



Consultation Summary Report

MARCH 2014

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1 | INTRODUCTION

OVERVIEW

APPROACH & PURPOSE

The District of Maple Ridge has engaged CitySpaces Consulting to prepare a Housing Action Plan. A Housing Action Plan (HAP) assesses the local housing market conditions; identifies housing challenges and ‘gaps’ along the housing continuum; and outlines tools to address these issues. When endorsed, the HAP will guide decision-making related to market and non-market housing in the District of Maple Ridge.

Maple Ridge’s Housing Action Plan consists of three major phases:

1. **THE SITUATION REPORT (Completed)** – Assessing the housing context in Maple Ridge by identifying and analyzing key housing data and relevant information.
2. **CONSULTATION REPORT (Current)** – A series of workshops, a community questionnaire, and additional engagement approaches to identify gaps in the housing continuum and identify issues affecting specific population groups, such as seniors and young families.
3. **HOUSING ACTION PLAN REPORT (Spring/Summer 2014)** – In response to the issues and gaps identified in earlier stages, a toolbox of policies and approaches will be recommended and an implementation plan will be prepared that outlines short, medium, and long term actions.

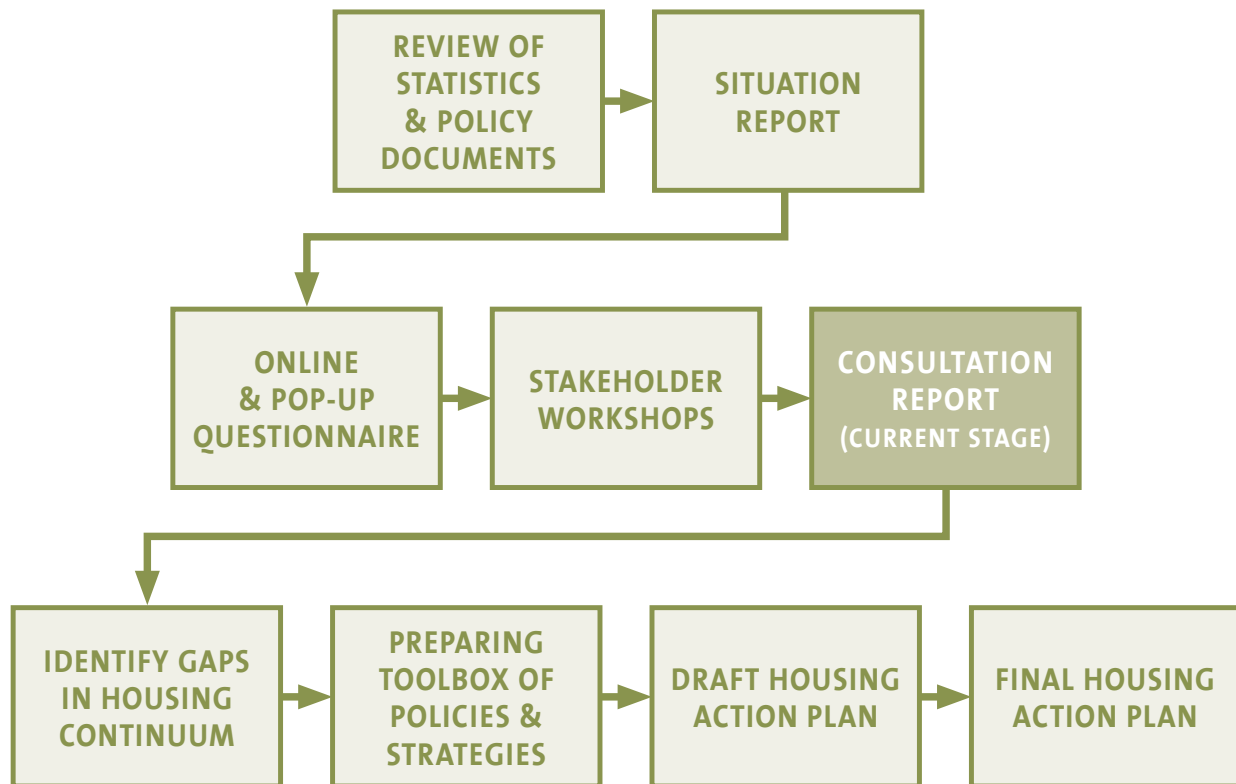
THE CONSULTATION

Consultation with residents and community stakeholders is an integral part of the planning process for this project, helping identify the top housing issues in Maple Ridge and potential solutions to overcome housing challenges. The **goals** of the consultation program were to:

- ◆ Provide information to stakeholders, special interest groups, and the public about the Maple Ridge Housing Action Plan;
- ◆ Provide a range of opportunities for residents and groups to participate in the development of the Maple Ridge Housing Action Plan; and
- ◆ Supplement quantitative data and background research with qualitative information and “real life” stories from residents and groups about the housing issues and challenges they face in Maple Ridge.

This Consultation Summary Report is the second of three reports to be produced as part of Maple Ridge’s Housing Action Plan work in 2013/2014. It presents the results of community engagement activities undertaken between September 2013 and February 2014. Figure 1.1 outlines the different phases of work in the Housing Action Plan and what stage the project is currently at.

FIGURE 1.1: Housing Action Plan Project Outline



CONSULTATION ACTIVITIES

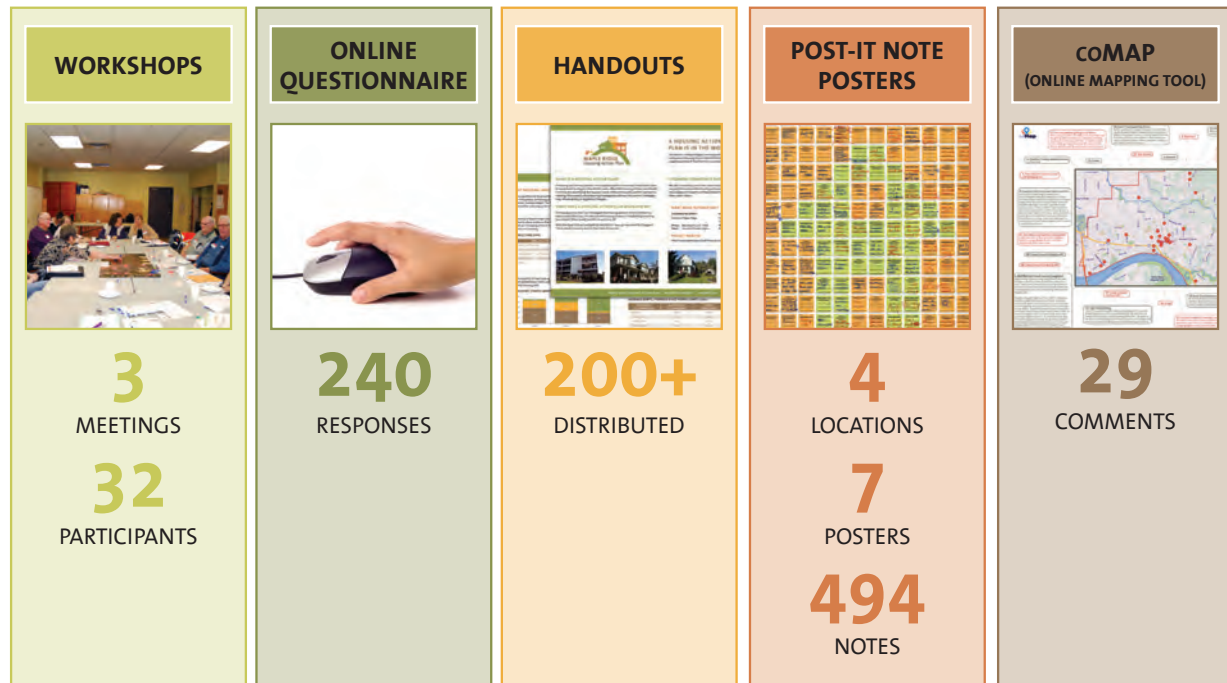
The following set of engagement activities were undertaken between September 2013 and February 2014:

- ♦ **Promotion and Publicity Activities** — To generate interest and awareness of Maple Ridge's Housing Action Plan. These included the distribution of 200+ handouts at key events and locations; an online collective mapping tool (coMap) that generated 29 responses; and the placement of seven Post-it® note posters at key locations in the community (494 notes written).
- ♦ **Stakeholder Workshops** — Three two-hour workshops were held with targeted stakeholder groups, including one session with the local housing table representing a range of housing interests in Maple Ridge; one workshop with individuals representing local seniors; and one workshop with builders, developers, and designers.
- ♦ **Community Questionnaire** — A self-selected questionnaire was made available online and the link distributed broadly to local groups and agencies. It was promoted publicly with a news release and through social media sources, including Twitter and Facebook. District staff further boosted the questionnaire by distributing hardcopies at key meetings and subsequently entering the responses online. A total of 240 questionnaires were generated.

A summary of the findings from each of the consultation activities has been included in Section 2 - Consultation Activities, while Section 3 provides a summary of what we heard across all the consultation activities. Detailed results, including verbatim comments and feedback, have been included in the Appendices.

Across all the consultation activities, there were approximately 1,000 points of contact with participants. The level of participation by local residents is summarized in Figure 1.2.

FIGURE 1.2: Summary of Consultation Activities



2 | CONSULTATION ACTIVITIES

This section summarizes the findings from each of the main consultation activities — the stakeholder workshops, the questionnaire, the Post-it® note posters, and the comments from co-Map, the online mapping and engagement tool.

THREE HOUSING WORKSHOPS

The workshops were held with invited participants representing key stakeholder groups. The first was held with members of the local housing planning table; the second with individuals and community groups that represent seniors in Maple Ridge; and the final session was with builders, developers, and designers who have been active in Maple Ridge in recent years. The following section summarizes the findings from each of the sessions.

NOTE: Please note that the summary of comments have not been filtered, fact-checked, or corrected. The comments are those of the participants that have been simply paraphrased for clarity.

WORKSHOP #1: Housing Table

The Maple-Ridge-Pitt Meadows-Katzie Housing Planning Table is one of several regional constituency tables in Metro Vancouver responsible for providing a regional voice on the work of the Regional Steering Committee on Homelessness. A facilitated workshop with this group was conducted on Monday, January 27th. There were eleven participants representing eight agencies. Below is a detailed summary of the discussion.



Homeownership

- ◆ With continuing increases in the cost of living in the region, the ability to afford housing and maintain a quality of life in Maple Ridge is increasingly difficult for households earning moderate incomes. Single parent households earning the median income (\$42,000 a year) would find it difficult to save, as all their income is spent on basic necessities. This makes it difficult for many households to enter into homeownership. The number of children that a family has is also a factor.

Seniors

- ◆ There is limited seniors subsidized assisted living facilities in the Lower Mainland. Without subsidized assisted living facilities, the average senior would pay upwards of \$1,400 per month for this form of housing, which is unaffordable for low-income seniors on fixed incomes.
- ◆ There are ongoing challenges in mixed non-market housing buildings that house seniors and persons with disabilities who require specialized supports. Without 24-hour staffing, tensions arise when there are tenants with behavioral challenges living in their buildings. There is a need for low-income independent living units specifically for seniors.
- ◆ Seniors are often not able to live in townhouses as they are typically three-storey structures. Townhouses are better suited to families with moderate incomes.
- ◆ One seniors housing provider indicated that there were currently no vacancies. Subsidized units for single seniors often have little turnover.

Population Groups In Need

- ◆ The rental options in Maple Ridge are either too costly or inappropriate for single parent families. There are concerns around substandard rental housing conditions, perceptions around personal safety, appropriate setting for children, as well as fire safety.
- ◆ Divorced parents often need two bedroom units in order to keep their children, but have a difficult time finding suitable rental or ownership housing that they can afford.
- ◆ In general, people on income assistance or fixed incomes have limited options available.
- ◆ Women often do not leave abusive situations because of a lack of housing.
- ◆ More youth-friendly housing that has integrated mental health and addictions programs, and life skill programs is needed. Youth cannot be housed in the same environment as adult population.
- ◆ There is a stigma among landlords towards at-risk groups, e.g. youth, formerly homeless, persons with mental health or addictions. It is difficult for these groups to access housing through the private market. There is a need to foster more compassion and inclusion in the community.

Market Rental Housing

- ◆ There are no restrictions on landlords to prevent them from increasing rents when tenants move out.
- ◆ The Crime Free Multi-Housing Program has been introduced in Maple Ridge. Incentives for rental property owners and building managers could be introduced to further support this program.
- ◆ Housing standards should be established for all rental buildings. What can the District do to address the quality/conditions of existing rentals?
- ◆ There should be incentives for introducing and upgrading secondary suites. How can this be made easier in order to increase the supply of rental units in Maple Ridge?
- ◆ Landlords need access to incentives and support workers in order to rent units to persons with mental health or addictions issues. Examples that have been effective in the past are: a non-profit organization rents a unit on behalf of a tenant, thereby reducing the risk for the landlord by guaranteeing that the costs of any damages/repairs would be covered and that support to the tenant would be provided.
- ◆ The District could facilitate the development of market rental housing and ensure it is secured as rental housing, through housing agreements and restrictive covenants on title.

Non-Market & Special Needs Housing

- ◆ The federal government has prioritised “housing first” as the primary strategy for responding to homelessness, and will be allocating federal funding towards it. However, there are no new projects that are planned that could benefit from the availability of new capital funding for housing first projects.
- ◆ There is a need for permanent affordable subsidized housing units for singles.
- ◆ Through the redevelopment of existing non-market housing buildings, there is an opportunity to replace these older buildings with new projects that include a portion of new units as market rental to support the rent-geared to income units.
- ◆ There is a need to provide housing for persons with mental health and addiction issues, with integrated health care support services and resources. There are low-income independent living units in Maple Ridge, but many do not have 24-hour staffing and do not have the ability to support tenants appropriately.

Safety & Accessibility

- ◆ The principles of Crime Prevention through Environmental Design (CPTED) are also important to consider and incorporate.
- ◆ Accessible units should be offered in new buildings and existing buildings adapted or modified to be wheelchair accessible.

Suggestions

- ◆ The District could facilitate partnerships between market developers and non-profit housing societies. Partnerships between non-profits and developers with joint funding, reduced fees would make housing more affordable.
- ◆ The District could encourage mixed-income buildings that allow for market units to cross-subsidize some non-market units. Incentives for developers would be needed to achieve such an income mix in a project.
- ◆ To encourage developers to build affordable housing, the District should market and promote affordable housing in order to send a message that affordable housing makes a better community.
- ◆ A community credit program could be investigated. This could be similar to a carbon offset program, but for building affordable housing units or cash-in-lieu for affordable housing units.
- ◆ The District could advocate for higher minimum wage in BC (“a living wage”), and more rent subsidies and rent-geared to income units for at-risk groups (e.g. seniors, families, women).
- ◆ Multi-agency coordinated discharge planning is needed to help get people housed immediately after leaving a hospital.
- ◆ There is a need to improve communications between agencies and to demonstrate successful examples of partnership and redevelopment.

WORKSHOP #2: Seniors Housing Table

The Seniors Housing Table included representatives from a number of organizations that provide seniors housing and/or seniors support services in Maple Ridge. A facilitated workshop with this group was conducted on Wednesday, January 29th at the Ridge Meadows Seniors Centre. The format of the workshop was the same as the Housing Table, with each participant sharing priority housing issues and suggestions for the District as well as other groups.

There were a total of eleven participants representing six organizations and five community members at large. The following is a summary of the discussion.



Limited Housing Options

- ◆ There is a need for housing for seniors across the housing continuum, especially for single seniors, seniors supportive housing, and rent-geared to income units.
- ◆ There are not enough residential care beds in Maple Ridge. Seniors often have extended stays at hospitals, and have little support with finding suitable and affordable housing before they are discharged. Some seniors, who would prefer to stay in their community, are being relocated outside of Maple Ridge to find housing.
- ◆ The options for subsidized assisted living are limited in Maple Ridge. Rent levels are too high for seniors living on fixed incomes. Some seniors are living in inadequate or unsuitable conditions, due to the lack of options in the community.
- ◆ There is little turnover in low-income buildings. According to one low-income seniors housing provider, waitlists are typical for the 1-bedroom units in their complex and there is often little turnover of these units. However, there are no waitlists for the 2-bedroom units that rent for ~\$715/month.
- ◆ Many seniors are living with their adult children in a house, or sometimes in a secondary suite or in-law suite. There have been cases of elder abuse of seniors by family members. Some seniors feel “stuck” because of a lack of housing alternatives.

Building Conditions & Tenure Stability

- ◆ Some rental buildings are in poor condition and there are concerns around safety and maintenance standards, particularly non-functioning fire alarms and limited upkeep.
- ◆ Landlords do not always provide adequate maintenance and upkeep of the units and/or buildings. Renters are concerned about potentially losing their affordable units if they complain or upgrades are undertaken. They often do not understand their rights as tenants. There is a need to have a community watchdog to keep track of housing issues.
- ◆ There needs to be enforcement of building standards and fire safety for all rental housing. In particular, there is a need for inspections of buildings that house seniors, ensuring all buildings have fire escape plans and safety checklists.
- ◆ Tenants living in buildings with expiring operating agreements could be at-risk if the housing providers have not planned for this transition. It was noted, however, that not all providers are at risk once their mortgage debts are paid off and the operating subsidies are eliminated.

Accessibility & Location

- ◆ There is a need to develop a classification or inventory of housing that is suitable for people using wheelchairs and persons with disabilities.
- ◆ Transit does not reach many parts of Maple Ridge. New housing for seniors should be located in close proximity to services.
- ◆ A survey should be undertaken to find out about issues that seniors with mobility limitations are facing. Residents could report about broken sidewalks, obstructions in walkability/scooters (i.e. telephone poles in sidewalks), lack of ramps, issues around traffic safety, etc.
- ◆ Services should be distributed in neighbourhood centres throughout Maple Ridge. This way, retail and services are more accessible to seniors and persons with disabilities.
- ◆ Maple Ridge is spread out. Seniors who are moving need assistance with finding a suitable and affordable place to live. A mapping tool that shows the places and services in proximity to transit routes would be useful.

Information & Outreach

- ◆ Seniors outreach support is key. The need for an outreach worker specifically for seniors was repeatedly noted by participants.
- ◆ It was noted that many seniors are unaware of programs such as SAFER, the Shelter Aid for Elderly Renters, or the availability of subsidized assisted living units in the region.
- ◆ The Seniors Network produces a booklet with services and information for seniors. Not all seniors are aware of this booklet. There is a need to better connect at-risk and low-income seniors to resources and programs.
- ◆ Hospital discharge planning and a shuttle system are needed to assist individuals being released from hospitals and other institutions.
- ◆ Home support services, such as a home-maker program, would allow those seniors who can live semi-independently to stay in their homes.
- ◆ Seniors could also be supported with technology training to assist them to use the resources that are currently available.

Suggestions

- ◆ The District could assist with identifying opportunities for partnership-building, or other incentives, to allow private market housing providers to include a number of subsidized units as part of their projects.
- ◆ The District should play a role, identifying and facilitating partnerships between non-profits and developers.
- ◆ The District should actively enforce building and fire safety standards in rental housing.
- ◆ The District should advocate for more subsidies for rent-geared to income units.
- ◆ Municipal policies should be drafted to support low-cost seniors housing.
- ◆ The District could provide incentives for low-cost seniors housing such as property tax exemptions, concessions on fees, or other incentives.
- ◆ Can Maple Ridge use the properties that it owns for affordable housing purposes, such as a temporary seniors shelter or other non-market housing project?

WORKSHOP #3: Builders Forum

The third workshop involved representatives from the development community (builders, housing designers, and industry representatives). Participants had been involved in a range of projects including large lot and small lot subdivisions, townhouse developments, four-storey condominium projects, as well as a proponent for a new modular housing development. Many of the participants had direct experience with secondary suites and garden suites in the District, as well as in other communities.

In total, there were nine participants, representing nine different organizations/firms. The following highlights the workshop discussion.



The Market Context

- ◆ The market ultimately determines the unit types and product mixes that will be most successful in Maple Ridge. Small condominium units, namely studios and one-bedrooms that are 700 sq. ft. or smaller, have not been selling well. These units are too small for Maple Ridge, where there is not enough demand for studios and one-bedrooms.
- ◆ There is not a lot of demand for R1 lots as they are too expensive; most new sites are being zoned to R3 (small lot).
- ◆ The market demand for some forms of infill housing is limited. Buyers are less interested in a small lot infill development priced at \$550,000, when an older home in a mature neighbourhood on a large lot costs \$600-\$650,000 (e.g. Silver Ridge). There would likely be greater demand for small lot infill development if the price difference was greater.
- ◆ Replacing large lots with triplexes and four-plexes would be an effective form of intensification.

Housing Mix Ideas

- ◆ Modular housing may be a new housing product that could provide an alternative housing form and, possibly, a more affordable ownership option.
- ◆ Three-storey townhomes work well for families with moderate incomes. The District has been asking for 30 percent of townhouse projects to have double-wide garages. It is, however, challenging to design townhouses to accommodate double-wide garages. Tandem parking helps to achieve the standard of two parking spaces per unit.

Secondary Suites

- ◆ In new builds, small lot houses are being designed with the intention of converting the basement/ ground level into a secondary suite after occupancy. Suites are only permitted in large lot zones. One of the challenges of introducing suites “legally” is the requirement for an extra parking space.
- ◆ Suites were noted to be a positive solution for seniors who wish to “age in place” and remain in their homes through their elder years.

Garden Suites

- ◆ The regulatory requirements for garden suites are onerous, with strict setback requirements, housing agreement requirements, and other limitations. Garden suites cannot be built above a garage.
- ◆ More flexibility in the zoning is needed. Examples were given from other communities:
 - ◆ In Coquitlam, Morning Star’s Somerton development in Coquitlam (Burke Mountain) had suites above garages that sold very well. Similarly, Chilliwack’s Garrison Crossing permitted suites above garages.
 - ◆ In Vancouver, the rules were changed for laneway houses to increase the square footage on the ground level in order to reduce overall massing and impact on yards and neighbours.
 - ◆ In Seattle, landowners have the option to subdivide the lot and sell two separate detached units.

Approvals, Regulations & Requirements

- ◆ There is a need to simplify the process for developers to build townhomes. Rowhomes or townhomes are considered multi-unit structures under the BC Building Code and, therefore, face additional requirements, design specifications, and building inspections.
- ◆ A review of the building bylaws was suggested to see how to remove inefficiencies that add to the cost of housing. For example, the requirement for solar hot water heaters adds approximately \$10,000 to the cost of the house, but they only contribute 30% of the hot water.
- ◆ There is a perception that the approval time for development applications in Maple Ridge is lengthy. How can the application process be expedited?
- ◆ In terms of community amenity requirements, new residents may pay for these costs. The District needs to be cautious about the addition of too many requirements that add to the costs of housing.
- ◆ A collaborative approach between the District and developers is needed to achieve successful projects. Developers know what makes financial sense, therefore, a solution-seeking approach would benefit everyone.

- ◆ A Development Advisory Committee would facilitate discussions between the development community and planning staff. This committee could suggest solutions to regulatory road blocks and act as a sounding board for new ideas. Such committees only work when there is an openness and a culture of partnership and innovation. To be effective, development advisory committees need to have senior planning staff at the table.

Land Matters

- ◆ There needs to be more employment opportunities in the District, so that locals can live and work in Maple Ridge. Many people have had to move outside of Maple Ridge because of a lack of employment opportunities. Dedicated employment land is needed.

Suggestions

- ◆ There is a need to find tools to discount home prices.
- ◆ For certain projects, the District could increase density, while reducing fees.
- ◆ Waiving development cost charges (DCCs) or waiving property taxes for a period of time (e.g. five years) would reduce the costs to the developer and help achieve affordable housing or rental housing projects.
- ◆ The District could invest earnings from DCCs and generate interest that could be applied towards affordable housing.
- ◆ The District could itself take on a pro-active leadership role and develop its own land for affordable housing. The District should always retain ownership of their land as these are assets that can be leveraged for affordable housing in the future.
- ◆ The District could stipulate that certain areas be restricted for rental use or for seniors only. The District could also encourage rental housing development that has durable, lower-end finishes, which help reduce the cost of the unit.
- ◆ A cultural shift is needed, one that appreciates the risks that the development community takes for community benefits that are provided through their development projects.
- ◆ Opening up more Agricultural Land Reserve land was suggested, with a caution to limit urban sprawl and focus development in central areas where there are services, schools, and infrastructure.

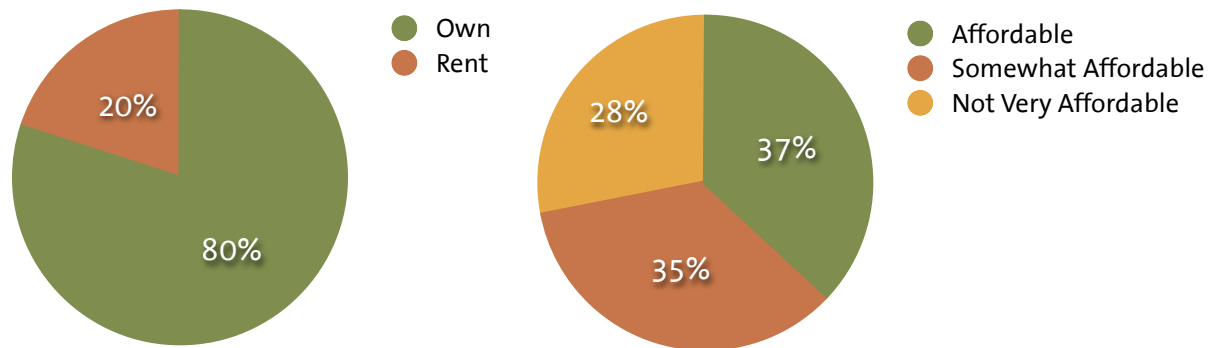
THE HOUSING QUESTIONNAIRE

An 8-question housing questionnaire was launched in Maple Ridge as part of the consultation process. It was made available online, and advertised through the District website and social media feeds. The questionnaire was also taken into the community through a series of “pop-ups”, where members of the consulting team asked the questions directly to residents (who were willing), and recorded the answers on iPads. The pop-up approach made for an engaging exercise, and helped spread the word about the project.

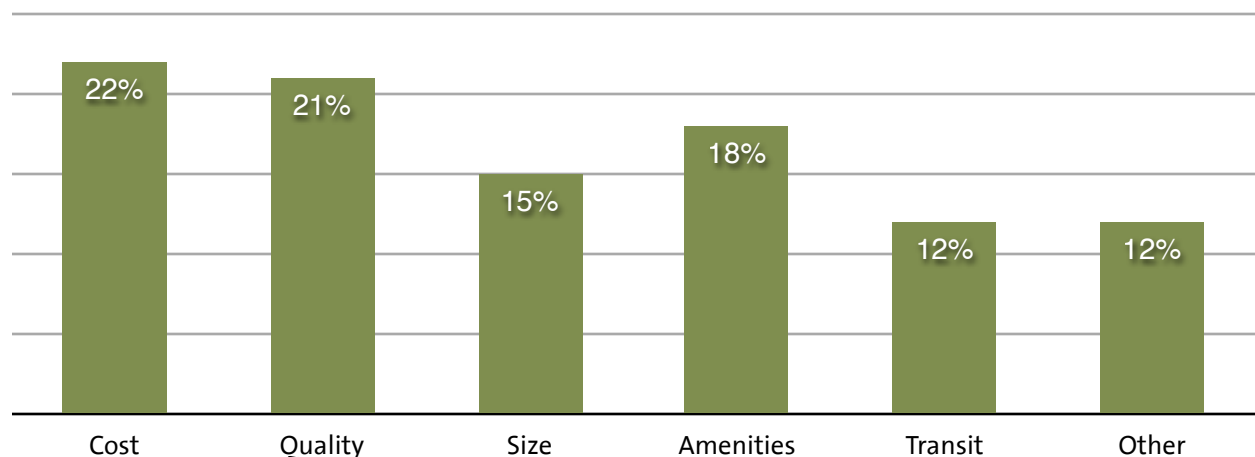
There were a total of 240 questionnaires submitted. Among these responses, 41 were partially completed and 199 were fully completed. Please note that the responses were self-selected (not randomly selected) and are not therefore representative of Maple Ridge residents as a whole.

The results of the closed questions (quantifiable) are included in this section. The complete set of results, including all verbatim open-ended responses, can be found in Appendix B.

The majority of respondents were home owners, which is representative of Maple Ridge households (81% owner-occupied according to the 2011 National Household Survey).



Among the respondents, 28 percent reported their housing was “not very affordable” and another 35 percent felt that it was “somewhat affordable.” Just over one third of respondents (35%) reported that their current housing was “affordable”.



Housing cost, quality, and proximity to amenities were considered important factors when looking to purchase or rent a home. Among the respondents, however, 42% indicated they were not very satisfied with the location of housing in Maple Ridge in terms of its proximity to amenities, services, and transit.

	Cost of Housing	Quality of Housing	# of Bedrooms	Proximity to Amenities + Services	Proximity to Transit
Very Satisfied	12%	18%	22%	12%	7%
Satisfied	44%	55%	59%	39%	32%
Not Very Satisfied	34%	20%	9%	42%	42%
Don't Know	1%	0%	2%	0%	3%

According to the questionnaire respondents, single parents and persons on fixed incomes are facing the greatest challenge with finding suitable and affordable housing in Maple Ridge. The next group identified was seniors, followed by couples with children, youth, and persons with disabilities.

Singles	7%
Single Parents	16%
Couples w/ Kids	11%
Youth	11%
Seniors	13%
Persons w/ Disabilities	11%
Persons w/ Health Support Needs	8%
Persons on Fixed Incomes	16%
Newcomers/Refugees	4%

	High Priority	Moderate Priority	Low Priority	Don't Know
Availability of Rental Housing	24%	31%	23%	21%
Shortage of Affordable Rental Units	34%	23%	22%	21%
Quality + Condition of Rental Stock	37%	26%	17%	20%
Diversity of Housing Forms	29%	35%	29%	7%
Housing Character + Design Choice	20%	38%	36%	5%
Accessibility to Transit, Services, and Shopping	62%	28%	6%	3%
Housing for Seniors	46%	34%	8%	12%
Housing with Support Services	32%	41%	13%	14%

The table above highlights those issues that were considered important among the questionnaire respondents. Housing that is accessible to transit, services, and shopping was considered to be a high priority by the majority of respondents (62%). Housing for seniors was also ranked as a high priority (46%), as was the quality and condition of the rental stock (37%), and the shortage of affordable rental units (34%).

Other Comments

The questionnaire respondents described a vast array of housing issues. Some of the areas of note included:

- ◆ An emphasis on vulnerable or at-risk groups.
- ◆ The future use of agricultural land for development.
- ◆ The relationship between affordable homeownership and the availability of employment lands, i.e. living close to work.
- ◆ Increasing industrial and employment lands as a way to increase the non-residential tax base.
- ◆ Increasing transit and locating houses, services and amenities in areas close to transit.
- ◆ Supporting mixed use development projects with residential units and rental housing above commercial development.
- ◆ Mixed views towards higher density development.

POST-IT® NOTE POSTERS

A set of seven “Post-it® note” posters were distributed throughout Maple Ridge in high-traffic (pedestrian) areas, including the Library, Leisure Centre, the Seniors Centre and at the District Hall. Each Post-it® note had a starter sentence, such as “My home is...”. Residents passing by had the opportunity to write on the poster and fill-in the blanks. Overall, this activity provided some commentary about residents housing-related experiences, which can be found in Appendix C, and helped to generate interest and awareness of the Housing Action Plan.



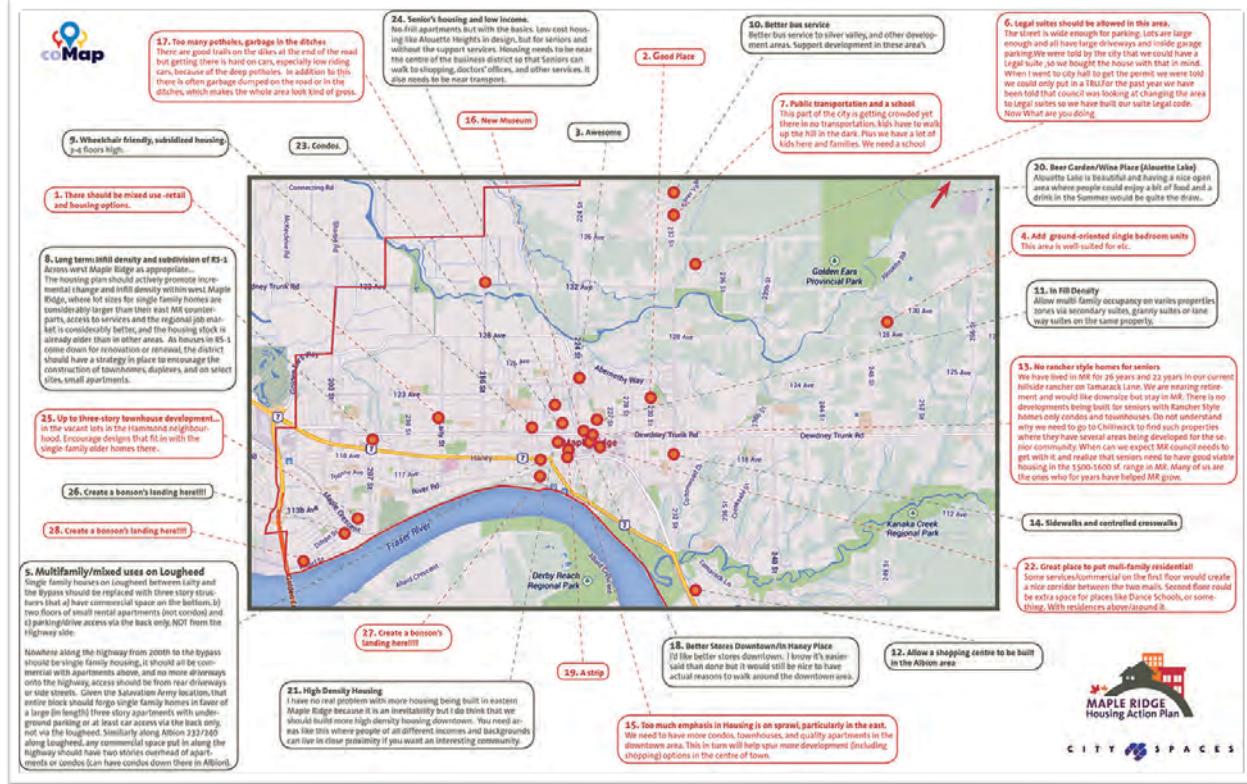
coMap is an online collective mapping tool that allows residents to draw routes, place markers, make comments, add photos, and share ideas with the help of a map. A specially-made coMap was prepared for the Maple Ridge Housing Action Plan, and was directly embedded on the District's website. The coMap instructions asked participants to comment on the types of housing and characteristics they think there should be more of in Maple Ridge and why, allowing them to put a spatial layer to their content by adding a marker to the map.

The map displays the Haney area, including the Alouette River and Haney Bypass. A red line traces a route through the region, and numerous red location pins are placed at various points along and around this route. Key roads shown include Thompson Rd, Neaves Rd, 224 St, 132 Ave, 128 Ave, 126 Ave, 123 Ave, 120 Ave, 118 Ave, 116 Ave, 114 Ave, 112 Ave, 110 Ave, 108 Ave, 106 Ave, 104 Ave, 102 Ave, 100 Ave, 240 St, 232 St, 224 St, 216 St, 208 St, 200 St, 192 St, 184 St, 176 St, 168 St, 160 St, 152 St, 144 St, 136 St, 128 St, 120 St, 112 St, 104 St, 96 St, 88 St, 80 St, 72 St, 64 St, 56 St, 48 St, 40 St, 32 St, 24 St, 16 St, 8 St, and 0 St. The 'coMap' logo is located in the top right corner.

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The verbatim comments were consolidated and summarized in Figure 3.2. Please see the following two pages for a larger image of the consolidated comments.

FIGURE 3.2: Consolidated coMap Comments





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ervices. It

2. Good Place

10. Better bus service

Better bus service to silver valley, and other develop-
ment areas. Support development in these area's

7. Public transportation and a school

This part of the city is getting crowded yet
there is no transportation. kids have to walk
up the hill in the dark. Plus we have a lot of
kids here and families. We need a school

6. Legal suites should be allowed in this area.

The street is wide enough for parking. Lots are large
enough and all have large driveways and inside garage
parking. We were told by the city that we could have a
Legal suite, so we bought the house with that in mind.
When I went to city hall to get the permit we were told
we could only put in a TRU. For the past year we have
been told that council was looking at changing the area
to Legal suites so we have built our suite Legal code.
Now What are you doing

3. Awesome

20. Beer Garden/Wine Place (Alouette Lake)

Alouette Lake is beautiful and having a nice open
area where people could enjoy a bit of food and a
drink in the Summer would be quite the draw..

4. Add ground-oriented single bedroom units

This area is well-suited for etc.

11. In Fill Density

Allow multi-family occupancy on varies properties
zones via secondary suites, granny suites or lane
way suites on the same property.

13. No rancher style homes for seniors

We have lived in MR for 26 years and 22 years in our current
hillside rancher on Tamarack Lane. We are nearing retire-
ment and would like to downsize but stay in MR. There is no
developments being built for seniors with Rancher Style
homes only condos and townhouses. Do not understand
why we need to go to Chilliwack to find such properties
where they have several areas being developed for the se-
nior community. When can we expect MR council needs to
get with it and realize that seniors need to have good viable
housing in the 1500-1600 sf. range in MR. Many of us are
the ones who for years have helped MR grow.

14. Sidewalks and controlled crosswalks

22. Great place to put multi-family residentiall

Some services/commercial on the first floor would create
a nice corridor between the two malls. Second floor could
be extra space for places like Dance Schools, or some-
thing. With residences above/around it.

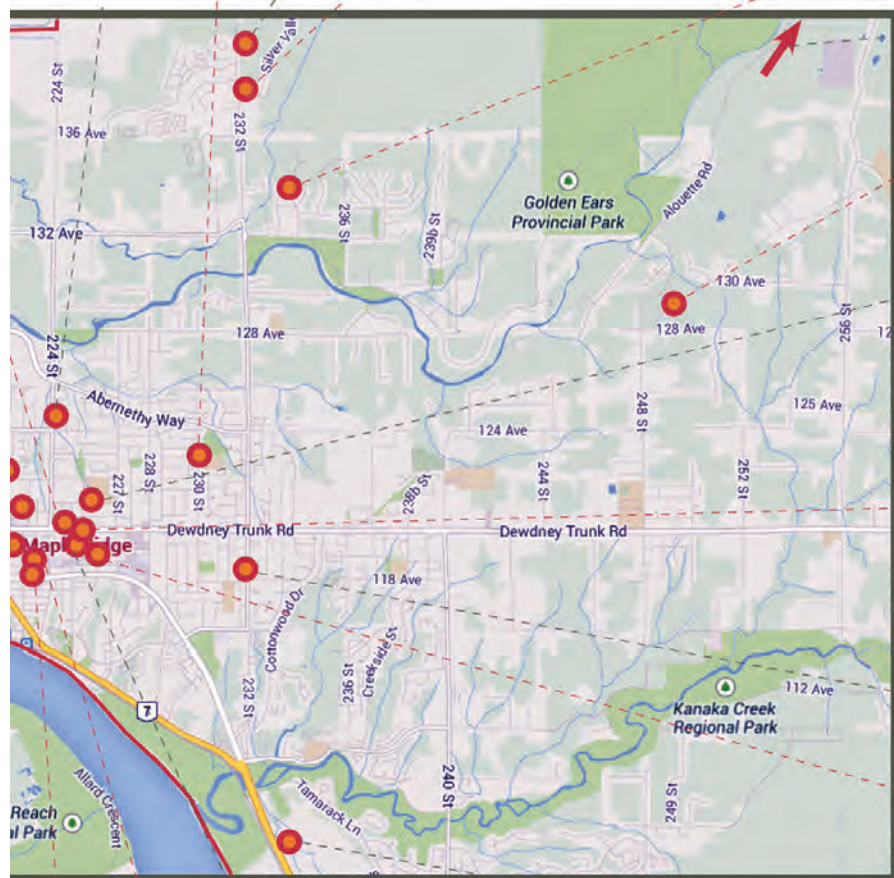
19. A strip

18. Better Stores Downtown/In Haney Place

I'd like better stores downtown. I know it's easier
said than done but it would still be nice to have
actual reasons to walk around the downtown area.

12. Allow a shopping centre to be built in the Albion area

15. Too much emphasis in Housing is on sprawl, particularly in the east.
We need to have more condos, townhouses, and quality apartments in the
downtown area. This in turn will help spur more development (including
shopping) options in the centre of town.



CITY SPACES

3 | WHAT WE HEARD

This section summarizes the key findings from the consultation activities. The discussion items highlighted in this section represent comments that were repeatedly mentioned by participants, or ones that were found to have particular merit or interest. Along with the detailed comments in the previous section, these findings provide a record of community comments and insight that will inform the Maple Ridge Housing Action Plan.

The following issues and suggested strategies are a direct outcome of the community consultation. They do not necessarily reflect the values or intentions of all participants, or that of the District, and they have not been given any weighting or priority.

POPULATION GROUPS IN NEED

RENTERS

There is limited availability of rental housing, and some of the housing that is available, is in poor condition or of low quality. Lower income households, or households with special circumstances, often have the least choice in the housing market. Renters were identified as being in particular need in Maple Ridge.

SENIORS

Lower income seniors often have few housing options available. Non-market housing buildings typically house persons with mental health and addictions issues, which may result in uncomfortable or inappropriate living environments. Participants reported there are limited options for independent living or assisted living in the community.

More moderate income seniors, and those who own their own homes, face different limitations. Many senior households would like to have access to services that allow them to age in place or find houses that they can downsize into that are suitable (e.g. on one level and in a safe neighbourhood that is close to services). Yet, home support services are limited and single-level houses or larger condominiums are in short supply.

The need for a seniors-specific outreach worker was repeatedly identified. An outreach worker could provide tailored support services or assist with providing information, links, and referrals.

~~diff!~~ I wish my
neighbourhood had
housing that
was affordable
for growing
families

I wish my
neighbourhood had
housing that
was affordable
for senior on
pension.

I wish my
neighbourhood had
housing that
was more
affordable
for students on
their own.

Maple Ridge needs
more housing for
low income
single
parents

Maple Ridge needs
more housing for

AFFORDABLE

RANCHERS

Maple Ridge needs

one level
town houses

LOW INCOME & SINGLE PARENT FAMILIES

For single parent families, the rental options that are available can be too costly or not well suited to their needs. A better range of housing options is needed to accommodate single parent households. Single parents, who are at risk of losing custody of their children, are required to have a 2-bedroom unit in order to maintain custody. Yet, two-bedroom rentals can be expensive for a single income household.

Some families in Maple Ridge are one pay cheque away from losing their housing. Finding rental housing that is stable, affordable, and appropriate for children is a challenge.

AT-RISK WOMEN

There is a need for more support services that are specific to women who are homeless or at-risk of homelessness.

KEY THEMES

HOUSING MIX & HOMEOWNERSHIP

Many participants described the difficulties facing low and moderate income families who wish to purchase a home in Maple Ridge, especially first-time homebuyers, single parent families, or others that do not have downpayment assistance. At the same time, local builders and developers commented on approval wait times in Maple Ridge, as well as the challenges associated with housing products such as townhouses or small lots that are typically more affordable.

The market ultimately determines the unit types and product mixes that will be most successful in Maple Ridge. It was reported that small market condominium units, namely studios and one-bedrooms have had slow absorption rates. While smaller market condominium units have experienced slow absorption, there were other residents who noted the lack of larger condominium options in Maple Ridge. These types of units would be well suited to senior couples who are downsizing or young families.

A MIX OF HOUSING OPTIONS

There is an interest in the development community to diversify the housing mix, building multi-unit houses and apartment buildings other than single-detached homes. A number of challenges were noted by builders and developers to achieving this mix.

An openness to new ideas would create a supportive environment for developers to try new forms of housing, and allow for innovation in the area of affordable housing development. Some of the suggested incentives for developers who are building affordable housing included increasing permitted density, reducing fees, reducing parking requirements, or expediting approvals. Suggestions were also made for reducing development costs, which would then translate into more affordable housing.

MARKET RENTAL

New purpose-built rental projects are difficult to achieve in Maple Ridge, given the high capital costs (land values and construction costs) relative to the rent levels in the District. As a result, developers will not likely undertake purpose-built rental projects without additional incentives or support.

Some rental buildings were reported to be in poor condition with concerns around safety and maintenance standards noted by participants. In particular, the location, safety, and appropriateness of rental housing for children was noted. Enforcement of building standards and fire safety for all rental housing was noted to be a priority by several participants.

Secondary suites are a source of rental income for homeowners, increasing affordability and housing choice for purchasers. They are also a major contributor to the rental supply. Suites often accommodate family and relatives, e.g. to house adult children or elderly parents/grandparents. Many participants commented on the need to support the development of legal secondary suites.

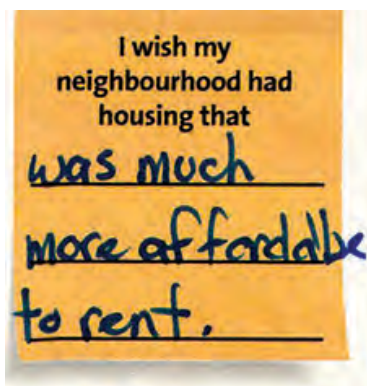
According to participating builders and developers, there is continued demand for basement suites and most new single detached homes are built to be suite-ready. They also commented that garden suites have had limited take up due to developers finding the requirements to be onerous. While not currently permitted, adding a unit above a garage was repeatedly suggested as a cost effective way to diversify the housing stock.

NON-MARKET HOUSING

The need for a range of non-market housing was identified by residents and service provider groups. This includes rent supplement programs that allow individuals to live in scattered units throughout the community as well as congregate housing with on-site support services. Partnerships between multiple levels of government, as well as the non-profit and private sector, are needed to be able to develop new non-market housing in Maple Ridge. Non-market housing and rental housing should be located in areas that are accessible to services and transit.

“High Density Housing
— ... I do think that we should build more high density housing downtown. You need areas like this where people of all different incomes and backgrounds can live in close proximity if you want an interesting community.”

-- coMap comment



“Seniors housing and low income

— Housing needs to be near the centre of the business district so that Seniors can walk to shopping, doctors’ offices, and other services. It also needs to be near transport.”

-- coMap comment

SENIORS

There is a need for housing for seniors across the housing continuum, especially for single seniors, seniors supportive housing, and rent-geared to income units. Many participants felt that the range of seniors housing options were limited and that more support services for seniors were needed.

There is a lack of outreach and support services for seniors in Maple Ridge. A need for seniors’ outreach support workers was repeatedly noted by participants. The distribution of information about available resources and programs was identified.

THE DEVELOPMENT & APPROVAL PROCESS

The builders and developers who participated in the consultation process indicated that they have experienced lengthy approval times, and that this was seen to potentially have an impact on future development in the community. It was also noted that policy and regulations are sometimes developed without an understanding of the financial and market constraints that developers are working within. Suggestions about how to improve the application and approval process were made. The participants were open to working collaboratively to find solutions.

LEADERSHIP ROLE

There were numerous suggestions for tools and incentives that the should be considered and implemented to help facilitate the development of affordable ownership housing, market rental housing, and non-market rental housing. In general, the tone and intent behind many of the suggestions was that the District had an important leadership role to play, creating incentives, identifying partnership opportunities, and fostering a supportive environment towards positive change for all Maple Ridge residents.

APPENDIX A

LIST OF WORKSHOP PARTICIPANTS

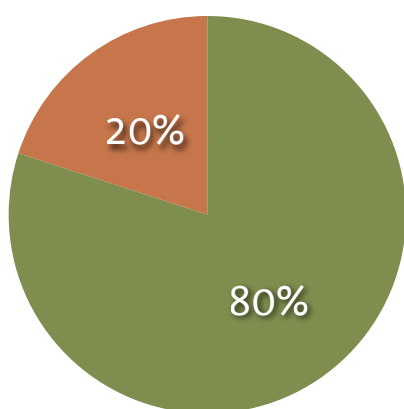
WORKSHOP	AREA OF FOCUS	ORGANIZATION
WORKSHOP #1 (11 Participants)	Non-Market Housing (Shelter, Transitional, Supportive)	Cythera Transition House Society
		Alouette Home Start Society (2 Participants)
		Salvation Army Caring Place (2 Participants)
		Affordable Housing Society
	Social Services + Municipal Programs	The CEED Centre
		District of Maple Ridge (2 Participants)
		RCMP
		Fraser Health, Mental Health + Addictions
		Community Living BC
WORKSHOP #2 (11 Participants)	Seniors Housing	Community Members at Large (5)
		Seniors Helping Seniors
		Affordable Housing Society
		Sunwood
		RMSS
		Maple Ridge, Pitt Meadows, Katzie Seniors Network
		Seniors Network Space
WORKSHOP #3 (9 Participants)	Developer/Builder/ Design/Industry	Greater Vancouver Homebuilder's Association
		Portrait Homes
		Epic Homes
		Westack Developers
		Hawk Ridge Home Design
		Biero Design
		Remax Lifestyles
		Portrait Homes
		Morningstar Homes

APPENDIX B

HOUSING QUESTIONNAIRE RESULTS

The following graphs, tables and charts illustrate the complete results from the online Housing Questionnaire. In the open-ended responses, minor spelling errors have been corrected for the benefit of the reader. Otherwise, the responses have been unedited, recorded as submitted by participants.

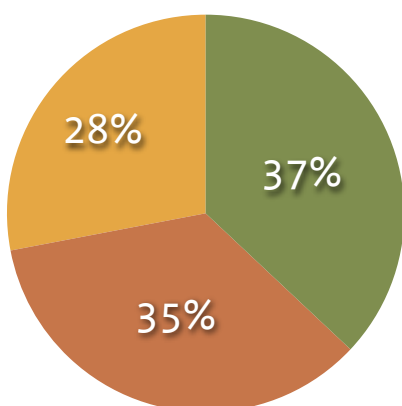
1) Do you rent or own your home?



● Own ● Rent

Own	Rent
193	47
80%	20%

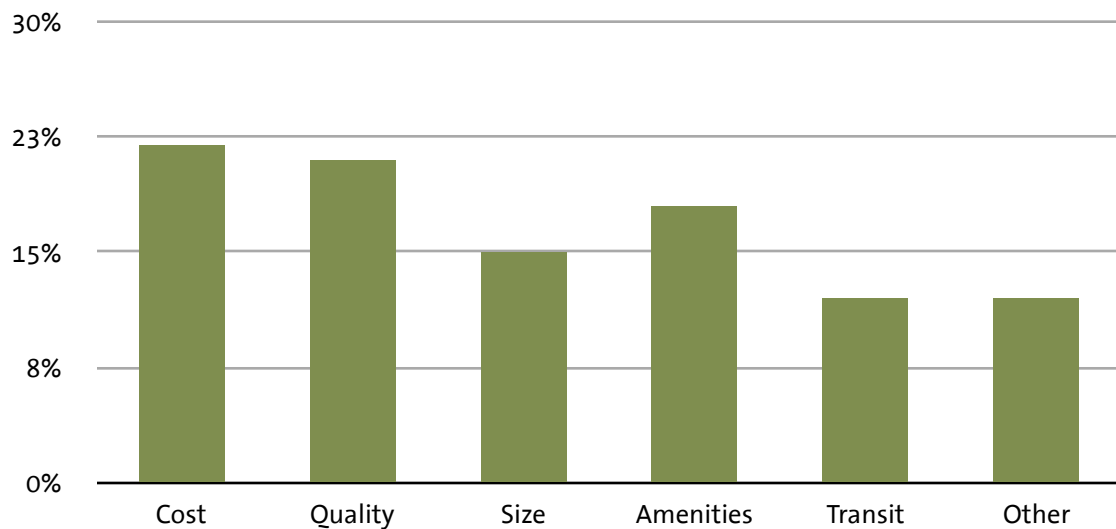
2) Do you find your current housing to be affordable?



● Affordable
● Somewhat Affordable
● Not Very Affordable

Affordable	Somewhat Affordable	Not Very Affordable
37%	35%	28%

3) What are some of the important factors you consider when renting/buying a home?



Cost	Quality	Size	Amenities	Transit	Other
22%	21%	15%	18%	12%	12%

4) For those factors that you think are important, how satisfied are you with them in Maple Ridge?

	Cost of Housing	Quality of Housing	# of Bedrooms	Proximity to Amenities + Services	Proximity to Transit
Very Satisfied	12%	18%	22%	12%	7%
Satisfied	44%	55%	59%	39%	32%
Not Very Satisfied	34%	20%	9%	42%	42%
Don't Know	1%	0%	2%	0%	3%

5) Thinking about Maple Ridge, which of the following groups do you think are facing the greatest challenge with finding suitable and affordable housing in Maple Ridge today?

Singles	7%
Single Parents	16%
Couples w/ Kids	11%
Youth	11%
Seniors	13%
Persons w/ Disabilities	11%
Persons w/ Health Support Needs	8%
Persons on Fixed Incomes	16%
Newcomers/Refugees	4%

6) Do you have any specific comments on the above? Or are there any groups that you think we may have missed?

RESPONSES
Transit is very poor. theres also some concentrated poor run down housing.
People with mental health issues are important
Families living paycheque to paycheque
Rent increasing makes it challenging
We need more facilities for handicapped people - eg. Telephone poles in middle of sidewalks, bike lanes for scooters and off ramps on sidewalks
In particular, I think that there is not enough support for people with a mental illness to maintain sustainable rental relationships.
Anyone can find affordable housing a challenge at any time of their lives depending on their income and employment.

RESPONSES

Just not enough to supply the demand for housing. Not enough low rentals.

Access to handi dart. Accommodations that suit people with mobility limits. Not enough options in maple ridge

You don't see young people

The seniors centre is very good.

Affordable housing for all groups

Difficult for young people to find rental housing. No pets or kids rules.

We are looking at the bigger picture as it applies to all generations. We own our property and we can see there are issues that need to be addressed in Maple Ridge.

Every single group mentioned above should have access to home ownership in some form.

I reiterate that without the adequate access to employment above minimum wage jobs our "brain drain" will continue!! Our youth leave not because of housing but because of the lack of employment. The more "affordable" low income housing

Maple Ridge has gone far enough with affordable housing. There is plenty here. We bought a condo 7 years ago and because of council flooding the market our 1 bedroom condo is now worth \$20,000 to \$30,000 less than what we bought it for. Why would someone buy our condo when they can get a new one for \$159,000?

Certain groups are very limited when it comes to options. Those who don't drive or don't want to drive will have to live in or close to the Town Core. However, if you want to bike, the Town Core is not a great place to be, because there are no bike lanes. The bike routes don't lead to where the destinations are, so they're not that useful. By not driving, you create more space on the road for those that do drive, but in turn, they're not slowing down for you to make sure you're safe.

Quality affordable housing out of reach for most. Young people, or folks on fixed income especially.

You missed the homeless.

more than three!- single parents and single people too!

Families with more than two cars with no transit

Low income families

homeless

The Homeless and Mentally Ill.

RESPONSES

I am currently living in affordable supportive housing and it has a two year term. There was supposed to be another building like this built and there never was so that's 35 people given hope now or very soon with nowhere to go. There is no where affordable for low income singles or couples and bc housing is putting single parents or families before singles but the single parents that moved from my building after six months did not even have custody of the children. I have been on the list for three years and still no consideration for housing has come. so grouping individuals is not the answer it needs to be done on an individual need basis and the length of time people have been in these situations should be considered for it is about quality of life that also promotes growth and change

Affluent baby boomers and seniors.

How about the people who have been living and paying taxes for the last 40 years that wish to sell and find something affordable which meets their criteria and can not find anything in Maple Ridge. These people will have to move further out in the Valley to find something they can afford.

I think the city of Maple Ridge needs to amend bylaw regarding secondary suites. how can a true assessment of housing and affordability be made without a true reflection of supply? legalize suites for affordability

Single parents need a safe, affordable place to raise their children away from seedy areas. Social housing seems to end up in these areas (or it creates them). There must be some way to integrate social housing into existing single family neighbourhoods that would look attractive, and be affordable.

Metro Vancouver has one of the highest costs of living, but we don't have the highest wages so a higher percentage of income goes towards housing. I worry about the working poor, and the metro Vancouver's child poverty rate.

I would have added Persons with physical disabilities if there was room for a fourth choice. It's not necessarily a question of the group one lives in but of one's income. As rents rise, incomes do not, and there is little choice for people on fixed incomes, GAIN, SAFER, homeless, Disability Pensions and those with chronic illnesses.

How about all of the above ?

As mentioned previously no 1500-1600 sf ranchers being built in a seniors gated community. Our current hillside rancher is 3600 sf on 1/3 acre. We no longer require the lower level but being seniors having the bedrooms, kitchen, laundry, family room dining and living room on the same level is important. With the townhouse and houses being built they are multi level and not great for seniors.

With regard to caring for a senior who can no longer live alone, it would be helpful to have more capacity in local short term and long term care facilities. It is a challenge to maintain a job, e.g. in Vancouver, commute back to Maple Ridge, then travel to another community (daily or every other day) to spend time with the ailing senior parent or relative. Having had to travel back and forth to Langley for seven + months, I would not want to see another family have to go through the same experience. During the experience I met many people who had to go to Langley or New Westminster or Abbotsford to care for their parents. It puts a lot of stress on caregivers and seniors.

Maple Ridge has a good cross section of housing options except for concrete high rise which could provide both seniors and other groups a good alternative if located near amenities

Household host immigrants until they found a place

Two young sons who have to live together because they can't afford housing. Can only afford to live in the slums. 19 and 26 years.

RESPONSES

The type of housing is the issue. Housing for seniors who are retiring and looking for quality housing near town or in town can only find condos. And there is limited choice among condo market. Mobility issue when looking at town houses. Affordable downsizing options for seniors are needed.

Likely the number one solution to deal with housing affordability and issues for many of the above groups is to focus on approving and encouraging housing development in the downtown core rather than on unnecessary developments such as Grant Hills Estates and sprawl and environmental degradation in east Maple Ridge

Not enough 3+ bedroom condo's on the market.

Unaffordable for young people for renting and owning

Taxes are high here, makes buying house expensive

Young families have to sell homes to rent, young people have to have roommates, in order to find affordable home have to locate in less desirable neighbourhood.

Young Families

I am aware of single moms that are struggling and that seniors on fixed incomes are struggling. If they can find affordable housing it is often not appropriate and safe

People on PWD benefits

I THINK YOU ARE MISSING THE HOMELESS IN THE HOUSING PART OF MAPLE RIDGE

Most of these people are struggling to find adequate affordable housing

Homeless population

rents are too high if you are poor

Youth below the age of 18 who need emergency housing (Safe house etc). Not much of this type of housing is available in the lower mainland, and it is much needed..

working poor

Particularly seniors on fixed incomes (GIS and SAFER); and people with permanent disabilities.

The single greatest resource for the health and well-being of our society is the family, in particular those with children. These children will be the ones who continue to provide the wealth necessary to sustain our province and our country.

Single income families vs dual income families

terms of seniors questionable? eg 55+

Need to able to pick more than 3.

Would like to see single level accommodation/condo/townhouse (for people downsizing) in quiet less urban areas

RESPONSES

Youth at risk

Only choosing three wasn't enough as I personally think all of the above.

people with kids need yards. there are TONS of whistler type new housing that are disgustingly small yard sizes. Great for seniors or a single person. Horrible for families. And no amenities for families at all.

we keep talking about the same things, over and over. How is going change anything now?

Homeless

I am a senior and my friends are seniors. I am more fortunate than some of my friends, they live in very small apartments and it seems that some cannot find housing within their income. Although some do get help, many just do not know where to turn. I feel it is wrong that a person has been a tax-paying citizen of Canada and in their "Golden Years" they feel abandoned.

Hosing too expensive and not taken care of by landlord.

types of housing available for seniors is limited to condos - very few (if any) bungalow town house type, single floor living facilities are available, especially when compared to Langley

Maybe the distinction should be made between employed and unemployed rather than based on age/family status distinctions. I have just checked the realtor.ca we site and found numerous listings for 2 bedroom condos under 200 thousand which is certainly affordable for employed people with modest incomes and today's low interest rates. I found one for under 100000, which with minimum down would have a payment of under \$600. However, it was described as rented for 1000. So here is the disconnect: certainly affordable to buy for someone with a modest income but way to expensive to rent. But why would anyone take the chance on in eating in a rental unit given the risks involved ie bad tenants, grow ops , unit damage etc.

The seniors population is growing rapidly. We need more subsidized assisted living and low income rental housing in Maple Ridge

7) How would you rank the following housing issues in Maple Ridge?

	High Priority	Moderate Priority	Low Priority	Don't Know
Availability of Rental Housing	24%	31%	23%	21%
Shortage of Affordable Rental Units	34%	23%	22%	21%
Quality + Condition of Rental Stock	37%	26%	17%	20%
Diversity of Housing Forms	29%	35%	29%	7%
Housing Character + Design Choice	20%	38%	36%	5%
Accessibility to Transit, Services, and Shopping	62%	28%	6%	3%
Housing for Seniors	46%	34%	8%	12%
Housing with Support Services	32%	41%	13%	14%

8) What do you think we could do to encourage the development of affordable housing in Maple Ridge?

RESPONSES
Less urban sprawl, more condensed inner city development.
Improve transit. Offer incentives. Legislate.
Mixed Commercial, retail and housing development should be encouraged. Actually allow Walmart and other big boxes in so people don't need to drive to Langley or PoCo. A single target doesn't does not meet the needs of a community this size.
Build low cost housing
Continue expansion.
Daughter moved to Ontario because they couldn't afford to buy. Developing grants for new homebuyers. Need better access to District water for farmlands.
Construction, people building less expensive, less luxury finishes, durable, materials affordable
We could have more coop housing because it's based on your income.
Make it better for people.

RESPONSES

Lower rental costs. A program to help people find housing. Faster access to low income housing. Helping people with criminal records to get housing.

Keep Council out of the real estate business. ALR is being abused. Build more housing/development Downtown.

City hall has a hinder first attitude. Which costs builders and developers more money. Which drives the house price up, which transfers to the buyer. Red tape is paramount to the cost to the buyer.

Bring more shopping to maple ridge to decrease the tax burden on home owners. Give home owner tax breaks like other municipalities i.e carbon footprint. New windows, new toilets, new appliances, roofing, etc

Incentives or Zoning variances for rental projects

More concerned about availability of quality, safe, affordable housing. Too much high density housing in run down neighbourhoods. New development appears to be very homogeneous - expensive, carbon-copies of houses over-sized for their lot and in the \$500K to \$700K price range. Developers should be required to construct a certain proportion of smaller detached entry level houses as part of a development. It might be worth considering attached houses - duplexes, triplexes. Recently rented in a newer complex (condo apartments & townhouses) - the quality of design and construction was incredibly poor - ie. shiny, but poor function, layouts, etc. Problems with neighbour's noise, smoke, domestic disputes, frequent drug busts across the street, lack of expected sidewalks, insufficient green space, bad parking layout causes accidents, speeders doing 80km/h in an area with lots of pedestrians (including kids) and blind parking exits. More affordable housing should not feel crappy, overcrowded, stressful, unfair or unsafe. Generally sense that Maple Ridge is being overdeveloped in a non-optimal way. Another variable outside our direct control is the greater metro Vancouver area housing costs. Affordable housing needs to be worked on even more in Vancouver and adjacent communities. Maple Ridge housing will unfortunately be stuck expensive as long as the overall area is over priced - the affordable demand pool is from the 2 M+ people. Increasing property taxes slightly to pay for services and anticipated Canadian interest rate increases will do much to "solve" affordability challenges in Maple Ridge. Improved local job opportunities would also reduce commuting costs, improving housing affordability. Under no circumstances do I think that it would be appropriate to build lots of stupidly under-sized 400sqft condos/apartments when 2/3rds of the city land is completely undeveloped. I also don't think that Maple Ridge should be altering it's growth and development in an unbalanced way because Vancouver and other cities are stupidly expensive.

Create policy that ensures that all levels of housing needs are supported by the development community.

quick approvals and low dcc and cac fees for new developments

Get out in the community and speak directly to the groups who find housing affordability challenging and learn more from them about what could be done to alleviate some of this pressure; listen to their suggestions, consult with other government services and local developers to establish how affordable housing can become a reality.

Putting in more shops making people want to buy in those areas and creating more jobs

They should have more priority for seniors, young people /women with divorces, and people with disabilities. Not enough access for people with wheelchairs.

Get the druggies out of the building, makes unsafe, terrified seniors, have dedicated buildings for them.

No option to have pets/cats. Need to go talk to people who are living l'm rental housing to find out what the issues are.

No idea, instead of building sprawl, do something else, too congested

RESPONSES

Not sure

Building housing costs money and politics get in the way. But it is important. We don't want people living in a dump. Helps that none of us work in Vancouver. So we really like where we live.

Needs more communication with builders, municipality to push them to build of what's the priority here like affordability. Build what the community needs.

Improve access to amenities like schools. Schools are overcrowded. Affordable housing should not be a priority. Transportation and services are more important.

Stop building Albions and Silver Valleys - housing that many people, with children in such small areas only means more illegal or legal basement suites and no amenities, parking, etc., to go with them. In this day and age, people need to supplement income for mortgages, it's a fact of life. You build these places and they're supposed to be cheaper because there's no town halls, firehalls, enough schools, no shopping, etc., but they end up costing more because then people have to drive more and pollute more. It's ridiculous how LITTLE the builders have to contribute - \$3,000.00 per house of a certain size on a new development that will ... what? put in outhouses because the funding is so negligible they might as well pay nothing. When you build communities with small shopping centres like they've done in some Langley neighbourhoods (off 195 & 64th Ave., for example) with walkable corner stores, coffee shops, hair dressers, etc., they not only promote local small business, they create neighbourhoods. What we have now is nothing but bedroom communities - everybody goes to work far away and comes home to sleep and leave on the weekends. We need people to stay in Maple Ridge and shop here too. We need to look to the future and driving everywhere isn't it. Pitt Meadows is doing lots of cycling and walking areas and we do very little. They do it without all the fuss (like the NON \$1.6 million dollar path - that inflated figure was a crock and meant to inflame the masses too lazy to exercise. Time to think of the younger and/or more physically fit or those who want to be, but can't because there's nothing close. The good old boys will all be dead in a few years - do we need to cater to that type forever?

Work with all governments to implement a plan to provide affordable housing.

Besides the lack of affordable housing for renter's, why can't there be a program that low income citizens can buy house's with there government money from Welfare. When we first moved to Maple Ridge April last year we had 3 kids (1 boy 13 yrs old, 2 girls- 1- 10 yrs old & 1- 3 yrs old), now we have 5. Our nephew Male 17 yrs old moved in with us cause his mom moved to Alberta to be with a new boyfriend in which he wanted to stay here and finish his school and get a trade in a apprenticeship program which he's starting soon in Coquitlam. And my step son same sex and age as my nephew couldn't handle living with his real dad in Winnipeg, Mb. So now i'm in a bind of finding a place we can afford. Through Welfare or Disability Social Assistance we can afford \$1000 and We might be getting some assistance through a program through Child Family Service in regards to my Nephew. But anyway's I love Maple Ridge & so does my family, but its hard to find a 4-5 bedroom house with in our mean's. We barely get by now as it is and with the way the rental market is there are far less rentals to choose from. How about these rent to own house's, there should be a program that can help low income family's get into those. In Winnipeg habitat for humanity has or had a program that build houses for low income houses but the waiting list was huge. The housing market today even if i had a full time job i could never get a mortgage or a loan. Affordable Housing should be considered a basic human right Not a sham of the Corporate Greed.

infill, stop sprawl

Attract business who want to improve the commerce of this city. We need to utilize the technological resources available in maple ridge to attract jobs jobs and more jobs...not more low paying low skill jobs!!!!

We have more than enough.

RESPONSES

LOWER the residential property taxes. Provide some SERVICES for example: safer pedestrian crossings throughout with pedestrian controlled flashing amber lights at all crossings. Other communities have them within the Lower Mainland. You cannot see pedestrians in the dark / in the rain, light it up. You also have J-walk pedestrian crossings.. light it up. Why do we not have city garbage pick up like other areas in greater Vancouver within our tax base? You have concerns about wildlife then issue a by-law indicating all residences must have tamper proof garbage containers. Congested populations lead to slums and crime. The more you force people into smaller areas, high density housing, no yards, the higher your crime rates are going to grow. It's a fact. We need another thoroughfare heading east and west out of Maple Ridge. Golden Ears bridge approach is a half effort. It needs to continue east. You need to move travel efficiently and safely which means more lanes, and minimal traffic lights. We are at the far east end of Greater Vancouver. It takes a long time to get to down town Vancouver or North Vancouver. Narrow streets and excessive street lights only promotes road rage, speeding, etc. Aggressively market Maple Ridge for commercial and light industrial businesses to locate in Maple Ridge to offset the burden residential homeowners should not be carrying. Pitt Meadows and Mission are making "fools" out of Maple Ridge. Do NOT place light industry in residential areas as they often can produce health issues for the residents. These areas should be buffered by commercial businesses.

Giving tax credits to developers for building out the centre of town was a good idea. What happened to the savings being passed onto the buyers? I do not agree that there should be collusion on the part of government and realtors to impact what a home is marketed for. Government should ONLY be assisting with fair priced RENTAL HOUSING. I find it appalling at the amount of harassment I have received from City Hall regarding my basement suite. I am a responsible, hardworking, single mother who has struggled to support my family. The income I receive from my suite helps me and also provides a safe home for another family with children. How can anyone in their right mind not wish that for a community?

The development in Albion has to be the least expensive in M. R. If you get any cheaper you will have slums in years to come as the cost to build a house is not cheap to build it properly. There really isn't any industry or commercial shopping to support a tax base to support affordable housing in a good area close to downtown and an area for family living ie. play area, safe surroundings. My idea of affordable living is living and shopping in a down town area without driving anywhere else for my needs. We need jobs, shopping schools and a council that tries to see a future for our "city" of HANEY, MAPLE RIDGE, BC.

There is nothing you can do. We already have enough housing. The development process has been happening too fast driving up property taxes. High property taxes is making Maple ridge unaffordable. Developers should be paying more for Schools, hospitals, roads, fire halls, bridges, not the taxpayer. All those items are affected every time a new development goes in. Maple Ridge is looking for new ways to tax us to pay for this, while the developer makes a killing.

Densification (high/mid rise residential with lower level commercial) in and around the downtown core. This type of development eliminates/reduces the need for the use of a car, reduced service costs, stimulates a higher commercial tax base (maintain/reduce taxes), local job opportunities, closer/walk to health services and improved transit all due to a higher concentration of people (consumers). Affordable housing is more than just about the "house". The existing rural sprawl (high cost to service, need for a car, distance from services = \$\$\$ and environmental cost) of single family and townhouses is more than sufficient to meet the current and future demand for this type of housing stock. Most existing urban lots are also of sufficient size to subdivide and create multiple single family/ semi-detached houses per lot to meet any increase in demand for this type of housing and thereby being consistent with the core densification approach and benefits.

Housing prices are demand driven and living in the GVRD has a premium. Smaller units and higher density is more affordable, but you'd have to get people to buy into the concept.

Encourage home owners to build laneway housing for affordable rental by offering tax breaks etc. Consider building subsidized housing for seniors and disabled. Ask Katsi nation if they would build affordable housing on their land in exchange for whatever they want.

RESPONSES

The problem with Maple Ridge is that the only place where affordable housing makes sense is in the Town Core and along Lougheed and Dewdney where people have reasonable access to public transit (although cycling is not great, not having bike lanes, and often having to bike on the sidewalk). Often affordable housing brings social problems with it, which means all those kinds of problems (drugs, alcohol abuse, prostitution) are concentrated in the Town Core. The fact that people who need social housing also often get around by bike, and that they end up biking on the sidewalk, makes that they're even more despised by the general population than they already are. These people, as all cyclists, need to be treated with respect, and they should not be relegated to back streets (without destinations) or the sidewalks. It's sad that affordable housing will need to be built along the transportation corridors so that low-income people have access to transit, while many may not even drive themselves. They do have to live in close proximity to these noisy, high volume, high speed arterials, while walking and cycling is very unpleasant and quite dangerous along these routes. As long as proper transit options as well as and safe cycling facilities can be provided, more affordable housing can be built in other areas of Maple Ridge as well. I absolutely don't agree with the way Maple Ridge expands to the east and north. It's mostly single family homes, without any amenities close by. People are absolutely, totally dependent on their cars. How could you build affordable housing there? It was not a very smart plan. There's supposed to be 'higher density' along the transportation corridors, but there's an awful lot of single family homes along 240th for example, and also along many of the other arterials. Why couldn't 240th have commercial and offices with apartments above (more than what's going to be at 240th and 112th). Kanaka Way has mostly single family homes. It's a racetrack, and there's nothing but houses. An absolutely awful place to live. Try to cross the street as a senior, or as a mom with a stroller and a little kid by the hand... No wonder you see mostly renters there. And why on earth would you build these single use neighbourhoods up on the mountain in north Maple Ridge? You can't bike there, you can't walk there because there's no sidewalks to get there. No shopping, no schools, no pub, no restaurant... A community needs to be built from the inside out. And we need planners who have lived in walkable communities, who walk a lot themselves, to understand what's needed. If we don't change the way Maple Ridge expands, there's just not a whole lot of places where you can build affordable housing. If we do manage to change the way we expand, perhaps inclusionary zoning would work, whereby the developer has to build a certain percentage of affordable housing in a development project.

Work in partnership with developers to keep profit expectations in check, open up land and ensure that the developer is not allowed to "gouge" potential buyers. Too many redevelopment apps, and no thought to traffic congestion. The quarry on Jackson Rd has too much density, this whole area is developing quickly and traffic is busy on 102 ave and 104 ave and is getting very busy. Allowing basement suites is not the answer, look at 102 Ave all those homes packed into one small area, everyone parks on the street, you can barely drive down those streets.

Reduce costs

I gave my thoughts on the other webpage map feature.....council for years has ignored treating the Lougheed highway like a HIGHWAY, as opposed to Main Street.....get the entire length of Lougheed from 200th to the bypass away from single family housing....it should all be commercial WITH one or two stories of small rental apartments (not condos). The SW corner of 207th, that new mall should have had apartments above the commercial space, what a waste of space. Along the highway put in three story apartment complexes or first floor commercial with rental apartments above, with car access only from back/side streets not the highway, and you'll have plenty of affordable places to sleep and work. If council had demanded this of developers along the highway for years, they either build this or don't build at all, then we wouldn't be in this mess, on either the housing or the traffic fronts. Same with the highway frontage in Albion, all commercial along there should have apartments or condos overhead from now on in any future Albion Lougheed corridor development.

Have Better Transit service, Most of the secondary suites are out in the larger homes like Silver Valley, Rock Ridge etc. Parking is a big issue, and no Transit to get you to local Bus routes. Everyone needs a vehicle. Our street has big houses, suites and you can only park on one side of the street. And above that you may only be able to park one small car, or smart car size. Because the by law states. There must be 3 meters on either side of each driveway. Average vehicle size is 18 feet. Add 20 feet to that. That's 38 feet. plus driveway width. Must buy a motor cycle and join the Hell's Angel's. Go figure. Thanks for Allowing me to voice my opinion.

RESPONSES

Lay out a clear, concise plan as to where and what type of affordable housing you plan on developing. Be mindful of where you place the affordable housing. Place it near services / amenities that low income / disabled tenants require.

Have more low income housing made available through the planning process and having the developers build more instead of the high priced market.

Tax discount for rental properties

Have the developers include some affordable units with the market rental units. Have a mixture of tenants. This could be a start to affordable units for low income tenants.

Ask builders to be a part of a needed change in Canada and commit to 10% of buildings to be affordable housing.

Allow for suites, carriage homes, allow landowners to develop their land if they want.

Put the infrastructure in first-transit, schools, shopping. Otherwise this is putting the cart before the horse. But that said, find non-corrupt developers and conservative district planners and work within the public scrutiny to grow the district at a slow and steady, manageable pace. More townhouses isn't going to help Maple Ridge but more affordable single family homes will. Enforce some bylaws too to make it pleasant. Parking is soon going to be a major issue here!!

The development of affordable housing is already over encouraged in Maple Ridge. Are we not already one of the most affordable areas in the lower mainland? Maple Ridge should be encouraging higher property values so that there is proper investment in the community, not welcoming all those who can't afford to maintain or improve the housing situation.

Allow properties that have been stuck in the ALR since it's inception to be able to opt out for affordable housing. Properties that haven't been farmed for years that just grow acres of blackberries on solid clay soil that is incapable of farming anything at all. Properties that border on Secondary and Elementary Schools, that have transit, water, sewer and are within 5 km. of the town centre. There are many of these properties on Dewdney Trunk Rd. that are sitting on prime locations that would make sense to develop rather than doing clear cuts on our Mountain sides and having to bring in all of the amenities. I thought the plan of this council was to keep development within areas that are practical. Not build new roads, but use the ones that are already existing. This town is continually taking a step backwards in where they are allowing developments to go. Take a good look at properties that are within walking distance of schools, transit, shopping etc. and not just growing blackberries. Those who want to keep land in the ALR are people who are living in apartments, townhouse and single family homes. If they want to farm how about buying one of the many existing ones and try farming and let them watch their money go down the drain. It is impossible to live on these acreages and do nothing but lose money. THINK LOCATION when planning housing for the future!!!!!!

Adopt a new secondary suite policy that aligns with the rest of the Lower Mainland. Having a suite is the only way our young will be able to afford the dream of owning. Owning encourages stability and sense of community. The city has no idea how many illegal suites are out there right now and it is recklessly punishing those that are flushed out. We all want our kids to stay in the community and we have to give them the chance to be able to achieve a happy stable /secure home they can call their own.

Build better infrastructure like roads, shopping malls,entertainment. Target business to move into the area. Less commuting . Better attractive businesses which leads to more taxes. Less taxes on home owners. Stop building houses if the infrastructure is not in place. MP council trying to build MP with homeowners taxes. Taxes needs to come from other sources.

RESPONSES

Increase drastically the shopping choices for residents so they don't need to drive to Coquitlam Centre Mall or big box stores in Coq/Mission to shop. This will also help keep residents taxes from constantly rising because there is not a big enough commercial/industrial tax base. Do not increase density with small lot crammed neighborhoods - we are not the city of Vancouver and don't need to follow their model which doesn't fit for our more rural community.

Stop building housing so close together and stop building in areas where our wildlife live. It is wonderful to see bear and deer in the outer laying areas of our city but it is so sad to see them eating garbage from our back yards to feed their young. When you kick any living being out of their homes they are going to wander somewhere else to survive.

Cluster housing in areas close to schools etc. and not spread out too far with large lots and big houses. Create neighbourhoods, i.e. cluster around DTR and 248 Street and rezone surrounding areas to RS1 and RS3

Difficult question to answer. It appears that most of the stock being built are condos, townhouses and single family homes for sale. Perhaps dialogue with non-profit groups would be a place to start.

How about co-ops? Keep them near bus lines, shopping and transit. A lot of these folks can't afford transportation. I don't know how you would encourage developers to build them, but I would keep a close eye on the workmanship of the development. Maybe they could be partially funded by Lion's Clubs, Rotary or whatever.

Build more low cost housing for seniors, handicapped and people on assistance.

Better management. I just moved out of a dreadful apartment with the 15th manager starting. This many after 3 years of living. Affordable housing allowing cats and small dogs. I was rejected in all subsidized housing, because I have 2 cats that increase my quality of life. More affordable/subsidized housing for disabled persons.

I believe Maple Ridge is an affordable community to live in. I was born and raised in the Tri-Cities and moved out here because despite my wife and I each having good jobs we couldn't afford a detached home to raise our family in, in the Tri Cities. Most people still commute west to go to work, so they are paying more in fuel. I think waving a percentage of development fees and have that money redirected at providing more transit options, so residents save money in fuel. Or have developers install recharge stations in new developments to make the possibility of owning an electric car more of a reality. I feel that the working class has chased affordable housing east into the Fraser Valley, which means commuting farther to work and spending more money on gas. To find a way for it to be less punitive on the working people who can no longer afford to own a home Port Moody, Coquitlam, Burnaby, New Westminster, Richmond, the North Shore and Vancouver. Having less expensive options to get back and forth to work, can make housing less expensive.

Ensure that a few low cost rentals are included in every new multi-dwelling development so that those with low incomes do not get "ghetto-ized". Encourage development of some housing without all the frills. The units in Alouette Heights subsidized housing are quite wonderful in providing exactly what a low income tenant needs, with lots of storage space, a decent kitchen and bathroom, but no need for the dishwasher, the elegant and expensive finishing such as marble counter tops and crown moldings. That is, keep some developments simple so that they are also affordable and perhaps reserve them for people with low income. Partner with churches and charities to provide/create housing (i.e. the Baptist Towers, The Lions housing on 224th) and then ensure they are kept up to standard such as ensuring decent cleaning of common places; attention to mould issues; leaks, maintenance. Create live-work spaces with economy finishing or interior finishing to be provided by the tenant such as was done in Vancouver along Great Northern Way. Allow deteriorating malls (Haney Plaza) and single story stores (Dewdney Trunk near 224th) to be developed into two or three storey buildings, but ensure that the new building have a "village" quality to them and an upscale design such as has been created in Whistler Village. Whistler Village allows higher development, but I think Maple Ridge needs to keep its small town appeal and sense of community, so recommend not building too high in the shopping areas.

RESPONSES

Maple Ridge needs industrial and commercial centres to supply jobs for the families in this city to make it affordable. This will reduce travel costs property tax on single families.

Affordable housing is a relative term. Embark on a program to encourage more better paying jobs and part of the problem will solve itself. Also, don't go off half cocked and start building anything until an actual specific need has been established. What must be avoided at all costs is turning Maple Ridge into a Mecca for low or no income individuals.

Nothing. My taxes in Maple Ridge are high enough without my family paying more so that someone else can have affordable housing. No doubt tax breaks will be used to attract more affordable housing, and the taxes lost, will be recovered by increasing my taxes.

There is nothing you can do. Developers are not interested in losing money. Land is purchased by them based on the probability of developing to the greatest density possible under current or future zoning. If this District is looking for an out regarding the apparent out of control illegal suites, then perhaps create one or more subdivisions that allows for renters. The design must include design to facilitate ALL matters that increase localized population such as additional measures to both move and park the extra vehicles that come with this approach. As it is now, the District is not in compliance with their own zoning Bylaw and regarding renters and illegal suites. The idea of potentially changing current zoning to make illegal suites 'disappear' to facilitate this housing questionnaire is not a preferred method to make past and current violation better or go away as there is a large populous that carefully purchased in areas not zoned for suites that are being swallowed up by illegal suites.

Cut taxes for rental homes, remove dcc's from new rental stock developments, and lesson red tape for the construction industry to show a partnership, rather than an adversarial approach to building.

Provide zoning and incentives for developers to build low income housing.

Don't know, haven't given it much thought

Check with at least 3 independent urban planning professionals to establish a starting point. where? how much? etc.?

Seniors need housing they can buy that meets the needs for senior living. All rooms on ground level, 1500-1600 sf ranchers. When we sell our larger homes to downsize MR does not provide these types of homes.

Perhaps look at developments which include smaller homes, e.g. more ranchers or bungalows (2 - 3 bedrooms with den/family room) that offer a good starter home for a young couple and/or an appropriate size for a couple who are down sizing from the very large homes. Not all single people, who have owned a family home, want to move into a townhouse, condominium or apartment complex. I believe there are many people downsizing who would like the option to purchase a smaller single family home, with a medium to small yard, so they can maintain independence and continue to enjoy the privacy offered in their own yard, garden.

Maple Ridge is already relatively affordable in the Metro Vancouver area. If the mission of this effort is only to develop or satisfy the market for lowest cost housing it could result in an imbalance of development that could affect the overall market and appeal of Maple Ridge. Creating large pockets of single purpose communities should be avoided. There is a need in the rental market which is clearly obvious through the abundance of currently illegal suites in areas that are designed for single families. Rather than try to re-purpose single family areas that are already underserved with schooling, shopping and parks, new developments of mixed use, including a good component of rental only, high rise and retail could help balance the market.

Allow more house building options on the smaller lots (under 2 acres) located in the ALR. This would allow more area to build housing without effecting our agriculture base.

RESPONSES

Lower the prices. For people not looking/settled, hard to judge market, but would look for affordable.

Important to clean up the buildings in core areas to make sure quality is maintained and tenant issues - screening and quality control. There should be a rent cap so people can afford homes. Landlords aren't fixing the places but keep charging high rents.

One of the main issues is the industrial base. Developers are building cheaply to achieve affordability. District is allowing because they don't have industrial tax base to fall back on. Could attract higher end housing if you had other financial resources available. There are no high rises in Maple Ridge. But these bring a quality of construction that is needed, e.g in Pitt Meadows. Quality intermediate housing for empty nesters within the core of the city so you don't have to go to outskirts. We are allowing too many developments in outlying parts of the District.

Add tax in incentives for developers to develop affordable housing, tax breaks for people who develop their own housing to multi family, making it easier and cheaper to get building permit for secondary suite

Reduce the fees for permits and development of smaller properties. I would improve my property if the non building costs were affordable. Adding more commercial property outside the town core would save a lot of car trips

Affordable rental housing should and could be located on the parcels of land, at the 23000 block of Lougheed, which the Provincial Govt. is in the process of marketing. This area could accommodate an extremely good development which could encompass rental housing for singles, persons with disabilities, seniors, subsidized housing, etc. The Province has ongoing subsidies for these kinds of programs...so it obviously recognizes the need for these programs. Why is our Municipality NOT going after these lands to accommodate this vast shortage of rental housing within our Municipality? These lands hold the unique location which offer easy access and waking distance to transit, parks, recreation facilities, shopping, a community Clinic, etc. I think we are losing an valuable opportunity in not recognizing these lands as being vital to the Municipality embracing and assisting our most valuable asset...our citizens. Time is of the essence in securing these lands and initiating talks with the Province and our local MLAs.

Restrict or tax heavily foreign ownership and speculative type purchases. Approve more business on the bottom/ housing above developments to densify downtown.

Make it more expensive and difficult for developers to put in housing in parts of Maple Ridge that are far removed from services and in environmentally sensitive and naturally scenic areas and offer the developers incentives to build in the downtown core are of Maple Ridge. Some of the core housing could also be higher end condo/ townhouses/apartments that would help revitalize the downtown core.

Attract more business to the area to diversify the tax base. Maple Ridge needs both more and better retail but also white collar and manufacturing business to be based here. Residents who work where they live spend more money and generate more encompassing tax revenue.

Currently Maple Ridge puts the development community before their citizens. This town is falling a part with cheap housing and there seems to be no appetite to discuss the amount of unabsorbed housing in the community the deterrent it is causing the resale values in our community. Time to think big Maple Ridge, people are moving here and turning around and moving out.

Rent Controls, Lower taxes, permits etc to keep costs lower for developers. Secondary suites, incentives for creating these Condo mix that keeps some suites as rentals and affordable. Incentives for developers to build rental development and not convert to condos.

Increase the amount of high density housing.

RESPONSES

Im not sure if this fits in this category but I have to say this, I live in silver valley and I think its possibly one of the worst places to live and never wish I bought up here. There is no schools, coffee shops, transit...there is absolutely nothing up here. In order to get somewhere you need to drive your car at least 15 mins. City Maple Ridge has done a really poor job and I can't wait to leave this city due to the fact of nothing to do. Worst city to live in...more people will be leaving maple ridge.

More subsidize housing and bc housing for singles

On District Land

I believe that Maple Ridge needs to maintain it's roots and not become completely developed throughout. I understand that development is a part of a healthy city, and agree that the downtown core and immediate surroundings should be heavily developed. I also believe that more urban areas need to be maintained as such for Maple Ridge to uphold the high quality of life that we have now. Areas that are being removed from the ALR shouldn't be. If they are to be subdivided, I suggest that larger lots be proposed. Maple Ridge is one of a few cities left that is not completely developed and is unique and awesome for it. I hope it doesn't follow the path of Coquitlam (where there are very few larger acreage properties), as this is extremely hard for the wildlife that live in the nature and for the fish that return to Kanaka and Alouette rivers every year. My .02 Cents.

There are a lot of new appartments available in Maple ridge. I would like to see more Garden suites for older family members or tru. Also suites over garages for the yonger members of university students / youth that want privacy and can't afford or don't want to live in an apartment. There are many areas this is possible RS 1,2,and 3. As well this could serve as a morgage helper with a little more privace. than a basement suite .

Add more social housing.

Keep the momentum.

Tax base is reflective of the housing, shopping is limited, increasing the shopping/commercial would increase taxes from businesses rather than homeowners. Increase businesses/shopping.

Co op, instead owning by yourself, co owning and shared services, shared in quality, that would more affordable. More subsidized housing for working families, for both rental and ownership. Some families are selling their homes because can't afford it and now have to rent, govt loans or grants for down payment help.

Build transitional and affordable units for single people on assistance. the Caring Place should not become the only way to survive for individuals that cannot afford housing

Better public transportation routes and connections. Connections to mission and rural maple ridge would be useful, as well as more buses on current routes. An express bus is needed at all times (even weekends) to Braid station and Coquitlam station. Additionally, full lot houses would be beneficial rather than all townhouses.

Stop greed

Probably need to have incentive for developers to build affordable housing and need to partner with senior government, municipal government isn't responsible but there must be things that this level of government can do like partner with senior government.

Stop building new houses. Support the current community with more shopping. Hospitals and schools

Fix downtown Maple Ridge. Move the low income housing to another area and build up the downtown core with new buildings and a new mall.

RESPONSES

Who knows? Keep it small town. Avoid having huge companies build to drive up the number of people

Property taxes are high, discounts for those renting to at risk populations (single parents, youth and seniors)

Provide tax breaks or other incentives to Non Profit agencies that are willing to provide affordable housing.

Get the City to require that all condo developments allocate at least one unit as an affordable housing suite - that way we individuals blend in and aren't singled out and neighbourhoods don't get overpopulated with people with less advantages. Perhaps a not of profit society could be set up to oversee all of the units, manage them, ensure that they stay in the system as affordable units. Perhaps the city could give the developer an incentive.

Show a need and develop a plan

I THINK THAT MAPLE RIDGE NEEDS TO MAKE MORE AFFORDABLE HOUSING 30% OF PEOPLES INCOME. HOUSING HAS TO WORK WITH WHAT THE GOVERNMENT GIVES THEM TO LIVE ON OR WE WILL KEEP HAVING PEOPLE ON THE STREET

Housing options for singles and young couples who are first time home buyers. Affordable housing such as Housing Co-op and subsidized housing. Amenities that support communities such as local shopping, local businesses and childcare.

Improve transit to other communities. No matter what the price if people can't get to work without a car they wont live here or they will be on welfare.

Offer incentives to developers so that 20% of units are reserved for affordable housing

We need a plan for work. Work is scarce in Maple Ridge. Maple Ridge needs to develop business across a spectrum of industries in order to create the work people need. As well, Maple Ridge city council and the MLAs and MPs have to work together and with developers to insist that a certain percentage of new housing built has to be rental and accessible to low income individuals and families. There are empty condos everywhere and when they are finally bought if they are rented out the rents will be high. There are good and sustainable models for mixed market housing that works. It is about political will. Housing should not be tied to the political cycle. Finally CMHC needs to be revitalized and small cities like Maple Ridge can and should be part of that process.

1. Ensure that planning decisions made in relation to future development sites are not determined by councilors with a financial interest in property development. 2. Only allow development of undeveloped land when the development scheme includes appropriate infra-structure and services. These are notably missing from areas such as Albion, Silver Valley etc. These newly created communities need schools, medical services, stores etc.

I think that it would be helpful to encourage the community to see affordable housing as an amenity. Increasing rental stock and providing affordable homeownership options would be extremely beneficial to low income earners in our community. Increasing transit routes and clustering housing in hubs where amenities exist would support a healthier community where people walk more and use transit whenever possible.

Support the youth safe house and try to expand services available for youth and young adults with mental health and addiction issues.

Caring Place supports a night where community member stay in the cold overnight to experience homelessness. Invite the community to live in the "affordable housing" for a night or more.

Make it political priority, the research is available - now is the time for courage

RESPONSES

More condos between 228-222

Trade-offs on density for developers - a requirement that they provide a significant number low cost suites in all apartment complexes in trade for extra height or number of suites; or priority in planning reviews of their projects in trade for provision of additional low cost suites. When I mention low cost suites, I mean those provided for rent at 30% of the individual's income.

Allow for and encourage greater density and diversity of housing forms in the downtown core of Maple Ridge. Reduce DCC's and taxes in this area. Place greater emphasis on the public spaces to encourage people to want to live in the downtown area and because there are safe, attractive and interesting places to be on the streets, people will be willing to live in smaller homes. The street should be an extension of their living space; think Europe, New York, etc. . More people outside mixing it up with one another in a pleasant environment is a healthier society than having everyone hiding away in their own large home.

This survey sounds like Maple Ridge wants to take in all the poor people who can't afford to live anywhere else and have no choice but to accept the failure of the urban planners to provide acceptable levels of quality, amenities, etc. Way to aim low.

Not being a knowledgeable person in this aspect the only thing that comes to mind would be taxation and permits for building high quality low cost housing with access to amenities, schools and transportation.

Any ideas I have kind of scare me as I like Maple Ridge the way it was 20 years ago when I was growing up here.

Increase the commercial/industrial tax base; improve public transit service and offerings.

Tax incentives seem to help. A blind spot here is the cost of heating homes. Can Maple Ridge provide incentives for homeowners to make their homes more efficient without knocking them down and building new. That would make housing more affordable by bringing down heating costs, but also reduce the District's carbon footprint etc. Can there be incentives for owners of rental units to make them more efficient? At the moment, with the tenants paying utility bills, landlords have no reason to do this.

I don't think we need more housing, I think we need more amenities and schools for the children that live in the area already

Get rid of abandoned houses. Homeless people's place of refuge. Start making space for recycled homes Eg. Homes made from shipping containers. Eg.cottage Make affordable land area for them.

Better planning of subdivisions to include small shopping areas allowing residents to be within walking distance of groceries, fast food

I wish I had an answer but do not know...perhaps offer tax break to those developers who participate in offering answers to the solutions.

Offer incentives outside of developing in the Downtown area. Redevelop areas of Maple Ridge that need cleaning up.

Building more small single houses

The government should build the Sky Train. It is far away to Vancouver. If the transportation is good ,many people would come here to live. It is good for the development of the economy and it is good to the development of housing in Maple Ridge.

RESPONSES

Don't know

Gas more cheaper. more chain stores(Costco,superstore,etc.) and more restaurants. skytrain

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Help developers with lower Development Cost Charges in areas with more affordable land (outside of towncore where land is more expensive) Possibly means Municipality does upgrades to roadways etc. ahead of development at present day cost and recovers later when development actually takes place.

Help developers with lower Development Cost Charges in areas with more affordable land (outside of towncore where land is more expensive) Possibly means Municipality does upgrades to roadways etc. ahead of development at present day cost and recovers later when development actually takes place.

Have to show the need,

Encourage the development of secondary suites or cottages on existing properties whenever possible

I'm really not sure how to solve that issue.

Lower tax rate for affordable housing. However make sure it continues to be affordable housing and safe

Get developers to look at Bonson in pitt meadows. Incredible community ideas. GREAT planning. Not great yards, but great style and walking areas and community space that make yards feel larger. Coffee shops and community center within walking distance keeps people in the community. Don't follow their stupid lack of parking idea though. hard to keep businesses going if people's families can't join them because they are driving in from other areas. STUPID planning!!!! We'd love to not need cars, but that is not realistic. Have more group free parking and you'll keep people coming in instead of going to downtown vancouver. I'd rather spend my money and go for a walk around the coffee shop in bonson, but with the lack of parking during festivals and other events, I'm back to downtown Vancouver or Coquitlam. And maple ridge has nothing like it. People need large green spaces with coffee shops, small boutique stores and yoga places, community centers and playgrounds to stay in town. create and build community and places full of art and beauty and people will stay. make it ugly, with no art, or stupid rules like no playing in the fountains downtown and it makes people stay away. Look to europe and montreal for how they keep communities around. even edmonton. Great central area has kids swimming in fountains, festivals all summer long. It's awesome!!!

Tax breaks for new rentals that are affordable

Lower taxes

Subsidized land for developers with a mixed use development With affordable housing and normal housing

First, pressure city and regional district to commit to quality housing for all that need it. My issue is extreme lack of housing for seniors, which should be close to shopping, bank and transit

RESPONSES

Plan for the future, there is already affordable housing but amenities lag far behind. With more desirability will come better rental options.

Not sure

Single family homes are still the most desirable not row houses not town house but your own home and land over densifying and lose of personal space is not the way to go we need to identify areas that can support larger developments and areas where sfhomes are best suited. Larger dev. Closer to main roads and hwys and shopping and sfh in areas where lot sizes and road sizes currently support sfh. Hammond is perfect for both if laid out correctly. Smaller streets and lots for sfh and along Lorne or maple crescent or 207 for larger developments.

Federal funded housing for immigrants and homeless

Yes

We need to encourage affordable rental housing for people of low income. Builders need to build more of these units for the growing number of poor people in our community. Give them a tax break to do this, in partnership with our city and other levels of government!

House taxes are too high, need to keep people shopping in the area . Now most people live here but don't work here.- Affordability is not just the cost of the house but the tolls, cost to commute to work, gas. etc

Expand transit to other areas. If you rely on transit you are restricted to downtown only. There is NO transit servicing north Maple Ridge/ Silver Valley to MR Equestrian

We need to encourage affordable rental housing for people of low income. Builders need to build more of these units for the growing number of poor people in our community. Give them a tax break to do this, in partnership with our city and other levels of government!

House taxes are too high, need to keep people shopping in the area . Now most people live here but don't work here.- Affordability is not just the cost of the house but the tolls, cost to commute to work, gas. etc

Expand transit to other areas. if you rely on transit you are restricted to downtown only. There is NO transit servicing north Maple Ridge/ Silver Valley to MR Equestrian

Have more destination spots such as coffee shop/pizzeria/corner store spread out in the neighborhoods. Not everyone drives so the developments that are not near the main drag isolate people. Where if you have little destinations for people to walk to in there neighborhood for a loaf of bread or litre of milk they will not feel so isolated and consider moving there.

Living in Maple Ridge has become increasingly more unaffordable. The building of Golden Ears Bridge made life better, but the toll enters into the unaffordable category as an example. So I guess what I'm trying to say is, it is other issues combined with housing unaffordability that is hard to live with. So development of affordable housing needs to take environmental factors into consideration as well as the actual housing. We need more shopping downtown and it needs to be accessible with affordable parking. I think there is a desire to live in M.R. where housing may be more affordable than other cities in the Lower Mainland, however, there has to be a look at the whole package.

Get developers involved in sharing affordable housing with market housing tenants. With each new project built so many affordable unit could be included. This could be a start for affordable units.

RESPONSES

Develop the public transit and get people access to the cheapest neighborhood. Also the city should try to control the rental cost inflation with by laws if that's possible.

Financial help from provincial government

1) As I have read about, in that if establishing secondary / in-law suites, that any additional parking is provided ON the property with the secondary suite, and not on the roadways. 2) Continue to improve transit (west coast express, skytrain, buses) so people can live out this way, and travel to other parts of Greater Vancouver

Provide more aid for families based on income

Accept families whos incomes are not high, but do Have employment. Feel too many ppl working the system are recieving help and aid when it comes to housing but those families who are working and struggling get left behind.

The possibility of developing a rental cap, to keep smaller rental properties, such as Studio and 1 bedroom at a fixed rate, and maybe it would open the door for more people.

Build partnerships with non-profit housing providers. Provide tax breaks and density bonusing.

Engage groups and individuals who support social housing and rental housing policy reforms to 1) create further support in the community and 2) advocate with senior governments. In my experience, most members of Council and municipal staff in Maple Ridge are indifferent to or resistant to engaging with the public, so I won't hold my breath.

Offer builders, building owners, property owners tax breaks to provide affordabke housing to people who meet a certain criteria and are in, what I consider to be, the most need of affordable housing. Its hard to be unbiased for me as I have a disabled father on a very fixed income who has to live off a hundred dollars a month because I have been unable to findhim affordable, ground klevel accomodations with rental incentives. Perhaps Maple Ridge could pioneer a program for seniors and those with disabilities where it puts together renters and property owners. The program could di the screening for the owners to find good quality, suitable candidates and as I mentioned, provide maybe property tax deduction s in order to obtain cheaper housing for someone like my father.

HOUSING POST-IT NOTE POSTERS

The notes from the Post-It® note posters have been pulled out of the poster format in order for them to be included in this report. The notes have been grouped by location (where the poster was placed) and notes with inappropriate language were removed.

[illegible]

Leisure Centre Post-it® Notes (1 of 8)

I wish my HOME had a diamond	I wish my neighbourhood had housing that Housed low income with disabled parents	I wish my HOME was in Hawaii	Maple Ridge needs more housing for better bakeries	Maple Ridge needs more parking
I wish my community had housing for more playgrounds	Maple Ridge needs more housing for single income affordability	Maple Ridge needs - a BMX track. - paved trails for bikes + rollerblading	I wish my HOME had sewer... it has been 36 years waiting!	I wish my neighbourhood had housing that a back yards small pets cat caring people
Maple Ridge needs cheaper housing	I wish my HOME had a park close to my home	I wish my neighbourhood had housing that was more spacious with larger yards and driveways	I wish my neighbourhood had housing that sidewalks in Hammond and better playground	Maple Ridge needs more housing for low income families in nice neighbor
I wish my neighbourhood had housing that had more nature around it.	I wish my community had housing for mine craft mine N. Kent	Maple Ridge needs more housing for low income families	Maple Ridge needs A softball turf arena. no dilobis	I wish my HOME had a larger garden
Maple Ridge needs more housing for better malls	Maple Ridge needs to ensure schools can accommodate all the new housing develop- ment	I wish my HOME I pad I pad	Maple Ridge needs more housing for Low income working families	I wish my community had housing for better play- grounds in Hammond
I wish my HOME had a larger backyard	I wish my neighbourhood had housing that did not have creaky hobos	I wish my community had housing for I pads for all grades in school	Maple Ridge needs more housing for make stops	Maple Ridge needs more housing for seniors NO for Drug Addicts

Leisure Centre Post-it® Notes (2 of 8)

I wish my community had housing for o-g naryan ✓	Maple Ridge needs more housing for My little Pony's ♥: everywhere!	♥Maple Ridge needs♥ One Direction J	I wish my HOME was a magin ♥ major	Jenna Hadden I wish my HOME Was Pink and had 10 water Slides
Maple Ridge needs a IPad santer	I wish my HOME had better windows	I wish my HOME one d	Maple Ridge needs more candy stores	Maple Ridge needs play land
I wish my neighbourhood had housing that wasn't so gross Ella	Vicky Secher I wish my neighbourhood had housing that would have a pool	Maple Ridge needs more housing for Sieners	Maple Ridge needs more Paintball arena's.	I wish my HOME Was pritty X
Maple Ridge needs more housing for affordable housing for low men	Maple Ridge needs a pet hotel and a petting zoo. ♥♥	I wish my HOME had more bed rooms "	I wish my HOME had 12 cats.	I wish my community had housing for better malis
I wish my HOME I LOVE ME Nerbi HI son	Maple Ridge needs More Turf fields	I wish my HOME Was a library in a tree	Maple Ridge needs poop	Maple Ridge needs Ikea better shopping
Maple Ridge needs A bigger Competition Size pool	I wish my HOME had a horse back riding place.	Maple Ridge needs more my little pony's	I wish my HOME had more videogame s ★ ♥	I wish my HOME was bigger

Leisure Centre Post-it® Notes (3 of 8)

Maple Ridge needs more mental health supports needed!	I wish my HOME senior	Maple Ridge needs more nature spaces	I wish my HOME had a laser gun!	I wish my neighbourhood had housing that smelt BAD
Maple Ridge needs sidewalks in residential neighbourhoods	I wish my HOME was bigger	I wish my neighbourhood had housing that was eco-friendly	I wish my neighbourhood had housing that Had a yard and could find parking	Maple Ridge needs more housing for better pools
I wish my neighbourhood had housing that was much more affordable to rent.	Maple Ridge needs More senior housing, Less drug housing	I wish my HOME had a 1000000000 Feat Mags	Maple Ridge needs more rental apartments (affordable)	I wish my HOME had athletic parks that dogs don't use!
Maple Ridge needs more housing for low income single mothers	Maple Ridge needs Skate park at Merkle	I wish my HOME had better parking	Maple Ridge needs more housing for Homeless	I wish my community had housing for would cater for the needs of children with disabilities example Autism
I wish my HOME had the best electronics	I wish my neighbourhood had housing that Dairy free/gluten free bakerys	I wish my community had housing for New malls	Maple Ridge needs more housing for low income residents Yes	Maple Ridge needs Rapid transit (WCEXpress service All day)
I wish my community had housing for The com	Maple Ridge needs more housing for low incomes mental supports people @ risk	Maple Ridge needs more shopping NO. :)	I wish my HOME had a better security camera	I wish my neighbourhood had housing that people took pride of an ownership

Leisure Centre Post-it® Notes (4 of 8)

Maple Ridge needs <u>More shopping</u>	I wish my HOME <u>had Pool</u>	I wish my neighbourhood had housing that <u>Had sidewalks</u>	Maple Ridge needs <u>More schools & in the Silver Ridge area.</u>	Maple Ridge needs more housing for <u>low income families</u>
I wish my neighbourhood had housing that <u>had enough room to park a car in front of each house</u>	I wish my community had housing for <u>the poor or people without money</u>	Maple Ridge needs more housing for <u>poor people</u>	Maple Ridge needs <u>more mansions</u>	I wish my HOME <u>was big and a Mancho</u>
I wish my HOME <u>had more pets. I ♥ animals</u>	Maple Ridge needs <u>Cookie dough</u>	I wish my HOME <u>had a pool</u>	Maple Ridge needs a big recreation complex with pool, rink, fields together	I wish my community had housing for <u>low-income people</u>
I wish my HOME <u>had math</u>	I wish my HOME <u>Swim on the floor</u>	I wish my community had housing for <u>Dirt bike S. Jake B. Liam H.</u>	Maple Ridge needs more housing for <u>better malls</u>	Maple Ridge needs <u>more pools</u>
I wish my community had housing for <u>Good malls</u>	I wish my community had housing for <u>pool</u>	Maple Ridge needs <u>more pizza</u>	I wish my HOME <u>Had a 5 car Garage</u>	Maple Ridge needs <u>Another element. school in Albion</u>
I wish my HOME <u>could fly UPUPUP</u>	Maple Ridge needs <u>bars</u>	I wish my HOME <u>was filled with indoor pools and slides</u>	Maple Ridge needs <u>a carters and/or Oshkosh B'ish</u>	I wish my community had housing for <u>A house I could afford to buy (Single Mom W/4)</u>

Leisure Centre Post-it® Notes (5 of 8)

Maple Ridge needs A middle school !!	Maple Ridge needs Walmart	I wish my HOME an ice rink	I wish my neighbourhood had housing that was less ghetto	Maple Ridge needs More subsidized housing
I wish my HOME Was near a coffee shop and park	Maple Ridge needs more schools.	Maple Ridge needs to clean up HS ACT!	Maple Ridge needs more housing for Low Carbohydrate Restaurant	Maple Ridge needs extreme air
I wish my HOME Had a Hot tub	Maple Ridge needs more housing for families that can afford it. :-)	Maple Ridge needs more elementary schools (French Imm.)	I wish my HOME Had a Hot tub	Maple Ridge needs BETTER STORES!
Maple Ridge needs an extreme air park	I wish my HOME had a bigger yard	I wish my neighbourhood had housing that was free	I wish my community had housing for students	Maple Ridge needs more housing for The elders in a safe place
Maple Ridge needs Volleyball Club	I wish my community had housing for students	Maple Ridge needs Volleyball Club!	Maple Ridge needs to have free sports in high schools volleyball was so @ Westview	I wish my HOME Was filled with dogs movies!
I wish my HOME I would be playing hockey and video games	Julia Maple Ridge needs More Food and water	I wish my HOME Had a Dad	I wish my community had housing for low income 2nd stage sober living Single Mothers	I wish my community had housing for homeless People

Leisure Centre Post-it® Notes (6 of 8)

I wish my HOME had a pool with a slide	Maple Ridge needs more housing for lower income	Maple Ridge needs Pools	I wish my HOME had a big Pool	Maple Ridge needs sidewalks for pedestrian safety
EN Maple Ridge needs a Dog Park and video game!	Maple Ridge needs more housing for Boogie Boogie Boo.	Maple Ridge needs water slide park	I wish my HOME Hockey. Video games	I wish my HOME had so much money.
Maple Ridge needs an extreme air park	I wish my HOME a Digger Pool.	I wish my neighbourhood had housing that Bigger Pool.	Maple Ridge needs more housing for the foster children	I wish my HOME was in Dor Pool and SlePool
Maple Ridge needs decent stores for teenagers.	I wish my HOME had a indoor bouncy house	Maple Ridge needs another Hockey rink	Maple Ridge needs More Dog Parks	I wish my HOME had more pool/pk
Maple Ridge needs More schools	Maple Ridge needs more House for homeless people	I wish my HOME Was filled with video games!	I wish my HOME a big pool	Maple Ridge needs more homes
I wish my HOME was filled with slides and colour water	I wish my HOME Had a indoor pool and a water	I wish my neighbourhood had housing that more my RILEY	I wish my HOME was filled with video games	Maple Ridge needs More High schools High schools

Leisure Centre Post-it® Notes (7 of 8)

I wish my neighbourhood had housing that <u>was affordable</u> + one level geared to seniors	I wish my community had housing for <u>- all incomes</u> <u>- suitable for seniors</u>	Maple Ridge needs more housing for <u>- low income</u> <u>+ SR</u>	Maple Ridge needs <u>better shopping</u> <u>a redone</u> <u>rec pool</u>	Maple Ridge needs <u>Candy</u> <u>Stores</u>
I wish my HOME <u>was</u> <u>Renovated</u>	Maple Ridge needs <u>bigger</u> <u>malls</u> <u>♥</u>	Maple Ridge needs <u>More + better</u> <u>restaurants</u>	I wish my neighbourhood had housing that <u>Had sidewalks</u>	Maple Ridge needs <u>a better long term</u> <u>Sustainable</u> <u>vision</u>
I wish my HOME <u>could</u> <u>walk</u>	Maple Ridge needs <u>recycling bins</u> <u>like Peco</u>	Maple Ridge needs <u>Better shopping</u>	Maple Ridge needs more housing for <u>Animals</u>	Maple Ridge needs <u>more</u> <u>candy</u> <u>stores.</u>
Maple Ridge needs <u>a closer</u> <u>rink !!!</u>	Maple Ridge needs more housing for <u>poor</u>	Maple Ridge needs <u>strong urban</u> <u>containment</u> <u>less sprawl</u>	Maple Ridge needs <u>More Ice</u> <u>Rinks</u>	Maple Ridge needs <u>garbage</u> <u>free pickup</u> <u>and in Taxes</u>
Maple Ridge needs <u>More</u> <u>foods that</u> <u>cost less!</u>	I wish my HOME <u>a Big</u> <u>purple</u> <u>room</u>	I wish my HOME <u>has Just</u> <u>Dance S</u> <u>!!</u>	I wish my community had housing for <u>Animals</u>	Maple Ridge needs <u>Soccer</u> <u>in side</u> <u>!!</u>
Maple Ridge needs <u>More shopping</u>	I wish my HOME <u>had Peco</u> <u>Pool</u>	I wish my HOME <u>Had a</u> <u>XBox 360</u> <u>!!</u>	I wish my HOME <u>was</u> <u>Bass</u> <u>(it is)</u>	Maple Ridge needs <u>a bigger</u> <u>pool!!</u>

Leisure Centre Post-it® Notes (8 of 8)

I wish my neighbourhood had housing that <u>Was</u> <u>hanted</u>	Maple Ridge needs <u>More Year</u> <u>Round Schools</u> <u>Like</u> <u>Kanaka.</u>	I wish my HOME <u>more Parks</u>	Maple Ridge needs <u>lacrosse</u> <u>fields</u> <u>(turf)</u>	I wish my community had housing for <u>More Job</u> <u>Opportunities</u> <u>For Youth.</u>
Maple Ridge needs <u>an outdoor</u> <u>pool</u> <u>by 25th</u>	Maple Ridge needs more housing for <u>The homeless</u>	Maple Ridge needs more housing for <u>People that</u> <u>don't have</u> <u>that much</u> <u>money</u>	Maple Ridge needs <u>shopping</u> <u>stores!!!</u> <u>!!</u>	Maple Ridge needs <u>Parks</u>
I wish my HOME <u>Had candy</u>	I wish my neighbourhood had housing that <u>could</u> <u>fly</u>	Maple Ridge needs <u>parks</u>	I wish my HOME <u>Had</u> <u>math</u>	Maple Ridge needs <u>kid's</u>
Maple Ridge needs <u>More shopping</u>	I wish my HOME <u>had</u> <u>Poc</u> <u>Pop</u>	I wish my neighbourhood had housing that <u>had sidewalks</u>	Maple Ridge needs more housing for <u>low income</u> <u>families</u>	Maple Ridge needs more housing for <u>low income</u> <u>families</u>

Library Post-it® Notes (1 of 8)



Library Post-it® Notes (2 of 8)

I wish my HOME had a pool pool	I wish my neighbourhood had housing that could turn into a spaceship	I wish my community had housing for green building codes	Maple Ridge needs more housing for affordable or families with children	Maple Ridge needs more shopping choices
I wish my community had housing for Co-op housing	Maple Ridge needs more housing for low income families + singles	Maple Ridge needs more family events / or ones with childcare	I wish my HOME Had a pool pool!!	I wish my neighbourhood had housing that was not Corporate
Maple Ridge needs supportive housing	I wish my HOME was closer to parks/ playgrounds	I wish my neighbourhood had housing that is affordable for senior and on assistance	I wish my community had housing for with pools	Maple Ridge needs more housing for assistance lower income Home owners - ie: repairs, contractors, etc. similar to govt grants or Habitat for Humanity But REPAIR related (or Reno). I wish my HOME can fly!
I wish my neighbourhood had housing that was more energy efficient.	Maple Ridge needs parking "Free"	Maple Ridge needs more housing for homeless	Maple Ridge needs more shopping malls	
Maple Ridge needs more housing for Mental Health + Addictions	Maple Ridge needs MORE PARKS!	I wish my HOME Making	I wish my neighbourhood had housing that Allowed PETS (cats + Dogs)	I wish my HOME was better
I wish my HOME was beautiful and welcoming!!	I wish my neighbourhood had housing that is affordable.	I wish my community had housing for homeless	Maple Ridge needs more housing for People who don't have a lot of money	Maple Ridge needs car-free streets with cafe's outdoor terraces, restaurants, landscaping

Library Post-it® Notes (3 of 8)

I wish my community had housing for <u>people without homes (homeless)</u>	Maple Ridge needs more housing for <u>Recovering addict</u> <u>No Addict</u> <u>Mitch</u>	Maple Ridge needs <u>convenient</u> <u>and direct</u> <u>bike routes</u> <u>downtown</u>	I wish my HOME <u>had a</u> <u>helicopter</u> <u>landing pad</u>	I wish my neighbourhood had housing that <u>DID NOT HAVE</u> <u>PAPER THIN</u> <u>WALLS THAT ALLOW</u> <u>ME TO HEAR EVERYONE</u>
Maple Ridge needs <u>More</u> <u>Sun</u>	I wish my HOME <u>Was nicer</u>	I wish my neighbourhood had housing that <u>TRANSIT</u>	I wish my community had housing for <u>a community</u> <u>with more</u> <u>ARTS</u>	Maple Ridge needs more housing for <u>people</u>
I wish my neighbourhood had housing that <u>didn't</u> <u>emit</u> <u>wood smoke</u>	Maple Ridge needs more housing for <u>Low Income</u> <u>families</u>	Maple Ridge needs <u>Closer Dog</u> <u>Parks</u>	Maple Ridge needs <u>a second</u> <u>library</u>	I wish my HOME <u>was affordable</u>
I wish my HOME <u>LESS NOISE</u> <u>FROM THE</u> <u>HOUSHEED</u>	Maple Ridge needs <u>is big</u> <u>beautiful</u> <u>and welcoming</u>	I wish my HOME <u>was far from</u> <u>noise of cars.</u>	I wish my neighbourhood had housing that <u>more sandy</u> <u>shops</u>	I wish my community had housing for <u>people who</u> <u>don't drive</u> <u>(young people,</u> <u>old, disabled)</u> <u>or don't want to</u>
I wish my HOME <u>was cheaper</u> <u>and had more</u> <u>-</u>	I wish my HOME <u>Has a zoo</u>	Maple Ridge needs <u>more shopping</u> <u>and restaurant</u>	Maple Ridge needs more housing for <u>Parks, More</u> <u>Fun things to</u> <u>do! MR is kinda</u> <u>Boring!</u>	Maple Ridge needs <u>Safer biking</u> <u>downtown</u>
I wish my HOME <u>had a</u> <u>Spa !!</u>	I wish my neighbourhood had housing that <u>the family</u> <u>(grandparents)</u>	Maple Ridge needs <u>to protect</u> <u>farm and</u>	I wish my HOME <u>MAPLE</u> <u>RIDGE had</u> <u>a hotel for</u> <u>the movie</u> <u>industry</u>	I wish my community had housing for <u>low</u> <u>income</u> <u>single people</u>

Library Post-it® Notes (4 of 8)

I wish my community had housing for <u>WORTHLESS TAX</u>	Maple Ridge needs more housing for <u>Elderlys</u> (retirement homes)	Maple Ridge needs <u>more parks & less parking downtown</u>	I wish my HOME was <u>Magic</u>	I wish my community had housing for <u>The homeless</u>
Maple Ridge needs <u>Skytrain</u>	I wish my HOME <u>has a chin-up bar; and an outdoor center</u>	Maple Ridge needs <u>more AFFORDABLE Housing.</u>	I wish my HOME <u>Wage Very huge antic</u>	Maple Ridge needs more housing for <u>Those on low and fixed incomes</u>
I wish my neighbourhood had housing that <u>Always Pets without Pet Deposit</u>	Maple Ridge needs more housing for <u>the homeless</u>	Maple Ridge needs more housing for <u>low income family</u>	Maple Ridge needs <u>nice restaurants and pubs instead of bingo hall with HUGE parking lots for cars</u>	I wish my HOME had a <u>big back-yard and play-around</u>
Maple Ridge needs <u>less contracting out.</u>	Maple Ridge needs <u>more parks</u>	I wish my HOME <u>Had No Mold</u>	I wish my HOME <u>had a Soccer field</u>	I wish my HOME <u>had a trampoline</u>
I wish my HOME <u>had a Pool!</u>	I wish my community had housing for <u>MFO</u>	I wish my community had housing for <u>flowers</u>	Maple Ridge needs more housing for <u>[scribble]</u>	Maple Ridge needs <u>more RECREATIONAL CENTER FOR more SPORT LIKE Gymnastics, Basketball, etc</u>
I wish my community had housing for <u>Pet owners</u>	Maple Ridge needs <u>to review its OCP!!! No more sprawl.</u>	Maple Ridge needs <u>a lot more places that are fun like Jungle Tracks.</u>	I wish my HOME <u>would be bigger with 2 or 3 floors!</u>	I wish my HOME <u>was in a people friendly neighborhood (with destinations to walk/bike to).</u>

Library Post-it® Notes (5 of 8)

I wish my community had housing for Bar the Left Turn!	I wish my neighbourhood had housing that let the homeless sleep	Maple Ridge needs more rights for renters	I wish my community had housing for stay out of farmland and build up not out!	I wish my neighbourhood had housing that Fair rents for low income & people off welfare as well as on
Maple Ridge needs Free scooter parking & Honey Bus loop + underground lot	I wish my community had housing for STICK TO LOW RISES IN DOWNTOWN CORE	Maple Ridge needs more housing for DON'T MAKE LOTS SMALLER FOR SINGLE FAMILY HOMES	Maple Ridge needs more housing for KALELI	Maple Ridge needs Free parking for Honey Bus Loop & West Coast Express
Maple Ridge needs More FREE PARKING IN DOWNTOWN CORE	Maple Ridge needs better mall hours!!!	I wish my HOME was cheaper	Maple Ridge needs A MA.. A BETTER	I wish my HOME had smart butlers had a helicopter lunch and was a to shoot pool to Florida or OZ
I wish my community had housing for Drug addicts	Maple Ridge needs NEEDS MORE STREET Lights	Maple Ridge needs more housing for the homeless!!! the poor!!! low income!!! residents!!!	Maple Ridge needs To get rid of Darkin	For work/school Maple Ridge needs Better public transit connects to Abbotsford and the rest of the Fraser Valley, BC
I wish my community had housing for Low income, elderly good housing & lower rents in basement suites.	Maple Ridge needs more housing for families struggling to manage expenses	Maple Ridge needs better landlords	Maple Ridge needs A Vision That Sees Further Than Today	Maple Ridge needs More walk!!! Animal sanctuaries
Maple Ridge needs more housing for low income families.	Maple Ridge needs MORE SCHOOLS ON	I wish my community had housing for multiple barriers people with on-site staff.	Maple Ridge needs a volleyball court agreed!	I wish my neighbourhood had housing that

Library Post-it® Notes (6 of 8)



Library Post-it® Notes (7 of 8)

I wish my HOME had a rink  SK8 4Ever	I wish my neighbourhood had housing that supported the homeless	I wish my community had housing for more pet friendly stores so pets are not left in cars!	Maple Ridge needs more housing for Seniors and large places 350-600 sq ft. too small	Maple Ridge needs a revitalized downtown core
I wish my community had housing for Seniors on low income	Maple Ridge needs more housing for homeless	Maple Ridge needs cosplay conventions	I wish my HOME had more drugs	I wish my neighbourhood had housing that HAD NO SLUM LORDS "Imperial Apts"
Maple Ridge needs ← 80,000 1/2m = 20,00 Kids = 10,000 AIDS	I wish my HOME ← AIDS	I wish my WE neighbourhood had housing that NO REALTORS ON COUNCIL!	I wish my community had housing for low income Seniors	Maple Ridge needs more housing for The Homeless
I wish my neighbourhood had housing that encourages community & neighbourlyness	I wish my community had housing for Low income	Maple Ridge needs more housing for Low income	Maple Ridge needs More Shopping Malls	I wish my HOME was dog friendly I got a dog neighbourhood.
Maple Ridge needs more housing for Poor People & People with Animal companions	Maple Ridge needs More FUN Things to do!!! It gets so boring here!!!	I wish my HOME Video Games	I wish my neighbourhood had housing that Wave fees for people who buy/own houses	I wish my community had housing for had more buses nearby
I wish my HOME was dog friendly with heat & no pet room underneath.	I wish my HOME had a spa	I wish my community had housing for Low income Seniors	Maple Ridge needs more housing for Low income	Maple Ridge needs LESS DEVELOPMENT MORE SERVICES

Library Post-it® Notes (8 of 8)

I wish my community had housing for Bar the Left Turn!	I wish my neighbourhood had housing that let the homeless sleep	Maple Ridge needs more rights for renters	I wish my community had housing for stay out of farmland and build up not out!	I wish my neighbourhood had housing that Fair rents for low income & people off welfare as well as on
Maple Ridge needs Free scooter parking & Honey Bus loop + underground lot	I wish my community had housing for STICK TO LOW RISES IN DOWNTOWN CORE	Maple Ridge needs more housing for DON'T MAKE LOTS SMALLER FOR SINGLE FAMILY HOMES	Maple Ridge needs more housing for KALELI	Maple Ridge needs Free parking for all Honey Bus Loop & West Coast Express
Maple Ridge needs MORE FREE PARKING IN DOWNTOWN CORE	Maple Ridge needs better mall hours!!!	I wish my HOME was cheaper	Maple Ridge needs A Mall & BETTER	I wish my HOME had smart butlers had a helicopter landpad was a 10 min not 40 min to North or 02
I wish my community had housing for Drug addicts	Maple Ridge needs NEEDS MORE STREET LIGHTS	Maple Ridge needs more housing for the homeless!!! the poor!!! low income!!! residents!!!	I wish my neighbourhood had housing that look nice and was small too	FOR WORK/SCHOOL Maple Ridge needs Better public transit connections to Abbotsford and the rest of the Fraser Valley, BC
I wish my community had housing for Low income, clean good housing & lower rents in basement suites.	Maple Ridge needs more housing for families struggling to manage expenses	Maple Ridge needs better landlords	Maple Ridge needs A Vision That Sees Further Than Today	Maple Ridge needs More parks!!! Animal sanctuaries
Maple Ridge needs more housing for low income families.	Maple Ridge needs MORE SCHOOLS ON	I wish my community had housing for multiple barriers people with on-site staff.	Maple Ridge needs a volleyball court agreed!	I wish my HOME Town had a pool that didn't leak chlorine

Municipal Hall Post-it® Notes

<p>I wish my HOME</p> <p><u>Had a Hot</u></p> <p><u>tub</u></p>	<p>I wish my neighbourhood had housing that</p> <p><u>Had better</u></p> <p><u>access to bike</u></p> <p><u>paths</u></p>	<p>Maple Ridge needs</p> <p>BETTER</p> <p>TRANSIT</p> <p>SYSTEM.</p>	<p>Maple Ridge needs</p> <p><u>Cooperative</u></p> <p><u>Housing for</u></p> <p><u>Everyone</u></p>	<p>Maple Ridge needs</p> <p><u>more</u></p> <p><u>Business</u></p>
<p>I wish my neighbourhood had housing that</p> <p><u>Smaller houses</u></p> <p><u>on bigger lots</u></p>	<p>I wish my HOME</p> <p><u>was next</u></p> <p><u>To Whonnock</u></p> <p><u>lake -</u></p>	<p>Maple Ridge needs more housing for</p> <p>Low</p> <p>Income</p>	<p>I wish my HOME</p> <p><u>didn't have to</u></p> <p><u>be strata run.</u></p>	<p>I wish my HOME</p> <p><u>had better</u></p> <p><u>people around</u></p> <p><u>it</u></p>
<p>Maple Ridge needs</p> <p>MORE</p> <p>BIG BOX</p> <p>SHOPPING</p>				

Seniors Centre Post-it® Notes

<p>Maple Ridge needs more housing for</p> <p>AFFORDABLE</p> <p>RANCHERS</p>	<p>Maple Ridge needs</p> <p><u>more town</u></p> <p><u>house houses</u></p>
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Seniors Centre Post-it® Notes continued

Maple Ridge needs one level homes Gated Communities for Seniors More transit in community	Maple Ridge needs Lower Taxes city serv. Clean Snow	Maple Ridge needs Lower RENTAL HELPING FOR SENIORS	I wish my neighbourhood had housing that was affordable for Seniors	Maple Ridge needs more housing for Low Income Seniors 1-Bed Suites
Maple Ridge needs more housing for Low Income Families	I wish my community had housing for Lower Taxes so Seniors can stay in their homes longer	I wish my neighbourhood had housing that was affordable for Seniors and families	Maple Ridge needs more housing for Affordable Assisted Living	Maple Ridge needs 1 Level (bungalows) for Seniors Home owners who wish to downsize.
Maple Ridge needs more housing for Seniors, Gated communities, Rancher-type affordable - partial subsidies.	OR Maple Ridge needs Seniors Gated communities could be Rancher- Duplexes - Bus stop Outside! More rental Affordable!!!	I wish my HOME demanded with major + complete amenities - beautiful view, large, complete in White Rock home layout. Build something like that here!	Maple Ridge needs more housing for Low Income for Seniors	Maple Ridge needs Transit to New Suburban
Maple Ridge needs more housing for Homeless + Couch Surfers	Maple Ridge needs express transit to Skytrain connection.	I wish my HOME To be near community centre Transit available to seniors	Maple Ridge needs more housing for low income Seniors	Maple Ridge needs complete neighbourhood (shops, housing, parks, restaurants offices etc.)
Maple Ridge needs more housing for Low Income Seniors	Maple Ridge needs more housing for The "respectable poor" - people who only earn minimum wage, -especially 50+.	Maple Ridge needs Safe cycling infrastructure for all ages & abilities	I wish my community had housing for A single - senior community, senior helps seniors living in a small community self-sufficient setting independently.	Maple Ridge needs one level town houses
Maple Ridge needs MORE DR'S SPECIALLY FEMALE	I wish my neighbourhood had housing that was AFFORDABLE	I wish my community had housing for NON-SMOKERS INCLUDING MARIJUANA * 203 Ave Maple Ridge Indus	Maple Ridge needs BETTER AND FASTER TRANSIT TO VANCOUVER	Maple Ridge needs more housing for Affordable Single level easy access

APPENDIX D

CONSULTATION MATERIALS

Housing Action Plan Handout (front)



A HOUSING ACTION PLAN IS COMING SOON!

The District of Maple Ridge is working with CitySpaces Consulting to prepare a Housing Action Plan for the Maple Ridge community. The project will be launched this fall and will be completed by July, 2014.

WHAT IS A HOUSING ACTION PLAN?

A Housing Action Plan provides municipalities with a framework that allows them to implement strategies intended to create affordable housing in their community. This includes identifying the housing needs of the community, the barriers to meeting those needs, and preparing strategies to address the barriers. Strategies may include policy or regulatory changes.

WHAT DOES A HOUSING ACTION PLAN MEAN FOR ME?

The home we live in can influence other aspects of our lives, the choices we make, and the community development around us. It determines how much leftover money we have for bills, groceries, childcare, and savings. It also affects our options with respect to transportation:

- Can I walk or take transit from where I live?
- Are there enough homes and families in my neighbourhood to support schools?
- Are the homes in my community adequate and affordable for singles, couples without children, young families, and seniors?

A Housing Action Plan can investigate the housing options of the community, which could affect you. Are the current housing choices in Maple Ridge meeting your needs? What would you like to see more of? With the tools that are available to the District, how can we make this happen? This is what a Housing Action Plan seeks to explore.

HOW CAN I BE INVOLVED?

Participation! The beginning of the project will research information such as income, housing typologies, rental prices, etc in Maple Ridge. Once the information has been collected, the consultation activities will be launched. These activities will range from pop-up surveys, online survey, and focus group sessions. Stay tuned for notices of these future events!

Please visit our web page for updates: http://www.mapleridge.ca/EN/main/municipal/728/9982/spac_projects/282256.html



Housing Action Plan Handout (back)

MAPLE RIDGE HOUSING ACTION PLAN WORD SEARCH PUZZLE

THREE PRIZES AVAILABLE!

Complete + hand-in
your word search by:

December 31st, 2013

to Municipal Hall

(1995 Honey Place, Maple Ridge, BC)

for your chance to win

a free pass to the
Leisure Centre!

WANT TO BE INFORMED ON UPCOMING EVENTS?

Enter your contact
information here:

NAME:

PHONE:

EMAIL:

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N	Y	J	Q	I	S	G	H	C	T	P	X	E	E	B	E	N	D	T	A
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Accessibility
Affordable
Amenity
Apartment
Choices
Community
Costs
Demand
Development

Detached
Duplex
Dwelling
Engage
Families
Fourplex
Funding
Growth
Housing

Infrastructure
Land
Manufactured
Market
Mobile
Needs
Neighbourhood
Opportunities
Partnerships

Policy
Rent
Residential
Rural
Seniors
Social
Strategies
Supportive
Suite

Suitability
Supply
Tenure
Townhouse
Transportation
Urban
Vacancy
Variety
Youth

WANT MORE INFORMATION?

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Housing Action Plan Handout II



A HOUSING ACTION PLAN IS IN THE WORKS!

The District of Maple Ridge is working with CitySpaces Consulting to prepare a Housing Action Plan for the Maple Ridge community. The project launched in the Fall of 2013, and will be completed by July 2014.

OVERLEAF: SOME KEY HOUSING INDICATORS

WHAT IS A HOUSING ACTION PLAN?

A Housing Action Plan provides municipalities with a framework that allows them to implement strategies intended to create affordable housing in their community. This includes identifying the housing needs of the community and the barriers to meeting those needs, and preparing strategies to address the barriers. Strategies may include policy or regulatory changes.

WHAT DOES A HOUSING ACTION PLAN MEAN FOR ME?

A Housing Action Plan can investigate the housing options of the community, which could affect you. Are the current housing choices in Maple Ridge meeting your needs? What would you like to see more of?

With the tools that are available to the District, how can we make this happen? This is what a Housing Action Plan seeks to explore.

UPCOMING COMMUNITY PARTICIPATION

We will be reaching out to the community to provide input in a number of ways, ranging from stakeholder meetings to pop-up questionnaires. The community's knowledge and insights will help inform the Housing Action Plan policies and other action items.

WANT MORE INFORMATION?

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NOHA SEDKY
Senior Housing Planner + Project Manager,
CitySpaces Consulting

Phone: 604.687.2281 ext. 233
Email: nsedky@cityspaces.ca

PROJECT WEBSITE:

<http://www.mapleridge.ca/246/Housing-Action-Plan>



MAPLE RIDGE HOUSING ACTION PLAN | INDICATOR HANDOUT | JANUARY 2014

KEY HOUSING INDICATORS

A comprehensive Situation Report has been prepared as background research for this project, containing several key housing indicators to assess the housing context in Maple Ridge. The full report can be found on the Maple Ridge Housing Action Plan web page (click here). A few of those indicators are highlighted here.

Housing in Maple Ridge is 84% ground-oriented and 16% in apartments. There is visual evidence that the ground-oriented housing stock is changing, with an increasing share of new units in the form of townhouses and other multi-unit housing.

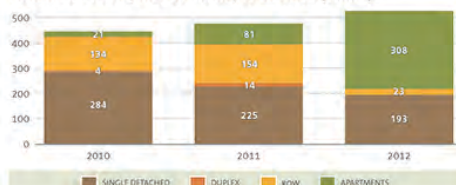
STRUCTURE TYPE

DWELLING TYPE	NUMBER	%
SINGLE DETACHED	16,650	59%
OTHER GROUND-ORIENTED	6,900	25%
APARTMENTS - LESS THAN 4 STORIES	860	3%
APARTMENTS - 4 STORIES AND UP	3,635	13%
TOTAL	28,045	100%

SOURCE: STATISTICS CANADA, 2011 CENSUS PROFILE

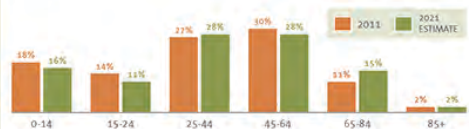
The majority of new housing starts in Maple Ridge consisted of freehold (48%) and condominium (48%) units, although a small proportion were intended to be rental housing (4%).

HOUSING STARTS, MAPLE RIDGE, 2010-2011 (CMHC)



As the population ages, seniors will face the decision to stay in their current homes, adapt to better meet their needs, or move to another form of housing.

POPULATION ESTIMATES BY AGE, 2011-2021 (BC STATS)



Single person households have the least housing choices in the Maple Ridge real estate market.

PURCHASE PRICE ESTIMATES, 2012

HOUSEHOLD TYPE	COUPLE FAMILY HOUSEHOLDS	SINGLE PARENT HOUSEHOLDS	SINGLE PERSON HOUSEHOLDS
MEDIAN INCOME 2012	\$91,137	\$41,534	\$26,673
MAXIMUM MORTGAGE	\$357,571	\$124,294	\$57,580
TOTAL PURCHASE PRICE - 10% DOWNPAYMENT	\$397,302	\$138,104	\$63,977

SOURCE: STATISTICS CANADA, INQ DIRECT

There are lower average rents in Maple Ridge, compared to the Region.

AVERAGE RENTS, PURPOSE-BUILT RENTAL UNITS, 2012

APARTMENTS & TOWNHOUSES	MAPLE RIDGE/ PITT MEADOWS	GREATER VANCOUVER
STUDIOS	\$671	\$866
1 BEDROOMS	\$709	\$982
2 BEDROOMS	\$922	\$1,267
3 BEDROOMS+	\$1,224	\$1,473
TOTAL	\$827	\$1,058

SOURCE: CMHC MARKET RENTAL REPORT

MAPLE RIDGE HOUSING ACTION PLAN | INDICATOR HANDOUT | JANUARY 2014