Town Centre Area Plan

Smart Growth on the Ground
District of Maple Ridge
Outline

1. Background On District of Maple Ridge
2. Why Smart Growth?
3. How Is It Working For Us On the Ground?
4. The Next Steps?
5. Lessons Learned To Date.
Maple Ridge Town Centre Area

- Population around 70,000 for Maple Ridge in 2006 reaching 148,000 by 2040

- Intend to absorb 50% of new dwelling units in town centre in response to public support for infill strategy

- Regional Town Centre located in heart of Maple Ridge
Maple Ridge Town Centre Area

- Area of 300 hectares and current population of 10,000 residents.

- Variety of single family residential (39%), multi-family (22%) open space areas (17%) and commercial / civic uses (22%)

- Waterfront Area on Fraser R.
Maple Ridge Town Centre Vision

- *What Do We Want?*
- *How Do We Get There?*
Maple Ridge

**Our OCP encourages** –

- a Town Centre focused on multi uses
- higher density housing near commercial
- energy efficiency
- transportation choices
- local job creation
- support for public involvement
- environmentally sustainable strategies
What Does Maple Ridge Want?

- Build on commercial heart access and amenities in the town centre, West Coast Express, etc.
- Reinforce positive energy of existing public investment
- Connect waterfront, historic downtown, & residential areas
- Create ownership of our community and process
- A sustainable approach to development of the centre
How Do We Get There?

Smart Growth On The Ground...

Promotes and facilitates community design and construction in a sensible and sustainable manner.
Why Smart Growth?

Collaboration – Smart Growth
BC; UBC; Real Estate
Institute of BC; GVRD;
General Public; Developers
and Merchants

- Vehicle to pursue our
  municipal goals for
  developing the town centre

- Create a sustainability plan
  that makes sense at the local
  and regional level.
Why Smart Growth for the District of Maple Ridge?

* Emphasis on implementation!

- review of existing regulations and processes
- assistance with research and economic analysis
- consultation with public & approval by Council
- wide range of experience with urban projects
- Leading role model on sustainability for development in BC communities
Why Smart Growth for DMR?

* Smart Growth principles support our municipal economic, social, and environmental objectives

* Standards can be applied in other areas of Maple Ridge

* Supports a strong regional partnership – GVRD

* Assist communities and staff with “on the ground” implementation strategies
SGoG Community Partnership

* Unique interactive and collaborative process
* Focused around citizen involvement workshops and design charrette
* Consultation follows through to approval and implementation
Why Smart Growth?

SGoG works with our Community and its Goals
SGoG Process and Timelines

- Maple Ridge Town Centre Concept Plan 2004
- Council Endorsed in 2005
- Official Community Plan Adoption 2006 *
- Technical Review of Town Centre Plan 2007
- Prepare and adopt new Town Centre Area Plan, regulatory changes, and innovative development policies
Smart Growth on the Ground for Maple Ridge

Implementation of 8 Guiding Principles
Principle 1

Each neighbourhood is complete
Principle 2
Options to our cars exist
Principle 3

Work in harmony with natural systems
Principle 4
Buildings and infrastructure are greener and smarter
Principle 5

Housing serves many needs
Principle 6

Jobs are close to home
Principle 7

The Centre is distinctive, attractive & vibrant
Principle 8

Everyone has a voice
Green Infrastructure: What Does This Mean For Us?

1. Create a vision for protecting, restoring, and interconnecting the ecological habitat areas, natural functions, and green networks for the town centre.
2. Identify and plan for multifunctional green street networks at the town and neighbourhood level.
3. Incorporate natural features and natural processes into the design of the urban landscape where possible (i.e. stormwater and rainwater management)
4. Engage the community and citizens to become environmental stewards of the landscape.
5. Employ landscape restoration to repair and enhance the damaged or fragmented areas.
SGoG Implementation Strategies For ‘Green Infrastructure’

1. Green Streets and Green Links
2. Natural Drainage Systems and Water Balance
3. Urban Ecology and Green Belts
4. Energy Management
5. Environmental Stewardship and Outreach
1. Green Streets and Green Links

Maple Ridge Strategies on the Ground?

- Increase Density of Town Centre
- Increase Mix of Land Use
- Increase Local Employment Opportunities
- Increase Options for Walking, Biking, and Transit

How Can It Help Us?

- Reduce average household greenhouse gas emissions.
- Improve physical activity and public health levels
- Support safer streets and increase in choice for alternative modes of transportation.
1. Green Streets and Green Links

- Green Streets
- Green Lanes
- Green Links and Trails
- Public Transit
2. Rainwater and Stormwater

Drainage As A Resource

Maple Ridge Strategies on the Ground?

• Create performance targets and standards for rainwater and stormwater management to support the health of our watersheds and fish bearing streams.

• Integrate rainwater management with natural drainage and ‘green roads’ strategies to achieve safer and greener streets (i.e. green streetscaping, rain gardens, infiltration)

How Can It Help Us?

• Cumulative benefits to help maintain and restore environmental quality of the streams and surroundings.

• Proven cost effective and safe solutions.

• Supports ‘greening’ of neighbourhoods.
2. Rainwater and Stormwater

Drainage As A Resource

- Watercourse Protection Bylaw
- Infiltration and Exfiltration Site Source Controls
- Rain Gardens
- Bio-swales
- Wetland bio-filtration ponds
- Road bulb outs
- Separated sidewalks
3. Urban Ecology and Green Space

Maple Ridge Strategies on the Ground?

- Mapping and inventory of streams, environmentally sensitive habitat, and wildlife movement corridors.
- Identify enhancement and restoration opportunities
- Utilize Development Permit Area Guidelines
- Incentives For Developers and Land Owners

How Can It Help Us?

- Sensitive areas are preserved, enhanced, and linked
- Responsible site design and landscape plans that are ecologically functional and aesthetically pleasing
- Continuous public support for protection and enhancement of natural features and open space
3. Urban Ecology and Green Space

- Parks
- Streams
- Wetlands
- Open Space
- Utility Corridors
- River Foreshore
- Backyards
4. Energy and Water Conservation

Maple Ridge Strategies on the Ground?

- Green Buildings (LEED) certification checklist
- Tax incentives for LEED certified buildings and increased residential density
- Municipal support for advanced technology and energy recovery systems (green roofs, green walls, heat exchange systems, urban forestry program, grey water recycling, and water metering)

How Can It Help Us?

- Public choice to reduce our local greenhouse emissions.
- Planning ahead for alternative efficient energy options
- Cost effective solutions for long term
4. Energy and Water Conservation
5. Environmental Stewardship

Maple Ridge Strategies on the Ground?

- Environmental Outreach Centres for Education
- Community Gardens, Recycling, and Composting Centres
- Naturescaping, Stream Keepers, Art in Park Programs

How Can It Help Us?

- Continuous public support for investment in environment.
- Cumulative benefits from public stewardship initiatives.
- Cost effective solution for long term.
- Visually appealing and healthy town centre.
5. Environmental Stewardship

- Naturescaping Backyards
- Art in The Park
- Stream Keeper Programs
- Ecology Centres
- Community Gardens
Where Are We Now?

* 2007: Continue review and implementation of Town Centre Concept Plan

4 Phased Process

- Phase 1 - Background Work
- Phase 2 - Technical Review
- Phase 3 - Draft Area Plan
- Phase 4 - Area Plan Approval

* Engage residents in focused discussion

* Involve technical expertise
Next Steps For Maple Ridge

- Short term implementation items
  - Ground Truth proposed Land Use map
  - Prepare Area Plan for the Town Centre
  - Prepare Zoning Bylaw amendments
  - Create Development Permit Area guidelines
  - Review Parking Standards within the Town Centre
  - Review Green Infrastructure Practices
Lessons On Smart Growth on Ground

• The 21st century requires a sustainable approach to planning for development;
• High density development doesn’t need to exclude environment or natural processes;
• Design adaptation and integration is the key to successful planning and implementation;
Lessons From SGoG…

smart growth on the ground

Not

Smart Growth on the Shelf
Thank You
Ongoing Consultation

* Public Consultation
  - Open House sessions
  - Website information
  - Focus Group Workshops (Parking Strategy)
  - Public Workshops (DP Area Guidelines)

* Inter-Departmental Consultation
  - Land Use Proposal Review
  - Green Infrastructure Review

* Draft Area Plan referrals
  - Local & Regional organizations & agencies