What We Learned

Lougheed Highway Transit Corridor Area Plan

Engagement Dates: April 9 – May 7, 2025
Summary Report Date: October 14, 2025

Maple Ridge Engage

Driven by Community

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Engagement Process

Community engagement for the Lougheed Transit Corridor Area Plan (LTCAP) was done to collect feedback on updated land use planning for this growing area of Maple Ridge. These updates will help guide long-term development along the corridor and were brought forward following TransLink's announcement in January 2025, which identified the future locations of Bus Rapid Transit (BRT) stations on Lougheed Highway at 203 Street, 207 Street, Laity Street, and 216 Street.

The community engagement was conducted through the Engage Maple Ridge website from April 9 to May 7, 2025, and included:

- A Project webpage on the City website (MapleRidge.ca) and an Engagement webpage with key information, updates, and previous Council reports (on Engage.MapleRidge.ca)
- A local newspaper ad in 4 weekly editions
- Numerous social media posts and stories on the City's Facebook, X, Instagram, and LinkedIn channels
- A digital ad campaign (e.g., ad appeared with applicable Google searches)
- Over 10,000 postcards mailed to nearby residents
- A set of Frequently Asked Questions related to land use planning and the project posted on the engagement webpage and printed on the open house boards
- Two open house events with interactive engagement boards, a mapping station, an "Ask a Planner" table, and a written survey to share feedback
- A survey (available in print and online through the engagement webpage)
- Posters at City facilities (Leisure Centre, Albion Community Centre) and offered to local community organizations for display (e.g., seniors centre, Library)
- City Planning pop-up booth at Maple Ridge Leisure Centre
- Meeting with representatives from HUB Cycling and Mape Ridge Climate Hub

City Planning Pop-Up Booth at Maple Ridge Leisure Centre (April 16).

Open House Events

Two open house events were held for the community to learn more about this project. City staff from multiple departments were in attendance, including Planning and Building, Engineering, and Parks.

At each open house, several information boards were displayed, with some including an interactive component that allowed attendees to leave stickers and notes directly on the boards to share their feedback (see Appendices A and B).

After viewing the information boards, attendees had the option to visit a mapping station to provide comments about proposed land uses within the LTCAP. A survey station was also set up with copies of the engagement survey.

For attendees with more detailed planning questions about specific properties, an “Ask a Planner” table was attended by Development Planning staff with access to digital mapping tools and City bylaws.

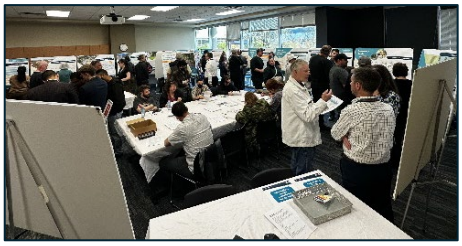
What We Learned

Open House #1
Glenwood Elementary School
Wednesday, April 9, 2025
5:00-7:00 PM

Open House #2
Maple Ridge Public Library
Monday, April 14, 2025
5:30-7:30 PM

Open House #1 at Glenwood Elementary School

Open House #2 at Maple Ridge Public Library



Comment Themes from Attendees

At the open house events, City staff had the opportunity to connect with over 200 attendees to discuss the Lougheed Transit Corridor Area Plan and better understand the community's diverse perspectives.

Comments shared by attendees at the open house events helped staff identify which aspects of the LTCAP are top priorities and highlighted potential areas for improvement.

This section summarizes key comment themes that were shared and how they will be addressed in the future as part of this project and other ongoing work.

1. **Attendees wanted to better understand how this area of Maple Ridge would change over time and what type of development could be expected in the future.**

   The LTCAP will prioritize the development of a complete community within this area. This means new housing that is within convenient walking distance to shopping, dining, services, employment, and other activities for residents. The land use policies within the Area Plan would focus the highest density development directly next to Lougheed Highway, with requirements to provide commercial or community space as part of new housing development near transit. Increasing the number of housing units in the Lougheed Transit Corridor will help establish the ridership base needed to support faster and more frequent transit service for residents across Maple Ridge. New housing will also support economic growth by attracting new businesses and employers to areas with a higher number of residents. By focusing new development in the Lougheed Transit Corridor, the City will also be better positioned to manage growth, traffic, parking, reduce development pressures on the community's natural and agricultural areas, and achieve other planning considerations in neighbourhoods such as Albion and Silver Valley.

2. **Attendees currently living within the Lougheed Transit Corridor wanted to know how the new Area Plan would impact their residence and/or property.**

   The LTCAP is a long-term planning document that does not result in any immediate impacts to the current zoning of properties in this area. Zones are established through a bylaw that regulates what can be built on a property in the present day and includes requirements

such as permitted land uses and maximum building heights. The Lougheed Transit Corridor Area Plan is a tool approved by Council that staff will use when an application is submitted to develop a property in a manner that does not fit within the current zoning. This would require:

A) Existing owners submitting a rezoning application to redevelop their property;
B) Existing owners selling their property to a developer; or
C) Existing owners authorizing an agent to submit a rezoning application on their behalf.

There is no requirement for current residents in the Lougheed Transit Corridor to move or sell their property if the Area Plan shows a future land use that is different from how the land is currently used. This new Area Plan serves as a guide to help manage development applications and share the community's desires with developers.

3. **Attendees were interested in the Greenway and how the Lougheed Transit Corridor Area Plan would help address challenges related to climate change.**

The Greenway is a green transportation route within the LTCAP that will help encourage active modes of travel, reduce exposure to heat during warmer months, and leverage important ecosystem services provided by trees. Several new and expanded parks are planned along the Greenway, which will help create more space for trees, playgrounds, and other amenities within neighbourhoods. To help reduce the climate-related impacts of new buildings within the Lougheed Transit Corridor, developers will be required to meet the City's latest standards related to low-carbon building requirements. Additionally, the City's Zoning Bylaw and Tree Bylaw will help to protect or replace trees as part of the development process. To learn more about climate action across the city, check out the **Maple Ridge Climate Action Plan** that was adopted by Council in June 2025.

4. **Attendees wanted to see the future design of Lougheed Highway to better understand how the street would accommodate buses, vehicles, pedestrians, and cyclists. Topics of interest included the placement of the BRT stations and the number of vehicle lanes.**

The LTCAP will guide the development of properties surrounding Lougheed Highway but will not include the future road design and other details related to TransLink's Bus Rapid Transit (BRT) infrastructure. The segment of Lougheed Highway between Maple Meadows

Way and 222 Street is owned and maintained by the Ministry of Transportation and Transit. As part of the Access for Everyone Plan, TransLink is leading the planning and design of the Langley-Haney Place BRT route that will travel through the Lougheed Transit Corridor. Public engagement opportunities related to the design of the new BRT routes are anticipated in the fall of 2025 and will be led by the project team at TransLink. Questions or comments related to TransLink's Bus Rapid Transit Program can be shared directly with the project team at **BRT@TransLink.ca**.

5. **Attendees wanted more details about future housing development in the Lougheed Transit Corridor, including what density and building heights could be expected for new residential apartments.**

   In the current market conditions, new wood-frame apartments are typically built to 6 storeys in height. Given recent development trends, wood-frame apartments are anticipated to be the most common form of new housing across the Lougheed Transit Corridor. There are select areas within the Lougheed Transit Corridor that have been identified as appropriate locations for future apartment towers. When these concrete towers are built on top of podium structures with commercial space at the street level, they help maximize the potential for more housing units while introducing new shopping, services, and employment opportunities for existing residents. New residential towers also support the existing businesses in the surrounding area by increasing the potential customer base within walking distance.

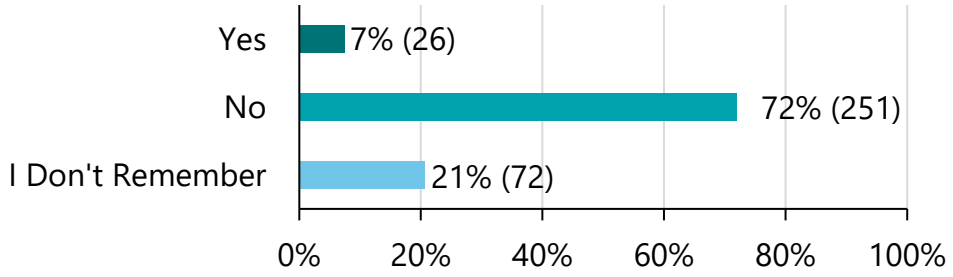
Community Survey

The community survey for the Lougheed Transit Corridor Area Plan was available to complete in print at the open house events and online through Engage Maple Ridge from April 9 to May 7, 2025. The survey included questions about the guiding principles for the Area Plan, updated land use planning approaches, and priorities for the future Greenway. Socio-demographic questions were also asked to better understand who participated in the survey and to identify possible gaps in reaching diverse audiences. A total of 349 surveys were received, including a total of 906 written comments in response to open-ended questions. To view a copy of the survey, please refer to Appendix C.

Survey Results

This section summarizes the results of the community survey in order of the questions that were asked. Key highlights are shown below the charts and tables.

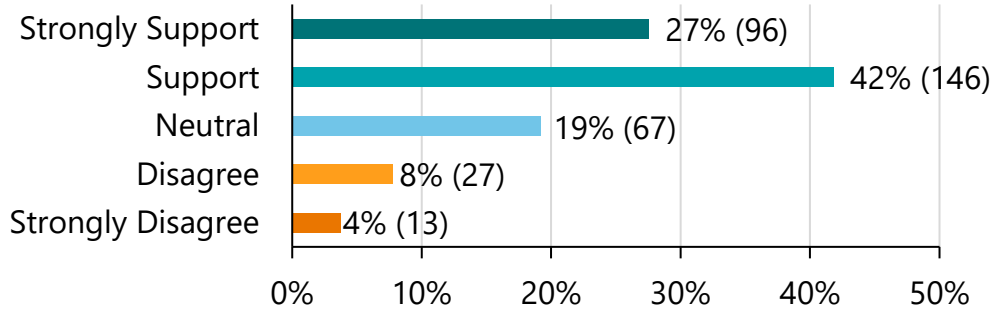
Did you participate in the public consultation for the Lougheed Transit Corridor Area Plan in 2019?



Only 7% of the respondents remembered participating in the public consultation for the Lougheed Transit Corridor Area Plan in 2019. This shows the engagement process was able to reach new people in the community. Between 72-93% of the respondents were providing feedback on this project for the first time.

How do you feel about the guiding principles for the Lougheed Transit Corridor Area Plan:

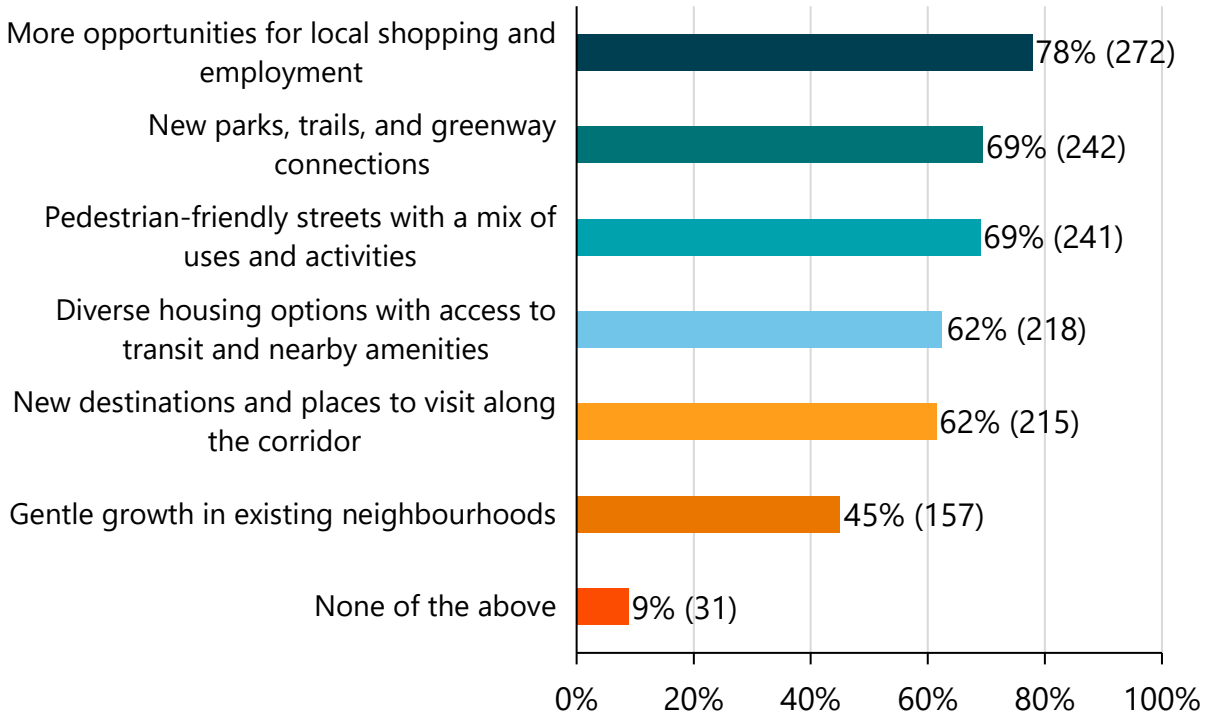
- **Rapid transit stops are mixed-use employment hubs**
- **Mobility choice is enhanced**
- **The built environment is designed at a human scale**
- **Housing for the needs of many**
- **Neighbourhoods are safe, diverse and inclusive**
- **Green spaces connect people and nature**



69% of respondents support or strongly support the original guiding principles for the Lougheed Transit Corridor, which were created following the public consultation in 2019. This

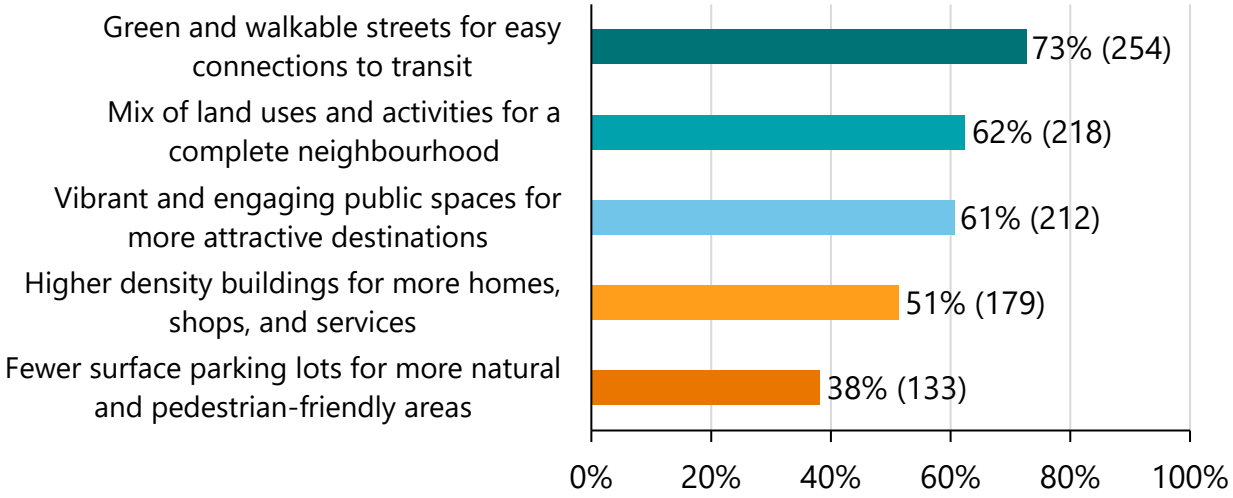
shows that while there is general support for these guiding principles, there may also be opportunities for further improvement based on what priorities were shared by residents during the most recent engagement process.

What updates to the Lougheed Transit Corridor Area Plan do you support? Select all that apply.



The most commonly selected answer was ‘more opportunities for local shopping and employment’ (78%). This shows that most respondents want to see more businesses and economic development in this area of Maple Ridge, which would reduce the need to travel to other cities for shopping and services. Those who selected ‘none of the above’ shared concerns about increased density and potential changes in their neighbourhood.

What planning approaches would you like to see near the future Bus Rapid Transit stations on Lougheed Highway to support transit use? Select all that apply.



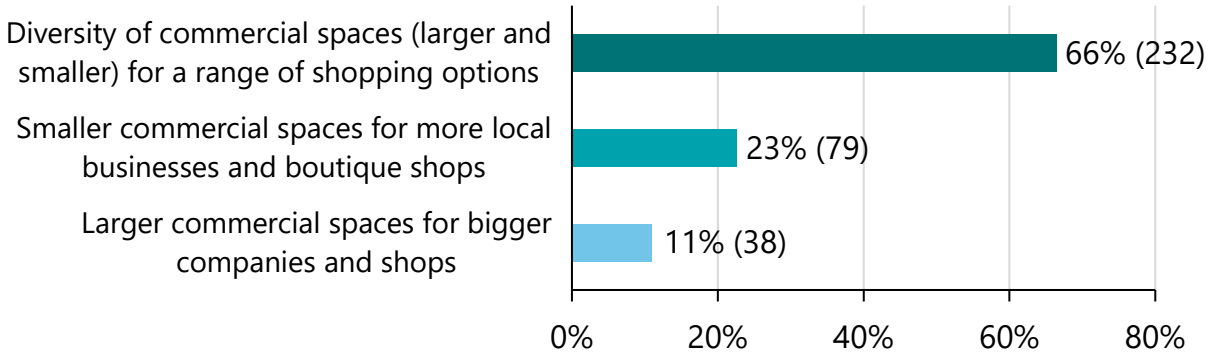
The most commonly selected answer was 'green and walkable streets for easy connections to transit' (73%). Designing green streets for pedestrians can help support future transit use by making these trips easier and more enjoyable.

What is your priority for new housing in this area? Please rank from 1) most important to you, to 4) least important to you.

Housing Considerations	Priority (1-4)	Average Rank
Affordability (lower costs)	1	2.14
Diversity of housing types (more options)	2	2.54
Supply and availability (more units)	3	2.63
Unit size and number of bedrooms (larger family-friendly units)	4	2.69

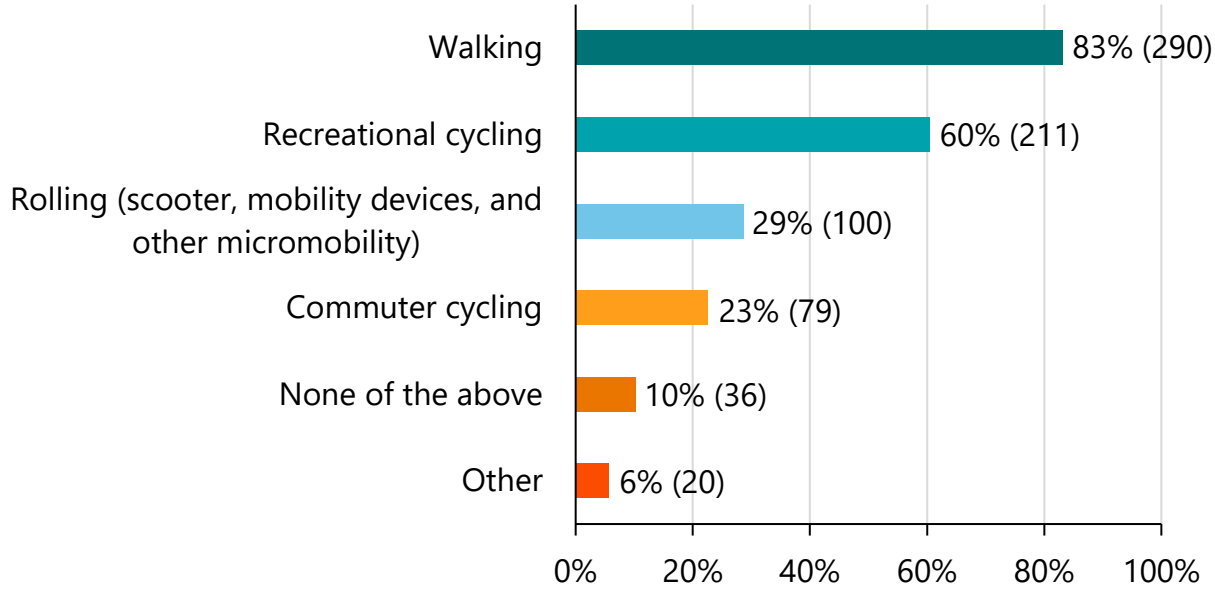
The top priority for new housing in the Lougheed Transit Corridor was 'affordability (lower costs)', with an average rank of 2.14. This shows that among the respondents, other housing considerations such as the size of units and number of bedrooms are less important relative to the ultimate cost of housing in terms of sale price or rent.

What type of new commercial spaces would you like to see in this area? Select your most preferred.



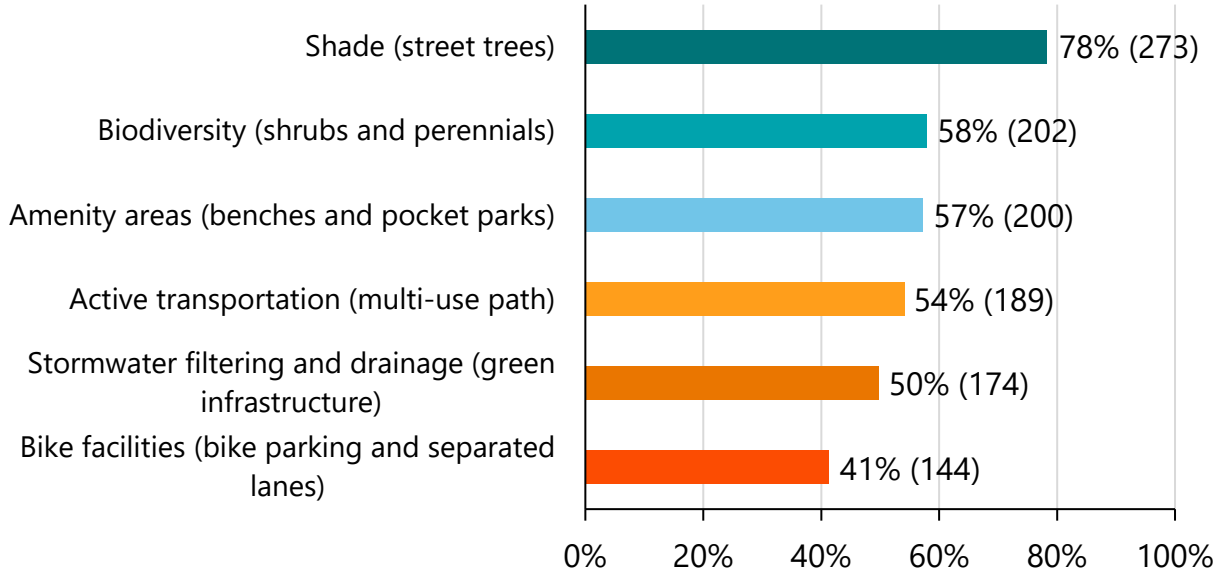
The most commonly selected answer was 'diversity of commercial spacers (larger and smaller) for a range of shopping options' (66%). This shows a desire for new commercial development within the Lougheed Transit Corridor that provides a range of unit sizes to accommodate both larger stores and smaller businesses.

How would you use the Greenway? Select all that apply.



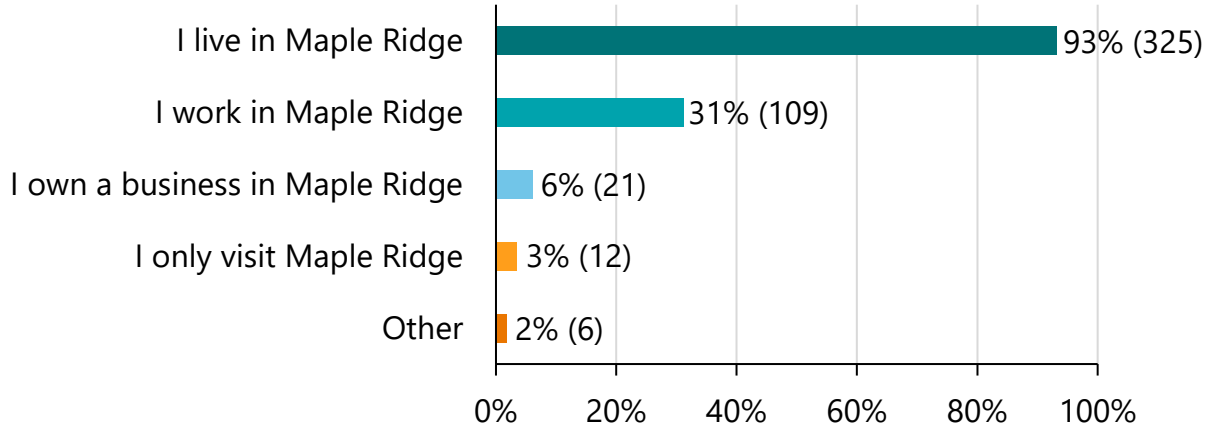
The most commonly selected answer was 'walking' (83%), followed by 'recreational cycling' (60%). This shows that the design of the Greenway will need to safely accommodate a diversity of active transportation modes, including those that move at a slower pace (walking) and those that move at a faster pace (cycling). In terms of cycling preferences, the desire to do recreational cycling along the Greenway was more common compared to commuter cycling (23%).

What design features would you like to see prioritized along the Greenway? Select all that apply.



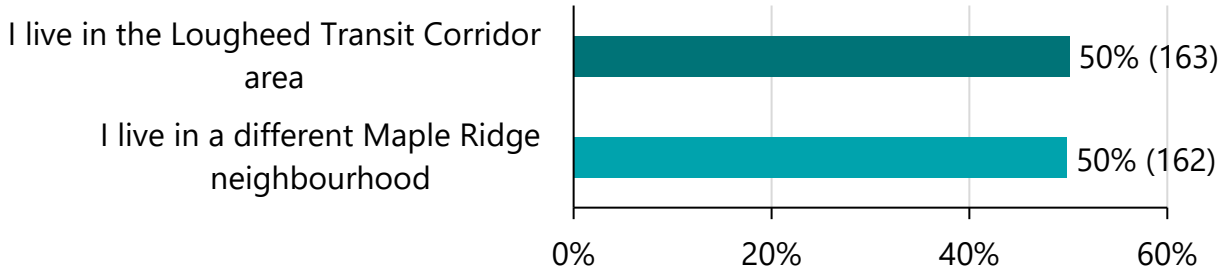
The three most commonly selected answers all have green elements (street trees, shrubs, perennials, pocket parks). This shows that a top priority for the Greenway among the respondents is to integrate more natural features that support biodiversity and provide other passive benefits to the community, such as shade during the warmer months.

What is your connection to Maple Ridge? Select all that apply.



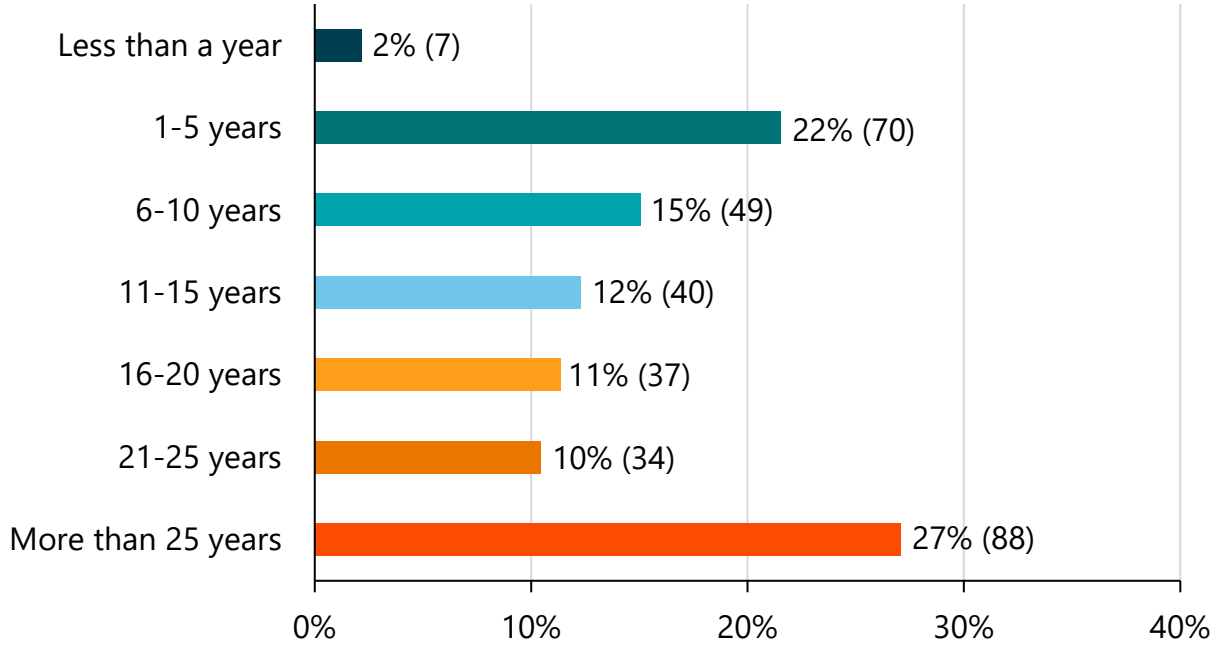
Among the respondents, 93% live in Maple Ridge and 31% work in Maple Ridge. The survey was also completed by 21 local business owners (6%). This shows the survey was able to reach residents with a variety of different experiences in Maple Ridge, including those who work in the community or own a local business.

Please review the map of the Lougheed Transit Corridor area and select which statement best applies to you.



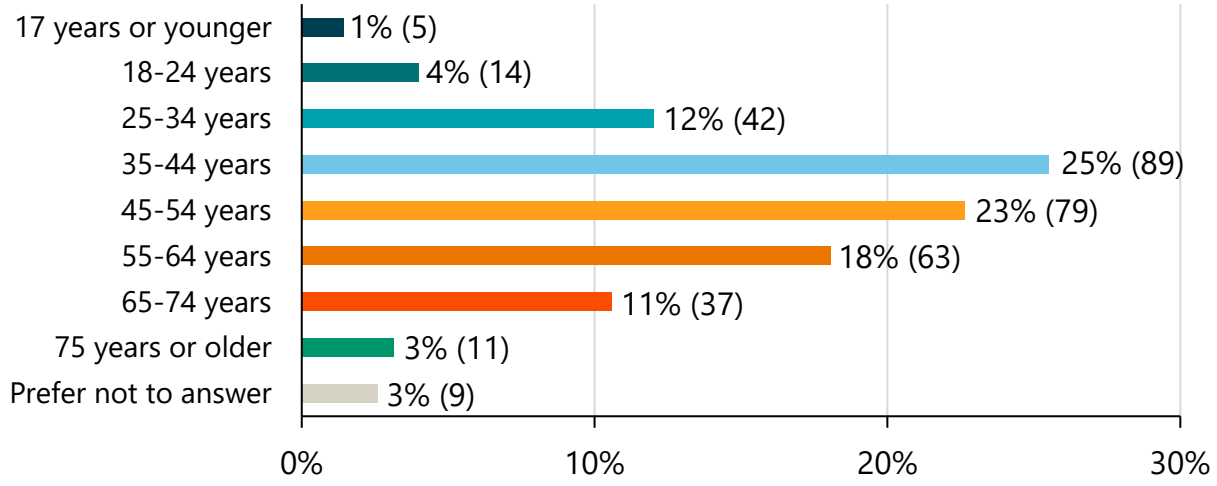
Among the respondents who answered previously that they live in Maple Ridge (325 respondents), half live in the Lougheed Transit Corridor (50%) and half live in other neighbourhoods (50%). This shows the survey engaged residents within the project area and beyond in neighbourhoods across the city.

How long have you lived in Maple Ridge?



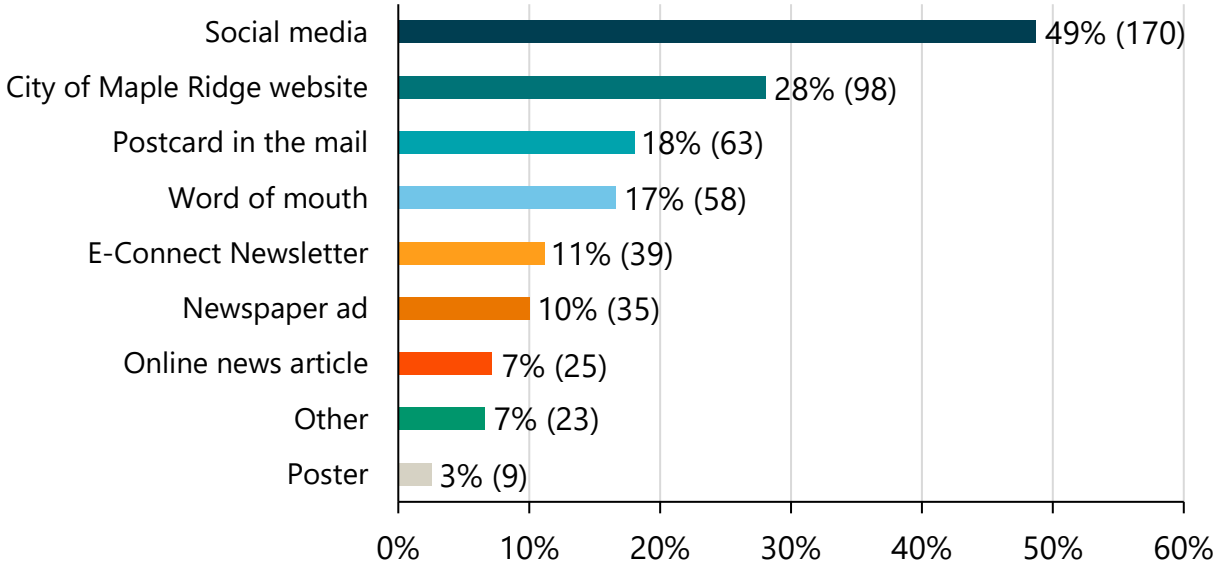
The two largest groups of residents who completed the survey were those who have lived in Maple Ridge for more than 25 years (27%) and those who have lived in Maple Ridge for 1-5 years (22%). For future engagement processes, there is the opportunity to try new strategies to better engage residents who have lived in Maple Ridge for less than year (7%) and may be less familiar with ongoing City projects.

Which age category do you belong to?



The most common age categories among the respondents were 35-44 years (26%) and 45-54 years (23%). For future engagement processes, there is the opportunity to try new strategies to better engage younger residents (24 years or younger) and older residents (75 years or older). This may include additional pop-up events at key locations.

How did you hear about this survey? Select all that apply.



The most commonly selected answers were 'social media' (49%) and 'City of Maple Ridge website' (28%). This shows that online communications were the most effective way of

reaching the respondents and sharing information about the project. Postcards were mailed to nearby residents, which were noted by 18% of the respondents.

Written Comments

Each of the 906 written comments submitted as part of the survey were reviewed by staff and analyzed based on recurring themes. From these comments, several key opportunities and potential concerns were identified related to future growth and development in the Lougheed Transit Corridor. The Lougheed Transit Corridor Area Plan can leverage these opportunities while mitigating potential concerns through land use policies, Development Permit Area guidelines, future road network mapping, and other planning tools that are created using best practices and the community's feedback.

Opportunities for more...

- Gathering places and outdoor plazas
- Boutique shops, cafes, and restaurants
- Shopping malls and larger retail
- Recreational facilities and parks
- Greenspace designed for activities
- Cycling routes and infrastructure
- Sidewalks, streetlights, and trees

Concerns related to...

- Traffic and congestion
- Road network and Lougheed Highway
- Changing neighbourhoods
- Taller buildings and privacy
- Displacement of existing tenants
- Limited affordable housing options
- Impacts to existing businesses

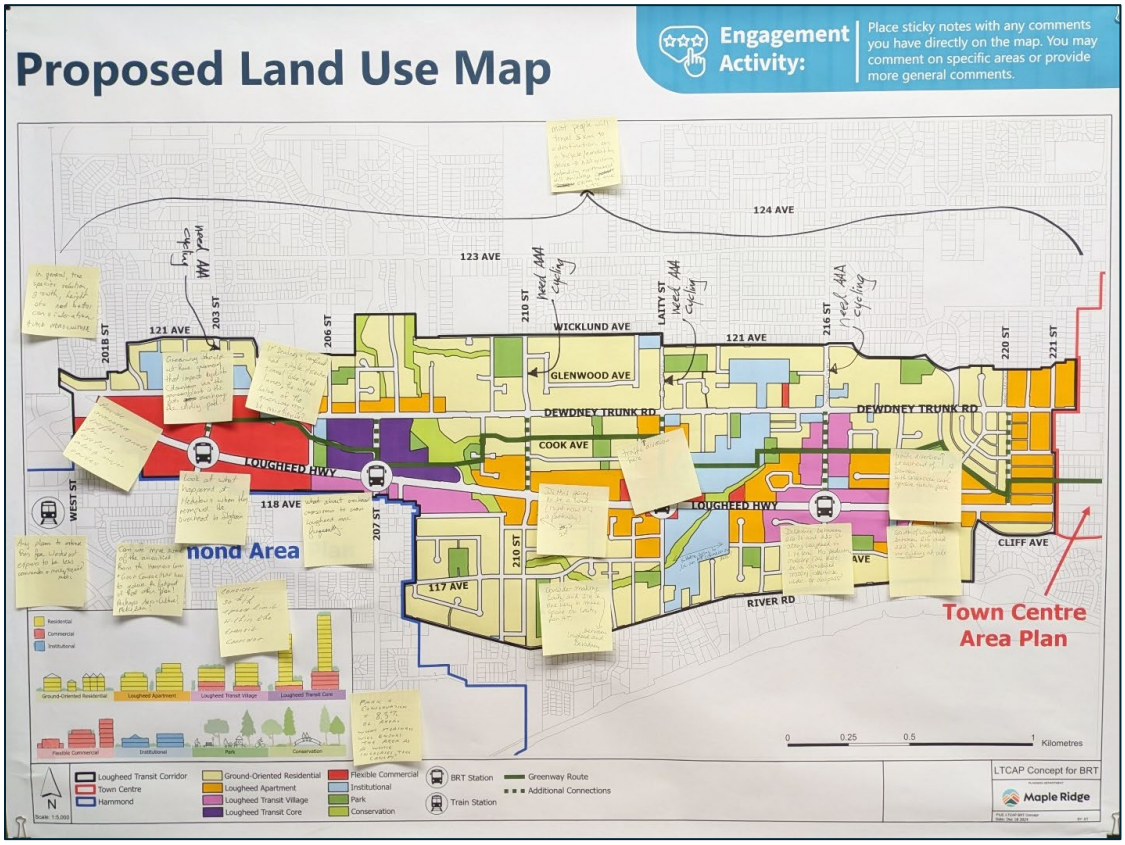
Lougheed Highway Looking East Towards the Town Centre

Meeting with Interest Holders

On May 7, 2025, staff from Planning and Building, Parks, and Engineering met with 9 representatives from HUB Cycling and 2 representatives from Maple Ridge Climate Hub. Both groups shared their perspectives and priorities for the Lougheed Transit Corridor Area Plan and the Greenway.

Key ideas that were discussed included encouraging active transportation, designing safe cycling infrastructure, planning a more sustainable urban environment, increasing tree canopy coverage, and taking bold steps to address climate change.

Representatives from both groups placed notes directly on the proposed land use map for the Lougheed Transit Corridor to share feedback on specific areas. After the meeting, letters from HUB Cycling and Maple Ridge Climate Hub were received to ensure comments from both groups were formally captured. This feedback will help shape the ongoing planning work and provides valuable insight from a mobility and climate perspective.

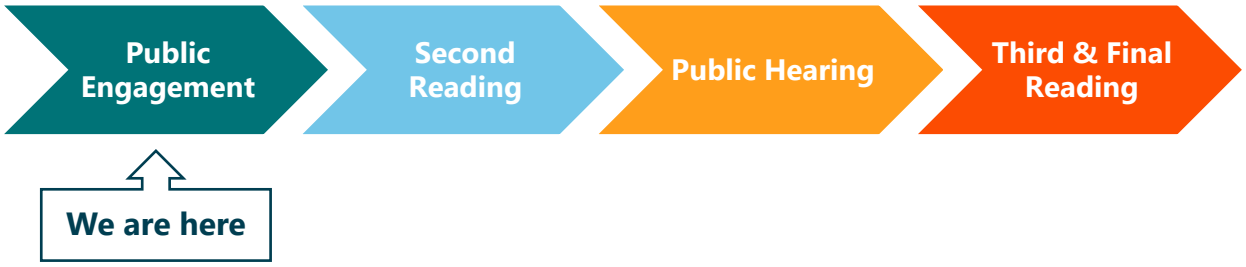


Next Steps

Using the community feedback and key findings gathered from the public engagement process, staff will update the formal planning documents for the Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines as the next step. These documents will form part of the City's Official Community Plan and help guide the long-term growth of this area.

Once the Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines are updated, staff will present the documents to Council as part of *Official Community Plan Amending Bylaw No. 7781-2021*. The next Council report and presentation for this project are anticipated in the fall of 2025, with the goal to complete this area planning process by the end of 2025.

Next Steps for the Bylaw Adoption Process



Contact Us

For questions about the What We Learned Summary Report and the Lougheed Transit Corridor Area Plan, contact the Community Planning Project Team:

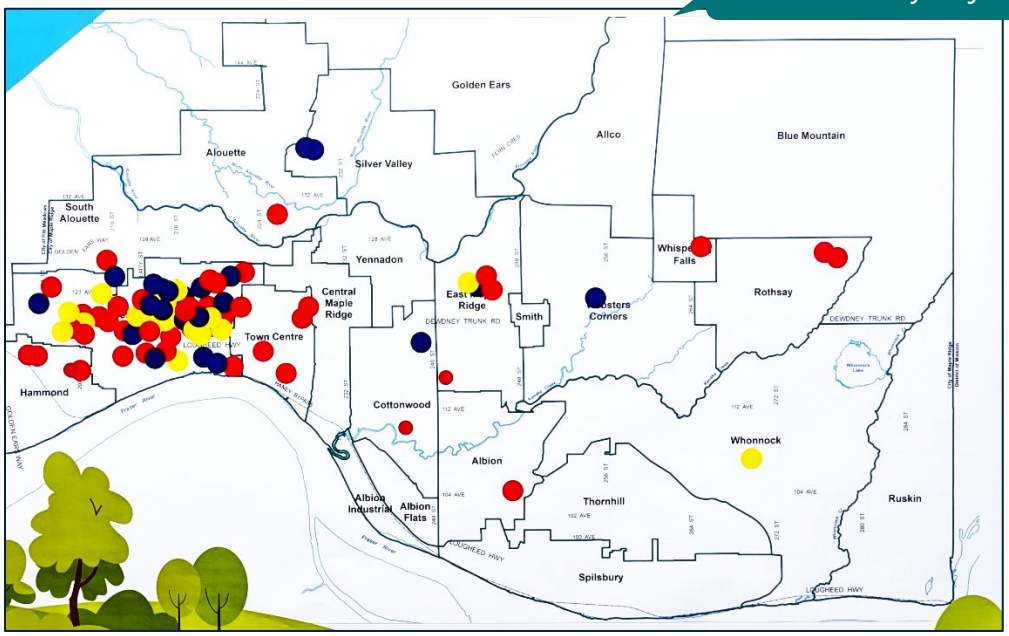
T: 604-467-7383
E: LougheedStudy@MapleRidge.ca

For other planning questions or inquiries about specific properties in this area, contact the Planning Service Desk:

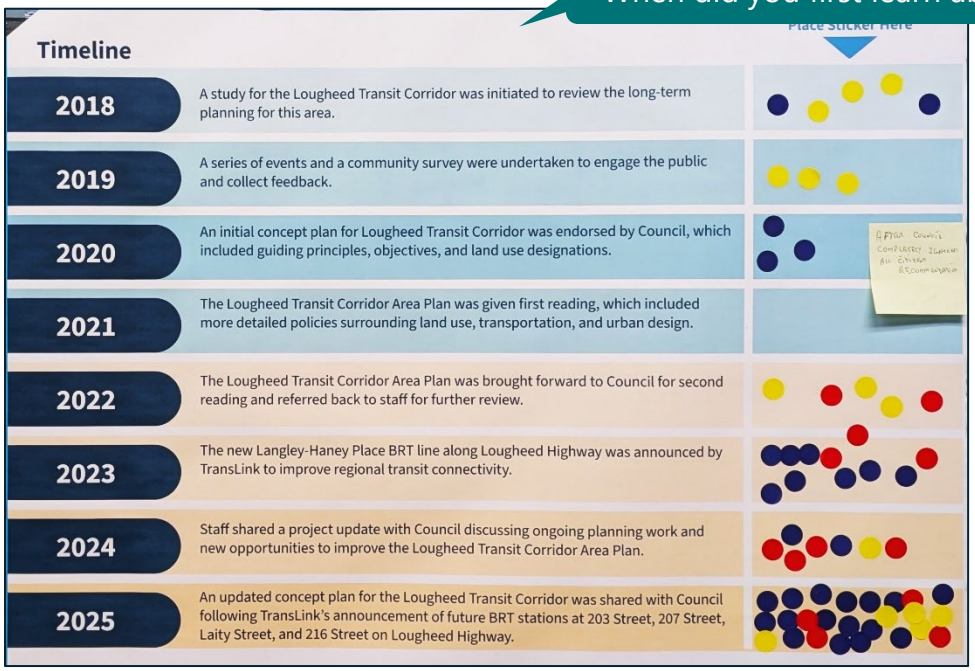
T: 604-467-7341
E: Planning@MapleRidge.ca

Appendix A: Interactive Feedback from April 9 Open House (Glenwood Elementary)

Where are you joining us from?

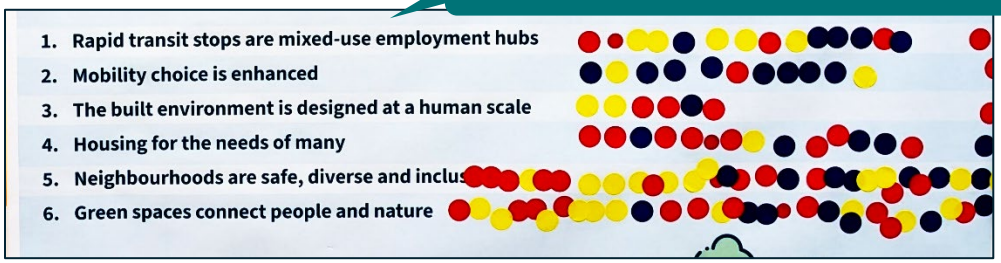


When did you first learn about this project?



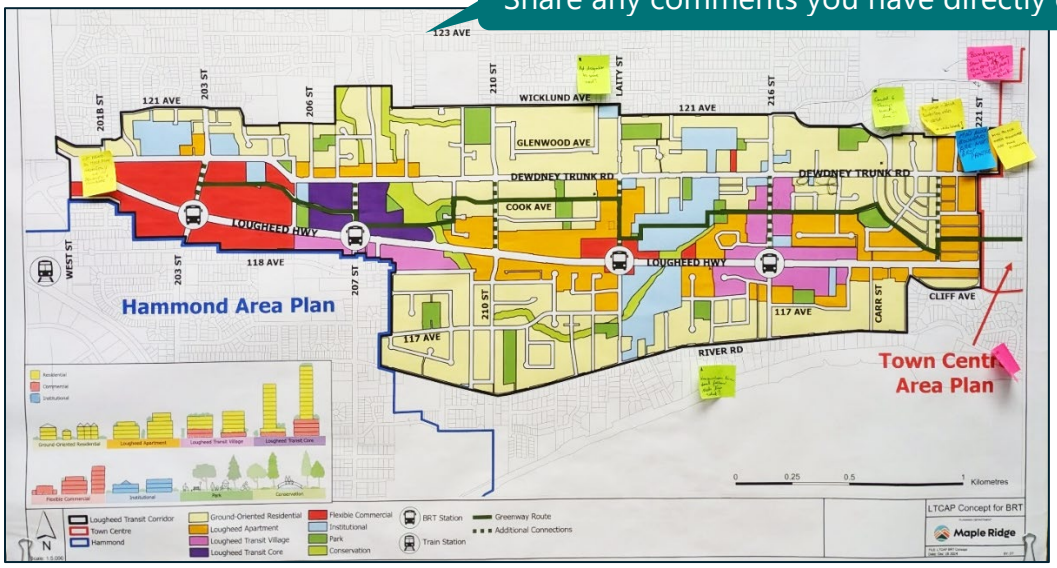
What We Learned

Which guiding principles are most important to you?



What type(s) of development would you like to see?

Share any comments you have directly on the map.



Appendix B: Interactive Feedback from April 14 Open House (M.R. Public Library)

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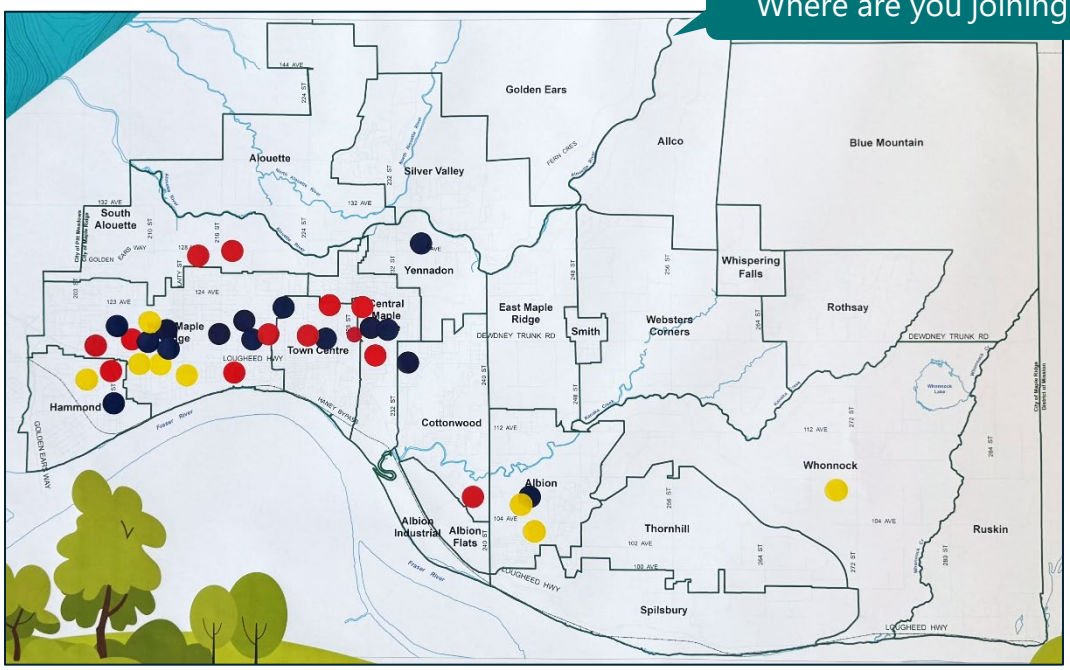

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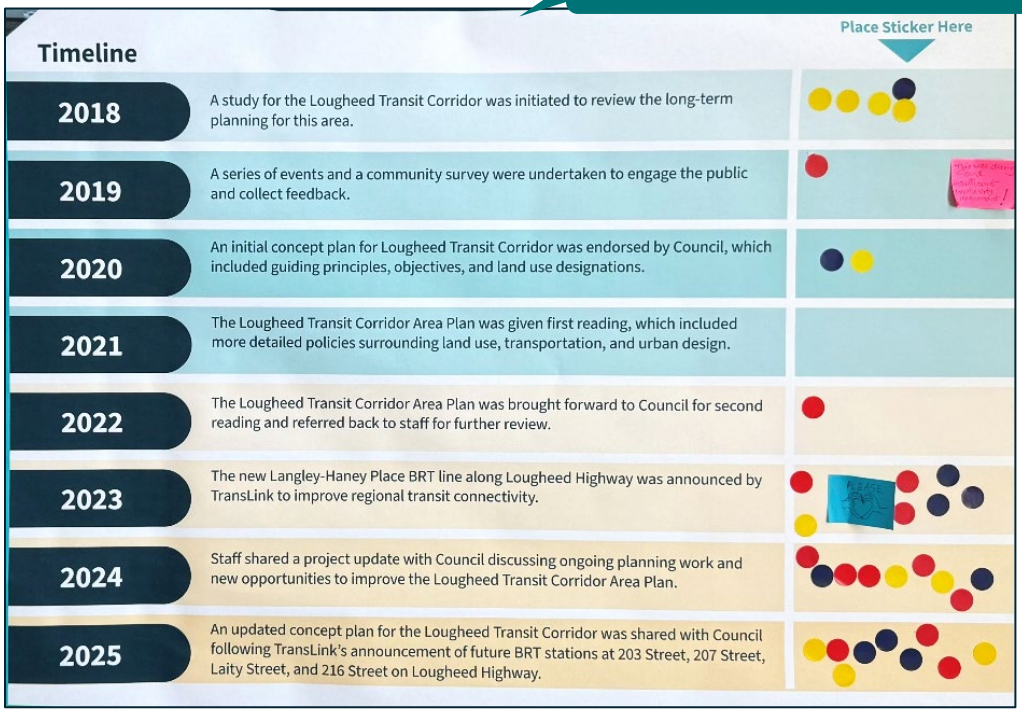
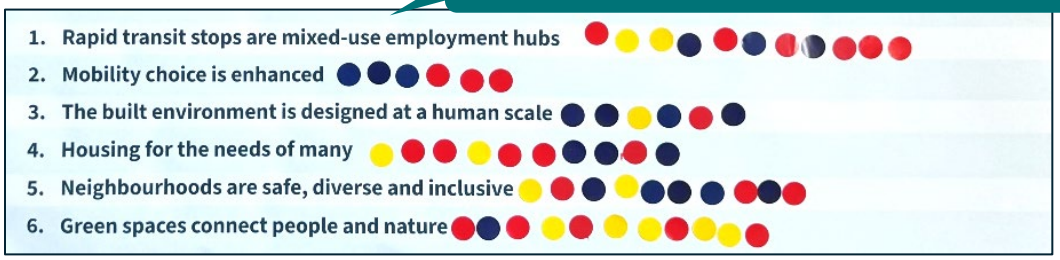


Which guiding principles are most important to you?



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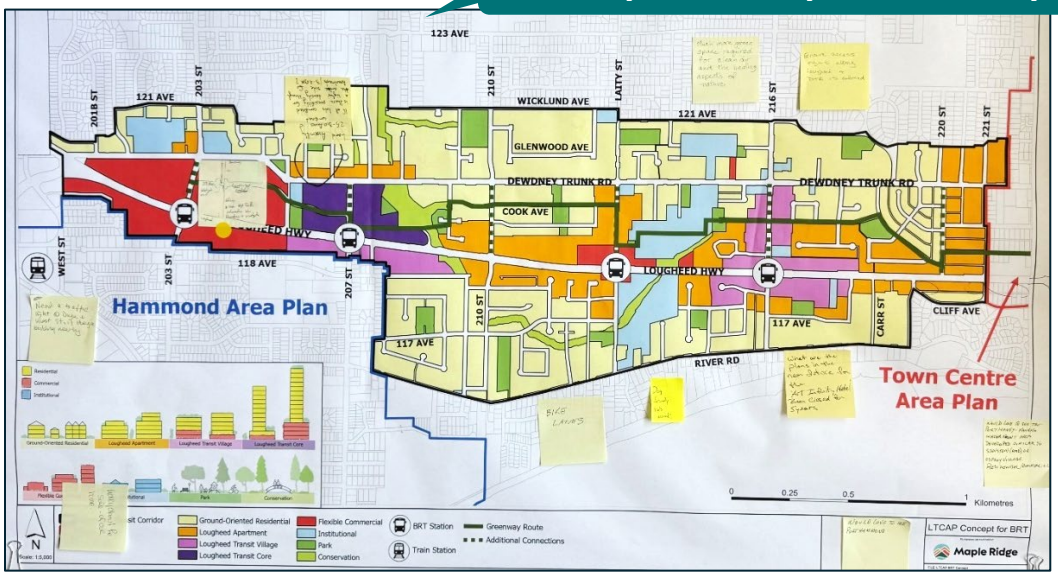

Appendix C: Community Survey Questions

Community Survey – Lougheed Transit Corridor Area Plan

Part 1: Introduction

Thank you for taking the time to participate in the survey for the *Lougheed Transit Corridor Area Plan*. This Area Plan will guide the long-term growth and development of properties surrounding Lougheed Highway and Dewdney Trunk Road in West Maple Ridge (from the city's west boundary to 221 Street). This area acts as a gateway to the city with local shopping centres, residential neighbourhoods, and community facilities such as Ridge Meadows Hospital.

The survey is organized into different sections based on key aspects of this planning project. Your feedback will help us better understand the community's desires for the *Lougheed Transit Corridor Area Plan* and will be included in a report to Council. Please note that written survey responses may be published as part of the report to Council but will be kept anonymous.

After the public consultation process for the *Lougheed Transit Corridor Area Plan*, there will also be the opportunity to share your views at the Public Hearing for this project later this year.

The estimated time to complete this survey is 10-15 minutes.

If you have any questions or difficulties while completing the survey, please call over a staff member to assist you.

Let's get started!

Part 2: Guiding Principles

In 2019, the City hosted a series of public consultation events to receive input from the community and help establish a vision for the *Lougheed Transit Corridor Area Plan*. Using key themes that were identified through this process, the following guiding principles were created for the Area Plan:

- Rapid transit stops are mixed-use employment hubs
- Mobility choice is enhanced
- The built environment is designed at a human scale
- Housing for the needs of many
- Neighbourhoods are safe, diverse and inclusive
- Green spaces connect people and nature

Maple Ridge

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1. Did you participate in the public consultation for the *Lougheed Transit Corridor Area Plan* in 2019?

   ☐ Yes
   ☐ No
   ☐ I don't remember

2. How do you feel about the guiding principles for the *Lougheed Transit Corridor Area Plan*?

   ☐ Strongly Support
   ☐ Support
   ☐ Neutral
   ☐ Disagree
   ☐ Strongly Disagree

3. Please provide any additional comments regarding the guiding principles that have been proposed. You may comment on specific principles or provide more general comments.

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Part 3: 2025 Update

Earlier this year, an update to the *Lougheed Transit Corridor Area Plan* was brought forward to align the City's long-term area planning with TransLink's Bus Rapid Transit project between Maple Ridge and the Township of Langley.

Maple Ridge

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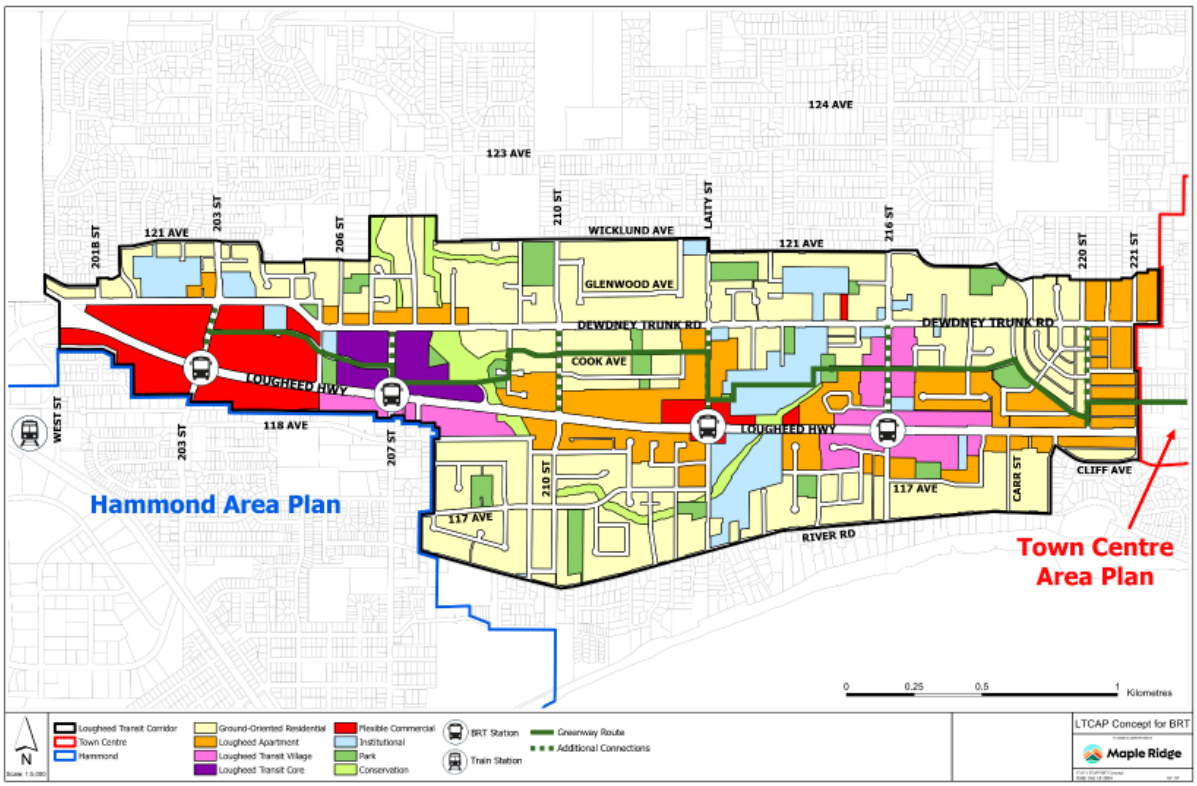
The updated *Lougheed Transit Corridor Area Plan* will guide how land is used and what types of new buildings could be built in the future as this area grows over time. Key updates include:

- New destinations and places to visit along the corridor
- Diverse housing options with access to transit and nearby amenities
- More opportunities for local shopping and employment
- Pedestrian-friendly streets with a mix of uses and activities
- New parks, trails, and greenway connections
- Gentle growth in existing neighbourhoods

A draft map for the updated *Lougheed Transit Corridor Area Plan* is shown below.



Maple Ridge

4. What updates to the *Lougheed Transit Corridor Area Plan* do you support? Select all that apply.

   - ☐ New destinations and places to visit along the corridor
   - ☐ Diverse housing options with access to transit and nearby amenities
   - ☐ More opportunities for local shopping and employment
   - ☐ Pedestrian-friendly streets with a mix of uses and activities
   - ☐ New parks, trails, and greenway connections
   - ☐ Gentle growth in existing neighbourhoods
   - ☐ None of the above

5. If you selected 'None of the above' for the previous question, please explain your answer.

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6. What planning approaches would you like to see near the future Bus Rapid Transit stations on Lougheed Highway to support transit use? Select all that apply.

   - ☐ Mix of land uses and activities for a complete neighbourhood
   - ☐ Higher density buildings for more homes, shops, and services
   - ☐ Green and walkable streets for easy connections to transit
   - ☐ Vibrant and engaging public spaces for more attractive destinations
   - ☐ Fewer surface parking lots for more natural and pedestrian-friendly areas

7. What is your priority for new housing in this area? Please rank from 1) most important to you, to 4) least important to you. Do not repeat any numbers.

   ____ Affordability (lower costs)
   ____ Supply and availability (more units)
   ____ Unit size and number of bedrooms (larger family-friendly units)
   ____ Diversity of housing types (more options)

Maple Ridge

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8. What type of new commercial spaces would you like to see in this area? Select your most preferred.

   - ☐ Larger commercial spaces for bigger companies and shops
   - ☐ Smaller commercial spaces for more local businesses and boutique shops
   - ☐ Diversity of commercial spaces (larger and smaller) for a range of shopping options

9. What would you like to see built or developed in the future as this area grows over time? You may comment on specific areas or provide more general comments.

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Part 4: Greenway

The updated *Lougheed Transit Corridor Area Plan* includes a parks and trails network with double the amount of existing park space to provide more outdoor recreational space for residents. This will be achieved gradually over time by expanding existing parks and by developing new neighbourhood and pocket parks. The new parks have been located so that all residents in this area would be within a 5-minute walking distance to a park.

A key component of the parks and trails network is a central greenway extending from 203 Street to the Town Centre. The Greenway is envisioned as a wide, multi-use pathway with a double row of trees. Along the Greenway will be plants, landscaping, green infrastructure, and small amenity areas. This tree-lined route will help connect neighbourhoods and improve the livability for residents.

The next image is a design concept for the Greenway in residential areas.

Maple Ridge

10. How would you use the Greenway? Select all that apply.

- ☐ Walking
- ☐ Rolling (scooter, mobility devices, and other micromobility)
- ☐ Recreational cycling
- ☐ Commuter cycling
- ☐ None of the above
- ☐ Other (please specify): _____

11. What design features would you like to see prioritized along the Greenway? Select all that apply.

- ☐ Shade (street trees)
- ☐ Stormwater filtering and drainage (green infrastructure)
- ☐ Biodiversity (shrubs and perennials)
- ☐ Active transportation (multi-use path)
- ☐ Amenity areas (benches and pocket parks)
- ☐ Bike facilities (bike parking and separated lanes)

12. Please share what you would like the Greenway to look like. You are welcome to reference greenways and similar transportation projects from other cities as examples.

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Part 5: About Yourself

The City collects socio-demographic data as it helps us understand if we are reaching our diverse community and it provides insights into the needs and preferences of diverse segments of our population.

This information aids in the equitable allocation of resources, allowing the City to prioritize and target specific service or program changes that impact budgets based on the demographics of residents. It is a widely adopted and accepted practice among local governments.

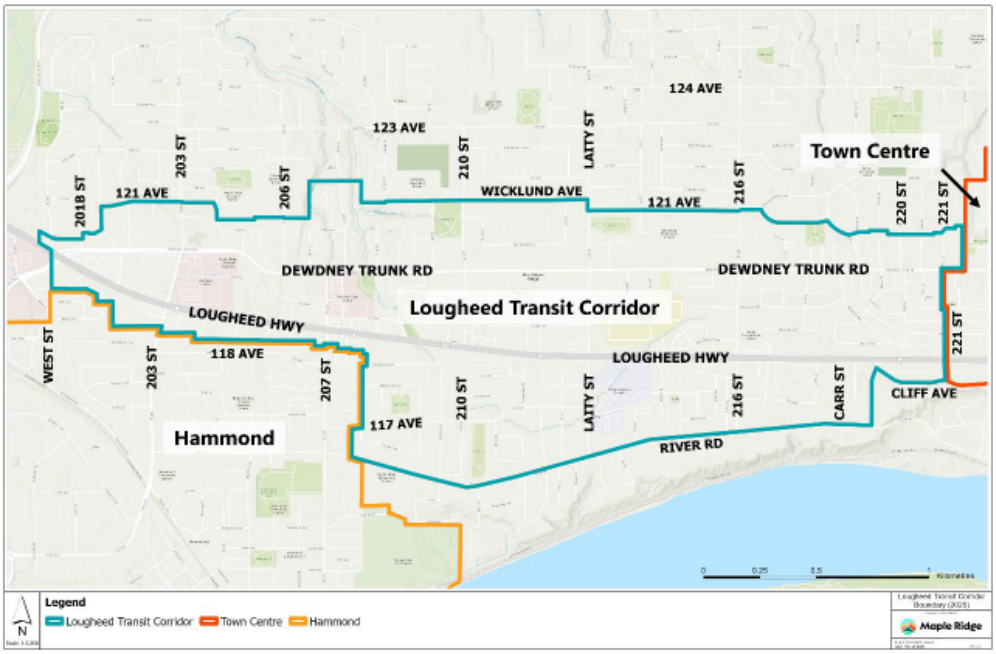
Your answers to these questions will be treated as anonymous and combined with those of other respondents in reporting.

13. What is your connection to Maple Ridge? Select all that apply.

- ☐ I live in Maple Ridge
- ☐ I work in Maple Ridge
- ☐ I own a business in Maple Ridge
- ☐ I only visit Maple Ridge
- ☐ Other (please specify): _____

14. If you live in Maple Ridge, please review the map of the Lougheed Transit Corridor area and select which statement best applies to you.

- ☐ I live in the Lougheed Transit Corridor area
- ☐ I live in a different Maple Ridge neighbourhood



15. If you live in Maple Ridge, how long have you lived here?

- ☐ Less than a year
- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-15 years
- ☐ 16-20 years
- ☐ 21-25 years
- ☐ More than 25 years

16. Which age category do you belong to?

- ☐ 17 years or younger
- ☐ 18-24 years
- ☐ 25-34 years
- ☐ 35-44 years
- ☐ 45-54 years
- ☐ 55-64 years
- ☐ 65-74 years
- ☐ 75 years or older
- ☐ Prefer not to answer

17. How did you hear about this survey? Select all that apply.

- ☐ City of Maple Ridge website
- ☐ E-Connect Newsletter
- ☐ Newspaper ad
- ☐ Postcard in the mail
- ☐ Social media
- ☐ Online news article
- ☐ Word of mouth
- ☐ Poster
- ☐ Other (please specify): _____

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Part 6: Conclusion

18. Please let us know if you have any additional thoughts, comments, or questions about the updated *Lougheed Transit Corridor Area Plan*. All feedback is valued as part of the public consultation process to help shape the long-term planning for this area. (Optional)

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Thank you for participating in this survey! Please place your completed survey in the box.

If you have any questions about this planning project, please contact Jeff White, Community Planner, at LougheedStudy@MapleRidge.ca or 604-467-7383.

For more information and to stay up to date on the project, please visit: www.MapleRidge.ca/LTCAP

Maple Ridge