

Attachment 2

Next Steps and Implementation

Strategy	Action	Implementation Considerations	Timeframe	Resource Considerations	Staff Comments
					['#' Included in HAF (2.0) grant application]
Strategy 1: Prioritize Needed Forms of Housing					
1.i	Develop a Transparent, Sliding- Scale Incentive Program	Build on land economics review to prioritize key elements and a focus on stronger incentives being linked to deeper levels of affordability.	Short to medium term	May require external support if land economics study is undertaken.	<p>Ongoing.</p> <p># A comprehensive review of the suite of incentives and its targeted benefited groups is being undertaken, including the review of parking requirements.</p> <p># An inventory of existing and potential municipal land and city-owned properties will be produced, developing strategies towards optimization of these sites for affordable housing supply and associated amenities.</p> <p># A development approvals process review is underway. This includes a best-practice review of development bylaws, policies and guidelines; upgrading of development application software and monitoring system (AMANDA 7); implementing digital plan submissions (Dig-E-Plan) and the review of design guidelines.</p>
1.i.a	Land Contributions and Land Strategy		Medium to long term		
1.i.b	Density Bonusing (see 1.ii)		Short term		
1.i.c	Review Parking Reductions		Short term		
1.i.d	Fast Track Approvals		Short term		
1.i.e	Reduced Design Requirements		Medium to Long-term		
1.i.f	Waive Development Charges		Short term		

Strategy	Action	Implementation Considerations	Timeframe	Resource Considerations	Staff Comments [‘#’ Included in HAF (2.0) grant application]
1.ii	Review and Expand Density Bonusing Policy	Will require land economics review. Can be undertaken in conjunction with 1.i and 1.iii.	Short term	Will require external consultant support.	# Ongoing. A review of the relative attractiveness and take-up rate of the City’s existing schemes towards density bonuses would be undertaken. This would include considering extending the City’s density bonus program towards targeted priority housing groups including seniors and family housing. For instance, one possibility is to consider not counting the third bedroom of a three-bedroom unit towards FAR to incentivize larger family housing units and to potentially encourage multi-generational households.
1.iii	Determine Feasibility of Implementing Inclusionary Zoning	Guidelines have not been released by province but will require some level of land economic analysis. Undertaking land economics review to determine extent to which it may disincentivize develop, identify potential balancing incentives; analysis could be coupled with 1.i and 1.ii.	Medium term	Will require external consultant support.	Interim guidelines have since been released by the province on 23 Aug 2024, highlighting the need for a financial feasibility study to be conducted. # The City will study the components of an inclusionary zoning (IZ) design (e.g. whether mandatory, with offsets etc.) to assess its feasibility, scale and applicability in key growth areas within the local Maple Ridge market context and property dynamics.
1.iv	Update Revitalization Tax Exemption Program	May be considered in conjunction with OCP updates.	Short-Term	May require external consultant support.	To undertake as part of OCP update by Dec 2025
Strategy 2: Strengthen Renter Protections					

Strategy	Action	Implementation Considerations	Timeframe	Resource Considerations	Staff Comments [‘#’ Included in HAF (2.0) grant application]
2.i	Update Tenant Relocation Assistance Policy and Modular Home Park Redevelopment Tenant Assistance Policy	Already underway.	Short-Term (and partially complete)	Can be undertaken by staff	Updated policy completed in 2023. Continuing to review and monitor to strengthen protections.
2.ii	Monitor Need for Strata Conversion Bylaw	Requires ongoing monitoring of rental conversions.	Ongoing	Can be undertaken by staff	Unlikely necessary given current Maple Ridge context. Will continue to monitor possibility.
2.iii	Explore Development of Rental Replacement Policies	Requires ongoing monitoring of rental redevelopments.	Ongoing	Can be undertaken by staff	Ongoing.
2.iv	Explore Use of RRTZ in Key Areas	May be done on a case-by-case-basis or undertaken through a pilot project.	Medium term	Can be undertaken by staff	Ongoing. To consider as 2iii above.
Strategy 3: Address Barriers to Development					
3.i	Implement Pre-Zoning	Likely to be undertaken through OCP and zoning bylaw updates.	Short to Medium-Term (and underway)	Can be undertaken by staff; may require consulting support. Likely require public engagement aligned with OCP updates required by 2025.	Ongoing as part of OCP update by Dec 2025. Area plan developments towards the possibility of pre-zoning would be undertaken in key growth areas such as the Town Centre, the Lougheed transit corridor (LTCAP), and transit-oriented areas.
3.ii	Streamline Development Approvals Process	Some elements are already underway.	Medium-Term	Can be undertaken by staff; may require some consultant support.	Ongoing. # The City is working to develop a prioritized and enhanced development approval process. This includes developing prioritization criteria and eligibility framework; introducing a ‘concierge’

Strategy	Action	Implementation Considerations	Timeframe	Resource Considerations	Staff Comments ['#' Included in HAF (2.0) grant application]
					service and implementing a 'Certified Professional Program' to facilitate high value projects and expedite more complex cases; and develop a fast-tracked stream for selected simpler types of development applications such as those in compliance with pre-approved building plans (e.g. for Small Scale Multi Unit Housing developments).
Strategy 4: Promote Equity and Inclusion in Housing Initiatives					
4.i	Partner with Organizations Addressing Homelessness to Strengthen Services	Requires ongoing partnerships and coordination.	Ongoing	Can be undertaken by staff.	Ongoing.
4.ii	Adopt Adaptable Housing Standards	Consideration should be given of new provincial regulations in 2025.	Short-term	Can be undertaken by staff.	To be aligned with provincial regulations taking effect Mar 2025.
4.iii	Strengthen Connections with Newcomer and Indigenous Housing and Service Providers	Requires ongoing partnerships and coordination.	Ongoing	Can be undertaken by staff.	Ongoing.
4.iv	Support and Streamline Non- Market Housing Initiatives for Equity-Deserving Demographics	Should be considered in conjunction with 1.i.	Ongoing	Can be undertaken by staff.	Ongoing. See comments in 1.i.
Strategy 5: Advocacy and Education					
5.i	Promote New Funding for Housing to	Requires development of educational materials and regular	Ongoing	Can be undertaken by staff.	Ongoing and as part of public engagement in the lead up to updated OCP by Dec 2025.

Strategy	Action	Implementation Considerations	Timeframe	Resource Considerations	Staff Comments ['#' Included in HAF (2.0) grant application]
	Developers, Non- Profits and the Public	updates to ensure alignment with funding sources.			
5.ii	Advocate to Senior Government for Resources to Support Growth and Affordability	Requires active council consideration and action.	Ongoing	Can be undertaken by Council and senior staff.	Ongoing.