

From: [Victor Cheung](#)
To: [Annie Slater-Kinghorn](#)
Cc: [Mark Seinen](#)
Subject: RE: FOLLOW-UP: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates
Date: Tuesday, 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

From: Annie Slater-Kinghorn <aslater-kinghorn@mapleridge.ca>
Sent: October 14, 2025 10:32 AM
To: Victor Cheung <Victor.Cheung@metrovancover.org>; Marcin Pachcinski <Marcin.Pachcinski@metrovancover.org>
Cc: Mark Seinen <Mark.Seinen@metrovancover.org>
Subject: RE: FOLLOW-UP: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates

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From: [Mark, Kamelli TT:EX](#)
To: [Annie Slater-Kinghorn](#)
Cc: [Evanoff, Ryan TT:EX](#)
Subject: RE: FOLLOW-UP: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates
Date: Friday, 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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From: Annie Slater-Kinghorn <aslater-kinghorn@mapleridge.ca>
Sent: Wednesday, October 15, 2025 5:07 PM
To: Mark, Kamelli TT:EX <Kamelli.Mark@gov.bc.ca>; Evanoff, Ryan TT:EX <Ryan.Evanoff@gov.bc.ca>
Subject: RE: FOLLOW-UP: Maple Ridge Official Community Plan Referral - Area Plans and Housing Updates

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TransLink’s Review of the City of Maple Ridge’s Town Centre 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	10	Principle 2: Options to our cars exist	Suggested change	Suggest considering the addition of transit malls as well as pedestrian-only areas. Transit malls would allow for pedestrian spaces while maintaining bus access.	Noted. The City is working towards these outcomes and have incorporated edits to the transportation section within the revisions of the current 2025 Town Center Area Plan Update.	
2	27-37	Various policies	Suggested change	<p>Suggest including references (as applicable) to accommodating deliveries by providing adequate loading and unloading spaces. For example, Policies 3-3 and 3-41 (copied below as examples for convenience) would benefit from including reference to goods movement, and specifically local pick-up/deliveries to service a particular site.</p> <p>3-3 Essential commercial services (e.g., grocery stores, pharmacies, medical services) will be encouraged to remain and expand, ensuring residents have convenient access to daily needs. <i>[Access to these sites for delivery services/goods movement will be enhanced or maintained]</i></p> <p>3-41 Site Layout will promote connectivity and safe movement for pedestrians, cyclists, <i>[delivery services/goods movement]</i> and motorists between, and within sites.</p>	Noted. The City is working towards these outcomes and have incorporated edits to the transportation section, including 3-3, within the revisions of the current 2025 Town Center Area Plan Update.	
3	35	Port Haney and Fraser River Waterfront Area	Suggested change	Increased density east of Hwy 7/Haney Bypass should coincide with an improved pedestrian crossing over the highway to improve walkability and safety to/from Port Haney Station.	Noted	

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4	44-52	Various policies	For information	Section 6 makes no reference to goods movement and whether/how it would be considered or could be impacted by the policies to enhance the Multi-Modal Transportation Network in the Town Centre Area Plan Boundary and Port Haney/Waterfront Area. While there is no indication that future enhancements focusing on pedestrians, cyclists, and transit would 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 (e.g., Lougheed Hwy, Dewdney Trunk Road) in and through these areas are required by legislation to be referred to TransLink for review and approval (per South Coast BC Transportation Authority Act Section 21(2)).	Noted. The City is working towards these outcomes and have incorporated edits to the transportation section, including 3-3, within the revisions of the current 2025 Town Center Area Plan Update.	
5	45	Multi-Modal Transportation Network	Suggested change	Suggest adding cycling to the objectives on prioritizing safety and enhancing the experience as cyclists are vulnerable road users, and including this reference will support the work to develop the networks for active transportation	Noted.	
6	45	Multi-Modal Transportation Network	Suggested change	Suggest including language that supports a bike-friendly community and complete street design in urban settings to accommodate multimodal transportation choices.	Noted.	
7	45-46	Multi-Modal Transportation Network	Suggested change	Suggest providing more detail on traffic calming measures and toolkits, including their effectiveness across different contexts.	Noted.	
8	45, 51	Objectives, and Public Transit Policies	Suggested change	Suggest adding an objective and policy to work with TransLink to explore the potential expansion of the Haney Place Transit Exchange. This Transit Exchange is currently at maximum capacity, and long term expansion of bus service in Maple Ridge relies on expanding the number of bus bays and layover space available at Haney Place. BRT would require additional bus bays and layover space here.	Noted. The City is working towards these outcomes and have incorporated edits to the transportation section, including this policy, with the revisions of the current 2025 Town Center Area Plan Update.	

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9	49	Policy 6-6 Table 6.1 Multi-Modal Route Characteristics	Suggested change	Consider adding Wayfinding signage to the bicycle network route characteristics to reflect policy 6-25. Wayfinding is one of the best strategies for helping users navigate the cycling network and an eligible expense for the TransLink Local Government Cost-Share Program. Please see the TL wayfinding guidelines for additional context and guidance.	Noted.	
10	51	Policy 6-18	Suggested change	For “improving reliability and frequency of public transit service”, recommend adding support for transit priority infrastructure such a transit signal priority, exclusive bus lanes, transit malls, queue jumpers, movement restrictions, and curb management on bus corridors.	Noted.	
11	56	Figure 1 Multi-modal Transportation Network	For information	Bicycle routes shown are consistent with TransLink's understanding for BRT related planning of Langley-Haney Place.	Noted.	

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

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.

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)