

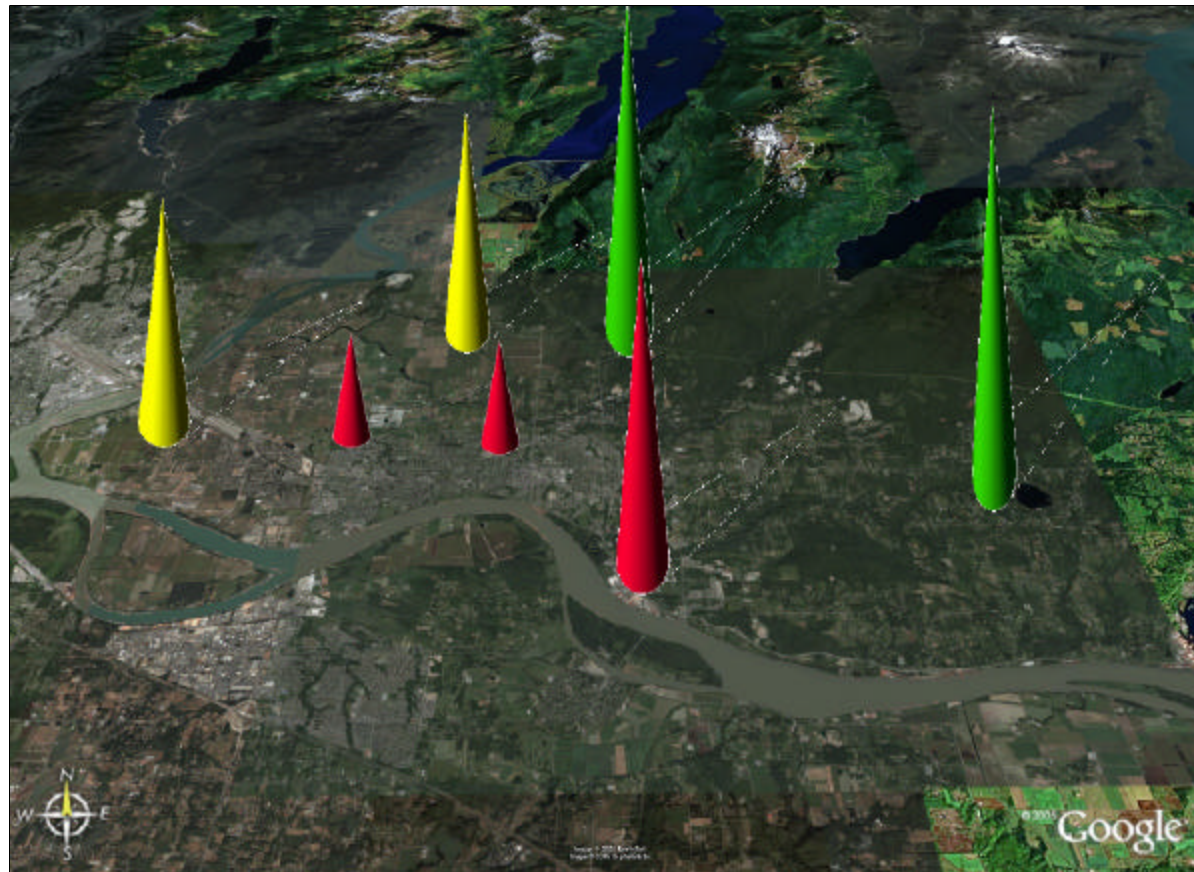


Maple Ridge and Pitt Meadows

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Ecologically significant areas and critical hotspots threatened by development in the communities of Maple Ridge and Pitt Meadows.

GREEN INFRASTRUCTURE

Watershed Health as an Indicator

An important measure of an area's overall ecological well-being is the health of its watershed. Tracking the management of stormwater discharge is a good way to determine watershed health and critical areas of concern. Official Community Plans

and population data offer insight into areas that are at risk for potentially harmful development. Removal and development of land from the ALR is a concern for watershed health. There is proposal to remove land for construction of a Walmart near the joining of Kanaka Creek and the Fraser River. Another

area of concern is land zoned for dense residential development in Silver Valley. This area north of Maple Ridge is located next to critical ecological features like the Alouette River and Blaney Bog. Ecologically significant areas with healthy watersheds include Whonnock Lake and the northern section of the Alouette River.



Job Hotspots:

The largest spikes on the map represent jobs in the public service sector.

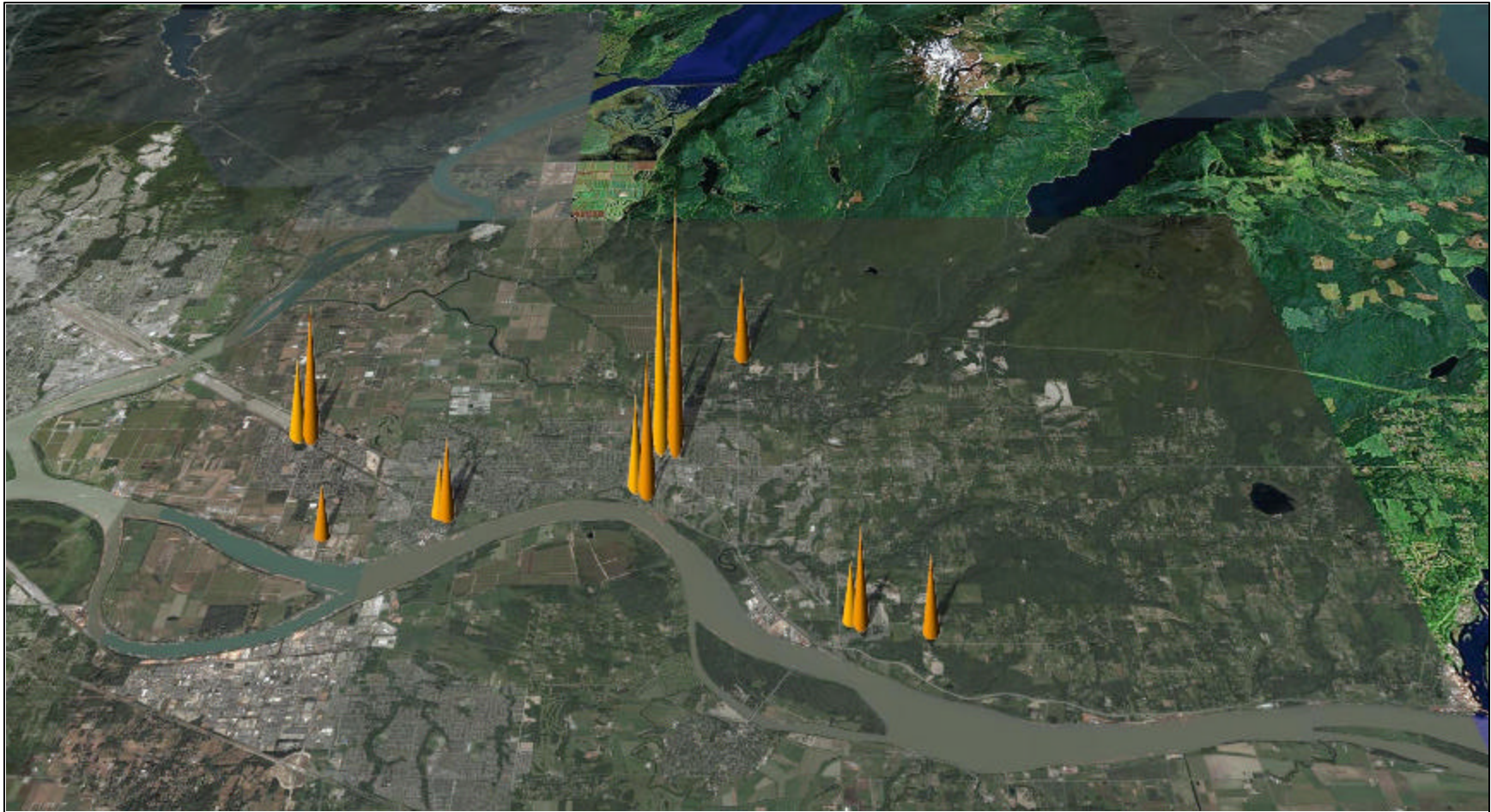
JOB HOTSPOTS

Most citizens commute outside community

The map shows current and predicted future job hotspots in the communities. The spikes represent a small portion of the actual labor force who reside in the area. 65 % of Maple Ridge's labor force and 85% of Pitt Meadows' labor force are employed outside of their communities.

Projected growth is to occur through the expansion of the major business/industrial parks and the creation of three new sites. The growing population will also require an increase in the number of jobs in the public service sector, which already makes up a large portion of total jobs.





Population Hotspots:

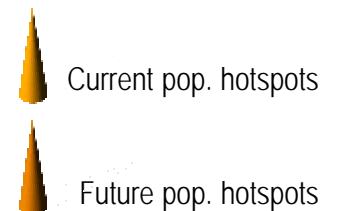
Three new areas within the Urban Growth boundary will see future densification.

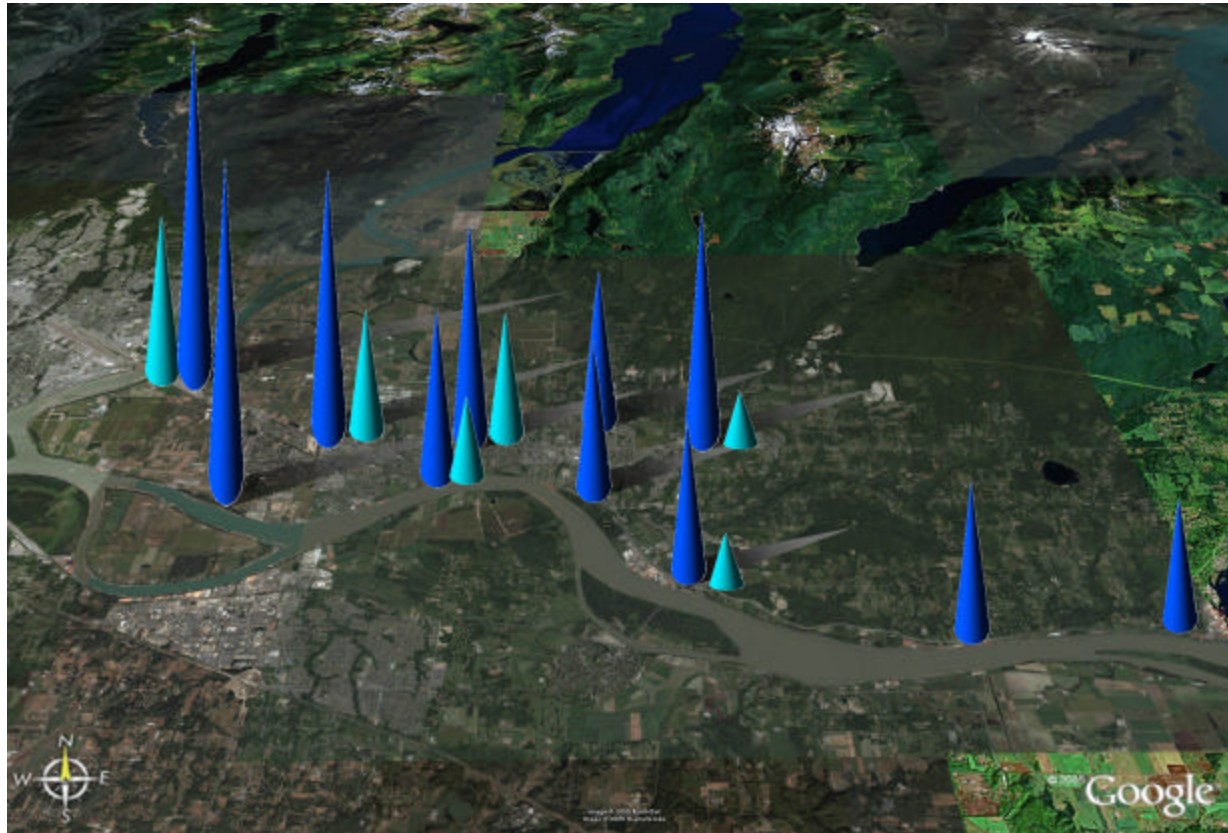
POPULATION HOTSPOTS

Urban growth

According to the current Official Community Plan, the population of Maple Ridge will expand inside the designated Urban Growth boundary. This includes two currently low-density areas: Silver Valley and Thornhill. An area plan has been completed for the densification of the Silver Valley area. Thornhill is

to maintain low densities until Maple Ridge reaches a total population of 100,000, at which time it can begin to densify. The district also has a policy to densify the downtown core. Pitt Meadows is currently expanding towards the Fraser River into an area known as South Harris.





Transit congestion of the current and future situations in the communities of Maple Ridge and Pitt Meadows

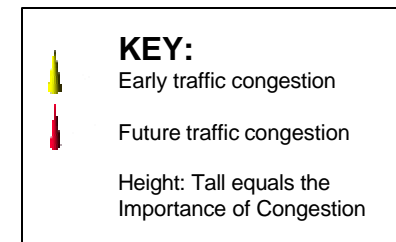
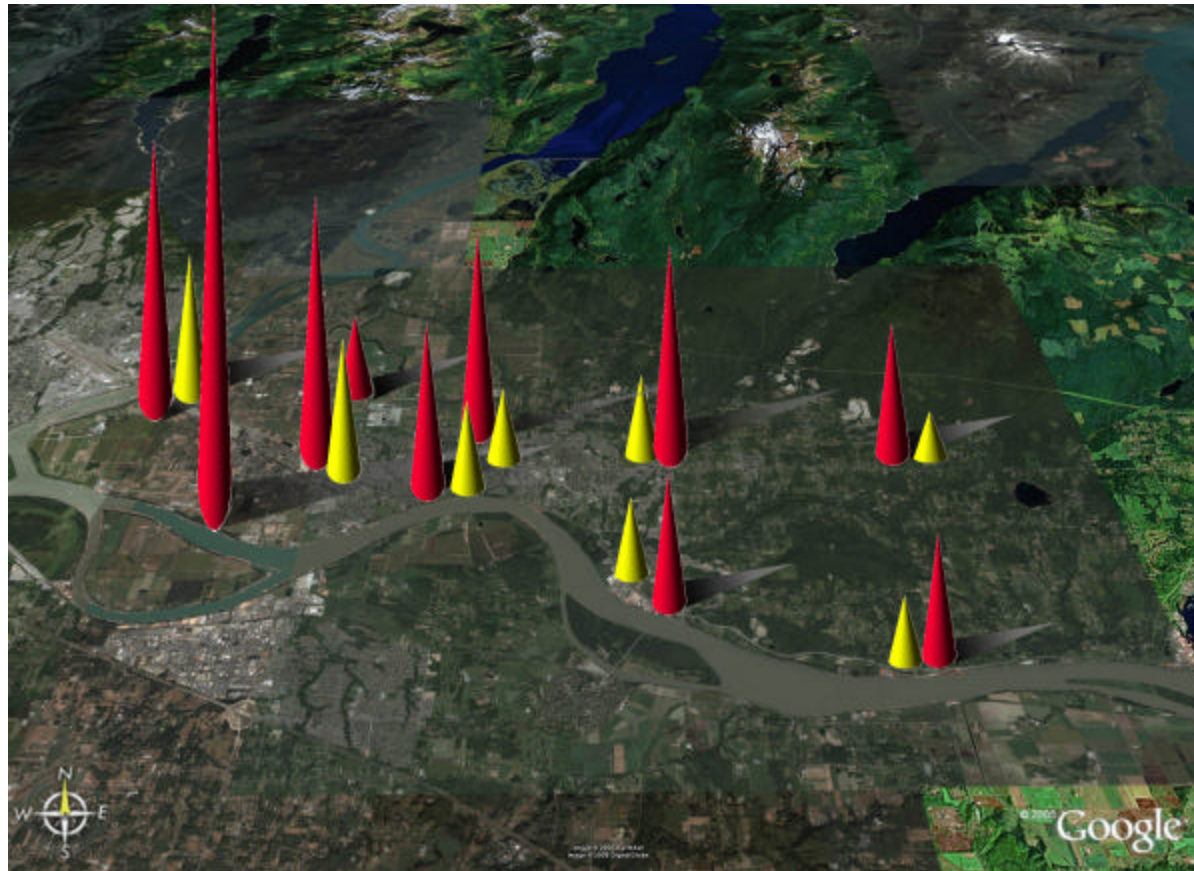
TRANSIT

Minimize the congestion :

The area of Maple Ridge and Pitt Meadows will receive a significant share of population growth (approximately 70,000 more) in the next 20 years. Transportation is identified as one of the most pressing issues facing the area. This growth would require a substantial

amount of transportation infrastructure investment. The existing mode of transit in this area is local bus, West Coast Express and bike routes. With new development the total person trips will increase by 80%. To respond to this demand mostly by transit these changes are proposed: establishing a new

connection between Maple Ridge and Surrey, improving the connection of Pitt Meadows and Port Coquitlam, expanding the West Coast Express to Mission, adding more frequent bus routes, e-call bus, etc. By using these methods it is estimated that kilometers traveled by transit passengers will increase by 49%.



Traffic congestion of the current situation and future in the communities of Maple Ridge and Pitt Meadows

TRAFFIC:

The major congestion as the hot spots of street network

The growth of travel demand is consistent with increase in population and employment. Based on the Official Community Plan, the communities of Pitt Meadows and Maple Ridge have among the highest growth in population and transit opportunities in the

GVRD. The current congestions of the area are: the Pitt River Bridge, 203 Street and Lougheed Hwy., and Harris Road. The network pattern of the streets in the downtown zone spreads traffic and avoids traffic concentration. With regards to the OCP

proposed changes, the congestion points will be shifted to the new bridge on the Fraser River and also the connection between the new development of Silver Valley to other parts of the community.