

City of Maple Ridge Housing Target Progress Report: July 1 – December 31, 2024

Recommendation:

THAT the Housing Target Progress Report as outlined in the report titled “City of Maple Ridge Housing Target Progress Report: July 1-December 31, 2024”, dated February 4, 2025 be received by Council in accordance with the *Housing Supply Act* and Regulation.

THAT the Housing Target Progress Report be published on the City’s website and submitted to the Minister of Housing and Municipal Affairs in accordance with the Provincial *Housing Supply Act* and Regulation.

Report Purpose and Summary Statement:

In accordance with the Provincial regulation and legislation, the City is required to provide Council with a Housing Target Progress Report, which must be received by Council resolution within 45 days of the end of the reporting period and submitted to the Minister of Housing and Municipal Affairs.

Strategic Alignment:

Liveable Community

City of Maple Ridge Housing Target Progress Report: July 1 – December 31, 2024

BACKGROUND:

The 2022 *Housing Supply Act* (the Act) grants the Province of British Columbia the authority to set housing targets for municipalities. In April 2024, the Province announced the second cohort of municipalities identified for housing target assessment. The City of Maple Ridge was identified within this second cohort of municipalities.

In June 2024, the Province issued a Housing Target Order to the City of Maple Ridge (Attachment A). The Order outlines the estimated housing need and annual housing targets for the City. Received with the Order was supplementary guidance on unit size (bedrooms), tenure (rental and owned), affordability (market and non-market), and supportive rental unit requirements; these are summarized in Attachment B.

The Housing Target is intended to identify the number of net new units required to meet at least 75% of the estimated housing need over the next 5 years. The Province estimates the 5-year housing need for Maple Ridge to be 5,271 residential units, and the Order stipulates that at least 3,954 net new residential units are to be completed (where “completed” is understood to be “move in ready”) by June 30, 2029.

To evaluate the City’s progress, the Housing Target Order includes annual targets and reporting requirements over the next five years. The reporting periods are as shown in Table 1.

Table 1. Housing Targets Progress Reporting Timeline

Reporting Period	Report Due to the Province
1.1: July 1, 2024 - December 31, 2024	February 14, 2025
1.2: July 1, 2024 – June 30, 2025	August 14, 2025
2: July 1, 2025 – June 30, 2026	August 14, 2026
3: July 1, 2026 – June 30, 2027	August 14, 2027
4: July 1, 2027 – June 30, 2028	August 14, 2028
5: July 1, 2028 – June 30, 2029	August 14, 2029

Reports will be evaluated by the Province based on performance indicators. These include both the progress towards meeting the annual cumulative housing target, as well as actions taken by the municipality toward meeting the annual target, such as the number of applications in progress, adoption of policies and initiatives, and updated land use planning documents.

The City’s target for Year 1 is 612 completed (i.e., “move in ready”) net new residential units. The first reporting period is from July 1, 2024 – December 31, 2024, which is halfway through Year 1. The cumulative housing targets are then broken down by yearly requirements, as shown in Table 2.

Table 2. Cumulative Housing Targets – Maple Ridge

Reporting Period	Annual Target	Cumulative Total
Year 1	612	612
Year 2	672	1,284
Year 3	800	2,084
Year 4	841	2,925
Year 5	1,029	3,954

This report summarizes the housing target interim results and discusses the qualitative and quantitative actions being taken by the City to improve housing diversity and streamline development application processes.

DISCUSSION:

The first interim progress report is intended to provide the Province with an early indication of a municipality’s ability to meet or make progress toward achieving its housing targets. The Housing Target Progress Report Form that has been prepared by staff and will be submitted to the Province is included in Attachment C, with key highlights summarized below.

Housing Target Order – Interim Report:

Between July 1 and December 31, 2024, based on current reports, a total of 376 net new residential units were completed (i.e., “move in ready”) in Maple Ridge. This number is the total of new units (i.e., 400 residential units) minus the number of demolished units (i.e., 24 units) from that figure. These net new units are the result of both development and building approvals and position the municipality well, at approximately 61%, to meet the first-year housing targets of 612 by June 30, 2025.

For the purposes of the Housing Target Order report, the Province only considers a unit as ‘new’ when it has received authorization for occupancy through the building permit process.

It is important to note that projects reaching completion in 2024 are applications that began construction prior to the issuance of the Housing Target Order. These projects have worked their way through the municipal approvals and permitting processes and were approved over the last few years. Therefore, these initial years of Progress Reports, while important in establishing a baseline, are a measure of previous policy decisions and applications already in the City’s development pipeline. The impact of policy changes made today, and projects approved this year, will not reach completions until the later years of the Target Order timeline and will be reflected in future Progress Reports.

Housing Target Order – Progress Report:

The progress reporting requirements are intended to capture the number of units within the entire pipeline, from development applications to building permits. Table 3 outlines the number of Rezoning Applications, Development Permit Applications and Building Permit Applications that are within the development pipeline, but not yet move in ready. Approved Building Permits could potentially be move in ready within the 2025-2026 time horizon.

Table 3. Approved Development Applications

	Rezoning	Development Permit	Building Permit	Total
Applications	3	5	39	47
New Units	33	52	114	199

For context, the City currently has over 150 rezoning applications and over 400 building permit applications in process at various stages, noting that the City also recently transitioned to a combined first and second reading approach for rezoning applications.

Additionally, the Province also requires municipalities to track any building permits, development permits and rezoning applications withdrawn or not-approved. Within the City of Maple Ridge, there were a total of 18 applications (all types) withdrawn and 1 development permit application not approved. This resulted in a possible 299 residential dwelling units that were either withdrawn or not approved during the six-month reporting period, according to current calculations. See Table 4 for the number of applications by type that were Withdrawn or Not Approved.

Table 4. Withdrawn and Not-Approved Applications

File Type	Withdrawn		Not Approved	
	Applications	Proposed Units	Applications	Proposed Units
Rezoning	9	175	0	N/A
Development Permit	1	12	1	48
Subdivision	5	60	0	N/A
Building Permit	3	3	0	0
Total	18	250	1	48

In the last six months, the City has completed or is working towards the following additional actions that will help to meet the Housing Target and its disaggregate elements over the coming years:

- Amended the City's Zoning Bylaw to align with the requirements of Small Scale Multi Unit Housing (Bill 44) and Transit Oriented Areas (Bill 47).
- Amending the City's Official Community Plan to align with the requirements of Small Scale Multi-Unit Housing (Bill 44) and Transit Oriented Areas (Bill 47).
- Conducted and finalized an updated Housing Needs Assessment.
- Updated the City's Housing Strategy and Housing Action Plan.

- Updating the processes involved in the Development Services Function, from Pre-Application Meeting to Building Permit.
- Developing pre-approved site plans for a range of housing types to facilitate 'Missing Middle' type of developments.
- Launched a Development Services Optimization Initiative to improve the efficiency, clarity and accessibility across all aspects of the development process including:
 - Streamlining digital processes for development
 - Aligning development-related bylaws, policies, and procedures
 - Creating better guidance documents for developers
 - Digitizing development application processes.

Provincial Guidance on Unit Breakdown – Tenure, Affordability, and Unit Mix:

In addition to an overall supply target, the Province also included unit breakdown categories that are to be used as guidance: tenure, affordability, supportive housing units, and unit mix (Attachment B). The Province has encouraged municipalities to strive toward meeting and monitoring the unit breakdown wherever possible. For the City, this data is not available for the Interim Progress Report but steps are being taken to have these types of information available for future reporting periods.

Tenure Mix and Unit Size:

The Province has provided further guidance that 34.5% of new units are to be designated for rental, with the remaining 64.5% to be slated for ownership (Attachment B), and that the unit mix should include 46.4% of all units to have 2 or more bedrooms, and 27.5% are to have 3-bedrooms. Again, this data is not readily available for the Interim Progress Report but will be available for future reporting periods.

Data Collection:

The attached Housing Target Progress Report Form (Attachment C) summarizes housing completions (i.e., occupancy permits issued), demolitions, approvals, and development applications withdrawn over the interim reporting period, from July 1 – December 31, 2024. Completions and approvals are separated by unit size, tenure, and rental affordability. This document will form the submission to the Ministry of Housing and Municipal Affairs subject to Council's direction.

Considerations for Progress Reporting:

Municipalities have identified that there are many factors that directly impact the supply and capacity for new housing. This includes such factors as federal, provincial, and municipal regulations and approvals, of which the City of Maple Ridge only controls municipal. Key considerations also include infrastructure (i.e., water, sanitary, storm and private), environmental concerns, local and provincial services (e.g., child care, schools and hospitals), land ownership and tenure, and market related factors (e.g., interest rates, labour availability).

While the City has the ability to approve projects and expedite processes, the timing for construction and completion of housing units is primarily dependant on factors beyond the City's control, including: the housing market, capacity of the construction sector, inflationary pressures, access to funding, and financing for market and non-market developers. Making meaningful progress towards project completion requires coordinated efforts by all levels of government and various sectors of the economy.

NEXT STEPS:

The Housing Target Order mandates that Progress Reports must be received by Council resolution within 45 days of the end of the reporting period. For this reporting period, Council's resolution must be provided on or before February 15, 2025 (45 days from December 31, 2024). The Progress Report must then be posted to the City's website and submitted to the Minister as soon as practicable.

CONCLUSION:

In the first six months of the City's provincial Housing Target Order, 376 net new units were completed, representing over 61% of the first-year target. This positions the City well to meet its one-year housing target of 612 units by June 30, 2025. It is recommended that the Housing Target Progress Report Form detailing this information be submitted to the Province to meet the requirements of the Provincial Housing Target Order.

"Annie Slater-Kinghorn"

Prepared by: Annie Slater-Kinghorn, Community
Planner

Attachments:

- (A) Provincial Housing Target Order and Reporting Requirements
- (B) Provincial Guidance – Unit Breakdown Categories (Summary)
- (C) Housing Target Progress Report Form

Report Approval Details

Document Title:	Provincial Housing Target Order - Six-Month Interim Progress Report.docx
Attachments:	- Attachment A - Provincial Housing Target Order and Reporting Requirements.pdf - Attachment B - Provincial Guidance - Unit Breakdown Categories (Summary).docx - Attachment C - Housing Target Progress Report Form.docx
Final Approval Date:	Jan 30, 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 Building, Development and Planning

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer