

City of Maple Ridge Open House Upstairs!

**Thursday, March 6th
4:30 PM – 7:30 PM**

**Fraser Room, 2nd Floor
Maple Ridge Public Library**

Welcome!

Come, learn how the City has met the Provincial housing legislative requirements for Small-Scale Multi-Unit Housing and Transit Oriented Areas.

Start Here!

Welcome to the Open House!

This event is part of a public consultation process related to Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA) in Maple Ridge.

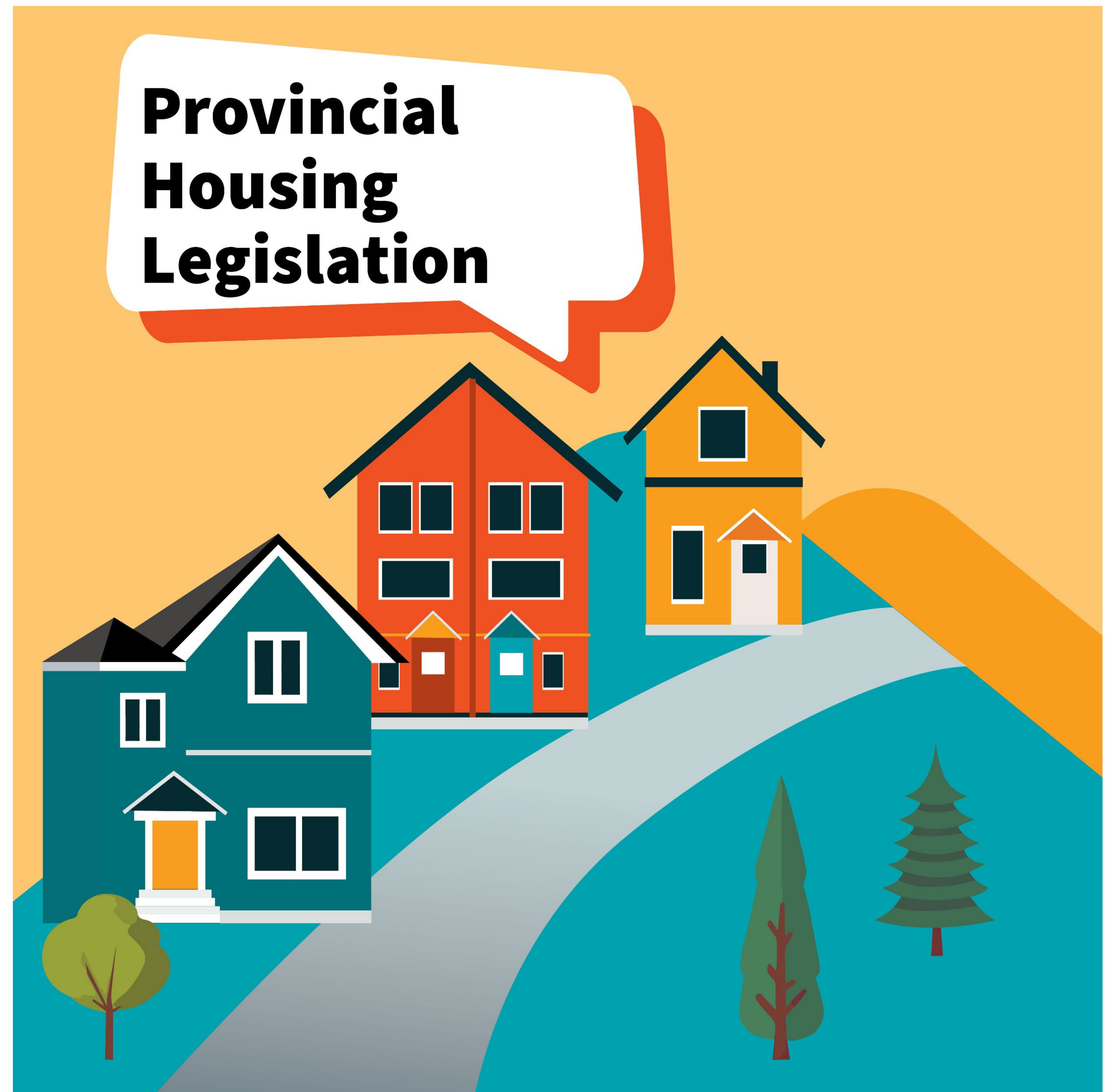
Purpose

The purpose of this Open House is to share key information about the province's recent legislative changes, explain how they impact local zoning and development, and answer community questions.

How It Works

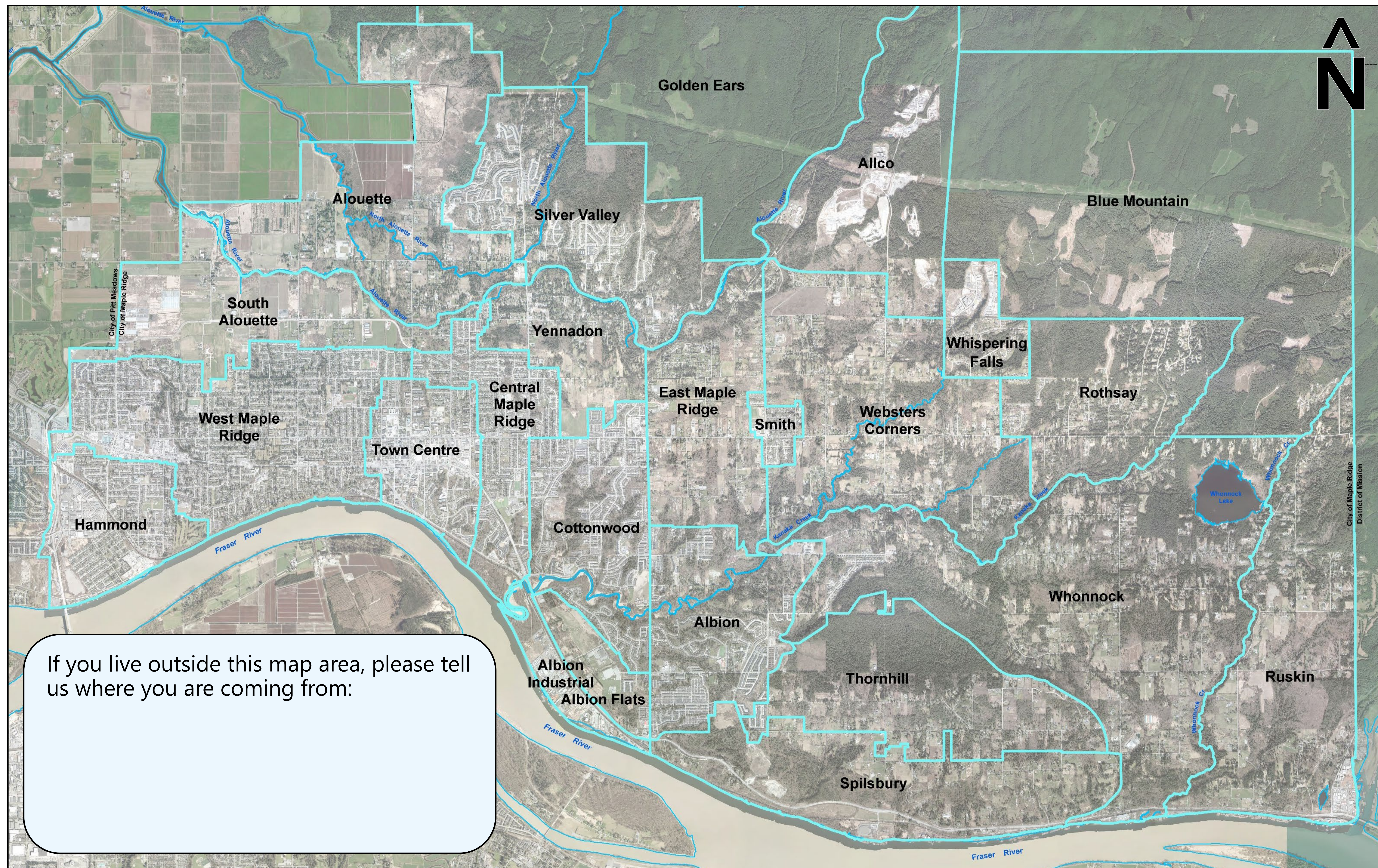
There is a series of engagement boards set up around the room. Starting here and moving from left to right, we invite you to read each board, ask staff any questions you may have, and share your comments or ask questions.

Let's get started!



Where Are You Joining Us From?

Please indicate where you live on the map by placing a sticker near the location of your home.



New Provincial Housing Legislation

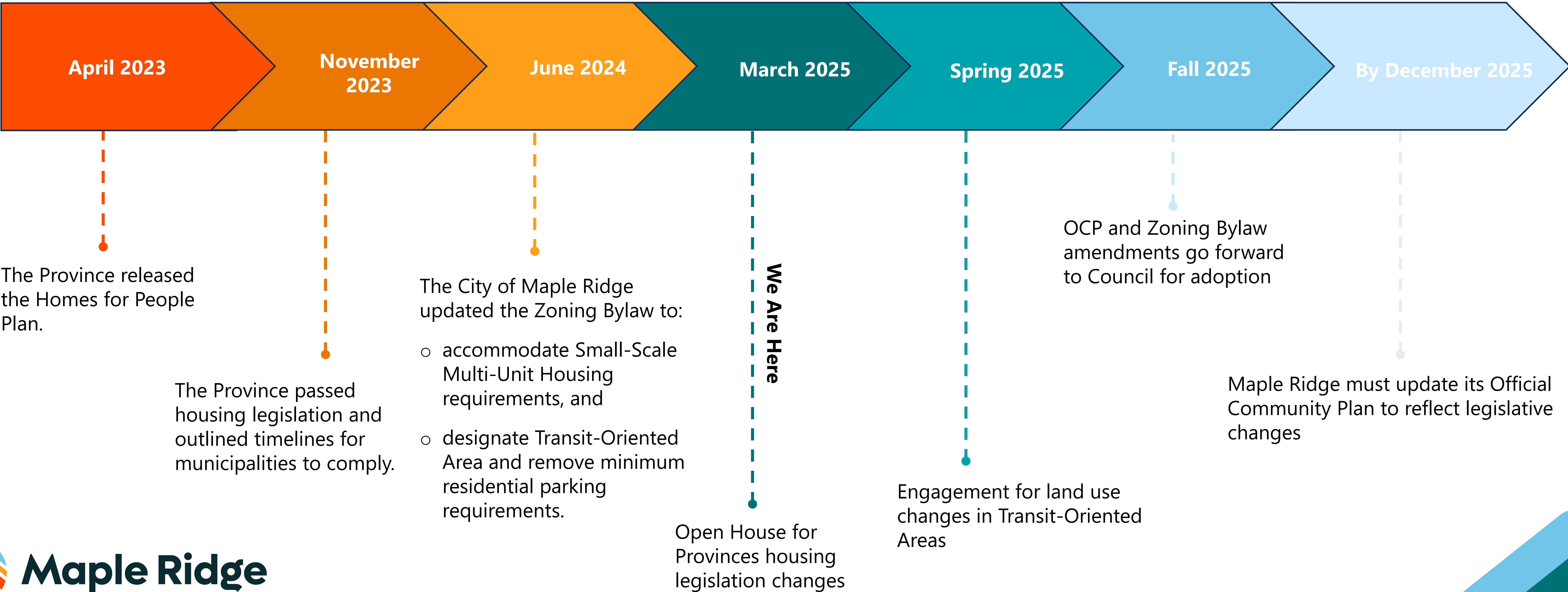
In the fall of 2023, the Province of British Columbia introduced new legislation aimed at increasing housing supply across the province.

The new legislation is part of the Province's *Homes for People Housing Action Plan* and is intended to bring more homes to market faster by allowing an increase in the number and diversity of homes that can be built in single-detached home neighbourhoods and near transit nodes.

The new provincial housing legislation proposed significant changes in how Maple Ridge and all other municipalities across British Columbia approach planning, evaluation, and approval of development and growth within the community.

- Key changes included:
- allowing up to three, four or six units of **Small-Scale, Multi-Unit Housing (SSMUH)** on single-detached and duplex lots (e.g., secondary suites, detached garden suites, duplexes, triplexes, and fourplexes),
 - creating designated areas around key transit centres to become mixed-use, complete communities, known as **Transit-Oriented Areas (TOAs)**,
 - no longer allowing public hearings for residential projects that align with the Official Community Plan and did not receive first reading prior to November 30, 2023, and
 - requiring the City to prepare a Housing Needs Report every 5 years and ensure that the Official Community Plan and the Zoning Bylaw can accommodate the next 20 years of housing needed.

Provincial Housing Legislation Timeline



Small-Scale Multi-Unit Housing

What is Small-Scale Multi-Unit Housing?

Small-Scale Multi-Unit Housing (SSMUH) generally refers to a range of buildings and dwelling unit configurations that are compatible in scale and form within established single-detached neighbourhoods.

They can include, but are not limited, to:

- Secondary Suites in Single-Detached Dwellings;
- Garden Suites;
- Duplexes (side-by-side or up/down);
- Triplexes and Fourplexes

SSMUH: New Regulations

According to the Provincial legislation, municipalities had until June 30, 2024, to update their regulations to allow for SSMUH. Maple Ridge updated our regulations for eligible single-detached and duplex lots to allow for SSMUH by the deadline.

The changes included:

Density: More units can now be built on a single property

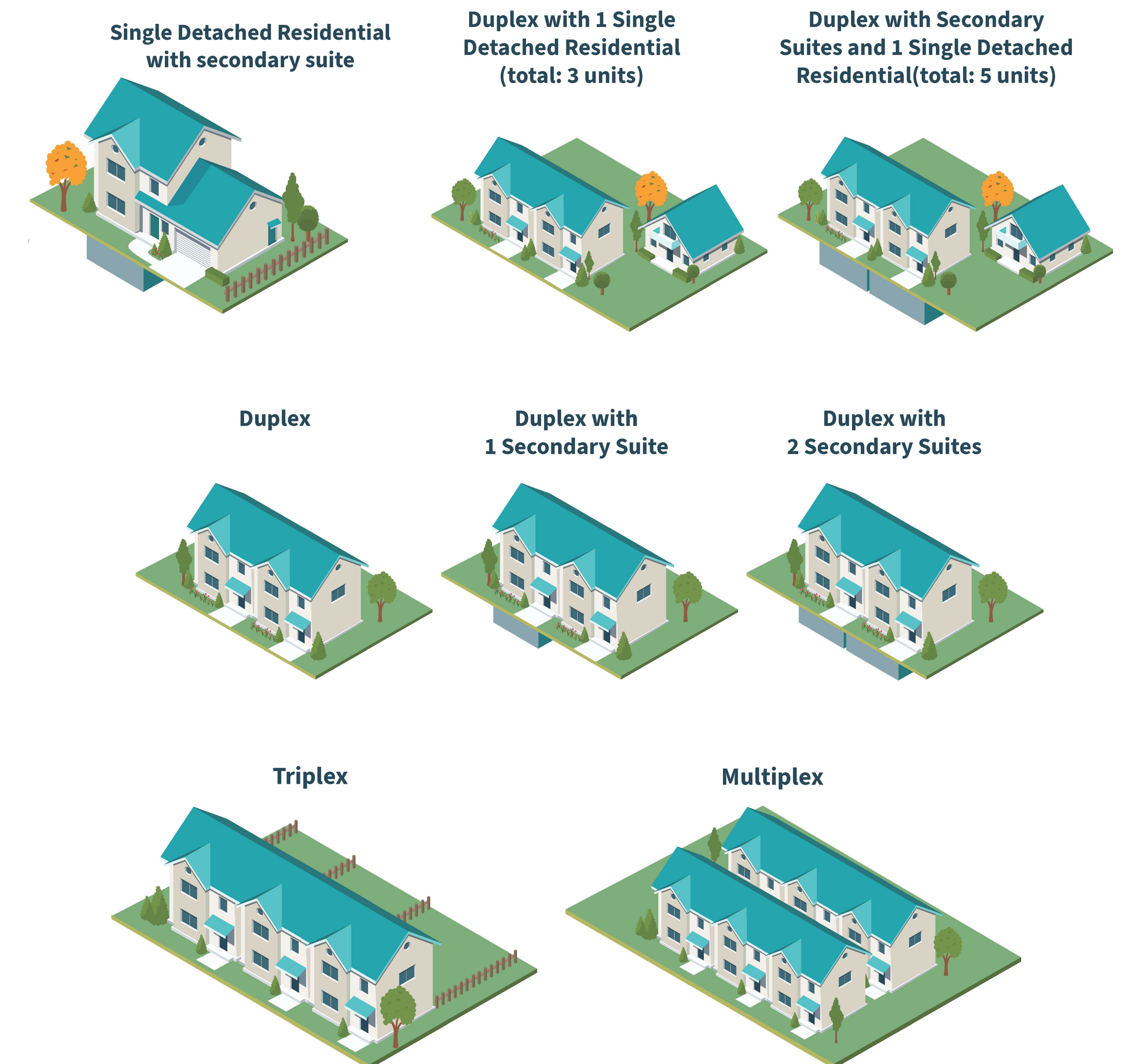
Building height: Adjusted limits on how tall buildings can be

Setbacks: Changes to the distance buildings must be from property lines

Parking: New parking requirements

Lot Coverage: Adjusted rules on the amount of buildable space on a lot

What SSMUHs could look like?



*Disclaimer: The visuals provided are for illustrative purposes only and do not necessarily reflect current zoning regulations. Please refer to official Zoning Bylaw and planning documents for accurate regulatory information.

Did you know!

Building Permit Applications for Small-Scale Multi-Unit Housing will be able to be made online as of mid-March!

SSMUH in Maple Ridge

In response to the Province's new housing legislation, the City of Maple Ridge adopted *Maple Ridge Zone Amending Bylaw No. 7998-2024* on June 25, 2024, bringing Maple Ridge's regulations into compliance with the mandated changes while balancing local housing needs and neighbourhood character.

Eligible single-detached and duplex lots can now have up to three, four, or six units of small-scale, multi-unit housing (SSMUH), provided they meet all Zoning Bylaw, and Building Code requirements.

How many units can you have?

- Check out the display board next to this one!
- Use the [Urban Infill Residential Locator App](#) on the City's website!



What are the changes?

Updated existing zones to allow up to three, four or six housing units on single-detached and duplex lots that have City water and sewer service and are within Maple Ridge's Urban Area.

- Up to 3 units are permitted on lots that are under 281 m² (3,024 sq.ft.),
- Up to four units are permitted on lots that are 281 m² to 4,050 m² (43,594 sq.ft.),
- To qualify for up to six units, lots must be at least 281 m² (3,024 sq.ft.) and within 400 m of a 'Prescribed Bus Stop' (where buses arrive at least every 15 minutes on weekdays from 7 a.m. to 7 p.m.) as indicated by TransLink.

Created a new term "Urban Infill Residential" to regulate SSMUH on existing lots within Maple Ridge's Urban Area.

- Building heights can now be up to 3 storeys
- Setbacks tailored to lot size. Smaller setbacks for properties under 800 m²; larger setbacks for properties above 800 m².



Created a new Zone "RUR Urban Infill Residential" for new large lot subdivisions within Maple Ridge's Urban Area.

- Maple Ridge's smaller residential zoned lots are no longer able to be used for subdivision purposes.
- Please see *Maple Ridge Zoning Bylaw No. 7600-2019* for specific requirements of the RUR Zone.

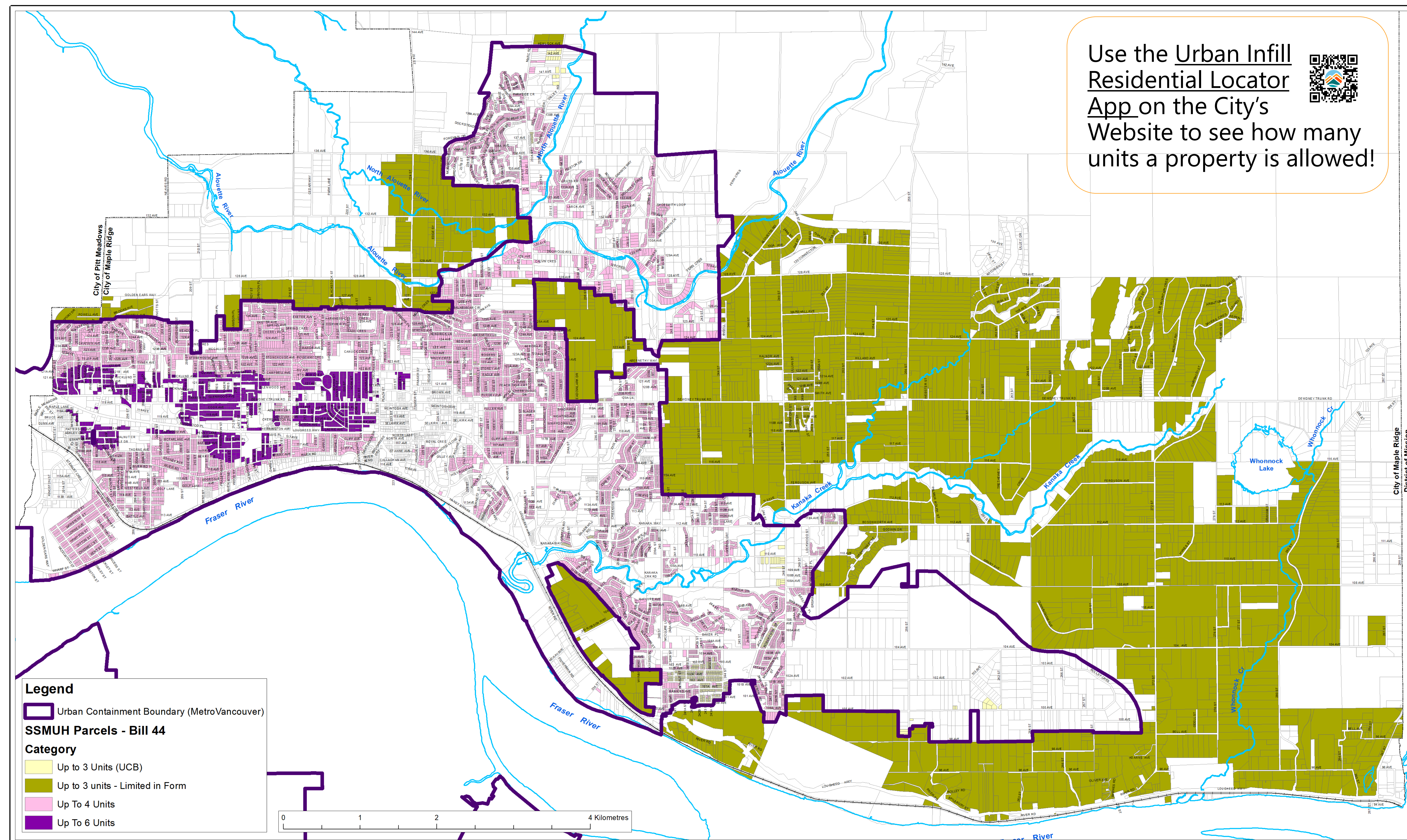


Reduced or eliminated parking requirements.

- For lots within 400m of a Prescribed Bus Stop, no residential parking requirements apply, as prescribed by the Province.
- For lots more than 400m of a 'Prescribed Bus Stop', the City's *Off-Street Parking & Loading Bylaw* regulations apply:
 - 1.5 space per Single Detached Dwelling, Duplex, Triplex, or Fourplex dwelling unit
 - 1 space per Secondary Suite or Detached Garden Suite

SSMUH in Maple Ridge

Properties allowed SSMUH:



Properties are not allowed SSMUH if they are:

- Not zoned for Single Detached or Duplex Use (i.e. Townhouse, Agriculture zoned properties)
- Not serviced by City water or sewer
- Subject to a natural hazard
- Outside of Maple Ridge's Urban Area

For lots outside of Maple Ridge's Urban Area, up to 3 units are permitted, limited to Single-Detached, Secondary Suite and Garden Suites



Frequently Asked Questions

SSMUH FAQs

Here are some Frequently Asked Questions (FAQs) about Small-Scale Multi-Unit Housing! Please visit www.MapleRidge.ca/SSMUH for more FAQs.

Do I have to build 3, 4, 5 or 6 on my property?

No. Neither the new Provincial Housing Legislation nor the City's new zoning regulations require a property owner to redevelop or build additional dwelling units on their property. They only provide the opportunity.

Can small-scale multi-unit housing units be strata titled?

Yes. A property owner can choose to strata title:

- lot and the dwelling units on a lot, and occupy and/or rent them;
- some of the units on a lot, as may be the case with a pair of duplex units, each with a secondary suite; or
- none of the units on a lot and occupy them and/or rent them.

Will this legislation legalize existing secondary suites built without a permit?

No. The SSMUH legislation allows secondary suites; it does not legalize secondary suites which may have been built without a building permit. If a secondary suite was built without a building permit, the suite will need to be brought into compliance with the BC Building Code and other City requirements, or decommissioned.

Please contact the Building Department at BuildingEnquiries@MapleRidge.ca for more information on the building permit process and requirements.

Next Steps

Interested in building SSMUH? You can apply to build additional housing units by:

- **Contacting the Planning Department**
 - Planning@MapleRidge.ca
 - Phone: 604-467-7341
- **Completing a Pre-Application Meeting Request Form**
 - All Planning forms are available at: <https://www.mapleridge.ca/build-do-business/land-development/planning-application-forms-procedures>

A Pre-Application Meeting and Engineering Services Review will help confirm what types of housing may be allowed on your property as well as discuss important considerations like road dedication, engineering services, variances, or development permits.

Let's Talk Housing!

Interested in building a detached garden suite, secondary suite or other Small-Scale Multi-Unit Housing? Have specific questions regarding your property or home? The City will be hosting an Information Session to provide one-on-one opportunities to have your questions answered with Building and Planning staff.

Email Housing@MapleRidge.ca to be registered for updates.

Housing Needs Report

The new Provincial legislation requires the City to prepare a Housing Needs Report every 5 years and ensure that the Official Community Plan (OCP) and the Zoning Bylaw can accommodate the next 20 years of housing needed.

Housing Needs Report (2024)

The **2024 Housing Needs Report**, indicated that Maple Ridge is projected to develop rapidly over the next 20 years, driven largely by community growth. 28,000 new units would be required by the year 2044, including 6,100 new rental units.

The Housing Needs Report recommends that attention be targeted towards:

- Affordable rental units
- Housing for families and seniors
- Housing near transit
- Housing for equity-deserving groups

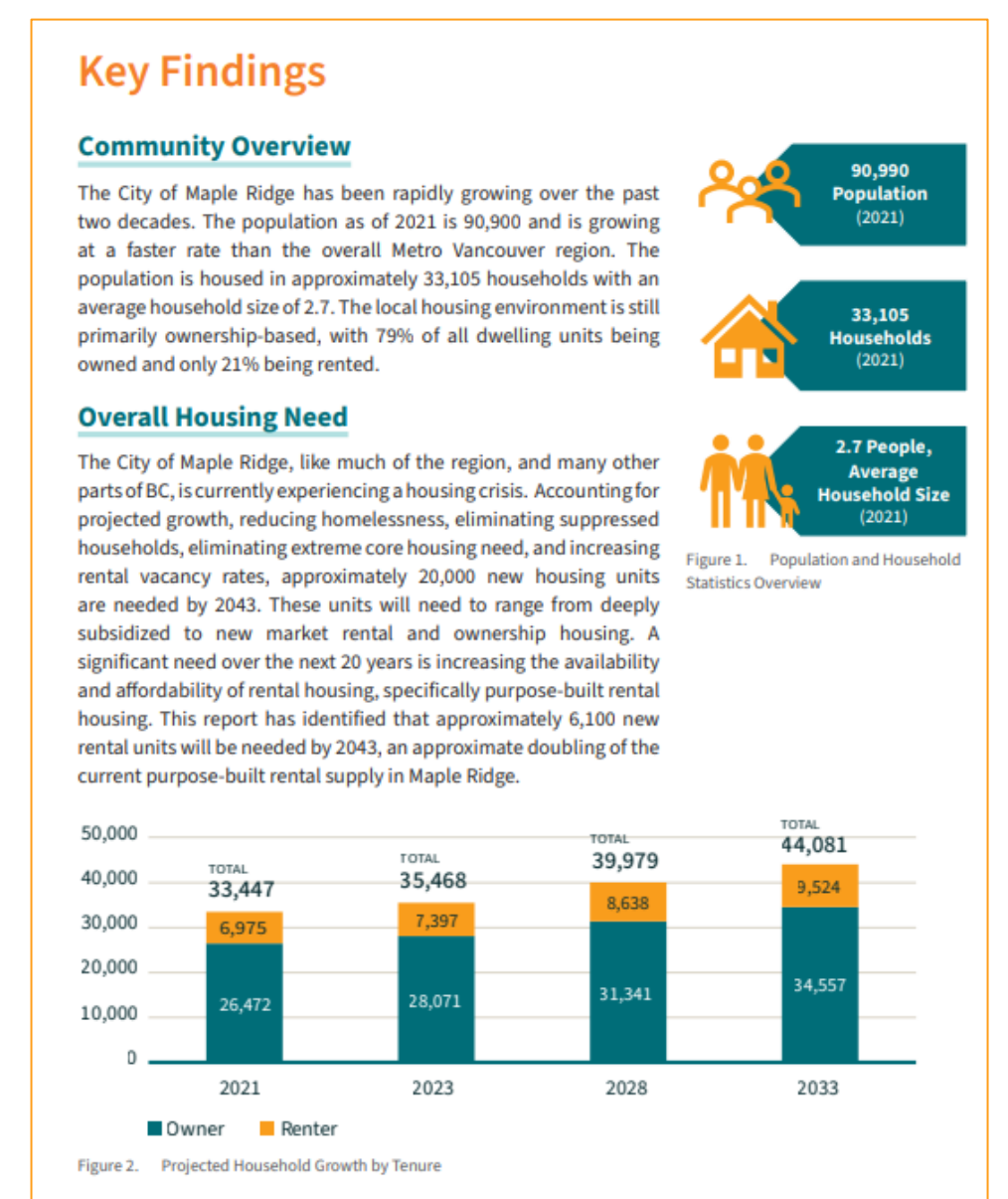
The City is working to strengthen tenant protections, address barriers to development and promote equity and inclusion initiatives through housing.

Housing Action Plan (2024)

The City also has developed the **2024 Housing Action Plan**, which identifies key priorities to address housing needs. These include:

- Prioritizing affordable housing forms
- Leveraging regulatory and financial tools
- Streamlining planning and development processes
- Developing a land governance strategy to optimize land use

The City has since adopted adaptable housing standards and will continue to support housing initiatives for under-served demographics. This can include measures to increase rental housing and non-market housing supply, promote affordable family-friendly housing so more families can own their homes and initiatives to enhance accessibility and enable aging-in-place.



Next Steps

To respond to the Province's legislation, the City will be amending its OCP to ensure policies align with the new housing legislation. These changes are required by the Province by December 31, 2025.

Want to learn more?

Check out the Housing webpage for more information:

<https://www.MapleRidge.ca/Housing>

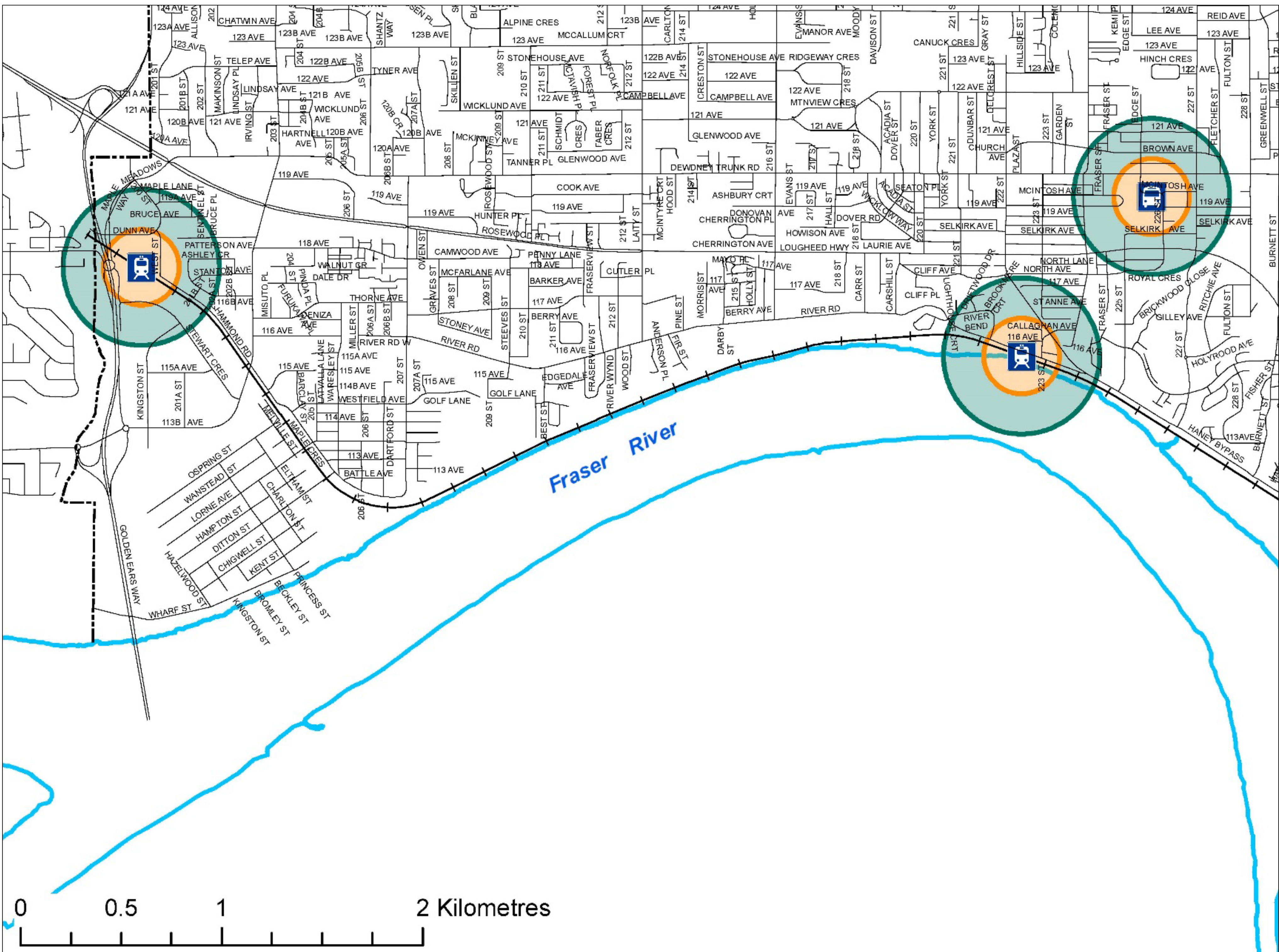
Transit-Oriented Areas

What are Transit-Oriented Areas?

Transit-Oriented Areas (TOA) are areas designated by the Province, in proximity to major public transit stations, where residential and mixed-use development are subject to densities and heights set by the Province. The goal of this legislation is to support the development of complete communities, where people can live, work, and access services with ease, all within close proximity to transit.

In December 2023, the Province introduced requirements for municipalities to designate TOAs in their Zoning Bylaw and remove residential parking requirements (except for accessible parking) in affected areas by June 30, 2024.

In Maple Ridge, there are 3 Transit-Oriented Areas.



Provincial Guidelines for TOAs

In these area, the Province has set out allowable densities that a municipality cannot deny.

Prescribed Distance from TOAs	Allowable Density* (FSR)	Allowable Height* (Storeys)
200m or less	Up to 4.0	Up to 12
201m – 400m	Up to 3.0	Up to 8

*A property owner may choose to develop below the density and height prescribed.



*Disclaimer: Images are sourced from the District of North Vancouver’s Provincial Housing Legislation Information Boards.

Transit-Oriented Areas in Maple Ridge

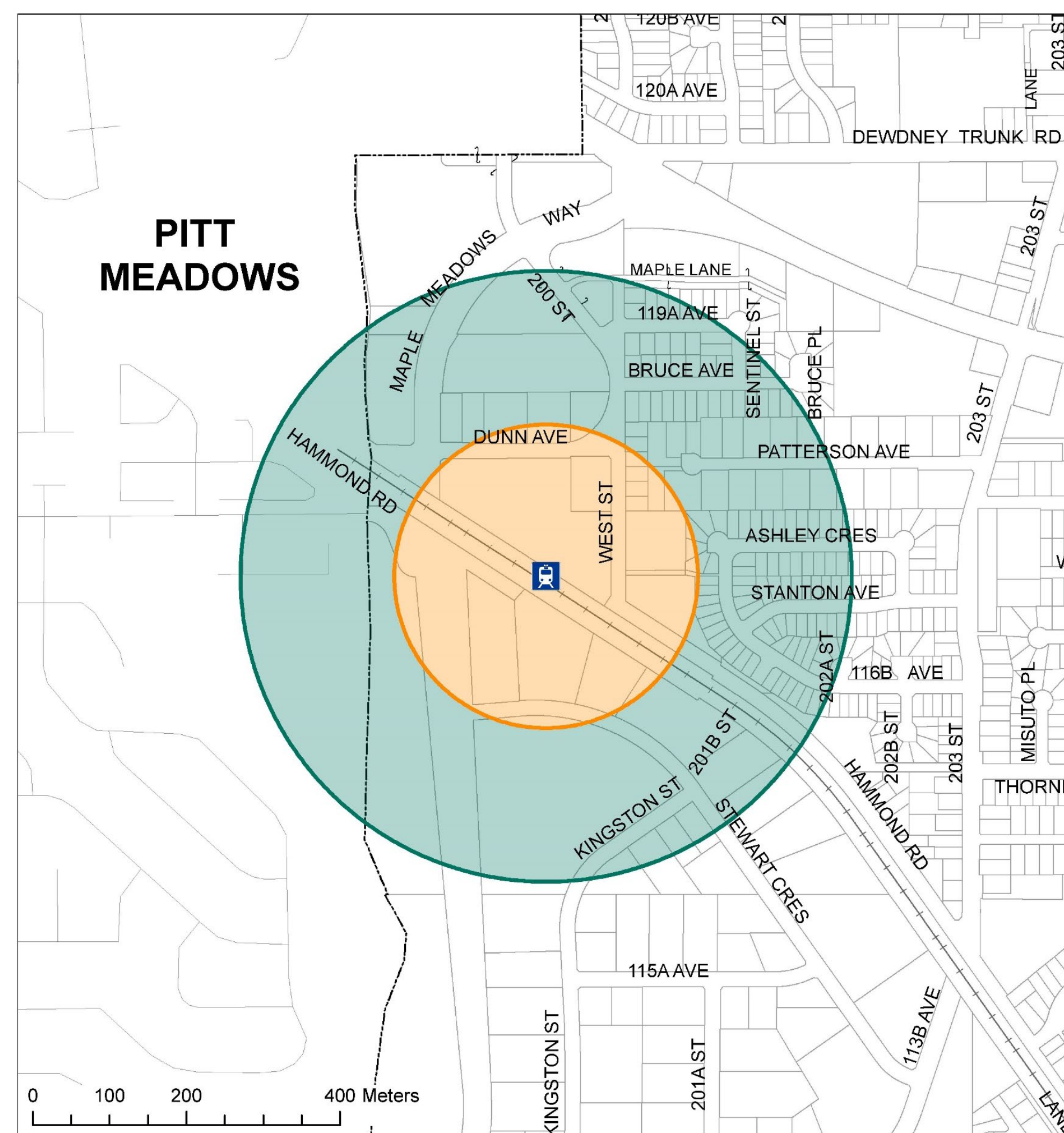
On June 25, 2024, Council adopted a Transit-Oriented Areas (TOAs) bylaw and made the parking bylaw changes required by the Province. The City was not required to pre-zone the designated TOA area; however, the Official Community Plan (OCP) must be amended to comply with the housing legislation by the end of 2025.

TOAs are to be vibrant, complete communities built around transit stations and bus exchanges. When well-planned, they provide diverse housing options, access to amenities and services, support for local businesses and jobs, and improved mobility choices.

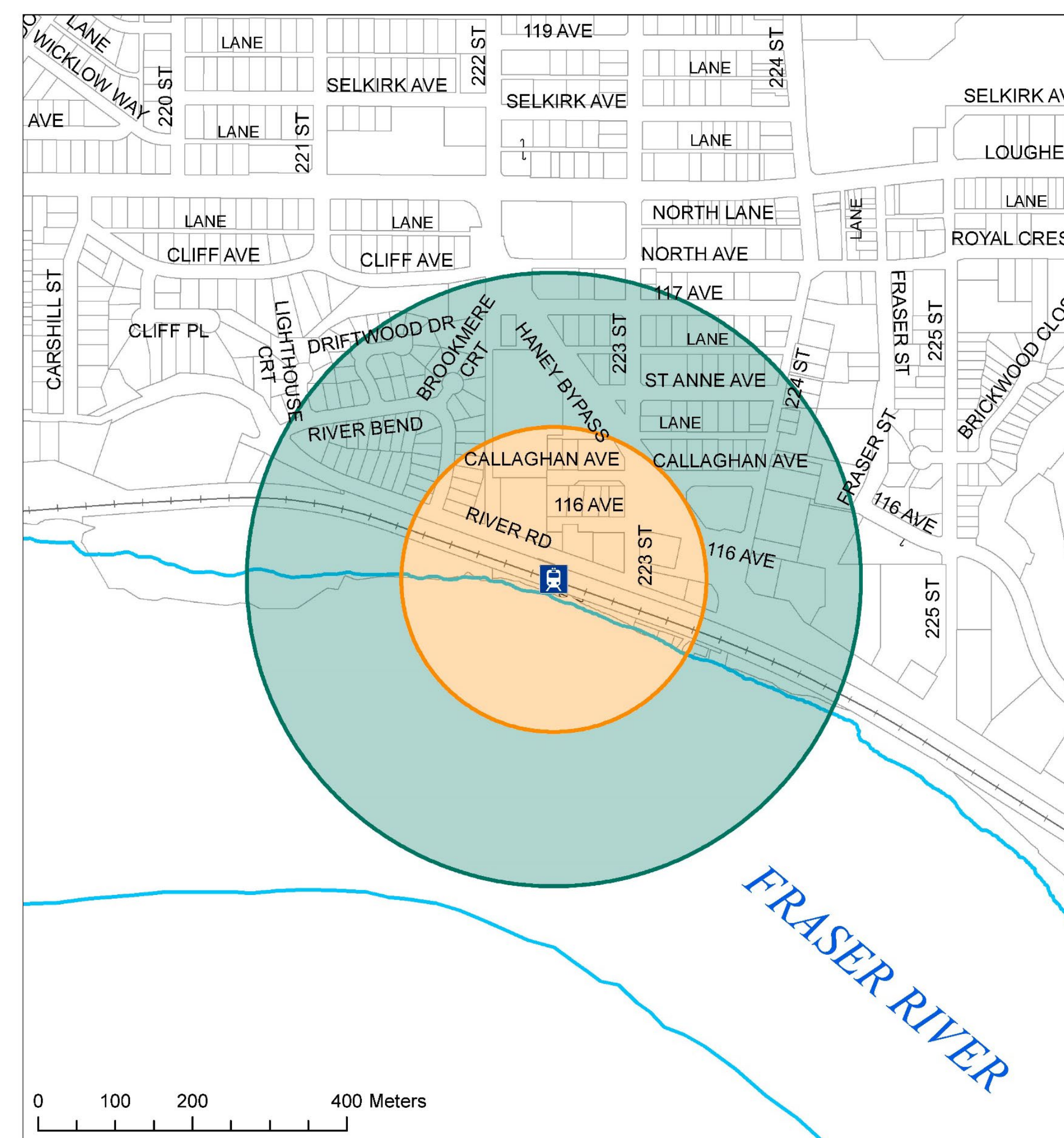
Key Features of TOAs:

- **Higher density** with up to 12 storeys near transit stations in Maple Ridge
- **Mixed-use spaces** that can include residential, commercial, and community services
- **Enhanced walking and cycling paths** connecting buildings and public spaces
- **Fewer cars**, with reduced parking requirements (except for accessible parking)

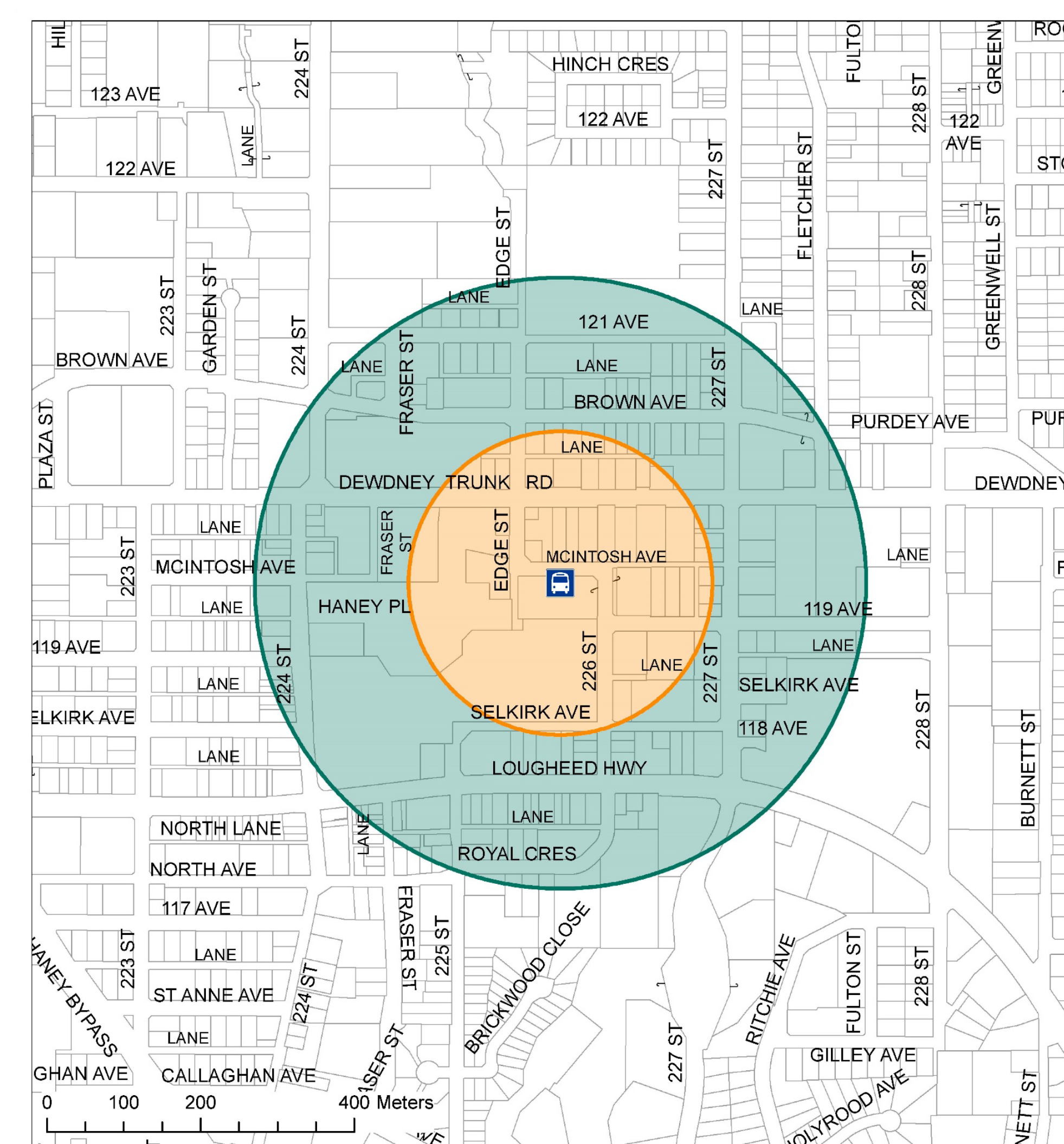
TOAs in Maple Ridge:



Maple Meadows West Coast Express Station TOA



Port Haney West Coast Express Station TOA



Haney Bus Exchange Station TOA

Next Steps

To comply with new provincial legislation, the City will update its OCP.

These updates will adjust land uses within the TOAs and align policies with the new housing legislation.

The Province requires these changes by December 31, 2025.

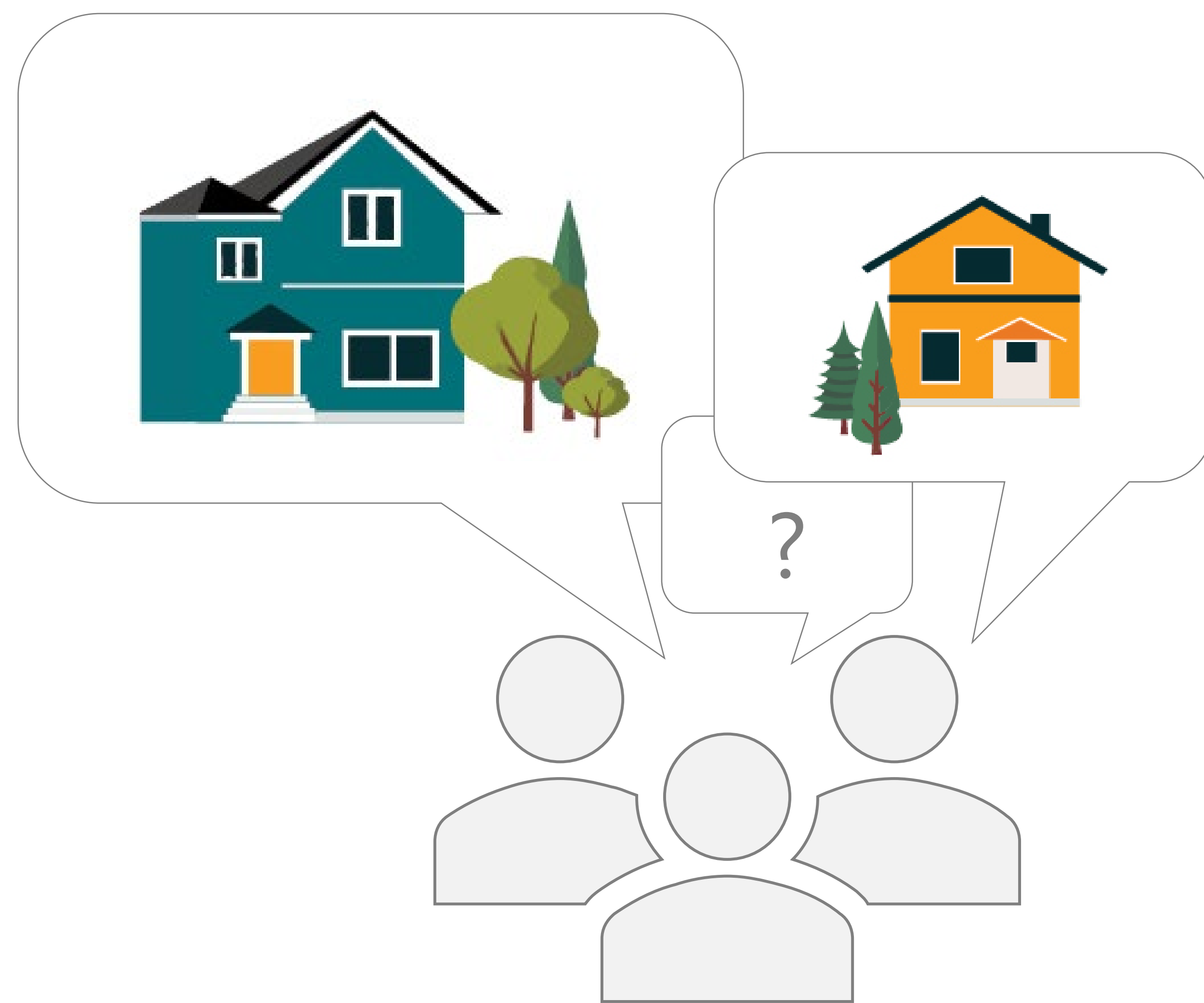
The public will have the opportunity to provide feedback during an upcoming consultation.

For updates check the website:

www.MapleRidge.ca/Housing



Ask a Planner!



Have More Questions?

If you have any additional questions or comments after this Open House event, we'd love to hear from you!

Community Planning

For questions about housing initiatives and area plans, please contact:

Housing@MapleRidge.ca

Development Planning

For general questions about Planning or active Development Applications in your neighbourhood, please contact:

Planning@MapleRidge.ca

Building

For questions about building permits, please contact:

BuildingEnquiries@MapleRidge.ca

Thank You for Coming!

For more information and to stay up to date on this project,
please visit our website:

www.MapleRidge.ca/Housing

