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**Purpose:** Response to Qualitative Questionnaire for BC Municipalities: Housing Needs Assessments for Municipalities, Canada Community-Building Fund

**Date:** May 22, 2025

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## Responses By Question

### 1. History of factors shaping housing in the community

Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.

The demographics, economics and socio-cultural complexion of the City of Maple Ridge has been evolving over the last two decades. Historically, people living in Maple Ridge enjoy the small-town feeling, rural character, access to the outdoors (such as the Golden Ears Provincial Park), community spirit and recreational amenities the City offers. With relatively lower housing prices than other municipalities in the Metro Vancouver region, Maple Ridge has been a draw for families, especially younger families looking for an entryway into the home-ownership market. The ethnic profile of the City is diverse, but compared to the rest of the region, has a much smaller proportion of visible minorities.

The City of Maple Ridge has grown from a population of 76,052 (Census 2011) to 90,900 (Census 2021), a rate that is faster than the overall growth average for the Metro Vancouver region. The population is housed in approximately 33,105 households with an average household size of 2.7, that is primarily ownership-based. The City benefits from the overall population increase in the Metro Vancouver region due to increased immigration to Canada and the province of B.C and intra-province flows within the B.C region. The relatively lower home-ownership prices compared to other municipalities in the region, proximity to schools and still relatively undisturbed scenic outdoors while being within a 45min driving commute to Downtown Vancouver, make Maple Ridge a continued attractive option to live in and grow a family.

Traditional industrial activity in Maple Ridge has been resource extraction and manufacturing based. Growing market demand for industrial land for light industrial and business park uses in the municipality, optimizing sustainable agriculture and tourism growth possibilities would fuel employment opportunities and housing need. Transportation improvements linking Maple Ridge to the rest of the region and Downtown Vancouver via the new Golden Ears Bridge crossing and improvements to the Pitt River Bridge, connections through the West Coast Express, the rapid bus service (R3) between Maple Ridge to Coquitlam from which the Skytrain transit lines connect to Downtown Vancouver and the rest of the region, offer other favorable factors that make Maple Ridge an accessible and sought-after living destination.

Population projections for the City are therefore anticipated to continue to rise steadily through community growth, placing increasing pressures on the City to keep up with infrastructure expansion, service provision and necessary increased housing supply.

## 2. Municipal housing policy and regulatory context

Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).

Maple Ridge's Official Community Plan (2014) reflects the community's long-term vision to become more vibrant and prosperous, offering residents stable and special neighbourhoods, thoughtful development and respect for the built and natural environment. Specifically for housing, the City developed a Housing Action Plan in 2014 and an Implementation Plan in 2015 to translate the policy direction set out in the OCP into strategies and actions to address the need for affordable, rental, equity-deserving and special needs housing. Maple Ridge's first housing needs report was completed in 2021 to further strengthen the ongoing housing measures and guide the provision of housing needs in the community.

The City's housing needs assessment, housing strategies, policies and housing action plan have since been updated in keeping with recent Provincial legislation to strengthen housing supply since Fall 2023. They include the following:

- Amended the City's Zoning Bylaw to align with the requirements of Small Scale Multi Unit Housing (Bill 44) and Transit Oriented Areas (Bill 47). June 2024
- Initiated a Transit-Oriented Areas Land Use Planning Process towards a targeted land use review of the three TOAs to facilitate transit-oriented developments. June 2024
- Conducted and finalized the [interim Housing Needs Report \(2024\)](#) in accordance with the Province's standardized methodology for housing needs assessments. September 2024
- Updated the City's Housing Strategy and Housing Action Plan (2024) to prioritize needed forms of housing and streamline planning and development processes to accelerate housing supply. These initiatives would be progressively implemented in the short to medium term. November 2024
- Aligned the City's adaptable housing guidelines with the Province's 2024 BC Building Code's adaptable dwellings provision standards February 2025

- Produced 61% of the housing units mandated in the Provincial Housing Target Order at the half-year mark. The City is well positioned to fulfil its first-year target by June 2025. February 2025
- Reviewed the City's Tenant Relocation Assistance Policy towards the possibility of crafting a Tenant Protections Bylaw to strengthen tenant protections. March 2025
- Reviewed the City's family friendly housing policy to diversify available housing supply for families. April 2025

In March 2025, the City was awarded \$16.6million from the Canadian Mortgage and Housing Corporation's (CMHC) Housing Accelerator Fund to boost housing development in Maple Ridge. The key initiatives being pursued include:

- Harnessing digital technologies to speed up development application processes and optimize development services
- Providing more housing choices, including a first-in-BC housing concierge service
- Developing pre-approved site plans for a range of housing types to facilitate 'Missing Middle' type of developments
- Optimizing city land and exploring incentives to facilitate affordable housing
- Reviewing parking and mobility options to support transit-oriented developments

The City is currently actively updating its Official Community Plan (OCP), by December 2025, to bring it into alignment with provincial legislations and address the focus areas highlighted in the Housing Needs Report.

### 3. Population changes impacting the housing market

How have population changes in your community impacted your housing market?

Maple Ridge is a high-growth community. An estimated 28,000 new housing units are required by 2041 to meet projected growth, relieve existing housing pressures of suppressed households and mitigate extreme core housing need. About two-thirds of these total units are expected to be driven by projected community growth for which increased housing supply would be needed. These additional units would potentially be developed around key growth nodes of the Maple Ridge Town Centre as well as the Lougheed Transit Corridor where [Translink's Langley-Haney Place Bus Rapid Transit route](#) would be developed in the near future.

Housing pressures have exacerbated housing affordability concerns in the City. Although median household incomes in Maple Ridge are higher than regional averages, the exponential increase in rental and home sale prices province-wide has gravely impacted housing affordability for the City's

residents with growing affordability gaps across all income segments of residents, disproportionately impacting equity-deserving and at-risk residents, and renters living at the edge of housing precarity.

In 2021, there were 33,110 households in Maple Ridge with a homeownership rate of 79.1%. This is significantly higher than the average for the Metro Vancouver region (62.1%) and the Canadian home ownership average (66.5%). However, with the high cost of home ownership, demand for more rental housing has been increasing. An estimated 2,100 new rental units by 2033 would be required, half of them being affordable rentals. With low vacancy rates, an aging rental stock and a relatively low number of purpose-built rentals, the City is attentive to the need to renew its existing rental supply through sustainable maintenance, rental replacement and the increase of rental units.

Maple Ridge is also an aging community with 1 in 5 persons projected to be over 65 years by 2033. Being age-inclusive has been a focus of the City and it is one in a handful of municipalities in Canada with a WHO (World Health Organisation) age-friendly city certification. A concentration of this older adult demographic lives within the Maple Ridge Town Centre area where 27.5% of residents are over 65 years. To strengthen age-friendly initiatives, appropriate seniors housing developments across the care spectrum, wraparound social supports and physical retrofits of the environment would be necessary to ensure residents continue to thrive as they age.

#### **4. Impact of employment and labour conditions on housing supply and demand**

How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

There is a lack of comprehensive and longitudinal data around employment and labour trends in the City. Historically, Maple Ridge has not been subject to seasonal workforces nor precarious employment issues given its relatively young economic and industrial functions as a suburban locality. Based on Census 2021, the City has an unemployment rate of 6.7%, with its employed labour force mostly within the trades, transport and equipment operations occupations; sales and service occupations; business, finance and administration occupations; as well as education, community, healthcare and government services. Its employed workforce is predominantly employee-oriented (84%) with only 16% being self-employed. The majority of the employed labour force commutes to work by a personal vehicle (90%) with an average commuting duration of about 30 minutes. Housing supply and demand in the community is therefore driven mostly by the City's attractiveness as a place for growing a family and building a home.

## 5. Housing needs of priority populations

Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.

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, and visual minority households in the lower income categories. These population segments in the City have since been disproportionately affected by the housing crisis.

To address supportive needs of women, Cytheria Transition House, a non-profit organisation that provides social services in the community especially for women and children in the face of domestic violence, will be expanding their programming to include the provision of shelter needs. Funding has been secured for 34 units of supportive housing to be built in the coming years on Cytheria's premises with 14 units being transitional housing (3-12months) and 20 units of permanent housing.

With rapidly accelerating aging demographics, the City is attentive to crafting policies necessary to support a longer-term age inclusive strategy and better understand seniors' needs to address servicing gaps in the community. While there are a handful of private retirement villages, assisted living and residential care facilities, they are priced out of range for the majority of residents. More publicly funded affordable integrated seniors housing and supportive care facilities would be needed to address the aging demographic across the care spectrum.

Maple Ridge has historically been ethnically relatively homogenous and the arrival of visual minority migrants into the community has been a more recent phenomenon. Over three-quarters of the population in Maple Ridge are Canadian-born non-immigrants. The top immigrant sending country is the U.K, although the proportion of visual minority immigrants has increased from 15% (2016 Census) to 22% (2021 Census) with populace primarily from South Asia, Middle East, China and the Philippines. The City is working towards a more comprehensive understanding of the intersectionalities that visual minority households may face in housing challenges, especially those in the lower income categories.

See answers to questions 7, 8 and 14 for the housing needs of people experiencing homelessness and complex care supports.

## 6. Engagement with priority populations

How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.

The City regularly engages its priority population through both formal and informal channels. The City has a Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI) that provides strategic guidance and recommendations to Council to identify, remove and prevent barriers for individuals with impairments. The objective is to create equal access in areas of employment, education, housing, transportation and recreation, so that the City is welcoming and accessible to all.

The City also hosts the Seniors Network which is a non-profit community planning table led by seniors for seniors. Members include community-minded seniors, service providers, non-profit organisations, businesses and other related government agencies such as the relevant health authority. This Network has been instrumental in their ongoing commitment to age-friendly initiatives, enabling the City of Maple Ridge to receive the Age-Friendly City Designation in 2016. The City is also part of the World Health Organisation's (WHO) Global Network of Age-Friendly Cities since 2019. The City continues to work with the Seniors Network and its two subcommittees (the Seniors Housing Working Group and the Aging and Dementia-Friendly Working Group), meeting monthly to address seniors housing initiatives as well as aging and dementia-friendly efforts more specifically.

In administering the Community Resource HUB (see question 8), the City takes an active approach towards understanding the pulse on the ground in relation to those experiencing homelessness and the precariously housed. The HUB has become a useful informal gathering space where outreach workers, social service workers and City staff are able to share notes and exchange ideas to get a better sense of the specificities of individual clients, enabling efforts to be tailored more directly to the individual. More formally, the City also chairs a 'situation table' regularly that brings together ground agencies and relevant interest holders to address specific issues and client cases for emergent and urgent follow-up.

## 7. Local factors contributing to homelessness

Please describe local factors that are believed to contribute to homelessness in your community (e.g., closing of a mental health facility, high number of refugee claimants etc.)

Like many municipalities in BC, Maple Ridge grapples with the issues relating to mental health and the opioid crisis. A consistent drug supply and drug trade activity across the region, and an escalating mental health crisis has overwhelmed community healthcare providers. The stigma associated with

mental health illnesses sends people into hiding, with a turn to drug addiction to cope with trauma, physical and psychological pain. The limited availability of detox and rehab service providers in the community and lack of coordinated resources are significant barriers and people consistently miss out on windows of time when they are ready for change.

The lack of affordable supportive housing options as well as low barrier housing and wraparound supports further compound the issue, making it difficult for people to transition out of shelter into more permanent housing options. The City is also facing a regional problem of release planning from provincial treatment centres, correctional facilities and hospitals with people left in this community to fend for themselves. Better coordination and provincial support are urgently needed to tackle this growing regional issue.

## **8. Temporary and emergency relief resources**

Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.

Local point-in-time counts (2023) found 135 individuals to be unhoused in the City. This figure is likely an under-estimation since point-in-time counts rely on an individual being found and/or staying in a transition house or shelter. If they are not found or did not attend a community event to complete the survey, these individuals would not be counted. As such, youth, seniors, indigenous, racialized persons and those in the 2SLGBTQIA+ community who may not access homelessness services are likely underrepresented in the Count.

The Salvation Army Caring Place, operated by BC Housing is open 7 days a week and offers basic needs (food, clothing, laundry, bathroom, showers, hygiene supplies, haircut) as well as service provisions including housing outreach, mental health and addictions supports. The Salvation Army also provides a co-located shelter with 54 beds.

The City administers the Community Resource HUB, a drop-in facility for the unhoused on the carpark grounds of a local church. It operates from Mondays to Fridays 9.30am – 3.30pm and offers basic needs (food, bathroom, showers, clothing, hygiene supplies) and a place for people to retreat to during the day, with services that they can readily access (housing outreach, probation/court services, mental health and addictions support, wound/ infection care). Funded by the Reaching Home federal grant, the HUB is operated by Coast Mental Health in partnership with the City and is run by an outreach team and a trained volunteer pool. A 30-bed expansion shelter is offered in the local church during the winter months and closes after April.

While these facilities offer some reprieve and service for the unhoused, they are inadequate to meet the rising need. The Salvation Army facility is consistently at capacity and overrun during most days



with demand for shelter spaces and services accelerating rapidly. More recently with the warming weather, the HUB is also seeing individuals arriving regionally (e.g. from Vancouver, TriCities, Abbotsford) to access the drop-in services provided, overwhelming the services and resources to over-capacity, with clients doubling what the HUB has been planned for and is used to servicing in a day. This further indicates the need for a regional and provincial response to the crisis.

## **9. Student and temporary foreign worker housing needs**

Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.

While little comprehensive data is available on these subject populations, there has not been ground evidence to suggest that groups such as students and temporary foreign workers experience housing concerns in the City. Without post secondary institutions located within and in the vicinity of Maple Ridge and a predominantly external job-market outside of the City, the City has not experienced pressures from temporary residents in the housing market in the same way that other municipalities may have. Nonetheless, the City would continue to monitor the implications of temporary residents on housing.

## **10. Changes in rental rates over time**

How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

The cost of renting in Maple Ridge has increased significantly over the last decade with median monthly rents increasing by 89% between 2010 and 2023. The increase in rents have tended to impact the cost of larger units more (97%) as compared to studio units (45%) during this similar period.

Based on existing primary rental stock and the median income of rental households, couples with or without children are generally able to afford renting a 2 to 3-bedroom unit without spending more than 30% of household income on shelter costs. Lone-parent households are likely only able to afford a 2-bedroom unit without overly stretching their budgets beyond 50% of their income. However, this presumes that there is available purpose-built rental supply within the existing stock. Otherwise, renter households would be pushed into rentals of newer purpose-built units (if any) and the secondary market where rents are likely higher, thereby increasing the unaffordability of housing for renter households.

Since 2005, there has only been a net increase of 353 units in primary rental units, reflecting the continued industry preference to cater towards home buyers. Even if rental units were developed, most of these primary rental units since 2017 have been 1-bedroom units (207 units). Only three 3-bedroom units were produced, reflecting the higher profitability of smaller rental units as compared to larger sized ones. Between 2022 to 2024, there had been no market rental completions and only 6 units of social housing rental completed in the City. Given the slow growth of new rental units in the City, residents who have been pushed out of the home-ownership market have little housing options available except the existing aging purpose-built rental stock with low vacancy rates or otherwise, are limited to the smaller unit sizes with higher prices in the secondary rental market, depending on what people can afford.

## **11. Changes in vacancy rates over time**

How have vacancy rates changed over time? What factors have influenced this change?

Demand for rental housing in the City continues to be high, with far less supply being produced than the need for them. Since 2010, rental vacancy rates in the City have fluctuated between 5.7% to 0.4%. A healthy vacancy rate is between 3% - 5%. The City's vacancy rate for primary rental in 2023 was 1.3% with an estimated total of 21 vacant purpose-built rental units. During the Covid-19 pandemic, vacancy rates in 2021 temporarily spiked (5.7%), likely due to relocations. In order to meet renter growth needs, the City will require at least 2,100 rental units by 2033. Further units would be needed to increase the vacancy rate to 3% or more.

## **12. Trends in core housing need**

How have trends in core housing need changed over time between both tenant and owner-occupied households?

The increase in housing unaffordability has impacted households with lower incomes significantly. Based on 2021 data, low-income households (earnings between \$520-\$1300 per month) experience core housing need at rates of 46.4% and very low-income households (earnings less than \$520 per month) experience core housing need at 78.7%. Households in the moderate-income range (earnings of \$1300 - \$3120 per month) experience core housing need at a rate of only 17% while those able to afford \$3120 per month for shelter costs are not in core housing need.

Core housing need for renters was reported to decrease between 2016 to 2021: 37% of renters (2,215 households) compared to 30% (1,980 households). This is likely caused by an artificial depression due to the CERB (Canada Emergency Response Benefit) subsidy that supported some of the lowest-income

households across Canada, even though median rents had increased over this period. Core housing need amongst owner households remained comparable at 9%.

Although both tenures are experiencing core housing need at lower earning income levels, the impact on renters is more significant as a higher proportion of renter households are experiencing core housing needs. Most households in core housing need are also 1-person households.

### **13. Affordable unit construction over five years**

In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

Over the last 5 years, 125 units of affordable and supportive housing have since been completed in the City. These include 64 units at Turnock Manor by BC Housing, 3 below market units secured through a housing agreement, and another 58 units of deep affordability with supports as follows:

- 52 units in Rivers Reach, a BC Housing development operated by Coast Health, and
- 6 units for persons living with disabilities operated by the Ridge Meadows Community Living Foundation.

In the development pipeline, the City is expecting another 152 affordable rental units in the coming years:

- 98 units of proposed affordable senior apartments, a BC Housing development that would be subject to BC Housing's HILs (Housing Income Limits) guidelines
- 54 below market rentals, secured as part of a CMHC funding agreement, within a 106-unit multi-family rental development in the Maple Ridge town centre

### **14. Affordable and community housing options, needs and gaps**

Please describe available affordable and community housing options and needs/gaps currently in your community. a) Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living? (b) Does your municipality provide rent supplements or other assistance programs that deepen affordability for households? (c) Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

(a) The City currently offers a range of senior housing options across the care spectrum from independent to assisted living and residential care, however they remain inadequate to meet the demands for care options and needs as the population ages, 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. Seniors therefore have to face the prospect of uprooting at a time when they are most frail to access coveted spots in an assisted or residential care facility when needs arise. The community is looking forward to a long-promised 94-unit purpose-built affordable seniors housing development by BC Housing that is currently in the development stream. There is currently only one publicly funded assisted living facility and two residential care facilities in the City, under the remit of Fraser Health Authority. Other senior care facilities in Maple Ridge are privately owned and operated.

(b) In 2023, there were approximately 498 housing supports for those experiencing homelessness or needing to use emergency shelters. The majority of these units were in the form of homeless rent supplements and the provision of 25 emergency shelter beds. In the same year, a total of 496 rent assistances were dispensed, of which most of the rental assistance units were for seniors (398), while 86 were for families and 39 was through the Canadian Housing Benefit. As the seniors demographic continues to increase, the City is attentive to how seniors can be better supported, especially those who may be displaced through urban renewal and can no longer afford market rents. The City is looking towards strengthening its tenant protection regulations through a proposed Bylaw to ensure that residents are better protected and aptly compensated with a right of first refusal for a replacement rental unit.

(c) The City faces a crucial need for supportive housing units with wraparound services given the spiralling mental health and opioid crisis. At the moment, the existing facilities are over-stretched beyond capacity, and more funding and support is required for infrastructure development and service delivery (see answers to questions 7 and 8). For instance, the shelter capacity of 54 beds provided by the Salvation Army only makes up for potentially less than a third of the unhoused population that the City is aware of. 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.

The possibility for the City to develop new non-market housing with supportive services on its own remain challenging. Maple Ridge faces constraints in terms of capital funding, capacity resourcing, and the availability of city-owned land in appropriate locations to be able to act as a catalyst for such developments. The City remains reliant on provincial funding support for such projects to take off and on non-profit organisations especially those with land resources in the City and service delivery expertise to be able to leverage possibilities of developing partnerships to address supportive housing needs of priority groups.

## 15. How will HNR inform OCP, housing policies and/or actions

How will this HNR inform your OCP, housing policies and/or actions going forward? How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments? Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth.

The City's 2024 Housing Needs Report will form the basis of the Official Community Plan (OCP) currently being updated, to meet the Province's legislative deadline by December 2025. The Housing Needs Report identifies statements of needs across several categories including:

- the City's 20-year projected assessment of housing need
- requisite affordable housing including rental housing supply across market, below-market and non-market segments
- provision of housing near transit
- housing needs for priority populations such as seniors, families, special needs groups (e.g. visual minority and indigenous households)
- those experiencing homelessness and extreme housing precarity.

These housing needs would be translated into relevant municipal bylaws, regulations, policies and land use planning strategies. Those with land use implications would be incorporated as land use designations, densities and development guidelines for various neighbourhoods in the updated OCP. In doing so, the City will be cognizant of geophysical constraints, environmental factors, heritage considerations, access and servicing requirements as well as local specificities, taking into account the existing form and character of different neighbourhoods.

Based on estimated calculations of OCP land-use designations, the OCP capacity will exceed the City's projected housing supply needed in the next 20 years. This means that the City would have to take proactive planning seriously to direct developments towards key areas of growth, and to ensure a balanced supply of housing is produced across a range of affordability types, typologies and tenures. The City has since adopted bylaws to align with Provincial legislations Bill 47, to enable higher densities in transit-oriented areas (TOAs); and Bill 44, to enable the provision of Small-Scale Multi-Unit Housing (SSMUH) developments. In Maple Ridge, this would take shape through the densification of the Lougheed Transit Corridor where the intended future BRT route to Langley would run, and around the Haney Place Transit Exchange, and the Maple Meadows and Port Haney West Coast Express stations which have been designated TOAs. These regulatory changes would significantly accelerate

transit-oriented development in Maple Ridge, potentially bringing about compact liveable communities in these areas.

As development increases, the City will face challenges from vehicular congestion, servicing capacities and limits posed by environmental constraints due to the City's location along the Fraser River. The City is currently served by 3 east-west road corridors – the Lougheed Highway, Dewdney Trunk Road and Abernethy Way. The existing road network, especially these 3 main corridors would need to be expanded and upgraded to manage the projected increase in population and housing needs. Similarly servicing requirements would need to be upgraded City-wide to deal with the larger projected population. The City is subject to the geotechnical constraints posed by the Fraser River Escarpment and the Fraser River and Alouette River floodplains that limit the potential of development growth in these areas significantly unless mitigation measures are explored to better optimize land use in and around them.

### **References:**

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[Metro Vancouver Housing Data Book](#), February 2025

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