

**From:** [Victor Cheung](#)  
**To:** [Annie Slater-Kinghorn](#)  
**Cc:** [Mark Seinen](#)  
**Subject:** RE: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates Tuesday,  
**Date:** October 14, 2025 10:47:33 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Annie,

Thank you again for the opportunity to review the City of Maple Ridge's Silver Valley, Town Centre, and Hammond Area Plans, as well as the general housing updates to the Official Community Plan (OCP). Given that the Area Plans are being updated to align with recent Provincial housing legislation, we have focused our review on the housing-related updates outlined in the OCP.

The City's OCP amendments align with Metro 2050 strategies that focus on expanding the supply and diversity of housing, protecting tenants and the existing rental housing supply, and meeting the housing needs of lower income households.

The City's OCP amendments incorporate data from the latest Housing Needs Report, and use the findings of the Housing Needs Report as the basis for OCP policies. The OCP amendments demonstrate a commitment to meeting the community's future housing needs by identifying specific policy directions to explore (i.e. inclusionary zoning, Tenant Protection Bylaws, rental replacement policy). OCP policies include those that address housing demand in general, as well as those that are targeted to specific demographic, tenure, or affordability needs (i.e. housing for families, rental housing, affordable housing).

Please let us know if Metro Vancouver staff can help support the development of any new housing-related policies or bylaws. Metro Vancouver provides resources on many of these policy areas, including a [dashboard compiling existing municipal housing policies](#) across Metro Vancouver, and an [inclusionary housing calculator](#). Metro Vancouver staff can also help connect peer communities that are working on similar policies.

If you have any further questions regarding our comments, we are happy to schedule a meeting to discuss them further.

Thank you,

Victor

# TransLink’s Review of the City of Maple Ridge’s Hammond Area Plan Update

Date sent: 2025-10-14

#	Page(s)	Topic / Section	Comment Type	TransLink’s Comment	Maple Ridge’s Response	Response Date
			<i>Suggested change, question, for information</i>		<i>Partner agency response to comment: outcome/action taken</i>	<i>Date response provided by partner agency</i>
1	31-32	3.2.1 Hammond Village Commercial	Suggested change	Suggest including references (as applicable) to accommodating deliveries by providing adequate loading and unloading spaces.	Incorporated as Policy 3-35 under Section 3.2.1 Hammond Village Commercial.	
2	33	3.2.3 Hammond Employment and Industrial	For information	Positively supports regional transportation objectives by acknowledging the need for goods movement access. “Effective access for truck deliveries and goods movement is important for successful industrial uses. Some examples of these uses may include public storage facilities, medical testing laboratories, manufacturing operations, multimedia and/or art studios. Light industrial uses could also include activities such as manufacturing, assembly, film production, scientific and technical services.”	Received for information.	
3	40-41	4.0 Multi-Modal Transportation & Connectivity	For information	While there is no indication that future road network enhancements focusing on pedestrians, cyclists, or transit will prohibit truck movements based on the information provided, any actions that would prohibit the movement of trucks on the Major Road Network or other arterial roads in the area are required by legislation to be referred to TransLink for review and approval (per South Coast BC Transportation Authority Act Section 21(2)).	Received for information.	

#	Page(s)	Topic / Section	Comment Type	TransLink's Comment	Maple Ridge's Response	Response Date
			<i>Suggested change, question, for information</i>		<i>Partner agency response to comment: outcome/action taken</i>	<i>Date response provided by partner agency</i>
4	40	4.0 Multi-Modal Transportation & Connectivity	Suggested Change	<p>"Multi-modal transportation routes provide options for automobiles."</p> <p>Suggest adding clarification as to whether this refers to all modes of transportation on these routes, or specifically to automobile users being provided with different modal choices. Based on the objectives and policies, and to be more inclusive of sustainable transportation modes, suggest reframing as "Multi-modal transportation routes provide options for all".</p> <p>Also suggest elaborating on what types of traffic calming measures will be considered.</p>	Incorporated under Section 4.0 Multi-Modal Transportation and Connectivity on P. 40 in the Guiding Principles.	
5	41	4.0 Multi-Modal Transportation & Connectivity	Suggested change	<p>Recommend adding policy to extend walking paths/roads in Upper Hammond to West St for direct pedestrian connections to Maple Meadows Station &amp; bus exchange. The existing road grid requires that pedestrians make 10+ minute detours, discouraging walking to the bus or West Coast Express (WCE).</p>	Incorporated under Section 4.0 as Policy 4-2.	

**From:** [Mark, Kamelli TT:EX](#)  
**To:** [Annie Slater-Kinghorn](#)  
**Cc:** [Evanoff, Ryan TT:EX](#)  
**Subject:** RE: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates Friday,  
**Date:** October 17, 2025 11:40:09 AM  
**Attachments:** [image001.png](#)

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Hi Annie, appreciate your patience. I have reviewed on behalf of MOTT and have the following comments:

- Housing Update
  - No comments
- Town Centre Area Plan
  - Page 51 of PDF, Policy 6-18c and 6-19 refer to working towards light rail and refer to Figure 3 which shows Lougheed Highway. Looking back at the 2008 plan, it looks like this is a carry-forward – suggest these references as well as Figure 3 (pg 58 of PDF) be updated to refer to BRT only to ensure clarity. ***If you could please confirm that these updates can be made that would be appreciated.***
- Hammond Area Plan
  - No comments
- Silver Valley Area Plan
  - No comments

If you have any questions, please let me know. Thank you!

**Kamelli Mark** (she/her), MPA, RPP, MCIP  
**Regional Manager, Planning | South Coast Region**  
Ministry of Transportation & Transit | South Coast Regional Office  
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**From:** Sam Elliott  
**To:** Annie Slater-Kinghorn  
**Cc:** Louie Girotto  
**Subject:** RE: Maple Ridge Formal Official Community Plan Referral - Area Plans and Housing Updates  
**Date:** Friday, October 17, 2025 11:23:00 AM  
**Attachments:** image001.png  
2025-09-11 OCP Referral - SD\_42.pdf

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Hi Annie

SD42 would like to thank you for the opportunity to provide our input on the following:

Section 475 of the Act, for the following Official Community Plan Amending Bylaws:

- Housing Update – Official Community Plan Amending Bylaw No. 8073-2025. We have reviewed and currently do not have any further input to provide.
- Town Centre Area Plan Update – Official Community Plan Amending Bylaw No. 8060-2025. We have reviewed and currently do not have any further input to provide.
- Hammond Area Plan Update – Official Community Plan Amending Bylaw No. 8057-2025. We have reviewed and currently do not have any further input to provide.
- Silver Valley Area Plan Update - Official Community Plan Amending Bylaw No. 8061-2025. We are currently reviewing the material and will provide our feedback shortly.

If you have any further questions, please feel free to reach out to me.

With gratitude

Sam

**Samantha [Sam] Elliott** | Facilities Planning and Project Manager  
School District No. 42 (Maple Ridge-Pitt Meadows)  
22225 Brown Avenue, Maple Ridge, BC V2X 8N6  
Phone | 604-466-6163 | [sam\\_elliott@sd42.ca](mailto:sam_elliott@sd42.ca) | [www.sd42.ca](http://www.sd42.ca)

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**From:** Annie Slater-Kinghorn <aslater-kinghorn@mapleridge.ca>  
**Sent:** September 12, 2025 11:34 AM  
**To:** Sam Elliott <sam\_elliott@sd42.ca>  
**Cc:** Elona Saro <esaro@mapleridge.ca>; Louisa-May Khoo <lkhoo@mapleridge.ca>  
**Subject:** Maple Ridge Formal Official Community Plan Referral - Area Plans and Housing Updates

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Hello Sam,

Please find attached a copy of the formal referral for the Silver Valley, Town Centre, and Hammond Area Plans, as well as the Official Community Plan general Housing updates. The City of Maple Ridge is currently working to update its OCP to align it with new provincial housing legislation.

All of these Official Community Plan Amending Bylaws are being considered for first reading at the September 16, 2025 Council meeting.

We are requesting that comments be received by October 10. In the meantime, should you have any questions or require further information please contact myself, Annie Slater-Kinghorn at [aslater-kinghorn@mapleridge.ca](mailto:aslater-kinghorn@mapleridge.ca).

Thank you,

**Annie Slater-Kinghorn** (she/her)  
Community Planner | Planning and Building Department  
T: 604-463-5221 ext. 5780 | E: [aslater-kinghorn@mapleridge.ca](mailto:aslater-kinghorn@mapleridge.ca)



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The City of Maple Ridge respectfully acknowledges that we are on the traditional territories of the Katzie (q̓íc̓ày) and Kwantlen (q̓ʷán̓l̓an) First Nations.

Please be advised that this correspondence was prepared in compliance with Municipal Bylaws in effect at the time of the inquiry. It is also noted that this response relates to specific questions asked, and that the City position may change if new information arises, or if the proposal is altered. Prior to proceeding with a development application, applicants are encouraged to discuss the proposal with City staff to ensure that the position noted within this correspondence remains valid, and that the proposal is in compliance with all relevant and current Municipal Bylaws, policies and objectives.

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**From:** [Christine Carter](#)  
**To:** [Annie Slater-Kinghorn](#)  
**Cc:** [Patrick Ward](#); [Dana Parr](#); [Amanda Grochowich](#)  
**Subject:** RE: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates Thursday, October 9, 2025 10:07:27 AM  
**Date:**  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Good morning Annie,

Thank you again for meeting with Dana and I on September 4, 2025 and for referring the four OCP amendment packages to the City of Pitt Meadows for review and comment. We appreciate the opportunity to provide input.

After reviewing the proposed amendments to the Hammond Area Plan, Town Centre Area Plan, Silver Valley Area Plan, and the broader OCP updates, we understand that the changes are generally mandated by the Province to bring local plans into compliance with new housing requirements, and that density and height provisions are largely prescribed.

We would, however, draw your attention to the Federal Pitt Meadows Airport Zoning Regulations. These regulations limit building heights in Pitt Meadows to approximately 10 storeys. While the regulation includes a highly detailed metes-and-bounds description that is not easily interpreted, it appears to reference several Maple Ridge streets—including Chatwin, Melville, Wanstead, and Lorne—indicating that portions of Maple Ridge may also fall within the regulated area. We recommend that Maple Ridge review these federal height restrictions to confirm their applicability and consider any potential implications for development within the Hammond Area Plan. For reference, the regulation can be found here: [Aeronautics Act – Zoning Regulations \(C.R.C., c. 102\)](#)

Thank you again for the referral and for the continued collaboration between our two communities.

**Christine Carter, RPP, MCIP** (*she/her*)

Manager of Strategic Initiatives

**City of Pitt Meadows**

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Pitt Meadows, BC V3Y 2B5

Cell: 604.834.5367

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*We acknowledge with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of qic'əy (Katzie) First Nation who were stewards of this land since time immemorial.*