

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

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**COURRIEL EXTERNE:** Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

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 Silver Valley 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	13	3.2.3 Infrastructure	Suggested Change	Suggest expanding on the below point to note that, if reducing road widths, the City will ensure that commercial vehicles that need to access particular sites within the area continue to be able to do so.  Comment is in reference to the second bullet: <i>Utilize reduced road widths to achieve traffic calming, reduce site consumption, and promote maintenance of the desired rural character.</i>	Incorporated under Section 3.2.3 Infrastructure.	
2	38-39	8.2.2 Road Network and 8.2.4 Roads and Lanes	For information	While there is no indication that future road network changes in the area 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.	
3	39	8.2.3 Transit	For information	Existing bus routes in Silver Valley have low ridership uptake and substantial excess capacity. As noted in TransLink’s comments on the Housing Updates section of the draft OCP, transit service is more available and easier to expand (as regional priorities and funding allow) in the Hammond and Town Centre areas.	Received for information.	
4	39	8.2.4 Roads and Lanes	Suggested Change	Suggest clarifying whether the intent is that the roads will be designed to co-exist with bike trails (typically more recreational) at specific intersections, or designed to co-exist on traffic calmed bikeways or routes.	Cycling amenities will be consistent with directions outlined in the Strategic Transportation Plan and Parks and Recreation Master Plan.	
5	39	8.2.4 Roads and Lanes	Suggested Change	Consider revising 8.2.4(e) to “Create numerous and diverse linkages throughout the neighbourhoods (permeable streets design) to facilitate walking and cycling trips where possible.”	Incorporated under Section 8.2.4 (e).	

**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  
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Ministry of Transportation & Transit | South Coast Regional Office  
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October 19, 2025

Annie Slater-Kinghorn, Community Planner  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Via Email: [aslater-kinghorn@mapleridge.ca](mailto:aslater-kinghorn@mapleridge.ca)

**Re: SD42 Response to City of Maple Ridge OCP Referral – Housing & Area Plan Updates**

Dear Annie Slater-Kinghorn,

Thank you for your formal referral dated September 12, 2025, requesting School District No. 42's input on the proposed updates to the City of Maple Ridge Official Community Plan (OCP), including the Housing Update (Bylaw No. 8073-2025), Town Centre Area Plan (Bylaw No. 8060-2025), Hammond Area Plan (Bylaw No. 8057-2025), and Silver Valley Area Plan (Bylaw No. 8061-2025).

We appreciate the City's commitment to consultation as required under Section 475 of the Local Government Act. We acknowledge the importance of aligning land use planning with provincial housing legislation and recognize the significant growth projections and housing needs identified in the 2024 Housing Needs Assessment and Housing Strategy.

Upon review of the draft materials, we offer the following comments and recommendations to support the needs of our school community:

**1. School Site Planning and Capacity Alignment**

The proposed land use changes, particularly in Silver Valley and Town Centre, will likely result in increased residential density and population growth. This will have direct implications for school capacity and future site planning. We recommend:

- Enhancing coordination between the City and School District on school site identification, acquisition, and development to support community growth.
- Integrating joint forecasting models to align housing growth with school infrastructure needs.

For the Silver Valley Area Plan, we offer the following comments:

- In our May 15, 2025 letter to the City regarding the Eligible School Site Proposal, the Board of Education identified only one school site to be acquired within the next 10 years, based on projected residential development data and school age yield. The proposed Silver Valley elementary school site is generally located at 13210 - 232 Street and 23271 & 23275 - 132 Avenue, Maple Ridge, BC.
- No other eligible school sites in Silver Valley were identified in this proposal for the 10-year period to 2034. This proposal is deemed accepted by the City, as no response was received during the 60-day consultation period provided for in the Local Government Act.
- The Area Plan envisions one elementary school in each Hamlet (Blaney Hamlet, Forest Hamlet, Horse Hamlet) and one in River Village; however, the School District is currently searching for a site for one large elementary school and has no plans for additional

elementary schools within the next 10 years, based on residential development data provided by the City last year, and considering provincial funding and budget constraints.

- The Area Plan envisions one high school in River Village, integrated with a community centre and civic amenities. The School District has no plans for a high school in Silver Valley within the next 10 years, and the site identified by the City for a high school is the same site identified by the School District for a large elementary school.
- The City's June 11, 2025 letter to the Minister of Education and Child Care (a copy of which is appended to the Board's advocacy correspondence via this [link](#)) support the acquisition of a Silver Valley elementary school site and states that the site identified by the School District for the elementary school is strategically aligned with the City's long-term development goals.
- The single school site acquisition for Silver Valley is further outlined in the School District's long range [Strategic Facilities Plan](#) approved in 2022. The School District intends to refresh its long range facilities plan in 2026 and will engage with the City in connection with that work.
- Our key concern is that the Area Plan may be more aspirational than practical regarding the number of school sites, given that school site acquisition charges are insufficient relative to land value, and the Province consistently fails to provide necessary supplemental funding necessary to support site acquisitions in this area despite the School District including Silver Valley site acquisitions within its annual 5-year capital plan submission every year since 2012. The Area Plan is also inconsistent with the School District's long range plans and the strategic alignment described by the City in its June 11, 2025 letter.
- We recommend ongoing collaboration with the City to align our long range plans and identify and secure suitable sites, recognizing the challenges posed by terrain, environmental sensitivity, and property availability. We recommend maintaining flexibility in the Plan to accommodate evolving site realities.

## **2. Safe Access and Transportation Planning**

While we support the emphasis on transit-oriented development and walkable neighbourhoods, we encourage:

- Including of "Safe Routes to School" planning within the transportation framework.
- Conducting traffic impact assessments near existing and proposed school sites to ensure student safety and accessibility.
- Ensuring that traffic infrastructure around planned school sites is designed to maximize safety and minimize congestion.

## **3. Community Amenities and Shared Use Facilities**

The Area Plans highlight community wellness and recreational spaces. To maximize public investment and benefit, we recommend:

- Formalizing shared use agreements for parks, recreational facilities, and community spaces adjacent to schools.
- Establishing joint planning committees to ensure school needs are considered in amenity design and placement.

- Discussing shared amenities at school sites, such as sports fields, at a shared cost, once new schools, school replacements, or school expansions are confirmed.

#### **4. Housing Affordability and Family-Oriented Development**

The Housing Needs Assessment and Strategy underscore the need for diverse and affordable housing. We recommend:

- Prioritizing family-oriented housing near existing and planned school sites.
- Collaborating on demographic forecasting to anticipate shifts in student populations and ensure adequate educational infrastructure.

#### **5. Zoning and Land Use Designations**

The Silver Valley Area Plan (Appendix A – Zoning Matrix) lists “P-1 Park and School” under both Parks & Open Space and Institutional categories. We recommend:

- Clarifying zoning to ensure school sites are appropriately designated as Institutional, to avoid future confusion.

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We look forward to continued collaboration and request that SD42 be included in future discussions related to infrastructure planning, community amenities, and school site acquisition to support the anticipated growth.

Please do not hesitate to reach out should you require further information or wish to schedule a meeting with our planning team.

Sincerely,



Richard Rennie  
Secretary Treasurer

cc: Louie Giroto, Director, Facilities, SD42  
Sam Elliott, Manager, Facilities Planning and Capital Projects, SD42  
Amanda Grochowich, Manager, Community Planning, City of Maple Ridge (agrochowich@mapleridge.ca)  
James Stiver, Director of Planning and Building, City of Maple Ridge (jstiver@mapleridge.ca)

**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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**COURRIEL EXTERNE:** Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

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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*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.*