

# **OPEN HOUSE:** **Understanding** **Changes to Housing** **Regulations** **WELCOME!**

**Learn how we're implementing the new provincial housing requirements while supporting well-designed growth, and how the changes will shape the places we live, learn, play, and work.**



# Background

In 2023, the Province introduced new legislation to increase housing supply, including requirements for Small-Scale Multi-Unit Housing (SSMUH) and designating Transit-Oriented Areas (TOA).

In 2025, the City updated the Official Community Plan (OCP) and all five area plans:

- Albion Area Plan,
- Hammond Area Plan,
- Lougheed Transit Corridor Area Plan,
- Silver Valley Area Plan, and
- Town Centre Area Plan.

This year, we are focusing on implementation and refinements, including updates to the Zoning Bylaw in line with Provincial requirements.



# Planning 101

**Official Community Plan (OCP):** Sets the overall growth for a community.

**Land use:** How land will be used to align with the vision of the OCP, such as for homes, shops, parks, schools, and jobs.

**Zoning Bylaw:** How the City ensures that buildings fit the land use for the neighbourhoods, e.g., height, setbacks, lot coverage, FSR (Floor Space Ratio). Different zones guide different types of development.

The City updates and modernizes the Zoning Bylaw from time to time to ensure that it remains relevant, clear, and aligned with today's community needs.

## What is Floor Space Ratio

FSR measures how much floor space can be built on a property by comparing building size to lot size. A higher FSR allows more floor space, which can mean more homes or larger buildings.

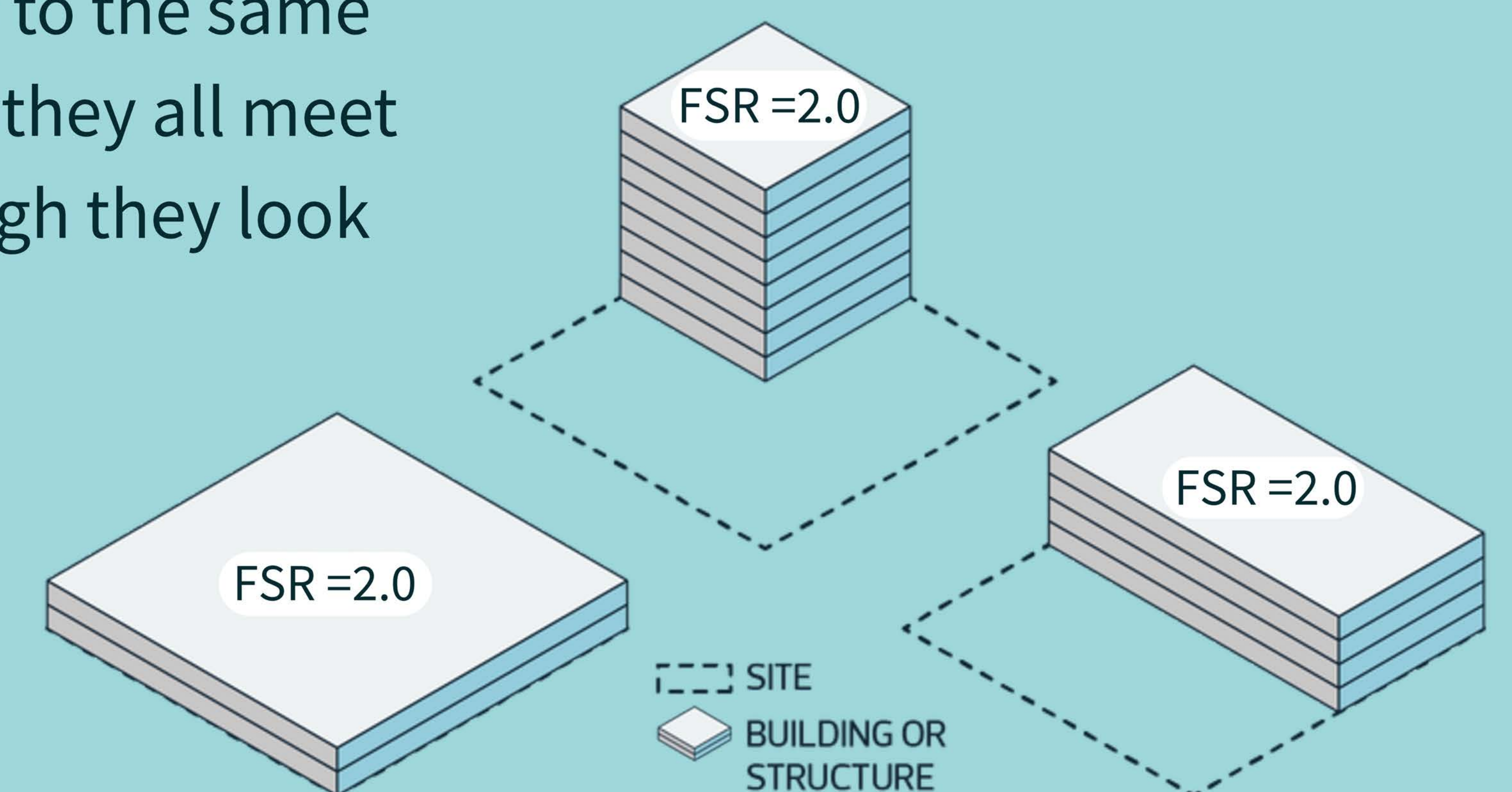
### EXAMPLE:

Imagine a property that is 2000 m<sup>2</sup>. If the allowed FSR is 2.0, that means a builder can create 2000 m<sup>2</sup> of total floor space on that site.

The floor space can be arranged in different ways:

- One long, low building that spreads out across the site,
- A mid-rise building with several stacked floors,
- A taller, slimmer building taking up less space.

All of these add up to the same total floor area, so they all meet FSR 2.0, even though they look very different.



# Changes in Residential Areas

The City is proposing to update its residential regulations to support “gentle-density housing” while keeping neighbourhood character and livability in mind.

Proposed updates include:

- Changing how main buildings may be placed on a lot,
- Allowing garden suites to be up to two storeys on an urban lot,
- Lowering the minimum distances required between buildings and the property line,
- Setting tree planting requirements,
- Outlining how the site can better absorb water into the soil, and
- Clarifying private outdoor requirements.

## Supporting Livability and Neighbourhood Compatibility

**These refinements will ensure that new “infill homes” contribute positively to neighbourhood character and increase housing choice within the Urban Containment Boundary.**

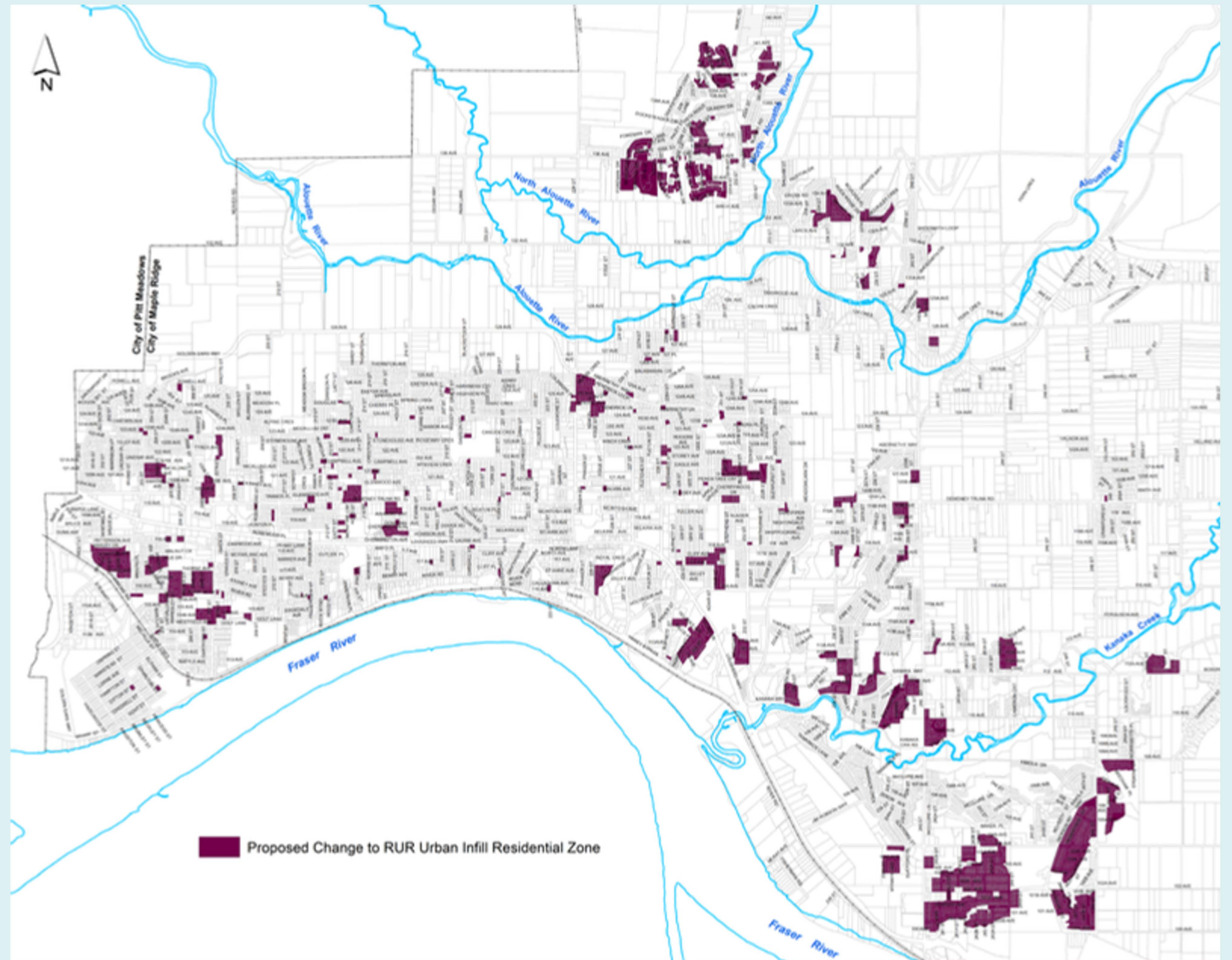


# Urban Infill Residential

Provincial legislation now allows 3 to 6 homes on most residential lots as of right. Many existing zones were designed for just one home, so they no longer provide enough space to meet the requirements for parking, outdoor space, and setbacks.

To address this, the City is proposing a new Urban Infill Residential zone to replace older zones such as R-1, R-2, R-3, and R-4. The map shows the proposed change to the RUR Urban Infill Residential zone.

## RUR Urban Infill Residential



# Phasing out RT-1 zone

Created in the early 1980s to allow duplexes, RT-1 is no longer needed as duplexes are now permitted under the new Urban Infill Residential zone.

Existing RT-1 properties will be rezoned to Urban Infill Residential, with protections so that they are able to continue to follow the previous rules.

New lots will follow the updated Urban Infill Residential zone, which better supports small-scale multi-unit housing.



# Transit-Oriented Growth

The Official Community Plan already applies the core ideas behind Transit-Oriented Areas. It focuses on new housing, shops, services, and public amenities in walkable locations along our main streets and frequent transit routes.

By planning for higher densities in these key areas, we support a more connected, sustainable community where more daily needs can be met close to home.

This approach strengthens transit use, supports local businesses, and helps create complete, vibrant neighbourhoods reflecting the direction already set in the OCP.



## What are Transit-Oriented Areas?

**Transit-Oriented Areas are provincially designated areas around major transit hubs where municipalities must allow minimum densities, building heights, and lower parking requirements.**

**They are intended to become complete, transit-focused communities with more housing, services, jobs, and mobility options.**



# Zone Amendments

To align Maple Ridge's zoning with provincial requirements, the City completed a full review that:

- assessed existing zones against TOA requirements
- checked zoning rules for consistency with provincial direction
- created new mid- and high-density zones for TOA areas

Instead of making significant changes to older zones, we are creating new draft zones to better support transit-oriented development, modernize zoning standards, and align with OCP policies.

This work will help bring more housing to the right areas, support transit, and meet provincial requirements.

## Implementing Provincial Requirements

**New draft zones are being created to better support transit-oriented development, modernize zoning standards, and align with the Official Community Plan policies.**

**They allow medium- and high-density residential and mixed-use development, with updated amenity requirements and clearer density bonusing structures.**

**Next steps include preparing Zoning Bylaw amendments and updating Council and industry stakeholders.**

**Residents can expect:**

- **More housing options near transit**
- **Clearer, more predictable zoning rules**
- **Better alignment between provincial requirements and local planning**



# Transit-Oriented Area Zones

To support future growth near transit, the City is exploring four new zones:

## Medium-Density Apartment

- Up to 6 storeys (higher within TOAs)
- Supports apartments in areas like Town Centre Apartment, Maple Meadows Residential

## High-Density Apartment

- Taller tower forms
- Applies to Town Centre Core

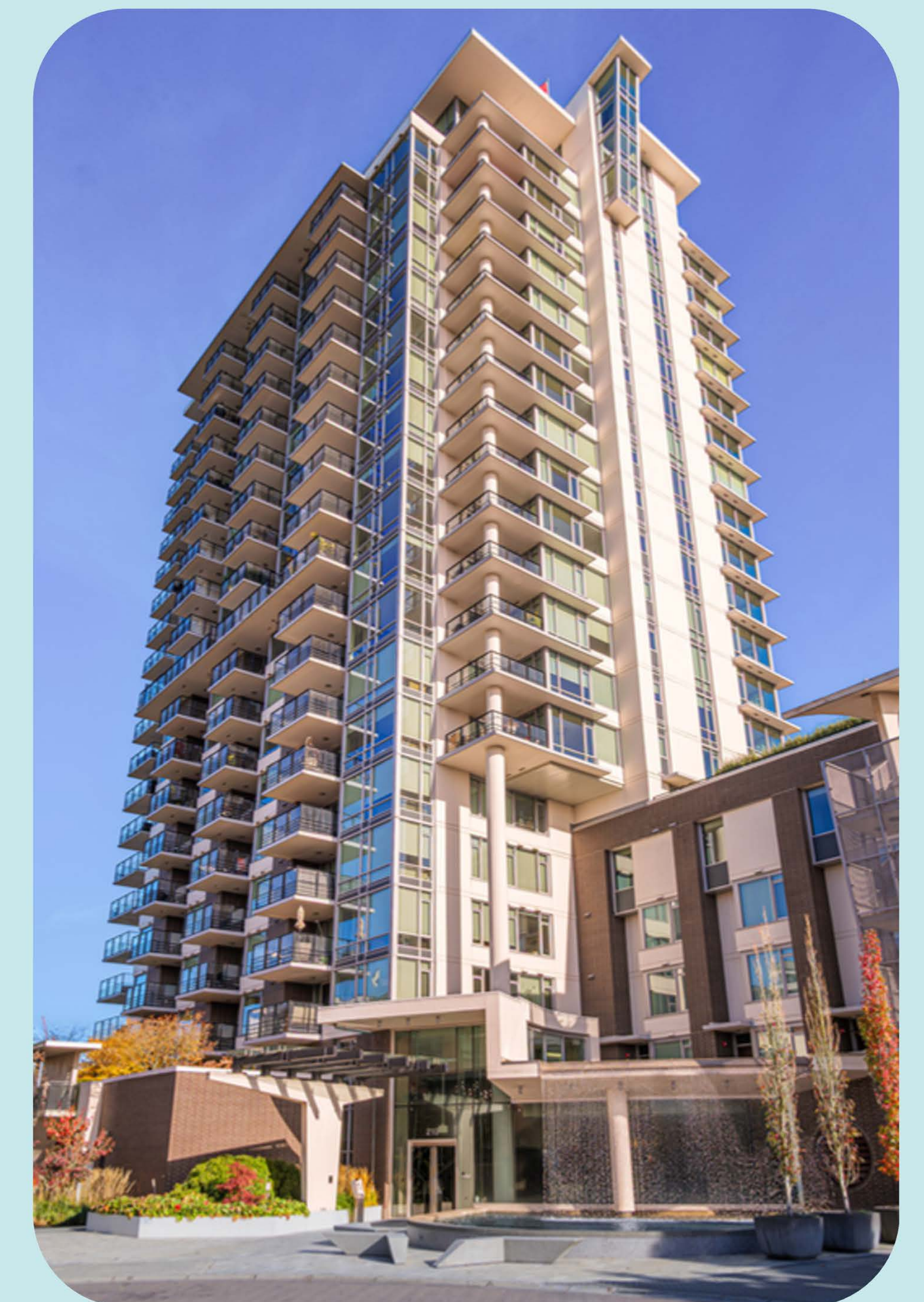
## Medium-Density Mixed-Use

- 3–12 storeys
- Commercial at street level, homes above

## High-Density Mixed-Use

- Tall tower-and-podium buildings
- Requires a residential and non-residential uses

## What might these zones look like?



# Density Benefits

## What's Changing?

New provincial legislation is ensuring Density Bonus programs are clearer, more predictable, and supported by financial analysis.

Maple Ridge is updating its Density Bonus Program so it aligns with the new provincial rules and meets the Transit-Oriented Area (TOA) requirements.

Density Bonus is one of several planning tools that help fund community amenities needed for growth.



### Where does it currently apply?

- Albion Area
- Town Centre and along Major Corridors

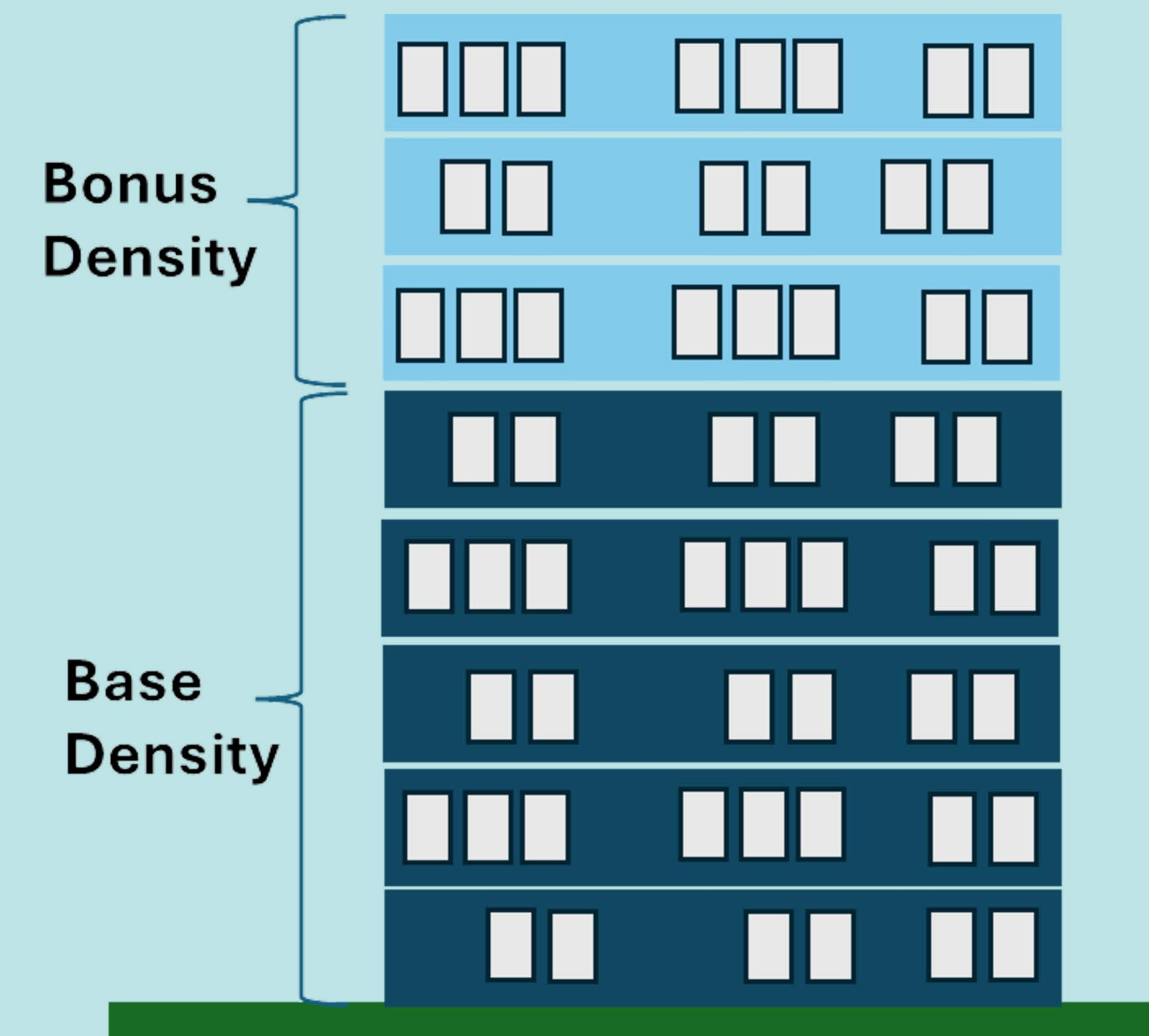


### Where will it apply?

- City-Wide

## What is Density Bonus?

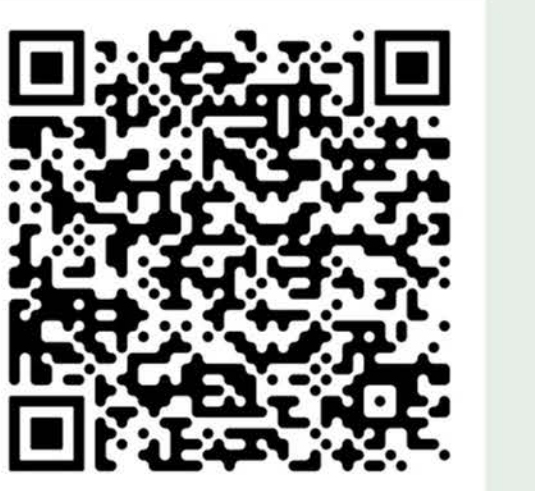
Density Bonus is a zoning tool that allows the developer to build additional density in exchange for providing community benefits. Examples of community benefits include amenities like affordable housing and parks and public spaces.



# Thank you for coming!

## Learn More and Stay Connected

For more information about the proposed changes and to stay up to date on this project, please visit our website:  
[MapleRidge.ca/TOAandSSMUH](https://MapleRidge.ca/TOAandSSMUH)



Help shape what comes next.  
Join our upcoming Open Houses!



**Proposed Amenity Cost Charges**

Learn more about the proposed Amenity Cost Charges program to help fund growth-related amenities for a more livable and complete community.

**Join us!**  
**OPEN HOUSE**

Wednesday, June 17  
5:30-7:30 PM  
Maple Ridge Public Library  
Fraser Room (2nd Floor)  
22470 Dewdney Trunk Rd

Maple Ridge Engage  
[MapleRidge.ca/AmenityCostCharges](https://MapleRidge.ca/AmenityCostCharges)



**SHARE YOUR NATURE EXPERIENCES!**

We want to hear about your connections with the land, water, plants, animals, and people in Maple Ridge, including memories and cultural ties. Your input will help shape McKenney Creek improvements, the proposed floodplain bylaw, and how we measure what the community values, like health, safety, and knowledge shared across generations. Tell us where it floods, where it gets too hot, and how places like McKenney Creek have changed.

**JOIN US**

**OPEN HOUSE**  
MON. JUNE 15, 5:30-7:30PM  
Maple Ridge Library  
22470 Dewdney Trunk Rd  
Fraser Room (Second Floor)

Maple Ridge Engage  
Maple Ridge  
[Engage.MapleRidge.ca/BiodiversityFramework](https://Engage.MapleRidge.ca/BiodiversityFramework)



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