

An Update of the 2024 Housing Action Plan

Recommendation:

THAT Council receive the report dated March 24, 2026, titled “An Update of the 2024 Housing Action Plan”.

**Report Purpose and
Summary Statement:**

To provide Council with an overview of the progress of items in the 2024 Housing Action Plan.

Previous Council Action:

Following the completion of the City’s Housing Needs Report and Housing Strategy in September 2024, staff produced a Housing Action Plan with a list of proposed initiatives that would be undertaken in the short, medium and longer term. Council received the Housing Action Plan at its meeting on November 12, 2024.

Strategic Alignment:

Liveable Community; Engaged, Healthy Community.

**Applicable Legislation/
Bylaw/Policy:**

[Maple Ridge Interim Housing Needs Report \(2024\)](#)
[Maple Ridge Housing Strategy](#)
[2024 Housing Action Plan](#)

An Update of the 2024 Housing Action Plan

BACKGROUND:

Following the completion of the City's (interim) Housing Needs Report and Housing Strategy in September 2024, staff developed a Housing Action Plan to translate the housing strategies into action steps. The 2024 Housing Action Plan serves as a roadmap for staff to guide the delivery of housing initiatives in the City and was received by Council in November, 2024. Since then, staff have brought several of the proposed housing initiatives forward for Council's consideration, proceeding with their implementation over the past year. Additionally, the City has aligned its regulations with the Provincial housing legislative requirements introduced since the Fall of 2023, incorporating them into the updated Official Community Plan (OCP) 2025 that was adopted by Council last year.

PROGRESS OF THE 2024 HOUSING ACTION PLAN:

This report provides Council with an update of the 2024 Housing Action Plan, highlighting the initiatives that have been completed and implemented as well as what Council can expect coming forward for consideration over the coming months.

Streamlining Development Application Processes:

- The City has since implemented AMANDA 7 and digital plan submissions for Building Permits, as well as introduced the Velocity Program ("development concierge" service) and the "Certified Professional Program" for Building Permits.
- Council has received information on the proposed "Expedited Processing Program" to shorten the processing time of triplex and fourplex developments in suitable areas, from 10-12 months to 2-3 months, through an assurance checklist approach.

Encouraging Diverse, Affordable Housing Forms:

- The City has since produced a [Housing Design Catalogue](#) to facilitate small-scale multi-unit developments applicable to the local context. The catalogue features site plans and building designs that demonstrate how small-scale multi-unit housing can be effectively integrated into existing neighbourhoods while in keeping with City policies.
- The City has completed the Lougheed Transit Corridor Area Plan and updated the Town Centre Area Plan in 2025 to encourage housing density and mixed-used forms along the proposed future Bus Rapid Transit (BRT) route and transit-oriented areas. This will diversify housing options and provision of amenities to meet a variety of community needs.

- Council directed staff to transition the City's Tenant Relocation Assistance Policy to a proposed Tenant Protection Bylaw, under the new Local Government tools introduced by the Province (Bill 16).
- The City is working with provincial partners (e.g., BC Housing) and community agencies to expand affordable housing options and supportive services in Maple Ridge. To this end, an inventory of potential sites has been developed to explore potential pathways towards housing optimization.

Expanding Housing Options for Seniors, Families and Equity Deserving Groups:

- The City has adopted the Adaptable Housing Standards to align the City's guidelines with the *2024 BC Building Code* to comply with universal design and adaptable housing regulations. A minimum provision of 20% of all units in new multi-unit residential developments would have to be adaptable dwelling units, in accordance with the *BC Building Code*.
- Council received a proposed Family-Friendly Housing Policy in April 2025 recommending that a minimum of 40% of all units be at least 2 bedrooms in new multi-unit residential developments. While acknowledging the need for multi-generational living as society ages, staff was directed to continue to work on the policy and provide more information on market feasibility pertaining to the 10% minimum requirement for larger (3 bedroom) units and report back.

Harnessing Regulatory and Financial Tools to Encourage Affordable Inclusive Housing:

- The City has reviewed its parking requirements, and the revised *Off-street Parking and Loading Bylaw No. 7970-2023* has since been adopted.
- The City has reviewed its density bonus program, updating it to align with the new provincial housing legislation. The City will continue to monitor the feasibility of revised incentives as the housing market conditions improve.
- An overview of the Amenity Cost Charge (ACC) program and bylaw project was presented to Council at a workshop on March 10, 2026, as an additional financing tool for growth-related amenities. The City will continue to develop the implementation details of the ACC Bylaw and present options to Council for consideration.

ANTICIPATED UPCOMING REPORTS (2026):

As work on the action items of the Housing Action Plan continues, Council can expect the following pieces to be brought forward for Council's consideration in the coming months:

- **Family-Friendly Housing Policy** (April 2026). This proposed policy will return for Council's consideration, with additional information and recommendations from the consultant's findings on the market feasibility of larger sized units (3+ bedrooms).
- **Implementation of the Expedited Processing Program Pilot** (Apr/May 2026). Legal review is currently underway, and the implementation details are being finalized.

- **Tenant Protection Bylaw and Rental Replacement Policy** (May/Jun 2026). The City has retained an external consultant Happy Cities to implement a Survey as part of the community engagement, currently underway, to inform the preparation of a bylaw.
- **Review of the Age-Friendly City Strategy: Towards a Planning for Longevity** (Jun 2026). The City has partnered with a team of graduate students from the UBC School of Community and Regional Planning (SCARP) to [reimagine the City as an age-inclusive community](#). This is part of the students' mandatory Planning Studio capstone project. A community workshop was facilitated by the students in January 2026 with the Seniors Network, and an internal charrette was held with City staff in March 2026 to co-create some ideas towards potential realisation. The project will culminate in May 2026, and the students' findings will be shared with Council in June 2026.

CONCLUSION:

This report provides Council with a progress update of the Housing Action Plan and its ongoing initiatives. The City will continue to advance the action items, work with partner agencies, and monitor items that may be particularly sensitive to current housing market conditions, and the individual initiatives will return at the appropriate times for Council's consideration and direction.

"Louisa-May Khoo"

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Report Approval Details

Document Title:	An Update on the Housing Action Plan.docx
Attachments:	
Final Approval Date:	Mar 16, 2026

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

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