

Title: Inclusive Housing Unit Mix Policy		Policy No: 6.41 Supersedes: n/a
Effective Date: May 12, 2026	Amended Date: September 29, 2026	Review Date: September 29, 2027
Policy Statement: <p>The Inclusive Housing Unit Mix Policy responds to the housing needs for families and older adults as identified in the City’s Housing Needs Report and the Official Community Plan (2025). It encourages a diversity of bedroom-unit types in multi-unit apartment and mixed-use residential developments to address the shortfall of affordable, family-sized homes and housing suitable for seniors.</p> <p>The Policy also supports multi-generational living and ageing-in-place, and better positions the City to meet the provincial housing targets and local housing demand. By promoting a broader range of unit sizes, it aims to reduce long-term cost-of-living pressures for families and reinforce the long-term vision for building an inclusive, compact, and liveable community.</p> <p>With an anticipated increase in more multi-unit apartment residential and mixed-use developments in the key growth areas of the Town Centre and the Lougheed Transit Corridor, the Policy seeks to provide greater housing choice while maintaining liveability standards, and the possibility of living close to services, amenities, retail, and transit.</p>		
Purpose: <p>The purpose of the Policy is to establish the expectations for minimum unit-mix percentages and a minimum dwelling unit size applicable in multi-unit apartment residential and mixed-use developments with more than 20 units, to support inclusive, liveable and diverse housing outcomes.</p>		
Scope: The Policy applies to new, proposed multi-unit residential and mixed-use developments with more than 20 dwelling units in the Town Centre Area Plan (TCAP) and the Lougheed Transit Corridor Area Plan (LTCAP).		

Definitions:

Adaptable Dwelling Unit means a dwelling unit designed and constructed in accordance with the adaptable dwelling unit requirements of the 2024 BC Building Code, intended to reduce future retrofitting costs and make it easier for people to stay in their homes through illness, injury, and ageing.

Affordable Housing Units means dwelling units that are subsidized and are sold or rented at below-market or non-market rates, which are lower than the prevailing market sales or rental rates for that area respectively. Affordable housing units are typically secured through a housing agreement or are government or non-profit owned and/or operated.

Dwelling Unit means a self-contained suite operated as a housekeeping unit, used or intended to be used by one or more persons and typically containing cooking, eating, living, sleeping and sanitary facilities.

Family-Oriented Units means dwelling units designed to accommodate households with children, multi-generational families, or larger household sizes, typically provided as dwelling units with two or more bedrooms and adequate internal space to support residential use.

Ground-Oriented Housing means dwelling units with direct access to the ground with individual entrances, including single-detached dwellings, duplexes, triplexes, fourplexes, townhouses, and similar ground-oriented residential forms.

Lock-Off Suite means a separate, designated area located within and forming part of a principal dwelling unit in a multi-unit development, designed to function as part of the principal unit with its own kitchen, bathroom, and separate access from a common vestibule that can be locked off from the remainder of the principal dwelling unit.

Minimum Dwelling Unit Size means the minimum gross floor area of a dwelling unit, measured in square metres, intended to ensure a baseline standard of liveability and functionality.

Mixed-Use Development means a building that contains residential dwelling units in combination with other uses, including but not limited to commercial and institutional uses.

Multi-Unit Development means a residential or mixed-use development consisting of more than one self-contained dwelling unit located within a single building or across multiple buildings on a single lot, including apartment buildings, strata-titled developments, purpose-built rental buildings, and mixed-use buildings containing residential units.

Priority Unit Types means dwelling units intended to address identified housing needs for families, seniors, adaptability and multi-generational households for the purposes of this Policy.

Special-Needs Housing means housing designed to serve populations with specific support, care, or accessibility needs, including but not limited to seniors housing, supportive housing, and transitional housing, typically delivered or operated by government or non-profit organizations.

Unit-Mix means the combination of different dwelling unit types (e.g., studio, 1-bedroom, 2-bedroom, 3-bedroom or larger units) and dwelling unit sizes within a multi-unit development.

Applicability

1. The minimum unit-mix percentages specified in this Policy apply to all new multi-unit apartment residential and mixed-use developments containing more than 20 dwelling units and located within the Town Centre Area Plan or the Lougheed Transit Corridor Area Plan.
2. The minimum dwelling unit size requirements set out in this Policy apply to all multi-unit apartment residential and mixed-use developments across the City of Maple Ridge.

Minimum Percentages of Unit-Mix

3. All multi-unit apartment residential and mixed-use developments containing more than 20 dwelling units are to include a minimum of 40% of the total number of dwelling units as 2-bedroom units or larger.

Of the total number of dwelling units, a minimum of 10% of the total units must consist of all, any, or a combination of the following priority unit types:

- 3-bedroom dwelling units or larger;
 - 3-bedroom dwelling units or larger that include lock-off suites; and
 - 2-bedroom dwelling units or larger that are adaptable dwelling units.
4. The minimum unit-mix percentage requirements apply regardless of tenure, including but not limited to market strata (condominium), market rental, and purpose-built rental housing, unless expressly exempted under this Policy. The required Priority Unit Types may be counted toward the minimum requirement for 2-bedroom units or larger.

Minimum Sizes of Dwelling Units

5. All dwelling units in multi-unit apartment residential and mixed-use developments must have a minimum dwelling unit floor area of 33 square metres.
6. The minimum sizes and internal dimensions for different unit types (including studio, 1-bedroom, 2-bedroom, and 3-bedroom units), as well as minimum bedroom sizes should align with the BC Housing General Design Guidelines and Construction Standards, as amended.

Exemptions

7. To reduce barriers to infill redevelopment and intensification, multi-unit residential and mixed-use developments proposing 20 dwelling units or less, are exempted from the minimum unit-mix requirements.
8. Due to their inherent compliance with minimum unit size and bedroom composition requirements, ground-oriented infill and townhouse development projects are exempted from the requirements this Policy.
9. Existing multi-unit residential and mixed-use buildings that have been constructed prior to the effective date of this Policy are not required to retroactively comply with this Policy.
10. If additional dwelling units are proposed within existing multi-unit apartment residential and/or mixed-use buildings, the following shall apply:
 - only the newly proposed dwelling units are required to comply with this Policy; and
 - if 20 additional dwelling units or less are proposed, the new units are exempted from the minimum unit-mix percentage requirements. The exemption shall cease to apply where more than 20 units are cumulatively proposed across one or more applications including phased approvals, subdivided lots, or separate applications on the same development site.
11. Affordable (below market and non-market) housing, supportive housing and/or transitional housing projects that are government or non-profit owned and/or operated are exempted from the minimum percentage unit-mix requirements of this Policy.
12. The secured affordable (below market and non-market) housing portion within a mixed-tenure development is exempt from the minimum unit-mix percentage requirements of this Policy.
13. Special-Needs Housing is exempt from the minimum percentage unit-mix requirements of this Policy.
14. Notwithstanding the above noted exemptions, all dwelling units proposed must comply with the minimum dwelling unit floor area of 33 square metres.

Accommodations

15. Applications for multi-unit apartment residential and mixed-use developments that have been considered by the Advisory Design Panel or where a rezoning bylaw has received first reading from Council on or before December 31, 2026, are exempt from the requirements of this Policy.

16. Applications for multi-unit apartment residential and mixed-use developments submitted prior to this Policy taking effect and which have not been considered by the Advisory Design Panel or have not yet received first reading of the related rezoning bylaw on or before December 31, 2026, must continue to maintain or adjust the minimum dwelling unit size and unit-mix percentages that were originally proposed in the in-stream application in accordance with this Policy.

Administration:

This Policy is administered and monitored by the Planning and Building Department. This Policy will be reviewed periodically to ensure its effectiveness and relevance with legislation and evolving best practices.

(Administration Only)

Signature

Date Signed

Resolution No.:

R/2026-CM-258



