compliant short-term accommodations. Some commonly utilized fines are:

- Operating without a valid business licence;

- Operating contrary to zoning restrictions;
- Listing or advertising a short-term accommodation exceeding approved bedroom count on business licence;
- Operating a short-term accommodation in a home that is not someone's principal residence;
- Operating an unsafe or nuisance property; and
- Refusing entry for inspection by a Licence Inspector or City representative

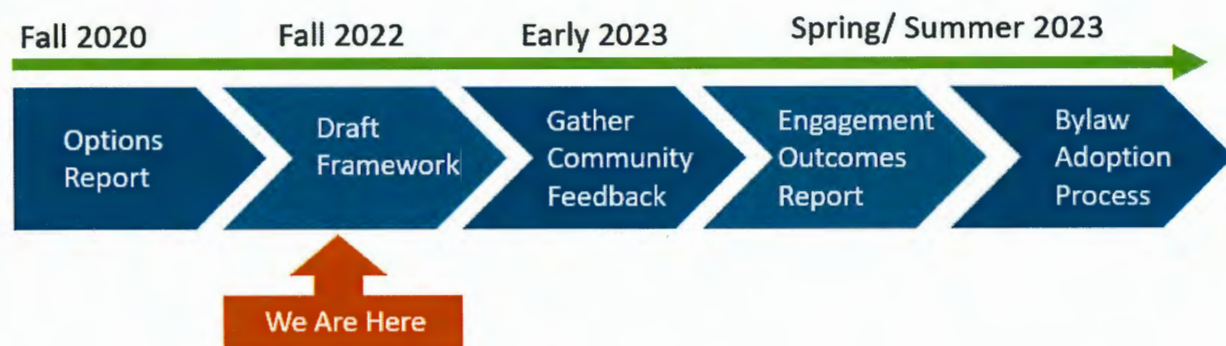
3.0 PUBLIC ENGAGEMENT PROCESS AND TIMELINES

An engagement process is proposed to gather feedback from the community on the draft regulatory framework for short-term accommodations. Planning will work with the Communications Department on creating a short-term accommodation brand and webpage for sharing information with the public. Engagement will also include a kick-off video that can be posted on YouTube. Members of the public will be invited to share their feedback through an online survey or by phone or email. A survey will be available on the project webpage and paper versions will also be available at the workshop events and at City Hall reception and front counter.

The input received from the public engagement process will be compiled into an outcomes report and presented to Council. Once the outcomes report is received by Council, recommendations for next steps in the process will also be presented for Council's consideration. This would potentially involve drafting a bylaw to amend the Zoning Bylaw and Business Licencing Bylaw.

Figure 1 below outlines the project timelines, including the public engagement process. The engagement process is anticipated to commence in mid-January and run through February 2023.

Figure 1: Project Timelines



4.0 STRATEGIC ALIGNMENT

Achieving long term sustainability through thoughtful planning and policy work is a Council priority, as established under the Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan.

5.0 FINANCIAL IMPLICATIONS:

Should Council wish to proceed with the draft short-term accommodation regulatory and enforcement framework, this work will be included in the City's 2023 Business Plan.

Additionally, staff predict there will be budgetary impacts related to the implementation of short-term accommodation regulations, including processing of business licence applications, property inspections,

and additional bylaw enforcement resources and monitoring services required. Draft budget requirements will be presented with associated draft bylaws.

6.0 INTERDEPARTMENTAL IMPLICATIONS:

The draft regulatory framework and engagement plan will be a multi-department undertaking between the Planning, Economic Development, Bylaw & Licensing Services, Fire Department, and Building Department.

CONCLUSION:

At the November 3, 2020 Workshop meeting, staff presented the regulations for existing short-term accommodations, such as Hotels, Bed and Breakfasts, and Boarding. From this meeting, Council directed staff to bring forward a regulatory and enforcement approach to broaden where short-term accommodations are permitted.

The purpose of this report is to outline a draft regulatory and enforcement framework for permitting short-term accommodations beyond what is already permitted. The aim of the proposed draft framework is to provide a springboard for consultation, and to modernize the existing Bed and Breakfast regulations, while maintaining neighbourhood character and guest safety. This report presents an engagement process to seek the community's feedback on the proposed regulatory and enforcement framework.

"Original signed by Krista Gowan"

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Planner 1

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Reviewed by: **Charles R. Goddard, BA, MA**
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"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Draft Short-Term Accommodation Regulations

APPENDIX A

Draft Short-Term Accommodation Regulatory and Enforcement Framework

Category	Regulation
Location	Must be within a Dwelling Unit, subject to conditions
Maximum Number of Guests	6 (single detached and duplex forms)
	4 (triplex, fourplex, courtyard, townhouses and apartments forms)
Maximum Number of Sleeping Units	3 (single detached and duplex forms)
	2 (triplex, fourplex, courtyard, townhouses and apartments forms)
Property Owner Requirement	Must be their Principal Residence
Breakfast Requirement	None
Parking Space	1 space per Sleeping Unit
Business Licence	<ul style="list-style-type: none"> • Business Licence is required • Only registered owner of the property can apply (tenants and corporations would be prohibited) • One STA Business Licence per registered owner • One STA Business License per property
Supplementary Information (required at time of Business Licence Application)	<ul style="list-style-type: none"> • Signed Good Neighbour Agreement • Proof of general liability insurance • Property information, such as number of bedrooms being provided, emergency contact name and number, and number of on-site parking spaces available • If applicable, obtain strata council authorization • Obtain produce any such authorization to the Licence Inspector if requested to do so.
Life Safety	<ul style="list-style-type: none"> • Provide emergency contact name and number to guests and City; • Post a fire safety plan by all entrances and exits to the Short-Term Rental Accommodation; • Have smoke alarms on each floor <u>and</u> in each bedroom of the Short-Term Accommodation; • Have an accessible fire extinguisher on each floor of the Short-Term Accommodation; • Have carbon monoxide detectors on each floor of the Short-Term Accommodation
Application Fee	\$500.00

*Note: STA = Short-Term Accommodation