

BIG NEEDS IN SMALL & MID-SIZED COMMUNITIES

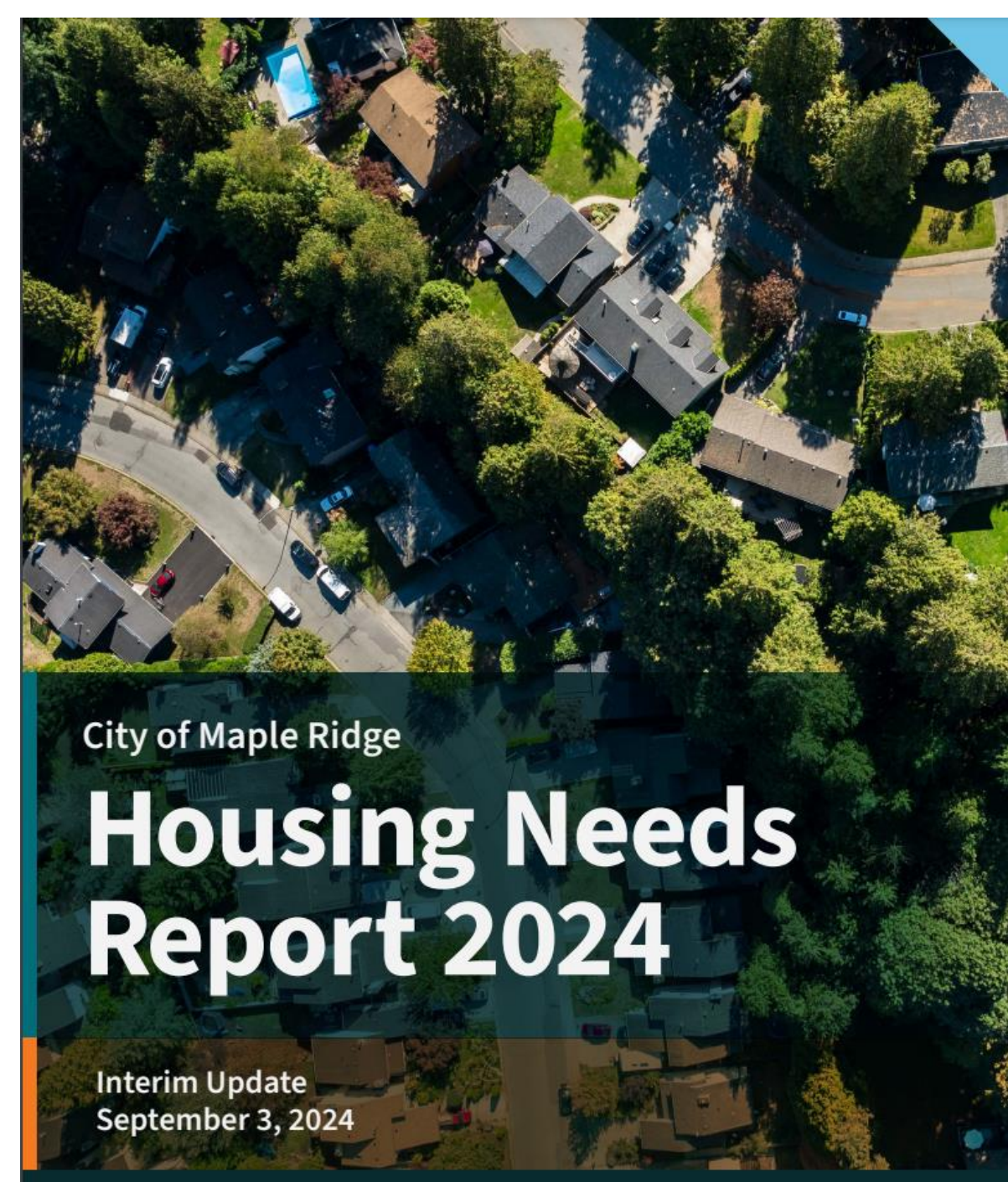
Maple Ridge
PIBC Webinar #6

Hasib Nadvi, RPP, MCIP
February 26, 2025



Overview

- Housing Needs Assessment & Housing Target Order
- Small Scale, Multi-Unit Housing (SSMUH)
- Transit-Oriented Areas (TOAs)
- Bus Rapid Transit
- Next Steps



City of Maple Ridge

Housing Needs Report 2024

Interim Update
September 3, 2024

20-year projections

- ❑ Population projection at 130,000+

- ❑ 28,000 homes to combat housing crisis
 - 6,100 rental units
 - 1,700 affordable units
 - 392 units to address homelessness

- ❑ More than two-thirds (67%) of the total units required to meet projected and latent demand is driven by projected community growth

HOUSING TARGET ORDER

April
2024:
Second
Cohort

September
2024: Interim
Housing Needs
Report

June 2024:
Housing Target
Order

Reporting Period	Annual Target
Year 1	612
Year 2	672
Year 3	800
Year 4	841
Year 5	1,029

ACTION PLAN (HIGHLIGHTS)

Immediate

- SSMUH and pre-approved designs
- Unit Mix Policy
- Rental Protection Bylaw and DP

Short term

- Consider Rental Tenure Zones
- CACs: work with non-profits & BC Housing
- Aging-in-place provisions
- Proactive Planning (TOA, Area Plans)

Long term

- Establishing a land reserve



SSMUH

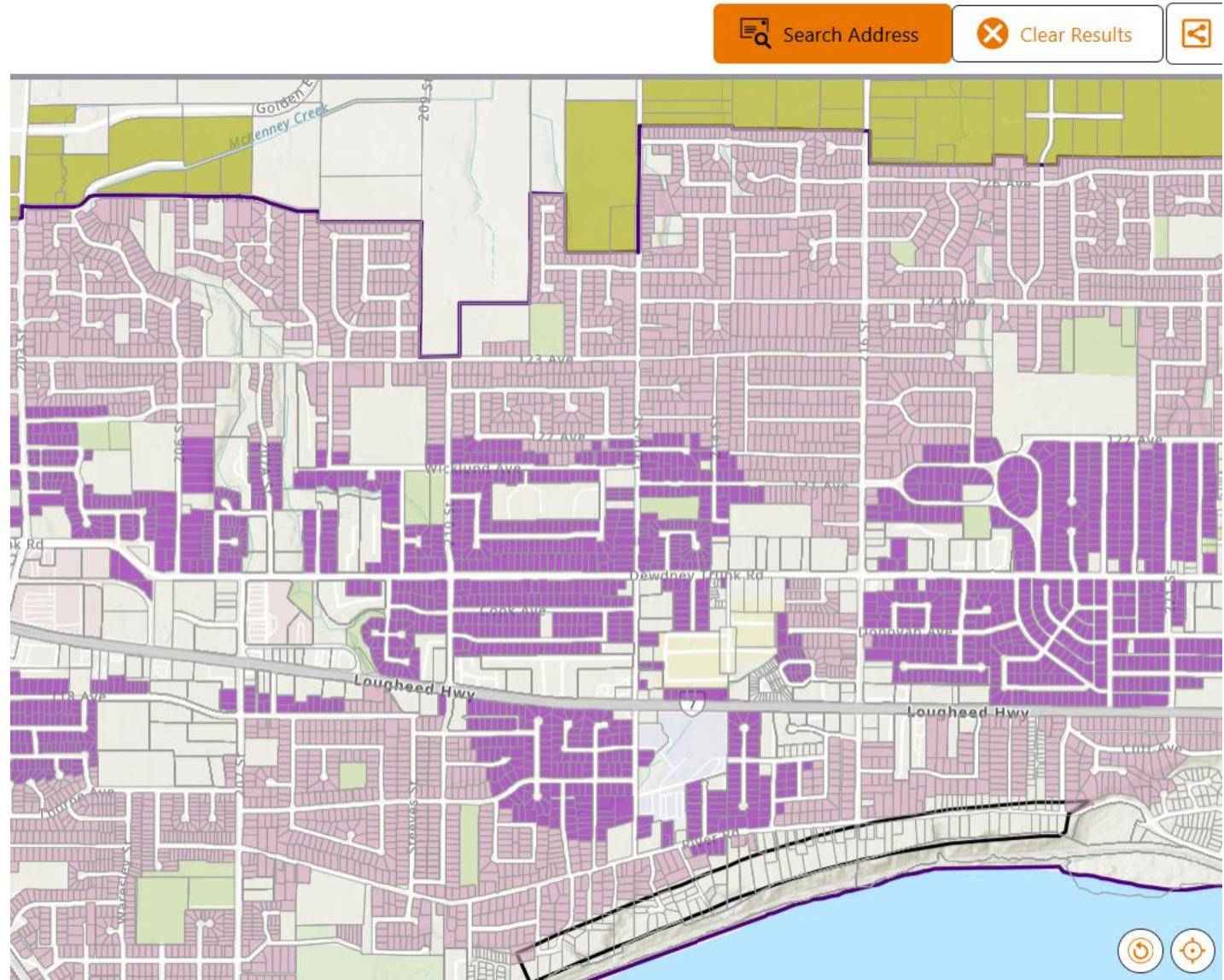
Bylaw Changes

Small-Scale, Multi-Unit Housing



What does it
mean for you?

MapleRidge.ca/NewHousingLegislation |  Maple Ridge

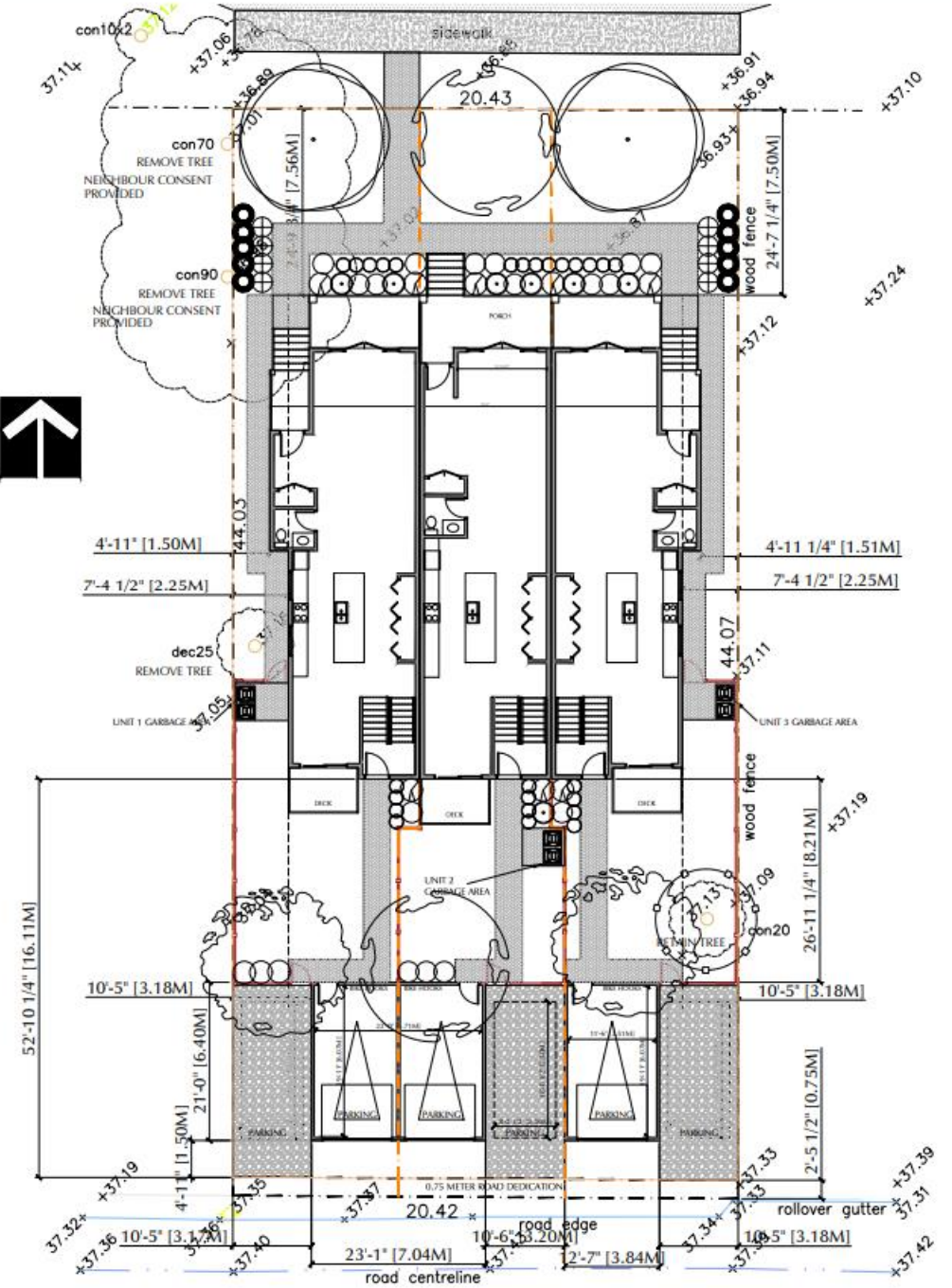


SSMUH

- Urban Infill Residential Zone to replace traditional single-detached zones
- Lot Coverage: 50% or 60%
- Permeable surface
- No parking requirements for lots within 400m of a prescribed bus stop
- Pre-application process



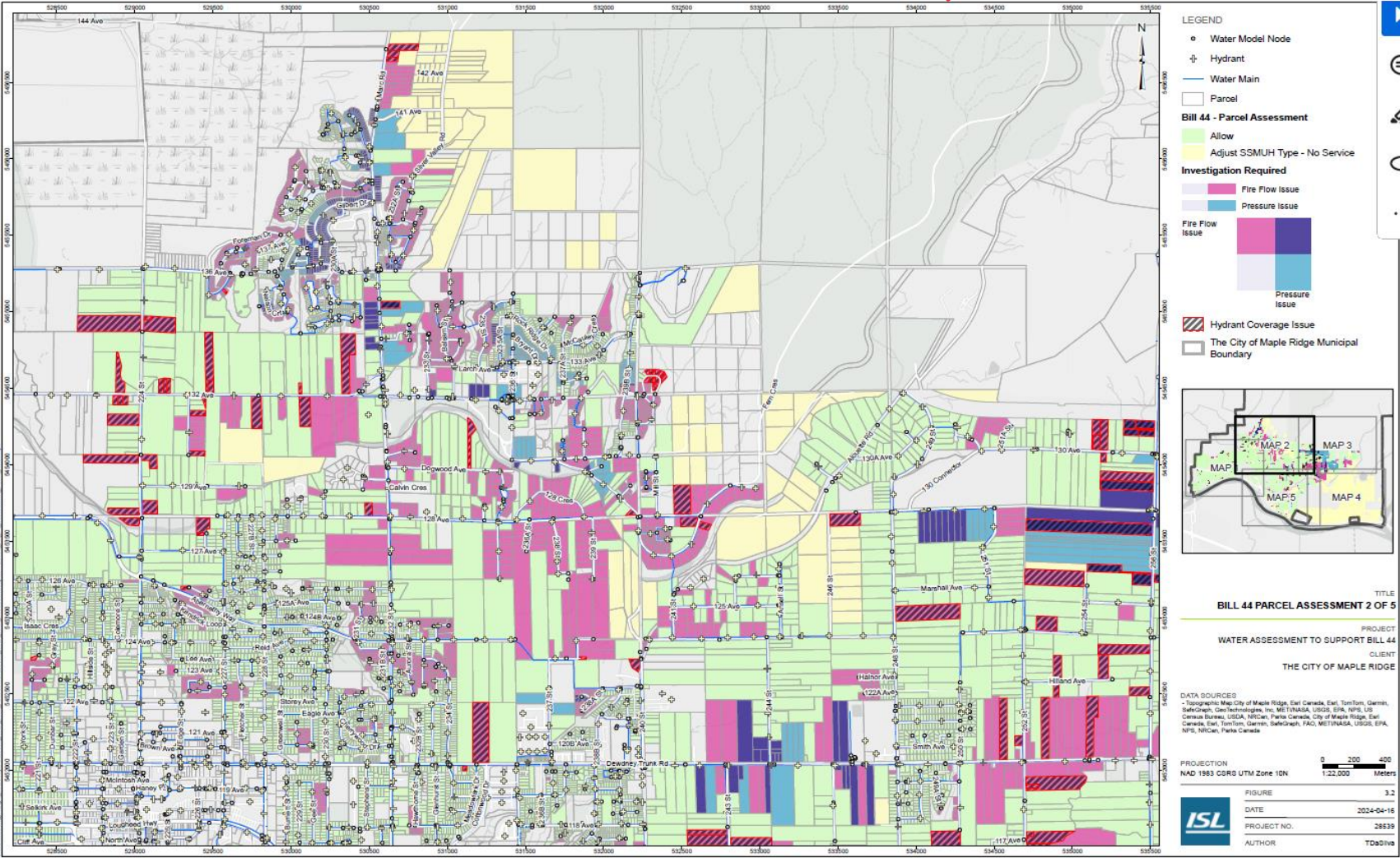
Lot Area: 900sq.m



LOT SIZES

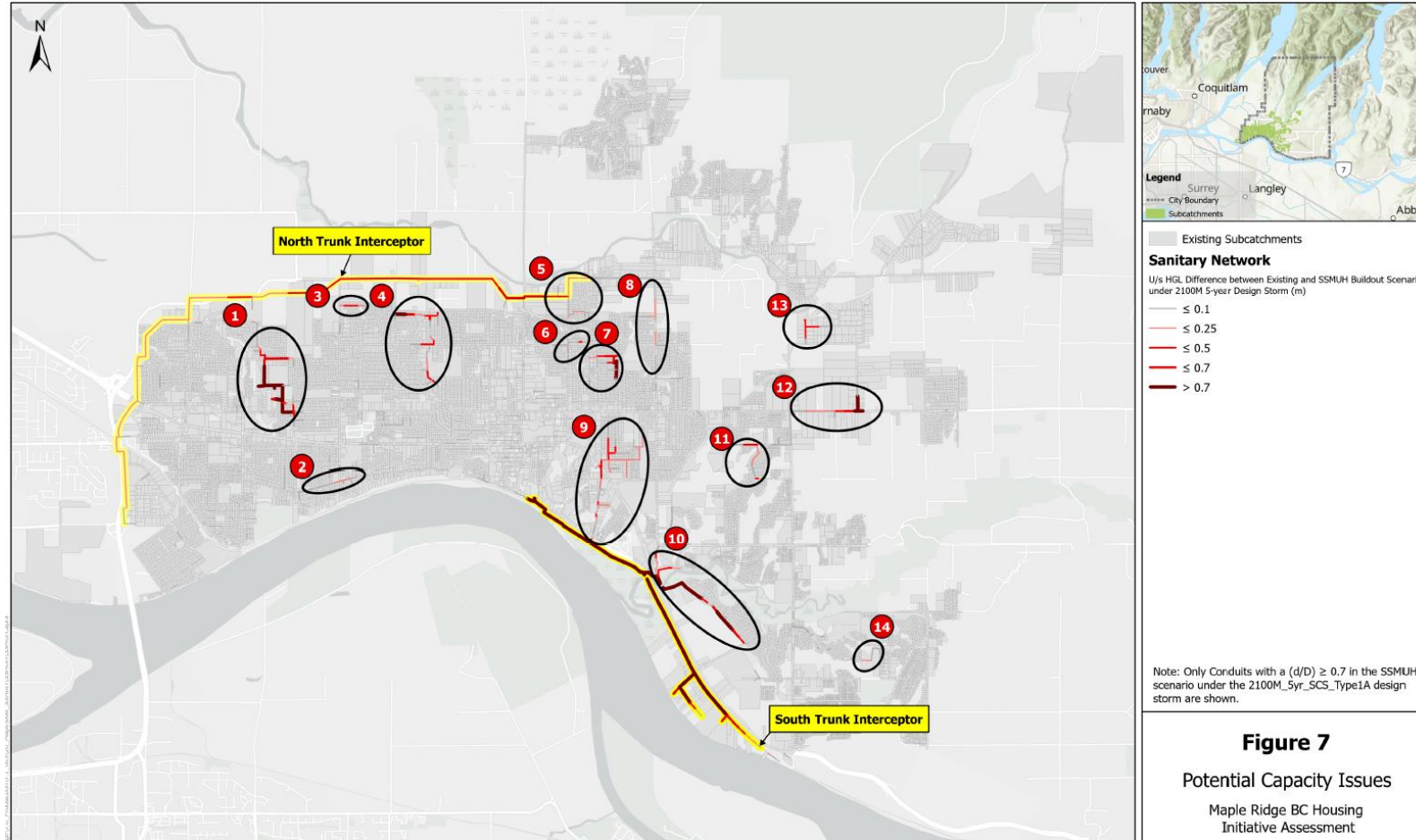


SERVICING NEEDS - WATER



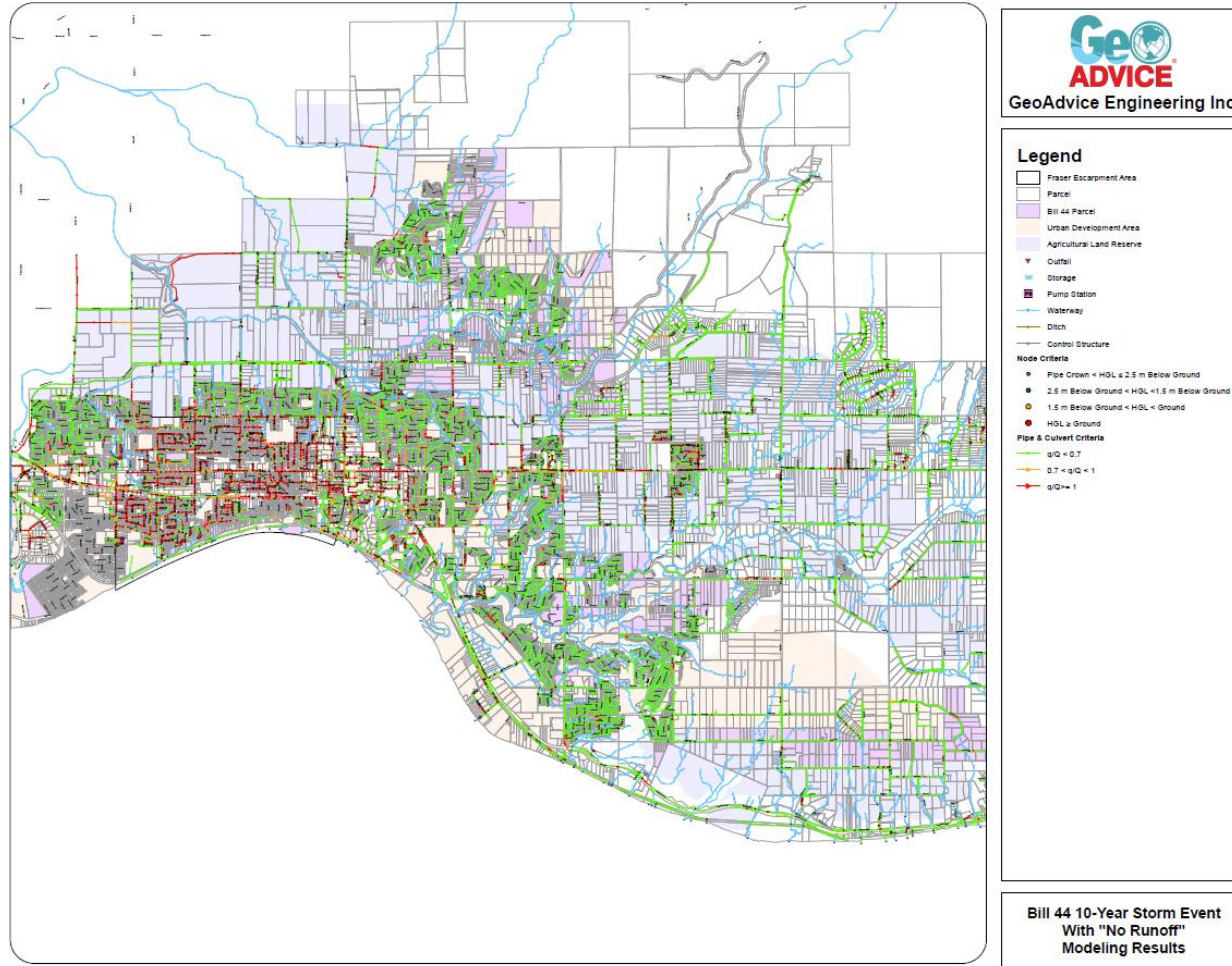
- 65% of parcels have no issues
- Primarily fire flow and water pressure issues
- Next phase: cost estimates

SERVICING NEEDS - SEWER



- Areas already flagged in the 2015 report
- DCC Bylaw Eligible projects
- Capital Projects Phasing Master Plan

SERVICING NEEDS - STORM

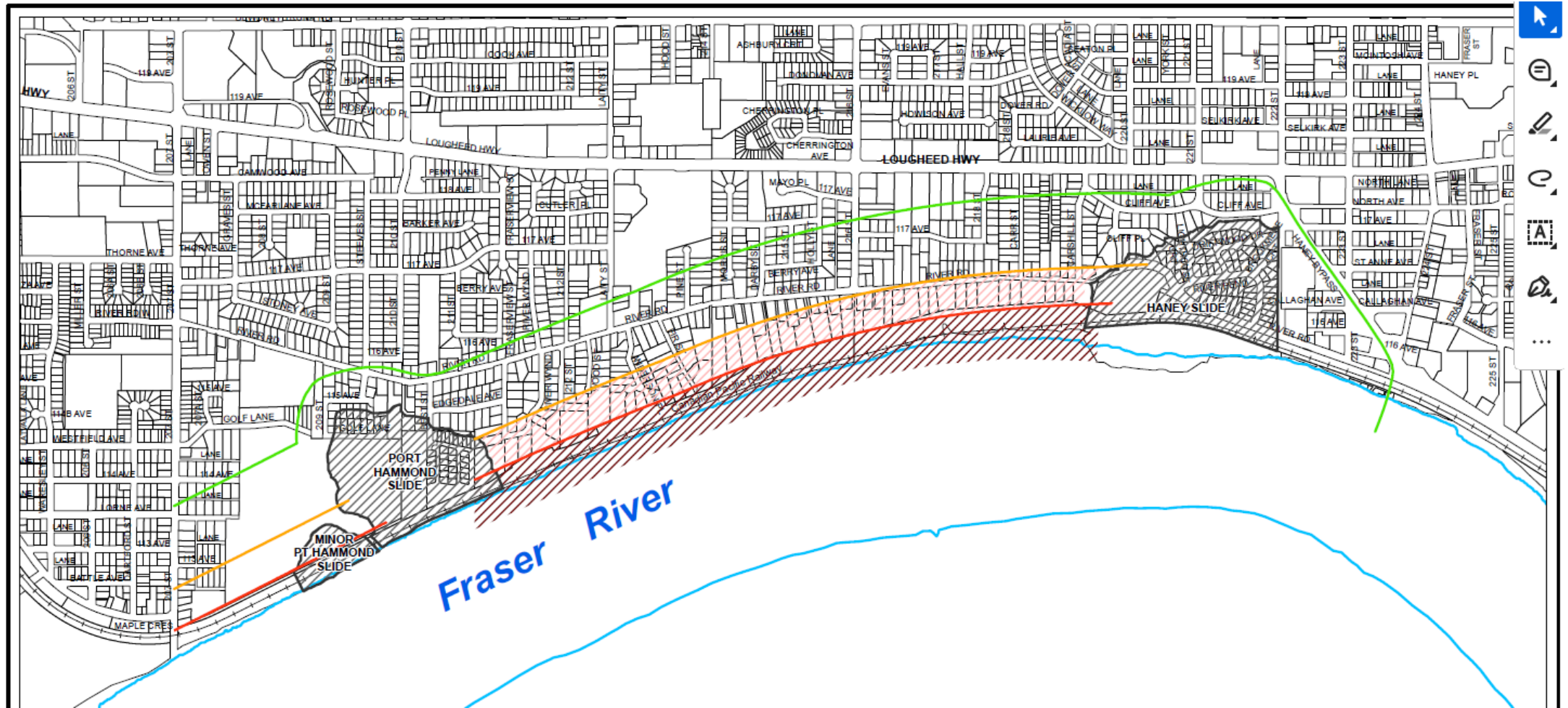


- 100-year on-site detention
- SSMUH SWM Design Guidelines
- Fraser River Escarpment

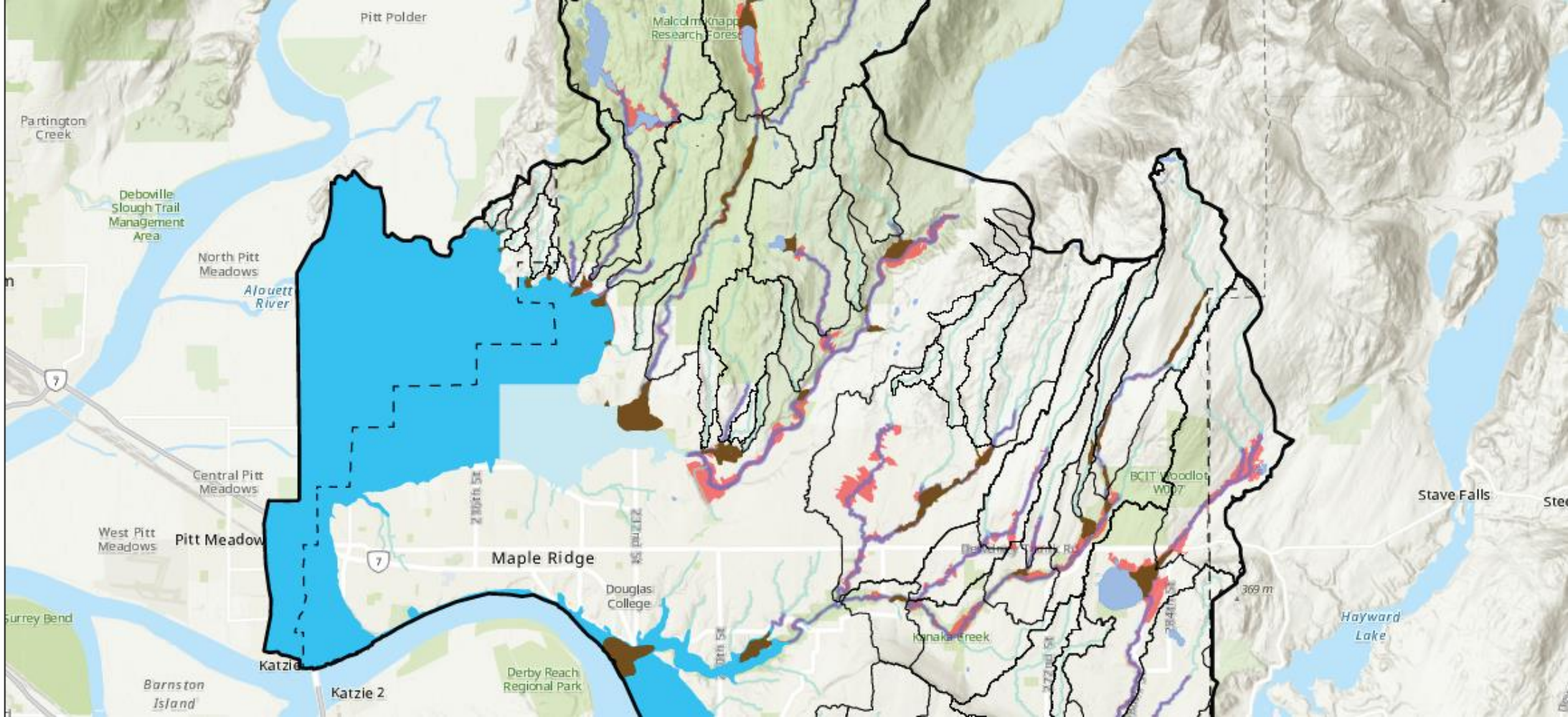
YEAR-IN- REVIEW

- Pre-application process
- Servicing Officer
- Tree Protection, stormwater management, and so on
- Stratas are becoming more common
- Development Permit
- Fraser River Escarpment (DPA and Zoning)

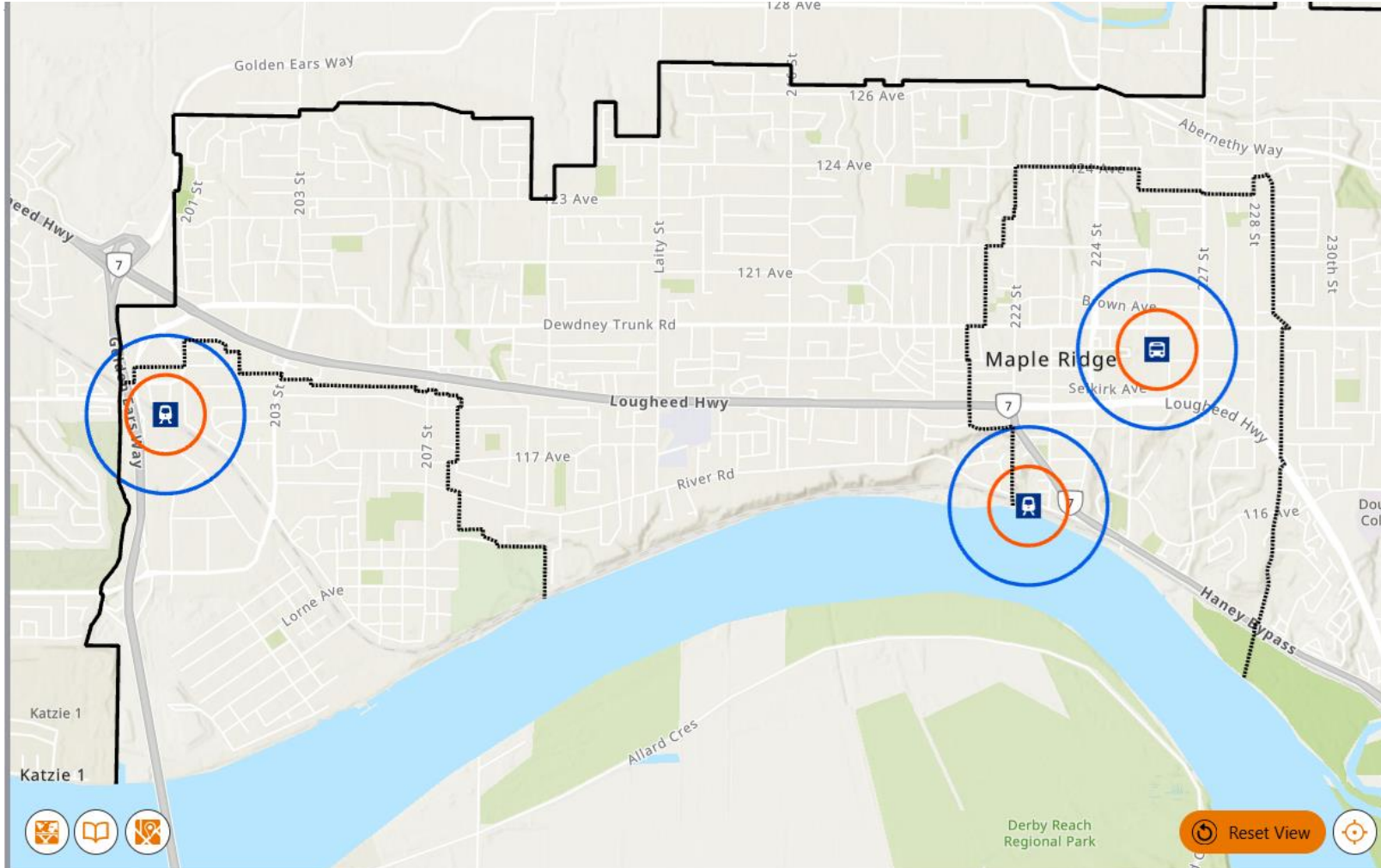
FRASER RIVER ESCARPMENT DPA



FLOOD HAZARD STUDY



TRANSIT-ORIENTED AREAS



- Three (3) TOAs
 - Port Haney
 - Maple Meadows
 - Haney Place Transit Exchange

Esri, NASA, NGA, USGS, FEMA | City of Maple Ridge, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, ... Powered by Esri

TOA – CASE STUDY



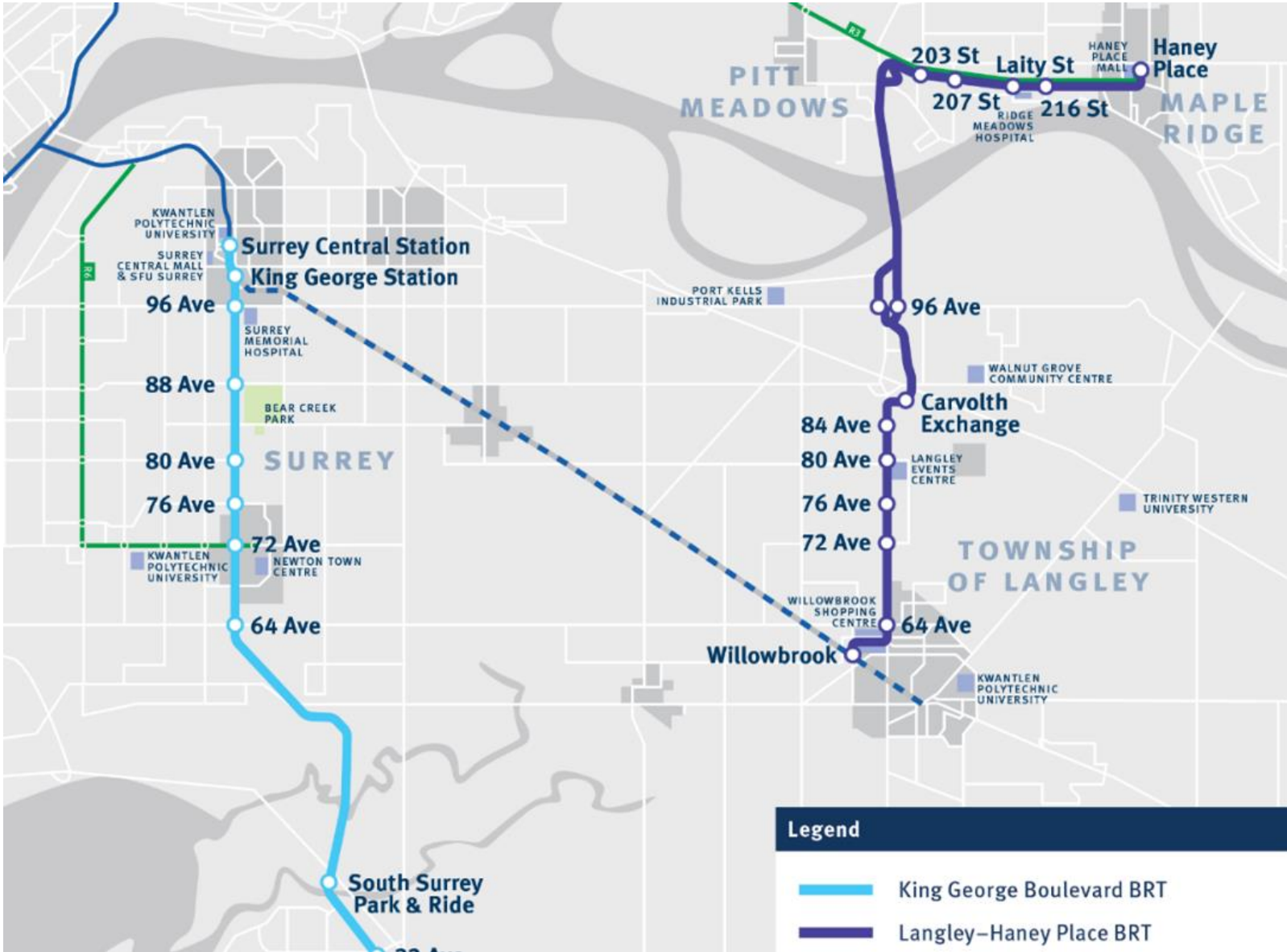
VIEW OF SOUTH EAST SIDE FROM EDGE STREET

- ❑ Within 400m of the Haney Place Transit Exchange
- ❑ Pre-dates the TOA Bylaw
- ❑ Parking requirements met @1.15/unit (avg.)
- ❑ Density
 - FSR: 2.44
 - Height: permitted 8 storeys, proposed 6 storeys



VIEW OF NORTH SIDE FROM 121ST AVENUE

BUS RAPID TRANSIT



LOUGHEED TRANSIT CORRIDOR AREA PLAN

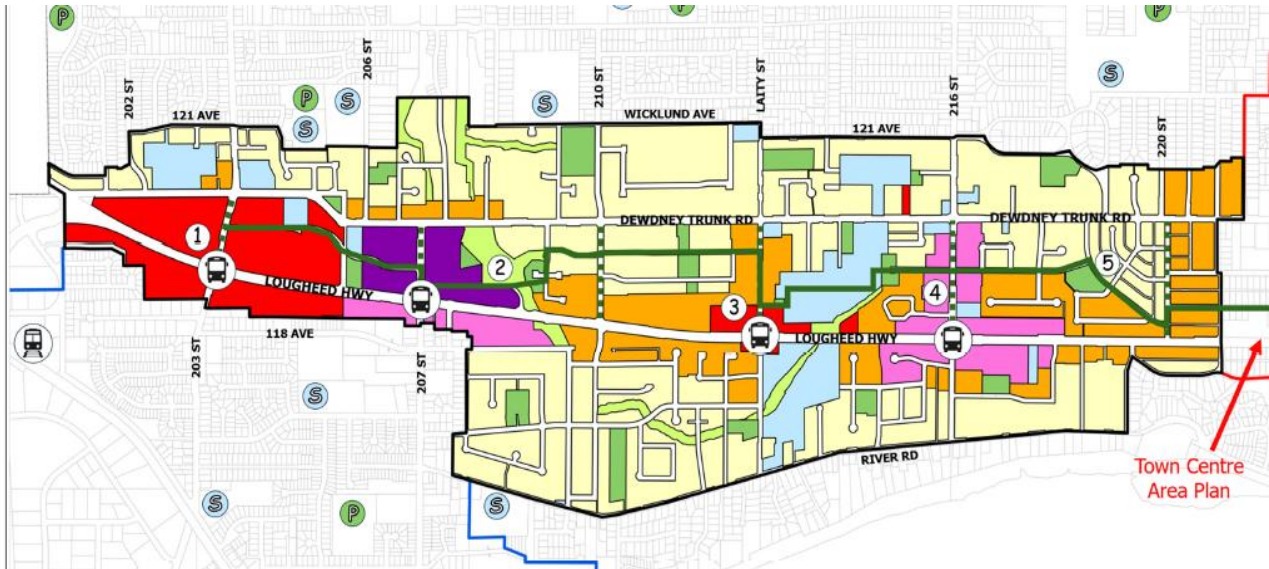
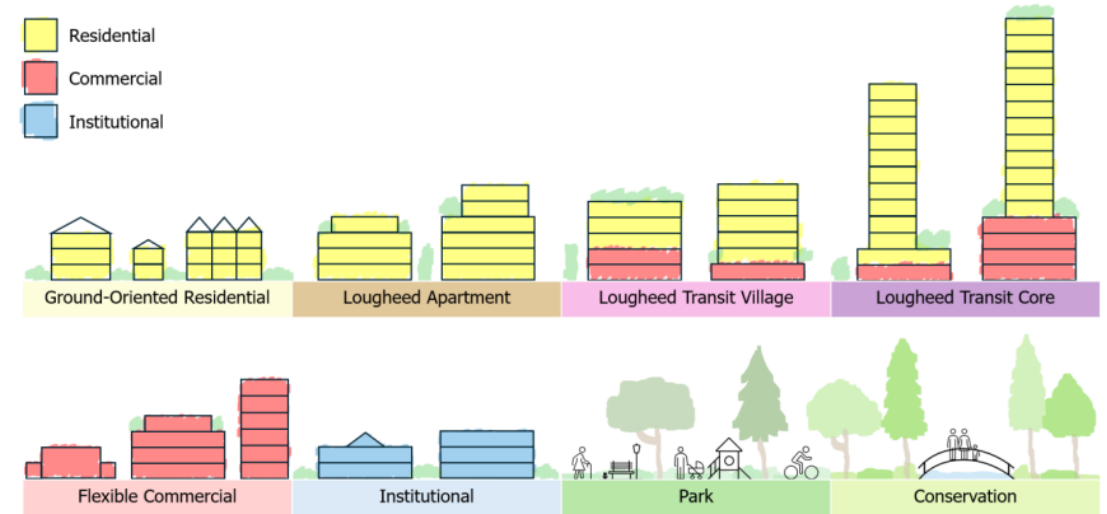


Figure 1. Visualization of New Land Use Designations in the Lougheed Transit Corridor



BRT & LTCAP CONT'D

Thousands of Maple Ridge apartments in limbo since BRT announced

Developers ask city council to lift a freeze on building in Lougheed corridor

Neil Corbett

Dec 22, 2024 5:00 AM



A new Bus Rapid Transit line from Maple Ridge to Langley has been announced. | The News files

City Lifts Pause on Lougheed Corridor Development Following BRT Planning



📅 January 17, 2025

Growth Management

Housing
Needs

OCP
Update

Area
Plans

Zoning
Bylaw

ACC &
DCC
Bylaws

Digital Permit Process

Development Approval Procedures

Certified Professional Program

Tenant Protection Bylaw and DP

Staged Building Permit Process

Geohazard Framework

Concierge Program

Off-Street Parking & Loading Bylaw

Development Optimization
Process

Inclusionary Zoning

Planning & Building Initiatives

THANK YOU

