

June 24th, 2019  
Samuel Robertson  
Technical Secondary  
Inside the Library  
5:30 - 8:30pm

# North East Albion Open House

## Draft Land Use Concept

### Welcome!

Welcome to the City of Maple Ridge North East Albion Open House. We are working on a land use and servicing concept planning process that will help guide growth in our community.

Today's open house will bring you up to date on where we are in the process. We will also show you our proposed Land Use Concept Plan based on technical analyses and community input from the Emerging Ideas Open House

There are **5 stations** around the room. We invite you to visit each station, talk to Staff and consultants, join our discussion table, and complete the survey provided to share your feedback.

### 5 OPEN HOUSE STATIONS

- #1 Who, What, Why
- #2 What We Heard
- #3 Proposed Concept Plan
- #4 Refinements Explained
- #5 Discussion & Survey





# Sign In Here

## Where do You Live?

Place a dot on the map

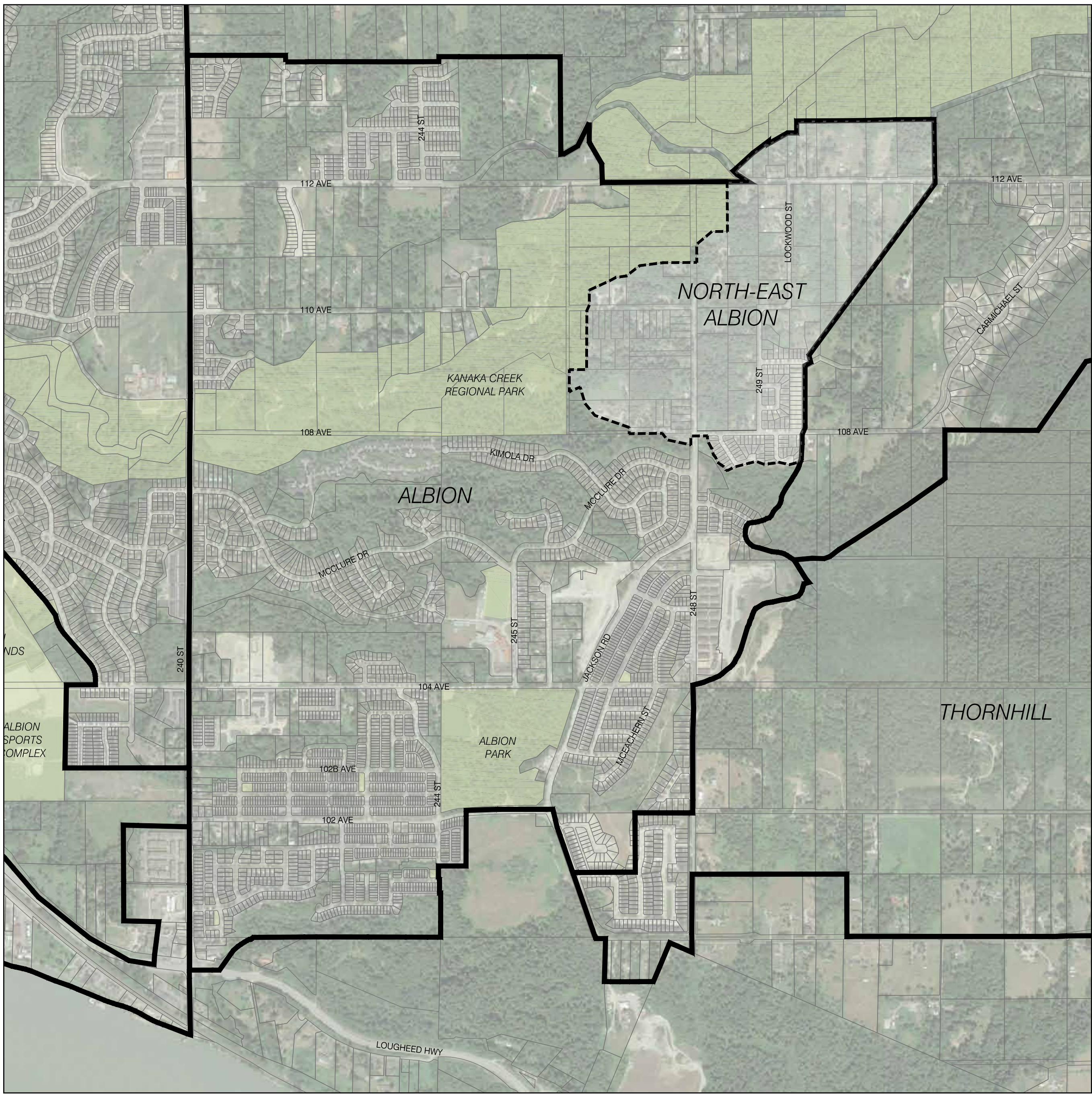
### Why do we ask?

Understanding where people live provides context for our consultation summary.

It helps us understand who we are engaging with and allows us to reflect on our notification and communication methods.

Please indicate where you live on the map by placing a sticker near the location of your home.

If you live outside this map area, tell us where you are coming from:





STATION 1: WHO, WHAT, WHY

# Community Planning: Who is involved?

## Places and Spaces to Live, Work and Play.

A development application submitted in 2018 started the **North East Albion Land Use and Servicing Concept Planning Process**. Per the Albion Area Plan, a review of the land uses and servicing was required to ensure that development responds to the community’s changing needs.

With oversight from the City of Maple Ridge, **Aplin Martin Consultants** was engaged by Epic Homes, to lead the planning process and develop a recommended North East Albion Land Use and Servicing Concept for Council consideration.

**Introducing the Planning Team**  
We have been working with City Staff across several departments to review technical work prepared by outside consultants and input feedback from the community.

**City Departments Involved:**

- Planning
- Environment
- Parks, Recreation & Culture
- Engineering

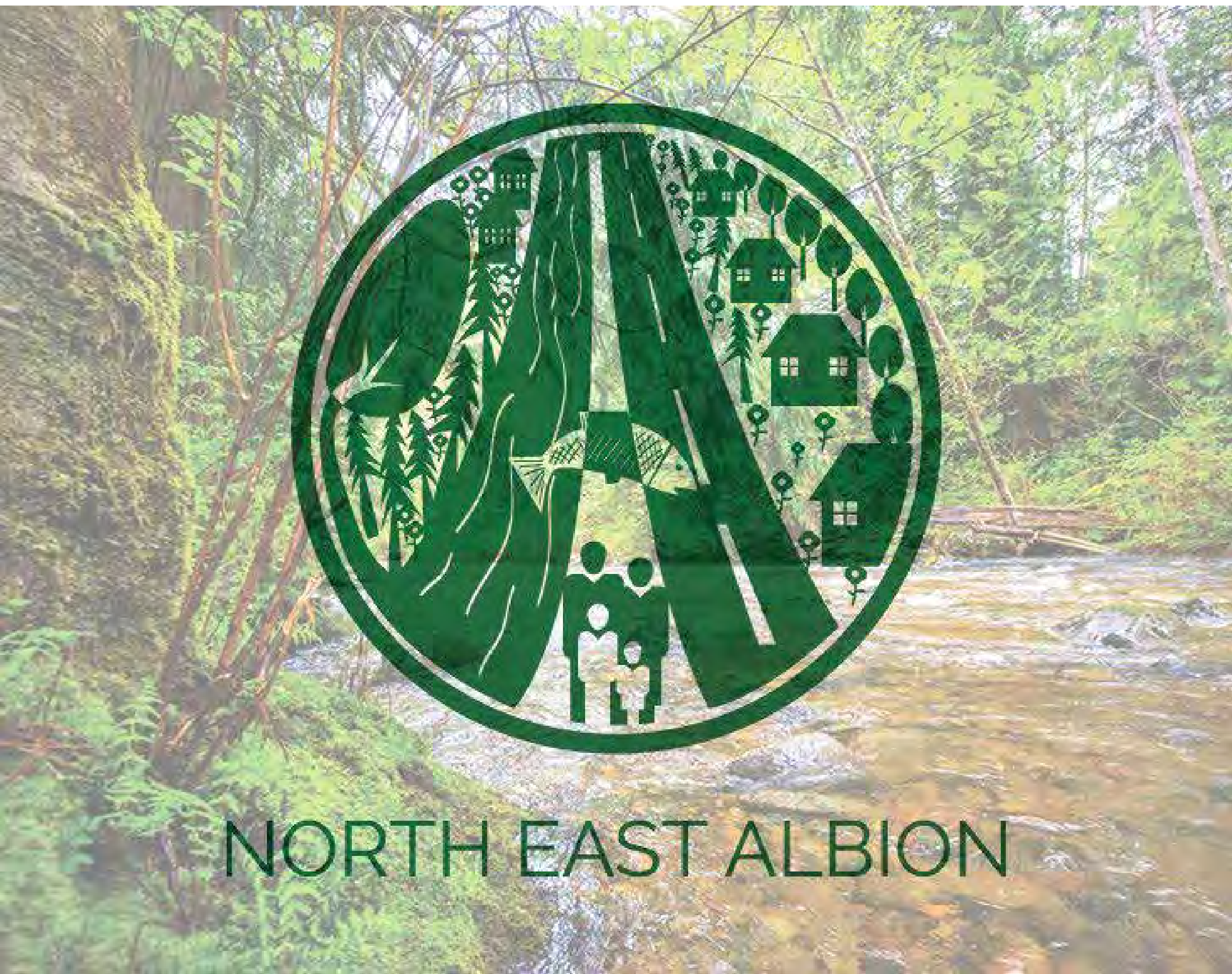
**Other Subconsultants:**

- Coriolis Consulting (Economics)
- Phoenix Environmental Services
- Creative Transportation Solutions

**Introducing our Facilitator**  
To ensure process transparency and authenticity, the team has been working closely with a professional facilitator specializing in sensitive land development planning and urban design.

**MVH Urban Planning & Design**

*Michael Von Hausen* brings over 30 years of experience from across North America.





# What does this planning process mean?

## Frequently Asked Questions

**What is the Official Community Plan (OCP)? What is the Albion Area Plan?**

The OCP outlines the long term vision for growth and development in Maple Ridge. Within the OCP is the Albion Area Plan that characterizes the future land uses that the City would like to see over the next twenty years or more to achieve planned growth and development in the community.

**Why do we need a North East Albion Plan?**

The Albion Area Plan envisioned that further study of the north east quadrant would be needed when the area begins to develop. Over the past couple of years, there has been increasing interest in North East Albion from the development community. A new plan is needed to guide anticipated growth to ensure that it meets the needs of our community.

**How will the plan improve my neighbourhood?**

Land use plans ensure that public amenities such as parks, trails, and social spaces are considered and accounted for in advance of development. These amenities are provided at the time of development for the benefit of existing and future residents. The plan also provides opportunity to revisit current residential and commercial needs.

**What does it mean if my property is a new colour?**

The colours indicate future land uses intended for your property at the time of redevelopment. Until development occurs, property owners may continue to reside, as well as renovate or rebuild within the existing development footprint, per the current zoning requirements. This includes properties designated as future residential, commercial and environmental protection areas.

**Does this process rezone my property?**

No. Land use plans identify uses, densities and high-level services to provide guidance for future development. Should a property owner wish to redevelop, a formal rezoning application will need to be submitted to the City that matches the high-level land uses identified within the plan.

**How long will this planning process take?**

The finalized land use plan is expected to be before Council for endorsement in the Fall. Once the plan is endorsed, Staff will prepare supporting policies, continue the discussion with the community and ultimately initiate a formal process to adopt the Land Use Plan into the Albion Area Plan as part of the Maple Ridge Official Community Plan. The timeline for individual development applications will vary, but development approvals and construction may begin next year.

STATION 1: WHO, WHAT, WHY

# Why are we here Today?

## Where **We Are Now** in the Planning Process

### Today's Objectives

- Summarize what we heard from previously-held public consultation events, including survey results
- Share the updated land use concept plan with the public for review, comment and consideration
- Demonstrate the technical planning and design rationale behind the land uses proposed
- Solicit feedback from participants through a facilitated dialogue and survey questionnaire

JANUARY 2019

PROJECT INITIATED BY COUNCIL

FEBRUARY 2019

BACKGROUND RESEARCH

MARCH/APRIL 2019

POP-UP COMMUNITY OUTREACH EVENTS

5 pop-up events were held around the Albion neighbourhood to gain initial ideas and gauge interest from Albion residents.

APRIL 17<sup>th</sup>, 2019

LANDOWNERS WORKSHOP

A roundtable workshop was held for landowners of North East Albion to gather ideas and thoughts on the future of development in this area.

APRIL 25<sup>th</sup>/26<sup>th</sup>, 2019

CHARETTE & LANDOWNERS SNEAK PEEK

Based on the community input gathered and the outcomes of a series of technical studies, design principles and two draft land use concepts were created and shared with landowners on the same day.

MAY 16<sup>th</sup>, 2019

EMERGING IDEAS OPEN HOUSE

Community feedback on emerging themes, ideas and draft plans were collected via a survey questionnaire after members of the community reviewed two draft concepts.

JUNE 24  
TODAY

PUBLIC OPEN HOUSE

An updated version of a concept plan in response to community feedback and Staff discussion is presented to the public for for additional review and feedback.

FALL 2019

COUNCIL MEETING

A final report and recommended plan will be presented to Council for endorsement.

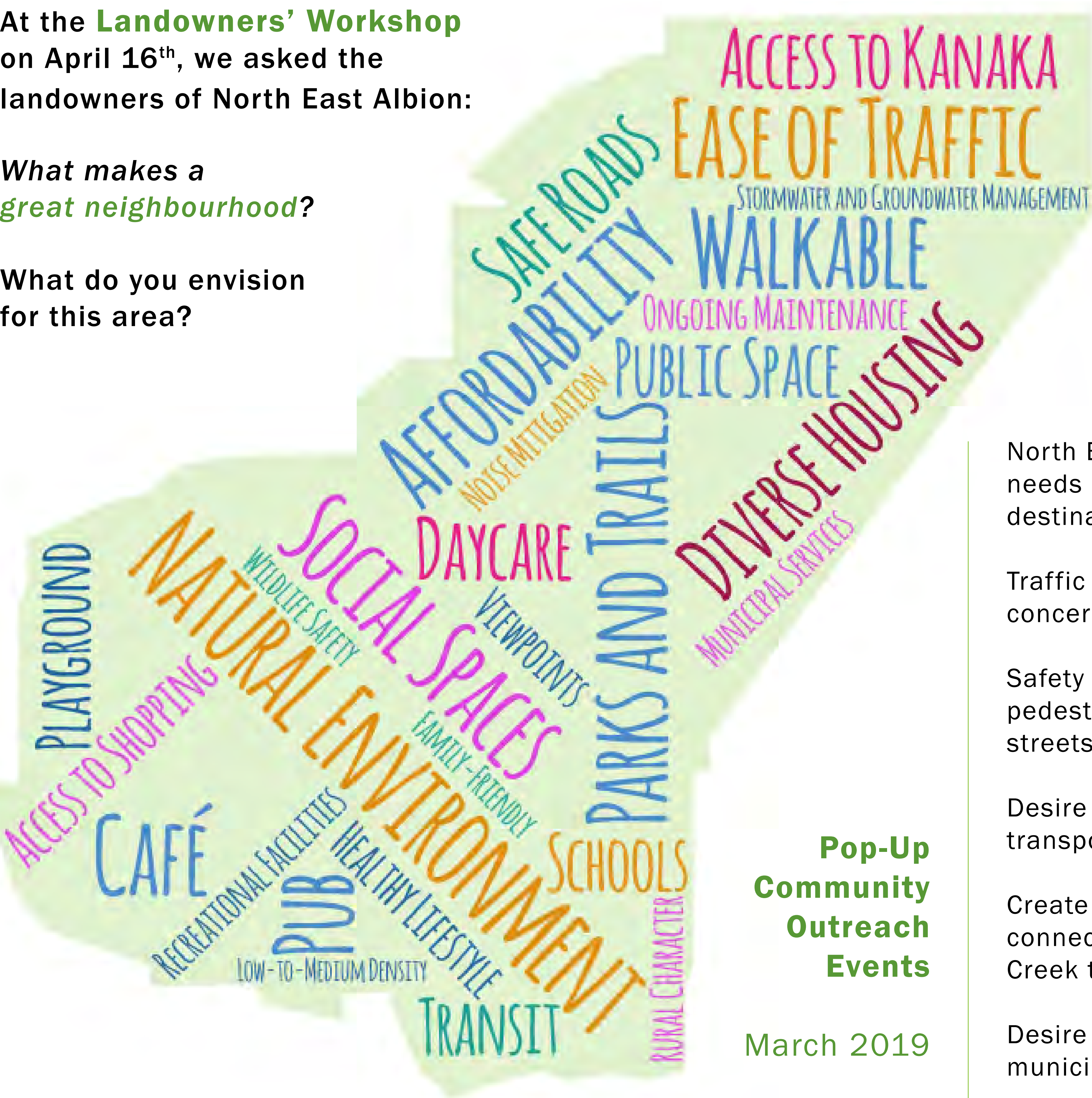


# Your Vision for North East Albion

At the **Landowners’ Workshop** on April 16<sup>th</sup>, we asked the landowners of North East Albion:

What makes a *great neighbourhood*?

What do you envision for this area?



**Pop-Up  
Community  
Outreach  
Events**

March 2019

**Additional  
Comments**

- North East Albion needs a local destination
- Traffic and parking concerns
- Safety first... pedestrian-friendly streets
- Desire for multi-modal transportation
- Create better connections to Kanaka Creek trails
- Desire to access municipal water
- Critical to maintain groundwater quality

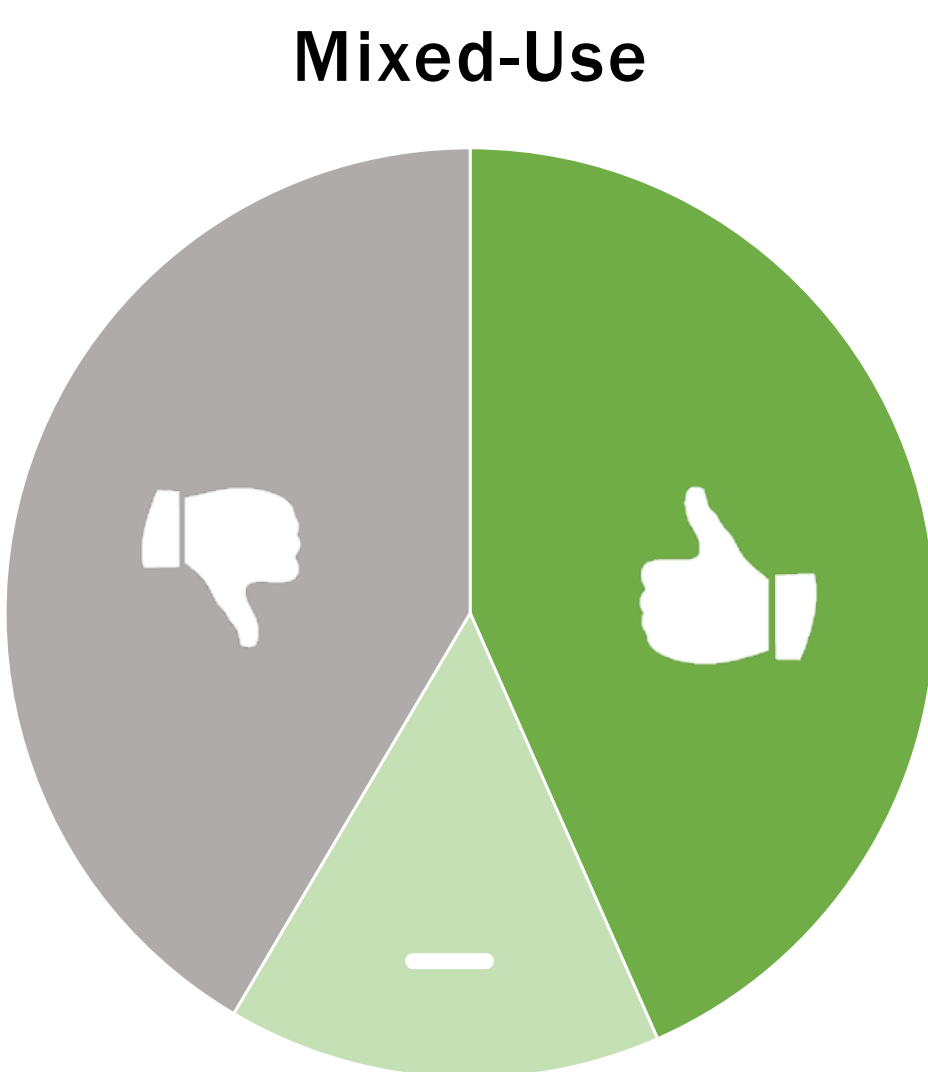
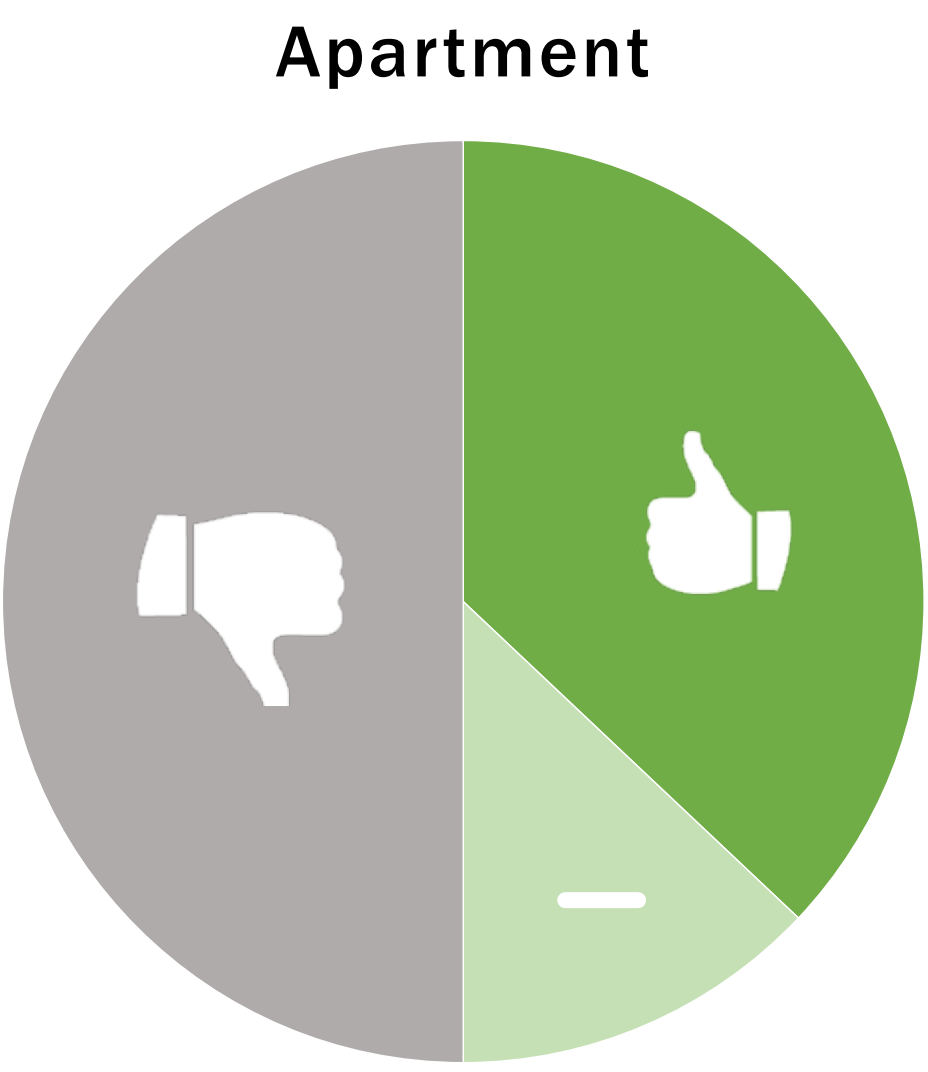
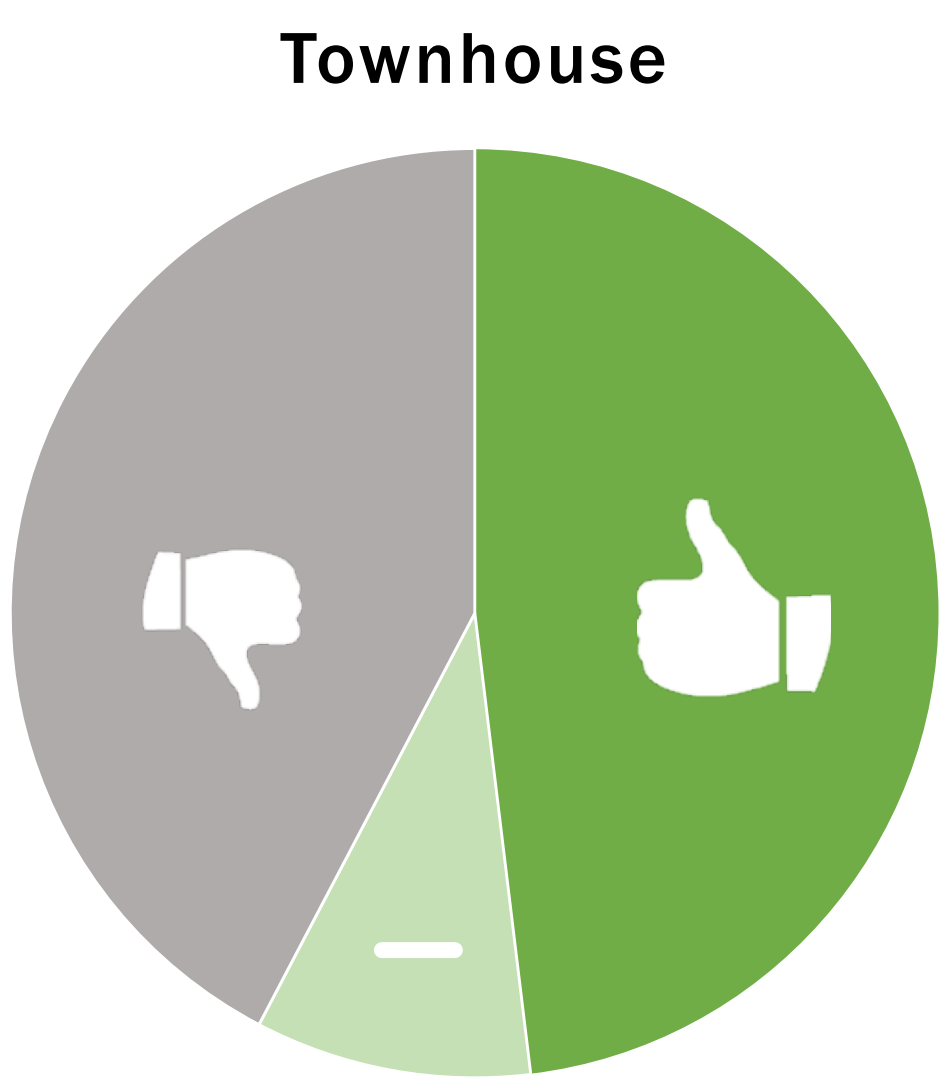
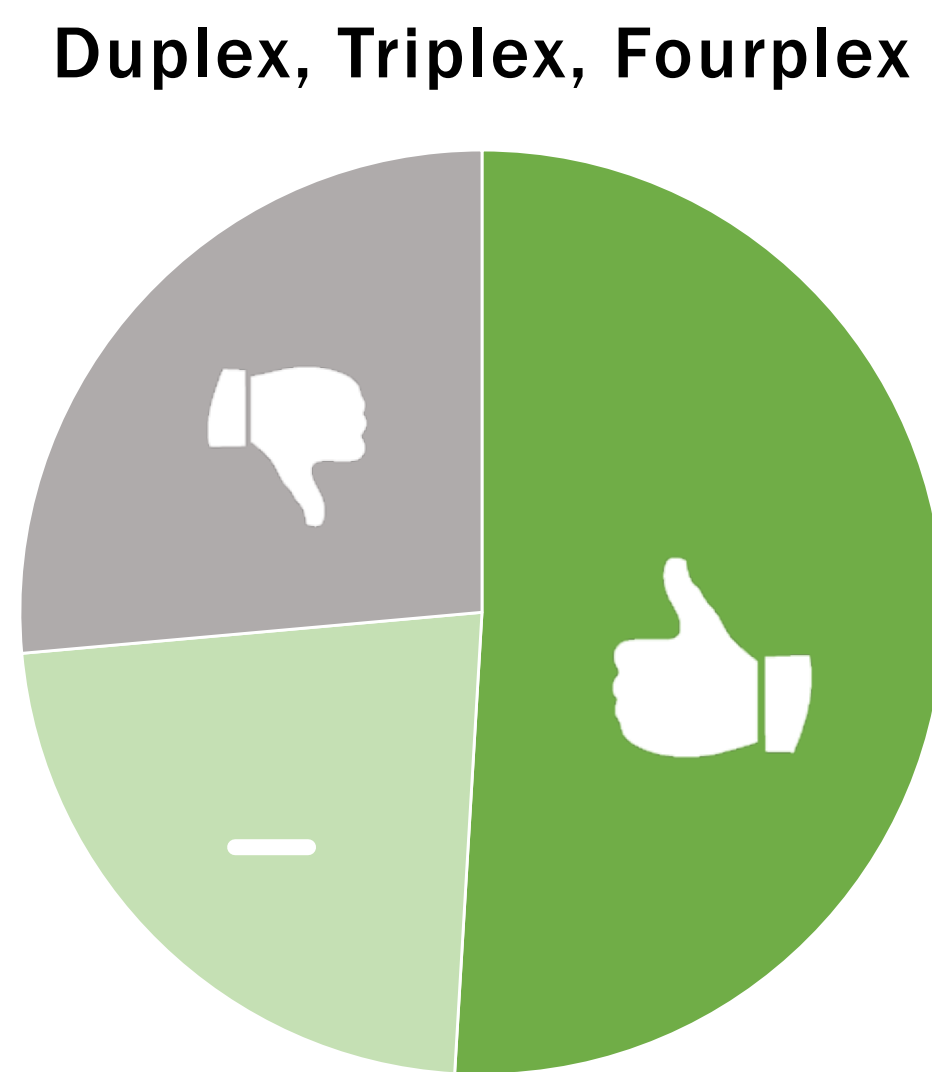
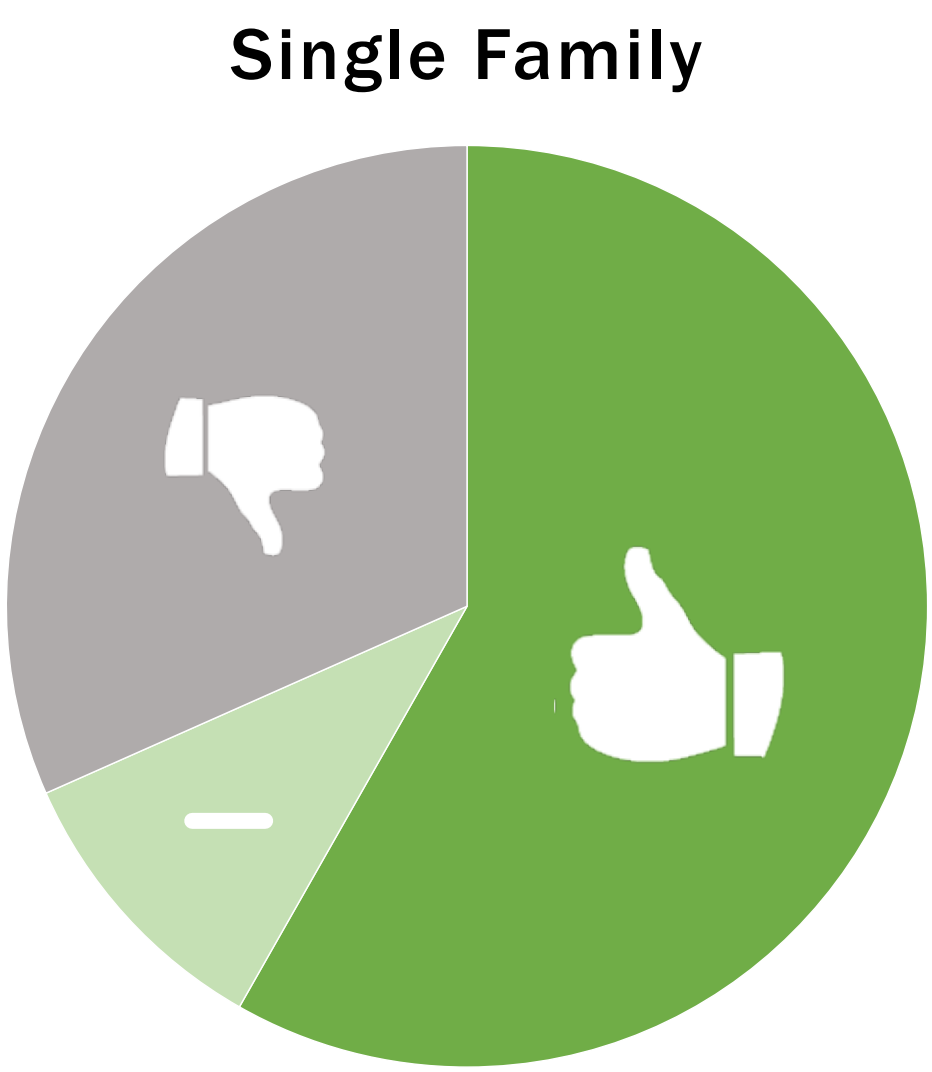
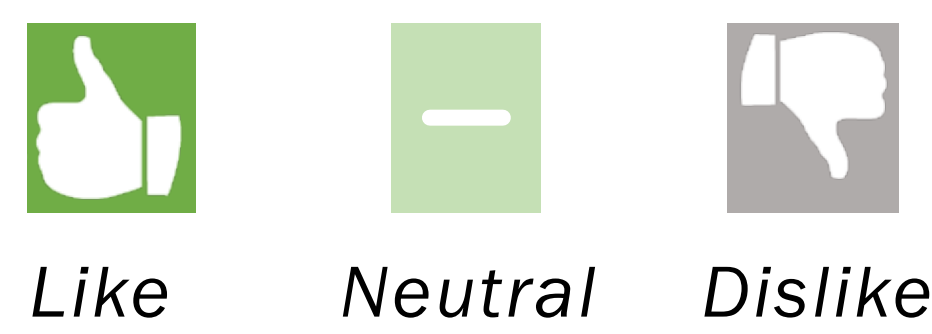
STATION 2: WHAT WE HEARD

# Your Thoughts on our Emerging Ideas

What We Heard from the Community

Based on our survey from the May 16<sup>th</sup> Open House, below is a summary of key findings.

How participants  
felt about different  
housing typologies:



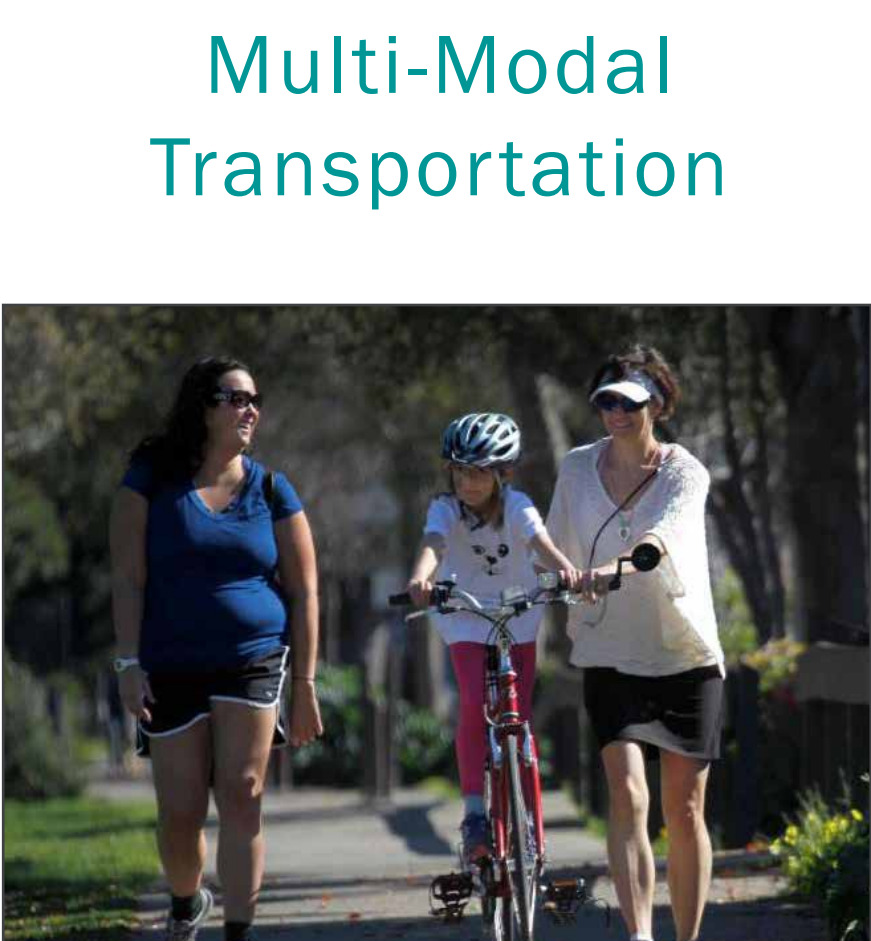
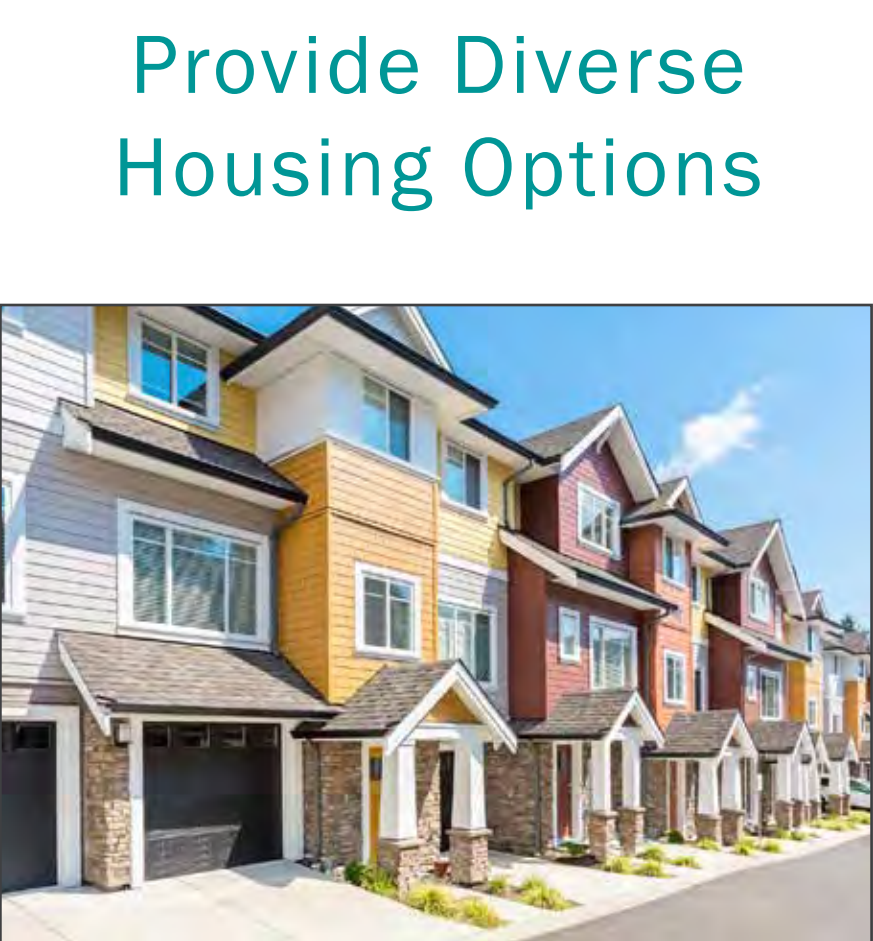
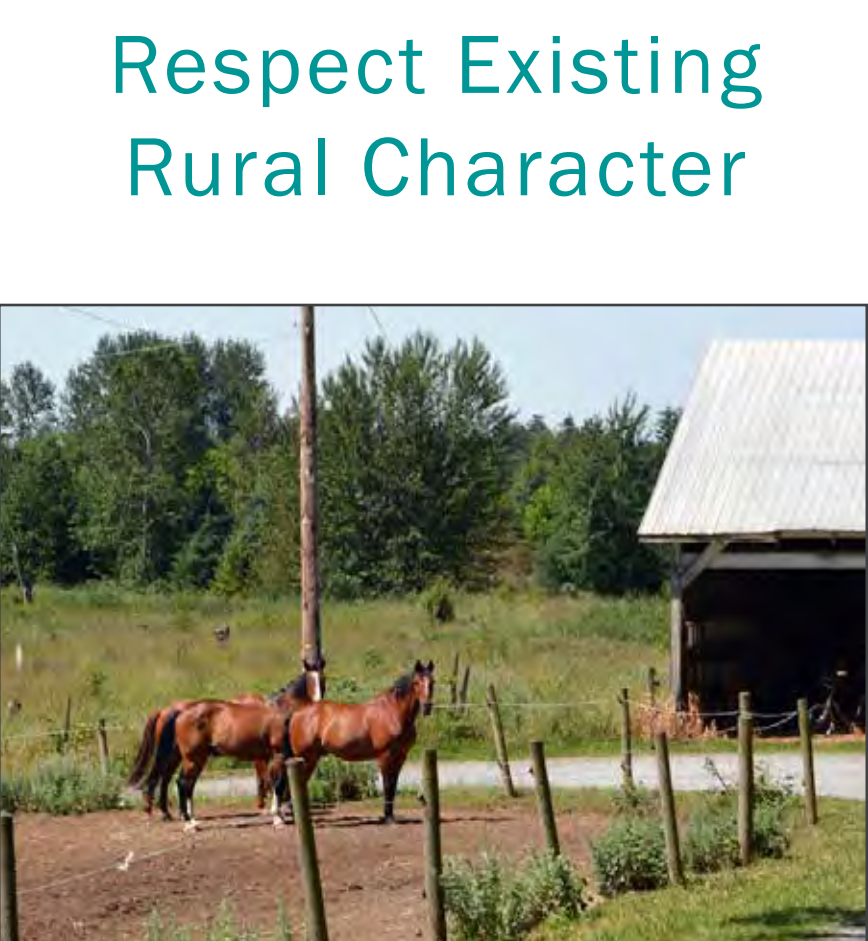
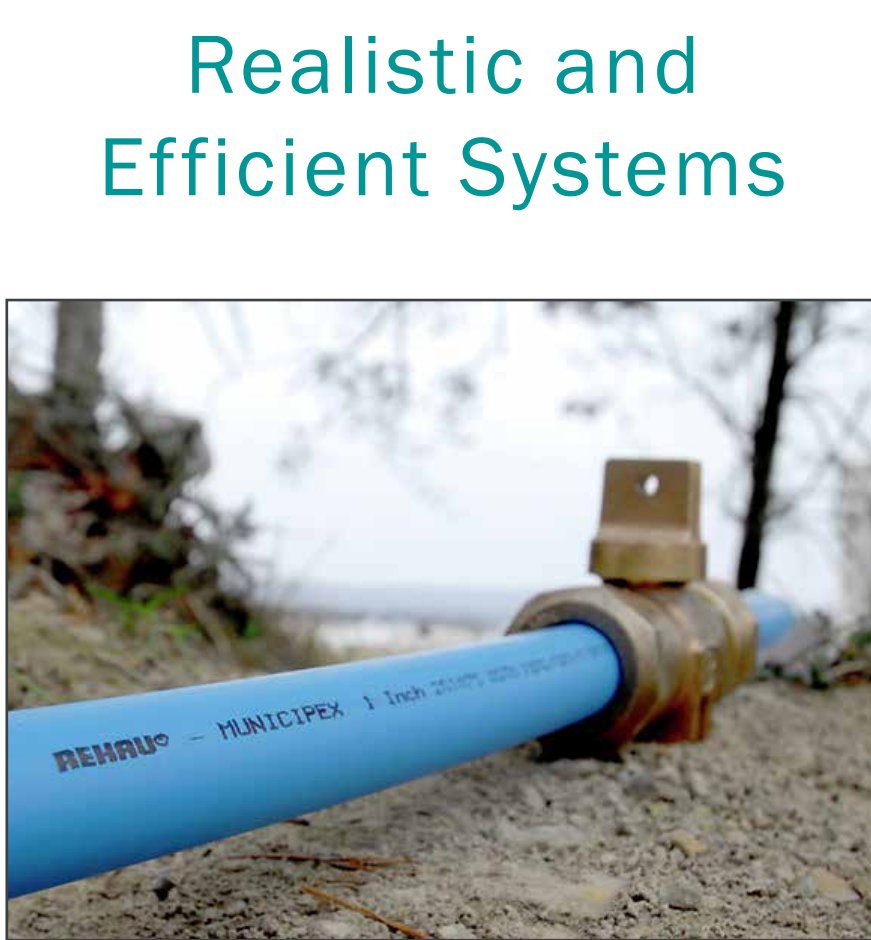
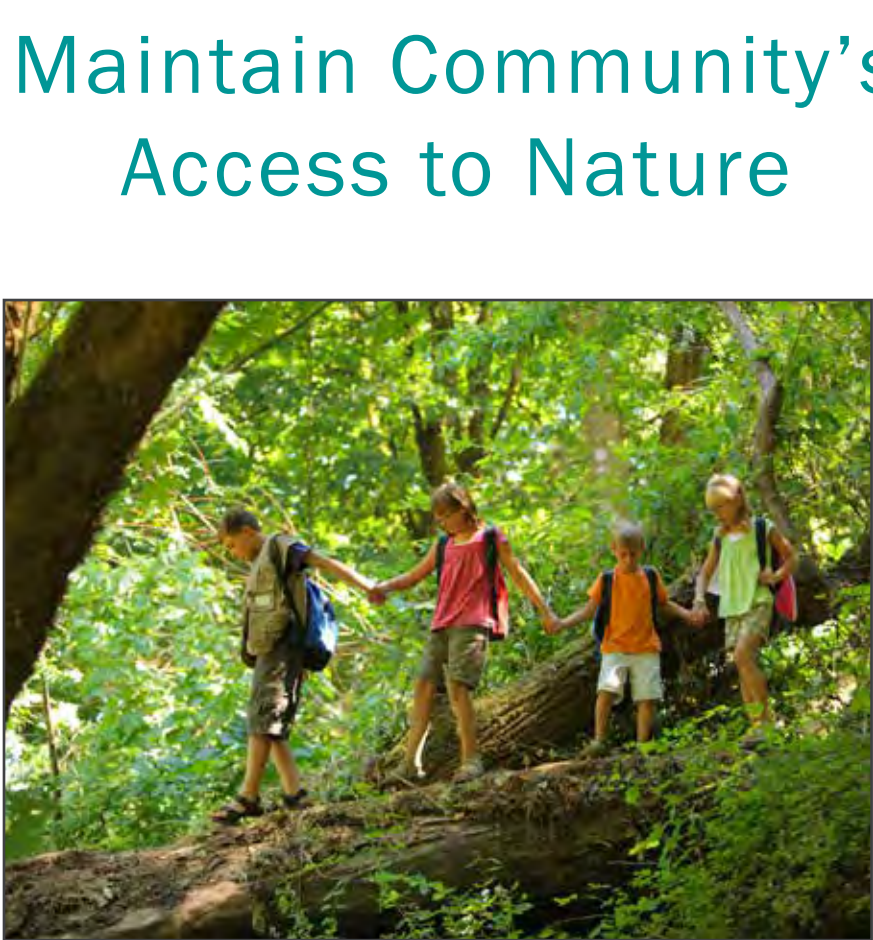
General Overview and  
Key Highlights:

- Support for including housing types for growing families, seniors and opportunities for rental/affordable housing in North East Albion.
- More support for small- and medium-sized single-family lots over large single-family lots.
- Support for duplex, triplex and fourplex housing forms.
- Support for locating multi-family housing near destinations, like the school, park, commercial nodes and along major roads.
- Support for putting commercial near the school and multi-family residential.
- Support for more services, like shopping opportunities and restaurants, pubs and coffee shops in North East Albion.



# Technical Design Principles

The following set of principles were developed based on *what we heard* from the community. These principles are used to guide urban design decisions and to evaluate the merits of various land use options.






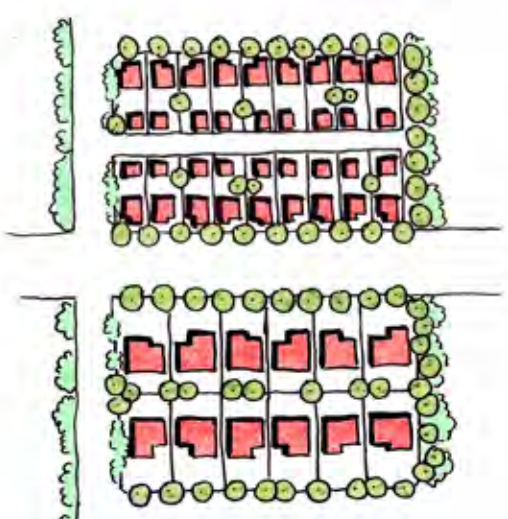
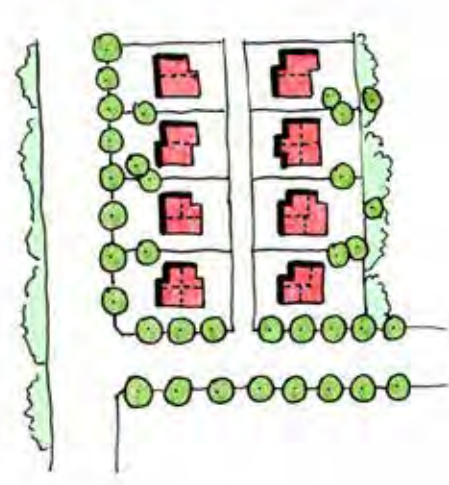

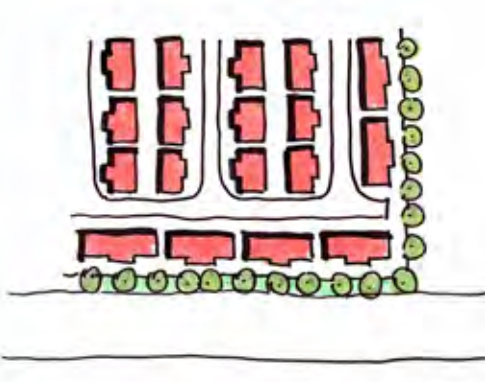
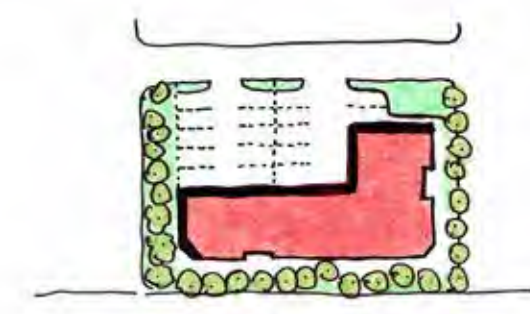











STATION 3: PROPOSED CONCEPT PLAN

# Proposed Housing Typology Mix

How it may look: Examples of Future Building Forms

Land Use Designation	Single Family	Duplex, Triplex, Fourplex	Cluster Townhouse	Townhouse	Mixed Use Commercial
Design Principle	Single-family homes that serve as a continuation of existing character in the area. May also include duplex, triplex, and fourplex in select locations	Ground-oriented, multi-family homes that appear as a single-family house; increases housing diversity and maintains existing character	Multi-family townhouse units clustered to minimize development footprint and maximize environmental protection in sensitive areas	Multi-family homes at densities that support new commercial and park amenities	Community node that mixes retail options and residential units with an opportunity for rental options
Ownership	Fee Simple	Fee Simple or Strata	Strata	Strata	Strata or Rental
Building Form Options	2-3 storey detached homes  Large lots with front garages and suites; Small lots with rear or front garages	2-3 storey house with multiple units  Units may vary in configuration: stacked, front-and-back, side-by-side.	2-3 storey townhouse units with private strata parking	2-3 storey townhouse units with private strata parking  3-4 storey stacked townhouse units may be located on 112 Ave	2-4 storey with apartment or stacked townhouse units  Market or rental apartment units above retail
Illustrative Example					
Concept Design Illustration					
Photo Example	 	 	 	 	 



STATION 3: PROPOSED CONCEPT PLAN

# Proposed Village Commercial

TRANSFORMING FROM SPACE TO PLACE

Two Village Commercial nodes are proposed in the North East Albion Area. The nodes are envisioned as anchors for community activity, connected by trails, adjacent to new neighbourhood parks and a short walk away from Kanaka Regional Park.

Key Highlights

Two Village Commercial Locations  
Each location with capacity for 4-6 shops, 6,000–9,000 sqft

Two locations have been identified, one at the intersection of 112<sup>th</sup> Avenue and Lockwood St., and one adjacent to the proposed Elementary School at 248 Street. Having two nodes will serve existing and future needs, providing opportunities for retail space to grow as the population grows.

Retail uses at this scale could include: Café, Take-out restaurant, Hair salon, Daycare, Flower shop, Convenience store, and other Small Businesses.

*Note: Actual uses to be determined by future tenants*

Mixed Use Development  
Low-Rise Residential over Retail

2-4 storey condominiums or apartments stacked above ground-level commercial could allow for both affordable ownership or rental housing to be introduced in the North East Albion area.

Examples of Mixed-Use Typology



Image: Garrison Crossing, Chilliwack BC



Image: Wesbrook Village, University of British Columbia

Potential Commercial Uses



Image: Cafe



Image: Takeout Restaurant



Image: Flower Shop



Image: Hair Salon



Image: Studio Shops



Image: Convenience Store

Planning Intentions

- Blends commercial, residential, and institutional uses to create an activated and animated street presence.
- Sized appropriately to meet the needs of the growing community with additional room to expand should demand be present.
- Located in close proximity to future multi-family units to help support commercial, so it can thrive in this location.
- Co-locating commercial with residential and park space to create a centre of activity and gathering.
- Within a 5-10 min walk of the future School Hub and meet future residents; easy access from an arterial road, to respect future car travel routes.



STATION 3: PROPOSED CONCEPT PLAN

# Proposed Neighbourhood Parks & Trails

LINKING PARKS AND AMENITIES  
WITH GREEN CONNECTORS

New Neighbourhood Parks will ensure that all residents have a park within a 5-minute walk.

North East Albion will provide active and passive recreational opportunities woven into the neighbourhood through a network of trails and multi-use pathways.

Park Design Principles

- A joint school-park site with the proposed elementary school could include an active use sports field, looping trails, sports courts and playgrounds.
- Neighbourhood parks form the visual, physical and social focus of the neighbourhood and are typically a minimum of 1.2 acres in size.



Image: Conceptual map of neighbourhood parks and trails

Park Programming

Park amenities are typically determined through the design process which includes neighbourhood consultation several months prior to park development.

Typical neighbourhood park amenities include:

- Playgrounds
- Sports courts
- Small water play area
- Looping pathways
- Open grass
- Picnicking & seating areas

Neighbourhood Greenways

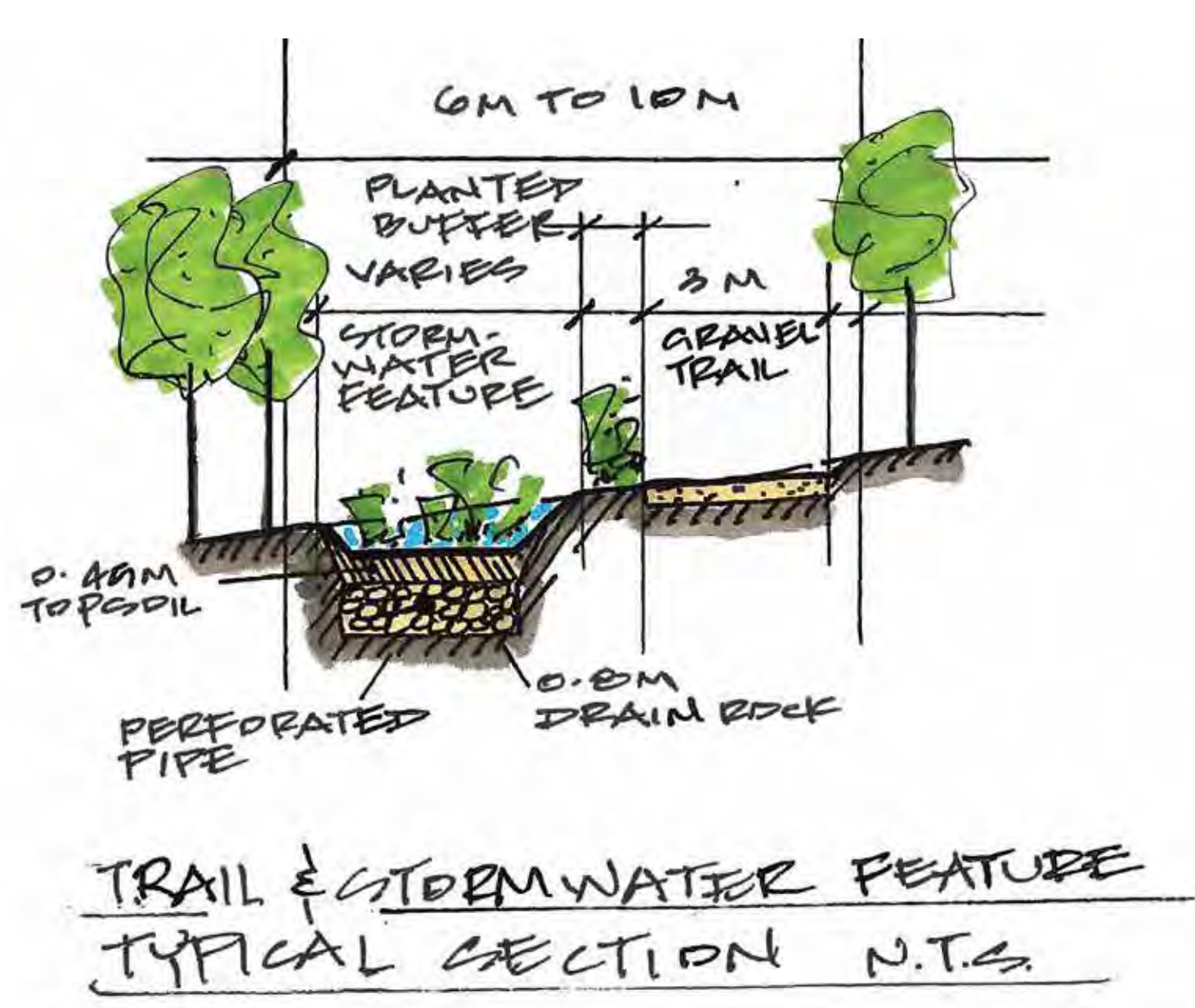


Image: Cross-section illustration of example greenway

This plan also features off-street trails in residential areas that act as a greenway and buffer to nearby sensitive environmental areas.

The proposed greenways are designed to include surface-flow stormwater management features, complete with landscaping to celebrate the natural systems that serve our community.



STATION 3: PROPOSED CONCEPT PLAN

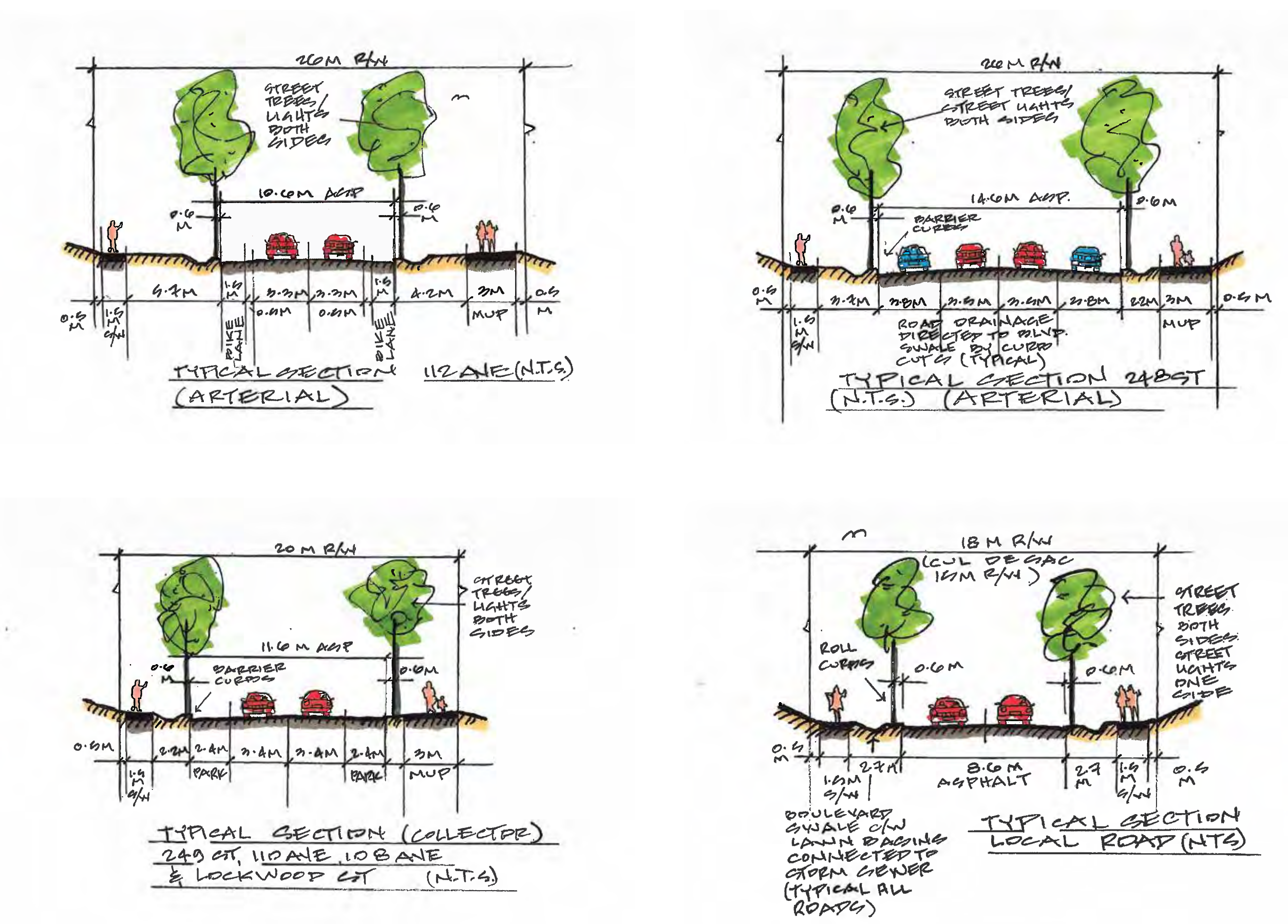
# Proposed Transportation Strategy

PLANNING FOR MOBILITY

The proposed transportation network is designed to foster interconnection between streets, trails and greenways to promote cycling, walking and horse-back riding.

New roads essential to a functional street grid are identified, such as the 248 Street connection. Any new local roads required for housing will be determined at the time of development.

A network of high-quality trail loops will link neighbourhood parks, open spaces, commercial and key destinations.



Road Network - Major Connections

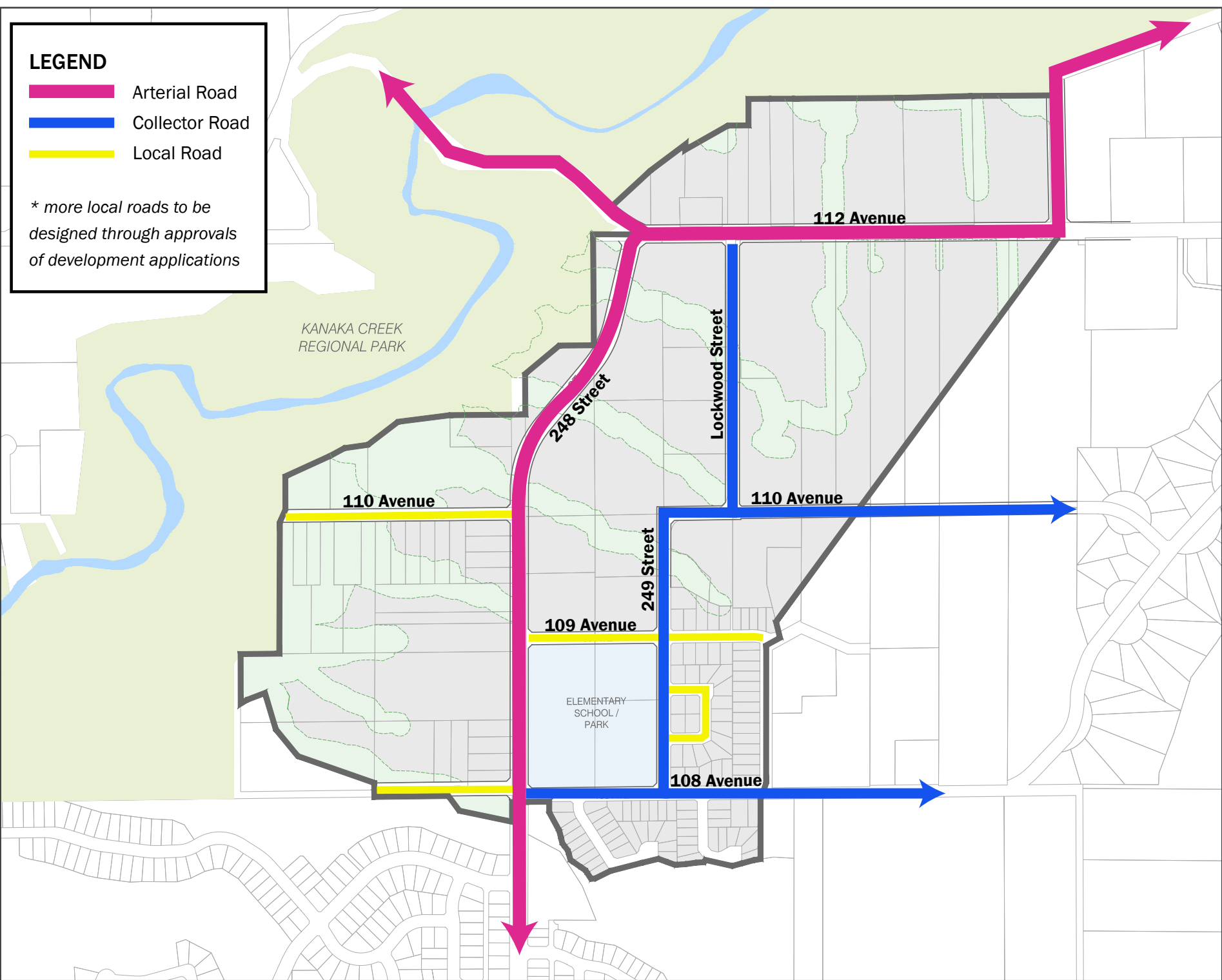


Image: Major road connections through North East Albion

Bike Lanes, Multi-Use Paths and Trails

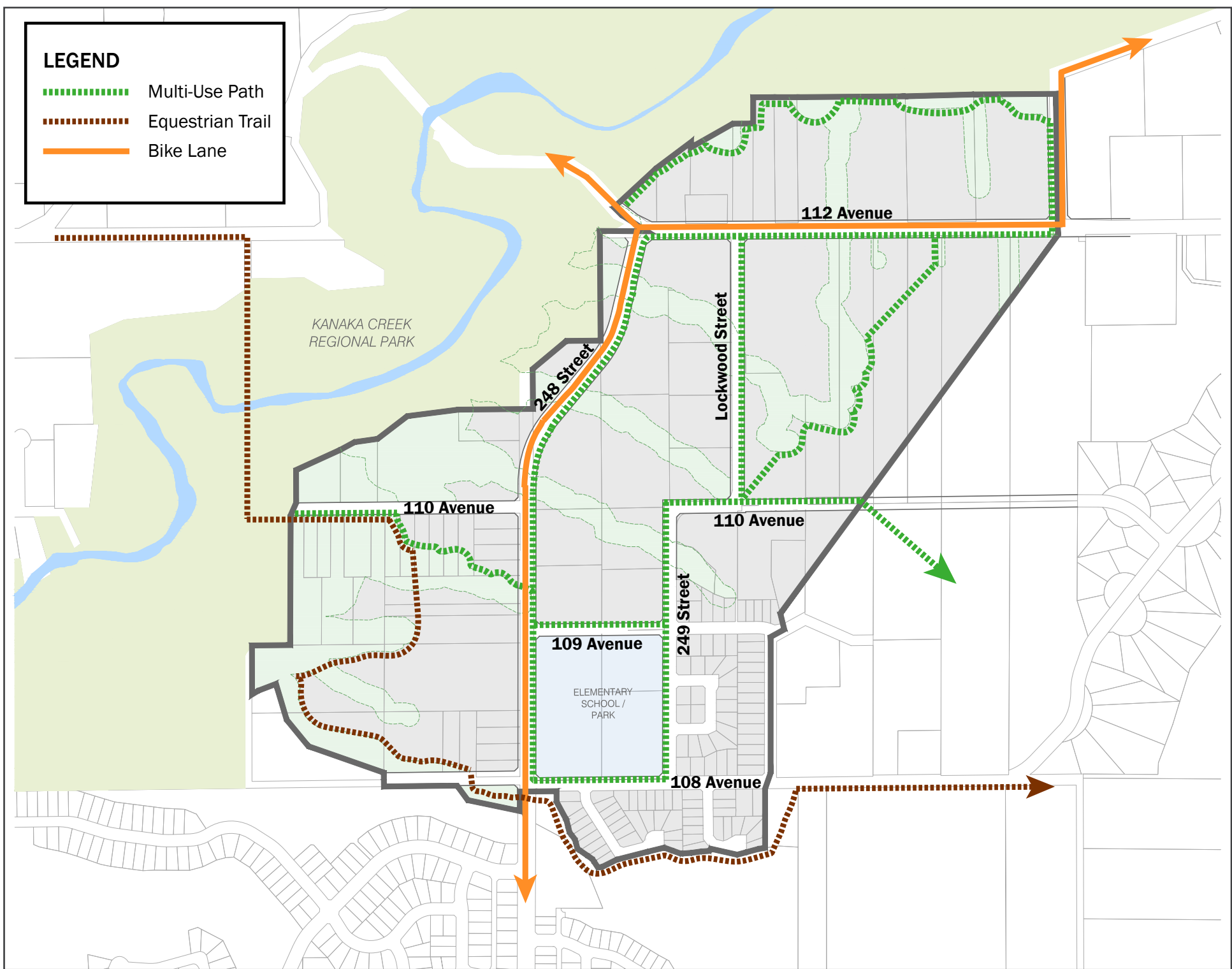


Image: Multi-modal loops and connections



STATION 3: PROPOSED CONCEPT PLAN

# Proposed Environmental Integration

A NEIGHBOURHOOD WOVEN INTO THE ENVIRONMENT

The existing network of environmental features will form the green backbone of the neighbourhood. The plan will protect watercourses, important forested areas and maintain connections for wildlife movement through this evolving neighbourhood.

Watercourses and Setbacks

Setbacks have been established to preserve the health and integrity of significant watercourses throughout the Plan Area. These watercourses feed into the Regional Park and support the health and integrity of the Kanaka Creek ecosystem. Innovative Stormwater Management techniques will be integrated into the design of the area to maintain water quality entering Kanaka Creek.

Water Management

Aquifers and Groundwater Protection

Per Maple Ridge development requirements, development applications must demonstrate that proposed construction activities are designed to maintain or re-instate pre-construction groundwater flow rates.

Stormwater Managment

Natural open-water features woven between public-use spaces will be integrated into development guidelines. Open-water features aim to protect water quality as well as preserve habitats sustained by these water sources. Overall, the stormwater management strategy will:

- Protect receiving watercourses from erosion
- Maintain base flows in creeks
- Maintain water quality in creeks, ditches and storm systems
- Safely convey runoff to Kanaka Creek
- Protect the natural environment adjacent to watercourses

Wildlife Movement and Forest Habitat

Significant tree stands and other environmental features that are not already protected through existing legislation, Bylaws, or policies may be preserved through thoughtful development design. In some instances higher density concepts may be considered where environmental protection emphasized.

Habitat preservation will also allow wildlife to continue traveling between Grant Hill and Kanaka Creek. Thornvale Creek currently serves as a wildlife movement corridor. This corridor is to be protected and supplemented with additional watercourse setback areas to facilitate wildlife movement through secondary corridors.



Image: Creek Watercourse



Image: Stormwater Pond and Biofiltration Feature



Image: Forest Habitat



# Proposed Amenity Zoning

Typically, neighbourhood amenities can be provided at the time of new development through tools such as site specific dedications. The greater Albion Area Plan establishes that Density Bonus zoning may also be used to help fund the provision of neighbourhood amenities through new development.

## NORTH EAST ALBION AMENITY ZONING

Like all density bonus programs, such zoning is optional in nature. Under density bonus zoning, there is a fixed base level of density that is available to all development, and an optional maximum density that can be permitted should the applicant wish to provide an amenity contribution.

Currently in the wider Albion neighbourhood, density bonus amenity contributions assist in the delivery of the following eligible amenities:

- Park Construction;
- Park Maintenance;
- Multi-Use Pathway Construction;
- Multi-use Pathway Maintenance;
- Civic Facility/Community Gathering Place Construction;
- Civic Facility/Community Gathering Place Maintenance.

The draft North East Albion Land Use Concept Plan proposes a wide variety of similar amenities including: neighbourhood park space, multi-use pathways, trail connections, stormwater galleries, and affordable housing.

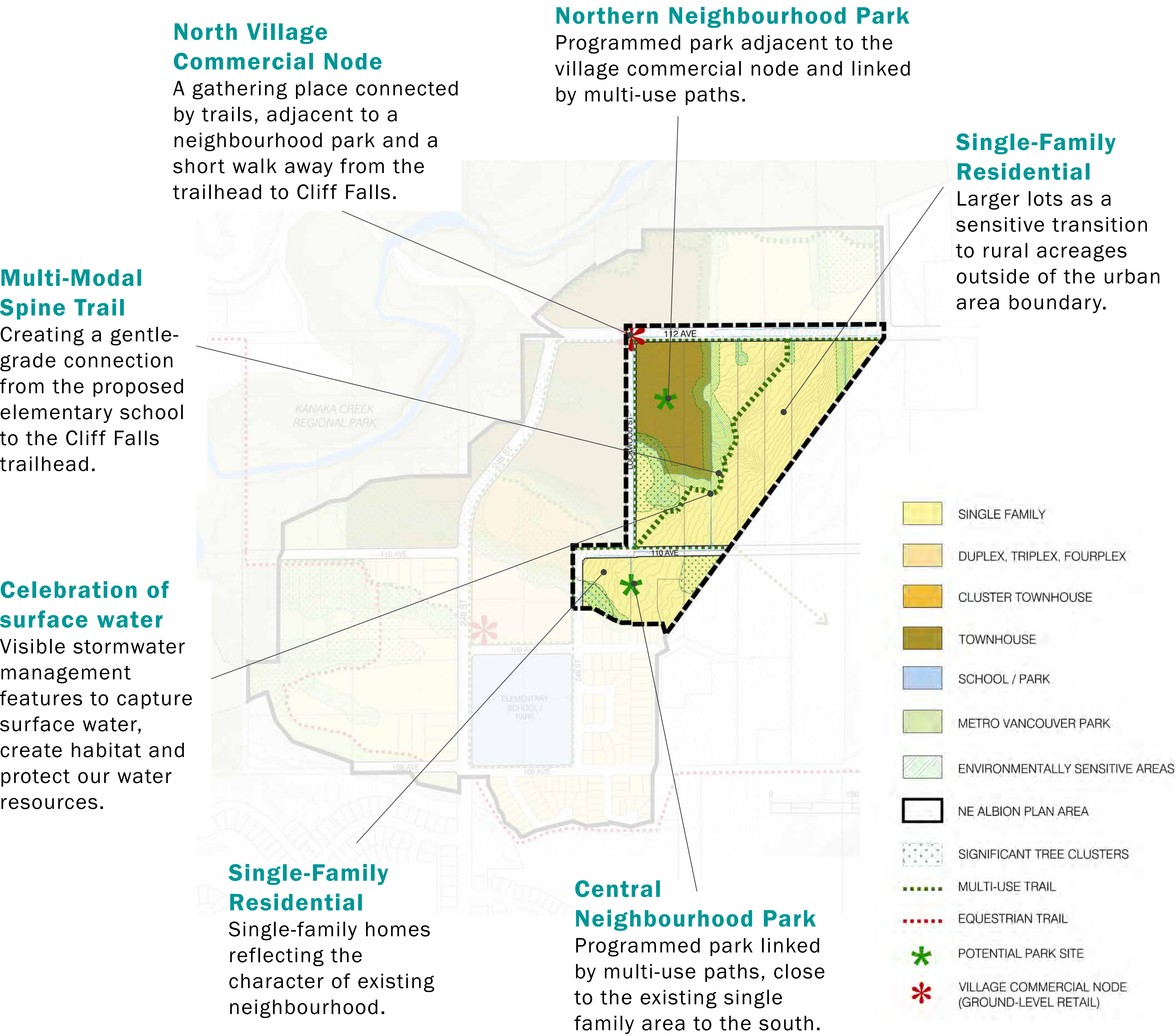
Ongoing work is anticipated in the coming months to incorporate into the existing Albion Area Density Bonus regulations the amenities proposed for the North East Albion neighbourhood.





# Sub-Area East of Lockwood Street

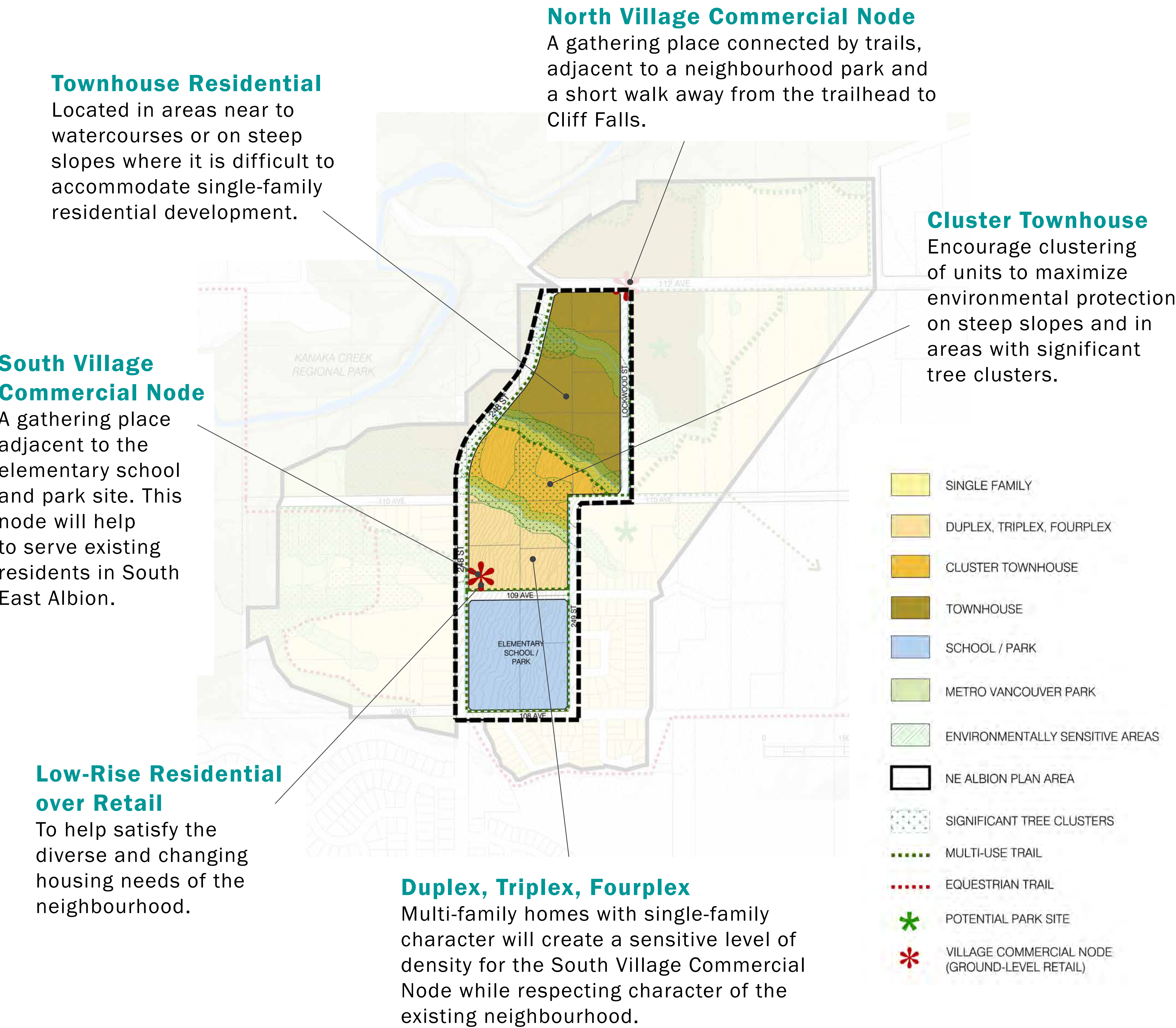
We updated the Plan Based on Your Comments





# Sub-Area Between 248<sup>th</sup> and Lockwood

We updated the plan based on Your Comments





# Sub-Area West of 248<sup>th</sup> Street

We updated the plan based on Your Comments

Trees and Density

Clusters of significant trees have been identified. There may be opportunities for future development to build single family homes along with opportunities for duplex, triplex or fourplex homes in this area in exchange for the preservation of high-value tree stands.

Townhouses make a “Good Neighbour”

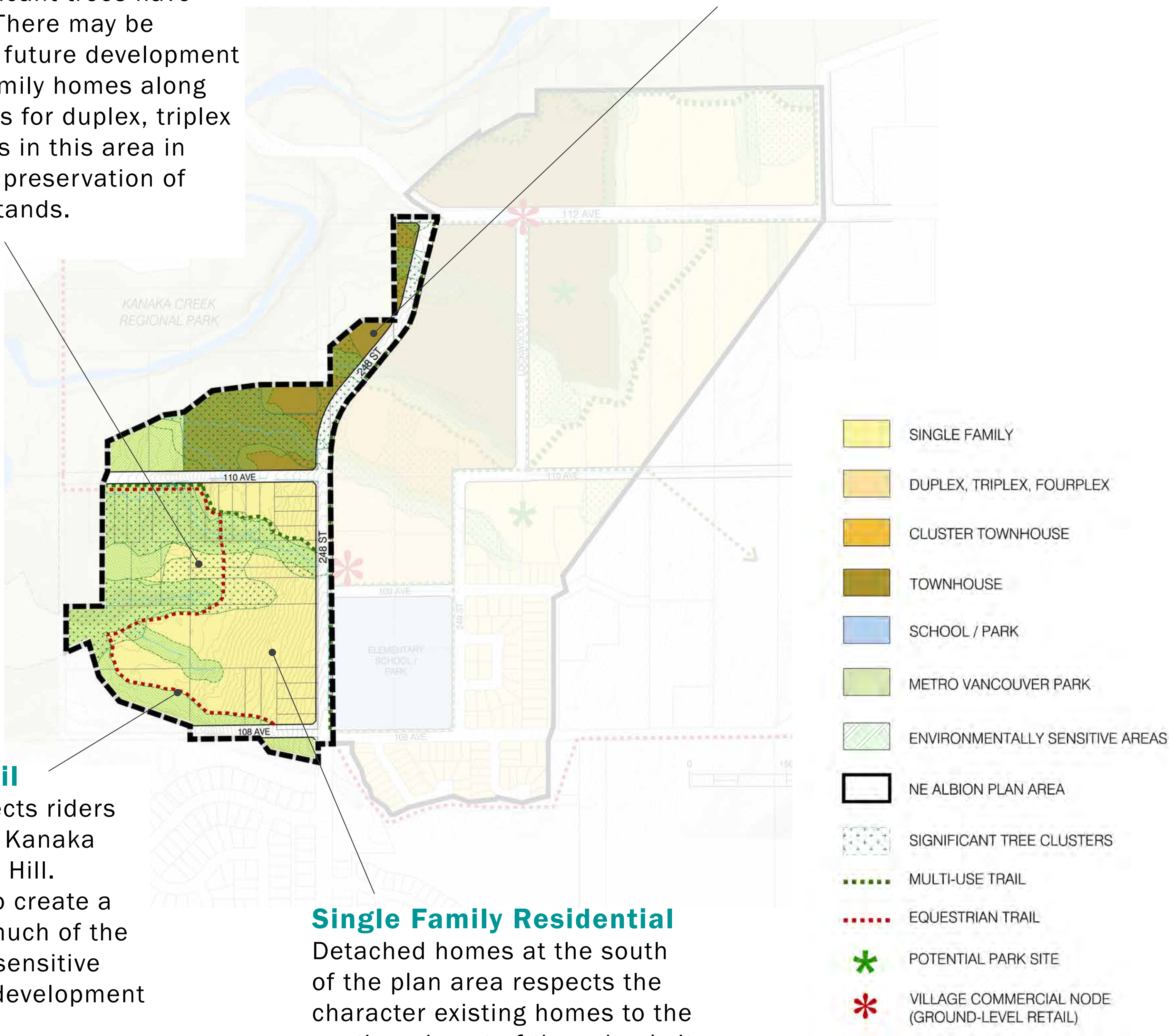
A townhouse land use is preferred adjacent to Kanaka Creek Regional Park and sensitive streams because strata-ownership ensures better stewardship of the environmental buffer.

Equestrian Trail

A trail that connects riders from the existing Kanaka crossing to Grant Hill. This also helps to create a buffer between much of the environmentally sensitive area and future development

Single Family Residential

Detached homes at the south of the plan area respects the character existing homes to the south and east of the school site





# Sub-Area North of 112<sup>th</sup> Avenue

We updated the plan based on Your Comments

**Northern Greenway**

Linking the 112 Ave Parkway and North Village Commercial to Cliff Falls via a continuous system of sidewalks, pathways and off-street trails.

**Townhouses make a “Good Neighbour”**

A townhouse land use is preferred adjacent to Kanaka Creek Regional Park because strata-ownership can encourage better stewardship of the environmental buffer.

**Natural Transition**

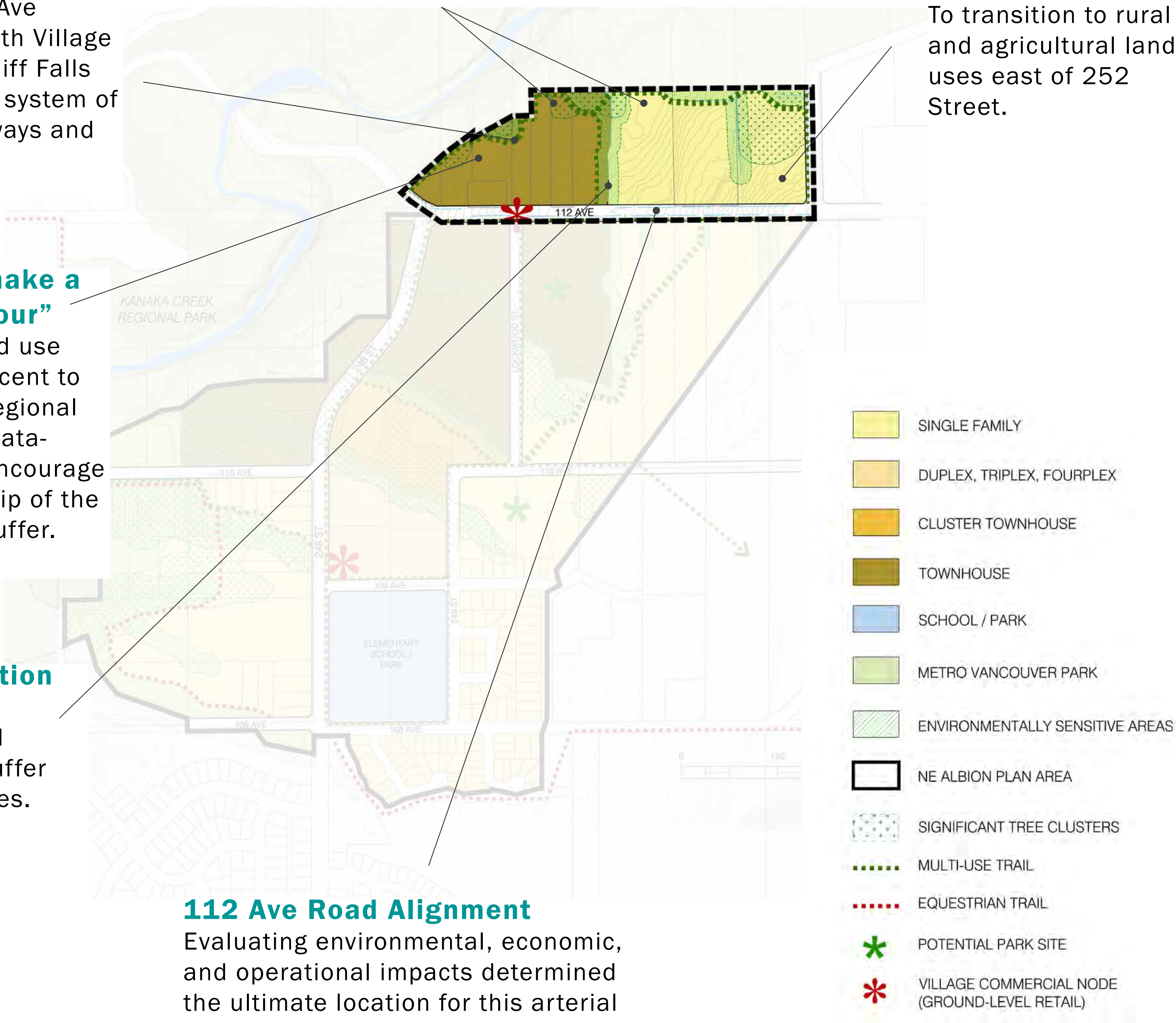
This watercourse creates a natural transition and buffer between land uses.

**Celebration of Surface Water**

Visible stormwater management features capture surface water, create habitat and protect our water resources.

**Single-Family Residential**

To transition to rural and agricultural land-uses east of 252 Street.



**112 Ave Road Alignment**

Evaluating environmental, economic, and operational impacts determined the ultimate location for this arterial road connection to the east.



*JOIN THE ROUNDTABLE*

Facilitated  
**Discussion**

*Ask a Planner!*



*SHARE YOUR THOUGHTS*

Complete our  
**Written Survey**

***Grab a Pen!***



# Thank you for participating in our Open House Event

**For more information...**

## Visit our website!

- Access online surveys
- View information from earlier events
- Learn about upcoming events and timelines, including Council dates

***Inquiries regarding the North East Albion Planning Process may be directed to:***

Phone: 604-467-7343

Email: [northeastalbion@mapleridge.ca](mailto:northeastalbion@mapleridge.ca)

***How do I talk to the City about a problem unrelated to North East Albion Land Use Planning?***

Phone: 604-463-5221

Email: [enquiries@mapleridge.ca](mailto:enquiries@mapleridge.ca)

[www.mapleridge.ca/2214/](http://www.mapleridge.ca/2214/)



NORTH EAST ALBION

