

Neighbourhoods & Housing



Chapter 3

Affordable, Rental Special Needs Housing

Background

The City's evolving needs, anticipated population growth as well as changing demographics and socio-cultural complexion of the community, continue to shape Maple Ridge's housing landscape. With new legislative requirements from the Province, municipalities in Metro Vancouver and beyond are required to significantly reconsider land use and density on single-detached lots and around transit stations. The City's residential strategies and policies take into account these provincially mandated housing requirements as well as the City's Housing Needs Report (2024) as a basis for future-looking planning in Maple Ridge.

In addition to boosting overall supply of housing, the Housing Needs Report recommended that attention be focused on: the provision of affordable housing supply, rental units, addressing homelessness as well as providing more housing for families, seniors, indigenous and other equity-deserving groups. Given that the current OCP designated capacity exceeds the required projected housing needs for Maple Ridge over the next two decades, the City's planning efforts focuses on directing growth within the City's urban development areas especially in and around the City's key transit and growth nodes.

The City developed the 2024 Proposed Housing Action Plan to guide residential development for the City. The initiatives fall within four broader strategy pillars to:

- prioritize needed forms of housing
- streamline development application processes
- harness regulatory and financial tools
- develop a land governance strategy

Together, these initiatives aim to accelerate housing supply, produce the right kind of housing in the right places, and enable residential development and its associated amenities and infrastructure to be delivered in a timely manner.

“ *We value the rural character and green spaces with the diversity of landscapes and visual spaces together with the distinct historical neighbourhoods and a vibrant downtown core in a community that is proud of citizen leadership and involvement.* ”

Group Vision created during OCP Visioning Sessions, March 2006.

Issues

The City will ensure a variety of housing types to accommodate the diverse and changing needs of its current and future residents. This includes:

- Supporting the development of a greater mix of housing forms
- Safeguarding adequate housing for families
- Strengthening renter protections
- Encouraging purpose-built rental housing and affordable home ownership pathways
- Facilitating housing for seniors and aging-in-place across the care spectrum
- Facilitating the development of shelters, transitional, social and supportive housing
- Facilitating proactive planning
- Promoting equity and inclusion in understanding indigenous, newcomer, ethnic and special needs groups, and in addressing their housing needs

3.1.1 Housing and Land Requirements

Principles

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Housing policies in the Official Community Plan:

- **Principle 4:** The community recognizes that components of the built and natural environments contribute to the character of Maple Ridge and sense of community, and in turn, “placemaking.”
- **Principle 5:** Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like “everywhere else.” It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).
- **Principle 6:** The community recognizes the need to foster the history of Maple Ridge and enhance historic areas.
- **Principle 7:** Special places and neighbourhoods are valued as significant components of the larger community, each with unique attributes.
- **Principle 8:** Unique and enjoyable communities and places are created through community improvements, quality design, less obtrusive signage, pedestrian friendly environments, accessibility and viewscales.

Principles (cont.)

- **Principle 28:** Pursue a more contained and densified urban environment. This means developing existing areas within an urban boundary before going to new areas and reserve new areas (e.g. Thornhill) based on careful analysis of opportunities and constraints.
- **Principle 29:** The community values a wide range of housing choices that provides a variety and mix of housing type, density, lot size, character, tenure, and affordability.
- **Principle 32:** The community recognizes that heritage value must not be lost as enhancements to existing neighbourhoods, including infill and other activities to strengthen neighbourhoods, occur in the future.
- **Principle 35:** Respect for the landscapes of Maple Ridge should shape community design, contributing to sense of place and better fit with landforms.
- **Principle 37:** Housing choice is critical to meeting the diverse needs of current and future residents of Maple Ridge – special needs, singles, young families and an aging population.

Policy

3 - 1 Maple Ridge will pursue, in alignment with prevailing provincial housing legislation, the following:

- designate an adequate supply of residential land to accommodate future residents
- accommodate growth by:
 - promoting a mix of housing types and tenures to support diverse needs (e.g. income and abilities) lifestyles (e.g. age and values), and preferences. Examples include housing for older residents; housing for persons with disabilities; rental and ownership housing; new homeowners and empty nester housing; and ecologically sensitive design.
 - developing other strategies as appropriate for meeting the future housing needs of residents.

Objectives

- To encourage a variety of housing types and densities to meet the diverse and changing residential needs of the City.
- To accommodate future population growth and change through appropriate land use designations and strategies that are consistent with community and regional goals and objectives
- To incorporate sufficient flexibility into Area Plans to allow for response to changing market and housing demands.

Issues

- Residential neighbourhoods are places where people connect and develop a sense of community. Stabilizing, preserving and enhancing the character of neighbourhoods are therefore key elements in fostering a sense of community.
- Residents of Maple Ridge appreciate the character of this community. Its uniqueness includes its physical make-up and its social character. Citizens have stated that Maple Ridge's character must be protected and enhanced, to avoid becoming like “everywhere else” .
- By encouraging new appropriate developments to the Town Centre, sensitive redevelopments and compatible infill.
- Planning to retain the shape and character of neighbourhoods.

3.1.2 Community Character and Sense of Place

Objectives

- To foster stable residential neighbourhoods by preserving and enhancing their identity and character.
- To promote a compact and complete community.
- To encourage infill development that is sensitive to the existing residential and neighbourhood context.
- To promote healthy, socially sustainable neighbourhoods through policies that encourage overall community wellness.

Policies

Community Health, Identity and Neighbourhood Stability

3 - 2 Neighbourhoods are considered to be physically stable areas. New development within neighbourhoods will be consistent with this concept and will respect and reinforce the existing physical characteristics of buildings, streetscapes and open space patterns.

Policies (cont.)

3 - 3 The stability of a neighbourhood's physical character is one of the keys to a successful community. Maple Ridge will protect residential neighbourhood character by:

- a. encouraging the maintenance and rehabilitation of the existing housing stock
- b. discouraging incompatible uses
- c. discouraging higher volume traffic-generating developments on local roads
- d. maintaining an adequate quality of community services and facilities
- e. encouraging the conservation and restoration of heritage resources

3 - 4 To foster a sense of community and neighbourhood identity, Maple Ridge will encourage:

- a. opportunities for public gathering spaces in and around community nodes
- b. pedestrian scale and neighbourhood identity at major intersections and around community commercial nodes through coordinated development and design elements
- c. special streetscapes for individual neighbourhoods
- d. preservation of heritage elements as a unifying feature throughout the community
- e. housing styles that help to distinguish individual neighbourhoods
- f. neighbourhood identification through distinctive streetscape elements
- g. landscape elements that integrate nature into neighbourhoods, and enhance liveability
- h. physical connections to provide for safe, convenient and pleasant access within neighbourhoods
- i. perimeters and gateways to neighbourhoods through improved urban design elements and appropriate transition spaces at the edges of neighbourhoods
- j. transition spaces or buffer zones between neighbourhoods and adjacent incompatible non-residential uses

3 - 5 Maple Ridge will support healthy community land use strategies and community wellness principles by:

- a. recognizing the link between the provision of a range of housing options and social sustainability
- b. promoting affordable housing developments that incorporate access to services through interconnecting roadways, bicycle paths, and pedestrian links
- c. promoting activities that contribute to the needs, health, development, and well-being of individuals within the community, as well as the overall community
- d. encouraging the provision of an appropriate scale of services at the neighbourhood level
- e. promoting diverse, safe and secure neighbourhoods that facilitate neighbourly support, resulting in a healthier, more resilient community
- f. encouraging public spaces that offer opportunities for community interaction
- g. promoting affordable housing developments that meet diverse housing needs.

3.1.3 Residential Designations

The residential land use designations are a key component for achieving a compact community.

The main residential land designations are:

Rural Residential designation, which permits agricultural uses and single detached and duplex housing on acreage located outside the Urban Area Boundary where municipal servicing is not available, and are subject to alignment with prevailing provincial housing legislation.

Suburban Residential designation, which permits single detached and duplex housing in areas located outside of the Urban Area Boundary that may have water service but which are not connected to the municipal sanitary sewer system., and are subject to alignment with prevailing provincial housing legislations.

Estate Suburban Residential designation, which permits single detached and duplex housing in areas outside the Urban Area Boundary and are subject to alignment with prevailing provincial housing legislations. The properties are within the Fraser Sewer Area or on property where sewer services have already been connected.

Urban Residential designation, which permits a range of housing types within the Urban Area Boundary and are subject to alignment with prevailing provincial housing legislation. Infill and densification may be possible based on compatibility and locational criteria on properties which can be fully serviced to municipal standards. Within the Town Centre, Lougheed transit corridor and transit-oriented development areas, medium to high density housing in combination with commercial, cultural, leisure and institutional uses are encouraged as deemed appropriate.

Within the Urban Residential designation, two residential categories exist, the components of which are outlined in the policies that follow:

- Neighbourhood Residential
- Major Corridor Residential

OBJECTIVES

- To manage residential growth through infill and intensification in a manner that respects neighbourhoods and the existing physical character of the surrounding areas
- To direct urban growth within the Urban Area Boundary

Policies

Rural Residential

3 - 6 Urban-level residential densities will not be supported in areas designated Rural Residential.

3 - 7 Maple Ridge will encourage retention of the rural character of Rural Residential areas and will support agricultural uses and low density, single detached and duplex dwellings. The Rural Residential land use designation is generally characterized by 0.8 hectare lots where community water is available, and 2.0 hectare lots where on-site water is provided.

3 - 8 Maple Ridge will continue to support garden suites as a form of infill in Rural Residential areas. See Zoning Bylaw for more details.

3 - 9 Lands designated Rural Residential are located outside the Urban Area Boundary and servicing for these areas is to be provided through private systems.

Suburban Residential

3 - 10 Urban-level residential densities will not be supported in areas designated Suburban Residential, unless subject to prevailing provincial housing legislation as applicable.

3 - 11 Maple Ridge will support limited agricultural uses and single detached housing on large suburban lots. Lot sizes within this land use designation are generally 0.4 hectares in size.

3 - 12 Maple Ridge will continue to support garden suites as a form of infill in Suburban Residential areas. See Zoning Bylaw for more details.

3 - 13 Areas designated Suburban Residential are located outside the Urban Area Boundary. City water is required and sewage disposal is provided through a private system.

Estate Suburban Residential

3 - 14 Urban-level residential densities will not be supported in areas designated Estate Suburban Residential, unless subject to prevailing provincial housing legislation as applicable.

Policies (cont.)

3 - 15 Maple Ridge will support single detached and duplex residential housing in Estate Suburban Residential areas. The Estate Suburban Residential land use designation is characterised generally by 0.4 hectare lots.

3 - 16 Areas designated Estate Suburban Residential are located outside the Urban Area Boundary, but are within the Fraser Sewerage Area, or on property where sewer services have already been connected. Properties within the Fraser Sewerage Area that are not connected to servicing, will require municipal approval prior to connecting to sewer.

3 - 17 Maple Ridge will continue to support garden suites as a form of infill in Estate Suburban Residential areas. See Zoning Bylaw for more details.

Urban Residential

3-18 Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:

1) Neighbourhood Residential – General Characteristics:

- a. maximum of one principal dwelling unit per lot and an additional dwelling unit such as a secondary suite or garden suite; unless subject to prevailing provincial housing legislation as applicable.
- b. density that is based on the current zoning of the property, or surrounding neighbourhood context; unless subject to prevailing provincial housing legislation as applicable.
- c. single detached dwellings will remain an important housing form within neighbourhoods. Other housing forms are possible, subject to compliance with the Neighbourhood Residential Infill policies and prevailing provincial housing legislation as applicable.
- d. is not within a neighbourhood with an Area Plan, a Community Commercial Node, or located on a Major Corridor, unless subject to prevailing provincial housing legislation as applicable.

2) Major Corridor Residential – General Characteristics:

- a. Major Corridor Residential is characterized by the following:
 - i. has frontage on an existing Major Road Corridor, proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard; and subject to prevailing provincial housing legislation as applicable.
 - ii. may be adjacent to Community Commercial Node, or designated commercial centre.
- b. includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies and prevailing provincial housing legislation as applicable.

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3.1.4 Residential Infill and Compatibility Criteria

Compatibility refers to development that "fits" with the character of a neighbourhood. It does not mean that the development looks the "same" as a neighbouring development, rather the housing form is similar in size, scale, massing and architectural elements. As an example, attached housing forms could be considered compatible with single detached housing if they were ground oriented and similar in height and architectural details. These policies shall also be subject to alignment with prevailing provincial housing legislation as applicable.

Policies

3 - 19 Neighbourhood Residential Infill is permitted subject to compliance with the following criteria, and/or are in alignment with prevailing provincial housing legislation as applicable:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
 - a. a possible change in lot size and configuration providing that:
 - i. the proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;
 - 7493-2018 ii. Notwithstanding item i above, RS-1 (Single Detached Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21
 - iii. the proposed lot configuration is similar to the prevailing lot pattern that exists within the neighbourhood; and
 - iv. the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.
 - b. a change in unit type - unit types such as single detached dwellings, secondary suites, garden suites, duplexes and triplexes that resemble a single detached dwelling and/or in alignment with prevailing provincial housing legislation as applicable, with an emphasis on orientation to the street.
- 2) Neighbourhood Residential infill must be designed to be compatible with the surrounding neighbourhood and will be evaluated against Policy 3-21.

3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

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- a. building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21 and/or are in alignment with prevailing provincial housing legislation as applicable
- b. a maximum height of generally three storeys with an emphasis on ground oriented units for all developments except for apartments, and/or are in alignment with prevailing provincial housing legislation as applicable

3.1.4 Residential Infill and Compatibility Criteria

- 7673-2020
- c. a maximum height of up to six storeys for apartments generally, and as appropriate in keeping with the scale of the area; subject to alignment with prevailing provincial housing legislation as applicable
 - d. adherence to Development Permit Guidelines for ground-oriented residential infill, multi-unit and intensive residential developments as outlined in Chapter 8 of the Official Community Plan; and/or are in alignment with prevailing provincial housing legislation as applicable.
- 3 - 21 All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:
- a. the ability of the existing infrastructure to support the new development
 - b. the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area
 - c. the compatibility between building massing and the type of dwelling units in the proposed
 - d. development and the surrounding residential properties
 - i. adjacent developments
 - ii. the street
 - iii. the pedestrian environment
 - e. minimizing adverse parking and traffic impacts on the existing neighbourhood;
 - f. a gradual transition of scale and density through the design of building mass and form, such as:
 - i. reduction in building heights at the edges of a development
 - ii. location of lower density components towards the perimeters of a site
 - iii. concentration of density to the centre of a development or towards a non-residential boundary
 - g. retention and preservation of significant trees, other natural vegetation, and environmental features
 - h. maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods
 - i. conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood

3.1.5 Urban Reserve

3 - 22 Maple Ridge will avoid non-contiguous expansions of the Urban Area Boundary.

3 - 23 Maple Ridge will not support urban level densities in the Urban Reserve until an Area Plan is adopted pursuant to policy 3 -25.

3 - 24 Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the City and the residential capacity within the existing urban area is approaching build-out.

3 - 25 Prior to urban development occurring in the Thornhill Urban Reserve, the following must have been achieved:

- a. approval of an amended Regional Context Statement by the Metro Vancouver Board
- b. approval of an extension to the Fraser Sewerage Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board
- c. an Area Plan adopted by Council which includes, but is not limited to:
 - i. policies regarding the types of residential development, land use patterns, minimum density requirements, and appropriate phasing for the area;
 - ii. a fiscal impact assessment study;
 - iii. identification of environmentally sensitive areas, ecosystems and the impact of development;
 - iv. agricultural impact assessment to minimize the impact of development on adjacent farm lands;
 - v. an aquifer groundwater management study; and
 - vi. a transportation plan that includes an integrated system which balances all modes of transportation, including transit.

3- 26 Until policies 3-24 and 3-25 are satisfied, the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares.

3.2 | Categories of Housing Need

- AFFORDABLE
- RENTAL
- SENIORS
- FAMILIES
- SPECIAL NEEDS
- SHELTERS
- HOUSING NEAR TRANSIT

Issues

1. Affordable Housing

Housing affordability is a key regional issue that directly impacts Maple Ridge. Since 2011, the cost of homeownership and monthly rents have escalated when compared to the fractional increase in median household incomes. This has made home ownership unaffordable and living in core housing need, a reality for many.

With a significant affordability gap for most family types in ownership and rental homes, Maple Ridge will need approximately 2,000 new affordable units over the next twenty years with about half of these as affordable rentals, while the remaining should be a mix of affordable and attainable ownership housing forms. There are several demographics that are at a particular high risk of experiencing core housing need, including renter households led by seniors, single mothers, refugees, indigenous and visual minority migrants.

2. Rental Housing

Maple Ridge is primarily a home ownership society, with the overall proportion of renters remaining low at 21% compared to the region (which has 37.8% renter households). The high-cost of home ownership and the growing affordability gap between household incomes and cost of homes will drive more demand for rental housing. This is exacerbated by the small volume of purpose-built rentals and a low vacancy rate. As of 2022, the rental vacancy rate in the City was only 1%. A healthy vacancy rate is generally considered to be between 3% and 5% so that people have some mobility options across the rental housing market.



Issues (cont.)

To mitigate the situation, the City will need to boost its supply of new rental units, with more affordable rental units to address underlying affordability issues. New rental housing can either take the form of primary or secondary rental units. The primary rental market is generally purpose-built rental buildings or units which are secured as long-term rentals with subsidized rents, that are non-profit or government owned and/or operated. The secondary rental market comprises typically suites in existing dwelling units, or condominiums that are rented out by the owners. It is anticipated that the majority of new rental housing to meet projected demand will have to be in the primary rental market, as doing so ensures long-term reliability for the City and tenants.

3. Seniors Housing

Maple Ridge is an aging community and by 2033, seniors will account for 19% of the population. Seniors will require housing that meets their care and accessibility needs, including live-in care supports, wraparound services that support aging-in-place, and additional seniors housing options, ranging from multigenerational living, independent living to assisted living and long-term care options. For many seniors, living on a fixed-income with requirements for accessibility features limits housing options. These would have to be urgently addressed to adequately accommodate the projected growth of seniors.

The City demonstrates a firm commitment to age-friendly initiatives and Maple Ridge was one of the first cities in Canada to receive the Age-Friendly City Designation in 2016, by the World Health Organisation. Although the City currently offers a range of senior housing options across the care spectrum from independent to assisted living and residential care, these options would need to be scaled up to meet the care demands of a rapidly aging population, and at affordable price points. Most of the developments for independent seniors living were also built prior to the 1980s and are not accessible-ready housing. These would require upgrades and retrofits to best encourage aging-in-place so as minimize displacement of seniors in their late age.

Issues (cont.)

4. Housing for families

Families are experiencing pressure from increased housing cost, putting many families in core housing need. Affordable family-oriented homes is needed to ensure families can relocate to and stay in Maple Ridge. A significant focus on larger units with two and three or more bedrooms are needed. Based on the historical household size and family composition, couples with children, lone-parents, and other family types such as multigeneration households, will drive the demand for larger two-bedroom and three-bedroom units.

About a third of all additional units required to meet anticipated community growth are estimated to be units with three bedrooms or more to meet the projected growth of families. It must be noted that even as family structures such as couples without children and singles are suitable for studio and one-bedroom units, they may increasingly want larger units for a variety of reasons such as to work from home or a flexible space, which would further drive demand for larger sized units with at least two bedrooms.

5. Housing for Special Needs

Equity deserving populations in Maple Ridge are at a higher risk of experiencing core housing need especially women fleeing violence and single mother households, seniors, those living with disabilities, mental health and addiction issues, indigenous households and visual minority households in the lower income categories. These population segments in the City have been disproportionately affected by the housing crisis.

The City is partnering with local and regional service providers to address the shortage of special needs housing units within the community. Special needs housing is commonly defined as housing for people, who for varying reasons cannot have their housing needs met through the traditional housing market including below-market housing, social housing, shelter beds, transition housing, community care facilities, and supportive housing units. The City is working towards a more comprehensive understanding of the intersectionalities that indigenous, visual minority, and other equity deserving households face in housing challenges, especially those in the lower income categories.

Core Housing Need

Core housing need is a term used when more than 30% of household income is being spent on housing costs. Extreme core housing need refers to households spending more than 50% of their total household income on housing costs.

Issues (cont.)

6. Shelters and Housing Precarity

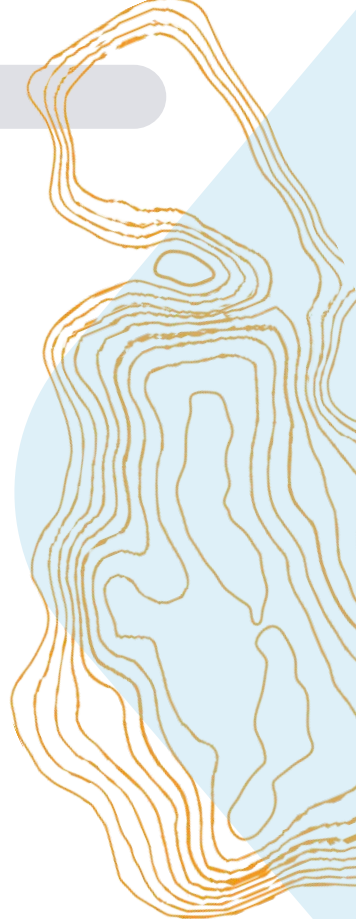
The City also faces a crucial need for shelter beds and supportive housing units with wraparound services given the spiralling mental health and opioid crises. At the moment, the existing facilities in Maple Ridge are over-stretched beyond capacity.

Local data and the preliminary 2025 Point-in-Time Homeless Count for Greater Vancouver show that homelessness in Maple Ridge is increasing. There is also a lack of coordinated treatment and second stage housing options to better transition people ready to make a change into more stable housing environments with the necessary wraparound services to mitigate potential lapses. More attention, funding and support would be required to stem the potential of more people becoming unhoused, and the infrastructure development and service delivery for those requiring shelter facilities and transitional housing with supports.

7. Housing near Transit

The Bus Rapid Transit (BRT) is coming to Maple Ridge, bringing the benefits of fast, frequent, and reliable rapid transit to more people, providing City residents with convenient connections to commuter rail and the region's SkyTrain network. The Langley–Haney Place BRT is planned to connect the Township of Langley with Maple Ridge through a corridor of 22 kilometres and 13 stations, linking further southwards to Surrey in future, potentially creating one of the fastest rates of population and job growth among all BRT corridors.

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, reducing monthly household costs by reducing motor vehicle dependency, and building compact liveable communities. Through Maple Ridge's Transit-Oriented Area Designation Bylaw No. 8001-2024, this vision will take shape with the densification of the Lougheed transit corridor and transit-oriented areas at the Haney Plan Exchange, and the Maple Meadows and Port Haney West Coast Express Stations.



Objectives

- To encourage the provision of affordable market and non-market housing and rental accommodation in Maple Ridge.
- To continue the secondary suite program within the City and observe alignment with prevailing provincial housing legislation in order to encourage housing affordability for homeowners and renters.
- Where appropriate, support the use of garden suites and observe alignment with prevailing provincial housing legislation on residential property in order to provide housing affordability for homeowners and renters, and rental accommodation in the community.
- To recognize that mixed socio-economic housing contributes positively to overall community health, and facilitate the provision of various categories of housing needs within the City (including below-market housing, social housing, community care facilities, transition housing, shelter housing and supportive housing units).

Principles

The following principles reflect the shared community values of Maple Ridge residents and provide a framework to address the various categories of housing needs identified in the Official Community Plan:

- **Principle 29:** The community values a wide range of housing choices that provide a variety and mix of housing type, density, lot size, character, tenure, affordability, and support across the spectrum of care and wellbeing needs.
- **Principle 37:** Housing choice is critical to meeting the diverse needs of current and future residents of Maple Ridge – special needs, singles, young families, an aging population and other equity deserving groups.
- **Principle 39:** A healthy community depends on a social ecosystem of services, amenities and infrastructure that meets the wellbeing needs of a diverse population.

Policies

3 - 27 Maple Ridge will regularly update its assessment of housing needs, housing strategies and housing actions and initiatives to identify specific targets, objectives, opportunities and municipal incentives to address the various categories of housing needs highlighted. In accordance with prevailing provincial mandate, the City's Housing Needs Report would be updated every 5 years.

3 - 28 Maple Ridge will encourage partnerships with government and non-government agencies towards the development of housing supply and in addressing the various categories of housing needs identified in the community.

Policies (cont.)

3 - 29 Maple Ridge recognizes that "gentle density" in accordance with prevailing provincial housing legislations, such as secondary suites and other dwelling unit forms (from duplex, triplex to sixplexes) in residential neighbourhoods, can provide more options towards affordable and/or rental housing in the community. To this end, Maple Ridge will:

- Study having pre-approved site plans applicable to the local context to facilitate the uptake of small-scale multi-unit forms of housing.
- Study having pre-approved building designs applicable to the local context to facilitate small scale multi-unit forms of housing.

3 - 30 Maple Ridge will consider density bonusing as a means of encouraging the provision of affordable, rental and special needs housing that cater to the needs of various equity deserving groups, and the associated amenities. To this end, Maple Ridge will:

- Review parking requirements to facilitate housing developments in key growth areas and the Town Centre
- Update density bonusing schemes for alignment with new provincial housing legislation and consider other areas for further incentivization.
- Study the components of an inclusionary zoning design to assess its feasibility, scale and applicability in key areas within the local Maple Ridge market context and property dynamics.
- Review relevant development and amenity charges so that associated amenities and infrastructure can be delivered to meet the community's needs as developments proceed.

3 - 31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. To this end, Maple Ridge will:

- Strengthen renter protections by exploring the feasibility of having a Tenant Protection Bylaw
- Protect and increase the stock of rental accommodation by studying the feasibility of a rental replacement policy
- Explore ways to protect and rejuvenate existing purpose-built rental housing developments

Policies (cont.)

3 - 32 Maple Ridge supports the provision of affordable, rental and special needs housing that caters to the wellbeing of various equity deserving groups, throughout the City. Where appropriate, consideration of the provision of affordable, rental, and special needs housing will be a component of area plans. To this end, Maple Ridge will:

- Explore how to better facilitate purpose-built rental developments through a mix of regulatory and financial mechanisms as well as interest holder partnerships.
- Work with non-profit community partners and provincial agencies to facilitate partnerships towards affordable home-ownership models and rental pathways.
- Explore how existing and potential land and/or properties owned by the City, partner agencies and/or interest holders could be better optimized towards addressing affordable housing needs and delivery of associated amenities.
- Explore an equity-lens driven housing needs and amenity assessment to better understand the housing ecosystem of indigenous, newcomer and ethnic groups. This will help to identify gaps and address culturally appropriate housing needs.
- Continue to work with organizations serving the unhoused and those at risk of homelessness to strengthen services and increase provision of shelter facilities, transitional housing and supportive housing possibilities.

3 - 33 Maple Ridge will encourage housing that incorporates family-friendly as well as “age-in-place” concepts towards a planning for longevity that is appropriately designed for accessibility needs. To this end, Maple Ridge will:

- Implement adaptable housing standards for new housing developments, aligning it with provincial legislation and regulations
- Update the City’s age-friendly framework taking into account the physical landscape as well as service provision of seniors’ housing and eldercare needs across the care spectrum
- Explore the feasibility of requiring new housing developments to provide a minimum number of 2- bedroom and larger sized units towards a family-friendly housing policy

3 - 34 Maple Ridge will encourage mixed-uses and housing densification in and around transit areas so that more people can benefit from the development of compact, walkable and liveable communities.

To this end, Maple Ridge will:

- Develop implementation guidelines for transit-oriented areas (i.e. Haney Place Transit Exchange, Port Haney Station, Maple Meadows Station).
- Refine land use designations and policies in target growth areas, such as the Lougheed Transit Corridor and the Town Centre.