



Towards a Carescape:

A Vision For An
Age-Inclusive Maple
Ridge Town Centre

Executive Summary

UBC SCARP Studio

April 2026

Land Acknowledgement

This project takes place on the traditional, ancestral, and unceded territories of q̓íçəy̓ (Katzie) and q̓'wa:n̓'ł'ən̓ (Kwantlen), in what is currently known as Maple Ridge. Coming from other parts of the region, our team lives, works, and plays on the traditional, ancestral, and unceded territories of the xwməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), səlilwətał (Tsleil-Waututh), q̓íçəy̓ (Katzie), q̓'wa:n̓'ł'ən̓ (Kwantlen), and sc̓əwaθənməsteyəxw (Tsawwassen) First Nations.

About the Team

This project was led by an interdisciplinary team of SCARP Graduate students, including Keerat Joshi, Ana Méndez, Sophie White and Avery Chan.



THE UNIVERSITY OF BRITISH COLUMBIA
School of Community and Regional Planning
(SCARP)

Thank You's

This work would not have been possible without the support, collaboration, and input from the community members, service providers, and Maple Ridge staff who have supported us through this project. Coming into this project as strangers to Maple Ridge, your warmth, candor, and laughter welcomed us into this amazing community and forever grounded how we viewed this project and community planning as a whole.

About SCARP Studio

The studio project is a 8-month long collaborative project, where students in their last year at UBC's School of Community and Regional Planning (SCARP) master's program are paired with a community partner to work on real-world issues facing organizations today.



Maple Ridge

Executive Summary

As people age, the cracks in existing systems become ever more precarious, with seniors becoming more vulnerable to issues such as housing insecurity and social isolation. As Maple Ridge’s population of older adults continues to grow, the city must act now to ensure that it is a place where seniors can remain safe, independent, and connected.

This project explores the Town Centre neighbourhood of Maple Ridge to illustrate ways to move towards an age-inclusive community where older adults are supported and cared for as they age across different life stages. This is with the end goal of creating a “carescape”, referring to the landscapes of policies, programs, relationships, and infrastructure that enable people to care, and be cared for.

Through literature review, community workshops, and charette sessions, this project seeks to answer not just what is needed to create an age-inclusive, caring community, but also how current planning practice and policy can better care for the needs of aging older adults.

What is Care?

Care is defined as the “...life-sustaining activities and infrastructures that enable all other human activities... everything we do to maintain, contain, and repair our ‘world’ so that we can live in it as well as possible. That world includes our bodies, ourselves, and our environment.”

↑ (Tronto & Fisher, 1990).



↑ Fig. 1 | Town Centre Neighbourhood Map. Data Source: City of Maple Ridge (2025)



↑ Aerial photograph of the Maple Ridge Town Centre. Source: *City of Maple Ridge*.

Chapter 1: Introduction

Maple Ridge is aging. As of 2026, 17% of Maple Ridge is over the age of 65; by 2046, this number is expected to increase to 20%. By 2033, the city is expected to have more older adults over 65 than youth under 20 (BCStats, 2024). To adequately care for an aging community, there needs to be a shift in how we plan for older adults.

To explore what is needed in this shift, the Town Centre neighbourhood was chosen as a study area, due to its high concentration of older adults and the services on which they rely. As such, as the city ages, the Town Centre will feel these effects most acutely.

Chapter 2: Process & Insights

This project embraced an iterative approach divided into three key phases: Explore, Refine and Mobilize. These three phases included site visits, qualitative and quantitative data analysis, literature reviews, and engagement

with community, City staff and SCARP faculty. The takeaways derived from engagement, summarized below, were foundational in the development of key actions explored in Chapter 4.

1

Mixed-use, mid-scale housing options are preferred.

2

Housing affordability and adequacy are big concerns.

3

Geography and the built environment shape daily routes.

4

Stigma exists surrounding people with disabilities, seniors, and substance users.

5

Accessible, pedestrian-friendly public spaces are well-liked.

6

Intergenerational approaches to solutions are preferred.

7

Planning for seniors and age-inclusivity has positive co-benefits for everyone.

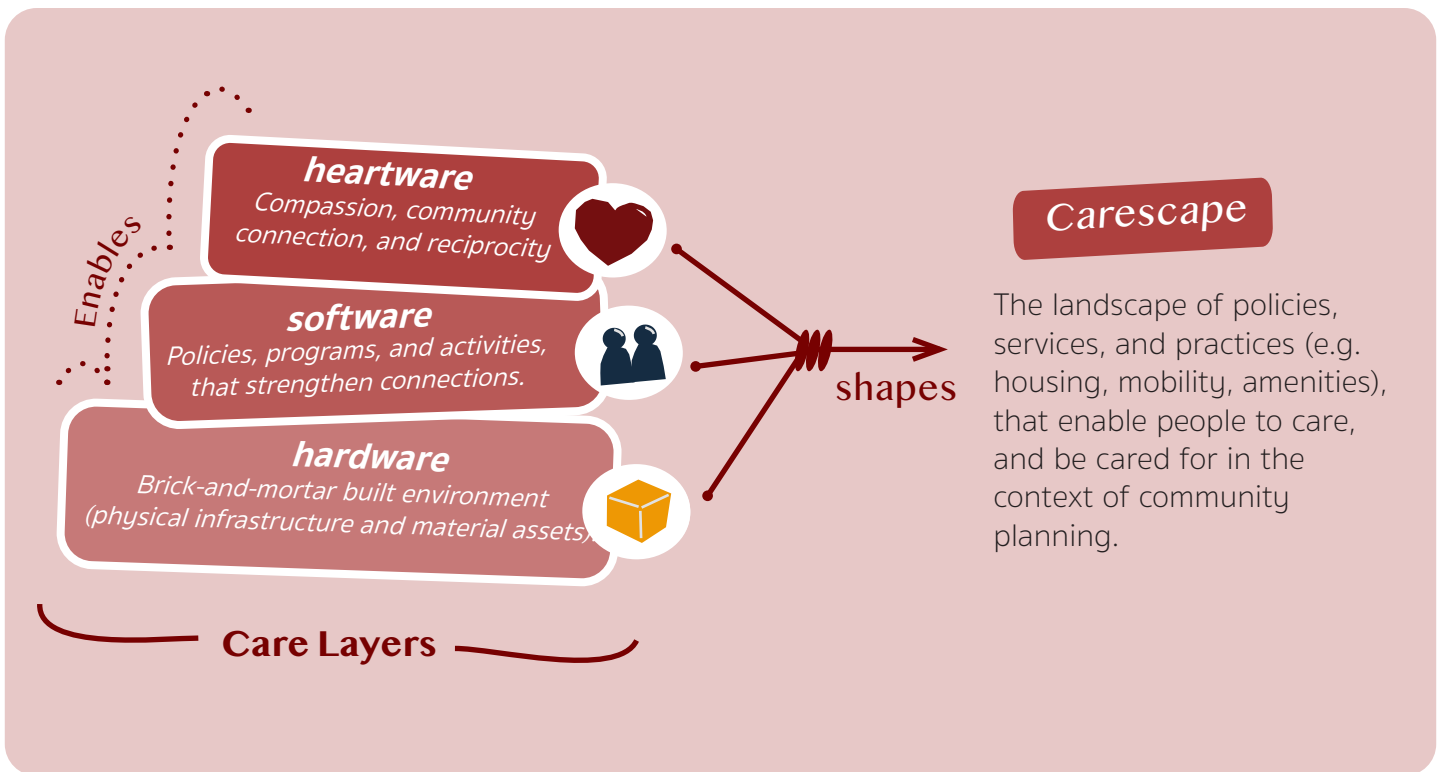
8

Community organizations play an important role in seniors' ability to remain safe, connected and independent.

Chapter 3: Theoretical Approach

Based on social theory, this project proposes a 'care framework' for a layered planning approach adapted from Louisa-May Khoo's (2024) "Heartware" model and Sophie Bowlby's (2012) concept of Carescapes. The framework aims to interpret the central challenges and concerns shared by residents, seniors, service providers, and city staff within a conceptual model, providing a layer of theoretical depth.

The layered 'care framework' calls for a planning approach that goes beyond the hardware (physical infrastructure & material assets) and software (programming & activities) of a neighbourhood. Planning for older adults must foreground how to enable the heartware (trust, relationships, networks), which is crucial for the ability of older adults to provide and receive care (Khoo, 2024). When care is embedded within planning, thoughtfully conceived hardware and software, which allow heartware to flourish, contribute to the emergence of a carescape.



↑ Fig. 2 | Care Layers.
Adapted from Khoo (2024)

Chapter 4: Pillars of Care

To illustrate the vision for building a carescape, this project proposes ideas and actions around four main Pillars of Care. The pillars, which emerged from insights uncovered from engagement, include: **Housing & Land-Use, Mobility & Accessibility, Public Space & Urban Form and Community Programming & Social Services.**

HOUSING & LAND-USE



MOBILITY & ACCESSIBILITY



PUBLIC SPACE & URBAN FORM



COMMUNITY PROGRAMMING & SOCIAL SERVICES



Fig. 3 | Pillars of Care Map. Illustrations by authors (2026)

Big Ideas & Actions Summary

Pillars of Care	Big Idea	Action(s)	Layer of care
Housing & Land Use	Protect and improve existing housing that supports seniors, while creating new housing that supports care and aging throughout different life stages.	1A) Start a Lifelong Housing Concierge program to create a 'one stop shop' for guiding older adults with accessibility improvements to their living spaces.	Hardware
		1B) Implement Care-Supportive Design Guidelines to encourage social connection and community care in new developments.	Hardware
		1C) Establish a Seniors Community Land Trust (CLT) to acquire and preserve seniors-serving affordable housing.	Software
Mobility & Accessibility	Support mobility and accessibility to ensure people have equitable and holistic access to their community.	2A) Fund already identified accessibility measures in major pedestrian corridors.	Hardware
		2B) Improve wayfinding and create opportunities for community connection	Software
		2C) Improve connection between pedestrian paths with accessibility concerns in mind to form a "Lifelong Way" network .	Hardware
Public Space & Urban Form	Improve access and activation of public spaces to foster connection and interaction.	3A) Implement a series of Public Life studies in key existing public spaces to further understand how spaces are used and interacted with.	Software
		3B) Explore opportunities to create a "Social Meanwhile Use" policy to shift undeveloped/underused lots towards community uses.	Software
		3C) Pilot a "Neighbourhood Plaza" program to test right-of-way public spaces.	Hardware
Community Programming & Social Services	Establish community care hubs through building relationships and capacity across the non-profit sector.	4A) Create a "Space Inventory" for hosting community programs with municipal support.	Hardware
		4B) Explore models to develop "Community Care Hubs."	Software
		4C) Develop relationships with non-profit organizations to build capacity and attract interest.	Software

Chapter 5: Conclusion

Together, this project constitutes a summary of community ideation and possible directions for an age-inclusive Town Centre. In the big picture, it is our hope that this work can serve as early visioning to inform future updates to plans and strategies for older adults in Maple Ridge. The following 'Pathways to Change' offer considerations for how this vision could potentially be actualized into change at the City.

- 1 Continue to collaborate with senior groups and universities.
- 2 Build internal capacity and resources.
- 3 Find and facilitate opportunities for a paradigm shift towards care.





THE UNIVERSITY OF BRITISH COLUMBIA
School of Community and Regional Planning
(SCARP)



Maple Ridge