

City of Maple Ridge Open House Upstairs!

**Thursday, June 5th
5:30 PM – 7:30 PM**

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

Welcome!

Learn how the City is planning for the future and growth of its three provincially-designated Transit-Oriented Areas.

Start Here!

Welcome to the Open House!

This event is part of a public consultation series related to the new provincial housing legislation that introduced 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!



Welcome to the Open House!

Today's Open House is an opportunity to:

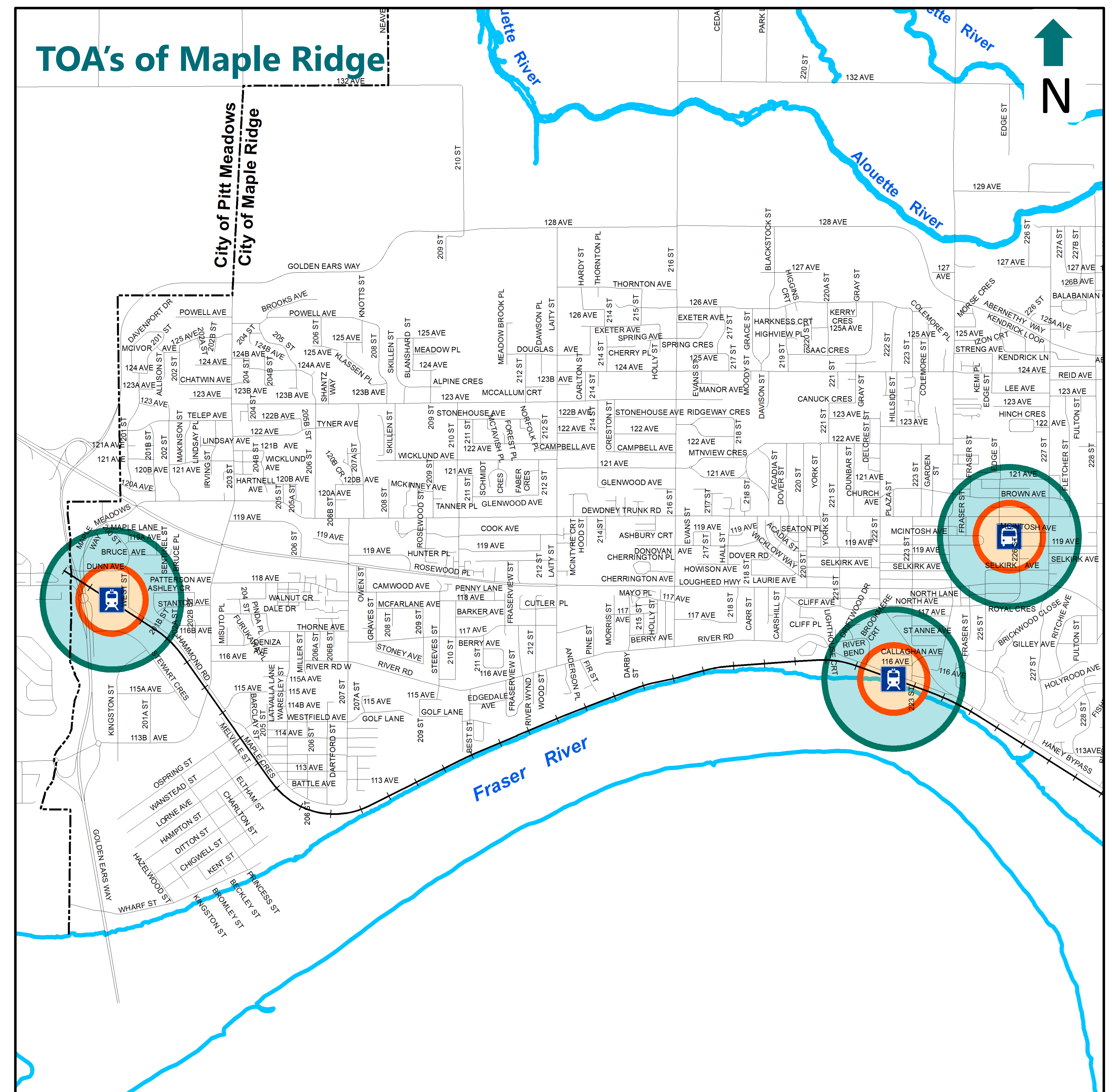
- Learn about the three Transit-Oriented Areas in Maple Ridge,
- Learn about Bill 47, the Provincial Legislation guiding this process,
- Get a better understanding of the proposed changes to each area,
- Ask questions and provide feedback!

Why is this important?

At the end of 2023, the Provincial government passed Bill 47 – Housing Statutes (Transit-Oriented Areas) Amendment Act which requires municipalities to designate Transit Oriented Development Areas (TOAs) near transit hubs.

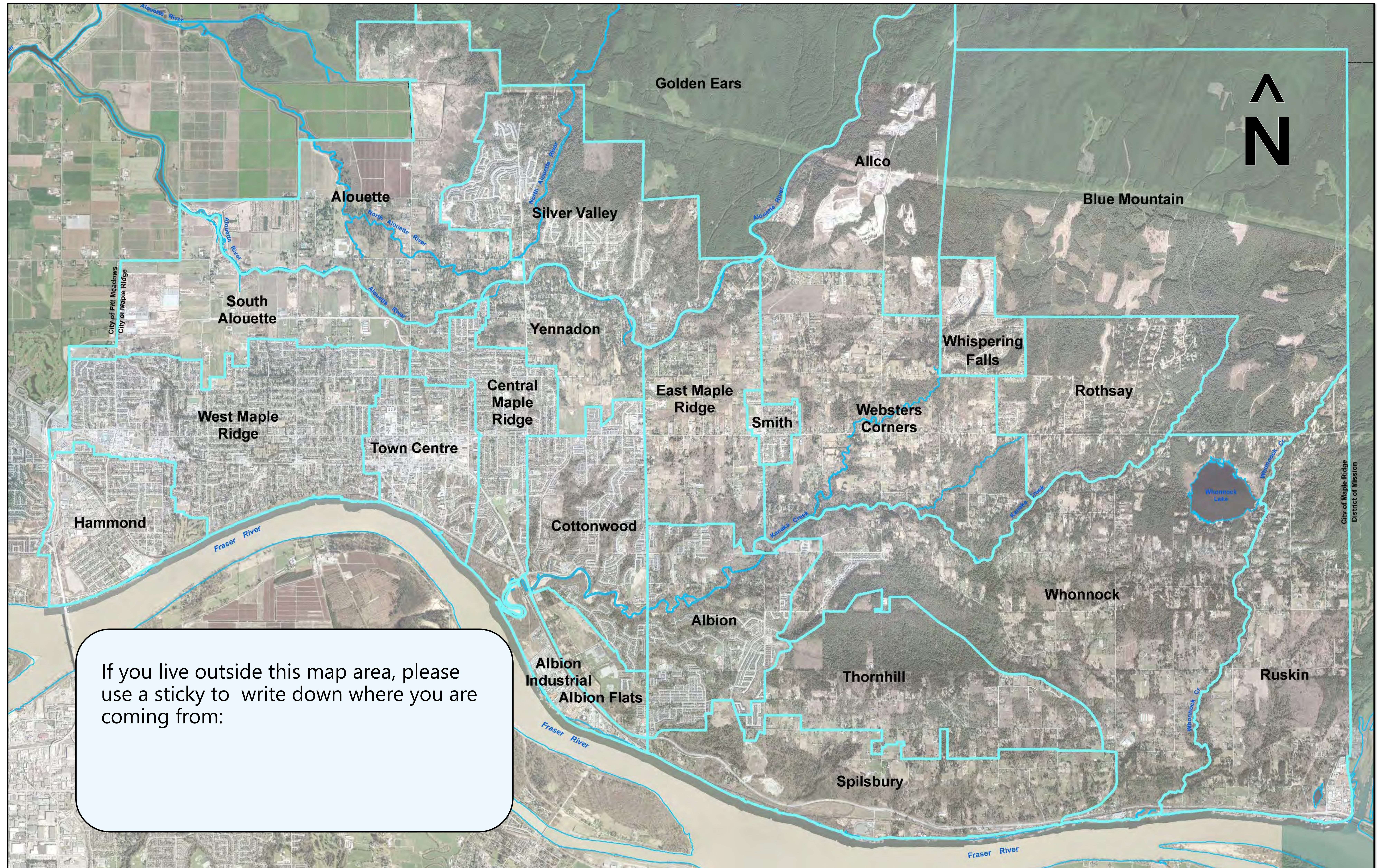
The City of Maple Ridge has introduced the Maple Ridge Transit-Oriented Area Designation Bylaw No. 8001-2024 which designates three areas as 'Transit-Oriented Areas' (TOAs) as required by Provincial regulation.

These areas are subject to new land use regulations that increase allowable heights and densities and remove residential parking requirements to better support mobility, affordability, and sustainability.



Where are you joining us from?

Please tell us where you live by placing a dot on the map.



New Provincial Housing Legislation

Background

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

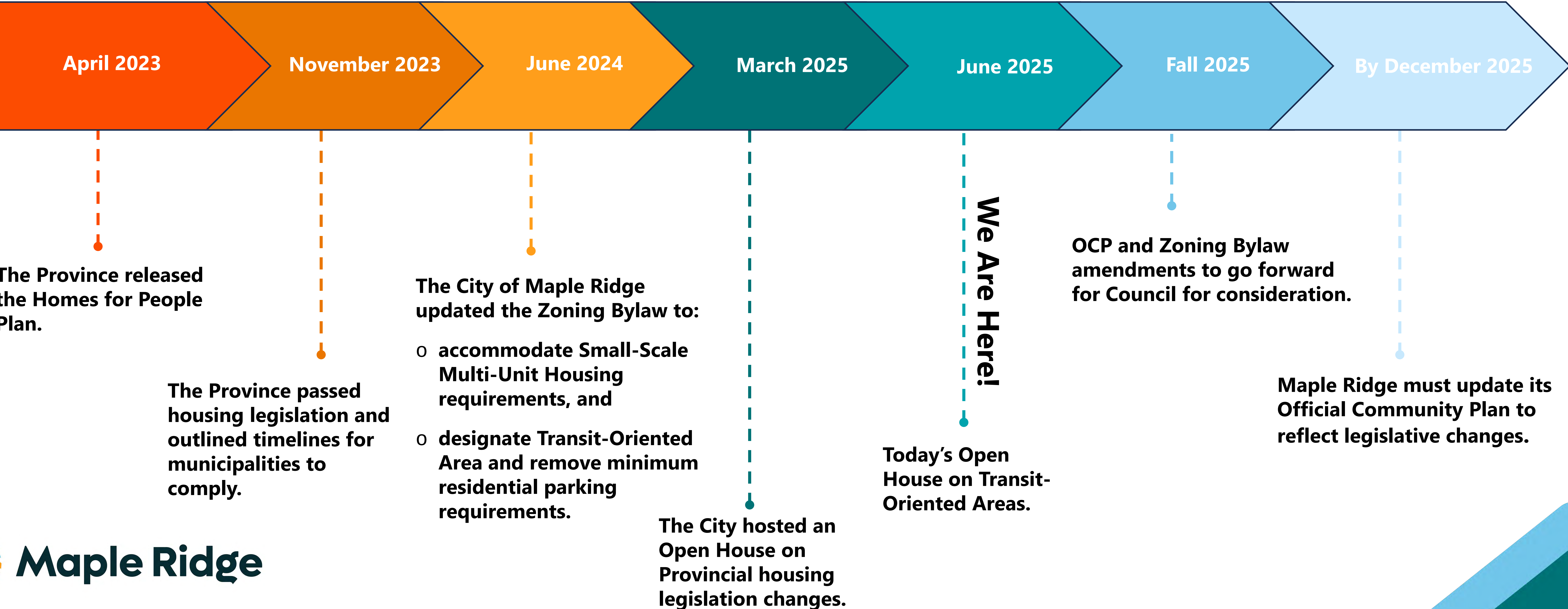
The new legislation is part of the Province's *Homes for People Housing Action Plan* and is intended to bring more homes to market faster by allowing an increase in the number and diversity of homes that can be built in single-detached home neighbourhoods and near transit nodes.

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:

- Creating designated areas around key transit centres to become mixed-use, complete communities, known as **Transit-Oriented Areas (TOAs)**,
- 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),
- 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



Transit-Oriented Areas in Maple Ridge

What does this mean for 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 envisioned as vibrant, complete communities built around transit stations and bus exchanges. These areas provide diverse housing options, access to amenities and services, support for local businesses and jobs, and improved mobility choices.

The City cannot require applicants to include residential vehicle parking spaces in a residential building in a Transit-Oriented Area. Parking will still be required for accessibility stalls and bicycles. In other types of uses or buildings, like commercial and institutional parking requirements have not been impacted.

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
- **More space for people** with reduced parking requirements (except for accessible parking)

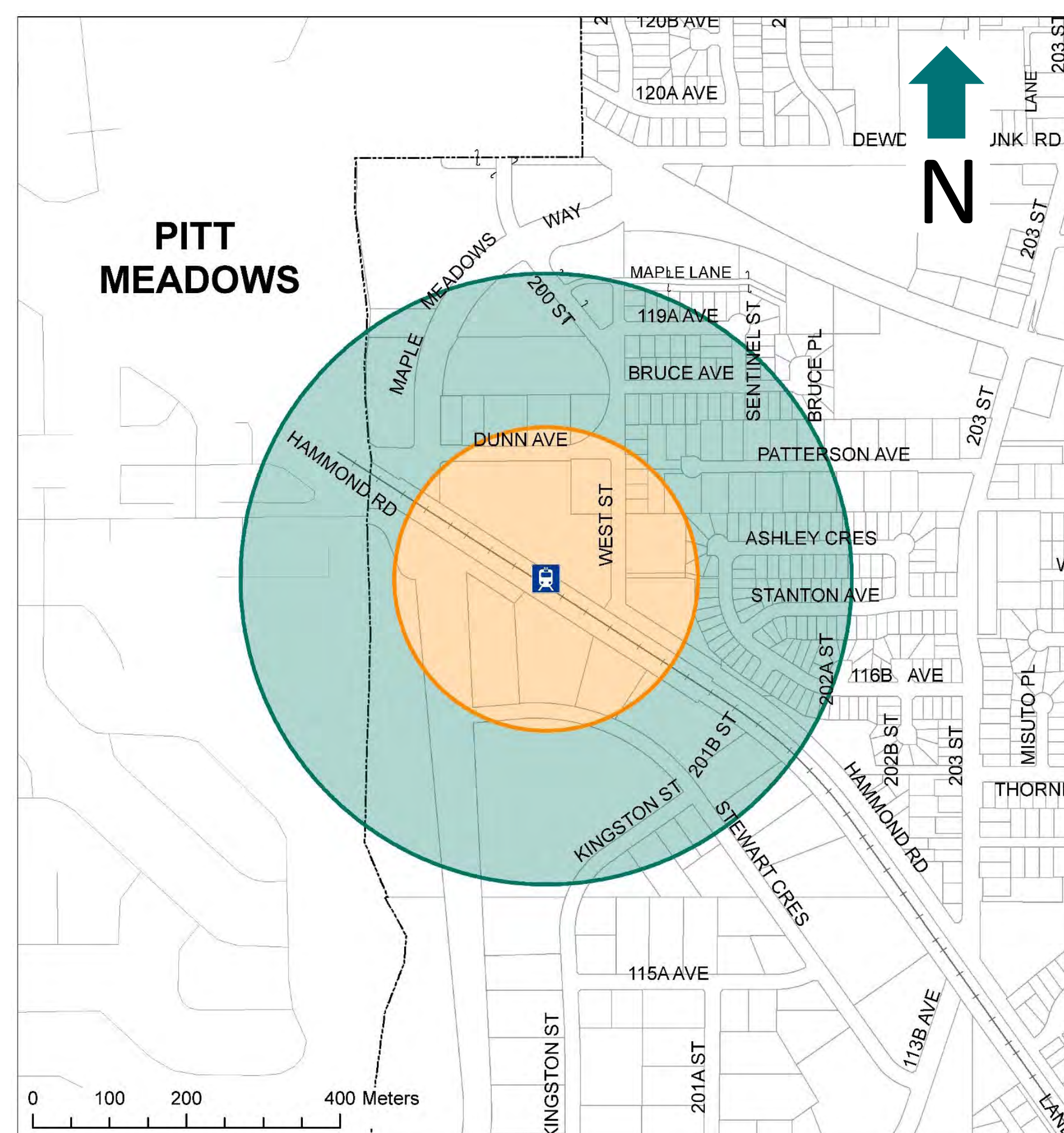
Next Steps

To comply with new provincial legislation, the City will update its OCP by the end of this year.

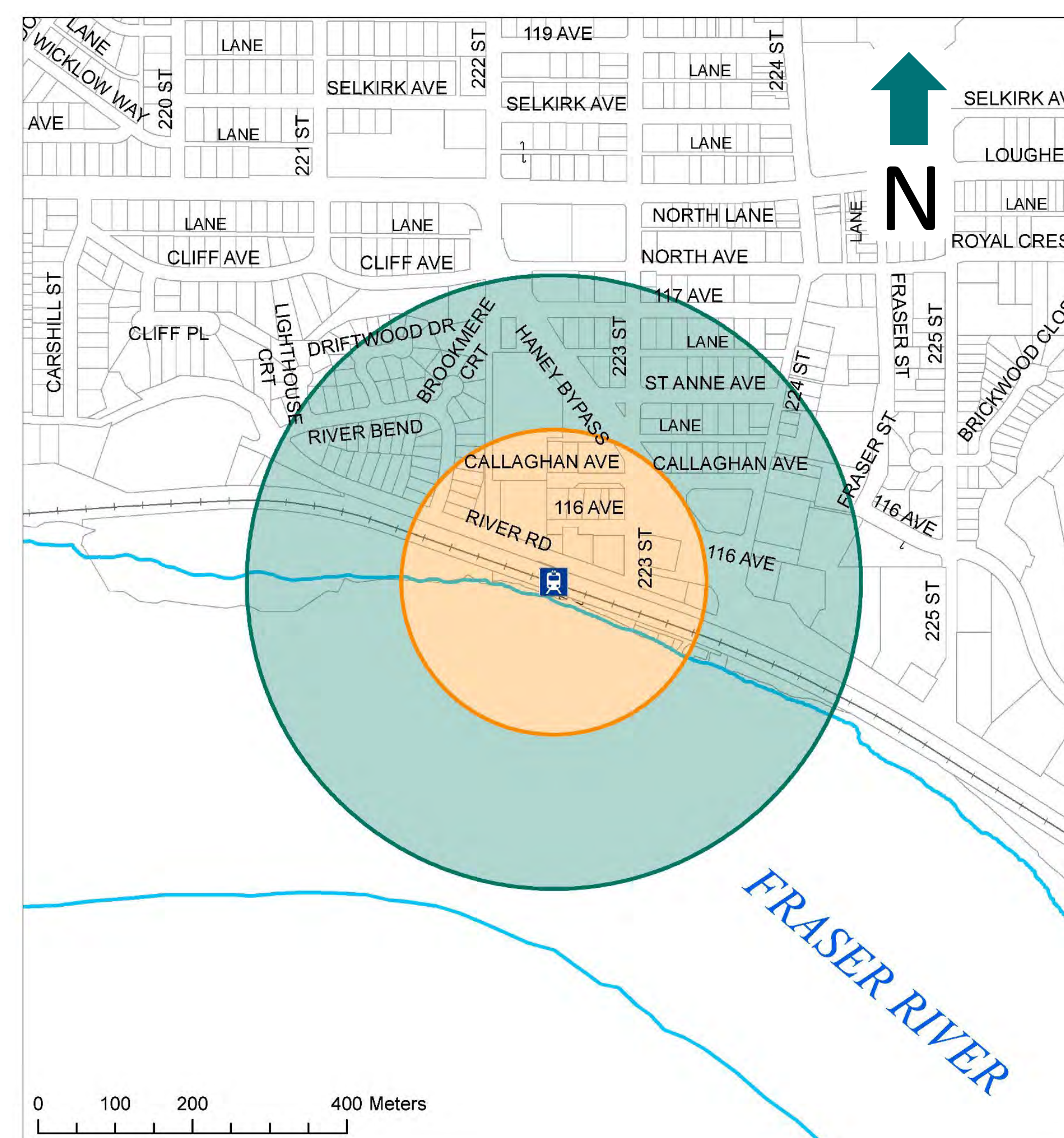
These updates will adjust land uses within the TOAs and align policies with the new housing legislation.

More information

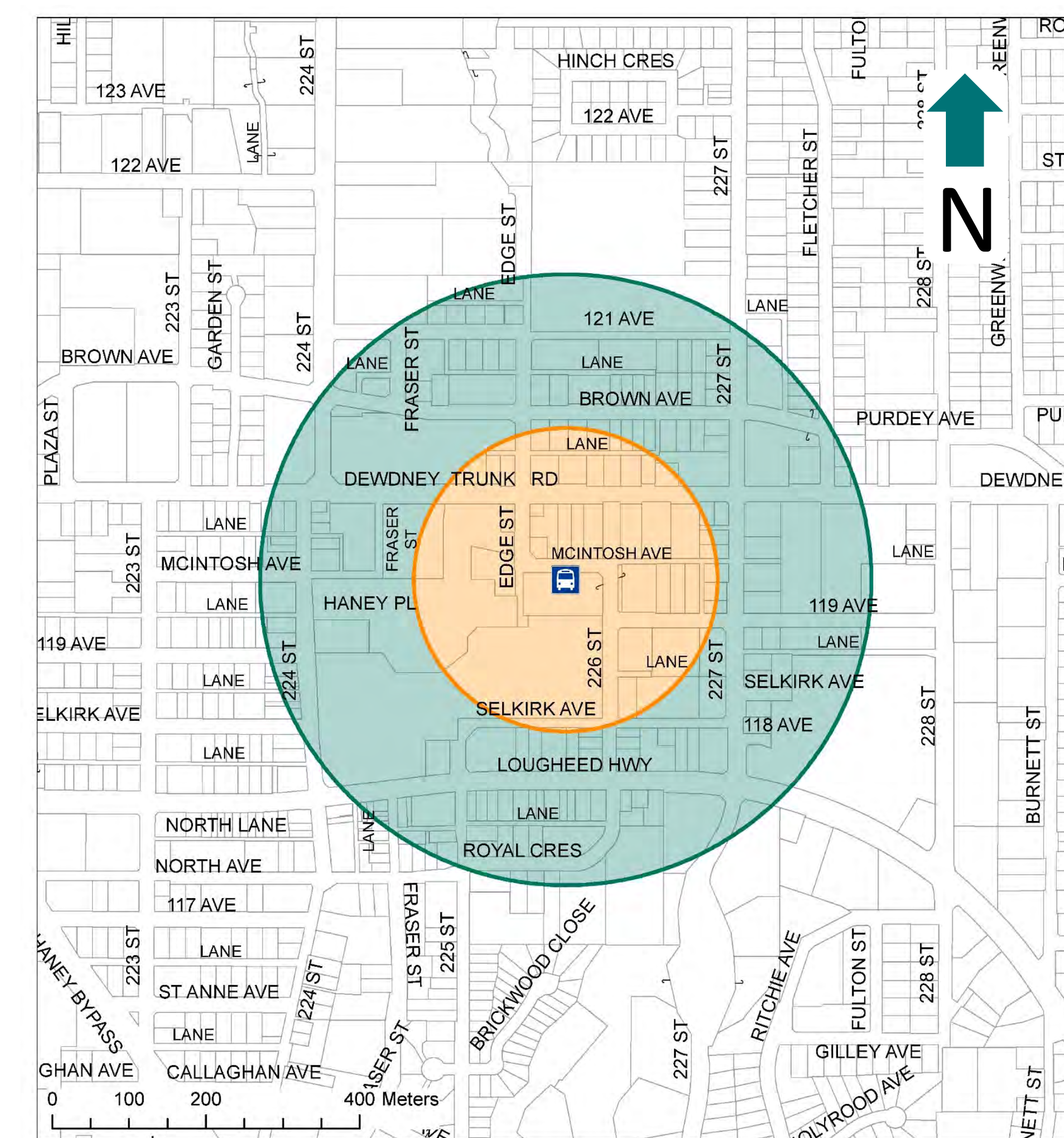
www.MapleRidge.ca/TOA



Maple Meadows West Coast Express Station



Port Haney West Coast Express Station



Haney Bus Exchange Station



TOA Considerations and Characteristics

Provincial Guidelines

Development in Transit-Oriented Areas (TOA) is subject to densities and heights set by the Province and organized in a tier-system based on the distance from the transit station.

Prescribed Distance from TOAs	Allowable Density* (FSR)	Allowable Height** (Storeys)
Tier 4: 200m or less	Up to 4.0	Up to 12
Tier 5: 201m – 400m	Up to 3.0	Up to 8

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

** Local governments retain zoning authority and can also approve densities that exceed the provincial regulations at their discretion.

Lands that are exempt from the densities and heights set by the Province include:

- agricultural and industrial zoned lands,
- environmentally sensitive areas (i.e., floodplains, hazard areas, riparian areas),
- heritage designated properties.

Next Steps

The City will be updating its Official Community Plan, Area Plans, and policies to reflect the TOA densities and heights. These include the City's:

- Town Centre Area Plan,
- Hammond Area Plan,
- Design Guidelines, and
- Zoning Bylaw.

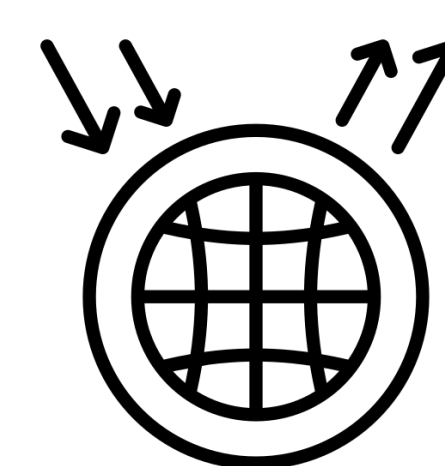
Transit-Oriented Benefits

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.



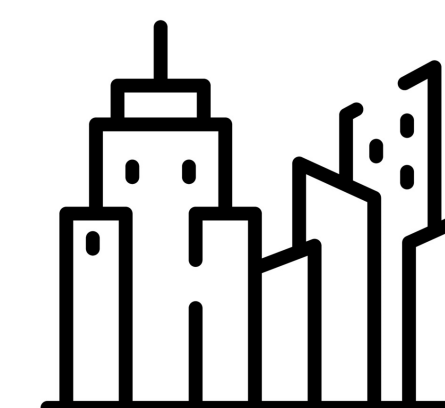
Mixed-Use:

Transit oriented areas can incorporate a variety of land uses, including residential, commercial (i.e., grocery stores, coffee shops, restaurants, childcare, retail and community amenities).



Reduced Carbon Footprint:

Prioritizing public transit can significantly reduce reliance on personal vehicles, leading to lower greenhouse gas emissions and a smaller carbon footprint.



Improved access and Thoughtful Design:

Well-designed spaces bring people together and create a sense of belonging. Active streets and green features like pocket parks and tree-lined paths make dense neighborhoods lively and safe.



Welcoming Streets

Transit oriented areas can prioritize public transit, walking and biking as ways to get around. They create an improved sidewalk network, safer crossings, and accessible mid-block connections that shorten walks and increase safety.

Examples of regional pocket parks and public spaces



Haney Transit Exchange Today

Context

The Haney Transit Exchange TOA is located in the heart of Maple Ridge within the Town Centre Area Plan. The TOA includes all properties within a 400 m radius of the Haney Transit Exchange.

This area represents most of the City's Central Business District, as well as its cultural, recreational, and institutional centre. Most commercial businesses are also spread out around this civic node.

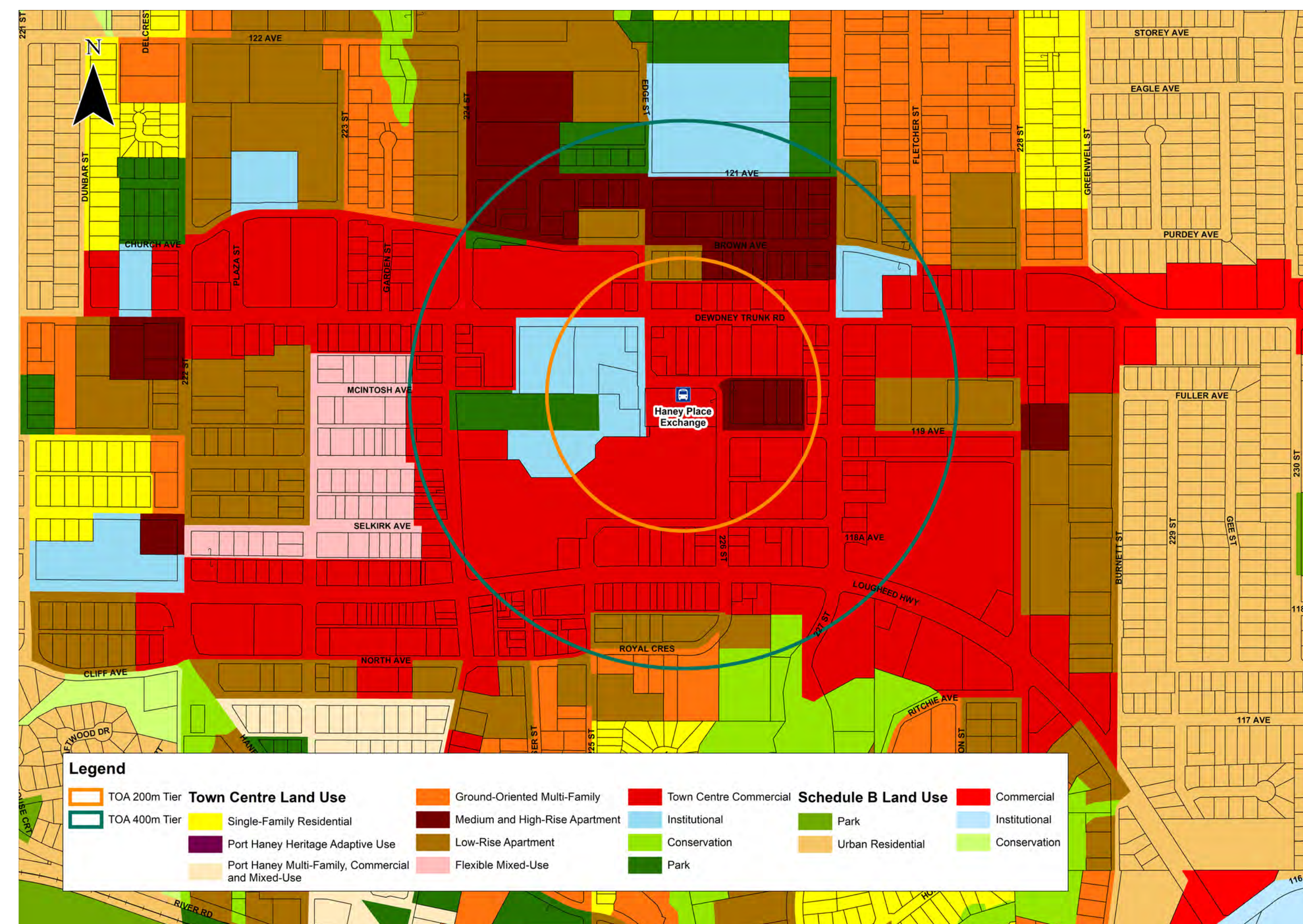
The surrounding context includes:

North: A mix of residential (of different densities), institutional along with some parks,

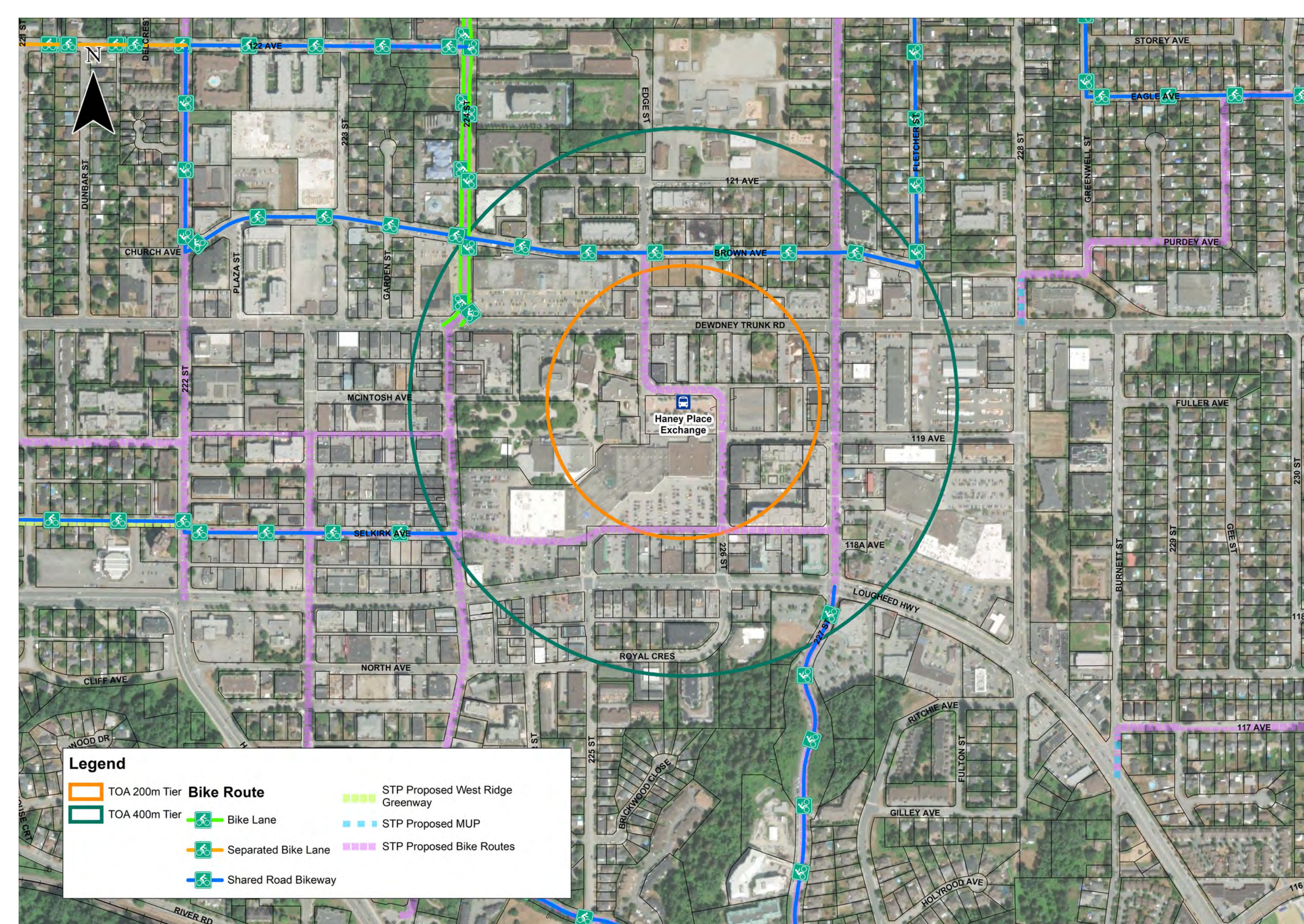
East: A mix of residential and commercial along Dewdney Trunk Road.

South: A mix of residential and conservation areas.

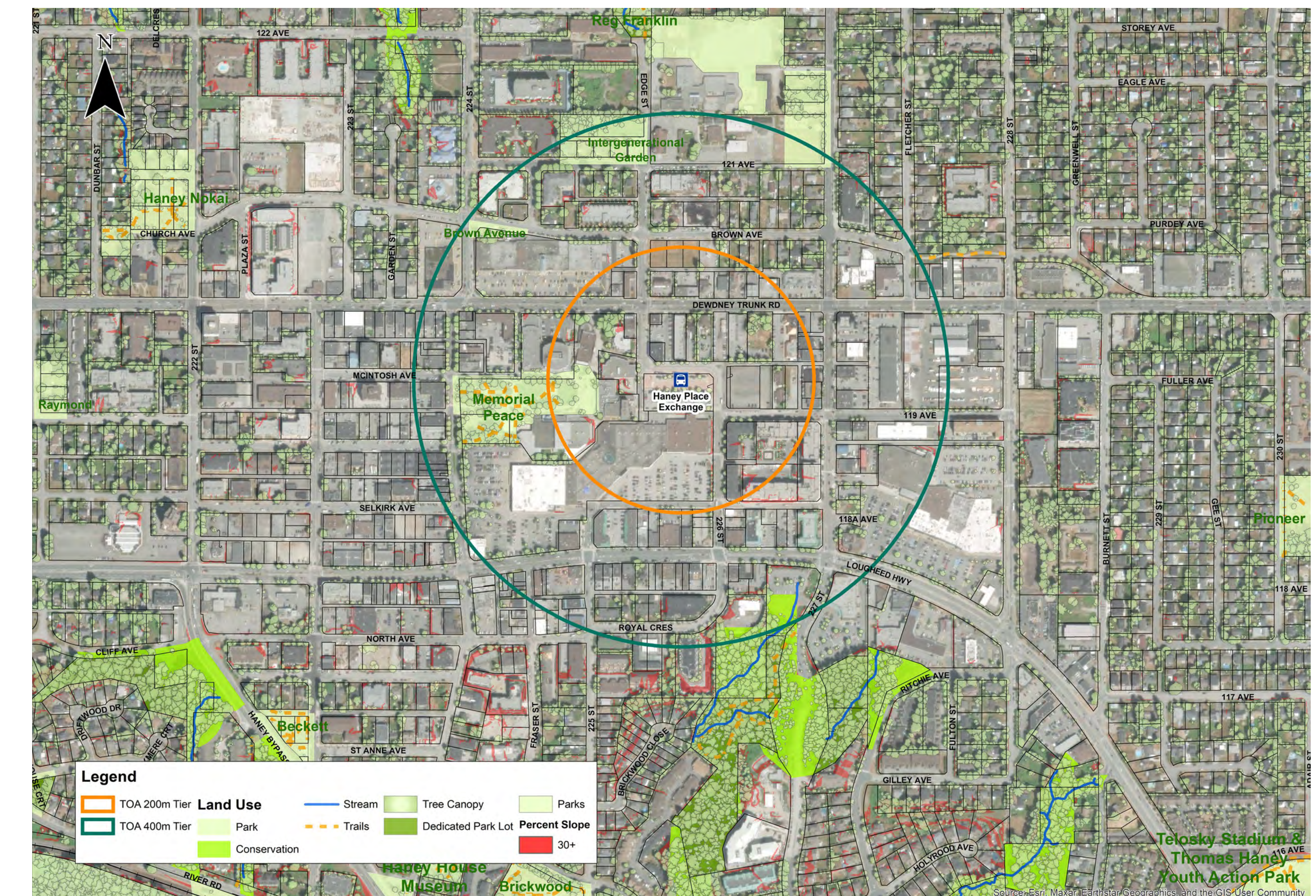
West: A mix of commercial along Dewdney Trunk Road, residential and flexible mixed use.



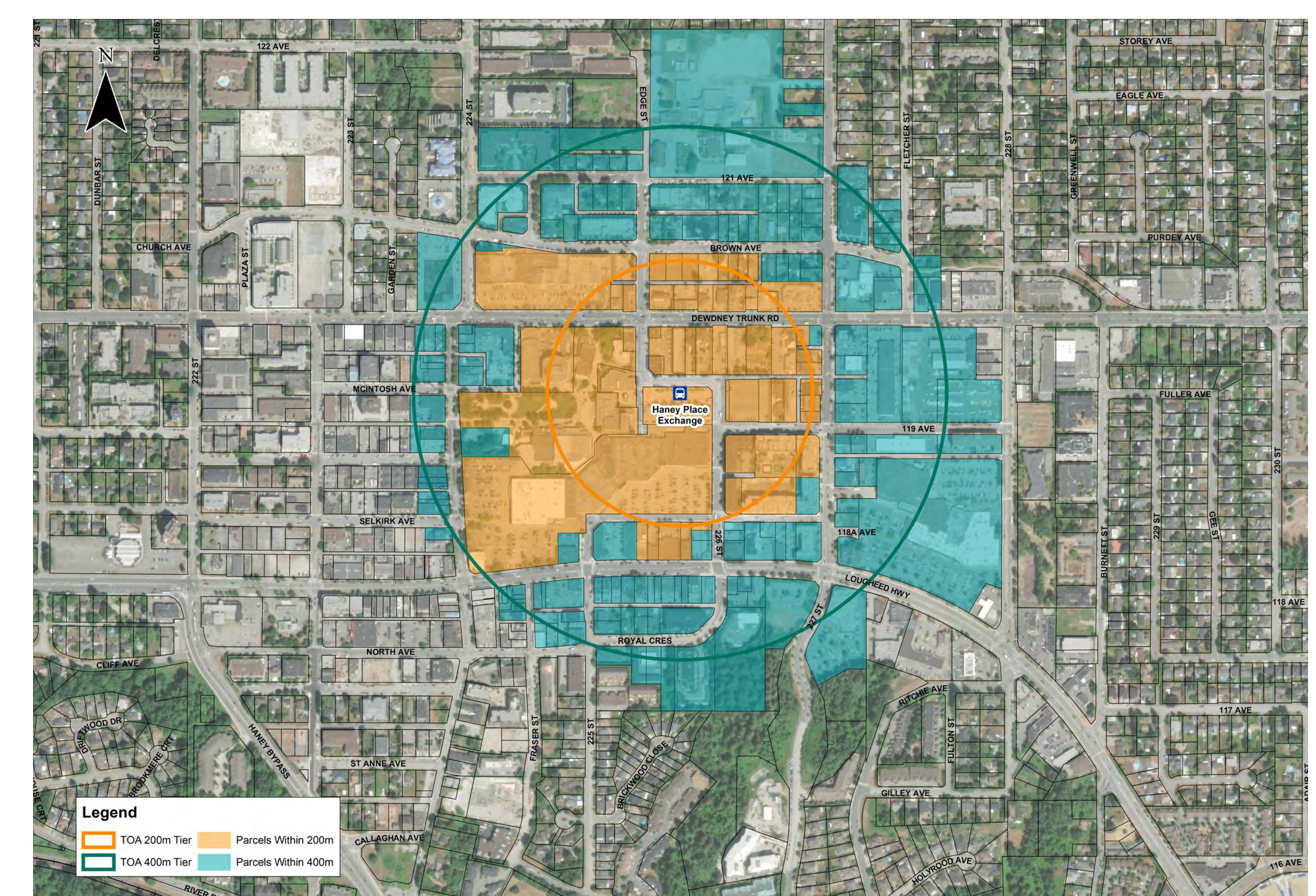
Existing Land Uses



Mobility



Environmental Features



Transit-Oriented Areas for Haney Transit Exchange

Haney Place Exchange Transit-Oriented Area

Guiding Principles

The proposed land use changes reinforce the concentration of density around the Haney Transit Exchange, while supporting the creation of a high quality, vibrant and walkable urban built environment. Some key concepts are:

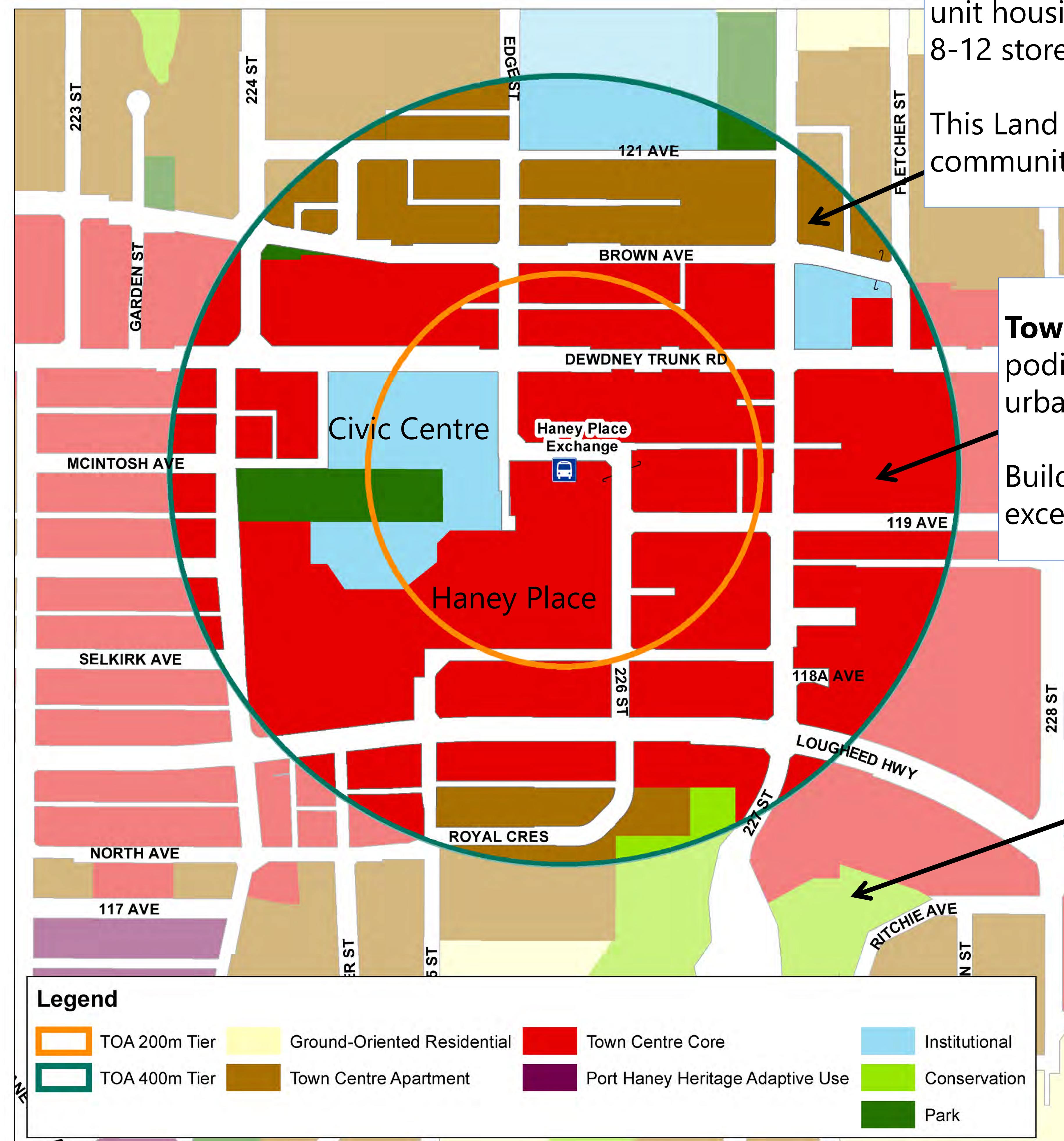
- Creating a vibrant downtown core by concentrating population and employment growth within a defined downtown core area centred around the bus loop station.
- Improving pedestrian connectivity through enhancements to the pedestrian infrastructure and mid-block crossings to create a more pleasant and walkable area.
- Support mixed-use to strengthen local economy

Provide Comments

Please grab a pen and take a quick seat to complete the Open House survey to provide feedback.

Or leave a sticky note on this board!

Proposed Concept



Town Centre Apartment will include mid-rise residential building that support a range of multi-unit housing with building heights ranging from 8-12 storeys.

This Land Use also supports local commercial and community spaces.

Town Centre Core supports tower and podium forms to help establish high quality urban design.

Building heights can be flexible and can exceed 12 storeys.

Conservation Areas are natural green open spaces that provide shade and support aquatic habitat in creeks, as well as wildlife habitat.

Institutional or civic uses within the area include City Hall, the Library, Fire Hall, and an elementary school.

Port Haney Today

Context

The Port Haney TOA is located near the southern edge of the Town Centre Area Plan, adjacent to the Fraser River, and centered around the West Coast Express Station.

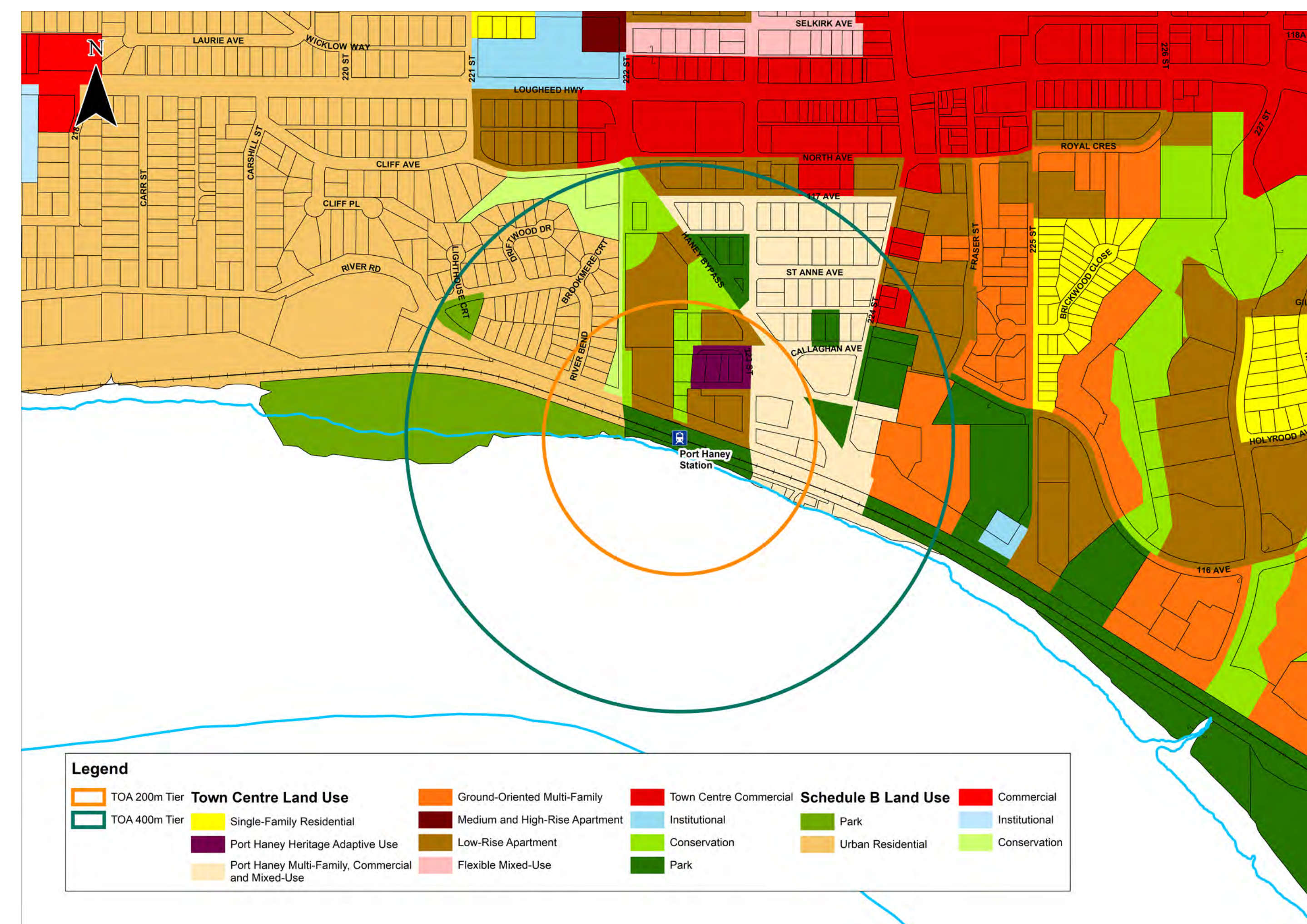
The surrounding context includes:

North: A mix of residential, commercial, and mixed-use development, along with some natural open space and conservation areas.

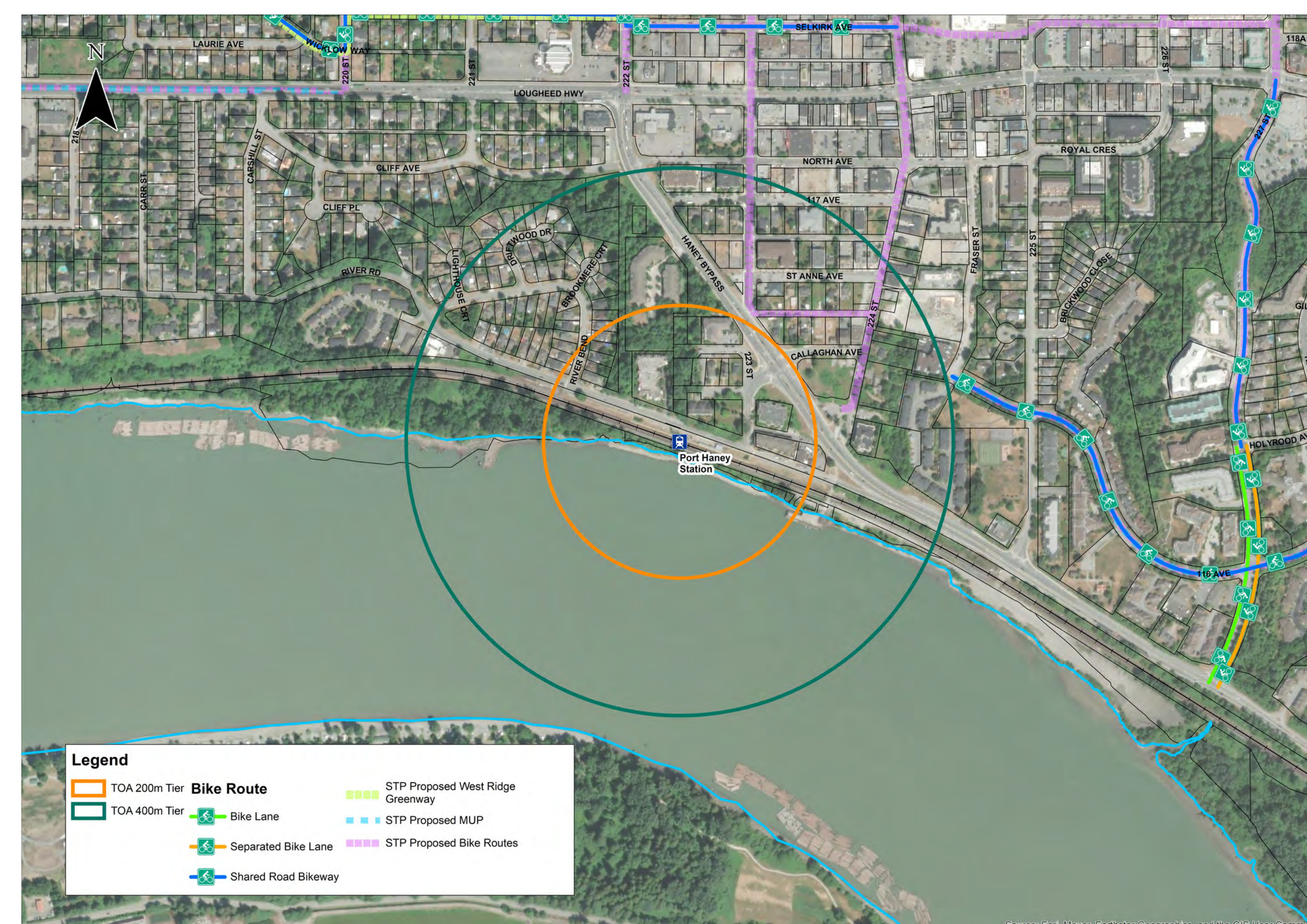
East: Residential uses, parks, and commercial development, with a heritage landmark (Haney House Museum) situated near the intersection of 224 Street and 116 Avenue.

South: The Fraser River, railway infrastructure, and a combination of park and conservation lands form the southern boundary.

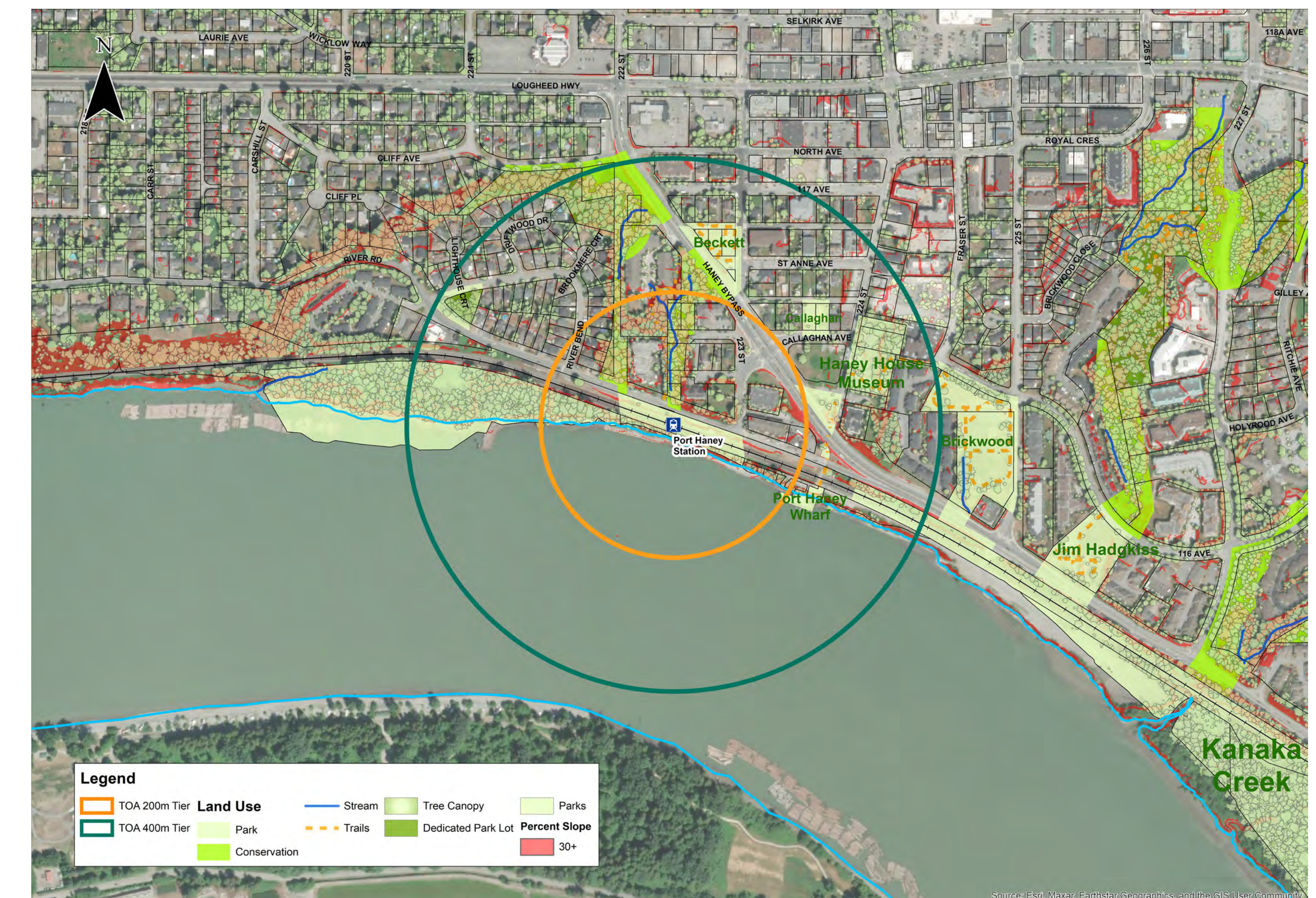
West: River Bend residential neighbourhood and adjacent conservation lands, including park space and conservation areas.



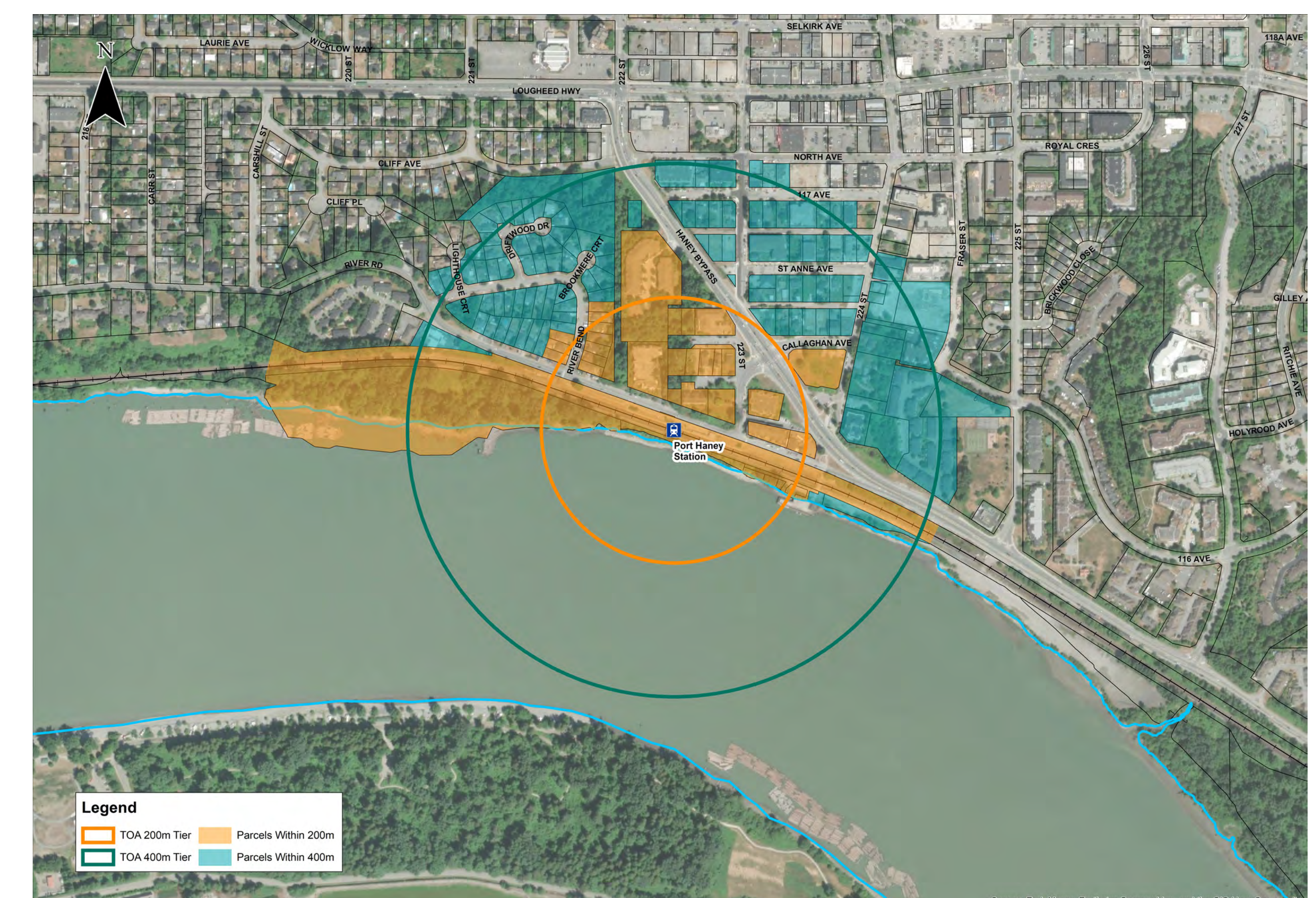
Existing Land Uses



Mobility



Environmental Features



Transit-Oriented Areas for Port Haney Station

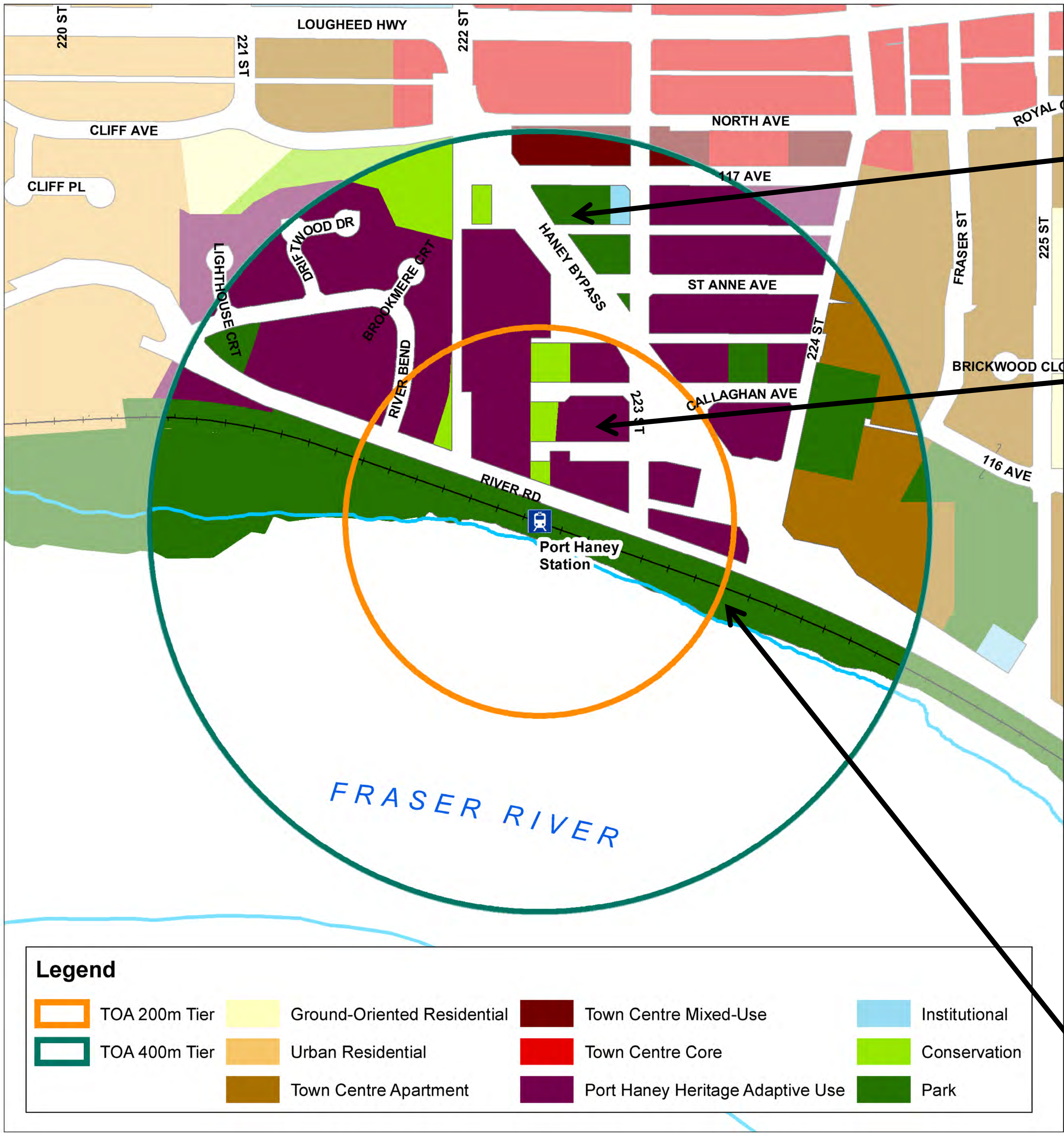
Port Haney Transit-Oriented Area

Guiding Principles

The proposed land uses reinforce the area’s historic heritage waterfront character while supporting transit-oriented growth. The proposed changes include Port Haney specific land uses, while recognizing its heritage value.

- Introduce a balanced mix of uses to foster a vibrant, livable community with a blend of residential, commercial, and cultural spaces.
- Enhance public access to the waterfront by identifying opportunities for new walkways, open spaces, and public viewpoints along the Fraser River, connecting residents and visitors to the riverfront.
- Continue to celebrate Port Haney’s historic character through design guidelines, heritage-sensitive mixed-use development, and public realm improvements connecting key heritage sites.

Proposed Concept



Expanded Park spaces improve public access, create new view corridors, and provide open space amenities connected to the riverfront.

Port Haney Heritage Adaptive Use accommodates a range of uses and building heights, ranging from 8 to 12 storeys, depending on the distance from the West Coast Express Station. Land use and policies will vary by:

River Bend Neighbourhood, along River Road, may be primarily residential with potential for limited commercial or community spaces.

Port Haney Station, across from the West Coast Express. includes Park, Public Space and Mixed Use.

Port Haney Village, north of the Haney Bypass, focuses on reinforcing local character through form, scale and public space.

Waterfront Park Space includes the Port Haney Wharf and future waterfront park along the Fraser River.

Provide Comments

Please grab a pen and take a quick seat to complete the Open House survey to provide feedback. Or leave a sticky note on this board.

River Bend



Port Haney Station



Port Haney Village



Maple Meadows Today

Context

The Maple Meadows West Coast Express station is located near the western edge of the Hammond Area Plan. It features a large parking area for commuters and several transit stops with connections to Haney Place, Coquitlam, and Langley.

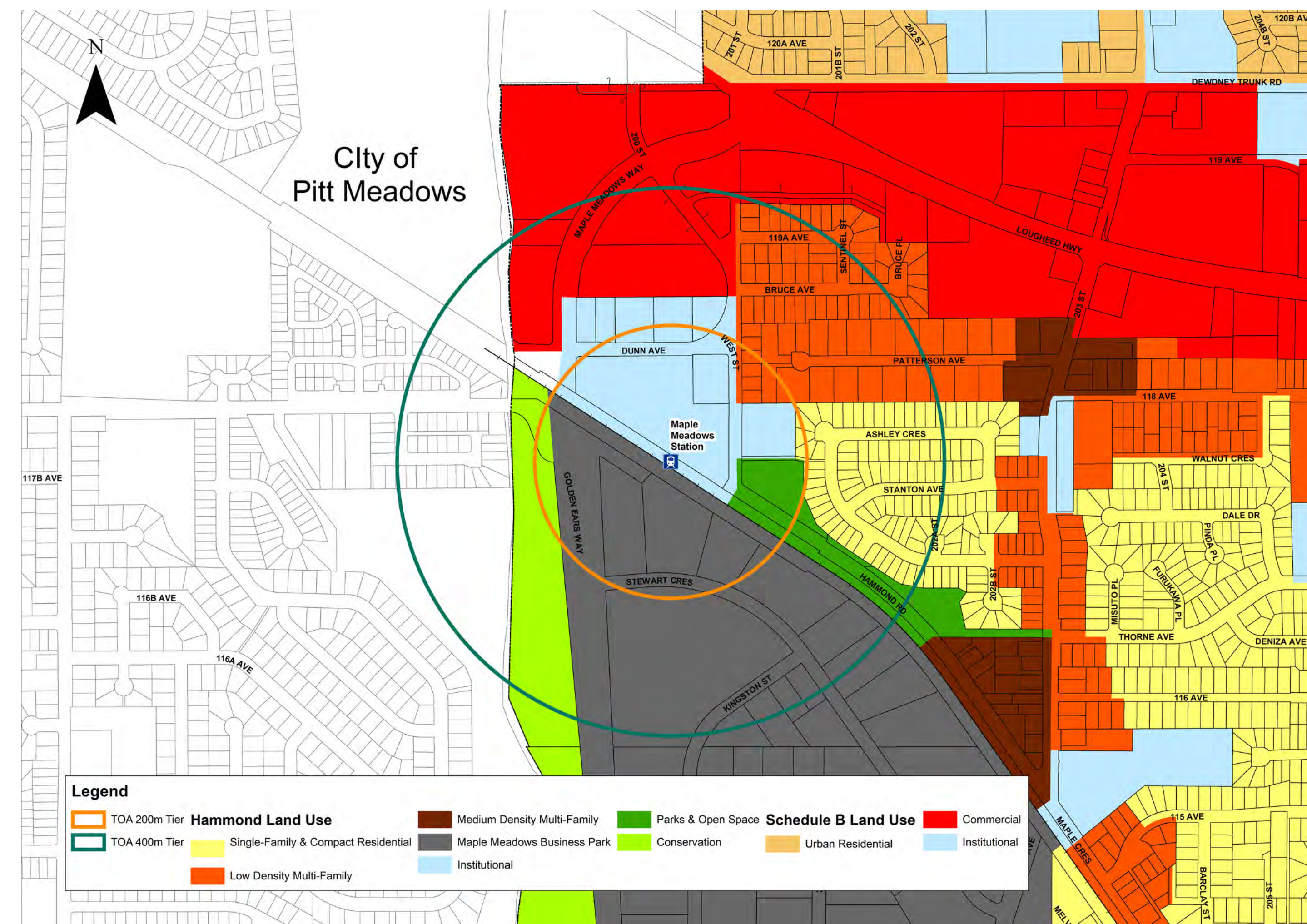
The surrounding context includes:

North: Commercial uses, including car dealerships and retail stores.

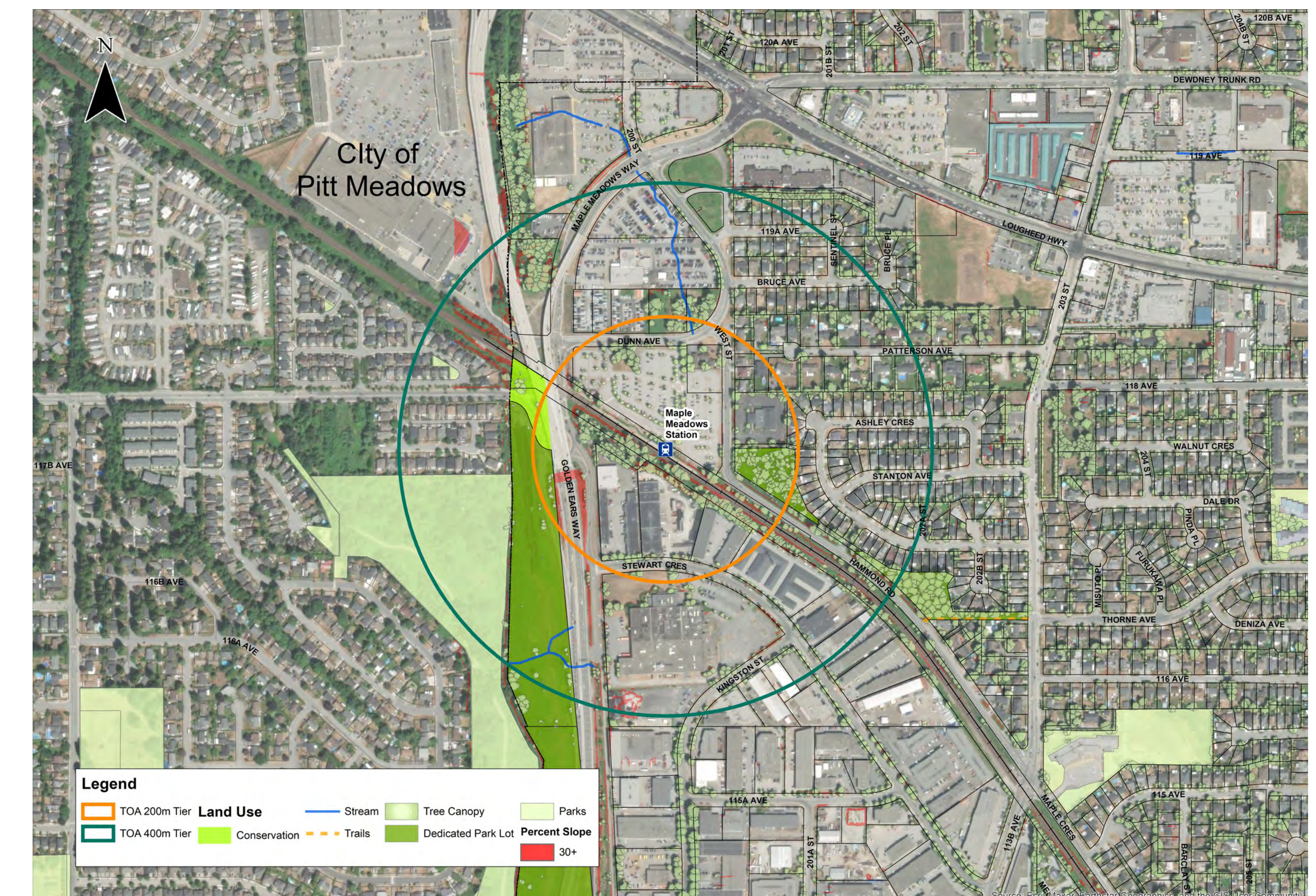
East: Place of worship and residential neighbourhoods.

South: Maple Meadows Industrial Business Park.

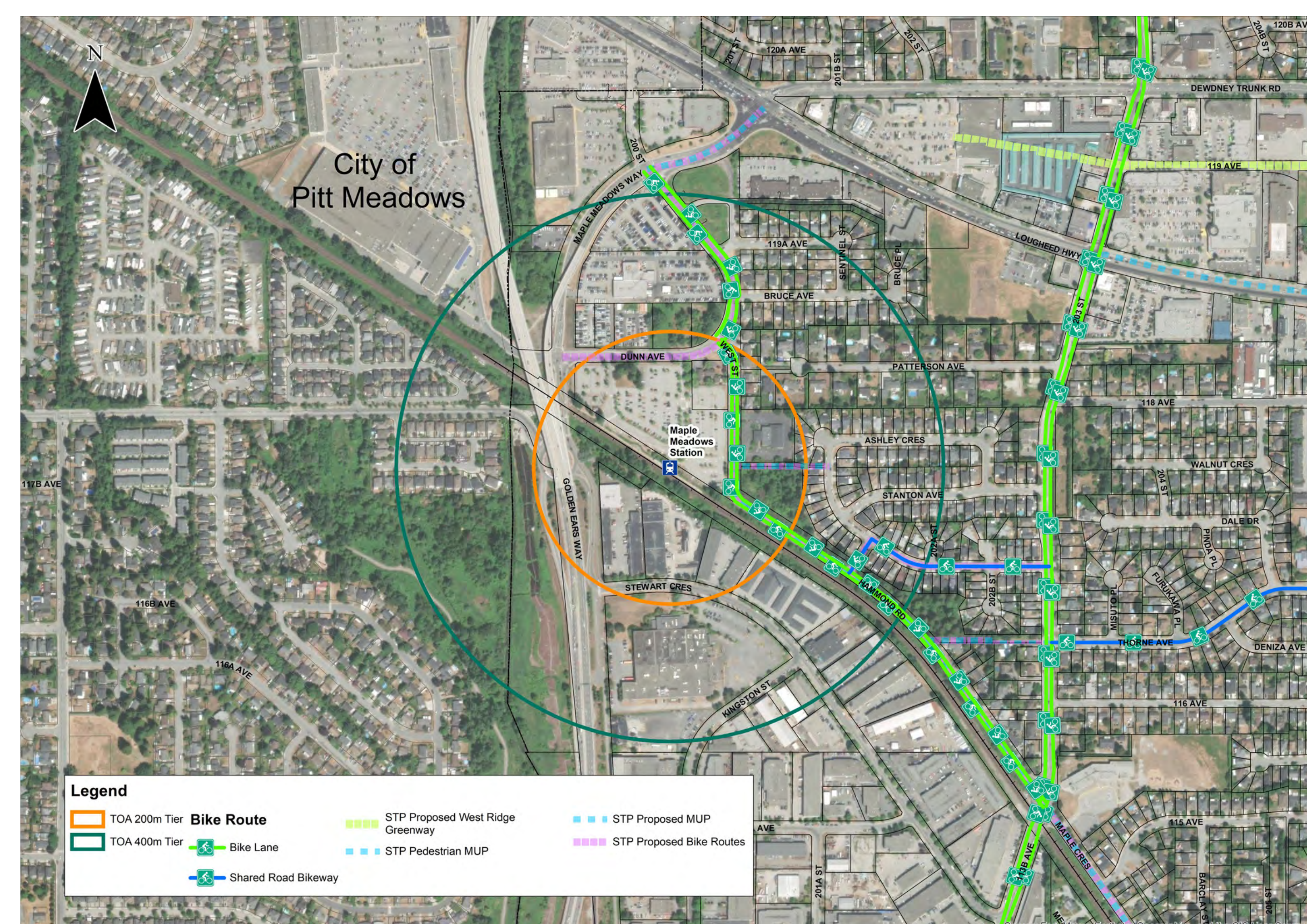
West: Meadowtown Shopping Centre and residential neighbourhoods in Pitt Meadows.



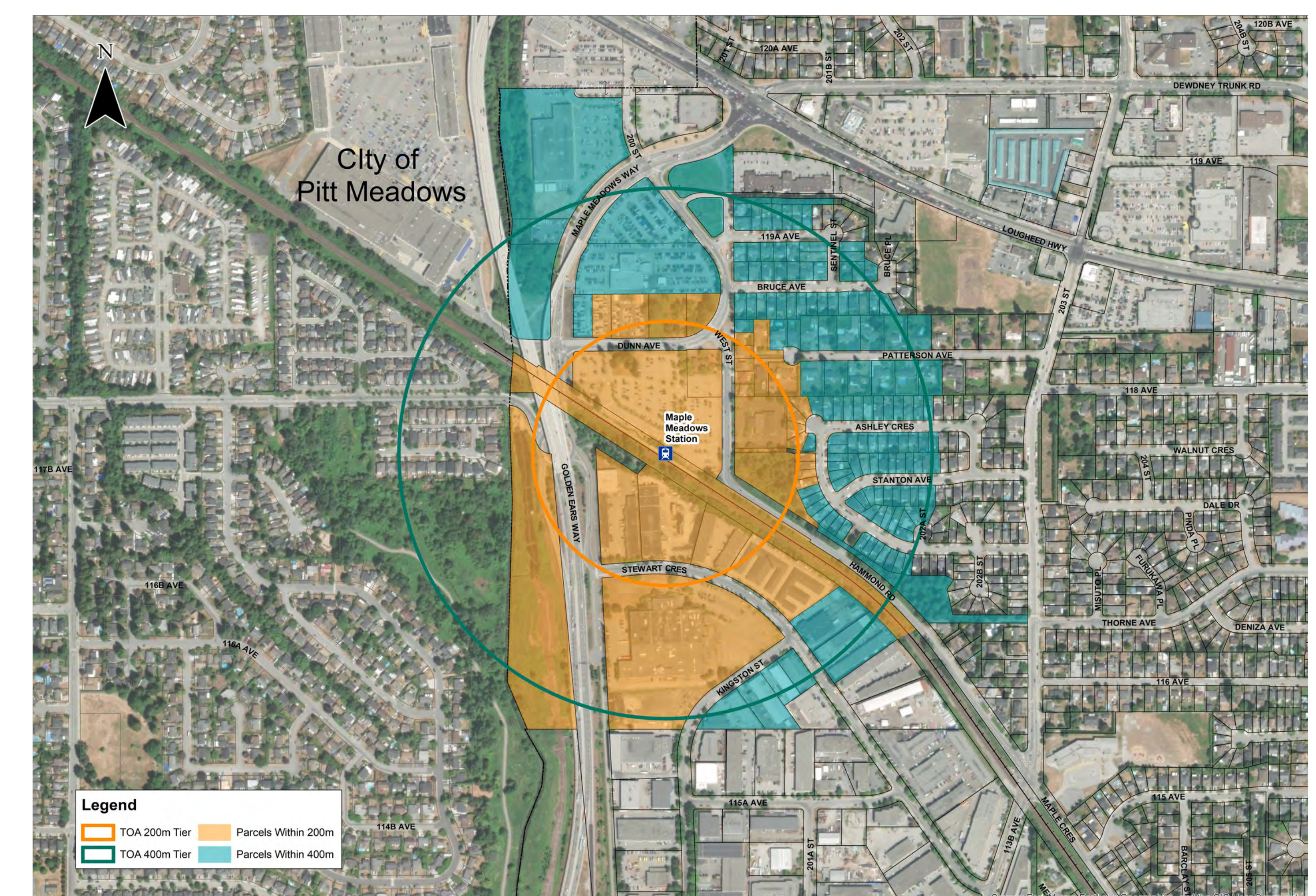
Existing Land Uses



Environmental Features



Mobility



Transit-Oriented Areas for Maple Meadows Station

Maple Meadows Transit-Oriented Area

Guiding Principles

The proposed updates include two new land use designations for the Hammond Area Plan.

- Introduce a new designation to allow higher-density commercial, employment, institutional, and residential uses (mixed-use).
- Update land uses to allow apartments with accessory commercial uses (e.g., cafes, restaurants, daycares), where requirements for traffic management and off-street parking and loading are met.

Updated policies are also being proposed for the existing land use designations to provide an appropriate transition between the Hammond Area Plan and the Lougheed Transit Corridor Area Plan to the north, which is currently being developed.

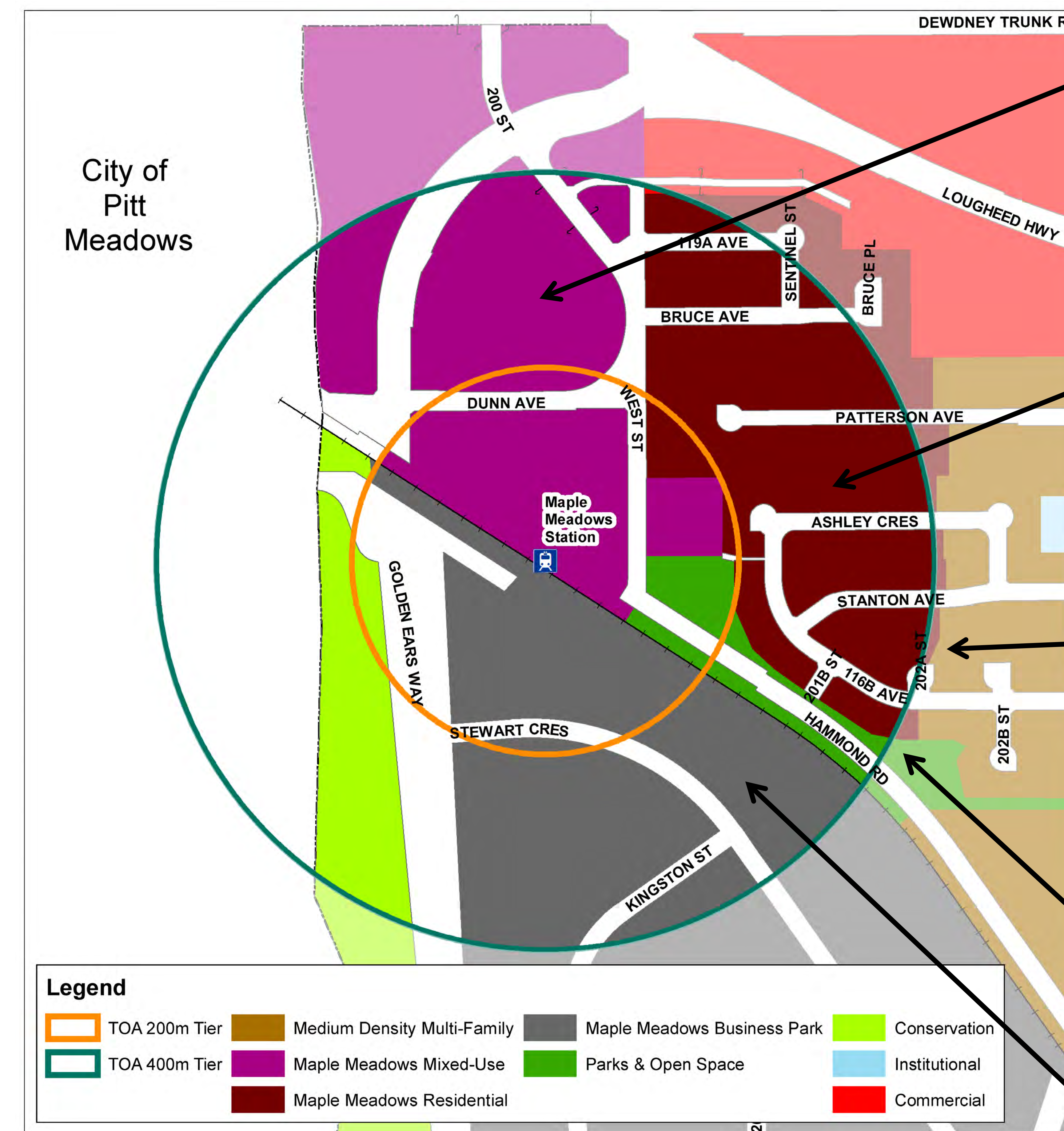
Provide Comments

Please grab a pen and take a quick seat to complete the Open House survey to provide feedback.

Or leave a sticky note on this board!



Proposed Concept



Maple Meadows Mixed-Use allows for a mix of commercial, employment, institutional and residential uses. Maximum 8 – 12 storeys in height, depending on the distance from the West Coast Express Station.

Maple Meadows Residential is a new designation that allows for higher-density residential uses. Maximum 8 – 12 storeys in height, depending on the distance from the West Coast Express Station.

Maple Meadows Multi-Family is an existing land use designation that will be updated to increase the maximum building heights for apartments from 4 to 6 storeys when located near the TOA or Lougheed Transit Corridor.

Conservation areas are important for urban ecology and provide natural habitat for wildlife.

Maple Meadows Business Park has been an employment generator since it's creation in the early 1990's. It allows for light industrial uses and is anticipated to evolve into the future.

Next Steps

Provide Comments

Please grab a pen and take a quick seat to complete the Open House survey to provide feedback.

The survey will take about 5 to 10 minutes to complete.

Or leave a sticky note on this board!



Next Steps

To comply with new provincial legislation, the City will update its Official Community Plan.

Staff will prepare Official Community Plan Amending Bylaws over the summer. These bylaws will adjust land uses within the TOAs and align policies with the new housing legislation.

The bylaws will be presented to Council in the fall of 2025.

The Province requires these changes by December 31, 2025.

For updates check the website:
www.MapleRidge.ca/TOA

Have More Questions?

If you have any additional questions or comments after this Open House event, we would 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/TOA



Maple Ridge