

July 25th 2024

File 2023-255-RZ

City of Maple Ridge  
Planning Department  
11995 Haney Place  
Maple Ridge BC V2X 6A9

Attention: Mr. Daniel Rajasooriar Planner 2

## Summary Report - Development Information Meeting

Proposed 42 - Unit Townhouse Residential Development in the Silver Valley Village Centre 2023-255-RZ By Woodlock Developments Ltd.

### INTRODUCTION

This report is submitted to the City of Maple Ridge in accordance with the Development Information Meeting Policy 6.20. The Development Information Meeting (DIM) notification, advertisement, organization and logistics were also in accordance with Policy 6.20.

- Application 22023-255-RZ
- Address 13285 Balsam Street
- Proposal: To rezone the subject property, from RS-3 (Single Detached Rural Residential) to CD-4-23 (High Density Townhouse Residential), to construct a townhouse development with 42 market strata dwelling units.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

### NOTIFICATION

The DIM notification was in accordance with the City of Maple Ridge Development Information Meeting Policy 6.20.

- The public was notified in two (2) ways:
  - 62 mail-out invitations sent out to neighbouring properties and the City as selected by the City of Maple Ridge; and

- Advertisement in The Maple Ridge Pitt Meadows NEWS on July 12th and July 19th, 2024.
- Contact information was also provided for those unable to attend the DIM.

## **PUBLIC INFORMATION MEETING ORGANIZATION**

- Meeting format: Open House
- Materials provided:
  - Questionnaire;
  - Project Information Sheets and project studies; and
  - City of Maple Ridge OCP, Zoning and Parking Bylaws.
- The following 10 information boards were presented:
  - Welcome;
  - Site Location Map and OCP;
  - Project Information;
  - Architectural Renderings - x2;
  - Site Plan;
  - Building Elevations;
  - Building Materials;
  - Unit Types; and
  - Landscape Plan.

## **INFORMATION MEETING LOGISTICS**

DIM organization and logistics was in accordance with the City of Maple Ridge Development Information Meeting Policy 6.20.

- Location: Yennadon Elementary School, 23347 128th Avenue, Maple Ridge
- Date: July 24th, 2024
- Time: 6:00 pm to 8:00 pm
- The consulting team in attendance included the following individuals:
  - Jag Mann - CEO, Woodlock Developments Ltd.
  - Andrew Martins - Project Architect, Siegrist Architecture Ltd.
  - Meredith Mitchell - Project Landscape Architect, M2 Landscape Architecture.
  - Kelly Koome - Project Arborist, Koome Urban Forestry Ltd.
  - Chuck Goddard - Planner; and
  - Avril Levins - Clerical Support, Woodlock Developments Ltd.

## **PUBLIC INFORMATION MEETING RESULTS**

- Attendees: 13
- Calls Received: 0
- Respondents to Questionnaire: 6
- Comments received via email: 19
- The provided questionnaire included one question and space for additional comments. The results of the questionnaire are provided in the following section.

### **Question 1**

With respect to the proposed development application to rezone the subject site to facilitate the construction of 42 townhomes units, do you:

Support      Somewhat Support      Neutral      Somewhat Support      Oppose

Results of questionnaire:

- Support                      2
- Somewhat Support      1
- Neutral                      2
- Somewhat Oppose      0
- Oppose                      1

## **COMMENTS SECTION**

Below are listed the comments received from both the questionnaire and emails. The questionnaires were received by the project team during the development information meeting, while the comments via emails were reviewed before, during and after the DIM meeting. The comments have been organized into sections based on the respondents level of support for the proposal.

### Summary of Comments from the emails and DIM Meeting:

Most of the people who attended the meeting were impressed with the development concept and design of the project. Many support the need for more additional housing that is more affordable than simply single family homes. There were also some

comments about the need for a commercial presence closer to the neighborhood and to see the River Village begin. Also a desire to have a new elementary school soon. There were no emails or calls in opposition to the project received.

Surprisingly, there was some concern about proposals of new trails in the area. Residents to the north perceive them as security risks. There was an undertone of anger about plans for them to the north of the site and the negative impact of overflow Albion Park parking on local streets during the summer months. Attendees did not express concern with the street parking to be provided or express anything about the parking on site. Additional parking at Albion Park could be considered by the City over time. The addition of a future new school with its associated parking nearby could also help alleviate this summer parking demand problem.

Most of the negative comments were related to topics not specific to the project. The biggest concern expressed in 3 of the 6 comment sheets was related to existing traffic, particularly during the AM peak hour of 7:30 to 8:30 rush, related to the 232 Ave roundabout and school rush. One person raised the possibility of the future 240th Bridge helping but acknowledged the cost was prohibitive. It should be noted the Silver Valley Plan in the OCP does not say much about the bridge other than in Section 10.2.2 Road Network sections g, h, i, and concludes with the statement to explore considering “a future bridge crossing across the Alouette River in the final stages of development of Silver Valley”. Currently only 60 % of Silver Valley has developed. The woodlock project is only 42 units and will therefore not generate significant additional traffic.

One individual of the DIM meeting expressed opposition to the roof deck design for the 9 units facing north towards his home, His home is approximately 30-40 meters north and is separated from the site by a forested Balsam Creek park area to be dedicated and restored. He is opposed to the project because of a perceived over-look problem and would prefer the decks to be removed. The applicant is not prepared to do this given they are a central design feature and will provide valuable added private outdoor space to the unit owners. The distance separation and trees environment should easily eliminate over-viewing conflicts. Screens could also be added either on his property or by unit owners over time. A rooftop housing design is increasingly popular and have in the past been used in Maple Ridge (232 Avenue to the west) and throughout the Lower Mainland. They are used only in good weather, are not permanently occupied and regulated by the strata bylaws and strata corporation. They do not constitute a 4 storey building form by way of the Zoning Bylaw or the BC Building Code.

Email Comments in Support:

- I am writing to wholeheartedly endorse the Balsam housing development project by Woodlock Developments in the Silver Valley Village Centre. This project addresses a crucial need for affordable housing options in our community, particularly through the introduction of townhomes that cater to a diverse range of individuals and families seeking residences in the Silver Valley area. Located strategically at the core of the Silver Valley Village Centre and designed in accordance with the planned density and housing forms set forth since 2006, the Balsam project seamlessly integrates into the existing urban landscape. Woodlock Developments' stellar track record in Maple Ridge inspires confidence in the community regarding the quality and excellence that will be delivered through the Balsam project. Beyond housing, the Balsam project contributes significantly to community development by expediting the establishment of new park and trail systems, fostering demand for crucial amenities such as schools, and accelerating commercial growth in the Village Centre. The project's commitment to environmental stewardship is evident through the dedication of a substantial riparian enhancement area to the City. Moreover, the Balsam project's adherence to the site's Official Community Plan designation ensures that the proposed density, housing form, and land use align harmoniously with the broader vision for Silver Valley's development. The thoughtful enhancements made to the project, including generous parking provisions, spacious garages, and live/work office capabilities, exemplify its meticulous planning and suitability for the community. Embracing greater density and alternative housing forms, the Balsam project not only addresses the current housing crisis but also fosters a more vibrant, sustainable, and inclusive neighborhood for all residents. This project reflects a proactive approach in responding to the housing challenges facing our community, promoting affordability, diversity, and environmental responsibility. I ask the Maple Ridge Municipal Council to offer their full support to the Balsam housing development project, recognizing its immense potential to enrich our community and enhance the well-being of its residents.
- I wanted to take a moment to put forward my support for 13285 Balsam being proposed by Woodlock Developments. I not only work in the area of Real Estate, but am a homeowner with my family and I am actively involved in the community. Working with my clients, I constantly hear of the need for affordable housing. This development is not only addressing this major issue, but also adhering to the OCP while creating beautiful, well-constructed homes that reflect Woodlock's commitment to the community. Silver Valley is in need of diverse housing options. I fully support the proposal and look forward to seeing the development of this project.
- I am writing to express my enthusiastic support for Woodlock Developments's latest project in Maple Ridge. Having closely observed their previous

undertakings, I can confidently say that Woodlock Developments consistently design and implement buildings that harmonize with the unique character of their neighborhoods while embracing the vibrant evolution of the community. Woodlock Developments has a proven track record of creating high-quality, affordable homes that cater to the needs of both demanding and growing families. Their commitment to affordability ensures that many people can find a place to call home in Maple Ridge, contributing to a diverse and inclusive community. The time and energy that Woodlock Developments invests in their projects, from the initial conception to final implementation and welcoming families in their homes, is nothing short of incredible. Their dedication to establishing and maintaining a reputation that reflects the values and character of the communities they build in is evident in every project they undertake. In my persona; experience, I have witnessed the meticulous planning and execution that goes into each Woodlock project. Their attention to detail, quality craftsmanship, and commitment to creating welcoming environments for families are commendable. This latest project in Maple Ridge is no exception and I am confident it will be a valuable addition to our community. I wholeheartedly support Woodlock Developments project and believe it will enhance the quality of life for current and future residents of Maple Ridge. Thank you for considering my perspective and I urge you to approve this project to continue fostering growth and development in our City.

- I have had the opportunity to review the information on the above noted project and find it to be very respectful of the natural surroundings and the OCP Silver Valley “Village Center” density and housing form designated for the subject site. It is enlightening to see alternative more affordable townhouse units that will add greater support to the eventual development of the mixed use commercial center within an easy walking distance for the future residents of this site. This project also offers an alternative to the more expensive single family homes in the area and meets the Provincial objective of greater density and diversity of housing choices. It appears that the options for live work space in the units also fulfill the City’s encouragement of incubator business and entrepreneurs. The onsite parking also appears to support additional visitors to the site. Having viewed other projects of Woodlock Developments it is encouraging to know they wish to continue building quality projects in Maple ridge. I am in full support of this project and respectfully ask the Council to vote in favor of this proposal.
- After looking at your plans for this area, I am pleased to see the diversity in housing you will bring to the community. I have viewed your development at 236 and Fern Crescent and was most impressed with the quality of work and thoughtfulness you brought to the use of space. I am in favor of your Balsam development and wish you great success in your endeavors.

- I have reviewed the details regarding the project mentioned above and find it to be very considerate of the natural environment and in line with the OCP Silver Valley "Village Center" density and housing guidelines for the site. It is impressive to see affordable townhouse units offered as an alternative to more expensive single-family homes, supporting the provincial goal of increasing housing diversity and density. The inclusion of live-work spaces in the units aligns with the city's efforts to foster small businesses and entrepreneurship, which is commendable. Additionally, the on-site parking facilities appear to adequately accommodate both residents and visitors, which is crucial for the smooth functioning of the development. This project will bring more jobs to Maple Ridge residents, and allow them to work in the same community they house their families. Woodlock Developments' track record inspires confidence, and their commitment to quality projects in Maple Ridge is reassuring. I fully support this project and urge the Council to approve the proposal. Increasing density can benefit the community by promoting more efficient land use, reducing urban sprawl, and fostering a vibrant mixed-use commercial center within easy walking distance for future residents. This approach can also discourage oversized garages and promote a more community-oriented development. Thank you for considering my perspective on this matter.
- I would like to take the opportunity to express my support for Woodlock Developments proposed Balsam project in the Silver Valley area. Maple Ridge needs a mix of new housing projects to offer a diversity of housing for a growing community and more opportunity for families of all sizes and ages. This development touches on many important elements for this growing community. In particular, I am in support of this project providing the following for all Silver Valley residents: Offering a need for more affordable housing as we already have robust communities of single family homes and need to provide more affordable solutions such as this proposal; Increased development to expedite the development and need for a commercial center which is much needed in our area; New park and trail systems to enhance the enjoyment for community and focus on health and wellbeing for all. Woodlock Developments has a proven track record of quality developments and is committed to giving back to the community. After reviewing the proposal for this new development I'm excited for it as it would be a great addition to the Maple Ridge area and supports the community plan. There are always challenges to growing a community - movement of traffic and need for schools is a continued challenge. However, we need the city council to continue growing these wonderful areas with the infrastructure required for this community to continue flourishing into a vibrant community rather than focusing density only in the downtown core. Each community should be able to sustain in both residential mixed use and

commercial development to reduce dependency on driving as has been done with the Albion area. I fully place my support behind Woodlock Developments - a developer who stands by the quality of their product and communities they are building in.

- As a long time house designer in Maple Ridge with many of the houses in Silver Valley being designed by my company, I would like to offer my support for the above noted project. This project offers different housing solutions at a time when the market is becoming unaffordable to many. Also, it is a very desirable location, and a growing area in Maple Ridge that requires diversity in housing solutions. This project has my full support behind it.
- I am writing today to offer my support to this project. Being part of the decision making process in the past, 2003-2014, from my understanding the project aligns with the Silver Valley Plan. The developer provides benefits for the Silver Valley neighborhood and Maple Ridge in general. I have seen firsthand the housing challenges have become, whether in the supply, or affordability of the type of housing. Townhouse, and “family” townhouses that provide units with 3 bedrooms providing a housing option for growing families for many years. This is a much better option than uprooting a family as they look for other housing. The love work potential on the units street facing can be a huge benefit to the community on a number of levels. Reduced traffic, services for the neighborhood and work options not currently in place. The green spaces and environmental enhancements off site as well as the onsite outdoor space makes for a great environment for young families. I believe this falls in line with the principles of the Silver Valley Plan and larger overarching Official Community Plan. Transit service into Silver Valley, and other neighborhoods becomes more viable as the population increases and the service costs become more viable. The same can be stated for future commercial enterprises.
- I am thrilled to share my support for the upcoming development project in Silver Valley. Let's dive into why this is such a fantastic move for our community.  
Prime Location: This new development is smack dab in the heart of Silver Valley Village Centre. It's going to be a game-changer, fitting perfectly with the area's growth plans since 2006. The location is spot-on, ensuring it blends seamlessly with the neighborhood and meets our residents' evolving needs.  
Community Boost: This project is about much more than just housing. It's paving the way for a new park and trail system, which means more outdoor fun and a better quality of life for all of us. Plus, it's going to spark the need for a new elementary school and speed up commercial development in the Village Centre, adding to the overall vibrancy and sustainability of our community.  
Parking and Infrastructure Upgrades: The project's infrastructure improvements are impressive, especially in terms of parking. We're talking about 12 on-site visitor parking spaces, 21 additional street parking spots, and garages equipped for garbage, recycling, storage, and EV bike charging. Plus, there are 80 ground-floor vehicle parking

spaces. This thoughtful approach addresses our current and future mobility needs. On top of that, there's on-site bike parking and the capacity for all units to accommodate a full-sized work van in the garage, promoting alternative transportation options and catering to diverse resident needs. In short, this development project not only meets but exceeds our community's long-term planning goals. It's a vision for sustainable growth, better community infrastructure, and an improved quality of life for everyone in Silver Valley. I hope this letter shows just how much I support this project and its positive impact on our community.

- This a much needed addition to the Silver Valley neighborhood, townhomes are a great option for young families that have been priced out of detached homes. The attention to detail in the design really makes these homes livable for families for example the larger the garage side to accommodate full size trucks and SUVs and have room for storage etc. Plus the option with some units to have a office/live-work space is a unique feature that I think will be well received by the potential buyers but also the community because we currently have zero commercial space other than a daycare.

#### Email Comments in Opposition:

- None

#### Questionnaire Comments in Support:

- We require housing. I am in strong support of it.
- We need housing. Looks like a logical development. Good use of space.

#### Questionnaire Comments in Somewhat Support:

- Like design and size of product. Nice to see parking for two vehicles for units plus 11 extra. Only concern is more cars in the area with only one way out. Traffic on Fern is already crazy in the AM and weekends. When Park is full there really is no parking for blocks for not enough parking at Park on a busy day. Schools are still an issue. More kids have nowhere to put them. Need more small parks in all areas around more for kids and picnics with parents within walking.

#### Questionnaire Comments in Neutral:

- I don't mind the development. My major concern is the potential traffic -especially on the quieter streets which are already becoming busy due to the park and tubing river use at Maple Ridge Park. Safety is a concern!!!

- We need an alternative route out before we add more congestion to this area - God forbid there is a fire - 2-3 stories only.

#### Questionnaire Comments in Opposition:

The original 3 storey design was better. The new roof deck design is unacceptable!!!. If the roof deck is changed to roof only or no deck I would be prepared to change my mind. The OCP states "maisonette style" housing which our agent told us was "shop plus two floors". Please reduce the height of these buildings.

### **CONCLUSION**

The public information meeting saw a total of 13 participants and 19 emails were received. The vast majority of comments from all sources supported the project. The development aligns with the Official Community Plan and the Silver Valley Area Plan by achieving the overarching density and use of the land in the Village Centre. This project will provide additional density at the heart of the Village Centre to help reinforce the future success of any commercial use introduced by others, such as the Whitetail proposal nearby. It's noteworthy that numerous residents express support for the quality design of the project and the need for increased affordable housing options in the area. There was a desire for some shopping and a new elementary school soon. There was some concern expressed in the discussion about existing traffic congestion during the AM peak hour and on weekends when the parks in the area attracted visitors. Some acknowledged that the project itself was relatively small and would not significantly impact the existing conditions. The site's central location in the Village Centre, close to the future elementary school and shopping was seen as a logical place for density. It will encourage walking and cycling to school and shopping.

Parking provided complies with the Parking and Loading Bylaw. One new street and the existing Balsam St. will be built to a full urban standard, providing 21 new street parking spaces, new street lights, sidewalks and a multi-use trail for pedestrians. A new creekside trail and park will be dedicated and restored along Balsam Creek.

The building design is trendsetting with the use of high quality materials that will be both: attractive, fire resistant and long lasting. Urban in character, the project offers three types of unit styles, street townhomes, mews and traditional front access - rear yard configurations. All will be suitable for family occupancy with 3-4 bedrooms, roof and secondary decks and some (19) units will have an opportunity for a separately accessed small home office if desired.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Chuck Goddard BA MA  
Planner

# SIGN-IN SHEET

Development Information Meeting  
City of Maple Ridge Project 2023-255-RZ



Wednesday, July 24, 2024

Yennadon Elementary School – 23347 128 Ave, Maple Ridge, BC

Name	Address
Malcolm Wheeler	
Dean Whitson	
Tina Patterson	
Kate Bromley	
Rn Adams	
Trevor Sandwell	
Craig Speirs	
Lynne Waddell	
Peter Hays	
MARY + GOROY ROBSON	
Gloria & Steve Hamilton	

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

**COMMENT SHEET**  
Development Information Meeting  
City of Maple Ridge Project 2023-255-RZ

**woodlock**

Wednesday, July 24, 2024  
Yennadon Elementary School – 23347 128 Ave, Maple Ridge, BC

Name: GOROY ROBSON & FAMILY

Address: [REDACTED]

Prior to advancing this rezoning and Official Community Plan amendment application to the City of Maple Ridge / City Council for consideration, we would like your input.

1. With respect to the proposed development application to rezone the subject site to facilitate the construction of 42 townhouse units, are you? (circle below)

**A**  
Supportive

**B**  
Somewhat  
Supportive

**C**  
Neutral

**D**  
Somewhat  
Opposed

**E**  
Opposed

2. Do you have any additional comments? (write below)

WE NEED HOUSING. LOOKS LIKE A LOGICAL DEVELOPMENT. GOOD USE OF SPACE.

Please return your comment sheet to the registration table.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

# COMMENT SHEET

Development Information Meeting  
City of Maple Ridge Project 2023-255-RZ

**woodlock**

Wednesday, July 24, 2024

Yennadon Elementary School – 23347 128 Ave, Maple Ridge, BC

Name: Gloria & Steve Hamilton

Address: \_\_\_\_\_

Prior to advancing this rezoning and Official Community Plan amendment application to the City of Maple Ridge / City Council for consideration, we would like your input.

1. With respect to the proposed development application to rezone the subject site to facilitate the construction of 42 townhouse units, are you? (circle below)

**A**  
Supportive

**B**  
Somewhat  
Supportive

**C**  
Neutral

**D**  
Somewhat  
Opposed

**E**  
Opposed

2. Do you have any additional comments? (write below)

We require housing. I am in strong support of it.  
Gloria & Steve Hamilton

Please return your comment sheet to the registration table.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

rup @ woodlock developments.ca

# COMMENT SHEET

**woodlock**

Development Information Meeting  
City of Maple Ridge Project 2023-255-RZ

Wednesday, July 24, 2024

Yennadon Elementary School - 23347 128 Ave, Maple Ridge, BC

Name: Row Adams

Address: [REDACTED]

Prior to advancing this rezoning and Official Community Plan amendment application to the City of Maple Ridge / City Council for consideration, we would like your input.

1. With respect to the proposed development application to rezone the subject site to facilitate the construction of 42 townhouse units, are you? (circle below)

- |            |                     |         |                  |         |
|------------|---------------------|---------|------------------|---------|
| A          | <b>B</b>            | C       | D                | E       |
| Supportive | Somewhat Supportive | Neutral | Somewhat Opposed | Opposed |

2. Do you have any additional comments? (write below)

LIKE DESIGN AND SIZE OF PROJECT. NICE TO SEE PARKING FOR TWO JOCKEYS FOR UNIT PLUS THE EVENING EXTRAS. ONLY CONCERN IS THE MORE CARS IN THIS AREA WITH ONLY TWO ONE WAY OUT. TRAFFIC ON FERN IS ALREADY CRAZY IN AM & WEEKENDS. WHEN PARK IS FULL THERE REALLY IS NO PARKING FOR BLOCKS FOR NOT ENOUGH PARKING AT PARK ON BUSY DAY. SCHOOLS ARE STILL A ISSUE. MORE KIDS NO WHERE TO PUT THEM. NEED MORE SMALL PARKS ~~IN~~ IN ALL AREAS AROUND HERE FOR KIDS + PICNICS WITH PARENTS. WITHIN WALKING.

Please return your comment sheet to the registration table.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

**COMMENT SHEET**  
Development Information Meeting  
City of Maple Ridge Project 2023-255-RZ

**woodlock**

Wednesday, July 24, 2024  
Yennadon Elementary School – 23347 128 Ave, Maple Ridge, BC

Name: Tina Patterson

Address: 

Prior to advancing this rezoning and Official Community Plan amendment application to the City of Maple Ridge / City Council for consideration, we would like your input.

1. With respect to the proposed development application to rezone the subject site to facilitate the construction of 42 townhouse units, are you? (circle below)

- |            |                     |          |                  |         |
|------------|---------------------|----------|------------------|---------|
| A          | B                   | <b>C</b> | D                | E       |
| Supportive | Somewhat Supportive | Neutral  | Somewhat Opposed | Opposed |

2. Do you have any additional comments? (write below)

I don't mind the development - my major concern is the potential traffic - especially on the quieter streets which are already becoming busy due to new park & tubing/river use @ Maple Ridge Park. Safety is a concern!!!

Please return your comment sheet to the registration table.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

Info @ woodlockdevelopment.ca

**COMMENT SHEET**  
Development Information Meeting  
City of Maple Ridge Project 2023-255-RZ

**woodlock**

Wednesday, July 24, 2024  
Yennadon Elementary School – 23347 128 Ave, Maple Ridge, BC

Name: Larsen Widdell

Address: 

Prior to advancing this rezoning and Official Community Plan amendment application to the City of Maple Ridge / City Council for consideration, we would like your input.

1. With respect to the proposed development application to rezone the subject site to facilitate the construction of 42 townhouse units, are you? (circle below)

A  
Supportive

B  
Somewhat  
Supportive

**C**  
Neutral

D  
Somewhat  
Opposed

E  
Opposed

2. Do you have any additional comments? (write below)

We need an alternate route out before  
# we add more congestion to this area -  
God forbid there is a fire -  
2-3 story's only -

Please return your comment sheet to the registration table.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.



Dear Maple Ridge Municipal Council,

I am writing to wholeheartedly endorse the Balsam housing development project by Woodlock Developments in the Silver Valley Village Centre. This project addresses a crucial need for affordable housing options in our community, particularly through the introduction of townhomes that cater to a diverse range of individuals and families seeking residences in the Silver Valley area.

Located strategically at the core of the Silver Valley Village Centre and designed in accordance with the planned density and housing forms set forth since 2006, the Balsam project seamlessly integrates into the existing urban landscape. Woodlock Developments' stellar track record in Maple Ridge inspires confidence in the community regarding the quality and excellence that will be delivered through the Balsam project.

Beyond housing, the Balsam project contributes significantly to community development by expediting the establishment of new park and trail systems, fostering demand for crucial amenities such as schools, and accelerating commercial growth in the Village Centre. The project's commitment to environmental stewardship is evident through the dedication of a substantial riparian enhancement area to the City.

Moreover, the Balsam project's adherence to the site's Official Community Plan designation ensures that the proposed density, housing form, and land use align harmoniously with the broader vision for Silver Valley's development. The thoughtful enhancements made to the project, including generous parking provisions, spacious garages, and live/work office capabilities, exemplify its meticulous planning and suitability for the community.

Embracing greater density and alternative housing forms, the Balsam project not only addresses the current housing crisis but also fosters a more vibrant, sustainable, and inclusive neighborhood for all residents. This project reflects a proactive approach in responding to the housing challenges facing our community, promoting affordability, diversity, and environmental responsibility.

I ask the Maple Ridge Municipal Council to offer their full support to the Balsam housing development project, recognizing its immense potential to enrich our community and enhance the well-being of its residents.

Warm regards,

**Michael Vernon** 

Good Morning

As a long time house designer in Maple Ridge with many of the houses in Silver Valley being designed by my company, I would like to offer my support for the above noted project.

This project offers different housing solutions at a time when the market is becoming unaffordable to many. Also, it is a very desirable location, and a growing area in Maple Ridge that requires diversity in housing solutions.

This project has my full support behind it.

Thank you

**Ken Holland**

(Ken Holland Designs)

Good afternoon.

After looking at your plans for this area, I am pleased to see the diversity in housing you will bring to the community. I have viewed your development at 236 and Fern Crescent and was most impressed with the quality of work and thoughtfulness you brought to the use of space. I am in favour of your Balsam development and wish you great success in your endeavours.

Best regards  
Mary Robson



**To whom it may concern,**

**I wanted to take a moment to put forward my support for 13285 Balsam being proposed by Woodlock Developments.**

**I not only work in the area in Real Estate, but am a homeowner with my family and I actively involved in the community.**

**Working with my clients, I consistently hear of the need for affordable housing. This development is not only addressing this major issue, but also adhering to the OCP while creating beautiful, well-constructed homes that reflect Woodlock's commitment to the community.**

**Silver Valley is in need of diverse housing options. I fully support the proposal and look forward to seeing the development of this project.**

**Johnny Basi  
REALTOR**



I have reviewed the details regarding the project mentioned above and find it to be very considerate of the natural environment and in line with the OCP Silver Valley "Village Center" density and housing guidelines for the site. It is impressive to see affordable townhouse units offered as an alternative to more expensive single-family homes, supporting the provincial goal of increasing housing diversity and density.

The inclusion of live-work spaces in the units aligns with the city's efforts to foster small businesses and entrepreneurship, which is commendable. Additionally, the on-site parking facilities appear to adequately accommodate both residents and visitors, which is crucial for the smooth functioning of the development. This project will bring more jobs to Maple Ridge residents, and allow them to work in the same community they house their families.

Woodlock Developments' track record inspires confidence, and their commitment to quality projects in Maple Ridge is reassuring.

I fully support this project and urge the Council to approve the proposal. Increasing density can benefit the community by promoting more efficient land use, reducing urban sprawl, and fostering a vibrant mixed-use commercial center within easy walking distance for future residents. This approach can also discourage oversized garages and promote a more community-oriented development.

Thank you for considering my perspective on this matter.

Sincerely,

**Gurlal Rakhra, a Maple Ridge resident of 25 years**

July 24<sup>th</sup>, 2024

Planning Department  
11995 Haney Place,  
Maple Ridge, BC, V2X 6A9

Re: Application at 12385-Balsam Street Maple Ridge

Please accept these comments with regards to project at 12385 Balsam Street

I am writing today to offer my support to this application.

Being part of the decision process in the past, 2003 to 2014, from my understanding of the project aligns with Silver Valley plan. The developer provides benefits for the Silver Valley neighborhood and Maple Ridge in general.

I have seen firsthand the housing challenges have become, whether in the supply, or affordability or type of housing. Townhomes, and "family" townhomes that provide units with 3 bedrooms providing a housing option for growing families for many years. This a much better option than uprooting a family as they look for other housing.

The 'live work' potential on the units street facing units can be a huge benefit to the community on s number of levels. Reduced traffic, services for the neighborhood and work options not currently in place.

The green space and environmental enhancements off site as well as the onsite outdoor space makes for a great environment for young families. I believe this falls in line with the principles of the Silver Valley plan and larger over arching Official Community Plan.

Transit service into Silver Valley, and other neighborhoods becomes more viable as the population increases and the service costs become more viable. The same can be stated for future commercial enterprises

Thank you,

Ernie Daykin,

12031 York Street, Maple Ridge, BC V2X-5S1 • 604.868.3774 • Email: edaykin@telus.net

ERNIE AND JUDY DAYKIN

To Whom it May Concern,

I am thrilled to share my support for the upcoming development project in Silver Valley.

Let's dive into why this is such a fantastic move for our community.

**Prime Location:** This new development is smack dab in the heart of Silver Valley Village Centre. It's going to be a game-changer, fitting perfectly with the area's growth plans since 2006. The location is spot-on, ensuring it blends seamlessly with the neighborhood and meets our residents' evolving needs.

**Community Boost:** This project is about much more than just housing. It's paving the way for a new park and trail system, which means more outdoor fun and a better quality of life for all of us. Plus, it's going to spark the need for a new elementary school and speed up commercial development in the Village Centre, adding to the overall vibrancy and sustainability of our community.

**Parking and Infrastructure Upgrades:** The project's infrastructure improvements are impressive, especially in terms of parking. We're talking about 12 on-site visitor parking spaces, 22 additional street parking spots, and garages equipped for garbage, recycling, storage, and EV bike charging. Plus, there are 80 ground-floor vehicle parking spaces. This thoughtful approach addresses our current and future mobility needs. On top of that, there's on-site bike parking and the capacity for all units to accommodate a full-sized work van in the garage, promoting alternative transportation options and catering to diverse resident needs.

In short, this development project not only meets but exceeds our community's long-term planning goals. It's a vision for sustainable growth, better community infrastructure, and an improved quality of life for everyone in Silver Valley.

I hope this letter shows just how much I support this project and its positive impact on our community. If you need any more info or clarification, feel free to reach out.

Best regards,

COLIN GRAHAM

East to West Group of Companies

Hello,

I would like to take the opportunity to express my support for Woodlock Developments proposed Balsam project in the Silver Valley area. Maple Ridge needs a mix of new housing projects to offer a diversity of housing for a growing community and more opportunity for families of all sizes and ages.

This development touches on many important elements for this growing community. In particular, I am in support of this project providing the following for all Silver Valley residents:

- Offering a need for more affordable housing as we already have robust communities of single family homes and need to provide more affordable solutions such as this proposal
- Increased development to expedite the development and need for a commercial center which is much needed in our area
- New park and trail systems to enhance the enjoyment for community and focus on health and wellbeing for all

Woodlock Developments has a proven track record of quality developments and are committed to giving back to the community. After reviewing the proposal for this new development I'm excited for it as it would be a great addition to the Maple Ridge area and supports the community plan.

There are always challenges to growing a community - movement of traffic and need for schools is a continued challenge. However, we need the city council to continue growing these wonderful areas with the infrastructure required for this community to continue flourishing into a vibrant community rather than focusing density only in downtown core. Each community should be able to sustain in both residential mixed use and commercial development to reduce dependency on driving as has been done with the Albion area.

I fully place my support behind Woodlock Developments - a developer who stands by the quality of their product and communities they are building in.

Thank you,

**Cindy Melhus**

**current Silver Valley, Maple Ridge resident**

Mike Huber

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

July 17<sup>th</sup>, 2024

City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Dear Members of the Staff & Council for the City of Maple Ridge,

I am writing to express my enthusiastic support for Woodlock Developments' latest project in Maple Ridge. Having closely observed their previous undertakings, I can confidently say that Woodlock Developments consistently designs and implements buildings that harmonize with the unique character of their neighborhoods while embracing the vibrant evolution of our community.

Woodlock Developments has a proven track record of creating high-quality, affordable homes that cater to the needs of both demanding and growing families. Their commitment to affordability ensures that many people can find a place to call home in Maple Ridge, contributing to a diverse and inclusive community.

The time and energy that Woodlock Developments invests in their projects, from initial conception to final implementation and welcoming families into their homes, is nothing short of incredible. Their dedication to establishing and maintaining a reputation that reflects the values and character of the communities they build in is evident in every project they undertake.

In my personal experience, I have witnessed the meticulous planning and execution that goes into each Woodlock project. Their attention to detail, quality craftsmanship, and commitment to creating welcoming environments for families are commendable. This latest project in Maple Ridge is no exception, and I am confident it will be a valuable addition to our community.

I wholeheartedly support Woodlock Developments' project and believe it will enhance the quality of life for current and future residents of Maple Ridge. Thank you for considering my perspective, and I urge you to approve this project to continue fostering growth and development in our city.

Sincerely,

[REDACTED]

Mike Huber –

Hello,

This a much needed addition to the Silver Valley neighbourhood, townhomes are a great option for young families that have been priced out detached homes.

The attention to detail in the design really makes these homes livable for families for example the larger the garage side to accommodate full size trucks and SUVs and have room for storage etc.

Plus the option with some units to have a office/livework space is unique feature that I think will be well received by the potential buyers but also the community because we currently have zero commercial space other then a daycare.

**Austin Towne**  
**Silver Valley resident**

TO WHOM IT MAY CONCERN

I have had the opportunity to review the information on the above noted project and find it to be very respectful of the natural surroundings and the OCP Silver Valley “Village Center” density and housing form designated for the subject site. It is enlightening to see alternative more affordable townhouse units that will add greater support to the eventual development of the mixed use commercial center within an easy walking distance for the future residents of this site. This project also offers an alternative to the more expensive single family homes in the area and meets the Provincial objective of greater density and diversity of housing choices. It appears that the options for live work space in the units also fulfills the City’s encouragement of incubator business and entrepreneurs. The onsite parking also appears to support additional visitors to the site.

Having viewed other projects of Woodlock Developments it is encouraging to know they wish to continue building quality projects in Maple ridge

I am in full support of this project and respectfully ask Council to vote in favor of this proposal.

Kind regards

Al Hogarth



Letters from Maple Ridge Residents  
holding a relationship with the developer  
being their member/friend/colleague

Good afternoon,

I am writing to express my strong support for the development at 13285 Balsam, Maple Ridge, as a local homeowner actively involved in the community.

As the Sales Manager for Woodlock Development's Everwood community at 23697 Fern Crescent, I regularly engage with local residents who visit to learn more about our project. They consistently express their satisfaction with our community's alignment with the area's character and their admiration for the thoughtfully designed, high-quality homes. This level of quality and consideration is what can be expected from Woodlock at 13285 Balsam.

As a note and quite remarkably, 75% of our homes have been purchased by local buyers, reflecting the strong community approval of our work.

When I transitioned from many years in resale to new development, I was selective about the projects I would consider. Woodlock's commitment to the community, excellence in homebuilding, and professionalism were key factors in my decision. I am proud to be part of a team that genuinely cares about creating exceptional homes and fostering community.

I wholeheartedly support the project at 13285 Balsam, Maple Ridge, and am available to answer any questions or provide further information as needed.

Warmest regards,

Roxanne Ickringill



**LICENSED REALTOR**

Good afternoon,

We are writing in support of this townhouse development in Silver Valley as Silver Valley residents. We support more affordable homeownership for all which townhomes provide an single family homes do not.

We have noted that parking is always an issue with single family developments, especially if they have suites. This doesn't happen with most townhomes as the strata bylaws keep parking in check so the city doesn't have to and nothing for residents in neighbouring properties to complain about.

The renderings show a huge improvement to the current streetscape of this property as well.

Sincerely,

Jody Squires

Resident at [REDACTED] Maple Ridge

Good afternoon,

We are writing in support of this townhouse development in Silver Valley as Silver Valley residents. We support more affordable homeownership for all which townhomes provide an single family homes do not.

We have noted that parking is always an issue with single family developments, especially if they have suites. This doesn't happen with most townhomes as the strata bylaws keep parking in check so the city doesn't have to and nothing for residents in neighbouring properties to complain about.

The renderings show a huge improvement to the current streetscape of this property as well.

Sincerely,

Jamie Squires

Resident at [REDACTED] Maple Ridge

Dear Members of the City of Maple Ridge Staff & Council,

I am writing to express my enthusiastic support for this proposed development by Woodlock Developments' in Maple Ridge. Their dedication to crafting high-quality, affordable housing that integrates seamlessly into our community is commendable. This initiative for Balsam not only aligns with our values but also promises to enhance Maple Ridge's appeal while addressing the diverse needs of our residents.

Woodlock Developments' commitment to thorough planning and sustainable development practices ensures they uphold the standards our community values. I believe this project will play a crucial role in the growth and prosperity of Maple Ridge, providing a foundation for future development.

I urge you to support this initiative, as it represents a significant opportunity to positively impact our community.

Thank you for your consideration.

Best regards,

Harnek Mann (A Resident of Maple Ridge)

Good morning,

I am a resident of [REDACTED] in Maple Ridge and would like to extend my support for the Balsam project. There is a housing affordability crisis in this province that can only be addressed by approving projects such as this. It's all the better when the housing projects are developed by high quality developers with proven track records in serving the Maple Ridge community, such as Woodlock Developments.

Regards,

Robert Goddard

Dear Maple Ridge Municipal Council,

I support the Balsam housing development by Woodlock Developments in Silver Valley. This project provides essential affordable housing, featuring diverse townhomes for individuals and families in our area.

Strategically located in Silver Valley Village Centre, the Balsam project aligns with planned density guidelines since 2006, blending seamlessly into our urban landscape. Woodlock Developments' strong Maple Ridge presence ensures quality and community trust.

Beyond housing, Balsam enhances community life with new parks, trails, and amenities like schools, boosting local commerce. Its environmental commitment includes a significant riparian area.

Aligned with Silver Valley's Official Community Plan, Balsam offers suitable density, housing forms, and land use. Features like ample parking, spacious garages, and live/work spaces highlight thoughtful planning.

By embracing density and diverse housing options, Balsam addresses our housing challenges while promoting a vibrant, sustainable community. It reflects proactive solutions for affordability, diversity, and environmental stewardship.

I urge the Council to fully support the Balsam housing development, recognizing its potential to enhance our community.

Thank you,

Harbir Mehanger

Dear Members of the City of Maple Ridge Staff & Council,

I am writing to express my strong support for Woodlock Developments' new project in Maple Ridge. I have been following their work closely and believe they consistently create buildings that fit well with our neighborhoods and support our community's growth.

Woodlock Developments has a track record of providing high-quality, affordable homes that meet the needs of families in Maple Ridge. Their commitment to affordability ensures our community remains accessible to a diverse range of residents.

The effort Woodlock Developments puts into each project phase, from planning to welcoming families, is impressive. They maintain a reputation that aligns with our community's values.

From what I've seen, Woodlock's attention to detail and dedication to creating welcoming homes for families are commendable. This new project will undoubtedly benefit Maple Ridge, enhancing our city's appeal.

I fully support Woodlock Developments' initiative and urge you to consider approving this project. It will contribute positively to Maple Ridge's growth and development.

Thank you for considering my perspective.

Sincerely,

Gurmit Mann (A resident of Maple Ridge)

To whom it may concern,

I am writing to express my strong support for this Balsam street project. I am passionate about advocating for more housing options in our community, particularly affordable and high-quality homes. As a resident of Maple Ridge, I have witnessed firsthand the pressing need for accessible housing that not only meets basic standards but also offers a sense of permanence and quality.

Finding good quality homes in our area has become increasingly difficult. Many developments feel rushed or lack the attention to detail that makes a house a true home. As someone who plans to raise a family here one day, I am deeply concerned about the lack of options that would provide a stable and nurturing environment for future generations.

In this context, developers like Woodlock Developments stand out to me. Their commitment to craftsmanship, attention to detail, and the overall quality of their homes are truly impressive. It is evident that they prioritize creating spaces that foster a sense of community and belonging. Knowing that they have roots here and consider Maple Ridge their home reinforces my belief in their dedication to our community's well-being.

We need to encourage more developers like Woodlock Developments who not only build houses but create homes where families can thrive and grow. Their presence enriches our community and sets a standard that I hope more developers will aspire to meet.

Therefore, I urge you to consider the critical need for diverse housing options, especially those that are affordable and of high quality. Supporting initiatives that prioritize these values will not only address immediate housing challenges but also contribute to the long-term sustainability and livability of Maple Ridge.

Thank you for considering my perspective on this important matter. I look forward to seeing positive developments that will benefit our community as a whole.

Sincerely,

**Avril Levins ( A Resident of Maple Ridge)**