



**Maple
Ridge**

Lougheed Transit Corridor Area Plan Frequently Asked Questions

What is land use planning?

Land use planning helps guide the growth of our community by creating policies for what types of land uses (e.g., residential, commercial, park) and what types of buildings are appropriate in certain areas. The City of Maple Ridge has a team of planners who create maps showing the different land uses across the city. These maps are used to review applications for new developments.

What is the Official Community Plan?

The Official Community Plan (OCP) is a key document that guides the growth and development of Maple Ridge. The OCP is based on principles identified by the community and contains details about:

- land use planning
- housing
- community services
- natural features
- transportation
- infrastructure
- and more!

What is an Area Plan?

An Area Plan contains more detailed land use policies based on the context and objectives for a specific area. Examples of Area Plans in Maple Ridge include:

- Lougheed Transit Corridor
- Town Centre
- Hammond
- Albion
- Silver Valley

What is a land use designation?

Each property in Maple Ridge has a land use designation that guides how the land could be used in the future and what types of new buildings would be appropriate. Land use designations are mapped across the city and found in the Official Community Plan and Area Plans.

What is a zone?

Each property in Maple Ridge has a zone that outlines what is currently allowed to be built on the property. The Zoning Bylaw lists every zone along with detailed site requirements, such as building heights and setbacks from property lines. If an application to change a property's zone is submitted, the land use designation in the Official Community Plan or Area Plan is used to determine which new zone(s) would be appropriate.

What is the Lougheed Transit Corridor?

The Lougheed Transit Corridor is a key development area located in West Maple Ridge (between the city's western boundary and 221 Street). The area includes two main transit routes within the city:

- 1) Lougheed Highway, and
- 2) Dewdney Trunk Road.

Other key streets in this area include 203 Street, 207 Street, Laity Street, and 216 Street, which provide access to local shopping centres, residential neighbourhoods, and community facilities such as Ridge Meadows Hospital. This area has been identified as a Major Transit Growth Corridor by Metro Vancouver.

Is this the final version of the Lougheed Transit Corridor Area Plan?

No. Staff have proposed updates to align the long-term planning for this area with TransLink's Bus Rapid Transit project and new provincial housing legislation. The public engagement process is intended to get feedback on the proposed updates and help shape the future of this area. Staff will be reviewing all feedback before bringing forward more detailed planning documents to Council later this year.

Will there be other opportunities to provide feedback on this project in the future?

Yes. A Public Hearing for this project is anticipated later this year. However, it is encouraged that you provide your feedback as part of this public consultation process (April 9 to May 7). If you have additional comments or questions after attending an Open House event or completing the online survey, please reach out to staff at LougheedStudy@MapleRidge.ca to ensure your feedback is captured.

Why did the boundary of the Lougheed Transit Corridor Area Plan change?

The boundary was expanded further south of Lougheed Highway and further north of Dewdney Trunk Road so that development along these major corridors can be managed more effectively and provide an appropriate transition to the surrounding neighbourhoods. The updated boundaries provide greater clarity on where higher-density development would be considered.

Does the Lougheed Transit Corridor Area Plan impact my property value?

The Lougheed Transit Corridor Area Plan is a 30-year plan that provides high-level guidance on how land may be used and developed in the future. Discussions surrounding potential real estate prices and maximum development densities for properties would be more speculative in nature at this time. Detailed development densities and maximum heights are determined at a later stage when applications are submitted for rezoning.

Many of the properties along Lougheed Highway and Dewdney Trunk Road have been pre-zoned for 4-6 residential units as a result of new provincial housing legislation. To see how many residential units are allowed on your property today, please view the [Urban Infill Residential Locator map](#).

What is Bus Rapid Transit?

Bus Rapid Transit is a regional transportation project led by TransLink that will provide a new transit route between Maple Ridge and the Township of Langley. The project includes new stations, dedicated bus lanes, and signal priority at intersections. In January 2025, TransLink announced the location of future stations at 203 Street, 207 Street, Laity Street, and 216 Street on Lougheed Highway. To learn more, visit [TransLink's Bus Rapid Transit website](#).

What is the Greenway?

The Greenway is a pedestrian - and cyclist-friendly route that connects key destinations with landscaped pathways, trees, and public spaces. It is intended to be green, safe, and comfortable to encourage active transportation. The Greenway extends from 203 Street easterly to the Town Centre along streets with a future connection across McKenney Creek.

Why are there different design concepts for the Greenway?

The design of the Greenway will be based on the street infrastructure and the surrounding land uses. For example, the Greenway would look different in busy commercial area compared to a residential area with townhouses and apartments. The common design features along the Greenway would include trees and landscaping so that the route feels more like a park.

How wide will the Greenway be?

The design concepts for the Greenway do not include detailed measurements at this time as the City is currently undertaking an engineering study for this route. The final measurements will be provided in the more detailed planning documents that will be brought forward following the public engagement process.

When would the Greenway be built?

The Greenway is a long-term transportation project that would not impact any existing streets in the near future. Land development along the Greenway is needed in order to expand City-owned land along streets and provide improvements such as multi-use paths, trees, and landscaping. However, interim active transportation improvements may be explored as part of the Lougheed Transit Corridor Area Plan and Strategic Transportation Plan.

What are the next steps for this project?

Following the public consultation process for the Lougheed Transit Corridor Area Plan, staff will review all the feedback from the Open Houses, community survey, emails to staff, and other engagement opportunities. This feedback will inform future updates as the area planning process continues and will be included in a staff report to Council with recommendations for next steps.

Is there a pause for new development in the Lougheed Transit Corridor Area Plan?

Yes. The City has temporarily paused new development applications and pre-application meetings for rezonings until the Lougheed Transit Corridor Area Plan receives Second Reading. This is to ensure that new developments align with the long-term vision for this area. It is anticipated that the Area Plan will be brought forward for consideration of Second Reading in Q3 of this year.