

Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021

Recommendations:

THAT in accordance with Sections 475 and 476 of the *Local Government Act*, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 7781-2021* on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the *Local Government Act*, Council considers *Official Community Plan Amending Bylaw No. 7781-2021* to be consistent with the City's Capital Expenditure Plan and Waste Management Plan.

THAT *Official Community Plan Amending Bylaw No. 7781-2021*, as amended, be given second reading and forwarded to Public Hearing.

THAT staff be directed to accept and process new development applications and pre-application meetings within the Lougheed Transit Corridor Area.

Report Purpose and Summary Statement:

To present updates to the draft Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines to Council for consideration of second reading, following public engagement undertaken in the spring of 2025. These updates support transit-oriented development near the future Bus Rapid Transit (BRT) stations for the Langley-Haney Place BRT Line.

Previous Council Action:

On January 21, 2025, Council directed staff to proceed with public engagement on the updated concept Lougheed Transit Corridor Area Plan to gather feedback from the community and report back to Council.

Strategic Alignment:

Liveable Community; Climate Leadership & Environmental Stewardship; Engaged, Healthy Community; Diversified, Thriving Economy

Lougheed Transit Corridor Area Plan

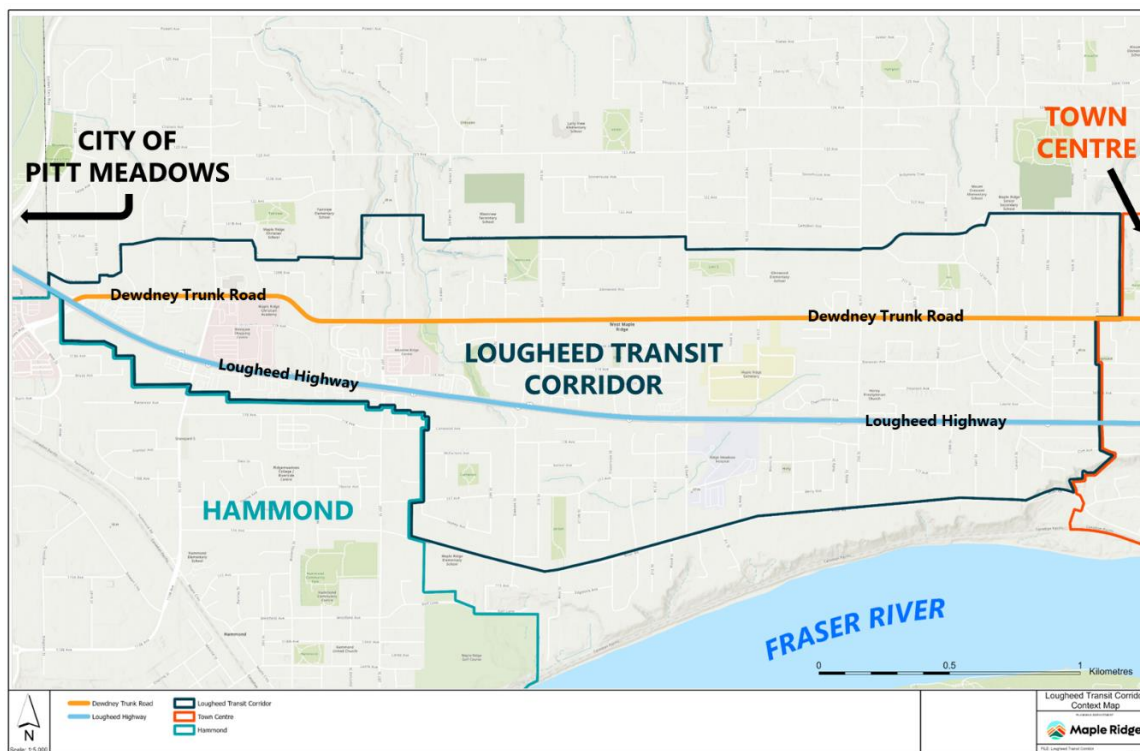
Official Community Plan Amending Bylaw No. 7781-2021

BACKGROUND:

Lougheed Transit Corridor:

The Lougheed Transit Corridor is the western gateway to Maple Ridge with thousands of buses, trucks, and private vehicles travelling along this growing corridor each day. It is defined geographically as the lands surrounding Lougheed Highway and Dewdney Trunk Road, from the City's boundary shared with the City of Pitt Meadows, to the boundary of the Town Centre Area Plan at 221 Street (Figure 1). Both Lougheed Highway and Dewdney Trunk Road are part of TransLink's Frequent Transit Network, offering convenient and reliable service to locations across Metro Vancouver.

Figure 1. Context Map for the Lougheed Transit Corridor Area Plan



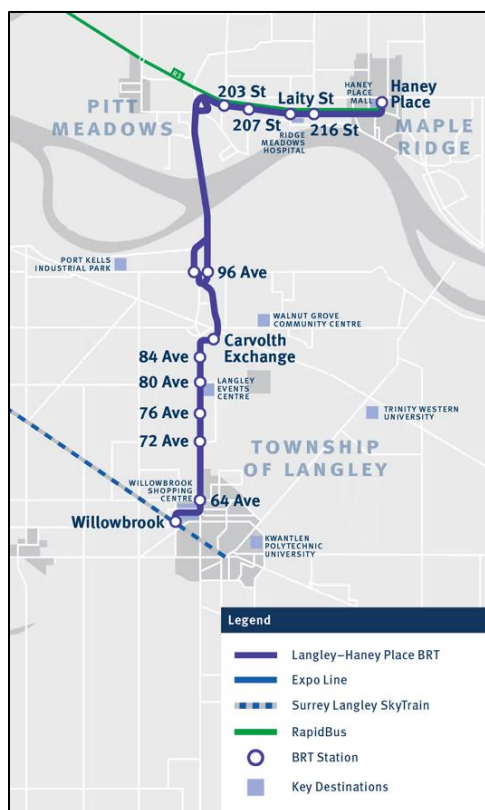
In response to the significant growth that is anticipated within the Lougheed Transit Corridor, a new Area Plan is being developed for the Official Community Plan to guide future transit-oriented development, and support continued transit investment in this area. This area planning

process was initiated in 2018, with the first phase of public engagement completed in 2019. A summary of previous Council reports with weblinks is included as Attachment A.

Langley-Haney Place BRT Line:

On January 16, 2025, TransLink announced the locations of four future Bus Rapid Transit (BRT) stations in the Lougheed Transit Corridor as part of the planned Langley-Haney Place BRT Line. These locations are the intersections of Lougheed Highway with: 203 Street, 207 Street, Laity Street, and 216 Street (Figure 2). The Langley-Haney Place BRT Line will establish a 22-kilometre rapid transit connection between the terminus stations at Willowbrook Shopping Centre and Haney Place Mall. This direct transit connection is anticipated to reduce travel time by more than 40%, and will also connect to the continuing R3 Lougheed Highway RapidBus service and the future Surrey-Langley SkyTrain extension.

Figure 2. Future Langley-Haney Place BRT Line With Station Locations



Previous Council Action:

Official Community Plan Amending Bylaw No. 7781-2021 was read a first time in [December 2021](#). In June 2022 and April 2024 Council received updates on the planning work and public engagement as it progressed (Attachment A). At a Workshop on [January 21, 2025](#), an updated concept plan for the Lougheed Transit Corridor was presented to Council in response to TransLink’s announcement of the four future BRT stations planned for Lougheed Highway. These updates included revised Area Plan boundaries, new land use designations, key destinations surrounding the future BRT stations, and design concepts for the West Ridge Greenway. At the January 2025 meeting, Council directed:

THAT staff be directed to proceed with public engagement on the updated concept Lougheed Transit Corridor Area Plan as outlined in the report titled "Lougheed Transit Corridor Planning Update for Bus Rapid Transit", dated January 21, 2025, to gather feedback from the community and report back to Council.

PUBLIC ENGAGEMENT:

Scope of Engagement:

Public engagement was undertaken between April 9, 2025 and May 7, 2025, to collect feedback on the updated land use plan for the Lougheed Transit Corridor, and included:

- A project webpage on the City website and an engagement webpage (Engage.MapleRidge.ca) with key information, updates, and previous Council reports
- Local newspaper ads in 4 weekly editions
- A digital ad campaign and social media posts on the City's Facebook, X, Instagram, and LinkedIn channels
- Over 10,000 postcards mailed to nearby residents
- Posters at City facilities and local community organizations
- Two open house events with interactive engagement boards, a mapping station, an "Ask a Planner" table, and a written survey to share feedback
- 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
- An online survey available through the engagement webpage, with print options that could be dropped off at City Hall
- A City Planning pop-up booth at Maple Ridge Leisure Centre to help engage youth (Figure 3)
- A meeting with representatives from HUB Cycling and Maple Ridge Climate Hub

Figure 3. City Planning Pop-Up Booth at Maple Ridge Leisure Centre (April 16, 2025)



What We Learned:

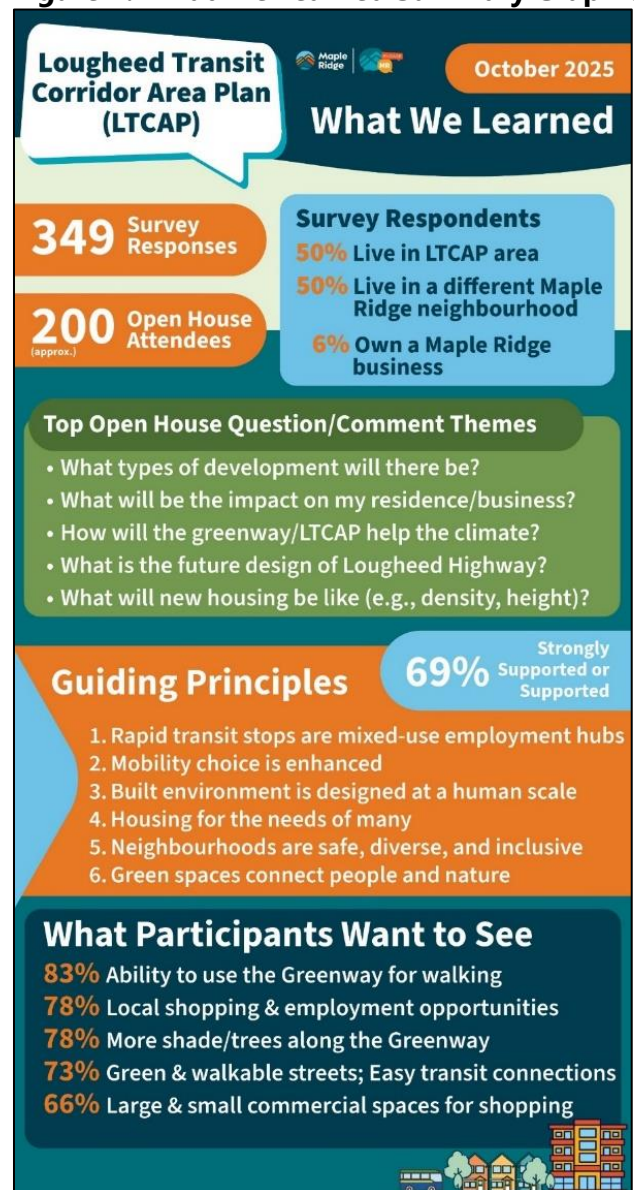
The open house events at Glenwood Elementary School (April 9, 2025) and Maple Ridge Public Library (April 14, 2025) were attended by over 200 individuals in total, comprising residents, local business owners, developers, and other interest holders. At two events, staff had the opportunity to discuss the Lougheed Transit Corridor Area Plan in person with attendees in more detail and better understand the community's diverse perspectives.

Many of the attendees were supportive of the long-term planning approach for the Lougheed Transit Corridor and the potential benefits to the community, including more opportunities for local shopping and employment. However, some residents from the area expressed concerns about increased development density and potential changes in their neighbourhood. The comments shared helped staff identify which aspects of the Lougheed Transit Corridor Area Plan are top priorities and also highlighted potential areas for improvement.

A public survey was available between April 9 to May 7, 2025, and it was shared both in person at the open house events and through the City's website. A total of 349 completed surveys were submitted for this project, including over 900 written comments in response to the open-ended survey questions. It included questions about the guiding principles for the Lougheed Transit Corridor Area Plan, updated land use planning approaches, and priorities for the future West Ridge 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 summary of What We Learned from the public engagement is shown in Figure 4. The full report with key themes and detailed survey results is included as Attachment B.

Figure 4. What We Learned Summary Graphic



UPDATED AREA PLAN:

The following sections outline the role of the Lougheed Transit Corridor Area Plan and the proposed updates related to the guiding principles, land use policies and designations, and additional supportive policies. The proposed updates are intended to support the implementation of the Langley-Haney Place BRT Line by focusing growth and redevelopment in the form of new jobs and housing focussed primarily near the future BRT stations on Lougheed Highway. These BRT station areas are envisioned as mixed-use employment hubs where residents will have access to new shopping and services near transit (Attachment C).

Role of the Area Plan:

The Lougheed Transit Corridor Area Plan will guide growth and redevelopment within this area by introducing new policies, maps, and land use designations that identify what type of future development is envisioned based on the context of each site. These planning tools will be used by staff when responding to inquiries and reviewing development applications. The policies of the Area Plan are intended to support the implementation and complement the Strategic Transportation, Urban Forest Management, and Climate Action Plans. It also identifies future technical work and opportunities that the City may undertake as it relates to these issue areas and Council's other strategic priorities.

Once adopted, the consolidated Official Community Plan would be amended to include the Lougheed Transit Corridor Area Plan within Chapter 10 (Area Planning).

Guiding Principles:

The guiding principles for the Lougheed Transit Corridor Area Plan (Section 2) set the foundation for the long-term planning framework and provide an overview of what the community can expect as this area grows and develops over time. Informed by feedback from the public engagement undertaken this year, several of the earlier guiding principles from 2021 were updated to improve clarity and highlight key aspects of the Lougheed Transit Corridor Area Plan, such as the new Bus Rapid Transit stations and the West Ridge Greenway. Table 1 includes the guiding principles from 2021 and the proposed updates following the public engagement in 2025.

Table 1. Proposed Updates to the Guiding Principles

2021 Version (First Reading)	2025 Version (Second Reading)
Rapid transit stops are mixed-use employment hubs	Bus Rapid Transit stations are mixed-use employment hubs
Green spaces connect people and nature	The West Ridge Greenway connects people and nature
Mobility choice is enhanced	Sustainable mobility options are supported through infrastructure
New built environment is designed at a human scale	Places are designed for people, not cars
Housing for the needs of many	Housing for the needs of many
Neighbourhoods are safe, diverse, and inclusive	Neighbourhoods are safe, diverse, and inclusive

Land Use Policies:

The land use policies of the Area Plan (Section 3) will guide land use decision-making in this neighbourhood and support the City’s broader goals for growth management, housing, economic development, environmental protection, and climate resilience as expressed through the Official Community Plan. Within this section, general land use policies are included that apply to the entire Area Plan. These policies outline general expectations for new development applications and certain requirements that may apply. Examples of general land use policies include:

- 3-1 *When considering applications for rezoning, an increased density of residential and commercial uses will generally be supported on lots near Lougheed Highway to increase the amount of housing, employment, shopping, and services within walking distance to Bus Rapid Transit stations.*
- 3-2 *In addition to the uses referenced in Policy 3-1, other forms of non-residential development will generally be supported on lots near Lougheed Highway to create a complete community near transit, including new assembly, civic, light industrial, and institutional uses.*

In addition to the general land use policies, more specific policies have been included that apply to each land use designation. These policies outline what types of development, building heights, and floor space ratios may be supported to provide clarity to interested developers and future applicants. The policies for each land use designation also include some flexibility and more detailed guidance for certain contexts to expand potential development options where appropriate.

A summary of each land use designation that has been proposed for the Lougheed Transit Corridor Area Plan is in Attachment D. The proposed land use map showing where each land use designation applies within the Lougheed Transit Corridor Area Plan is included as Attachment E.

Additional Policies:

To support the implementation of City-led initiatives and other long-term municipal plans within the Lougheed Transit Corridor, additional policies are included for the following subject areas:

- West Ridge Greenway (Section 4)
- Urban Forestry (Section 5)
- Climate Action (Section 6)
- Mobility (Section 7)
- Arts and Culture (Section 8)

The policies in these sections complement the land use policies within the Area Plan and include a greater level of detail for each subject area to support a more liveable and complete community.

Examples of policies for the West Ridge Greenway include:

- 4-7 *The City will seek to maximize and prioritize the potential tree canopy cover along the West Ridge Greenway through the provision of new tree plantings at regular intervals, including both street trees and privately-owned trees on abutting lots.*
- 4-8 *The West Ridge Greenway will include a variety of amenities that encourage sustainable mobility, including but not limited to benches, bicycle parking, wayfinding signage, and pedestrian-oriented lighting where feasible.*

The additional policies within the Area Plan also recognize the importance of ongoing collaboration with external partners and other levels of government. Those policies will ensure that the ongoing implementation of the Lougheed Transit Corridor Area Plan is done collaboratively and supports the delivery of essential services, such as education, health care, transportation, and transit.

UPDATED DEVELOPMENT PERMIT AREA GUIDELINES:

A set of the Lougheed Transit Corridor Development Permit Area Guidelines have also been drafted that reflect the updated Area Plan, and are intended to support more transit-oriented development within the Lougheed Transit Corridor. This includes criteria for new development to be green and walkable, with attractive buildings that engage the street and provide more opportunities for outdoor seating and dining.

A set of Development Permit Guidelines were presented with the first reading version of the Area Plan, however the updated version of the draft guidelines is included in Attachment C.

Role of the Development Permit Area Guidelines:

The Lougheed Transit Corridor Development Permit Area Guidelines include detailed design criteria that must be met as part of a new development application in the area. The Guidelines work in tandem with the policies in the Area Plan and apply specifically to the following land use designations:

- Ground-Oriented Residential
- Lougheed Apartment
- Lougheed Mixed-Use
- Lougheed Transit Core
- Commercial

The Guidelines are an important tool used by staff when reviewing development applications to ensure that proposed buildings have a form and character that are consistent with and advance the long-term vision for the Lougheed Transit Corridor. They also provide applicants the opportunity to share why certain design decisions were made and highlight any opportunities or challenges related to the site.

Once adopted, the consolidated Official Community Plan would be amended to include the Lougheed Transit Corridor Development Permit Area Guidelines within Chapter 8 (Development Permit Area Guidelines).

Types of Design Guidelines:

The Key Guideline Concepts (Section 2) reflect the top design priorities for new development in this area, and include:

- Site planning prioritizes the safe movement of pedestrians and cyclists
- Site edges are compatible with surrounding streets and neighbouring properties
- Building form and character are contextually appropriate and have cohesive elements
- Building interfaces at ground level help create an attractive streetscape
- Building entrances are visually distinct, easy to locate, well-lit, and weather protected
- Parking is visually screened or located underground
- Walkways and outdoor vehicle areas incorporate trees, greenery, and lighting
- Outdoor areas are functional and usable for people of all ages and abilities

The Site Planning Guidelines (Section 3) provide guidance for the placement of buildings on a site and the design of outdoor areas surrounding the buildings. These include design criteria related to:

- Site Context
- Building Siting and Orientation
- Landscaping, Fencing, and Outdoor Features
- Outdoor Areas
- Vehicle and Service Areas

The Building Design Guidelines (Section 4) provide guidance for the building shape, appearance, and other features. These include design criteria related to:

- Building Form
- Building Character
- Entrances
- Design Details

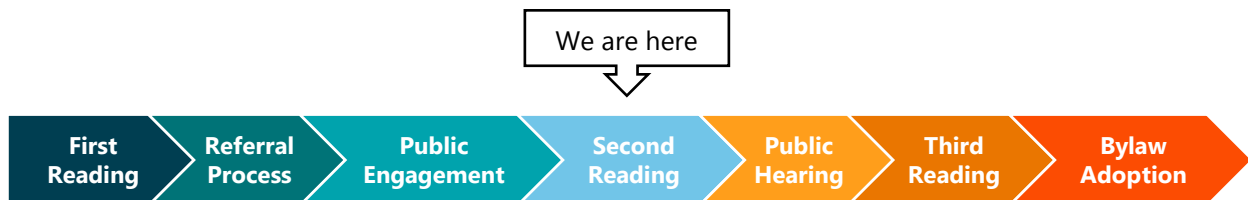
The design criteria within the Guidelines recognize that each site within the Lougheed Transit Corridor is unique and that certain contexts may require different design approaches. The Guidelines will ensure that new development prioritizes how places are experienced by people to improve walkability and support more transit-oriented development in the Lougheed Transit Corridor.

NEXT STEPS:

Second reading of *Official Community Plan Amending Bylaw No. 7781-2021* represents a significant milestone for the Lougheed Transit Corridor area planning process (Attachment C). Should the Bylaw receive second reading, staff will begin processing new development applications and pre-application meetings within the Lougheed Transit Corridor.

The bylaw adoption process and next steps for *Official Community Plan Amending Bylaw No. 7781-2021* are shown in Figure 5. Following second reading, the Bylaw would be forwarded to Public Hearing, before consideration of third reading.

Figure 5. Bylaw Adoption Process and Next Steps



The formal referral process for *Official Community Plan Amending Bylaw No. 7781-2021* was completed in 2022, with requests for comments sent to the following:

- Ridge Meadows Hospital
- Fraser Health Authority
- School District 42
- City of Pitt Meadows
- Kwantlen First Nation
- Katzie First Nation
- Metro Vancouver
- TransLink
- Ministry of Transportation and Transit

Throughout the area planning process for the Lougheed Transit Corridor, there has been ongoing collaboration and dialogue with many external partners. Should *Official Community Plan Amending Bylaw No. 7781-2021* receive second reading, the draft Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines would be shared with Metro Vancouver, TransLink, and the Ministry of Transportation and Transit for information to ensure alignment with regional planning and transportation initiatives, including the planning for the future Langley-Haney Place BRT Line.

If any updates are required to the draft Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines based on feedback received, they would be brought forward when the Bylaw is presented for consideration of third reading. This may include new images, graphics, and photographs throughout to provide visual examples that support the text. Any additional policies or studies that are required to support the implementation of the Lougheed Transit Corridor Area Plan would also be brought forward at that time for Council's consideration.

CONCLUSION:

Informed by feedback from the public engagement completed earlier this year, updates are proposed to the draft Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines to better support transit-oriented development near the future Bus Rapid Transit stations for the Langley-Haney Place BRT Line.

Staff recommend that Council consider *Official Community Plan Amending Bylaw No. 7781-2021*, as amended, for second reading and call a public hearing.

"Jeff White"

Prepared by: Jeff White, Community Planner 2

Attachments:

- (A) Summary of Previous Council Engagement
- (B) What We Learned Report - Lougheed Transit Corridor Area Plan
- (C) *Official Community Plan Amending Bylaw No. 7781-2021*
(Revised Draft - Second Reading Version)
- (D) Summary of Proposed Land Use Designations
- (E) Lougheed Transit Corridor Area Plan Map

Report Approval Details

Document Title:	Lougheed Transit Corridor Area Plan.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Summary of Previous Council Engagement.pdf- Attachment B - What We Learned Report - Lougheed Transit Corridor Area Plan.pdf- Attachment C - Official Community Plan Amending Bylaw No. 7781-2021 (Revised Draft - Second Reading Version).pdf- Attachment D - Summary of Proposed Land Use Designations.pdf- Attachment E - Lougheed Transit Corridor Area Plan Map.pdf
Final Approval Date:	Nov 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Amanda Grochowich, Manager of Community Planning

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer