



## **Schedule "A"**

See attached hereto the following OCP amended Chapters.



Maple  
Ridge



City of Maple Ridge  
**Official  
Community  
Plan**

# 1.1 | Vision Statement

## Corporate Mission statement

To promote a safe and livable community for our present and future citizens.

## Official Community Plan Overall Vision Statement

The City will strive to protect its Community Values into the future, as it becomes more vibrant and prosperous, offering residents a strong local economy, stable and special neighbourhoods, thoughtful development, a diversity of agriculture, and respect for the built and natural environment.

## Official Community Plan Principles

Maple Ridge residents have identified 45 community principles that reflect the community's vision of the future, and these form the framework for the policies contained within the Official Community Plan.

### Principles

- **Principle 1:** Protection of agricultural lands is considered a strong element of protecting environmental values.
- **Principle 2:** Agriculture is an important part of the community's character and economy. Citizens value methods to enhance and protect a diversity of agriculture in Maple Ridge.
- **Principle 3:** A comprehensive assessment of the ALR is important to ensure compatibility between municipal objectives and the objectives of Metro Vancouver and the ALC.
- **Principle 4:** The community recognizes that components of the built and natural environments contribute to the character of Maple Ridge and sense of community, and in turn, 'placemaking'.
- **Principle 5:** Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like "everywhere else." It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).
- **Principle 6:** The community recognizes the need to foster the history of Maple Ridge and enhance historic areas.
- **Principle 7:** Special places and neighbourhoods are valued as significant components of the larger community, each with unique attributes.

## Principles (cont.)

- **Principle 8:** Unique and enjoyable communities and places are created through community improvements, quality design, less obtrusive signage, pedestrian friendly environments, accessibility and viewscales.
- **Principle 9:** A clear, well-articulated, long-lasting vision of the future that is community-driven is valuable to local planning processes.
- **Principle 10:** Citizens keenly appreciate the importance of public participation in community planning processes.
- **Principle 11:** An expeditious and fair approval system is a critical part of an effective planning process.
- **Principle 12:** Collaboration with other authorities, including but not limited to the ALC and Metro Vancouver, is essential to ensuring that municipal objectives can be met.
- **Principle 13:** Culture and recreation are vital components of a healthy community.
- **Principle 14:** The community recognizes the importance of public school construction occurring concurrently with development.
- **Principle 15:** Citizens favour efforts to pursue the establishment of a post-secondary institution in Maple Ridge to provide more local opportunities.
- **Principle 16:** The Downtown is a very important part of Maple Ridge and would benefit from a variety of planning and design activities that improve its role as a key community node.
- **Principle 17:** Maple Ridge views the promotion of economic development (jobs) as being very important to developing a balanced community – one that is not a dormitory suburb
- **Principle 18:** Economic development is a complex issue that requires a comprehensive approach, addressing transportation, housing, the downtown, marketing, incentives and policy.
- **Principle 19:** There is value in identifying new lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Citizens prefer locations where commercial and industrial activities ‘fit’ within the community context.
- **Principle 20:** The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.
- **Principle 21:** Home-based businesses are recognized as beneficial to the community.
- **Principle 22:** Initiatives such as providing more shopping opportunities and emphasizing smaller stores, local merchants and better use of existing areas (no strip malls, concentrate in commercial nodes, etc.) are supported because they are central to achieving a balanced community.

## Principles (cont.)

- **Principle 23:** The community values the protection of environmentally sensitive areas including, water (for its intrinsic value, habitat and aquifer recharge), areas of natural beauty, forests, etc.
- **Principle 24:** The community recognizes the environmental contribution made by lands within the ALR (also see Principle 1).
- **Principle 25:** Providing access to nature by way of a trails system is important as a means to optimize recreational resources in an environmentally friendly way.
- **Principle 26:** There is value in integrating natural features of the environment into development through planning and design.
- **Principle 27:** Overall environmental protection demands a comprehensive, “smart growth” approach.
- **Principle 28:** Pursue a more contained and densified urban environment. Finish developing existing areas within an urban boundary before going to new areas and reserve new areas (e.g. Thornhill) based on careful analysis of opportunities and constraints.
- **Principle 29:** The community values a wide range of housing choices that provide a variety and mix of housing type, density, lot size, character, tenure, and affordability.
- **Principle 30:** Achieving a balanced community requires that commercial and industrial land development keep pace with residential development.
- **Principle 31:** It is important to undertake detailed planning work on the basis of neighbourhood planning.
- **Principle 32:** The community recognizes that heritage value must not be lost as enhancements to existing neighbourhoods, including infill and other activities to strengthen neighbourhoods, occur in the future.
- **Principle 33:** Amenities and design are valued as being integral to development.
- **Principle 34:** An integrated system of centres or nodes is supported as an important framework for community development.
- **Principle 35:** Respect for the landscapes of Maple Ridge should shape community design, contributing to a sense of place and better fit with landforms.(also see Principle 26)
- **Principle 36:** Integrating growth with services, infrastructure, and schools is desirable for the future of Maple Ridge.(also see Principles 38 and 44)
- **Principle 37:** Housing choice is critical to meeting the diverse needs of current and future residents of Maple Ridge – special needs, singles, young families and an aging population. (also see Principle 29)
- **Principle 38:** Expanding services concurrently with development is regarded by the community as good planning and development practice.

## Principles (cont.)

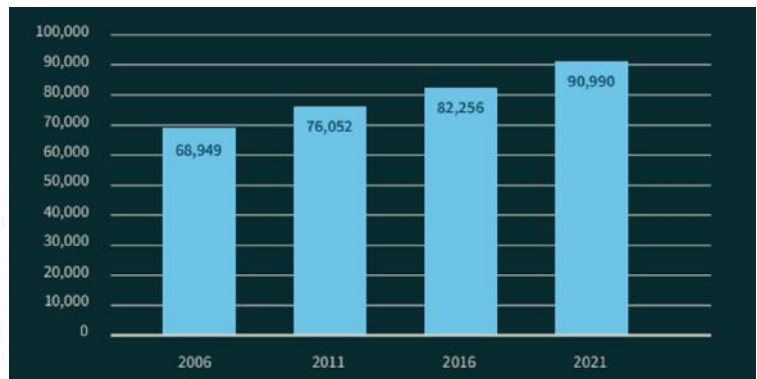
- **Principle 39:** A healthy community depends on social services that meet the needs of a diverse population.
- **Principle 40:** A well-planned transportation network is central to providing transportation choices that accommodate multi-modal transportation within the community, and connecting with other places.
- **Principle 41:** The need to address the east-west road capacity issue is recognized as important.
- **Principle 42:** Improved community bus service is important to provide connections between neighbourhoods and transit services.
- **Principle 43:** The community desires more frequent West Coast Express trains, with safer pedestrian access to stations.
- **Principle 44:** Adequate roadway capacity, especially for emergency vehicles, is an important component of developing new areas.
- **Principle 45:** Citizens value a pedestrian friendly environment that includes a trail network for horses, walking and cycling for recreation and access to amenities, employment, and services. (also see Principle 25)

## 1.2 | Population and Housing Trends

### 1.2.1 Population Profile

#### A Rapidly Growing Population

Maple Ridge is a rapidly growing municipality and is growing at a faster rate than the overall Metro Vancouver region. In the past 15 years, the City has added an average of 7,347 new residents every five years, growing from 68,949 in 2006 to a total of 90,900 in 2021. Between 2016 and 2021 the city grew by 10.6%, adding 8,734 new residents (Figure 1). The City of Maple Ridge is projected to continue experiencing rapid population growth. Between 2021 to 2033, the City's population is projected to grow to a total of 118,250 people (Maple Ridge interim Housing Needs Report, 2024).



Population Change in Maple Ridge, 2006-2021

[Source: Statistics Canada, Census Profile for Maple Ridge, 2006, 2011, 2016, 2021]

#### An Aging Population

Like many communities in Canada, Maple Ridge is experiencing an aging population. The population of individuals aged 65 years and older grew by 5% from 2006 to 2021. As of 2021, the seniors age cohort (65+) comprises 16% of the overall population with a total of 14,615 individuals. By 2033, seniors are projected to account for 19% of the population, increasing by 7,916 more seniors.

## Community Profile

The average age of the population in Maple Ridge, based on Census 2021 is 40.8 years, relatively younger than the median age in the Metro Vancouver region. Nonetheless, the social complexion of the community is also evolving.

Maple Ridge is located on the traditional territory of the Katzie First Nation and Kwantlen First Nation. As of 2021, Maple Ridge is 4.7% Indigenous accounting for 4,205 individuals who identify as Indigenous. Foreign-born residents (immigrants) formed 22.5% of the population (20,235 people), and 76.6% of the population were Canadian-born (non-immigrants). The top three places of birth among immigrants living in Maple Ridge were the United Kingdom, the Philippines and India.

Although historically ethnically relatively homogenous, the arrival of visible minority migrants into the community has been a more recent phenomenon and the total visible minority population has increased from 15% (12,115 people) in 2016 to 21.6% (19,430 people) in 2021 with a median age of 36.4 years. Recent immigrants arrived primarily from Philippines, India and China.

[Source: Statistics Canada, Focus on Geography Series, 2021 Census of Population, City of Maple Ridge]

## Household Profile

The average household size in Maple Ridge is 2.7 persons per dwelling (Census, 2021). Among the families in Maple Ridge in 2021:

- 70.2% were married couples
- 14.8% were common-law couples
- 15% were one parent families.

The number of young adults aged 20 to 34 that were living with at least one parent has been increasing, from 43.5% in 2016 to 45.7% in 2021.

Couples with children constituted 31% of household types, followed by couples without children (23.6%) and one-person households (22.1%).

Multigenerational households make up 5.1% of all household types.

## 1.2.2 Housing Profile

Between 2016 and 2021, the number of households grew by 9.4%, adding an additional 2,850 new residential dwelling units across the City. The average household size has remained the same since 2006 at 2.7 persons per household. The average household size for renter households is smaller, at 2.2; while the average household size for owner households is 2.8.

As of 2021, the City is composed of 79% owner households and 21% renter households. Current household growth is being driven by owner households which account for 74% of all new households between 2006 and 2021. When compared to the Metro Vancouver region, the City has a significantly higher proportion of owner households and less renter households – the Metro Vancouver region is composed of 38% rental households, while the rental proportion in Maple Ridge is 21%. These statistics are indicative of the City's draw as an attractive destination to grow families and own homes.

Overall, the City of Maple Ridge, like many other parts of the region and nation, is experiencing a housing shortage and affordability crisis. As demographics and the socio-cultural fabric of the City continue to evolve, there is a need for diverse forms of housing ranging from studio units to three bedroom units and larger, to accommodate different backgrounds, profiles and income levels. This includes housing for young adults, singles, families, multigenerational living, seniors and other equity deserving groups across various tenure types (e.g. rental or ownership) and the spectrum of affordability, supportive needs, and care levels. ,

In 2021, approximately half (53%) of the City's housing form is composed of single-detached homes. However, increasingly, denser forms of infill housing with a focus on 'missing middle' housing, including low and mid-rise apartments have been developed. Between 2016 and 2021, single detached housing grew only by 3.5% while row houses, duplexes, semi-detached houses, low-rise apartments and those over 5 storeys have each grown by between 15-20% reflecting changing housing typologies in Maple Ridge.

Nonetheless, the City's housing stock is aging. While the majority (69%) of the City's housing stock was built after 1981, 29% of the City's stock was built prior to 1980, with purpose-built rental housing stock significantly older than the overall housing stock. 43% of the purpose-built rental stock was built prior to 1981.

## 1.2.3 Population and Housing Projections

The City is projected to continue experiencing rapid population growth and by 2033, will grow by 26% to a total population of 118,250. As aging accelerates, by 2033 there will be approximately 7,916 more seniors in the City and only approximately 4,151 new residents aged 0 to 24 years of age. There are also growing equity concerns for several demographics (e.g. seniors, visual minority migrants, single-parent families) struggling with raising housing costs. Renter households are especially at a higher risk of being in core housing need, spending over 30% of their household income on housing costs.

### Assessment of Housing Need

The City has produced an interim Housing Needs Report (2024) that sets out the housing needs for Maple Ridge in the immediate and longer term. A Housing Strategy and a proposed Housing Action Plan have also been developed to address Maple Ridge's current and anticipated future housing needs.

The City's interim Housing Needs Report (2024) indicates that nearly 28,000 additional housing units will be required by 2041. This takes into account projected community growth, reducing homelessness and addressing housing supply, affordability, diversity of housing types and their necessary levels of supports. This includes 1,700 affordable units to address extreme core housing need and 392 units to address homelessness. Over the next five years, approximately 8,700 units are needed, of which about 1900 units are estimated to be required as rental units. The majority of these units required to meet demand over the next 5 to 20 years is anticipated to be driven largely by projected community growth estimates.

#### References:

- [Statistics Canada, Census Profile, 2021 Census of Population, City of Maple Ridge](#)
- City of Maple Ridge, [Housing Needs Report 2024](#) interim update (Urban Matters, 2024), retrieved Aug 27, 2025
- City of Maple Ridge, [Housing Strategy: Draft Road Map and Actions](#) (Urban Matters, 2024), retrieved Aug 27, 2025
- B.C Government, [Small-scale multi-unit housing, Small-scale, multi-unit housing - Province of British Columbia](#), retrieved Aug 27, 2025

### 1.3.1 Provincial Context: The Local Government Housing Framework

The Maple Ridge Official Community Plan recognizes the policies and programs of the Provincial Government.

Legislation introduced by the Provincial Government and effective as of November 30, 2023 is intended to improve housing affordability and availability across the region as well as accelerate the delivery of housing supply. These changes require adjustments to Maple Ridge's municipal regulations to align with these provincial mandates, bringing about significant changes to how Maple Ridge and all other municipalities across British Columbia approach planning, evaluation, and the approval of development and growth within the community.

As part of the Province's Homes for People Housing Action Plan, these legislative changes constitute the province's Local Government Housing Framework and cover regulations concerned with:

- Creating possibilities for small-scale multi-unit housing within single-detached and duplex zoned lots
- Increasing densities around transit-oriented areas
- Providing local governments with new development financing tools
- Shifting planning towards a proactive approach, thereby streamlining planning processes

# Key Changes

## Small Scale Multi Unit Housing (SSMUH): *Bill 44 – Housing Statues (Residential Development) Amendment Act, 2023*

Local governments were required to update their bylaws by June 30, 2024 to accommodate the Province's small-scale, multi-unit housing requirements. The City has since updated its bylaws to include changes to permitted density, maximum height, minimum setbacks, parking requirements, lot coverage, and other land use controls to encourage housing options that are ground-oriented and compatible in scale and form within established single-detached neighbourhoods.

Eligible single-family and duplex lots now permit up to three, four, or six units of small-scale, multi-unit housing (SSMUH), provided they meet all zoning, bylaw, and building code requirements. Maple Ridge Zone Amending Bylaw No. 7998-2024 enabling small-scale multi-unit housing developments was adopted in June 2024.

The key provincially mandated provisions are as follows:

### **Secondary suites**

- Secondary suites and/or accessory dwelling units are allowed province-wide in single-detached residential zones, in all municipalities where three- to six-unit zoning is not required

### **3-4 Units in single detached zones and duplex zones**

- Three to four units of small-scale, multi-unit housing must be permitted on each parcel of land (depending on parcel size), if zoned exclusively for single-detached or duplex residential, which are wholly or partly within an urban containment boundary, in a municipality with a population greater than 5,000. Exemptions could apply subject to local regulations and site conditions.

### **6 Units near frequent bus service**

- Six units of small-scale, multi-unit housing must be allowed near frequent bus service on single-detached and duplex residential lots that are greater than 280 sqm and within a municipality or regional district with a minimum population of 5,000.

[Source: B.C Government, Small-scale multi-unit housing, Small-scale, multi-unit housing - Province of British Columbia, retrieved Aug 27, 2025]

## Transit-Oriented Development Areas: *Bill 47 – Housing Statutes (Transit Oriented Areas) Amendment Act, 2023*

This legislation requires municipalities to designate Transit-Oriented Development Areas (TOD Areas) by bylaw near transit hubs. These TOD Areas are defined as areas within 800 metres of a rapid transit station (e.g., SkyTrain station) and 400 metres of a bus exchange and West Coast Express that the Province has listed in regulations. Development of these areas is intended as areas of mixed-use complete communities, providing a diversity of housing options, access to a variety of amenities, and enable greater mobility options.

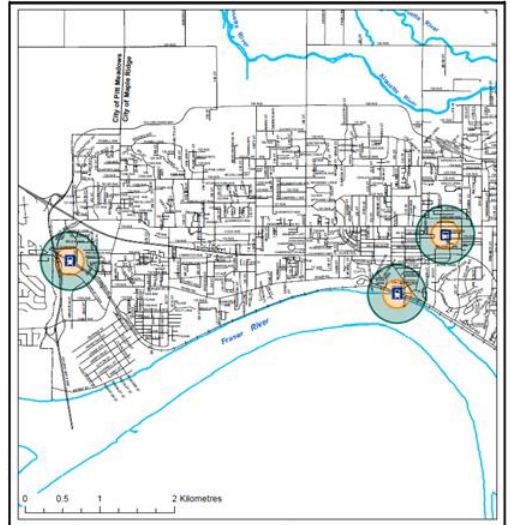
In these areas, local governments are required to:

- Ensure that minimum levels of density established by the Province in regulations are allowed in TOD Areas
- Remove restrictive parking minimums for off-street residential and allow parking volumes to be determined by market need and demand
- Consider guidance and details in the provincial policy manual when planning or amending zoning bylaws

Maple Ridge Transit-Oriented Area Designation Bylaw No. 8001-2024 was adopted in June 2024, designating three areas as ‘Transit-Oriented Areas’ (TOAs) as required by Provincial regulation :

- Port Haney Station
- Maple Meadows Station
- Haney Place Transit Exchange

In these designated TOAs, zoning bylaws, parking regulations, and minimum height and density requirements apply, in alignment with provincial mandates.



**Maple Ridge TOAs**

## **Tools for Development Financing: Bill 46 – Housing Statutes (Development Financing) Amendment Act, 2023**

New housing supply creates demand for new and expanded infrastructure, amenities, and services, such as sewers, transportation network improvements, community centres and daycares. Through Bill 46, the Province has provided local governments new tools to raise revenues to assist in paying for the infrastructure and amenities to support increased housing supply and growth. This includes changes to the Development Cost Charges (DCCs) framework to update the scope of infrastructure eligible to be funded through DCCs; and a new Amenity Cost Charges (ACCs) development finance tool that allows local governments to collect funds for amenities like community centres, recreation centres, daycares and libraries from new developments that result in increased population.

As these amenities support livable and complete communities in areas of growth, Maple Ridge is exploring these development financing tools in alignment with Provincial provisions. Local governments have the flexibility to update their associated regulations to bring these new development financing tools into force any time after November 30, 2023.

## **Proactive Planning: Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023**

B.C. is shifting to a more proactive, long-term approach to planning, where local governments identify their housing needs, and then set aside land for what is needed. These new requirements include that:

- Housing Needs Reports are to be updated on a regular basis, using a standard method for a more consistent, robust understanding of local housing needs over 5 and 20 years. Interim Housing Needs Reports must be completed by January 1, 2025.
- Municipalities must complete their first review and update of their Official Community Plan based on the interim Housing Needs Report by December 31, 2025. This is to be reviewed subsequently every 5 years.
- Municipalities must align zoning bylaws with Official Community Plans and Housing Needs Reports. This is to ensure that the anticipated total amount of housing anticipated in 20 years can be met within the lands set aside for development, and that these needs are reviewed on a regular basis.

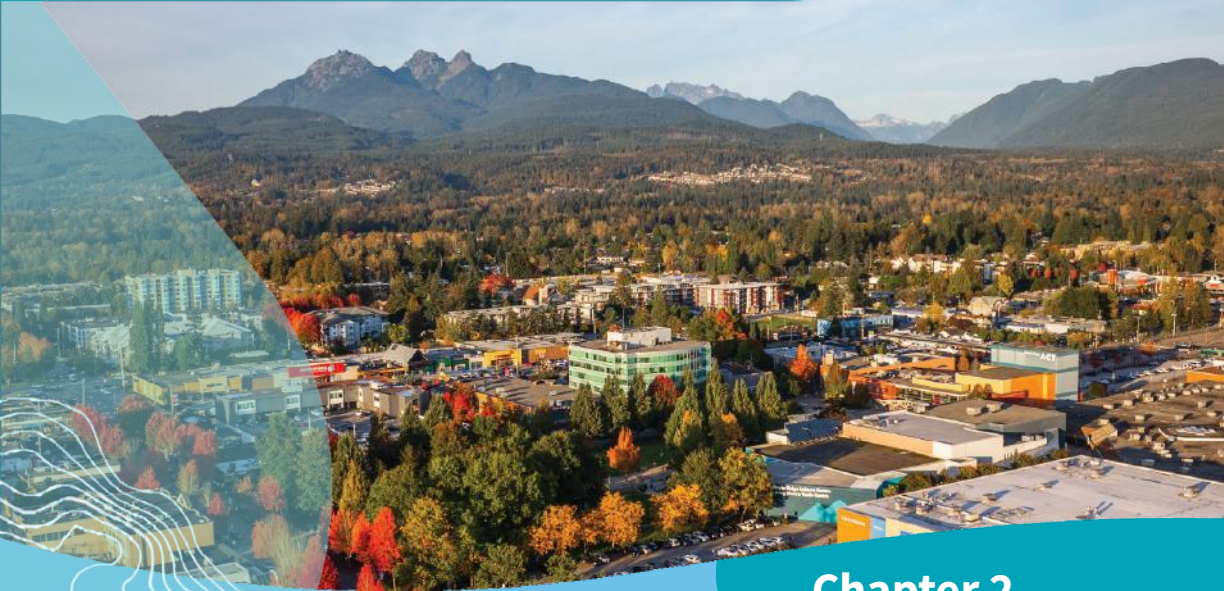
- Municipalities must have completed their first update of their zoning bylaw to align with their Official Community Plan and Housing Needs Report by December 31, 2025. This is to be reviewed subsequently every 5 years.
- Under the new provincial legislation, public hearings will no longer be held for rezoning of residential developments that align with the Official Community Plan. Public hearings will continue to be required whenever local governments update or develop new OCPs or consider rezonings for projects that are not consistent with the OCP.

The City has since produced its interim Housing Needs Report (2024), in fulfilment of provincial legislation, in September 2024. The City has additionally prepared the 2024 Proposed Housing Action Plan that would guide the implementation of housing initiatives over the coming years (see Chapter 3).

To reflect the City's projected housing needs over the next two decades, and in accordance with Section 877 and 878 of the Local Government Act, the Official Community Plan includes objectives, policies and maps in the following areas:

1. Policies and maps to guide the location, amount, type and density of residential development to meet anticipated housing needs over the next 20 years
2. Policies and maps that indicate the approximate location, amount and type of proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses
3. A map showing the approximate location and area of gravel deposits suitable for future extraction
4. Policies that place restrictions on the use of hazard lands and on lands designated as Conservation areas
5. Maps that illustrate the approximate location of major roads and sewer and water systems
6. A map indicating the approximate location and type of public facilities such as schools and parks
7. Detailed policies respecting affordable housing, rental housing, seniors, families and special needs housing, shelters for the unhoused and those at risk of homelessness, and housing around transit nodes
8. Objectives and policies relating to social needs, social well-being, social development, and community wellness
9. Policies and objectives to enhance and promote farming in the community and on lands designated in the Agricultural Land Reserve
10. Policies and objectives that protect, preserve, restore, and enhance the natural environment and natural features of the community

# Growth Management



## Chapter 2

### **Growth Management Land Use Designations Financial Sustainability**

### Background

The Official Community Plan policies reflect the principles established by the Community during Community Visioning sessions. Maple Ridge residents value this community and have said very clearly that the City must protect and foster the characteristics that make Maple Ridge unique. Maple Ridge has land with sufficient capacity designated in this Official Community Plan to exceed what is necessary to accommodate the City's anticipated housing needs and projected growth over the next 20 years.

The City's planning efforts focus on directing growth within the City's Urban Area boundary, particularly around key growth areas within the city centre and transit corridors. By concentrating growth within established areas, the City strives to create complete neighbourhoods that ensure a high quality of life by having amenities, services, employment and recreational opportunities within closer proximity. This approach enables a leveraging of existing infrastructure and optimizes economies-of-scale for infrastructure upgrades, expansions and new builds, to create a more cost-effective and sustainable City over the long-term.

In Maple Ridge, the majority of the growth in population, jobs and housing will be accommodated within the Urban Area Boundary where services are readily available or the infrastructure is already in place for their provision. By concentrating growth and density, development patterns will emerge that support transit, cycling, and walking as viable and attractive transportation alternatives. Within the Urban Area Boundary, growth is directed to the Town Centre (through policies in the Town Centre Area Plan), Lougheed Transit Corridor Area (identified as a 'Major Transit Growth Corridor' in regional plans Metro 2050 and Transport 2050), Community Commercial Nodes, and neighbourhoods with Area Plans. The Official Community Plan policies also reflect the City's commitment to an Area Planning process that engages neighbourhood residents, and provides a greater level of policy detail than found within an Official Community Plan.

This approach of contained growth reinforces broader community objectives of preserving the agricultural land base, protecting the City's natural features and environmental resources, and maintaining the community's character and community lifestyle. Residents of Maple Ridge appreciate the character of this community. It is rooted in diversity: a diversity of landscapes, from natural and rural to suburban and urban. Its uniqueness includes its physical make-up and its social characteristics, and citizens have stated that Maple Ridge's character must be protected and enhanced, to avoid becoming like "everywhere else".



### **The Official Community Plan policies:**

- support the agricultural land base
- manage growth within the Urban Area Boundary with the highest density occurring in the Town Centre and key growth areas
- are committed to an Area Planning framework
- strive to foster the community's strong sense of place and unique identity
- increase economic and employment opportunities by enhancing and promoting our agricultural, commercial, institutional, and industrial sectors
- adopt an environmental management model to protect and manage our natural features and resources
- foster a healthy, socially sustainable, safe, connected and inclusive community through activities relating to the needs, well-being, and development of individuals within the City.

## **2.1.2 A Compact and Unique Community**

### **Policies**

2 - 1 Maple Ridge will designate an adequate supply of land to accommodate future growth for residential, commercial, industrial, institutional and recreation uses.

2 - 2 Maple Ridge is a unique community committed to maintaining and fostering this strong sense of community by:

- a. supporting the principles contained within the Official Community Plan
- b. assessing all applications to amend the Official Community Plan and Zoning Bylaw against the policies contained in the Official Community Plan
- c. maintaining the integrity of the Urban Area Boundary and promoting residential development within the Urban Area Boundary
- d. the preparation of Area Plans.

2 - 3 Within the Urban Area Boundary, growth will be directed to the Town Centre (through Town Centre Area Plan policies), key growth areas, and as guided by Area Plans and other locations where Official Community Plan policies are satisfied.

2 - 4 Outside the Urban Area Boundary, commercial growth will be directed to rural commercial and historic commercial centres.

- 2 - 5 Maple Ridge will limit urban scale development to areas where:
- a. the best use of existing physical, community and social infrastructure can be made
  - b. neighbourhood compatibility criteria are met
  - c. the infrastructure can be provided in a manner that is efficient and cost effective for the municipality
  - d. the development is consistent with regional policies and plans such as the Metro Vancouver Regional Growth Strategy and Liquid Waste Management Plan

2 - 6 Maple Ridge supports and maintains the Urban Area Boundary recognizing the role that it has on limiting urban expansion, preserving community character, reducing land speculation within the Agricultural Land Reserve and protecting the agricultural land base, and in providing for the efficient delivery of services.

Adjustments to the Urban Area Boundary:

- a. will only be supported if the City has an adopted Agricultural Plan
- b. will be considered in cooperation with the Agricultural Land Commission and Metro Vancouver
- c. will only be conducted during a Comprehensive Official Community Plan review, or Council directed Comprehensive Urban Area Boundary review, and applications considered outside of either review are considered premature

7188-2015

- 2-7 Maple Ridge may establish a city-wide Community Amenity Program with the following components, to provide amenities, including the provision of affordable and special needs housing, in a sustainable and economically viable manner:
- a. Contribution approach
  - b. Geographic area, including any portions of the City that may be excluded
  - c. Approach for addressing existing density bonus policies and regulations in the Albion Area Plan area
  - d. Application of the program with respect to land uses and density
  - e. Establishment of one or more Reserve Fund Bylaws, including the identification of those potential community amenities to which the reserve funds can be allocated.

7188-2015

2-8 The Community Amenity Program may also include areas where an approved Area Plan applies and within the City where density bonus provisions apply. Where density bonus provisions apply, they may be in addition to the city-wide program and will be integrated into the Maple Ridge Zoning Bylaw.

7188-2015

2-9 Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.

7188-2015

2-10 Community Amenity Contributions which are specific for those portions of the City where an Area Plan has been adopted, and as outlined in the subject Area Plan, may be established at Council's discretion.

7188-2015

2-11 Maple Ridge Council will establish one or more Reserve Funds for the Community Amenity Program that will identify the type of community amenities to which the amenity contributions will apply.

## 2.1.3 A Summary of Policies

**The Official Community Plan policies are summarized according to the 10 theme areas identified by the Community during Community Visioning Sessions. The summaries are as follows:**

### Community Character and Sense of Place

Residents of Maple Ridge appreciate the character of the community, noting that it is rooted in diversity. The diversity ranges from natural and rural to suburban and urban, and includes the physical make-up, infrastructure, and social characteristics.

The Official Community Plan policies reflect that Maple Ridge is a unique community and that residents want to ensure that it does not become like "everywhere else". The Growth Management Policies identify that Maple Ridge is a unique community and that Council is committed to maintaining and fostering this uniqueness. The Heritage policies acknowledge that built, natural and cultural lands of Maple Ridge have resulted in the community's strong sense of place, and are committed to preserving community character.

The Housing policies recognize the need to address current and future housing needs as indicated in the projections within the City's most recent Housing Needs Report (2024). They seek to increase housing supply and diversity, address housing affordability concerns and the needs of equity-deserving groups, stabilize and preserve the identity and character of neighbourhoods, and craft compatibility criteria to guide development.

The Natural Features and Agricultural policies identify that that natural features and agricultural lands strongly contribute to the character of the community.

## Community Engagement and Governance

Maple Ridge residents want to be involved at both the neighbourhood and community level. They would like the City to have a clear vision of the future, an opportunity to participate in planning processes, and they recognize the need to work with other agencies and authorities to meet municipal objectives.

Chapter 1 of the Official Community Plan contains the Vision Statement for the future and the 45 principles that will guide decision making. The Implementation Chapter identifies the list of actions required to implement the Community's Vision and the need to address key issues in an integrated and comprehensive manner.

The Community Services Chapter of the Official Community Plan contains a number of policies that support community engagement and the use of Council Advisory Committees to assist Council in decision making. The Area Planning Chapter identifies a commitment to an Area Planning process that is based on a consultative approach with Regional and Provincial agencies, community groups, and residents.

Many chapters, such as the Agricultural, Commercial, Industrial, Natural Features and Transportation chapters include policies that identify and support working in cooperation with Provincial and Regional authorities to advance community goals and objectives.

## Culture/Recreation/Education

Maple Ridge residents value the diversity of culture and recreation in the Community, and acknowledge that trails and recreational opportunities; history and heritage preservation; and cultural activities such as arts, crafts and festivals, are all components of a healthy community.

The Residential policies of the Official Community Plan contain community character and sense of place policies that recognize the link between community wellness and activities. The Community Services policies provide policy direction to support a range of cultural and leisure services and facilities. The Official Community Plan policies also identify the need to work in cooperation with the School District to strategically plan for educational facilities, and that the City should pursue the establishment of a post-secondary institution in the community.

## Downtown

Maple Ridge residents support developing the downtown area to enhance its role in the community. The Town Centre Area Plan supports this goal through policies that focus on developing the neighbourhood with a high density compact urban form. See the Town Centre Area Plan in Chapter 10, Area Plan, Section 10.4 for more details.

## Growth and Development

Residents of Maple Ridge are very interested in the future growth and development of the community. They support neighbourhood planning and have identified that neighbourhoods should be strengthened, and that heritage values must be preserved.

Housing choice is very important, noting there is a need to provide a mix of housing types and uses, and affordable, rental and special needs housing. Area residents want to pursue “Smart Growth” and support contained and densified urban development.

The Official Community Plan policies support maintaining the integrity of the Urban Area Boundary, and note that the development of the Urban Reserve will not happen until specific triggers and milestones have been attained. The Neighbourhoods and Housing policies identify the need for affordable, rental and special needs housing and that residential growth should occur within the Urban Area Boundary, with a focus on the Town Centre and other key growth areas, guided by area plans, and compatible infill proposals.

The Official Community Plan identifies the need for future industrial and commercial lands, but recognizes the need to work cooperatively with other agencies and the community to ensure that community goals and objectives are met.

The Agricultural, Heritage and Natural Features policies identify that these resources are key to preserving the character of Maple Ridge and speak to protecting resources. Official Community Plan policies also identify that growth needs to be integrated with services, infrastructure and schools.



## Services

The community has identified that growth should be integrated with services, infrastructure and schools. There is a recognition that social services are key to the health and wellness of the community.

Chapter 9, Municipal Services includes policies that support the maintenance of the Urban Area Boundary to provide services in an efficient manner, and require that fiscal impact analysis be conducted on major development proposals, as a component of area planning, and when considering adjustments to the Urban Area Boundary.

Chapter 4, Community Services, contains a number of policies relating to the provision of “soft” services in the community. These policies note that the City will work in cooperation with agencies and the Social Planning Advisory Committee to prepare a Social Plan. Other policies in this section support the provision of services and facilities such as the library, schools, parks and leisure facilities.

## Transportation

Maple Ridge residents want to increase transportation choices in the community through a well-planned transportation network for people and vehicles. Residents have identified a need to improve east-west connectivity, transit, West Coast Express service, and to plan for an efficient and multi-modal transportation network that supports development.

The Official Community Plan policies identify the need to provide an integrated transportation system that balances all modes of transportation, with an emphasis on non-automobile transportation modes. There is recognition of the need to work cooperatively with agencies and other levels of government to address the east-west capacity issue and expand transit service in the community.

## Agriculture

Maple Ridge residents have identified that agriculture is a vital component of the community’s rural character and of the local economy. Maple Ridge agriculture is also highly diverse, in the range of products and also in the size of farming operations. Agricultural land is a key component of the Metro Vancouver Regional Growth Strategy and provides many benefits of local and regional significance. As an economic generator, it contributes to a more complete community.

The value of agriculture is consistently recognized and supported within the community. Agriculture is not only valued for its role in protecting a land resource and its role in climate resilience, but is recognized for its intrinsic value to the community. Maple Ridge will strive to protect the agricultural land base by maintaining the integrity of the Urban Area Boundary, encouraging sustainable agricultural practices and promoting agriculture as a viable contributor to the local and regional economy.

The Natural Features policies of the Official Community Plan also identify that agricultural land makes a significant contribution to the natural environment in the community. Agricultural fields and crops provide habitat, a source of food for wildlife, and often function as wildlife corridors. The removal of lands from agricultural production will often have an impact on the environment. The Official Community Plan also recognizes that agricultural lands have heritage value and reflect the history of Maple Ridge and maintain community character.

## Economic Development

Residents have identified a strong need for economic development, in preferred locations (i.e. the Lougheed corridor), and in preferred sectors (i.e. clean, high paying, low environmental impact, manufacturing and high tech jobs). There is strong support for a “balanced community”, but there is also a recognition that economic development must “fit” with the environmental context and community character.

The Employment section of the Official Community Plan identifies that there is a need to diversify the tax assessment and employment base in the community, and contains policies regarding agricultural, commercial and industrial employment as economic generators. The policies identify that there is a need to identify long term commercial and industrial land in the community, but that this must be done in conjunction with a comprehensive review of the Urban Area Boundary.

## Environment

Maple Ridge residents place a high value on the natural environment. They note that the mountains, lakes, rivers and parks contribute to the community’s character and make it a “place to call home”. Residents want to protect water (creeks, rivers, lakes, bogs and headwaters) areas of natural beauty, and forests, and recognize the role that heritage and agriculture have on the protection and preservation of the environment. Maple Ridge residents have also identified a need to integrate natural features into the planning process and support a “smart growth” approach to development.

The Natural Features policies in the Official Community Plan support an environmental management model that combines watershed management with a land-based planning approach and incorporates natural features and systems into a comprehensive planning model. The policies also recognize the environmental importance of agriculture and that sustainable agriculture is part of an environmental management strategy.

The Transportation policies of the Official Community Plan encourage and promote alternative modes of transportation including pedestrian, transit, multi-purpose trails, and cycling, and recognize that parks and green space enhance the community.

## 2.2 | Land Use Designations

**This section describes the land use designations in the Official Community Plan.**

A “designation” of land on a schedule of the Official Community Plan characterizes what land uses could be supported in the future. Municipal Council “designates” the types of land use activities that are appropriate for different areas throughout the municipality. The designations are general in nature, and specific form, character, or density details are contained in Area Plans and accompanying Zones. The land use designations are mapped on Schedule B of the Official Community Plan and are summarized below.

### 1. Agriculture

The Agriculture designation generally applies to land within the Agricultural Land Reserve. While the majority of this land is intended for farm use, non-farm uses approved by the City and the Agricultural Land Commission will retain this designation.

### 2. Park

The Park designation permits open space, recreation and park use, and may be under either Federal, Provincial, Regional, or City jurisdiction.

### 3. Forest

The Forest designation is for the protection and maintenance of the ecological diversity and integrity of forested lands within the City. The majority of the lands designated Forest are under Provincial jurisdiction. Some lands under this designation are economic generators and provide opportunities for research and development.

### 4. Conservation

The Conservation designation is for the protection of ecologically sensitive lands and significant natural features that are essential to maintain the ecological diversity within the City.

### 5. Rural Residential

The Rural Residential designation permits agricultural uses and single detached or duplex housing on acreage located outside the Urban Area Boundary where municipal services do not exist, and are subject to alignment with prevailing provincial housing legislation.



## 2.2 | Land Use Designations

### 6. Suburban Residential

The Suburban Residential designation permits single detached or duplex housing in areas located outside of the Urban Area Boundary that may have water service but which are not connected to the municipal sanitary sewer system, subject to alignment with prevailing provincial housing legislation.

### 7. Estate Suburban Residential

The Estate Suburban Residential designation permits single detached or duplex housing in areas outside the Urban Area Boundary, and are subject to alignment with prevailing provincial housing legislation. The properties are within the Fraser Sewerage Area or on property where sewer services have already been connected.

### 8. Urban Residential

The Urban Residential designation permits a range of housing types, densities and infill opportunities within the Urban Area Boundary, and are subject to alignment with prevailing provincial housing legislation. Within the Urban Residential Designation, the following two residential categories are included:

- Neighbourhood Residential
- Major Corridor Residential

The general characteristics of each of the above residential categories are outlined in Chapter 3 of the Official Community Plan.

### 9. Commercial

The Commercial designation permits a range of commercial activities throughout the City. Within the Commercial designation, the following five categories exist:

- General Commercial
- Community Commercial Nodes
- Neighbourhood Commercial Centres
- Historic Commercial Centres
- Rural Commercial

The characteristics of each of the above five commercial categories are outlined in Chapter 6 of the Official Community Plan.



## 2.2 | Land Use Designations

### 10. Industrial

The Industrial designation permits industrial and business park uses on lands identified for industrial development.

### 11. Institutional

The Institutional designation includes diverse uses that meet specific community needs and that serve the local population, such as schools, parks, community halls, recreational facilities, museums, places of worship, firehalls, daycare facilities, healing and wellness centres, correctional and rehabilitation facilities, public service uses, hospitals, and congregate care facilities.

### 12. Rural Resource

The Rural Resource designation identifies lands that are potentially suitable for gravel extraction, in compliance with Official Community Plan and Council policies.

### 13. Park in the ALR

Park in the ALR identifies existing or proposed parks that are within the Agricultural Land Reserve. The identification indicates that it is the City's intention to establish or maintain a park on certain properties, but acknowledges that approvals from the Agricultural Land Commission will be required for future park use.

### 14. Urban Reserve

The Urban Reserve designation identifies lands identified by the City for long term future urban level services and housing, subject to compliance with Section 3.1.5 of the Official Community Plan and alignment with prevailing provincial housing legislation.

### 15. Industrial Reserve

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The Industrial Reserve designation identifies lands identified by the City for a long term industrial future.



## 2.3 | Financial Sustainability

Taxation rates are reviewed annually by Council to maintain an established level of service to the community. They are not designed to provide for new services or for major upgrades to existing services.

Population growth involves challenges in maintaining established service levels. Although population growth brings increased tax revenues, it also increases the demand for services, often beyond accepted levels.

However, the City does not have the resources to meet all of the demands generated by growth. Demand must be managed to make sure that expectations reflect fiscal realities and the need to contain expenditures.

A significant portion of service costs involves infrastructure for new development. Although the initial costs are generally paid for by the development community, these investments are usually turned over to the City to operate and maintain. As the community grows, this cost increases.

The continuous search for efficiencies in service delivery is a sound business practice that can be accomplished through a variety of means, including:

- establishing priority considerations
- providing full cost analysis of a capital project, including ongoing maintenance, before giving it approval
- determining where existing services could be delivered more efficiently
- identifying potential sources of non-traditional revenues to diversify the tax base
- amortizing financing arrangements over the life cycle of infrastructure improvements, to provide more equitable and affordable taxation rates
- maintaining reserve funds to respond to unexpected events or opportunities

A proactive strategy is required that will position the City to meet financial obligations and take advantage of opportunities that arise; it will also mean that residents can look forward to equitable and affordable taxation.

To address these issues, the City has established Council Policy 5.52 to lay the groundwork for the continuance of high quality services that guide, support and respect the direction of the community.

# Neighbourhoods & Housing



## Chapter 3

### Affordable, Rental Special Needs Housing

### Background

The City's evolving needs, anticipated population growth as well as changing demographics and socio-cultural complexion of the community, continue to shape Maple Ridge's housing landscape. With new legislative requirements from the Province, municipalities in Metro Vancouver and beyond are required to significantly reconsider land use and density on single-detached lots and around transit stations. The City's residential strategies and policies take into account these provincially mandated housing requirements as well as the City's Housing Needs Report (2024) as a basis for future-looking planning in Maple Ridge.

In addition to boosting overall supply of housing, the Housing Needs Report recommended that attention be focused on: the provision of affordable housing supply, rental units, addressing homelessness as well as providing more housing for families, seniors, indigenous and other equity-deserving groups. Given that the current OCP designated capacity exceeds the required projected housing needs for Maple Ridge over the next two decades, the City's planning efforts focuses on directing growth within the City's urban development areas especially in and around the City's key transit and growth nodes.

The City developed the 2024 Proposed Housing Action Plan to guide residential development for the City. The initiatives fall within four broader strategy pillars to:

- prioritize needed forms of housing
- streamline development application processes
- harness regulatory and financial tools
- develop a land governance strategy

Together, these initiatives aim to accelerate housing supply, produce the right kind of housing in the right places, and enable residential development and its associated amenities and infrastructure to be delivered in a timely manner.

“ *We value the rural character and green spaces with the diversity of landscapes and visual spaces together with the distinct historical neighbourhoods and a vibrant downtown core in a community that is proud of citizen leadership and involvement.* ”

Group Vision created during OCP Visioning Sessions, March 2006.

## Issues

The City will ensure a variety of housing types to accommodate the diverse and changing needs of its current and future residents. This includes:

- Supporting the development of a greater mix of housing forms
- Safeguarding adequate housing for families
- Strengthening renter protections
- Encouraging purpose-built rental housing and affordable home ownership pathways
- Facilitating housing for seniors and aging-in-place across the care spectrum
- Facilitating the development of shelters, transitional, social and supportive housing
- Facilitating proactive planning
- Promoting equity and inclusion in understanding indigenous, newcomer, ethnic and special needs groups, and in addressing their housing needs

### 3.1.1 Housing and Land Requirements

## Principles

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Housing policies in the Official Community Plan:

- **Principle 4:** The community recognizes that components of the built and natural environments contribute to the character of Maple Ridge and sense of community, and in turn, “placemaking.”
- **Principle 5:** Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like “everywhere else.” It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).
- **Principle 6:** The community recognizes the need to foster the history of Maple Ridge and enhance historic areas.
- **Principle 7:** Special places and neighbourhoods are valued as significant components of the larger community, each with unique attributes.
- **Principle 8:** Unique and enjoyable communities and places are created through community improvements, quality design, less obtrusive signage, pedestrian friendly environments, accessibility and viewscales.

## Principles (cont.)

- **Principle 28:** Pursue a more contained and densified urban environment. This means developing existing areas within an urban boundary before going to new areas and reserve new areas (e.g. Thornhill) based on careful analysis of opportunities and constraints.
- **Principle 29:** The community values a wide range of housing choices that provides a variety and mix of housing type, density, lot size, character, tenure, and affordability.
- **Principle 32:** The community recognizes that heritage value must not be lost as enhancements to existing neighbourhoods, including infill and other activities to strengthen neighbourhoods, occur in the future.
- **Principle 35:** Respect for the landscapes of Maple Ridge should shape community design, contributing to sense of place and better fit with landforms.
- **Principle 37:** Housing choice is critical to meeting the diverse needs of current and future residents of Maple Ridge – special needs, singles, young families and an aging population.

## Policy

3 - 1 Maple Ridge will pursue, in alignment with prevailing provincial housing legislation, the following:

- designate an adequate supply of residential land to accommodate future residents
- accommodate growth by:
  - promoting a mix of housing types and tenures to support diverse needs (e.g. income and abilities) lifestyles (e.g. age and values), and preferences. Examples include housing for older residents; housing for persons with disabilities; rental and ownership housing; new homeowners and empty nester housing; and ecologically sensitive design.
  - developing other strategies as appropriate for meeting the future housing needs of residents.

## Objectives

- To encourage a variety of housing types and densities to meet the diverse and changing residential needs of the City.
- To accommodate future population growth and change through appropriate land use designations and strategies that are consistent with community and regional goals and objectives
- To incorporate sufficient flexibility into Area Plans to allow for response to changing market and housing demands.

## Issues

- Residential neighbourhoods are places where people connect and develop a sense of community. Stabilizing, preserving and enhancing the character of neighbourhoods are therefore key elements in fostering a sense of community.
- Residents of Maple Ridge appreciate the character of this community. Its uniqueness includes its physical make-up and its social character. Citizens have stated that Maple Ridge's character must be protected and enhanced, to avoid becoming like “everywhere else” .
- By encouraging new appropriate developments to the Town Centre, sensitive redevelopments and compatible infill.
- Planning to retain the shape and character of neighbourhoods.

## 3.1.2 Community Character and Sense of Place

### Objectives

- To foster stable residential neighbourhoods by preserving and enhancing their identity and character.
- To promote a compact and complete community.
- To encourage infill development that is sensitive to the existing residential and neighbourhood context.
- To promote healthy, socially sustainable neighbourhoods through policies that encourage overall community wellness.

### Policies

#### Community Health, Identity and Neighbourhood Stability

3 - 2 Neighbourhoods are considered to be physically stable areas. New development within neighbourhoods will be consistent with this concept and will respect and reinforce the existing physical characteristics of buildings, streetscapes and open space patterns.

## Policies (cont.)

3 - 3 The stability of a neighbourhood's physical character is one of the keys to a successful community. Maple Ridge will protect residential neighbourhood character by:

- a. encouraging the maintenance and rehabilitation of the existing housing stock
- b. discouraging incompatible uses
- c. discouraging higher volume traffic-generating developments on local roads
- d. maintaining an adequate quality of community services and facilities
- e. encouraging the conservation and restoration of heritage resources

3 - 4 To foster a sense of community and neighbourhood identity, Maple Ridge will encourage:

- a. opportunities for public gathering spaces in and around community nodes
- b. pedestrian scale and neighbourhood identity at major intersections and around community commercial nodes through coordinated development and design elements
- c. special streetscapes for individual neighbourhoods
- d. preservation of heritage elements as a unifying feature throughout the community
- e. housing styles that help to distinguish individual neighbourhoods
- f. neighbourhood identification through distinctive streetscape elements
- g. landscape elements that integrate nature into neighbourhoods, and enhance liveability
- h. physical connections to provide for safe, convenient and pleasant access within neighbourhoods
- i. perimeters and gateways to neighbourhoods through improved urban design elements and appropriate transition spaces at the edges of neighbourhoods
- j. transition spaces or buffer zones between neighbourhoods and adjacent incompatible non-residential uses

3 - 5 Maple Ridge will support healthy community land use strategies and community wellness principles by:

- a. recognizing the link between the provision of a range of housing options and social sustainability
- b. promoting affordable housing developments that incorporate access to services through interconnecting roadways, bicycle paths, and pedestrian links
- c. promoting activities that contribute to the needs, health, development, and well-being of individuals within the community, as well as the overall community
- d. encouraging the provision of an appropriate scale of services at the neighbourhood level
- e. promoting diverse, safe and secure neighbourhoods that facilitate neighbourly support, resulting in a healthier, more resilient community
- f. encouraging public spaces that offer opportunities for community interaction
- g. promoting affordable housing developments that meet diverse housing needs.

## 3.1.3 Residential Designations

**The residential land use designations are a key component for achieving a compact community.**

**The main residential land designations are:**

**Rural Residential** designation, which permits agricultural uses and single detached and duplex housing on acreage located outside the Urban Area Boundary where municipal servicing is not available, and are subject to alignment with prevailing provincial housing legislation.

**Suburban Residential** designation, which permits single detached and duplex housing in areas located outside of the Urban Area Boundary that may have water service but which are not connected to the municipal sanitary sewer system., and are subject to alignment with prevailing provincial housing legislations.

**Estate Suburban Residential** designation, which permits single detached and duplex housing in areas outside the Urban Area Boundary and are subject to alignment with prevailing provincial housing legislations. The properties are within the Fraser Sewer Area or on property where sewer services have already been connected.

**Urban Residential** designation, which permits a range of housing types within the Urban Area Boundary and are subject to alignment with prevailing provincial housing legislation. Infill and densification may be possible based on compatibility and locational criteria on properties which can be fully serviced to municipal standards. Within the Town Centre, Lougheed transit corridor and transit-oriented development areas, medium to high density housing in combination with commercial, cultural, leisure and institutional uses are encouraged as deemed appropriate.

Within the Urban Residential designation, two residential categories exist, the components of which are outlined in the policies that follow:

- Neighbourhood Residential
- Major Corridor Residential

### OBJECTIVES

- To manage residential growth through infill and intensification in a manner that respects neighbourhoods and the existing physical character of the surrounding areas
- To direct urban growth within the Urban Area Boundary

## Policies

### Rural Residential

3 - 6 Urban-level residential densities will not be supported in areas designated Rural Residential.

3 - 7 Maple Ridge will encourage retention of the rural character of Rural Residential areas and will support agricultural uses and low density, single detached and duplex dwellings. The Rural Residential land use designation is generally characterized by 0.8 hectare lots where community water is available, and 2.0 hectare lots where on-site water is provided.

3 - 8 Maple Ridge will continue to support garden suites as a form of infill in Rural Residential areas. See Zoning Bylaw for more details.

3 - 9 Lands designated Rural Residential are located outside the Urban Area Boundary and servicing for these areas is to be provided through private systems.

### Suburban Residential

3 - 10 Urban-level residential densities will not be supported in areas designated Suburban Residential, unless subject to prevailing provincial housing legislation as applicable.

3 - 11 Maple Ridge will support limited agricultural uses and single detached housing on large suburban lots. Lot sizes within this land use designation are generally 0.4 hectares in size.

3 - 12 Maple Ridge will continue to support garden suites as a form of infill in Suburban Residential areas. See Zoning Bylaw for more details.

3 - 13 Areas designated Suburban Residential are located outside the Urban Area Boundary. City water is required and sewage disposal is provided through a private system.

### Estate Suburban Residential

3 - 14 Urban-level residential densities will not be supported in areas designated Estate Suburban Residential, unless subject to prevailing provincial housing legislation as applicable.

## Policies (cont.)

3 - 15 Maple Ridge will support single detached and duplex residential housing in Estate Suburban Residential areas. The Estate Suburban Residential land use designation is characterised generally by 0.4 hectare lots.

3 - 16 Areas designated Estate Suburban Residential are located outside the Urban Area Boundary, but are within the Fraser Sewerage Area, or on property where sewer services have already been connected. Properties within the Fraser Sewerage Area that are not connected to servicing, will require municipal approval prior to connecting to sewer.

3 - 17 Maple Ridge will continue to support garden suites as a form of infill in Estate Suburban Residential areas. See Zoning Bylaw for more details.

### Urban Residential

3-18 Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:

#### 1) Neighbourhood Residential – General Characteristics:

- a. maximum of one principal dwelling unit per lot and an additional dwelling unit such as a secondary suite or garden suite; unless subject to prevailing provincial housing legislation as applicable.
- b. density that is based on the current zoning of the property, or surrounding neighbourhood context; unless subject to prevailing provincial housing legislation as applicable.
- c. single detached dwellings will remain an important housing form within neighbourhoods. Other housing forms are possible, subject to compliance with the Neighbourhood Residential Infill policies and prevailing provincial housing legislation as applicable.
- d. is not within a neighbourhood with an Area Plan, a Community Commercial Node, or located on a Major Corridor, unless subject to prevailing provincial housing legislation as applicable.

#### 2) Major Corridor Residential – General Characteristics:

- a. Major Corridor Residential is characterized by the following:
  - i. has frontage on an existing Major Road Corridor, proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard; and subject to prevailing provincial housing legislation as applicable.
  - ii. may be adjacent to Community Commercial Node, or designated commercial centre.
- b. includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies and prevailing provincial housing legislation as applicable.

7349-2017

## 3.1.4 Residential Infill and Compatibility Criteria

Compatibility refers to development that "fits" with the character of a neighbourhood. It does not mean that the development looks the "same" as a neighbouring development, rather the housing form is similar in size, scale, massing and architectural elements. As an example, attached housing forms could be considered compatible with single detached housing if they were ground oriented and similar in height and architectural details. These policies shall also be subject to alignment with prevailing provincial housing legislation as applicable.

### Policies

3 - 19 Neighbourhood Residential Infill is permitted subject to compliance with the following criteria, and/or are in alignment with prevailing provincial housing legislation as applicable:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
  - a. a possible change in lot size and configuration providing that:
    - i. the proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;
    - 7493-2018 ii. Notwithstanding item i above, RS-1 (Single Detached Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21
    - iii. the proposed lot configuration is similar to the prevailing lot pattern that exists within the neighbourhood; and
    - iv. the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.
  - b. a change in unit type - unit types such as single detached dwellings, secondary suites, garden suites, duplexes and triplexes that resemble a single detached dwelling and/or in alignment with prevailing provincial housing legislation as applicable, with an emphasis on orientation to the street.
- 2) Neighbourhood Residential infill must be designed to be compatible with the surrounding neighbourhood and will be evaluated against Policy 3-21.

3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

7349-2017

- a. building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21 and/or are in alignment with prevailing provincial housing legislation as applicable
- b. a maximum height of generally three storeys with an emphasis on ground oriented units for all developments except for apartments, and/or are in alignment with prevailing provincial housing legislation as applicable

### 3.1.4 Residential Infill and Compatibility Criteria

- 7673-2020
- c. a maximum height of up to six storeys for apartments generally, and as appropriate in keeping with the scale of the area; subject to alignment with prevailing provincial housing legislation as applicable
  - d. adherence to Development Permit Guidelines for ground-oriented residential infill, multi-unit and intensive residential developments as outlined in Chapter 8 of the Official Community Plan; and/or are in alignment with prevailing provincial housing legislation as applicable.
- 3 - 21 All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:
- a. the ability of the existing infrastructure to support the new development
  - b. the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area
  - c. the compatibility between building massing and the type of dwelling units in the proposed
  - d. development and the surrounding residential properties
    - i. adjacent developments
    - ii. the street
    - iii. the pedestrian environment
  - e. minimizing adverse parking and traffic impacts on the existing neighbourhood;
  - f. a gradual transition of scale and density through the design of building mass and form, such as:
    - i. reduction in building heights at the edges of a development
    - ii. location of lower density components towards the perimeters of a site
    - iii. concentration of density to the centre of a development or towards a non-residential boundary
  - g. retention and preservation of significant trees, other natural vegetation, and environmental features
  - h. maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods
  - i. conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood

## 3.1.5 Urban Reserve

3 - 22 Maple Ridge will avoid non-contiguous expansions of the Urban Area Boundary.

3 - 23 Maple Ridge will not support urban level densities in the Urban Reserve until an Area Plan is adopted pursuant to policy 3 -25.

3 - 24 Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the City and the residential capacity within the existing urban area is approaching build-out.

3 - 25 Prior to urban development occurring in the Thornhill Urban Reserve, the following must have been achieved:

- a. approval of an amended Regional Context Statement by the Metro Vancouver Board
- b. approval of an extension to the Fraser Sewerage Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board
- c. an Area Plan adopted by Council which includes, but is not limited to:
  - i. policies regarding the types of residential development, land use patterns, minimum density requirements, and appropriate phasing for the area;
  - ii. a fiscal impact assessment study;
  - iii. identification of environmentally sensitive areas, ecosystems and the impact of development;
  - iv. agricultural impact assessment to minimize the impact of development on adjacent farm lands;
  - v. an aquifer groundwater management study; and
  - vi. a transportation plan that includes an integrated system which balances all modes of transportation, including transit.

3- 26 Until policies 3-24 and 3-25 are satisfied, the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares.

## 3.2 | Categories of Housing Need

- AFFORDABLE
- RENTAL
- SENIORS
- FAMILIES
- SPECIAL NEEDS
- SHELTERS
- HOUSING NEAR TRANSIT

### Issues

#### 1. Affordable Housing

Housing affordability is a key regional issue that directly impacts Maple Ridge. Since 2011, the cost of homeownership and monthly rents have escalated when compared to the fractional increase in median household incomes. This has made home ownership unaffordable and living in core housing need, a reality for many.

With a significant affordability gap for most family types in ownership and rental homes, Maple Ridge will need approximately 2,000 new affordable units over the next twenty years with about half of these as affordable rentals, while the remaining should be a mix of affordable and attainable ownership housing forms. There are several demographics that are at a particular high risk of experiencing core housing need, including renter households led by seniors, single mothers, refugees, indigenous and visual minority migrants.

#### 2. Rental Housing

Maple Ridge is primarily a home ownership society, with the overall proportion of renters remaining low at 21% compared to the region (which has 37.8% renter households). The high-cost of home ownership and the growing affordability gap between household incomes and cost of homes will drive more demand for rental housing. This is exacerbated by the small volume of purpose-built rentals and a low vacancy rate. As of 2022, the rental vacancy rate in the City was only 1%. A healthy vacancy rate is generally considered to be between 3% and 5% so that people have some mobility options across the rental housing market.



## Issues (cont.)

To mitigate the situation, the City will need to boost its supply of new rental units, with more affordable rental units to address underlying affordability issues. New rental housing can either take the form of primary or secondary rental units. The primary rental market is generally purpose-built rental buildings or units which are secured as long-term rentals with subsidized rents, that are non-profit or government owned and/or operated. The secondary rental market comprises typically suites in existing dwelling units, or condominiums that are rented out by the owners. It is anticipated that the majority of new rental housing to meet projected demand will have to be in the primary rental market, as doing so ensures long-term reliability for the City and tenants.

### 3. Seniors Housing

Maple Ridge is an aging community and by 2033, seniors will account for 19% of the population. Seniors will require housing that meets their care and accessibility needs, including live-in care supports, wraparound services that support aging-in-place, and additional seniors housing options, ranging from multigenerational living, independent living to assisted living and long-term care options. For many seniors, living on a fixed-income with requirements for accessibility features limits housing options. These would have to be urgently addressed to adequately accommodate the projected growth of seniors.

The City demonstrates a firm commitment to age-friendly initiatives and Maple Ridge was one of the first cities in Canada to receive the Age-Friendly City Designation in 2016, by the World Health Organisation. Although the City currently offers a range of senior housing options across the care spectrum from independent to assisted living and residential care, these options would need to be scaled up to meet the care demands of a rapidly aging population, and at affordable price points. Most of the developments for independent seniors living were also built prior to the 1980s and are not accessible-ready housing. These would require upgrades and retrofits to best encourage aging-in-place so as minimize displacement of seniors in their late age.

## Issues (cont.)

### 4. Housing for families

Families are experiencing pressure from increased housing cost, putting many families in core housing need. Affordable family-oriented homes is needed to ensure families can relocate to and stay in Maple Ridge. A significant focus on larger units with two and three or more bedrooms are needed. Based on the historical household size and family composition, couples with children, lone-parents, and other family types such as multigeneration households, will drive the demand for larger two-bedroom and three-bedroom units.

About a third of all additional units required to meet anticipated community growth are estimated to be units with three bedrooms or more to meet the projected growth of families. It must be noted that even as family structures such as couples without children and singles are suitable for studio and one-bedroom units, they may increasingly want larger units for a variety of reasons such as to work from home or a flexible space, which would further drive demand for larger sized units with at least two bedrooms.

### 5. Housing for Special Needs

Equity deserving populations in Maple Ridge are at a higher risk of experiencing core housing need especially women fleeing violence and single mother households, seniors, those living with disabilities, mental health and addiction issues, indigenous households and visual minority households in the lower income categories. These population segments in the City have been disproportionately affected by the housing crisis.

The City is partnering with local and regional service providers to address the shortage of special needs housing units within the community. Special needs housing is commonly defined as housing for people, who for varying reasons cannot have their housing needs met through the traditional housing market including below-market housing, social housing, shelter beds, transition housing, community care facilities, and supportive housing units. The City is working towards a more comprehensive understanding of the intersectionalities that indigenous, visual minority, and other equity deserving households face in housing challenges, especially those in the lower income categories.

#### Core Housing Need

Core housing need is a term used when more than 30% of household income is being spent on housing costs. Extreme core housing need refers to households spending more than 50% of their total household income on housing costs.

## Issues (cont.)

### 6. Shelters and Housing Precarity

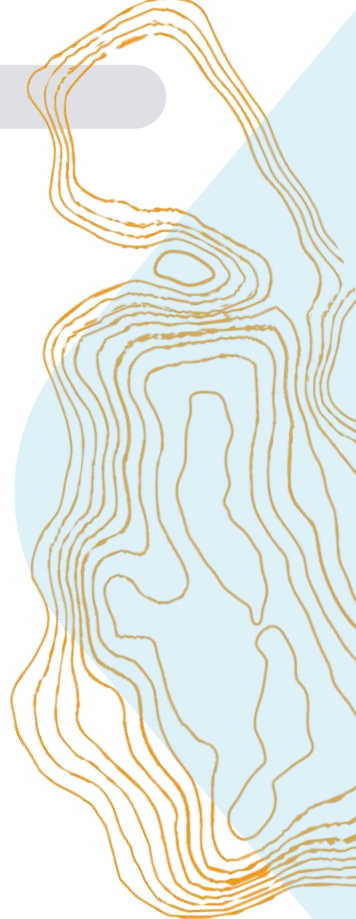
The City also faces a crucial need for shelter beds and supportive housing units with wraparound services given the spiralling mental health and opioid crises. At the moment, the existing facilities in Maple Ridge are over-stretched beyond capacity.

Local data and the preliminary 2025 Point-in-Time Homeless Count for Greater Vancouver show that homelessness in Maple Ridge is increasing. There is also a lack of coordinated treatment and second stage housing options to better transition people ready to make a change into more stable housing environments with the necessary wraparound services to mitigate potential lapses. More attention, funding and support would be required to stem the potential of more people becoming unhoused, and the infrastructure development and service delivery for those requiring shelter facilities and transitional housing with supports.

### 7. Housing near Transit

The Bus Rapid Transit (BRT) is coming to Maple Ridge, bringing the benefits of fast, frequent, and reliable rapid transit to more people, providing City residents with convenient connections to commuter rail and the region's SkyTrain network. The Langley–Haney Place BRT is planned to connect the Township of Langley with Maple Ridge through a corridor of 22 kilometres and 13 stations, linking further southwards to Surrey in future, potentially creating one of the fastest rates of population and job growth among all BRT corridors.

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, reducing monthly household costs by reducing motor vehicle dependency, and building compact liveable communities. Through Maple Ridge's Transit-Oriented Area Designation Bylaw No. 8001-2024, this vision will take shape with the densification of the Lougheed transit corridor and transit-oriented areas at the Haney Plan Exchange, and the Maple Meadows and Port Haney West Coast Express Stations.



## Objectives

- To encourage the provision of affordable market and non-market housing and rental accommodation in Maple Ridge.
- To continue the secondary suite program within the City and observe alignment with prevailing provincial housing legislation in order to encourage housing affordability for homeowners and renters.
- Where appropriate, support the use of garden suites and observe alignment with prevailing provincial housing legislation on residential property in order to provide housing affordability for homeowners and renters, and rental accommodation in the community.
- To recognize that mixed socio-economic housing contributes positively to overall community health, and facilitate the provision of various categories of housing needs within the City (including below-market housing, social housing, community care facilities, transition housing, shelter housing and supportive housing units).

## Principles

The following principles reflect the shared community values of Maple Ridge residents and provide a framework to address the various categories of housing needs identified in the Official Community Plan:

- **Principle 29:** The community values a wide range of housing choices that provide a variety and mix of housing type, density, lot size, character, tenure, affordability, and support across the spectrum of care and wellbeing needs.
- **Principle 37:** Housing choice is critical to meeting the diverse needs of current and future residents of Maple Ridge – special needs, singles, young families, an aging population and other equity deserving groups.
- **Principle 39:** A healthy community depends on a social ecosystem of services, amenities and infrastructure that meets the wellbeing needs of a diverse population.

## Policies

3 - 27 Maple Ridge will regularly update its assessment of housing needs, housing strategies and housing actions and initiatives to identify specific targets, objectives, opportunities and municipal incentives to address the various categories of housing needs highlighted. In accordance with prevailing provincial mandate, the City's Housing Needs Report would be updated every 5 years.

3 - 28 Maple Ridge will encourage partnerships with government and non-government agencies towards the development of housing supply and in addressing the various categories of housing needs identified in the community.



## Policies (cont.)

3 - 29 Maple Ridge recognizes that "gentle density" in accordance with prevailing provincial housing legislations, such as secondary suites and other dwelling unit forms (from duplex, triplex to sixplexes) in residential neighbourhoods, can provide more options towards affordable and/or rental housing in the community. To this end, Maple Ridge will:

- Study having pre-approved site plans applicable to the local context to facilitate the uptake of small-scale multi-unit forms of housing.
- Study having pre-approved building designs applicable to the local context to facilitate small scale multi-unit forms of housing.

3 - 30 Maple Ridge will consider density bonusing as a means of encouraging the provision of affordable, rental and special needs housing that cater to the needs of various equity deserving groups, and the associated amenities. To this end, Maple Ridge will:

- Review parking requirements to facilitate housing developments in key growth areas and the Town Centre
- Update density bonusing schemes for alignment with new provincial housing legislation and consider other areas for further incentivization.
- Study the components of an inclusionary zoning design to assess its feasibility, scale and applicability in key areas within the local Maple Ridge market context and property dynamics.
- Review relevant development and amenity charges so that associated amenities and infrastructure can be delivered to meet the community's needs as developments proceed.

3 - 31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. To this end, Maple Ridge will:

- Strengthen renter protections by exploring the feasibility of having a Tenant Protection Bylaw
- Protect and increase the stock of rental accommodation by studying the feasibility of a rental replacement policy
- Explore ways to protect and rejuvenate existing purpose-built rental housing developments

## Policies (cont.)

3 - 32 Maple Ridge supports the provision of affordable, rental and special needs housing that caters to the wellbeing of various equity deserving groups, throughout the City. Where appropriate, consideration of the provision of affordable, rental, and special needs housing will be a component of area plans. To this end, Maple Ridge will:

- Explore how to better facilitate purpose-built rental developments through a mix of regulatory and financial mechanisms as well as interest holder partnerships.
- Work with non-profit community partners and provincial agencies to facilitate partnerships towards affordable home-ownership models and rental pathways.
- Explore how existing and potential land and/or properties owned by the City, partner agencies and/or interest holders could be better optimized towards addressing affordable housing needs and delivery of associated amenities.
- Explore an equity-lens driven housing needs and amenity assessment to better understand the housing ecosystem of indigenous, newcomer and ethnic groups. This will help to identify gaps and address culturally appropriate housing needs.
- Continue to work with organizations serving the unhoused and those at risk of homelessness to strengthen services and increase provision of shelter facilities, transitional housing and supportive housing possibilities.

3 - 33 Maple Ridge will encourage housing that incorporates family-friendly as well as “age-in-place” concepts towards a planning for longevity that is appropriately designed for accessibility needs. To this end, Maple Ridge will:

- Implement adaptable housing standards for new housing developments, aligning it with provincial legislation and regulations
- Update the City’s age-friendly framework taking into account the physical landscape as well as service provision of seniors’ housing and eldercare needs across the care spectrum
- Explore the feasibility of requiring new housing developments to provide a minimum number of 2- bedroom and larger sized units towards a family-friendly housing policy

3 - 34 Maple Ridge will encourage mixed-uses and housing densification in and around transit areas so that more people can benefit from the development of compact, walkable and liveable communities.

To this end, Maple Ridge will:

- Develop implementation guidelines for transit-oriented areas (i.e. Haney Place Transit Exchange, Port Haney Station, Maple Meadows Station).
- Refine land use designations and policies in target growth areas, such as the Lougheed Transit Corridor and the Town Centre.