Maple Ridge

COUNCIL POLICY

Title: Rental Protection Policy		**Policy No:** 6.40 **Supersedes:** N/A
Effective Date: July 28, 2026	**Amended Date:** N/A	**Review Date:** July 28, 2028

Policy Statement:

The Rental Protection Policy aims to guide the development industry and the community in better understanding the need and demand for rental and affordable housing in the City, protecting rental units wherever possible, and replacing rental units if they are no longer liveable.

Rental units that are to be replaced are to meet the requirements of the prevailing Tenant Protection Bylaw, Council Policy 6.32 – Tenant Relocation Assistance Policy, and Council Policy 6.27 – Manufactured Home Park Redevelopment Tenant Assistance Policy, as applicable.

Purpose:

This Policy sets out the expectations to safeguard affordable rental housing stock in Maple Ridge.

The City's existing purpose-built market rental housing provides a key source of affordable housing for moderate and lower-income households and families. Mostly built between the 1950s to 1970s, these buildings increasingly come under redevelopment pressures, resulting in the loss of affordable housing and purpose-built rental housing stock. The City discourages the elimination of affordable rental housing and seeks a balanced approach towards the renewal of housing forms that have reached the end of its building life-cycle, while considering liveability standards. Where opportunities for onsite maintenance, renovation and restoration have been exhausted, redevelopment proposals would be considered. Any proposed redevelopments would be encouraged to achieve a one-to-one replacement of the existing rental housing stock in terms of the number of bedrooms and size (floor area) of which it is replacing.

Scope:

1. This Policy applies to applications for the redevelopment of multiple unit residential rental housing and manufactured homes including:
   - Purpose-Built Rental Buildings,
   - Single-Owner Stratified Rental Buildings,
   - Mixed-use buildings with a residential component, and
   - Manufactured home parks

   that contain seven or more Rental Units and/or manufactured homes.

2. This Policy does not apply to the secondary rental market such as single detached homes, duplexes, multiplexes, secondary suites, individual strata townhouse or apartment units rented out by owners.

Definitions:

Applicant means the individual or entity that applies for the redevelopment of existing rental housing and/or manufactured homes and/or shelter accommodation.

City means the City of Maple Ridge.

Housing Agreement means an agreement authorized by bylaw pursuant to Section 483 of the *Local Government Act.*

Manufactured Home Park has the same meaning as in the Zoning Bylaw.

Non-Market Rental Housing means rental housing secured at specific below-market rental rates through a housing agreement or a lease agreement with the City.

Owner has the same meaning as in the Tenant Protection Bylaw.

Purpose-Built Rental Housing means a dwelling unit located in a building that is not subdivided by a strata plan, and that is constructed to be rented under a Tenancy Agreement.

Redevelopment has the same meaning as in the Tenant Protection Bylaw.

Rental Unit means a rented accommodation within housing developments or manufactured home parks.

Replacement Housing means housing that has been irrevocably destroyed and is to be replaced in accordance with comparable number of bedrooms and size (floor area) in the proposed redevelopment.

Right of First Refusal means a first opportunity to purchase a strata or fee simple unit or enter into a new Tenancy Agreement to rent a dwelling unit or a comparable replacement unit in the redeveloped property or in an alternative property subject to consensual agreement between the affected residents and the Owner/applicant.

Right of First Refusal Unit means a comparable replacement unit that is secured for returning tenants affected by the redevelopment of the property.

Tenancy Agreement means an agreement, whether written or oral, express or implied, between a landlord and a resident respecting possession of a space, rental unit or other shelter accommodation, for either periodic or fixed term tenancies as defined by the *Residential Tenancy Act* and/or the *Manufactured Home Park Tenancy Act*.

Tenant Protection Bylaw means *Tenant Protection Bylaw No. 8106-2026, as amended or replaced.*

Zoning Bylaw means *Zoning Bylaw No. 7600-2019*, as amended or replaced.

Procedure:

Replacement Housing Requirements:

3. Applicants are to provide Replacement Housing, secured through a long-term Housing Agreement (i.e., a minimum period of 60 years) on a one-for-one basis for all existing rental units removed through redevelopment with considerations as follows:
    a. Removed rental units are to be replaced with the same unit-mix bedroom types as affordable rental housing (i.e., if 20 1-bedroom units and 10 2-bedroom units are removed, then 20 1-bedroom units, and 10 2-bedroom units are to be replaced) in the new development.
    b. Excess rental housing floor space destroyed are to be replaced as new affordable rental units in the proposed development, if the new replacement rental units are smaller in size than existing unit sizes.
    c. Replacement affordable rental housing units are encouraged to include adaptable dwelling provisions in alignment with the requirements of the prevailing *BC Building Code*.

4. Where market conditions, project economics, site characteristics, and community objectives support additional rental housing supply, the City may negotiate a higher replacement ratio, particularly for higher-density or concrete multi-unit residential developments:
    a. Provision of rental housing are to be at rents that are affordable to a broad range of households; and
    b. Opportunities for enhanced rental replacement will be evaluated through the development application and rezoning process.

5. Redeveloped rental units are to be replaced at the eligible tenant's previous rental rate or at rents no greater than 20% below the CMHC median rent for Maple Ridge, whichever is higher, where:
    a. Rates are to be secured through a housing agreement and/or zone amending bylaw.

6. Rental rates for tenants eligible for a Right of First Refusal Unit would allow returning tenants to rent units at their previous rental rate or at rents no greater than 20% below the CMHC median rent for the type of unit in Maple Ridge, whichever is higher, where:
    a. Rates are to be secured through a housing agreement and/or zone amending bylaw; and
    b. Applies to agreements where the returning tenant selects to return to a non-comparable replacement rental unit, if desired.

7. If a non-profit housing operator seeking to redevelop a non-market rental development has its own rental replacement policy, the requirements outlined in that policy may be considered in lieu of the requirements outlined in this Policy.

8. Replacement units are to be offered to eligible persons or households including those who are:
    a) impacted by proposed redevelopments and eligible for a Right of First Refusal and its conditions of prioritisation under the Tenant Protection Bylaw;
    b) impacted by the proposed redevelopment of a manufactured home park and subject to the conditions under the prevailing Council Policy 6.27 – Manufactured Home Park Redevelopment Tenant Assistance Policy; or
    c) Maple Ridge residents with a maximum gross household income below the prevailing BC Housing's Housing Income Limits for the applicable bedroom size.

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-238	C Mushata	October 2, 2026