

APPENDIX C - ENGAGEMENT SUMMARY:

Engagement activities completed to-date can be broken down into three main themes: building resident awareness, local stakeholder and landowner engagement, and soliciting wider community input collected through two Open Houses.

a) Project Kick-Off

To announce the North East Albion Planning Process, staff developed a unique colour scheme and project logo. These were used to develop a post-card announcing the project and upcoming public engagement opportunities. In March 2019, the post card was sent via direct mail to registered landowners in the North East Albion Area. The post card was also sent, via neighbourhood mail, to Albion Area residents. Approximately 3,775 post-cards were sent out announcing the project, upcoming public engagement opportunities, and directing residents to the City's website for more information. See the post card used to announce the process in Appendix C(1).

b) Pop-up with a Planner

In March 2019, staff "popped-up" throughout Albion to build awareness about the North East Albion Planning Process. Through these Pop-Ups, staff were interested in hearing what types of housing forms, commercial services, and amenities the community envisioned for this area. At these Pop-Ups, attendees were able to ask questions, learn about the process, and sign-up for the project e-newsletter to stay up to date on the project. City staff and consultant representatives were available to answer questions on the process. Key messages heard through the Pop-Up events are outlined in Appendix C(1). The five Pop-Ups took place at the following:

- Wednesday March 13th 2019 at Kanaka Creek Coffee (#101-24155 102 Ave) 4:00 – 6:00pm
- Saturday March 16th 2019 at Save-On-Foods (23981 Dewdney Trunk Road) 11:00am – 2:00pm
- Monday March 25th 2019 at Samuel Robertson Technical Sports Fields (10445 245 Street) 9:00am – 12:30pm
- Wednesday March 27th 2019 at Kanaka Creek Coffee (#101-24155 102 Ave) 5:00 – 8:00pm
- Sunday March 31st 2019 at Bell Irving Hatchery (11450 256 Street) 1:00 – 4:00pm

c) Stakeholder Meetings

Throughout March and April 2019, staff and the consultant team sought to engage a number of local and regional stakeholders. Meetings took place with School District No. 42, Metro Vancouver, as well as KEEPS (Kanaka Education & Environmental Partnership Society). Additional stakeholders, such as the Haney Horsemen have been informed and engaged in the process through regular City communication channels.

d) Landowners' Workshop

Recognizing that landowners have specific interests in area planning processes, landowners were invited to participate at a Landowners' Workshop on Wednesday, April 17th at Samuel Robertson Technical Secondary School. Registered landowners were sent a letter through the post inviting them to attend. Approximately 201 letters were sent out, 28 people RSVP'd with 16 people attending the Landowners' Workshop.

The Landowners' Workshop, facilitated by Michael Von Hausen Urban Planning & Design, identified what landowners consider instrumental to building a great neighbourhood, as well as the opportunities and challenges for the North East Albion Area. Overall, it was articulated that participants are

interested in a diversity of housing types, comfortable streetscapes, recreational opportunities, trail networks, and walkable small-scale commercial opportunities.

Participants also articulated concerns with increased development impacts on the environment, as well as local infrastructure capacity, including servicing, parking and traffic. A summary of the conversation and dialogue at the Landowners' Workshop is available in Appendix C(2).

e) Technical Design Charrette

Staff and institutional stakeholders (School District 42 and Metro Vancouver) undertook a facilitated Technical Design Charrette on Wednesday April 24th and Thursday April 25th in collaboration with the team of consultants. The Charrette took place at City Hall and was a technical exercise that explored and refined possible land uses and development forms, based on the background research done to-date as well as what was heard through the consultation activities.

The focus of the Technical Design Charrette, in keeping with the public's key message, was the creation of a more 'complete community' where residents can live, work and play. Through the earlier outreach events, it was heard clearly from participating residents and landowners that few opportunities exist in Albion for convenient shopping, neighbourhood-oriented gather spaces, and pedestrian and cycling connections. To support a more complete vision for the area, a number of elements were explored through the Design Charrette. This included a mix of housing opportunities, as staff recognize from a technical perspective the need to provide a variety of housing options in order to support the desired amenities and commercial opportunities. As well, staff also heard that housing affordability is a concern, which further emphasizes the importance of offering a wider array of housing choices in North East Albion.

Other key design drivers were examined through the Technical Design Charrette and served as the building blocks for the development of draft North East Albion Concept Plans. These included: the identification of environmental features and significant tree clusters to be preserved; the celebration of surface water by incorporating stormwater management features along multi-use pathways; integrating and enhancing existing trail networks for pedestrians, cyclists and equestrians as a way to retain the current rural character of the area; the protection and enhancement of existing watercourses as well as groundwater and aquifer re-charge sources; the provision of wildlife management corridors to allow wildlife to move through the area while reducing the possibility of wildlife encounters; clustering housing forms such as multi-family residential around either the co-located Neighbourhood Park and Elementary School and/or the village commercial node; and incorporating additional Neighbourhood Park opportunities to help serve the recreational needs of North East Albion residents. In addition, the earlier research indicated that the proposed servicing strategy provided sufficient servicing capacity for the proposed new development in the area.

The outcome of the technical design charrette resulted in two initial neighbourhood concept plans: Concept #1: Thornvale Village; and Concept #2: Kanaka Gateway. Both concepts include the co-located neighbourhood park and elementary school, a second neighbourhood park, and a recreational trail network through the neighbourhood. The two concepts are available in Appendix C(3).

- Concept #1: Thornvale Village proposes a Village Commercial Node at 109th Ave and 248th Street, near the proposed Elementary School, with multi-family residential units clustered around the School to provide local retail support. The concept also proposes single family homes east of Lockwood Street in order to facilitate the transition to multi-family developments along or near 248th Street.

- Concept #2: Kanaka Gateway proposes a Village Commercial Node at 112th Ave and 248th Street. The concept proposes clustering multi-family residential units around the Village Commercial Node as well as apartment over commercial uses in the node itself. Single family homes are located adjacent to the co-located Neighbourhood Park and Elementary School.

While the Technical Design Charrette was a valuable exercise in helping to assemble the various research insights and public interests that were revealed to this point in the process, several technical questions remained following the Charrette. In particular, the road network and specifically the alignment of 112 Avenue was identified for further evaluation noting that the City's Strategic Transportation Plan identifies the policy need for a 112 Avenue - 108 Street Connector, potentially along the slope of Grant Hill, to provide a complete east-west route. Beyond functionality, the route is also premised on providing enhanced access for the City's emergency services and the route has been identified as a future bicycle route. As well, additional work on the placement of the proposed sanitary pump station on 112th Avenue was identified as needing more evaluation and discussion.

f) Landowners "Sneak Peek"

As a further effort to ensure Landowners were kept informed of the North East Albion process, they were invited to view the initial outcomes of the Technical Design Charrette at a North East Albion Post-Charrette "Sneak Peek" on Thursday, April 25th at Samuel Robertson Technical School. Approximately 201 letters were mailed out, with approximately 20 people attending the Landowners "Sneak Peek".

At the Sneak Peek, information boards summarizing the background research and review done to-date were available. The two initial Land Use Concepts Plans were presented and landowner input was solicited. Broadly, the landowner attendees were in support of the proposed school site and trail network. In addition, broad levels of support were received for the proposed small scale commercial services and uses within walking distance, the improved streetscapes for pedestrians, maintaining and enhancing access to nature and existing greenways, as well as the improved options for housing choice and affordability. Questions were raised about the number of future residents proposed for the area and how that would fit with the area and services available. Questions were also raised over parking, traffic, the viability of commercial services, and the protection of greenspaces. Copies of the comments received at the Sneak Peek are available in Appendix C(4).

g) Emerging Ideas Open House

Based on the initial landowners' feedback, along with more detailed information from the areas identified as needing further study, the two land use concepts were then evolved. To ensure broad input from the Albion community was integrated in the proposed land use concept plans, the refined land use concepts were subsequently presented to the community through an Emerging Ideas Open House, which took place on Thursday, May 16th 2019 from 5:30 – 8:30pm at Samuel Robertson Technical School. The intent of the Open House was to solicit wider Albion community feedback on the two land use concepts emerging from the Charrette. Approximately 3,775 post-cards were mailed out announcing the Open House, an e-mail invitation was sent out to 80 individuals who had expressed interest at previous events to stay informed, two newspaper ads ran in the Maple Ridge Pitt Meadows News, as well as promotion through the City's website and social media channels. Approximately 60 people attended the Emerging Ideas Open House.

At the Emerging Ideas Open House, detailed information boards summarizing the background research were augmented with more information from the on-going consultant studies to provide greater clarity. In particular, more information was made available on the trail network, the types of proposed housing forms, and potential alignment options for the Strategic Transportation Plan's 112 Avenue - 108 Street Connector.

Throughout the Open House, there were interactive opportunities for participants to share their thoughts on the proposed plans. A community survey was also available at the Open House and was available online until May 31st, 2019.

i) Survey Response

Approximately 55 people completed the North East Albion Survey, 23 surveys were completed at the Open House on May 16, 2019 and 27 surveys were completed using the online platform.

From the responses received, 89% of the participants identified that they live in Maple Ridge and of that group, 35% of the respondents stated that they lived in the North East Albion Area.

ii) Residential Lot Size, Housing Type and Tenure

Survey participants were asked to identify how they felt about the lot size of single family homes in the future of North East Albion; the options for the types of lots and general lot size are summarized in the table on the following page. The survey results indicated the most support for Medium Lot Single Family (63% either strongly agree or agree) and Small Lot Single Family (62% either strongly agree or agree). In comparison, the Large Lot Single Family received the least amount of general support (51% either strongly agree or agree).

Single Family Lot Size	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Large Lot Single Family (1,200 sq m - 4,000 sq m / 0.5 - 1 ac)	32%	19%	11%	19%	20%
Medium Lot Single Family (550 - 1,200 sq m / 5,900 - 12,900 sq ft)	22%	41%	13%	7%	17%
Small Lot Single Family (200 - 550 sq m / 2,100 - 5,900 sq ft)	32%	30%	6%	13%	19%

Respondents were asked to identify how they felt about the proposed multi-family residential units clustered around key areas of the North East Albion area. The housing form that received the highest level of general support was Duplex (52% either strongly agree or agree) and Triplex/ Fourplex/ Courtyard Developments (52% either strongly agree or agree), followed by Townhouse/ Rowhouse (49%) and Apartments over Commercial (43%), and Low-Rise Apartments (36%). The results suggest that participants felt comfortable with up to 3 storey heights and a mix of housing types within the North East Albion area.

Multi-Family Housing Type	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Duplex (up to 2.5 storeys)	24%	28%	26%	9%	13%
Triplex/ Fourplex/ Courtyard Developments (up to 2.5 storeys)	32%	20%	17%	11%	19%
Townhouse/ Rowhouse (up to 3-4 storeys)	32%	17%	9%	15%	26%
Low-Rise Apartments (up to 4 storeys)	13%	23%	15%	13%	36%
Apartments over Commercial (up to 4 storeys)	26%	17%	17%	15%	26%

Respondents were also asked where multi-family residential units could be clustered. Respondents strongly agreed that multi-family units could be located adjacent to the future elementary school site and co-located neighbourhood park (63% either strongly agree or agree) or located adjacent to the commercial node (60% either strongly agree or agree). The results also indicated support for clustering multi-family near the 112th Avenue / 248th Street intersection (52% either strongly agreed or agreed) with many participants indicating that they generally agree with clustering multi-family along major roads (35%).

Additionally, respondents were asked to identify what housing priorities should be incorporated into the future planning of North East Albion. The responses received indicated the highest support for

housing for growing families (52%), followed by housing for seniors (23%), and rental and affordable housing (including secondary suites and detached garden suites (15%).

iii) Village Commercial Node

Respondents were asked to identify the most appropriate siting of the Village Commercial Node; two options were identified in the preliminary concept plans: (a) adjacent to the future elementary school site and co-located neighbourhood park or (b) adjacent to 112th Avenue & 248th Street.

The survey results indicated the highest level of support for option (a); 59% of participants strongly agree or agree with locating the Village Commercial Node adjacent to the future school/park site. In comparison, 45% strongly agreed or agreed with the siting location adjacent to 112th Avenue & 248th Street.

Survey participants were also asked to identify the types of uses that they would like to see incorporated into the Village Commercial Node. The results are as follows: 27% for more restaurants, pubs, or coffee shops, 25% for more shopping opportunities (i.e. local shops and services), 17% for more opportunities for arts & culture, 15% for more childcare services, 9% for more office/ local employment, and 7% other.

iv) Respondent Breakdown

Survey results indicated that the majority of participants were aged between 35 – 44 years (30%) and 55 – 64 years (27%), followed by 16% between 45 – 54 years of age, 10% over the age of 65. Additionally, 9% preferred not to answer.

A majority of participants also indicated that they currently live in a Single Family Home (92%). The remaining 8% was equally distributed among Duplex, Triplex or Fourplex, Townhouse/ Rowhouse, Apartment, Secondary Suite/ Temporary Residential Unit, or Preferred Not to Answer.

Additionally, a majority of the respondents identified that they heard about the Open House event from the mailed out post-card (32%); other successful outreach methods included newspaper ads (15%), City of Maple Ridge Website (13%) and email notifications (12%).

Copies of the information boards, interactive activities, and community survey are available for viewing in Appendix C(5).

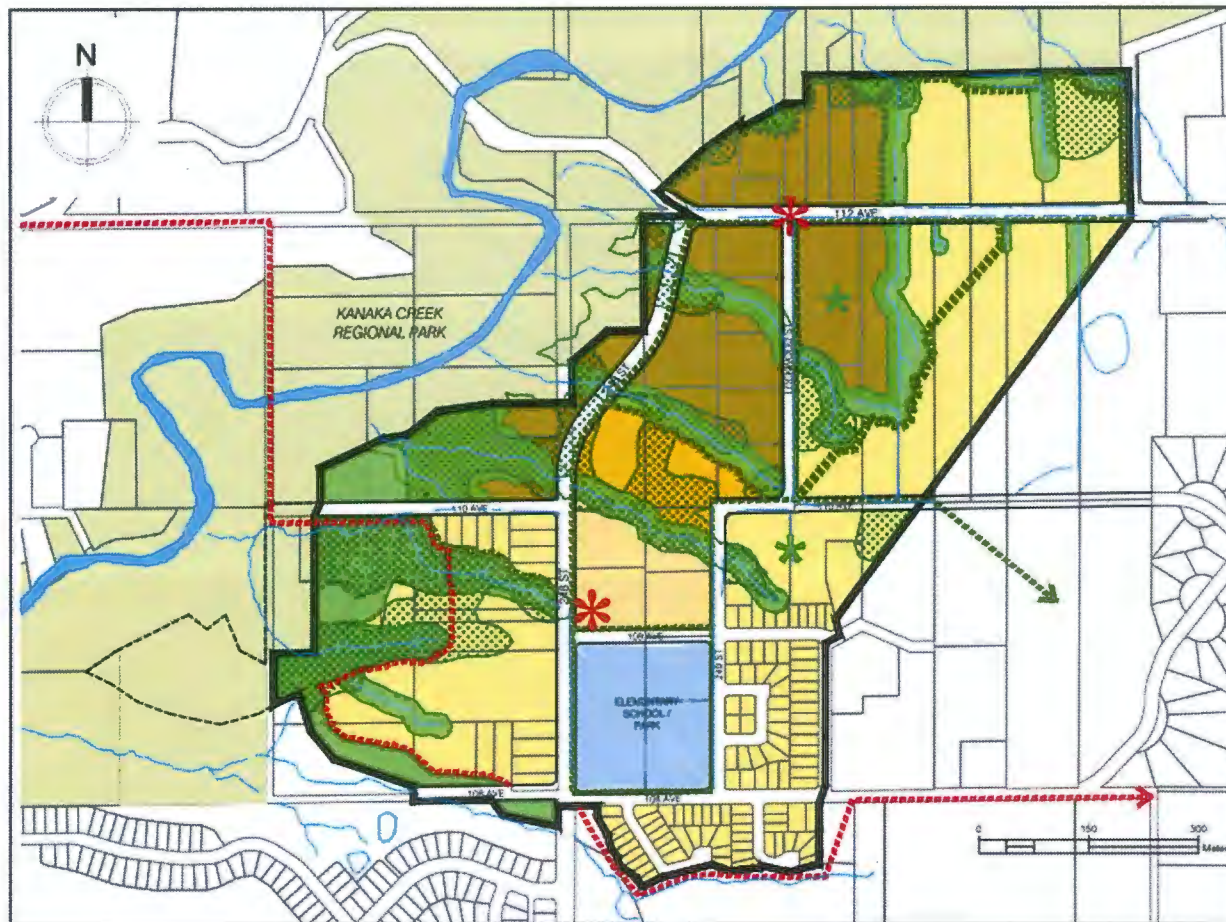
h) North East Albion Open House

On Monday, June 24th 2019 from 5:30 – 8:30pm, a community-wide North East Albion Open House was held at Samuel Robertson Technical School, where a preferred concept plan incorporating earlier community and stakeholder input was presented for community review. The draft North East Albion Concept Plan (see next page) represents a combination of publically preferred elements from the two land use concepts presented at the May 16th Open House, based on the key messages heard through the Emerging Ideas community survey. It also incorporates further staff and consultant analysis and the findings of the ongoing research. The intent of the North East Albion Open House was to solicit wider community feedback on the proposed directions of the emerging North East Albion Neighbourhood Concept Plan.

Approximately 4,000 post-cards were sent out announcing the Open House. For this event, staff widened the distribution given some comments received from Grant Hill area residents at the prior Open House regarding the road alignment options. An e-mail invitation was also sent out to 150 interested individuals. In addition, two newspaper ads ran in the Maple Ridge Pitt Meadows News, as well as promotion on through the City's website social media channels. There were interactive opportunities for participants to share their thoughts on the proposed plans. A community survey was

also available at the Open House and was available online until July 12th, 2019. Approximately 80 people attended the North East Albion Open House.

Draft North East Albion Neighbourhood Concept Plan



Legend

- SINGLE FAMILY
- DUPLEX, TRIPLEX, FOURPLEX
- CLUSTER TOWNHOUSE
- TOWNHOUSE
- SCHOOL / PARK
- METRO VANCOUVER PARK
- ENVIRONMENTALLY SENSITIVE AREAS
- NE ALBION PLAN AREA
- SIGNIFICANT TREE CLUSTERS
- MULTI-USE TRAIL
- EQUESTRIAN TRAIL
- POTENTIAL PARK SITE
- VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL)

The draft North East Albion Neighbourhood Concept Plan integrates pieces from both Concept Plans presented at the May 16th Open House as well as elements of what was heard through the community survey. Broadly, the concept includes:

- General location for up to two Neighbourhood Parks with play features for a range of ages.
- A co-located neighbourhood park and Elementary School with a full-sized sportsfield as well as looping trails and playgrounds.
- Multi-use pathways that connect North East Albion with South Albion as well as Kanaka Creek Regional Park, including Cliff Falls.
- Maintaining equestrian connections through the area.
- Protecting the health and integrity of the watercourses that flow into Kanaka Creek.
- Two locations for village commercial nodes that may include low-rise townhouse or apartments above ground-level commercial space allowing for market response to build overtime.
- Multi-family residential units around the proposed northern village commercial node.
- Integrating clustered townhome developments to maximize environmental preservation and significant tree stands in specific environmentally sensitive areas.
- Including ground-oriented multi-family homes that appear as single family to sensitively add density to the area and provide more housing choice for future residents.
- Locate larger lot single family homes adjacent to existing single family neighbourhoods and along the Urban Area Boundary, lessening development pressures for the rural areas.

To help evaluate the proposed land use concept, staff have also identified that the draft North East Albion Concept Plan offers approximately 60% of the land area to single family development and about 40% of the area for multi-family residential uses, including ground-oriented triplex/fourplex units, cluster townhouses, and townhouse developments. For comparison purposes, this land use mix appears to be consistent with the range of uses outlined generally across the broader Albion Area, where the land use mix is about 65% single family and 35% multi-family. It is noted, however, that the original land use focus for the North East Albion area was mainly single-family, with a focus on medium-sized lots and small lot sizes. In light of that, and as discussed with the community, staff acknowledge that the introduction of greater medium density ground oriented multi-family uses to the North East Albion area is a departure from the earlier policy base. However, staff also point out that the land uses previously identified for North East Albion were considered as placeholders, as policy indicated that more study would be needed to determine the appropriate land use mix, levels of amenities, and servicing strategies.

i) Survey Responses

Of the 4,000 postcards and 200 letters sent to known property owners in the Albion Area, approximately 40 people completed the North East Albion Survey. From that group, 34% of the participants identified that they live in North East Albion, 32% in Albion (Outside of North East Albion), and 27% within Maple Ridge (Outside of Albion).

Respondent were asked to identify up to three things they liked about the draft North East Albion Neighbourhood Concept. Common responses included:

- Location of the co-located Elementary School and Neighbourhood Park.
- Integration of community amenities, including local parks and trail network.
- How natural features served as a key element of the draft Concept Plan, including bordering environmental areas with multi-family development for stewardship purposes and the identification of significant tree clusters.
- Creating local hubs and clustering community amenities (i.e. park and commercial services).

- Incorporating a variety of housing types to improve housing choice and opportunity for residents.

Respondents were also asked to identify areas that they felt needed improvement in the draft North East Albion Neighbourhood Concepts. Common responses include:

- Questions about the proposed transportation network, given current commute and parking challenges faced by Albion residents today, the potential for traffic control/calming, and the road capacity and design of 112th through Kanaka Creek Park.
- Discussion over the appropriate size and location of the proposed Village Commercial Node(s). Some clearly identified a preference of one location over another and identified different sizes that they felt would be more appropriate for the area given the current landscape. Others provided more general comments.
- Uncertainty about the proposed densities of future land uses and the impact to the existing and rural neighbourhoods. Questions have been raised regarding the 'fit' of townhomes in this area. Contrastingly, comments have also been received regarding more townhomes (or smaller residential units) to improve homeownership opportunities in the area and specifically call for some currently designated single-family areas to have a multi-family future.
- Comments calling for additional wildlife corridors, given particular concern for the resident bear population, and greenspaces for the area.
- Interest in the sort of services that may be available at the Commercial Node(s) and through the Neighbourhood Parks.

Other comments received through the survey include:

- Consideration of the impacts of any future east-west connectivity through to Grant Hill and request for consultation on this strategic transportation connection.
- Consideration that development in the Town Center may be more appropriate than in the North East Albion.
- Consideration for a range of commercial uses at the Village Commercial Node(s), including childcare facilities, to service the future residents of North East Albion.
- Consideration of traffic safety at Jackson Road & 104th Ave as well as at 112th & Palmer Rolph.
- Consideration for additional wildlife corridors and greenspace within the plan area.
- Frustration with expansive development trends within the City without the employment and transportation infrastructure to support the future residents.
- Acceleration of the co-located park & elementary school planning process as well as consideration for future secondary school capacity.
- Appreciation for the proposed storm water management strategy and focus on environmental features.
- Appreciation for the consultation process and efforts to integrate community and stakeholder comments.

Despite the generally positive feedback heard at the Open House, and throughout the process to-date, staff noted one instance where contradictory feedback was received. Namely, the June survey indicated that only 27% of respondents either strongly agree or agree with the plan, while 24% indicated neutrality, and 48% either disagree or strongly disagree with the proposed concept plan.

Given the contradictory nature of the comments received, staff examined the survey and the responses in more detail. From that review, and again based on discussions held at the June 24th Open House, there appears to be a heightened concern from residents around the Grant Hill neighbourhood about the potential for an 112th Avenue – 108 Street Connector as a result of the North East Albion planning process.

Specifically, Grant Hill residents were encouraged through a letter (available for review in Appendix C) circulated by private residents in the Grant Hill/Whonnock areas to attend the June 24th Open House and provide comment. As noted earlier, the exploration of the 112th Avenue – 108 Street Connector was rooted in policy direction under the City's Strategic Transportation Plan and Official Community Plan, and the intent of the North East Albion assessment was to satisfy that any land use or servicing concept plan did not rule out the potential for a future connector. As part of the servicing review for the North East Albion Area, the consultants did review the road alignment options for 112th, and have determined that 112th will follow its existing route. As identified at the Open House, the exact alignment of any future Connector has not been determined, and would be the subject of a future process and analysis. However, despite such information, it appears that many attendees have expressed concern about the route alignment, the process, and would like an update on the preliminary road alignment. Noting this interest, Engineering have indicated that the topic of a future 112th Ave – 108th Street Connector alignment will be incorporated in the pending review of the Strategic Transportation Plan. Copies of the information boards and community survey are available for viewing in Appendix C(6).

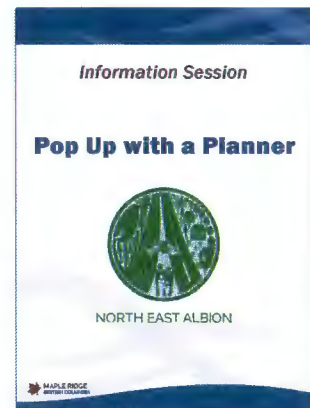
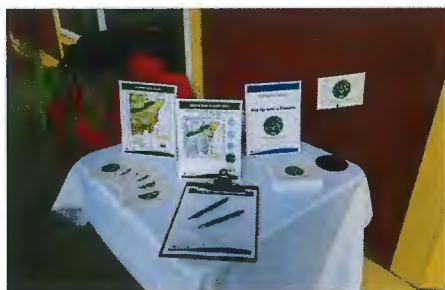
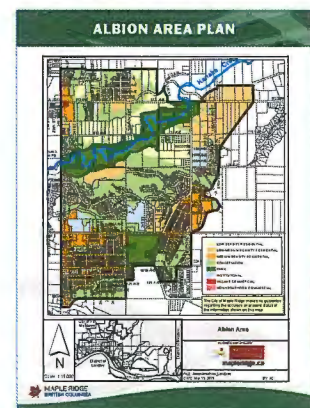
j) Additional Correspondence

In addition to the comments received through the online survey, the City has received a few pieces of correspondence (available for review in Appendix C(7)). Staff have also received comments over the phone, including development inquiries, pending the outcome of the North East Albion Land Use and Servicing Concept Plan.

Appendix C(1) - “Pop Up with a Planner” Material

What we heard:

- Questions regarding general and development timing (ie. when sanitary is constructed what happens next)
- Concern for maintaining well water quality (shallow wells in the area)
- Interest in tying into water service when available
- Questions about land-use, seemed to be open to anything between single-family to garden apartments, no real comment on preference
- Question regarding who pays for services upgrades (DCC funded or developer funded)
- Concerns about capacity and inquiries about road improvements on 112th Kanaka Creek Crossing
- Desire for neighbourhood commercial and/or family-oriented amenities to create a local destination (somewhere to go nearby, reason to get out and do something close to home)
- Desire for pedestrian-friendly streets and connections, but balancing that with parking needs
- Concerns about the marijuana grow operation to the east of the school site
- Concerns about lack of daycare spaces in Albion area
- Desire for more transit services in the area
- General appreciation for early notice, curious to see outcomes at open house
- Recognize Kanaka park trails of great value
- Interest in parks and trails, but not Tot lots, do like Cliff falls playground
- Interested in commercial options

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Appendix C(2) - Landowners Workshop Material

WHAT WE HEARD FROM LOCAL RESIDENTS

Here is a summary of the discussion with local residents during the **North East Albion Landowners Workshop** on Wednesday April 17th, 2019:

WHAT MAKES A GREAT NEIGHBOURHOOD?

- **Knowing your neighbours**
 - ♦ Establishing a long term social network with residents
 - ♦ Friendly encounters
- **Commercial**
 - ♦ Small scale retail within walking distance
 - ♦ Large scale retail located within 10 min drive
- **Housing Types**
 - ♦ Diversity in housing types (not cookie-cutter)
 - ♦ Designed for privacy and noise reduction
- **Transportation, Infrastructure, Servicing**
 - ♦ Sufficient infrastructure to support population
 - ♦ Adequate street lighting and sidewalks
 - ♦ Ease of traffic and sufficient parking
 - ♦ Improve transit service
 - ♦ Connections to municipal sewer and water services
- **Amenities**
 - ♦ Parks, Recreation
 - ♦ Safe and well-maintained parks for all ages (including playgrounds)
 - ♦ Greenery and shade as well as preservation of forested areas
 - ♦ Trails & connections
 - ♦ Fire Station located nearby
 - ♦ Daycare
 - ♦ Schools
 - ♦ Library
- **Affordability**

WHAT ARE THE OPPORTUNITIES IN NORTH EAST ALBION?

- **Streetscape**
 - ♦ Ornamental street lighting
 - ♦ Improved streetscapes with greenery
- **Transportation**
 - ♦ Improved transit to the West Coast Express
 - ♦ Creation of a Park & Ride nearby
- **Environment**
 - ♦ Protection of groundwater
 - ♦ Protection wildlife corridors
 - ♦ Improve and preserve access to nature
 - ♦ Keep the duck pond (Thornvale area)
- **Housing**
 - ♦ Townhouses with adequate green space
 - ♦ Remove derelict houses
 - ♦ Creating a diverse neighbourhood (low-medium density; large lot single family)
 - ♦ Plan sightlines for safety and privacy
- **Connected Trail Network**
 - ♦ Improvement of long standing equestrian trails.
 - ♦ Multi-modal (non-vehicular) pathways between developments
 - ♦ Improve access to Kanaka Creek Park
- **Commercial**
 - ♦ Small scale neighbourhood commercial
- **Multi-functional park and recreation spaces**
 - ♦ Sports fields & playgrounds
 - ♦ Spaces for dogs
 - ♦ Viewpoints

WHAT CHALLENGES DO WE HAVE FOR NEW DEVELOPMENT?

- **Traffic**
 - ♦ Traffic flow on Lougheed Hwy during peak hours
 - ♦ Limited local parking
 - ♦ Emergency routes and improved access
- **Crime**
 - ♦ Increased crime rates associated with development
- **112th Street**
 - ♦ Limited lighting and visibility through the park
- **Environmental threats**
 - ♦ Threats to pollution of ground water and wells
- **Development challenges**
 - ♦ Steep grades may impact housing designs
- **Other Resident Concerns**
 - ♦ General disruption to existing residents during construction
 - ♦ Loss of green space, natural assets, rural character
 - ♦ Balancing the scale of new amenities



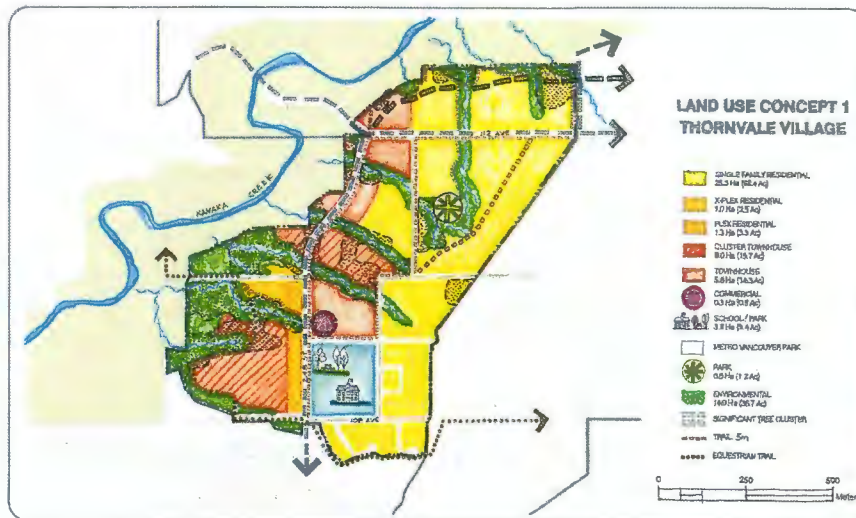
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NORTH EAST ALBION

Appendix C(3) - Technical Design Charrette

Concept #1: Thornvale Village

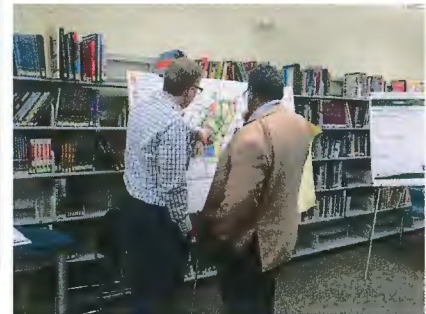


Concept #2: Kanaka Gateway



Appendix C(4) - Landowners "Sneek Peek"

Concept #1: Thornvale Village



What do you like about this concept?

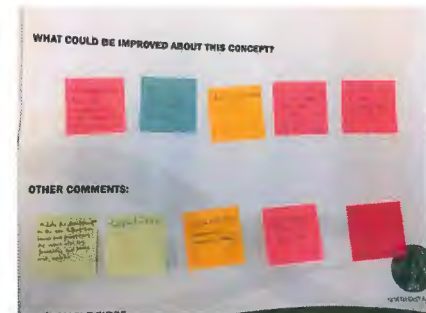
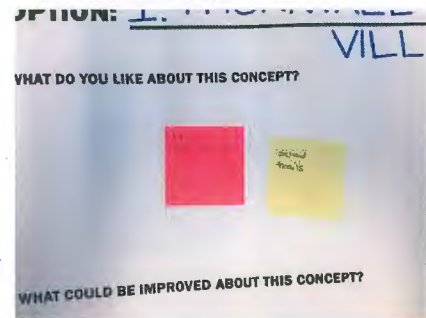
- Trails
- School
- Daycare

What could be improved about this concept?

- No apartments - do not make area high density like Albion
- Preserve "Rural" Character that attracted us to buy in the first place.
- Don't overpopulate
- This is a poor area for commercial property. Next to a school is a bad idea. Too much land impact for a rural area.
- High density buildings / Apartments will ruin the natural / rural feel of this area.

Other comments:

- Like the development in the area. Support more homes and preserving the nature also by protecting the trees and creeks.
- Congested feeling.
- Concerns over commercial business ideas
- Quality housing.
- Do not create another nightmare like lower Albion!



Concept #2: Kanaka Gateway



What do you like about this concept?

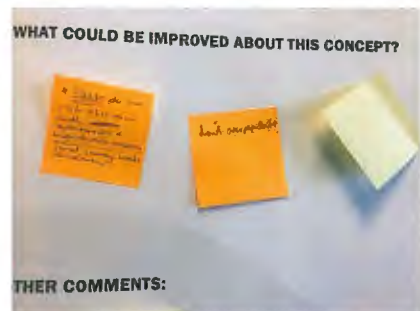
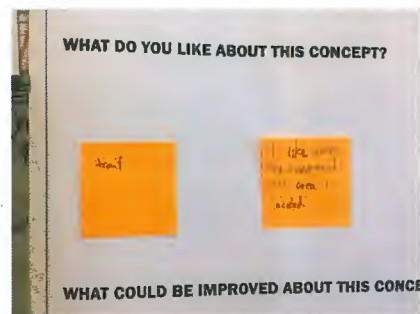
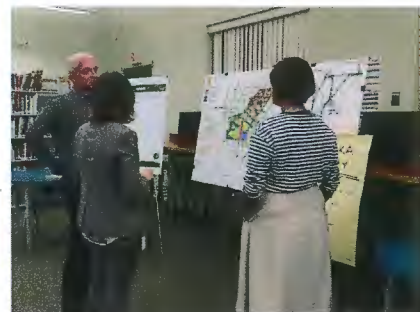
- Trails
- I like where the commercial use is located

What could be improved about this concept?

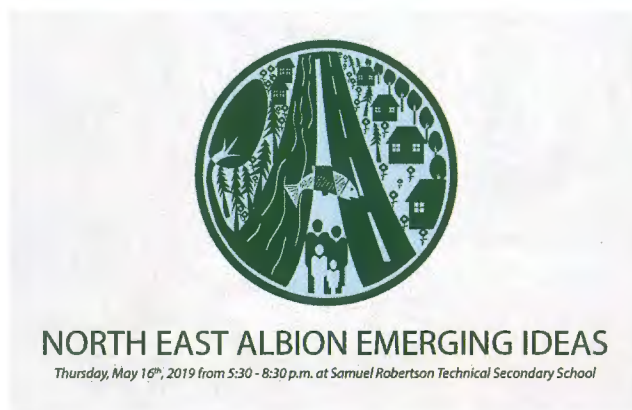
- Please do not ruin this area with apartments and high density housing. Rural country roads, farming (hobby).
- Don't overpopulate
- No highrise condos

Other comments:

- Concept 1 & 2: School / Day Care, Trails. Concept 2 functions better than Concept 1.
- Parks
- Walkways
- Support the development
- Do not like high density housing. This will ruin the natural feel of the area / rural feel.



Appendix C(5) - Emerging Ideas Open House



Live



Play



Grow

SHAPING THE FUTURE OF NORTH EAST ALBION

The City has been popping up across Albion to talk with residents, hearing from land-owners, and connecting with local and regional stakeholders. Based on these comments and the outcomes of technical studies, you are invited to view the initial neighbourhood concepts on May 16th, 2019.

North East Albion Emerging Ideas Open House

Thursday, May 16th, 2019

Drop by between 5:30 - 8:30 p.m.

at

Samuel Robertson Technical Secondary School

10445 245 Street, Maple Ridge, BC

Please join us to learn more about the project, share your thoughts and provide input on the initial ideas.

For more information, please visit our website at
www.mapleridge.ca/2214
or email

northeastalbion@mapleridge.ca

Connect with us:

@YourMapleRidge
#LivePlayGrowNEAlbion



 **MAPLE RIDGE**
BRITISH COLUMBIA



WELCOME

To the City of Maple Ridge North East Albion Area EMERGING IDEAS OPEN HOUSE



NORTH EAST ALBION

**Thank you for attending this Open House.
At today's event you can:**

Learn More: You are invited to review the boards we have on display to learn about the technical information gathered so far to inform this planning process.

Explore Ideas: You are invited to explore our emerging ideas for the North East Albion area, including options for land use, trails and parks, retail location, and the kinds of residential housing forms.

Ask Questions: City Staff and members of Apin Martin Consultants are here today to answer any questions you may have.

Fill out a survey! Paper and online surveys are available today. They are also available online at www.mapleridge.ca/2214



NORTH EAST ALBION | MAY 2019 | BOARD # 1

PLANNING PROCESS



JANUARY 2019 – PROJECT INITIATED BY COUNCIL

FEBRUARY – BACKGROUND REVIEW

MARCH & APRIL – POP-UP COMMUNITY OUTREACH

- 5 pop-up events were held around Albion to gain initial ideas and interest from Albion residents
 - March 13th at Kanaka Creek Coffee
 - March 16th at Save-On-Foods
 - March 20th at Samuel Robertson Technical
 - March 27th at Kanaka Creek Coffee
 - March 31st at Bell Irving Hatchery

APRIL 17 – LANDOWNERS WORKSHOP

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

APRIL 25/26 – DESIGN CHARRETTE & SNEAK PEEK

- Based on the community input gathered and the outcomes of a series of technical studies, a set of design principles and two draft land use concepts were created and later revealed to landowners on the same day.

WE ARE HERE

MAY 16 – EMERGING IDEAS OPEN HOUSE

- Seeking input from Albion residents on some emerging ideas and preliminary concepts.

EARLY SUMMER – PUBLIC OPEN HOUSE

- A refined draft plan will be prepared for public input, based on the input gathered today.

LATE SUMMER / EARLY FALL – COUNCIL MEETING

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

NORTH EAST ALBION | MAY 2019 | BOARD # 3

NORTH EAST ALBION AREA

WHY ARE WE HERE?

The Albion Area Plan was completed in 2011. At that time, the North East was identified as an area that would require further study and refinement in the future. In recent years, City of Maple Ridge has noticed increasing interest in North East Albion, including development inquiries and most recently, a development application submission.

In 2019, the City of Maple Ridge received approval and direction from Council to begin a **Land Use and Servicing Concept Planning Process** for North East Albion.

Over the past few months, the City has worked with several consultants to better understand the land use and servicing needs in this plan area, including amenity opportunities, housing diversity, environmental protection, school needs, parks and recreation, and servicing.

Today, we are looking for your input on some emerging ideas as illustrated on two preliminary concepts.



How do we want to live, work, play, and grow in North East Albion?

North East Albion?



NORTH EAST ALBION

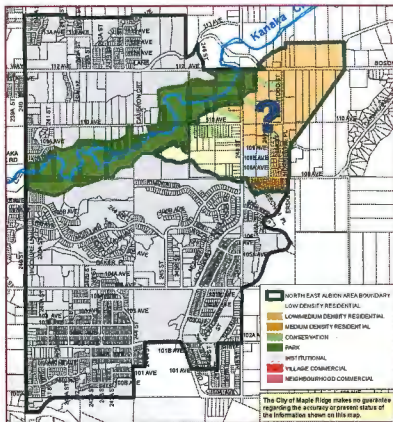


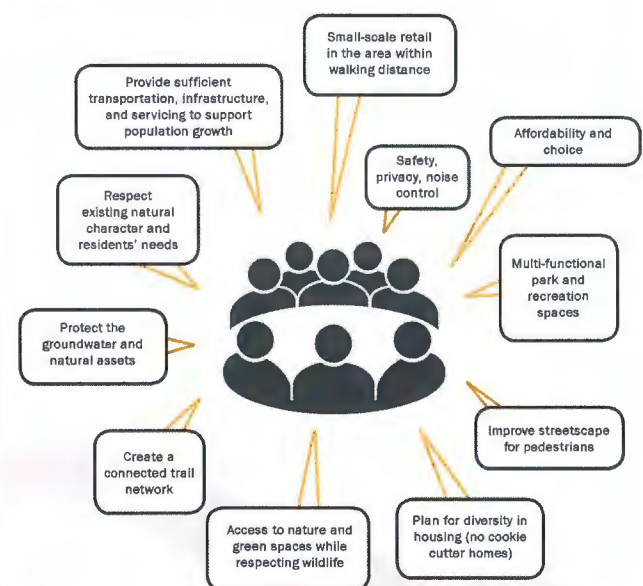
Image: Conceptual map of North East Albion in the Albion Area Plan



NORTH EAST ALBION | MAY 2019 | BOARD # 2

WHAT WE HEARD

Feedback from previous engagement events:



NORTH EAST ALBION | MAY 2019 | BOARD # 4

GUIDING PRINCIPLES

- 1 • **CELEBRATE KANAKA REGIONAL PARK**
 - Recognize it serves as a gateway to North East Albion
 - Incorporate wildlife management
- 2 • **MAINTAIN THE COMMUNITY'S ACCESS TO NATURE**
 - Work with the natural system
 - Positively affect the natural systems with innovative design
- 3 • **NURTURE A PLACE WHERE PEOPLE CAN LIVE, WORK AND PLAY**
 - Work with the land (i.e. topography, environment, stormwater management)
- 4 • **RESPECT EXISTING CHARACTER**
 - (i.e. topography, environment, stormwater management, rural and natural character)
 - Maintain privacy through thoughtful design
 - Include noise reduction mechanisms
- 5 • **INVOLVE DIVERSE HOUSING, IN TERMS OF FORM, CHARACTER, TENURE, AND AFFORDABILITY**
- 6 • **PROVIDE ACTIVE OUTDOOR RECREATIONAL OPPORTUNITIES THAT MEET RESIDENT NEEDS**
 - (i.e. within 5 minute walk)
- 7 • **INCORPORATE MULTI-MODAL TRANSPORTATION CHOICES**
 - Convenient
 - Inclusive for all-ages
 - Active opportunities: walking, running, equestrian, cycling
- 8 • **RECOGNIZE THE NEW SCHOOL AS AN IMPORTANT NODE OR HUB FOR THE AREA**
- 9 • **PROVIDE COMMUNITY SERVICES**
 - Appropriate commercial services
 - Include gathering places
- 10 • **SERVICED BY REALISTIC AND EFFICIENT SYSTEMS**

TOPOGRAPHIC FEATURES



STEEP SLOPES

From our studies of the land, we have learned that North East Albion is characterized primarily by a mix of moderate to significant slopes (10 to +25% grade) with smaller patches of relatively flatlands along the northern and western extent of the development area along the Kanaka Park interface.

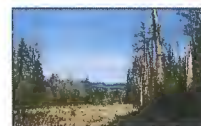


Image: Example of steep slope and fence



Image: Sketch of steep slope design example



Image: Example of undeveloped slope conditions



Image: Retaining wall on steep slope example

The slopes in the NE Albion area will be an important consideration in the design and form of future proposed development and infrastructure in this area, as governed by the City's Hillside Management policies. According to the policy, slopes greater than 25% are to be preserved and will inform future development.

NATURAL FEATURES

The following 3 boards provide an overview of physical site analysis, including:

- Topographic Features
- Environmental Values
- Vegetation and Wildlife

These elements make up the baseline information used to understand the lands and habitat. This informs how the neighbourhood should be planned to protect the ecosystem and develop around important environmental assets.

Please note that the technical findings provided tonight are based on preliminary assessments at a conceptual planning level.

Future rezoning and development applications will require further ground-truthing and detailed design review at the time of application.

ENVIRONMENTAL VALUES



WATERCOURSES & RIPARIAN AREAS

North East Albion slopes northwest and contains numerous tributaries/watercourses that feed into Kanaka Creek. The watercourses are primarily groundwater fed from the Grant Hill aquifer. Significant watercourses are proposed to be protected from development through riparian setbacks from the top-of-bank, as shown above.

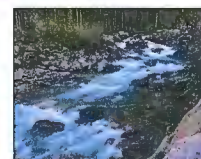


Image: Water flowing through creek

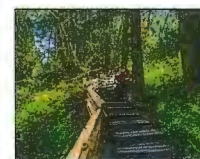


Image: Kanaka Creek Regional Park



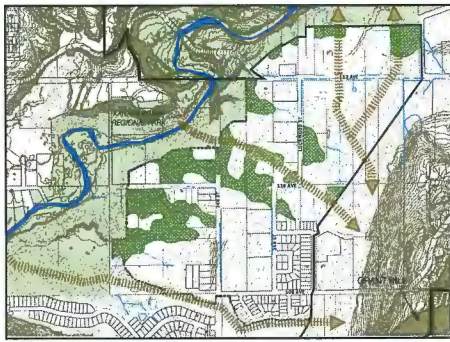
Image: Stream and fish habitat example



Image: Fish jumping in creek example

These setbacks are important to preserve the quality and quantity of water and nutrients flowing from the area into Kanaka Creek Regional Park. Kanaka Creek provides vital ecological value and is to be protected and preserved.

VEGETATION & WILDLIFE



VEGETATION & WILDLIFE MOVEMENT

Environmentally-valuable features such as riparian and forested areas are considered "high-value vegetation".

The high-value vegetation in North East Albion is primarily along the watercourses. Additional pockets of forest are nearer to Kanaka Creek Regional Park.

It is important to establish and maintain habitat corridors in and around the North East Albion area. This allows wildlife to move between Kanaka Creek Park and Grant Hill, and reduces the risk of dangerous wildlife encounters.



Image: Black bear



Image: Deer



Image: Forested area example

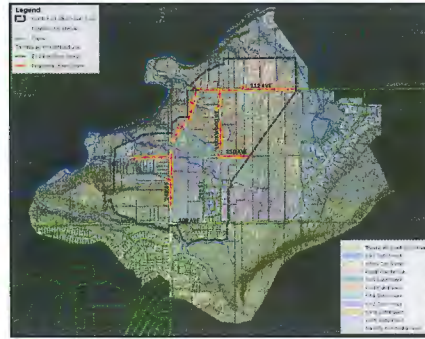


Image: Raccoon



NORTH EAST ALBION | MAY 2019 | BOARD # 9

STORMWATER MANAGEMENT STRATEGY



THE PROPOSED STORMWATER MANAGEMENT STRATEGY WILL:

- Protect fish and fish habitat by maintaining baseflows to Kanaka Creek and water quality in watercourses.
- Minimize potential for stream erosion by implementing drainage control measures that will best mimic pre-development conditions (1:10-year return period).
- Minimize frequent surface runoff by implementing a storm conveyance system that includes underground storm sewers, detentions, and culverts to safely convey drainage to watercourses (1:10-year return period).
- Ensure major storm conveyance system, including major road crossings, overland flow paths, and stream channels, are capable of safely conveying significant flows to minimize damage to life and property under extreme flood conditions (1:100-year return period).

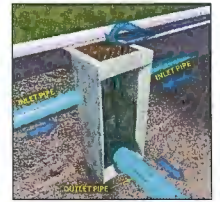


Image: Stormwater pipe example



Image: Storm sewer pipes example



Image: Ditch with rock check example



Image: Ditch with rock check example



NORTH EAST ALBION | MAY 2019 | BOARD # 11

INFRASTRUCTURE PROPOSED

The following 3 boards provide an overview of the infrastructure needed based on studies completed to date. These infrastructure strategies include:

- Stormwater Management Strategy
- Servicing Strategy: Sewer and Water
- Preliminary Road Alignment Options

These strategies are designed to meet municipal engineering objectives and standards. Details and plans will be refined in the next stage of planning.

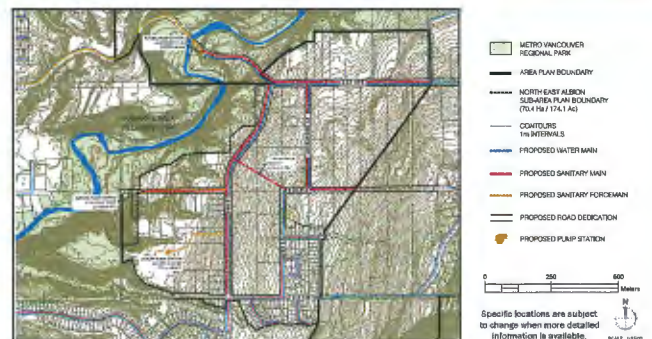
Please note that the maps and graphics provided tonight are based on conceptual designs at a land use planning level, setting the upper limits and feasible ranges.

Preliminary design will be completed after appropriate land use is determined, and detailed design will occur at the time of development.



NORTH EAST ALBION | MAY 2019 | BOARD # 10

SERVICING STRATEGY



WATER AND SANITARY SERVICES

This servicing strategy is based on a preliminary engineering review. Once the land use plan is finalized, the details of the servicing strategy will be confirmed.

Currently, North East Albion is primarily serviced by well water and septic sewer. New development will be responsible for bringing in municipal trunk infrastructure to service future development.

Both land use plans can be serviced by the servicing strategy illustrated above.



Image: Drinking water from tap

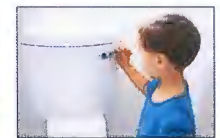


Image: Toilet flush



Image: Sample Sanitary Pump Station



NORTH EAST ALBION | MAY 2019 | BOARD # 12

PRELIMINARY ROAD ALIGNMENT OPTIONS

EXPLORING POTENTIAL ROAD ALIGNMENTS TO IMPROVE CIRCULATION IN NORTH EAST ALBION

As part of the North East Albion Land Use and Servicing Analysis, the arterial road connection along 112 Ave east to Grant Avenue is being reviewed.

This east-west connection is highlighted in the Maple Ridge Strategic Transportation Plan and the Maple Ridge Official Community Plan but the exact alignment is not confirmed.

Both alignments have unique challenges with regard to:

- Environmental Impacts
- Operation and Maintenance implications over the life cycle of the roadway
- Transportation Function
- Land Acquisition
- Construction Cost

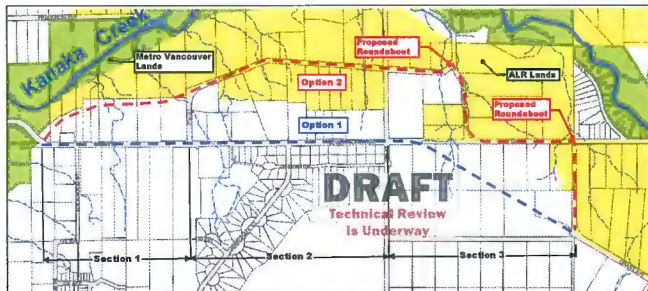
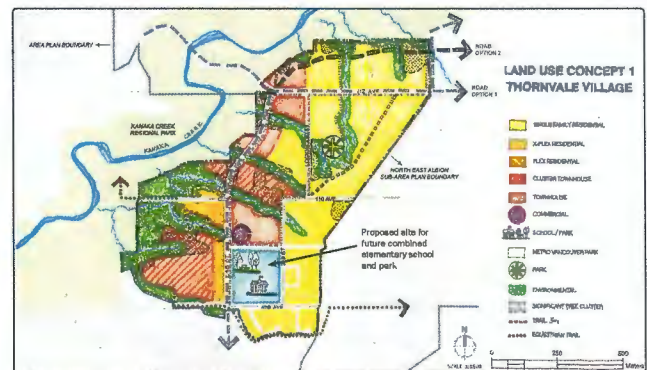


Image: Roundabout example



Image: Creek crossing example

CONCEPT 1: THORNVALE VILLAGE



Natural features are preserved to maintain ecological assets and the existing character of the area.



VILLAGE NODE
PROPOSED AT
109 AVE AND 248
STREET, CLOSE TO
THE SCHOOL



SINGLE-FAMILY
PROPOSED EAST OF
LOCKWOOD STREET
TRANSITIONING TO
MULTI-FAMILY TOWARDS
248 STREET



MULTI-FAMILY
RESIDENTIAL
PROPOSED NEAR THE
SCHOOL TO HELP
SUSTAIN RETAIL AT
THIS LOCATION



NEIGHBOURHOOD
AMENITIES (PARKS AND
TRAILS) PROPOSED TO
PROVIDE GATHERING
SPACES AND MOBILITY
OPTIONS

The concept above was created through a Technical Design Charette. Municipal Staff and Consultants studied, reviewed and fused information gained from neighbourhood and stakeholder outreach with professional studies of lands, water, habitat and community in North East Albion and greater Maple Ridge.

PRELIMINARY CONCEPTS

The following 5 boards provide an overview of our emerging land use concepts, including ideas and preliminary plans for:

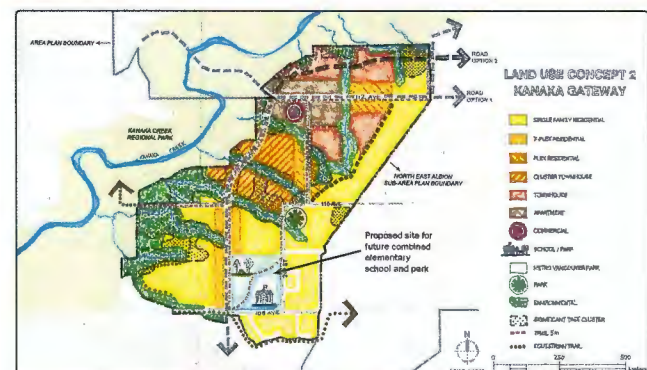
- Housing Typologies
- Commercial Node
- Parks and Trails

We are seeking your input of these three land use elements, and invite you to share your thoughts with us in the dotted area.

Please note that the maps and graphics provided tonight are based on conceptual designs at a land use planning level.

The specific land areas, densities, and exact plans will be determined in the next few weeks with your input in mind.

CONCEPT 2: KANAKA GATEWAY



Natural features are preserved to maintain ecological assets and the existing character of the area.



VILLAGE NODE
PROPOSED AT
112 AVENUE AND
248 STREET



SINGLE-FAMILY HOMES
PROPOSED ADJACENT
TO EXISTING ALBION
NEIGHBOURHOOD,
TRANSITIONING TO
MULTI-FAMILY
TOWARD 112 STREET



TOWNHOUSE AND/OR
LOW-RISE APARTMENT PROVIDES
INCREASED HOUSING
CHOICES AND POTENTIAL
FOR MIXED-TENURE HOMES
TO HELP SUSTAIN RETAIL AT
THIS LOCATION



NEIGHBOURHOOD
AMENITIES (PARKS AND
TRAILS) PROPOSED TO
PROVIDE GATHERING
SPACES AND MOBILITY
OPTIONS

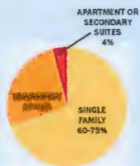
The concept above was created through a Technical Design Charette. Municipal Staff and Consultants studied, reviewed and fused information gained from neighbourhood and stakeholder outreach with professional studies of lands, water, habitat and community in North East Albion and greater Maple Ridge.

HOUSING TYPOLOGIES

MAPLE RIDGE HOUSING SPLIT

In areas outside of the town centre, housing has typically been developed in the following way

Based on data obtained from CMHC and City of Maple Ridge Building Permit records



AFFORDABILITY THROUGH HOUSING DIVERSITY AND CHOICE

We are a family-oriented community with a high proportion of children and youth. Allowing for more diverse forms of housing is a priority to ensure that people are able to choose and afford homes that meet their needs in all stages of life.

Potential Range of Housing Forms:

Place a sticker beside each housing form you think would meet the housing needs of North East Albion.

What housing types should North East Albion include? Share your thoughts with us!

- SINGLE FAMILY**
Detached single family residential development of low densities
- X-PLEX RESIDENTIAL**
Includes duplex, triplex, and fourplex housing types. X-plex development introduces multiple units within a single building
- FLEX RESIDENTIAL**
Includes courtyard residential, rowhouse, and other forms of multi-unit housing that allows for built form to be shaped by natural slopes and services.
- CLUSTER TOWNHOUSES**
Multi-family townhouse units clustered to minimize development footprint and maximize environmental protection
- TOWNHOUSES**
2-3 storey multi-family homes on strata roads with visitor parking
- APARTMENTS**
Low-rise multi-family housing (market or rental) proposed adjacent to the commercial hub to support the retail establishments nearby.

Did you know?

- Strata buildings help to protect the park buffer better than single-family developments
- Multi-family homes can help to make the provision of community amenities possible in a neighbourhood



NORTH EAST ALBION | MAY 2019 | BOARD # 17

PARKS AND TRAILS

PROVIDING OUTDOOR AMENITY SPACES AND RECREATION OPPORTUNITIES

New parks and open spaces are important components of a green, liveable, connected neighbourhood. The concept plans propose a co-located neighbourhood park and elementary school with a full-sized sports field, playground, pathways and a second neighbourhood park to meet the future needs of a growing community.

The plan also proposes multi-use paths adjacent to protected riparian areas to provide a safe and enjoyable trail network which provides connections to Kanaka Creek Regional Park and other recreation destinations in the broader area.

CONCEPT 1



CONCEPT 2



LEGEND

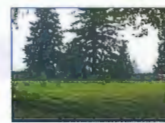


Image: Adlon Park Sports Field



Image: Hiking trail



Image: Playground



Image: Picnic tables and benches

Share your thoughts with us!

- What outdoor recreation opportunities would you like to see in North East Albion?

- What do you think of the proposed trail network and location of the proposed parks?



NORTH EAST ALBION | MAY 2019 | BOARD # 19

COMMERCIAL NODE

HOW POPULATION INFORMS SCALE OF RETAIL

The types of retail a neighbourhood can support is driven by population. For example, a large scale grocery store would require a large population within its trade area to thrive.

Based on a retail demand analysis, a village commercial node with convenient types of retail was identified as the appropriate scale for North East Albion. In order to support this node, there are recommended population targets within its trade area to support the businesses, such as:

3 - 4 shops	4,500 - 6,000 sq ft (if incl. convenience store)	3,000 people 4,000 people
4 - 6 shops	6,000 - 9,000 sq ft (max)	4,000 + people

In Maple Ridge, the Village Commercial designation fulfills the scale proposed.

VILLAGE COMMERCIAL

is characterized as businesses that meet the day-to-day needs of neighbourhood residents.

A village commercial node in North East Albion could include 3-6 storefronts, with potential tenants such as:

- Cafe
- Take-out restaurant
- Hair salon
- Daycare
- Flower shop
- Convenience store

HERE ARE SOME EXAMPLES OF VILLAGE COMMERCIAL NODES FROM AROUND THE REGION



KANAKA CREEK COFFEE
Maple Ridge



REID BLOCK,
Langley



WATERMARK
Surrey

What do you think of this scale of retail? Share your thoughts with us!

What kinds of commercial services would you be interested in having in your community?



NORTH EAST ALBION | MAY 2019 | BOARD # 18

THANK YOU

For taking the time to learn more about the North East Albion Land Use and Servicing Planning Process



NORTH EAST ALBION

WE WANT TO HEAR FROM YOU!

Please take the opportunity to provide your thoughts and comments through our survey available today or online at

www.mapleridge.ca/2214

STAY IN TOUCH

Phone: 604-463-5221

Website: www.mapleridge.ca/2214

Email: northeastalbion@mapleridge.ca



NORTH EAST ALBION | MAY 2019 | BOARD # 20

GAME STATION

Show us your ideas!

We have templates of different land use footprints for you to place and play with on the map. They are drawn to scale and are colour-coded to the legend on the table for your reference.

SEE HOW IT ALL FITS TOGETHER!

- Explore the proposed land use concepts using the footprints provided to see how it all forms a neighbourhood
- Show us your own ideas using a different combination of footprints on the base plan
- Draw your ideas on the trace paper provided

HAVE A PHOTO TAKEN TO DOCUMENT AND SHARE YOUR IDEAS

These are the kinds of tools we use to explore how different housing types may fit and form a neighbourhood.

Emerging Ideas Open House Survey

Shaping the Future of North East Albion

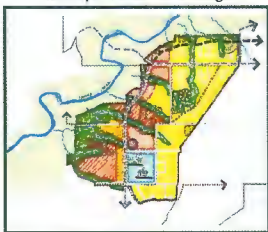
The City of Maple Ridge has a planning process underway that is looking at how we want to live, work, play, and ultimately grow, into the North East Albion Area. This process is exploring land use and servicing options for the area, noting that the Albion Area Plan had always envisioned that further study of the area was needed at the time when redevelopment begins to occur in this area.

The survey should take less than 10 minutes. With your feedback, the information gathered through this survey will inform the North East Albion Land Use and Servicing Concept Planning Process. The survey will close Friday, May 31st, 2019.

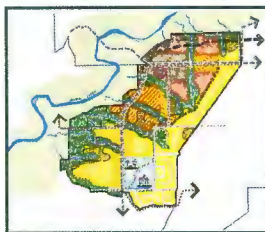
Copies of the Information Boards presented at the North East Albion Emerging Ideas Open House on May 16th, 2019 are available for review at www.mapleridge.ca/2114.

Two draft land use concept plans were presented at the North East Albion Emerging Ideas Open House and form the basis for many of the questions in this survey.

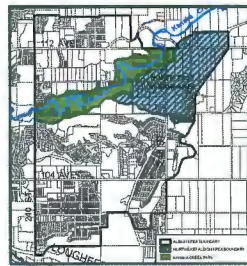
Concept 1: Thornvale Village



Concept 2: Kanaka Gateway



After taking a moment to familiarize yourself with each of the two concepts - let's get started!



4. How do you feel about the following types of housing priorities in the future of North East Albion?

Select all that apply

- ☐ Housing for Seniors
 - ☐ Housing for Growing Families (i.e. 3+ bedrooms)
 - ☐ Rental and Affordable Housing (including Secondary Suites and Detached Garden Suites)
- Other: _____

5. How do you feel about locating the Village Commercial Node:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Adjacent to the future elementary school site and co-located neighbourhood park?					
Adjacent to 112 nd Ave & 248 th Street?					

6. What type of uses would you like to see in the North East Albion Commercial Node?

Select all that apply

- ☐ More childcare services
 - ☐ More shopping opportunities (i.e. local shops & services)
 - ☐ More restaurants, pubs, or coffee shops
 - ☐ More office / employment opportunities
 - ☐ More opportunities for arts & culture
- Other: _____

Tell us about yourself

7. Where do you live?

See map on front page

- ☐ North East Albion Area
- ☐ Albion Area (Outside of North East Albion)
- ☐ Within Maple Ridge (Outside of Albion)
- ☐ Outside of Maple Ridge
- ☐ Prefer not to answer

8. How did you hear about the North East Albion Emerging Ideas Open House?

- ☐ Pop-Up with a Planner Event
 - ☐ City of Maple Ridge website
 - ☐ Email from an organization
 - ☐ Social Media
 - ☐ Newspaper Ad
 - ☐ None of the above
 - ☐ Post-card in the Mail
- Other: _____

1. How do you feel about having the following types of single family lots in the future of North East Albion? (These types of homes could be located in the yellow shaded areas in both concepts.)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Large Lot Single Family 1,200 - 4,000 m ² / 0.5 - 1 ac					
Medium Lot Single Family 550 - 1,200 m ² / 5,900 - 12,900 ft ²					
Small Lot Single Family 200 - 550 m ² / 2,100 - 5,900 ft ²					

2. How do you feel about having the following types of multi-family buildings in the future of North East Albion? (These types of homes could be located in the orange and brown shaded areas in both concepts.)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Duplex (up to 2.5 storeys)					
Triplex / Fourplex / Courtyard Developments (up to 2.5 storeys)					
Townhouse / Rowhouse (up to 3-4 storeys)					
Low-Rise Apartments (up to 4 storeys)					
Apartments over Commercial (up to 4 storeys)					

3. How do you feel about multi-family residential units clustered around:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The future elementary school site and co-located neighbourhood park?					
The commercial node?					
Major roads?					
The 112 nd Ave / 248 th Street Intersection					

9. What is your age?

- ☐ 19 or younger
- ☐ 20-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65 or above
- ☐ Prefer not to answer

10. What type of housing do you currently live in?

- ☐ Single Family House
 - ☐ Duplex, Triplex or Fourplex
 - ☐ Townhouse / Rowhouse
 - ☐ Apartment
 - ☐ Secondary Suite / Temporary Residential Unit
 - ☐ Detached Garden Suite
 - ☐ No fixed address
 - ☐ Prefer not to answer
- Other: _____

11. Please provide any other comments or information you would like us to have. Thank you.

Thank you!

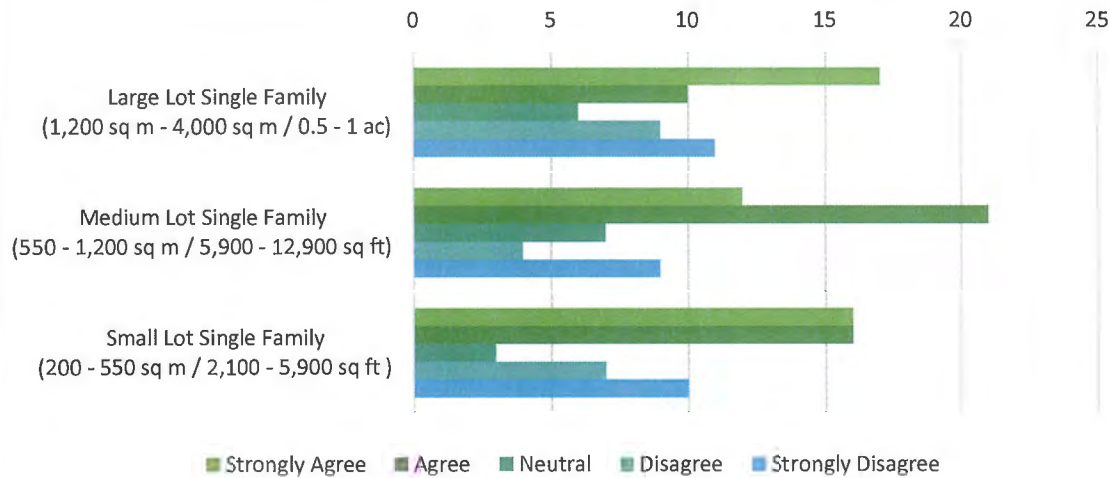
If you have any questions about the survey, please contact the City of Maple Ridge Planning Department at northeastalbion@mapleridge.ca or by phone at 604-463-5221.



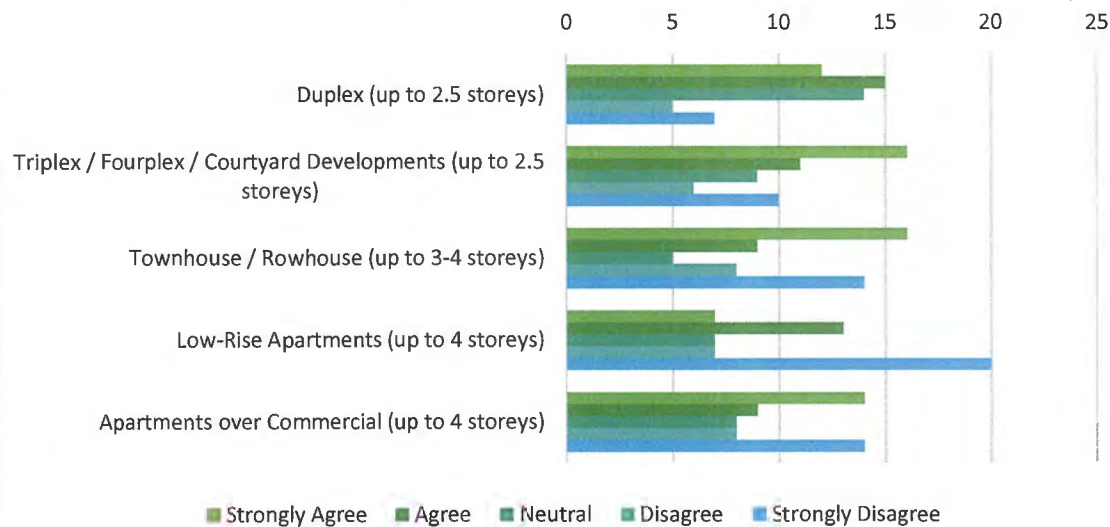
NORTH EAST ALBION

North East Albion Emerging Ideas Open House Survey - Results

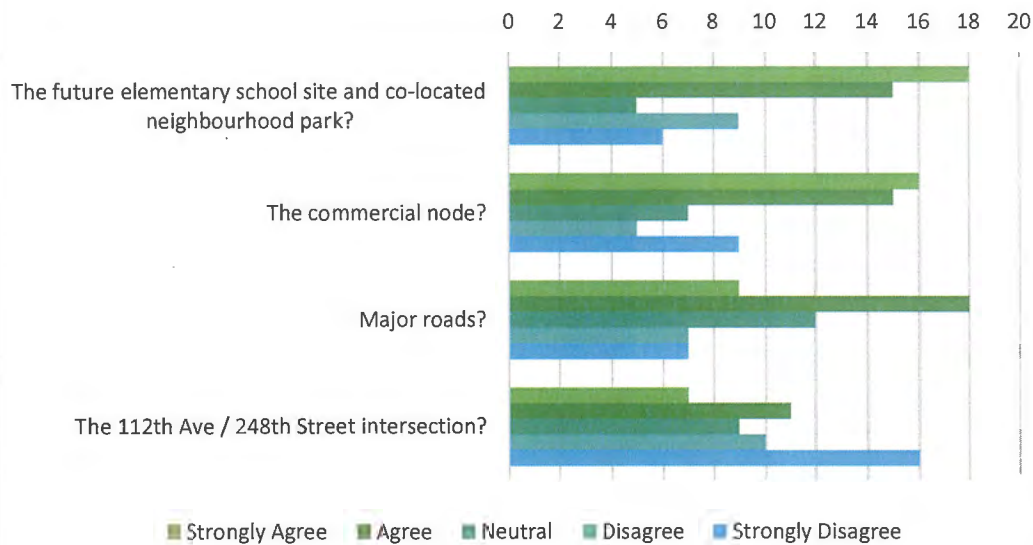
Q1. How do you feel about having the following types of single family lots in the future of North East Albion?



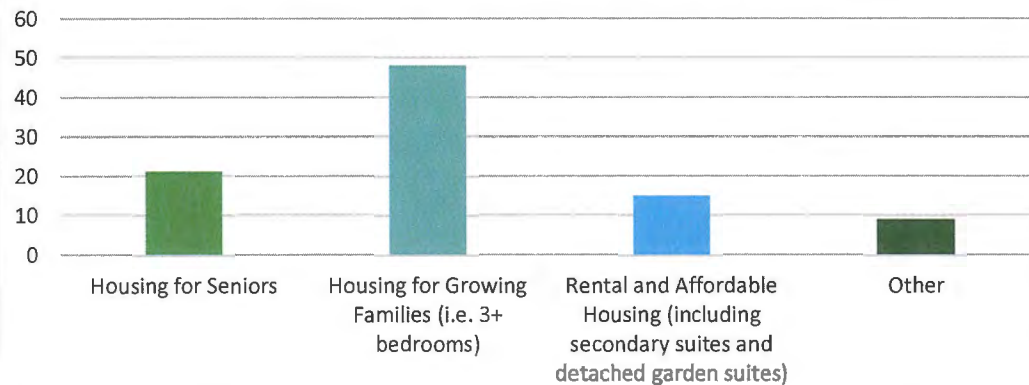
Q2. How do you feel about having the following types of multi-family buildings in the future of North East Albion?



Q3. How do you feel about multi-family residential units clustered around:



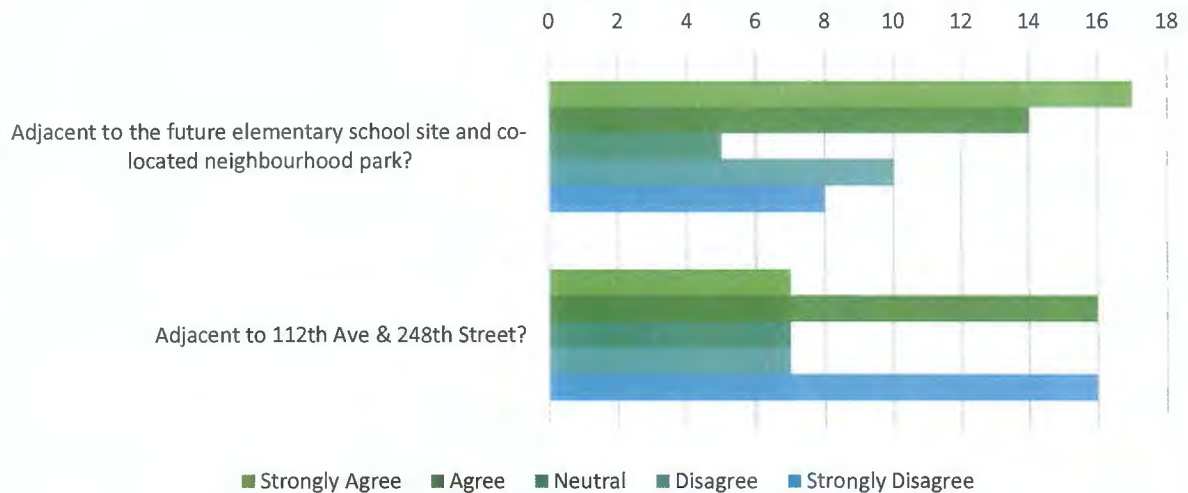
Q4. Please indicate which of the following types of housing priorities you believe should be in the future of North East Albion? Select all that apply.



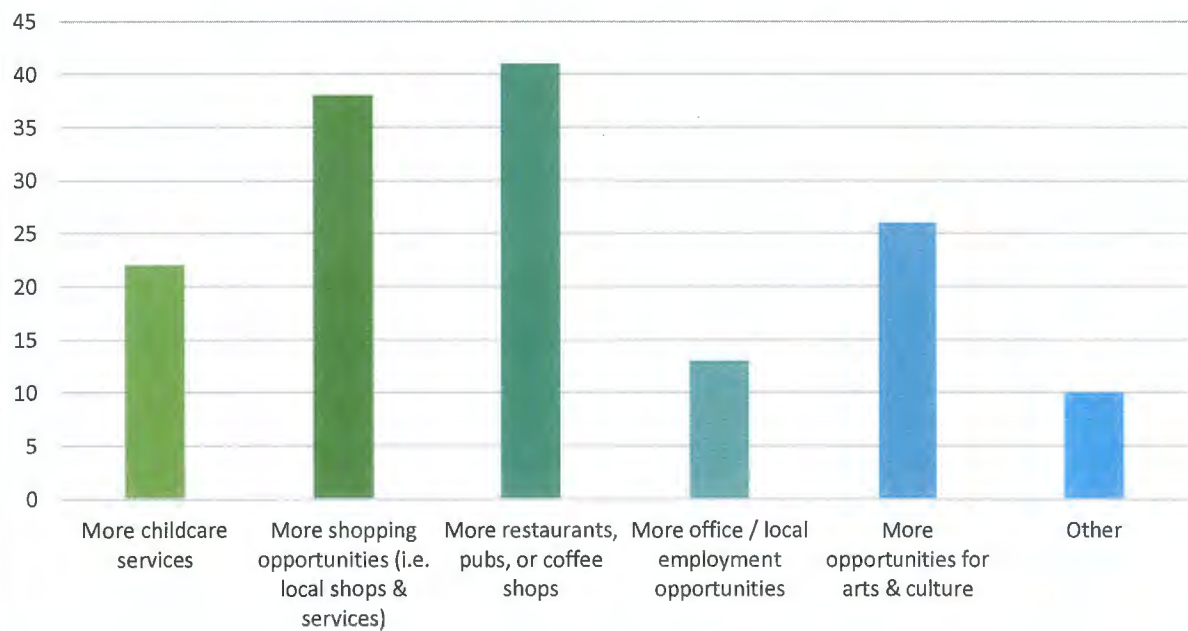
Other Comments:

- Rental & Affordable Housing is very important.
- Mix it up!
- Senior housing if near the middle of town 'city' etc. Secondary Suites a must, due to the price of renting apts or buying a house.
- Housing that is affordable on local incomes.
- Maintaining current large lots
- Ranchers

Q5. How do you feel about locating the Village Commercial Node:



Q6. In the North East Albion Village Commercial Node, what type of uses would you like to see? Select all that apply.

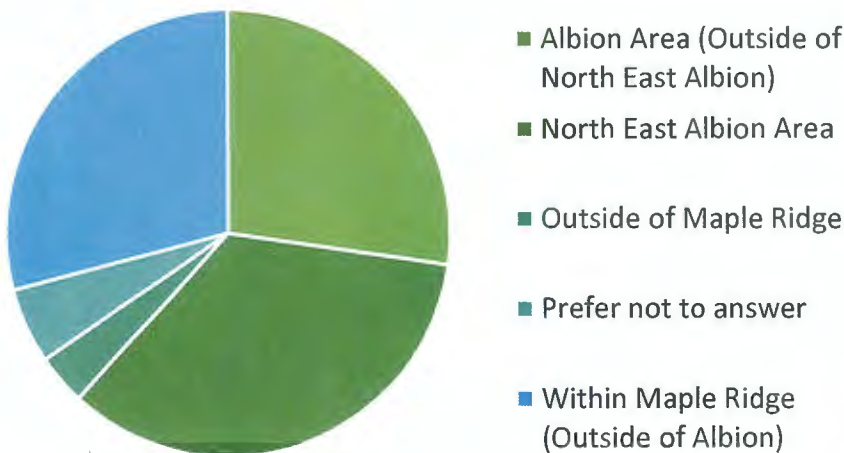


Other Comments:

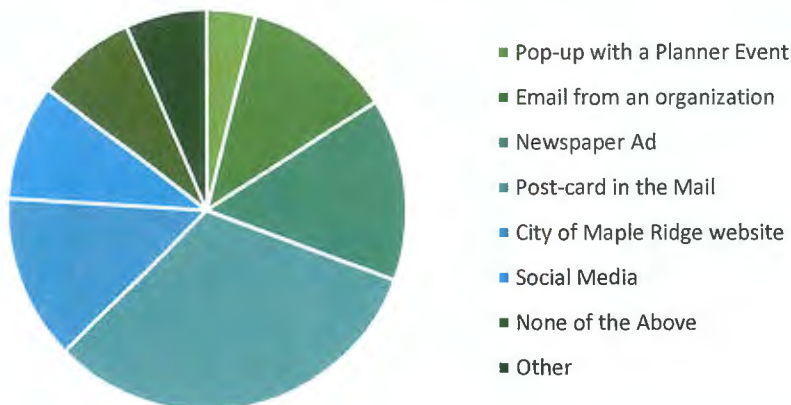
- Too many strip malls already.
- Pubs, coffee shops
- Coffee shops
- Brewery
- Small retail setting that can be supported by future population of NE Albion

- The area needs to be developed with a walking / bike greenway with smaller picnic areas at several places. This way people can have a direct connection with nature. This will help keep the residents away from the protected streams and wildlife. Please retain the large mature trees for the future generations to enjoy.
- More wildlife corridors / nature centres / ecotourism / more large trees retained.
- Horseback riding trails, I do not want to see 112th Ave and 248th Street connected as this will ruin too much natural environment right by Kanaka Creek.
- Ecotourism

Q7. Where do you live?

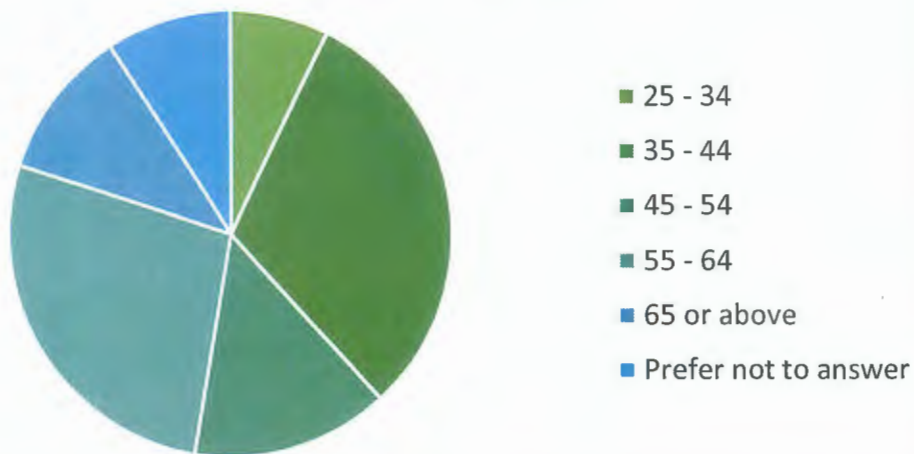


Q8. How did you hear about the North East Albion Emerging Ideas Open House?

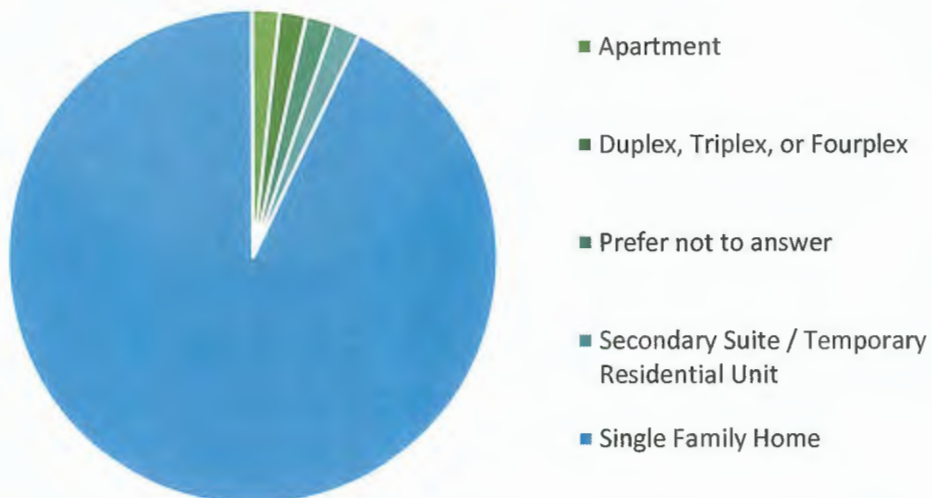


- Contacted by Mail
- Letter from the City
- City worker

Q9. What is your age range?



Q10. What type of housing do you currently live in?



Q11. Please provide any other comments or information you would like us to have about the North East Albion Area Planning Process and/or initial neighbourhood concepts.

This area has potential to emerge as a desirable family / youth oriented complete neighbourhood having schools, parks, neighbourhood shopping combined with the nearby SRT , all together combined will be an appealing place for young to mid aged families to reside and enjoy. the commercial Node nearby to the sports park and school is a Great idea like the Albion area along 102 Ave and Bruces market ideas, Great idea by planning, we had neighbourhood conveniences yrs ago in Haney and seems to be a new revival. By Densifying the Residential housing growth for the area , this will help reduce housing costs and be more affordable. A mix of compact lots 3000 +- to 4000 , attached row housing, garden carriage suites all together will help to bring costs down to the buyer.

We must stop thinking only about the number of tax dollars per square meter or whatever is the formula for city land available for development and start thinking about how livable is each new development going to be for the new residents. Must factor in this northeast albion development the huge amount of run off water that comes down this hill. its hard to believe the volume of water flowing through the permeable soil layer of 3 to 4 ft below visible sight on top of the non permeable clay base. Must force developers to properly address this major drainage concern in this area and not stick the new home owners with the problem after the developer has left as has happened already in this north east albion area. Also must make all homes built in this area have a foundation water wrap protection as a mandatory condition as its not in the building code from what I understand. critical to have in this area and not just the spray on tar that was allowed in previous developments in this area. Again think of the livability of the home owners after the developer leaves. As for the density of this new development, the 112 road that leads west out of this area over kanaka creek cannot handle the huge volume of traffic that would come with high density options. Its already busy now with the additions in the Carmichael street area let alone high density townhomes. its a dangerous road in the winter as ice forms in the much cooler lower areas and on the sharp curves and adding extra amounts of brine solution to the road because of high traffic volume only puts more brine into the fish bearing kanaka creek through run off. Many animals live in this area and high density housing to boost tax revenues is a shameful way to lose our natural wildlife. at some point in time it has to be more than just dollars and cents. somebody in authority has to take a stand. I'm not saying we cant build in new areas. If someone didn't approve development of our home we wouldn't be here I get that. Just factor in what and how increased density choices for tax revenue does to the livability of an area for both human and animal residents. Thank you.

Some of my answers in the survey depend on the overall design as well as the road system, so take them with a grain of salt. Generally I find the design of the major roads in Maple Ridge an insult to the people living on them. These roads are designed as traffic sewers and do nothing for livability. I pity the people that have to live on them. There is more to safety than just fire safety, which apparently is the main reason for building our roads, including intersections, to accommodate speed. I see so many comments about speeding and dangerous and irresponsible driver behaviour on social media. Road safety for vulnerable road users needs to be improved. More and more cities around the world show it can be done, so why not in Maple Ridge? I would strongly encourage raising the (bi-directional) multi-use paths across intersections and driveways to improve safety for users. I have often spoken out about the danger of bi-directional cycling infrastructure on one side of the road, both as a member of HUB Cycling Maple Ridge/Pitt Meadows and personally. If the choice is made to make cycling and pedestrian infrastructure bi-directional on one side of the road, then the best efforts should be made to make this infrastructure as safe as possible, recognizing that bi-directional infrastructure has proven to be challenging to deal with for drivers. We want to avoid people on bikes to pay the price. It should be about improving ACTUAL safety, not just PERCEIVED safety. I also believe that it's high time for a review of the OCP. Our last OCP dates from 2006 and is already 13 years old. Much has changed since. There's much more urgency now to address the need for sustainable urban design. We need an overall plan, because I believe we can't do it through area plans alone. How do we address our car dependence just by expanding on the fringes and increasing density there when there isn't any transit yet to speak of, and a few recreational trails aren't going to get people on their bikes because they still can't get to where they want to go because the network has so many gaps? I would like to see this addressed not only through a review of the OCP, but also through a review of the cycling network. Cycling has the ability to greatly enhance the reach of transit. Also, there is great potential for e-bikes. We need the infrastructure (safe for all ages and abilities) to take advantage of that. I appreciate that clearly an effort has been made to provide trail connections throughout this small area. It's a great start. Council is now looking at the Lougheed corridor, but I believe more density can be incrementally achieved in a wider area in west Maple Ridge. By improving cycling and walking connections, the reach of transit could be significantly improved in that area. That's where we're

already getting improved transit and where higher density, improved cycling infrastructure and the necessary carrots and sticks can and will lead to higher transit usage.
I really liked everything about plan 2 except for the commercial part. I believe that should be located near the school. I strongly disagree with plan 1 because there is a lot of townhouses located near Kanaka Creek. One of the top priorities is to protect and have less impact on wildlife. I believe that putting a townhouse will significantly affect the wildlife as how plan 1 shows it compared to plan 2 where it is located away from Kanaka Creek.
Tired of Dump Trucks + Construction in Albion. Physically damaging my property as they go by. Need better infrastructure + facilities before new residential build. Need to fix current poor infrastructure before build here. 1
Prefer concept 1 Thorvale Village Best commercial location. 2
The Albion neighbourhood along 104th is completely ruined. Too dense, too much garbage, noise and lack of community. No thought to Infrastructure with 1 road and literally a raceway. Don't create another one. 3
How are you planning to get everybody in & everybody out? Traffic is already very poorly planned in the area. 4
It's very important to consider the unfinished areas around this plan. 104th St is a mess. Unfinished sidewalks and no safe pedestrian crosswalk from the bus stop to cross 104th by SRT. These types of areas need to be addressed. As well a parking especially around the sports fields. Major parking issues around the field. This needs to be addressed as it will affect existing residence or new residence. Enough Parking around any future sports fields. SRT is an example of something that doesn't work. Ensuring proper sidewalks are in place for walkability by 104th another example. Ensuring pedestrian crosswalks are in place around school, commercial, bus stops. 104th is an example of poorly designed roadway. 5
Strongly prefer concept #2 request a more streamlined + non-residential trucking route *not 108! 8
Respect the area, people purchased homes in this area for a reason! No high density housing. Re: School development plans. SD 42 must address development plans of neighborhood (school on 104+) potential school on 108th. This (area) 108 and Becham Erskine 249 is in walking distance to SRT but not in the catchment. We are sending our kids to 104 elem. but not able to go to high school literally around the corner. * Re-examine catchments* Expand SRT - Add wing as seen on school plan *In order to achieve a "community" children need to be able to go to school in their neighborhood. 9
Thanks for the opportunity to give feedback
process appreciated. Environment, multiple creeks, nature at foremost concern. many neighbourhoods have not been right. let's get it right this time! 11
I really like how concept two is. The townhomes are away from the school, which will keep the school area safer with less cars. 13
The City continues to build residential homes, condos on the east side but there's no shopping. Why do we need to travel min of 10 minutes to get basic necessities with all this urban development parking is becoming an issue. people are parking dangerously on corners, narrow streets etc. There should be more signage in place to control this issue. 14
Put B line from Albion to RMH Hospital. Need Pub walking distance! 15
-Not happy about 248th becoming a busy through-road. If this is done, roundabouts should be at every intersection on 248th -Also not happy about making our neighborhood a high density area. The peace and nature we enjoy will be ruined. 17
-Stroller friendly connected sidewalk/trail system -Play ground that has opportunities for children of all ages to play -Rock climbing rock for play area -Increase transit -Spray Park -Dog off leash area 18
need Gas stations, corner stores 19

I grew up on 112th near 272nd, and spent a lot of time in two houses near 112th and Lockwood. My impression is that most of the people living there like how isolated it is, so densifying hubs makes way more sense than just tearing down the bush and throwing up a bunch of sprawling single family homes. I've always loved the stretch of 112th that winds above the creek, and I think it would be a shame to urbanize right there, but maybe that's selfish.
I would like to see more multifamily most likely covictional townhouses thx for giving me opportunities explore ideas
The neighborhood commercial and highest density should be located near the school location at 108 Ave rather than on the fringe of 112 Ave
Like to see the area soon to provide available housing
Would like to see small lots and town homes with commercial near the school site. These types of homes will help with affordable house needs in the community. Thank You
-designated walking path along 112 from 240 to Cliff Park -a Coquitlam Crunch style hike/path at the foot of Palmer Rolph rd. that goes up the top of Grant Hill. It could be connected to Cliff Park as well. -make the road on 112 from 240 to Lockwood safer to walk on and drive.
Preserving areas for wild life should be given high priority. Against Marijuana or liquor sales close to residential areas and schools.
I feel the density around the park and school will best buffer the two, as well the added density will assist with the Village Commercial Node to lie adjacent to the SChool / Park site, the Node should be similar to the Albion Node on 102 Ave though larger in size to provide added diverse options. A mix of residential over the Commercial seems to be a good option maximizing on the use of the available lands. Perhaps a care taker suite could be incorporated at the Commercial Node for the park and rec facility. Services must be brought in and the City needs to assist with this in order to encourage the growth to occur.
You need to drastically improve the major road arteries (Loughee, Haney bypass, golden wars way) before ANY further housing development occurs. Traffic is absolutely ridiculous and the current improvements are laughable. Add multiple lanes, overpasses, etc. You cannot continue growth without improving road arteries. You always say "you need to develop before you improve" but I'm sorry that's a LOAD, because I am witness to other communities like Mission, Langley, and Surrey making these sorts of improvements in a timely and reasonable fashion, and Maple Ridge is sorely, sorely lagging behind. Show us you care about your community members instead of only your real estate investors.
Would like to see smaller lots for affordability and commercial designated areas.
There needs to be transit! Trails throughout for walking.
My biggest concern is the traffic on Lougheed and Dewdney. The infrastructure on these routes has not kept up with the increases in population and should be a priority before anymore residential and commercial development.
Albion is growing, Maple Ridge is growing and the infrastructure does not support that growth. The more homes mean more traffic with the same amount of road space, and instead of brining new vibrant commercial opportunities to our city we have more liquor stores and more fast food restaurants popping up on every corner. This city is changing. More young families are coming here, and we have to go elsewhere to work, get good food, and for commercial opportunities. My husband and I commute 2-3 hours daily to get to work and back. The worst part of that commute is getting from the Pitt River Bridge to Albion. Putting a light in on the Haney Bypass is only going to congest traffic even more. Instead of building more triplexes and fourplexes on these beautiful lots that make this area so charming and what brought us here in the first place, perhaps we could look at creating more opportunities for small businesses, new restaurants, arts & culture, and leaving space green. The development of this area will impact all of the resources around it (more people = more traffic & less space), which means that our

lakes and resources are going to be taxed that much more. Single family homes on larger lots offer people the type of lifestyle they come here for.

The area needs to be developed with a walking/bike green way with smaller picnic areas with two or three tables at several places. This way people can have a direct connection with nature for a picnic lunch or to just sit and relax. This will help keep the residents away from the protected streams and wildlife. Please retain the large mature trees for the future generations to enjoy.

I would like to see more Wildlife corridors as well as nature centres to promote education on environmental topics and caring for nature/living with wildlife as this is very important in this area. I would also like to see more ecotourism opportunities and more large trees saved to provide their environmental benefits into the future. It takes many small trees to provide the services of one large, mature tree. Parks can be built around mature tree stands and incorporate green infrastructure, natural water features, open green spaces, and the trees can provide shade for all to enjoy. We need to respect our environment and the future generations need to be taught how to respect it.

Use the natural resources that Maple Ridge has and everyone wants to move out here to enjoy, such as heritage trees, streams, creeks, etc. Please keep the natural character that goes along with Maple Ridge. Now is the time to preserve what we have before it is too late and everything has been destroyed (we won't have a choice then). We don't want to create another downtown in that area, we want to promote and encourage the opportunities in the current downtown of Maple Ridge. We don't want to have a steady stream of townhouses and apartments. The area of 240th St. is already full of rowhouses with no character, right by the road.

I would like to promote ecotourism and perhaps have some experts come in and provide us with suggestions on how to build a community around the beautiful trees and landscapes that Maple Ridge already has to preserve. The idea is to minimize the amount of invasion towards the wildlife and the environment. There are way too many huge forests being cut down in this area already. Thanks for listening!

School district needs to work with city and needs to get organized to meet growing neighbourhood demands with lots of young families that SRT can't accommodate. New elementary school(s) Build the addition to SRT No high density Traffic concerns already too much traffic too fast

The traffic in and out of this area is already congested. To add this many homes and people would be irresponsible. It's all about putting money in the pockets of developers and city council members.

Appendix C(6) - North East Albion Open House



NORTH EAST ALBION OPEN HOUSE

Monday, June 24th, 2019 from 5:30 - 8:30 p.m. at Samuel Robertson Technical Secondary School



Live



Play



Grow

SHAPING THE FUTURE OF NORTH EAST ALBION

The City of Maple Ridge has a planning process underway that is looking at how we want to live, work, play, and grow, into the North East Albion Area. Since our last Open House, the community input and stakeholder feedback along with the outcomes of the technical studies have informed the evolution of a draft neighbourhood concept plan.

Please join us on Monday, June 24th to learn more about the draft neighbourhood concept plan for North East Albion.

North East Albion Open House

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at
Samuel Robertson Technical Secondary School
10445 245 Street, Maple Ridge, BC

Your input through the Open House will help inform City Council's consideration of the draft neighbourhood concept plan.

For more information, please visit our website at
www.mapleridge.ca/2214
or email
northeastalbion@mapleridge.ca

Connect with us:
@YourMapleRidge
#LivePlayGrowNEAlbion



 **MAPLE RIDGE**
BRITISH COLUMBIA



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MAPLE RIDGE
BRITISH COLUMBIA

North East Albion Open House

Draft Land Use Concept

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

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

NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD # 1

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:

NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD # 2

STATION 1: WHO, WHAT, WHY

Community Planning: Who is involved?

Places and Spaces to Live, Work and Play.

A development application submitted in 2016 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.



NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD # 3

STATION 1: WHO, WHAT, WHY

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 finalised 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.

NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD # 4

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 17th, 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 25th/26th, 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 16th, 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 additional review and feedback.

FALL 2019

COUNCIL MEETING

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

NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD #

5

STATION 2: WHAT WE HEARD

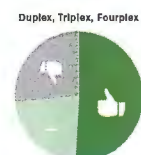
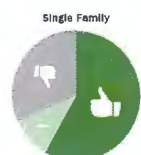
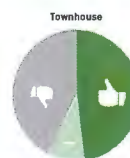
Your Thoughts on our Emerging Ideas

What We Heard from the Community

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

How participants felt about different housing typologies:

Like Neutral Dislike



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.

NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD #

7

STATION 2: WHAT WE HEARD

Your Vision for North East Albion

At the Landowners' Workshop on April 16th, we asked the landowners of North East Albion:

What makes a great neighbourhood?

What do you envision for this area?



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

Pop-Up Community Outreach Events
March 2019
Additional Comments

NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD #

6

STATION 3: PROPOSED CONCEPT PLAN

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.

Celebrate Kanaka Regional Park



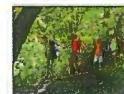
Respect Existing Rural Character



Outdoor Recreational Opportunities



Maintain Community's Access to Nature



Provide Diverse Housing Options



Recognize the New School as a Hub



Realistic and Efficient Systems



Multi-Modal Transportation



Introduce Commercial at a Village Scale



NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD #

8

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. Increase housing diversity and maintain 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 nodes that mix 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 eaves. Small lots with rear or front garages.	2-3 storey house with multiple units Units may vary in configuration: stacked, front-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					

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.

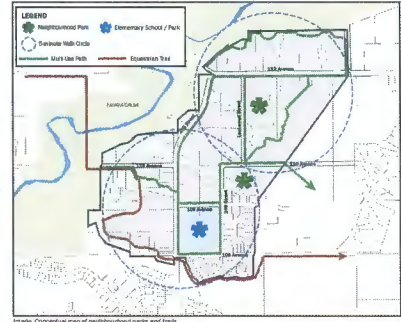


Image: Conceptual map of neighbourhood parks and trails

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

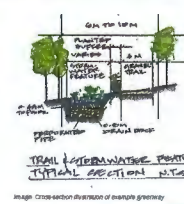


Image: Cross-section diagram of example greenway

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.

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 4-8 shops, 6,000-9,000 sqft

Two locations have been identified, one at the intersection of 112nd Avenue and Lookwood 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: Conceptual drawing, Callwood BC

Image: Walkable Village, University of British Columbia

Potential Commercial Uses



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.

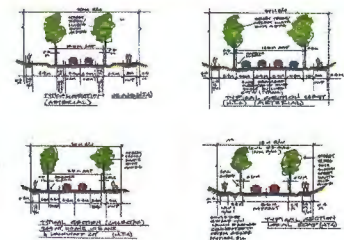
Proposed Transportation Strategy

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

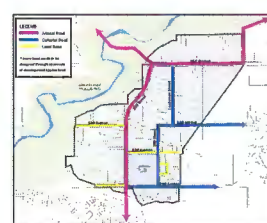


Image: Major road connections through North East Albion

Bike Lanes, Multi-Use Paths and Trails

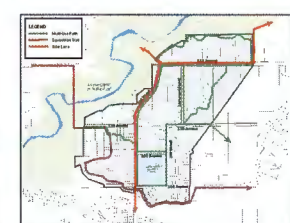


Image: Multi-mode loops and connections

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 Management

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 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.

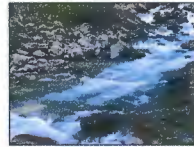


Image: Creek Watercourse



Image: Stormwater Pond and Infiltration Feature

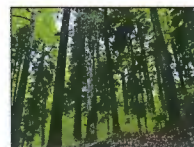
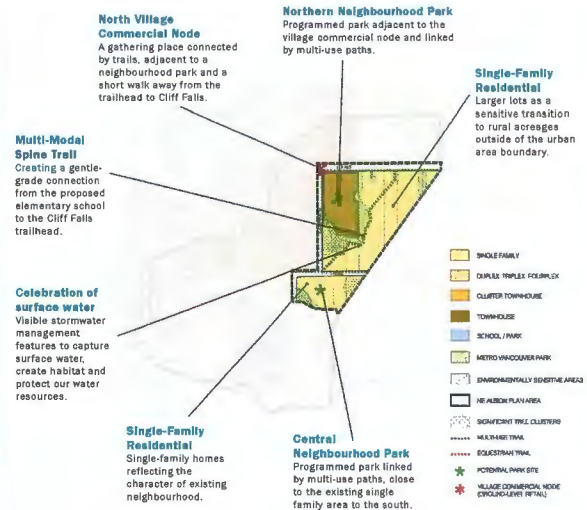


Image: Forest Habitat

Sub-Area East of Lockwood Street

We updated the Plan Based on Your Comments



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.

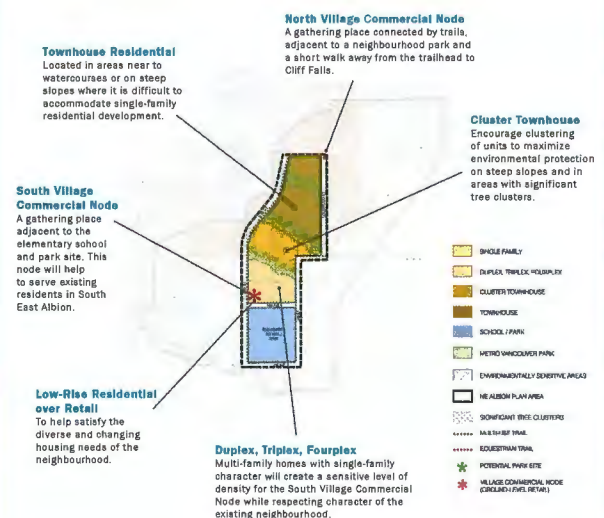
The draft North East Albion Land Use Concept Plan proposes a wide variety of similar amenities including: neighbourhood park space, multi-use pathways, trail connections, stormwater galleries, and affordable housing.

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 Between 248th and Lockwood

We updated the plan based on Your Comments



Sub-Area West of 248th 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.

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.

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.

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



JOIN THE ROUNDTABLE

Facilitated Discussion

Ask a Planner!

Sub-Area North of 112th Avenue

We updated the plan based on Your Comments

Celebration of Surface Water
Visible stormwater management features capture surface water, create habitat and protect our water resources.

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.

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

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



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

*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

www.mapleridge.ca/2214/



NORTH EAST ALBION



NORTH EAST ALBION
JUNE 2019 OPEN HOUSE
BOARD #

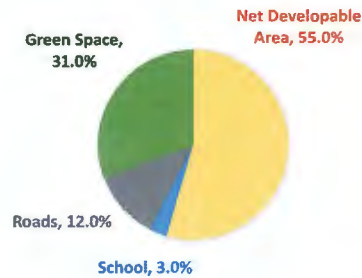
Proposed Land Use Concept Plan

LAND USE STATISTICS

The overall land-use concept plan shows how the environmental, residential land uses, commercial space, parks and trails all fit together.

The plan responds to the design principles by providing residential units needed to support new commercial and recreational spaces, and introducing a robust trail network to integrate a green, vibrant and connected neighbourhood.

Percentages By Area



Residential Area by Housing Type

Single Family	62%
Duplex, Triplex, Fourplex	6%
Cluster Townhouse	5%
Townhouse & Mixed-Use	26%

This plan projects an estimated population of 3000 people, given regional population per unit estimates.

Site specific considerations will determine the buildout population.

Green Space Areas

Neighbourhood Parks

Introducing two locations for public green space with play features for a range of ages.

Activated School Park

The neighbourhood park co-located with the elementary school will feature a full-sized active use sports field as well as looping trails and playgrounds

Multi-Use Pathways

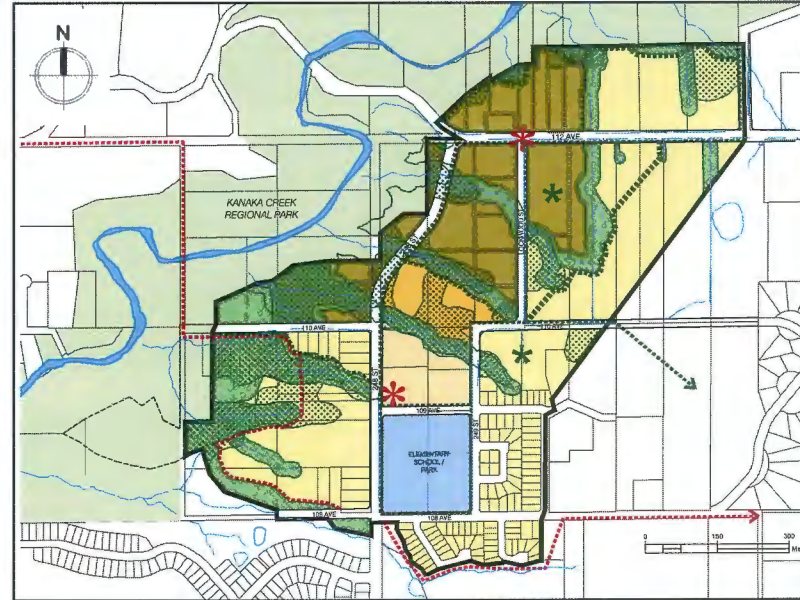
Gravel and asphalt multi-use pathways that connect North East Albion with South Albion and Kanaka Creek Regional Park, including Cliff Falls.

Equestrian Trail

Maintaining and enhancing equestrian connections to the existing trail network.

Environmental Areas

Protecting the health and integrity of the watercourses and tributaries that feed into Kanaka Creek Regional Park.



Legend

- SINGLE FAMILY
- DUPLEX, TRIPLEX, FOURPLEX
- CLUSTER TOWNHOUSE
- TOWNHOUSE
- SCHOOL / PARK
- METRO VANCOUVER PARK
- ENVIRONMENTALLY SENSITIVE AREAS
- NE ALBION PLAN AREA
- SIGNIFICANT TREE CLUSTERS
- MULTI-USE TRAIL
- EQUESTRIAN TRAIL
- POTENTIAL PARK SITE
- VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL)

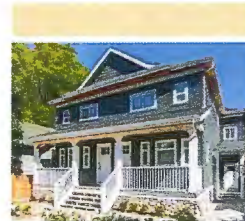
Residential and Retail Typologies

Single Family



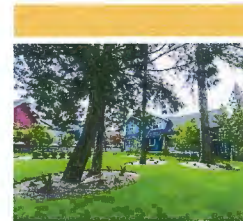
Detached homes. May include duplex, triplex, and fourplex that appear as a single family house in certain locations

Duplex, Triplex, Fourplex



Ground-oriented multi-family homes that appear as a single family house

Cluster Townhouse



Multi-family townhomes developed with a clustered layout to maximize preservation of significant tree stands

Townhouse



Multi-family homes in areas without significant tree clusters; on strata roads with visitor parking

Mixed Use Commercial



Low-rise townhouse or apartment homes stacked above ground-level commercial

North East Albion Open House Survey

The City of Maple Ridge has a planning process underway that is looking at how we want to live, work, play, and grow, into the North East Albion Area. This process is exploring land use and servicing options for the area, noting that the Albion Area Plan had always envisioned that further study of the area was needed at the time when redevelopment begins to occur in this area.

Since our last public event, the community input and stakeholder feedback along with the outcomes of the technical studies have informed the evolution of a draft neighbourhood concept plan. Your continued input through this Open House and Community Survey will help inform City Council's consideration of the draft North East Albion Neighbourhood Concept Plan.

The survey should take less than 5 minutes. The survey will close Friday July 12, 2019. If you have any questions about the survey, please contact the City of Maple Ridge Planning Department at northeastalbion@mapleridge.ca or by phone at 604-463-5221.

Copies of the Information Boards along with the draft neighbourhood concept plan presented at the North East Albion Open House on Monday June 24th, 2019 are available for review at www.mapleridge.ca/2214. The draft North East Albion Concept Plan forms the basis of many of the questions in this survey. After taking a moment to familiarize yourself with the concept, let's get started!



NORTH EAST ALBION

1. What are up to 3 things you like about the draft North East Albion Neighbourhood Concept Plan?

2. Tell us what you think needs more improvement.

North East Albion Open House Survey

3. Generally, based on the information presented at the Open House and/or in your review of the draft North East Albion Neighbourhood Concept Plan, what is your level of support?

☐

Strongly Agree

☐

Agree

☐

Neutral

☐

Disagree

☐

Strongly Disagree

4. Do you have any other specific comments on the draft North East Albion Neighbourhood Concept Plan?

5. Where do you live?

☐

North East Albion Area

☐

Albion Area (Outside of North East Albion Area)

☐

Within Maple Ridge (Outside of Albion)

☐

Outside of Maple Ridge

☐

Prefer not to answer

6. Please provide any other comments or information you would like us to have.

Thank you!

If you have any questions about the survey, please contact the City of Maple Ridge Planning Department at northeastalbion@mapleridge.ca or by phone at 604-463-5221.

North East Albion Open House Survey – Results

Q1. What are up to 3 things you like about the draft North East Albion Neighbourhood Concept Plan?

School, parks and trails considered
Park Amenities/commercial toward 112th
i like amenities on the 112th corner
1) you paid attention to natural features, areas of high tree density and steep slopes for culverts appear to be no-go regions. 2) the idea stratas make better neighbors, keeping encroachments low by having townhouse developments on the border of kanaka creek 3) the two townsite design. keeping pedestrians 5 minutes away from 1 area where you can get groceries or coffee is good assuming the businesses can stay open.
1. Walking trails 2. Local School 3. local parks
1/Glad to see you have single family plans for the areas now identified on the map as east of lockwood which includes a big park area. 2/South Commercial node is in a good place. 3/Like that you are thinking of maintaining the large tree clusters in the area and preserving the wildlife corridor. Lot of natural wildlife and birds make this area home and maintaining that is a big part of making an area livable for residents.
Walk ways. Access to nature. The school isn't crowded by high density.
The diversity of housing choice should provide more options for local families to keep their roots in the community, affordability should be improved for future purchasers with higher density product offerings, and the area is rich in amenities for residents to use and explore
Affordable housing options, product variety, more town homes for younger families!
1. Activated School Park - this will be a great addition for the school and the neighborhood 2. The plan drives growth and density 3. Equestrian Trail
Proposed Village Commercial Tail, Natural Parks
I don't like anything about it. I think the issues of transportation + other community needs should be met in current communities before any more development happens.

<ul style="list-style-type: none"> - The intention to keep green spaces - The desire to create a hub - The focus on keeping things smaller-scale
<ol style="list-style-type: none"> 1) I love the idea of more commercial spaces and splitting up the locations. Integrate with park access to make it more of a destination. 2) Keeping so many natural aspects - trees, parks, trails 3) Mix of home types
Nothing
Mixed commercial/ residential, new school
<ul style="list-style-type: none"> - limited commercial - [arterial] [inter]section at 112 - multi use trails
<ol style="list-style-type: none"> 1) the walking trails 2) mixed housing 3) closer school 4) Your website maps are confusing. 5) The 'links' to make comments on the North East Albion Land Use and Servicing Concept Planning. GOES NO WHERE?
<p>Good blend of Multi Family and Single family close to a school.</p> <p>Like the trails etc, don't think you need a large park as School field will provide good active space for many.</p>
<ul style="list-style-type: none"> -Single family houses with attached garage, driveway and a usable yard. -Kanaka Creek trails and more park space. -Environmental protection of existing wildlife, waterways and forest.
Mix use mor
Green space
Support the Diversity of housing, densifying housing around the proposed commercial node adjacent to the sports park and school site , creating a community with commercial neighbourhood services ie. child care, small restaurant, maybe have a police community office, etc, sports facility and school all within walking distance of the New growth area.
None
Nothing
<ol style="list-style-type: none"> 1) Higher density residential with smaller single-family lots 2) The village commercial next to the school and park site at 248 street and 108 Ave 3) Allowing residential and commercial for a higher density
Commercial areas, diverse residential types, and connection to nature

Who said I liked anything about it? A little presumptuous, wouldn't you agree? Nice try though. Let's see...ability to walk to services, protecting wild life and wild places, not monkey wrenching the water. All good things. I'll give you that.

Nothing

I like that there are some environmental remediations and standards to be imposed, although they are not sufficient.

Multi use pathways. Park use.

I like the parks and sports field, school as a hub, commercial village like concept.

I am not opposed to more housing but believe that higher density housing such as townhouses should not be going into rural areas but should be put in the central areas of Maple Ridge where services are already available. Green, rural areas should be preserved as farmland and acreages. The rural townhouse projects that are going in will only create traffic bottlenecks and more problems.

Commercial nodes, walking options from residences. Environmental focus, living within the trees and environment not just more clear cutting urban sprawl.

I like the attempt to have horse trails but I think it must be acknowledged that any attempt at areas for the community to be active are going to be a poorer version than what is already present. Rather than creatively planning around existing natural assets these trails are just mitigating the impact of losing current greenspace and can't really be celebrated as an innovative approach to the neighbourhood.

I appreciate that an attempt has been made to have a mix of housing styles, below I reference where I think the city has an opportunity to fully explore mixed housing.

That stands of trees have been identified to save. This will provide better stability, run-off control and cooling. I would strongly encourage larger and more stands to be maintained.

Maple Ridge's actual "Albion Area Plan" was introduced and given wide publication when it was first introduced. There was substantial time for this inclusive process, and all of Maple Ridge was invited to, and many did participate, resulting in a profoundly changed vision being adopted after realization of the originally proposed high-density commercial and residential development in a mainly wetland area, was unneeded due to its unsuitability. It is apparent that current staff are taking an entirely different and exclusive approach which avoids and/or minimizes area resident input, or in the case of directly affected adjacent neighbourhoods, even to the point of not sharing even preparatory knowledge.

Broad publication and public input was NOT the approach used for the (6 month old) newly-minted "North East Albion Area Plan" which in reality references an artificial area, really a Developer project-defined set of streets, many of which have already been purchased on speculation of its fast-tracked development by contributing "Consultation Facilitation" parties. Hardly a Municipal "best-practice" particularly when it does not fall within the requirements of the current area plan accepted previously. The role of the Planning Department is not solely to respond to a constant stream of changes to an accepted community model.

Other than a postcard in the mail, there was NO notice besides recent roadside signage...In fact, in attending the public session on June 24th, it was apparent that one set of information was being provided to affected residents, and another to developers.

For residents: "Oh no, this proposed arterial eastern-access corridor to handle greatly increased traffic is just at the initial discussion stage, although this has been what 'the City' has wanted since 2015." In point of fact, the suggested routes go to nowhere east of the development, and would be cutting through peaceful rural acreages, streams and greenways. What was apparent from the June session is that previously provided mapping showing this high-traffic routing had been removed from display provided to us on June 24th, as it clearly showed the intention to be to create a high-volume arterial roadway directly through a greenway/salmon stream area, and quiet trail-crossed horseback-riding routes. This is not acceptable.

For developers it was a different message: "Yes, 112th is to become a main eastern-focussed traffic corridor on that side of the development which will open up the whole area from Grant to 272nd. You will be able to develop the area." And they will have full City license to do so, as "[n]ew 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." This is not acceptable.

The affected neighbours who make this area their home, are walkers, hikers, runners, and horseback riders who make daily use of the quiet country roads and lovely natural setting. It is also one of the few remaining wildlife corridors with bears, cougars and deer accessing the unspoiled creeks and streams from their woodland dens and meadows. It is not acceptable that this Council consider cutting through this area with an arterial route, destroying a peaceful neighbourhood.

- Shopping. We need it so desperately, and the village style (like Newport in Port Moody) is a great idea.
- More parks and trails
- Wildlife and environmental focus!! (Plan properly to keep it green instead of ripping EVERYTHING out!)

I like that you are asking these questions. that housing types are mixed and that some trees are protected
Prioritizing saving environmental green areas, and building multi-use, integrated communities.
Environmentally significant areas are planning to be built on. Tree clusters are planning to be cut down. Too many townhouse zones
Higher density around the park and school site with commercial component next door to the school and park site. Walking distance aspect to parks , commercial and recreational focal points.
None

Q2. Tell us what you think needs more improvement.

Transportation and commuter options
Commercial right next to elementary school is poor idea, down the road towards 112 is better. Too many townhomes/ multi too crowded Estimated 3000 people for this area is ridiculous. The area is not very big, the number of cars in the area will be a concern as we already have traffic issues
less townhomes too many ppl for the area
Too large scale for the neighbourhood Fewer townhomes
the transportation plan through the neighborhood. 112th will not be sufficient if left at 2 lanes, and there seems to be no plan for the bridge over the creek. Along with that, there seems to be no concrete plan for culverts under the roads or for wildlife corridors across 248th
1/Concerned you have too much high density housing planned for the area. 2/Do not like the north commercial node right on 112. that street just too busy now 3/ Increased traffic on 112 (which is already very dangerous in the winter due to curves, narrow, drop offs and low temp areas) will force the city works to increase the use of brine solution during the winter as increased traffic flows wear it off and all of this increased brine will find its way into kanaka creek! But without brine or salt during winter months this road would have to be closed during many periods. Increased traffic flows on 112 I believe is asking for trouble and I would expect many accidents and cars off into the ditch etc.

The upper north east Albion portion. It should have had more townhouses included to allow younger families to get into the area. As demonstrated on the option there were some homes up to the nature walk ways and the a tradition into single family homes.

What type of single family homes? Please provide affordable options that aren't \$1million to purchase

nothing

We think that some of the areas currently labelled as single family should be considered for multi-family/townhouse zoning in order to provide a higher density of homes at an affordable price point

Stop assuming that people sell their land to developers because they won't. The destruction of their neighbourhood leaves them wanting to leave.

- Parking - We are already seeing parking issues with the volume of townhouses going in.
- Wildlife - there will be increasing interfaces and animal deaths with more people/ business and lack of respect.
- I'm not sure how a school can be a hub

My concern is parking, will single family homes have suites? Garages?

greenspace

- more green space + multi use traits
- more area for preservation
- protect the bears in the area

- details on the community park
- larger commercial space.

Not sure apartments would work well in this area currently. However as time moves on and this area develops then the time may come for a small commercial space and some smaller apartments. Like what has happened on 240th and 112th...

Mixed commercial with residential and more parks toddler friendly to older.

Traffic calming and road improvement.

More dynasty

Too high density.

Thought to existing surrounding neighbourhoods that are are being changed by the huge increase in population for developers gain.

Expediate the School and Park development, something that is badly needed to the area given the current population and needs of the children and residents of Maple Ridge. City assist with services to provide incentive for builders to proceed.

The route from 232 to 248 it should be along 124th ave.
Definitely no four lane road please.
The plan is well done
A dog park. Concerns about commercial occupation with hopes we don't consider day care and liquor stores the only targeted commercial tenants. It would be preferable to attract restaurants, pubs or theatres to allow for social gatherings and activities.
Density needs to be minimized. We don't need another tiny town adventure. It is a cozy neighbourhood but a little too dense in many, many opinions. In my opinion, Country Lane is a colossal failure as far as planning and development goes. Parking is seriously lacking and the streets are far too narrow to be considered safe in modern terms. This isn't the 18th century after all. The sidewalks are also far too narrow. Two adults cannot walk side by side. The tiny parks are a bit of a joke. They are only really practical as toddler parks and when equipment broke down, it should have been replaced with the same equipment or better than what was there originally. That has not happened at 243 and 102A.
More green space Less high density housing Traffic control/calming measures
The entire plan is a disappointment and a lacks creative thought around community space, environmental protection, and retention of existing fragile ecosystems. It is a plan for developers - not for residents, our environment, or the future of either. I think there needs to be much more thought given to wild parks and green space. The existing green wildlife corridors and stream protection are not sufficient. I was shocked to hear of possible bike paths and widening/'improving' of 112th near, and through, Kanaka Creek Park. This is vulnerable land and any disruption will be detrimental to the water course and therefore the fish stocks and other parts of this fragile ecosystem.
Widening of 248th. General densification of this rural area should be avoided at all costs. Develop closer to town where there is infrastructure and where you don't have to clear forested areas.
Parks and recreation is not just green space. Would be good to have sports courts like tennis, basketball, or even swimming pool. On the commercial side, it would be nice to have classes for kids like martial arts, art / pottery classes, music school.
The two proposed exit routes to the east from "North East Albion", running through the Palmer Rolph / Grant Avenue area are totally inappropriate. They both would seriously degrade an enclosed rural community and will only move traffic a little further east before returning it to Dewdney Trunk or Lougheed Hwy. The GVRD has a plan to extend the park area at the end of Grant Avenue so a new road should not go through this area.

Do not need 4 lane roads. Roads need to be wide enough for emergency vehicles not racetracks. Ensure adequate parking for all the residences, history has shown public transport will be poorly serviced in the area. Ensure schools and commercial are built and ready for the residential, not arriving 15 years later.

Road plans and housing density.

There is no need for 248 street to be extended when there is already an existing route to 112. High density housing will destroy the natural and rural feel of the area.

My concerns around the plan fall into two categories. One, because this consultation and plan has been sparked by a development application there has been no consideration of how this plan impacts the integrity of Maple Ridge's longterm community planning and it is contingent on people already living in the area to sell their land. There's no consideration that individuals might value their community and where they live enough to stay in their current homes. Two, the plan itself does not adequately address Maple Ridge's needs.

This plan should be considered in relation to longterm goals for the city. What targets are being missed or met by this plan?

If the target is to protect the integrity of Maple Ridge's rural flavour, then this plan should be scrapped and downtown Maple Ridge and West of 230th should be densified. I would encourage this for a number of reasons. Not least of which is walkability and transit accessibility. The current plan assumes everyone has a car to access groceries and a place of work. This will increase congestion, traffic incidents, air quality, and if people work elsewhere they spend less money in the community.

If the target is an integrated, livable neighbourhood. There needs to be increased amenities. Albion scores startlingly low on the child development index. Increased greenspace and less crowded childcare options address this. If this area is developed, current plan does not have enough daycares. I would deeply encourage the municipality to work creatively with the school district to fund early childhood programs and use the new elementary school planned as a community school model rather than just a new elementary school.

If the target is to increase housing for our community, there should be more rigorous mixed housing. Multi-family homes and low rise (4-6) story apartments with below market rental in at least 15% of the units. This is another argument for further densifying downtown.

If the target is to have robust natural assets that will mitigate the impacts of climate change then this plan misses the mark. It is not an adequate policy to replace 2nd generation forests with saplings or bushes. The cooling impact of trees is vital, especially with increased temperatures. Heat waves are killing people in Canada currently, existing green space being preserved amid development is the easiest and cheapest way to prevent this. Grant Hill is a great example of reduced stability and increased run-off from removing all the trees on a property and replacing it with concrete structures. While the houses coming in will have city water, surrounding neighbourhoods rely on aquifers that require water to enter seeping through the earth. Concrete puts these aquifers at risk. The fish bearing streams and Kanaka Creek will be at high risk of deleterious substances in their habitat due to run off. The recently amended Fisheries Act makes this illegal.

The current plan does not address the longterm needs of Maple Ridge and needs to be altered to match targets that meet actual policy goals for the city. A plan with development as the goal does not serve the community. And until Council stops planning in a responsive, reflexive manner anytime a developer applies to shift fundamental structures of our community (ie where waste water/city water reaches), these plans won't meet the actual needs of the community

- i) Stop either version of this “preferred” development fast-tracking: This tiny area within Albion, carefully titled “North East Albion” even though it is not the whole NE sector of this area, where a newly identified portion has been identified by a developer as a profitable project, saw “...[a] development application submitted very late in 2018” extremely quickly and quietly 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.” This plan is driving the changes not responding to them, and these post-election North East Albion Plans are not a response to this community’s current OR changing needs. This extensive work done by City Staff on behalf of a large Developer, with its extremely selective resident review, was done in relative secrecy and included only a tiny portion of the affected population in that sector of Maple Ridge. As identified in published City documents, Council and staff activity did not start until January 2019. It is clear that unlike resident-supported applications in exactly the same street areas, which languished for literally years without Municipal Staff or Council activity (some applications from 2012, some from 2015) this particular application made in very late 2018, was suddenly fast-tracked by Staff/Council in January 2019 . Worse yet, additional development suggestions produced by those profiting most directly from the proposed development are completely insensitive to the natural peace and beauty of the forest areas. This is so extreme that there is now an additionally proposed “North Village Commercial Node ... connected by trails, adjacent to a neighbourhood park and a short walk away from the trailhead to Cliff Falls” of which even initial attendees at previous meetings may not be aware – although that property has now been clear-cut. In other words, “development” of this commercial enterprise has already been started right at the Regional Park’s Cliff Falls trailhead. This is not acceptable.
- ii) It is important that Council ensures resident (and voter) trust is upheld, and Staff and Council provide transparency in an open and standard review process conducted by Staff on behalf of ALL residents, particularly in view of this kind of uneven development application handling by Council/Staff, just as other Municipalities are doing. It would behoove Maple Ridge Council to expand its own definition of Conflict of Interest to include: benefits anticipated and/or received by individuals and/or family members, of those elected to or working within the City of Maple Ridge from proposals received by the Municipality. It is clear that the agenda has been pre-set and is NOT consultation-focussed, as per Board #4 : “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. ” This is a profound change to fast-track unwanted and unneeded high-density developments at the outer-most areas in Maple Ridge, even though there are ample areas within already serviced corridors that currently have existing arterial roads, bus routes, recycling pick-up, etc.) that would better support the same high-density growth.

- Maple Ridge needs more apartments for single and small families.
- Keep the village style shopping but less mom and pop shops and business opportunities for educated people who can work and live in the same city.
- Not keen on where the school is to be located. There will be too many within the same area (SRT, the new one on 104 and now this one) and will create a lot of traffic, despite a thoroughfare. Too many parents will still drive their kids instead of there being a bus service.
- Dog park? Why isn't that proposed?

I think we need to consider what type of community we want to live in. Do we want to have some rural areas or put it all to housing. there is much more infilling we could do with housing close to current services before we start pushing wildlife further and further out.

The idea of 'putting' horse trails in an area that is already rich in horse trails, people trails and animal trails and which is open to anyone in Maple Ridge is a poor attempt to quieten people who might object. In reality few horse riders will use these horse trails as they will now be close to housing. People buying houses in the area will be given the impression they live in close proximity to the countryside when in fact they will not.

This whole process was started as a result of an application to build so it is not a neutral process at all. it would seem that the rural parts of Maple Ridge are seen by some on council as just a way to increase the tax base. It has taken over ten years to even begin the community centre in Albion, long after it was needed by the community and it will be way too small for those living in the new areas. City of Maple Ridge has no control over new bus routes or new schools. Even SD42 can only apply for funding when all other schools in the district are almost full, not just the schools in this area but the whole District of Maple Ridge and Pitt Meadows. So those issues will be with us for a long time in the future

Park and Play space is way too small in the planning. Children need large areas to have adventures and problem solve not just little playgrounds.

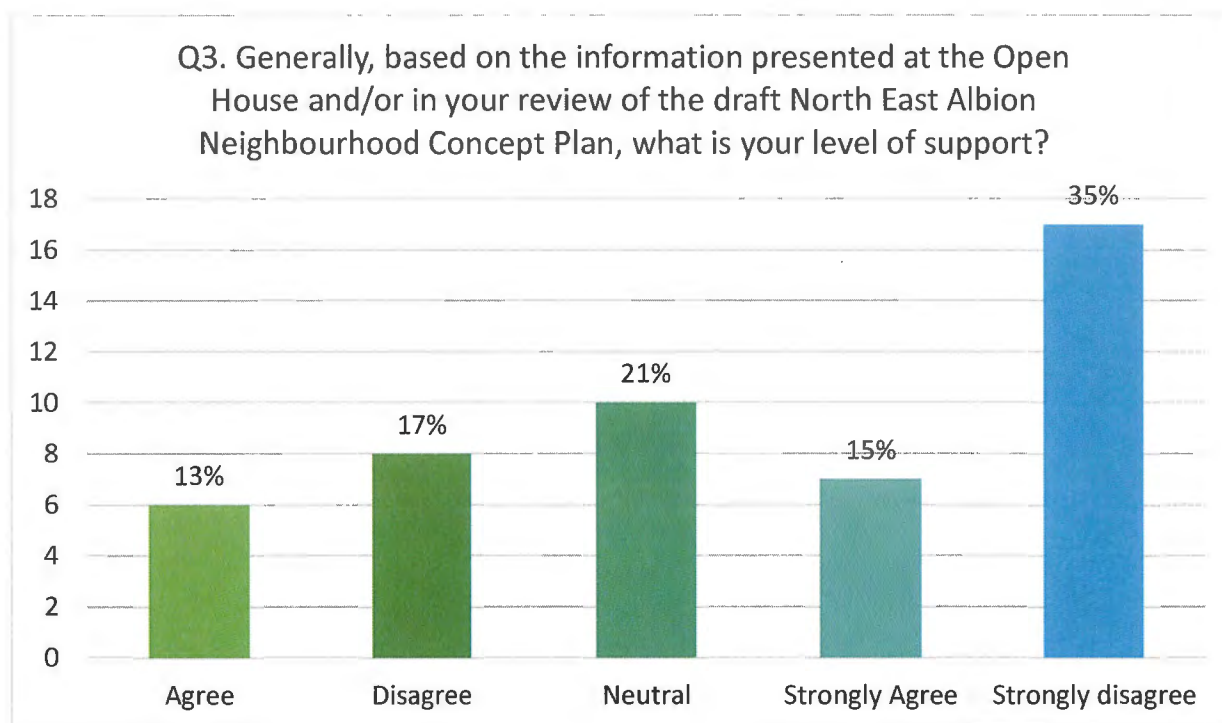
Single family homes are NOT the way of the future! With the impending climate change crisis (which we are already feeling the effects of with flooding and heat waves and forest fires and droughts across the country), and with the housing crisis, how on earth can proposing 62% single family homes be seen as a good idea? This will only benefit the already-wealthy, and will lead to increased car dependence in a time when it is ESSENTIAL to shift our communities away from car-centrality. Maple Ridge has been making great strides densifying and building walkable communities; do not let this neighborhood turn into even more suburban sprawl!

I believe there to be too many townhouse ares. When built they will be built on environmentally significant areas and tree clusters. This should be changed to multi home clusters to accommodate the natural environment. As temperatures rise and rain refuses to fall, townhome dense areas will be heat stricken. If you want to build these homes for the future you need to protect the surrounding areas that are already in place. Paving and planting a tree in front on each townhome will be a laughable effort towards sustainability. Build these homes in a way that accommodates nature so that families will stay long term and be able to reap the health benefits of living in densely green areas.

The city By way of local improvement charges assist in installing services to encourage development .

I do not agree with punching 248 through. There are many family homes / acreages here that would be adversely impacted.

Q3. Generally, based on the information presented at the Open House and/or in your review of the draft North East Albion Neighbourhood Concept Plan, what is your level of support?



Q4. Do you have any other specific comments on the draft North East Albion Neighbourhood Concept Plan?

Kanaka creek road will not be able to carry this increased traffic!
Estimated additional 3000 people crammed into this small area is like Albion but worse as more people will be crammed into townhouses. I can't imagine this many people and the increased number of cars in this small area. It will be extremely crowded with an increase of an already problematic traffic problem with speeding, noise, narrow roads
leave the area quiet instead of crowded
Too large scale for the area
This appears that you guys have done a great deal of homework on this. Along with tons of consultation. The impressive design is in the storm water management strategy trying to build multi use trails along the contours, permeable materials along roads in lieu of storm catch basin. also, the collecting ponds for extreme runoff. I hope that this level of focus on the natural environment stays in the final neighborhood, years from now when this is all built up.

I think the planning department overall has done a nice job and allowing locals who live in this area the chance to be involved in the process is a first class move. Lots of effort has gone into consulting with the public that's clear and it will pay off down the road. Cheers to MR planning!

Needs more density

I think its an innovative plan that is going to have benefits to all stakeholders and future residents at build out

no further comment

We are the family that currently owns the property at 24930 110th avenue. I have spoken with both Chad (parks department) and Amanda (planner) about this proposal in an effort to further understand it.

We purchased this property as a long term investment hold. We had numerous offers for future value and we did not sell. We bought this property knowing that this is zoned for SFD.

Carving some land out for a park essentially lowers the value of our property. We are willing to work with the City but we don't want our property devalued with respect to future value. We are open to a discussion how we could help but at the same time sustain our property's value. For example, a multifamily zoning and a smaller kids park next to the current green space backing on to the current homes there. This is a suggestion and we are open to a dialogue for any other options you may consider that would work better

Additionally, with the number of homes going into the area, a larger retail area would serve the area better so that residents can shop for common items in their neighborhood versus going into town. Additionally, services such as a medical clinic, pharmacy, etc would be invaluable for such a neighborhood. We would be also be open to our property be re-zoned as retail with residential multifamily above. This will not only satisfy the need for more retail but would also provide more affordable housing.

We are open to other suggestions as well that would be both beneficial to the City of Maple Ridge and ourselves as the property owner.

When do we stop development? Mission?

It really depends on how some of the issues are dealt with. Will there be an active wildlife education plan? How does a school become a hub?

Too much pressure on Kanaka Creek.

Concerns on traffic, flow, amenities

- Not in favour of the TH density along the creek. This should be protected area as park.
- Wildlife corridor seems to be forgotten given how little the plan accommodates the resident bear population.

- 1) what period of time is the expected build out?
- 2) when is the school to be built?

There is absolutely zero interest in townhouses, and apartments in North East Albion. The proposed 86 unit development on lockwood is crazy. North East Albion needs to remain medium density.

West of 248 st we should have more dynasty like more row homes duplex and triplex

Too high density with not enough infrastructure or services to support the increased population.

The plan includes the addition of a road connecting the new development through a forest, to grant avenue or Palmer Rolf, which is currently a very quite rural neighbourhood. Then it would go through though a park that has a number of creaks leading to kanaka creek a hugely important salmon eco system, through another quiet rural neighbourhood and finally to 272. There has been no consultation or real thought of anyone in the neighbourhood that will be massively disrupted by the addition of an arterial road. The grant avenue, 260th and Palmer Rolf area has a huge amount of wildlife, bears, coyotes, cougars, and countless birds that will be greatly disturbed by the addition of a road and the traffic that comes with it. Additionally many children currently play in the road, families walk their pets and neighbourhood socialize as it is a very safe quiet dead end street. Also this area is of great importance to the horse community, it connects a number of trails in a safe way, that would be ruined by the addition of a through road where cars will be travelling a greater speeds.

Focus on Commercial node adjacent to the School and Park sites with support for for added density in this area to support such, continue with other various home type uses, single family and or semi detached.

The village commercial ground level retail should allow apartments above

Do not allow wide removal of trees for construction. Rather selective removal only to allow the construction and permanent building occupancy. Leaving selective trees allows us to have the foot hills and mountain community feel.

Encroachments on local creeks and rivers should not be compromised to increase development or developable land.

Road network does not support an additional 3000 people in the area and the vehicles they will be operating.

- The Albion neighbourhood has consistently ranked dead last in the Early Development Indicator (EDI) for children which ranks areas health based on five areas including social development and physical development, and the opportunities for both This plan does nothing to create a community to better serve children. And a single new 'community centre' will not make up for a lack of imagination and people-centred planning.
- If this massive scale of development is allowed to continues it will affect the water of nearby rural areas. These areas are also affected by increased traffic and the need for new roads. It also puts pressure owners on rural landowners to sell even in areas designated rural. Where will it stop? It is unethical and disingenuous to suggest this development exists in a silo and won't do harm to other rural areas, and to fragile ecosystems on Thornhill (Grant Hill) and Kanaka Creek Park. It's time to start taking these issues into account.

See above. Do not like the development and densification of this area. If this is to go ahead it needs more infrastructure. Restaurants, stores, transit, etc. Develop where this already exists.

Ps the map is terrible. You can hardly locate this when referencing against google maps. Poorly done.

Development is better than no development. But traffic needs to be taken into account.

More urban sprawl is not helpful, the major infrastructure through Maple Ridge can not handle the population now. I commute to Vancouver Daily and 50% of my time is taken crawling from Albion to Harris Road, 20 % of my total distance traveled. I am concerned that a 4 lane 148st will connect to Jackson Rd and remove all residential parking on Jackson. I live in a 7 bedroom house and have a single space garage for 3 cars. The lane is already full of neighbors vehicles and street parking out front is essential. If street parking is removed it will be a nightmare.

The park boundary should be respected by matching the distance (15 m) required between development and waterways. So new development should not occur within 15 m of park boundary. This would reduced negative wildlife encounters by increasing the natural corridors and further limit run-off into fish bearing streams.

The idea of having Strata close to the park boundary to increase accountability for respecting the park is a great idea. However, Co-Op housing would provide greater accountability and also address the housing ownership crisis. I would encourage the move to Co-Op in the plan.

This plan includes land within thr 15-25% grade requiring built in stability structures. This should also require less trees to be removed. Use the natural assets. Maintain stand integrity of larger groups of trees in grades over 15%.

Metro Vancouver and DFO need to be actively involved in this decision. A formal, independent, environmental assessment needs to occur for the part of the plan requiring construction over Kanaka Creek.

i) It is also clear that this proposal impacts far more than the newly identified "North East Albion" area. Yet, not all of the impacted residents in these affected areas were notified, until after those profiting directly from the development project completed their various planning stages.

ii) It is also clear that the specific salmon stream-adjacent high density (strata-title) type or development is the preferred City Staff model, as they stated as much within the posted materials, and in discussion admitted that it is easier to deal with a strata council than with individual residents. It is hardly the role of staff to prefer their own convenience in pushing through projects.

iii) It is a fallacy to suggest that high density pedestrian and/or vehicular traffic in a greenway/salmon stream/horseback riding /environmentally sensitive area is a bonus, and that high-density development in this ravine are is the preferred model of current area residents. It is NOT. This higher population density can only result in higher vehicular traffic, higher and more serious wildlife/human interactions, increased danger to pedestrians and horseback riders and horses, increased and irreversible roadside pollution and dumping, and higher potential for direct and irreversible waterway contamination. It is shameful that this ravine and greenway development is being considered on the scale City Staff & developers have produced.

iv) As can be seen by the map, it is being proposed that the whole neighbourhood's environmentally sensitive areas would be obliterated by duplex, triplex, fourplex and cluster townhouse construction - an appalling treatment of the very resources and amenities that make Maple Ridge so unique, which the actual Community Plan already protects.

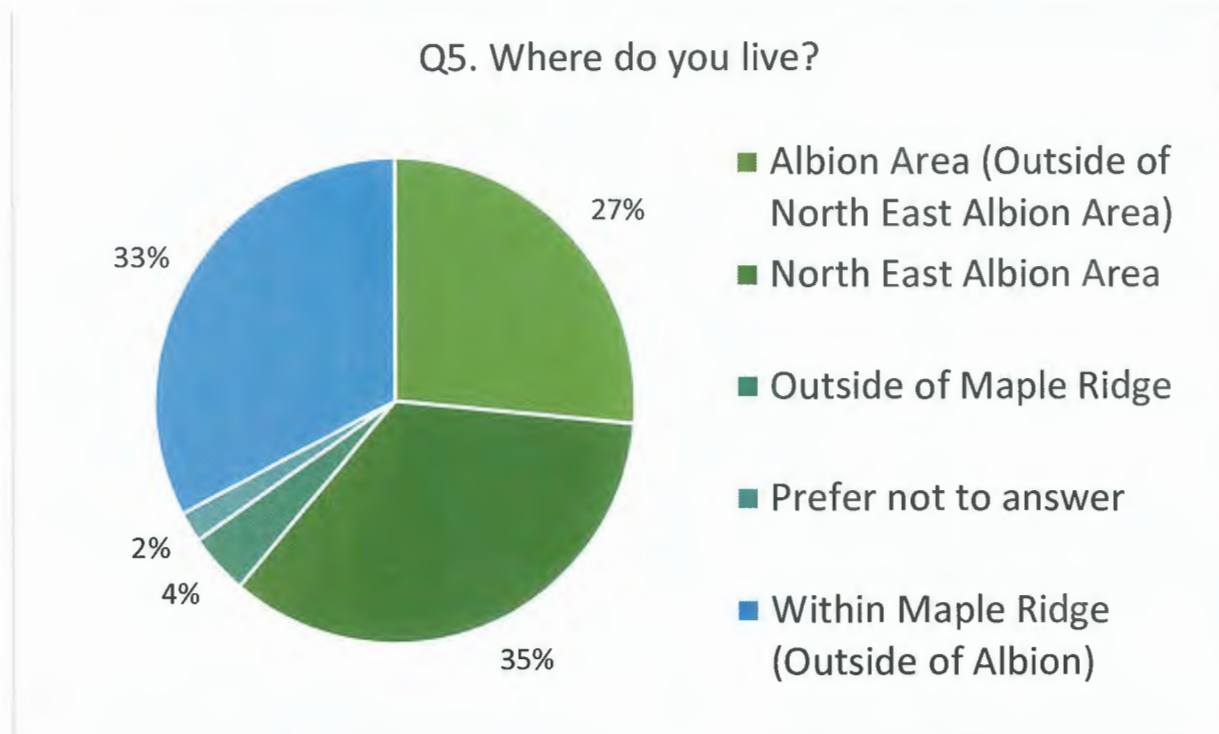
Please consider the housing crisis, environmental protection, and climate change more seriously.

It should not by any means be legal for so many environmentally significant areas to be built upon. Plans such as these do not consider the environment, long term residents of maple ridge who understand the sensitivity and importance of the land, or future tenants and their health. This is an issue of health as well as environmental ethics. Create livable areas that cater to the existing landscape and In turn lower temperatures in suburban areas, increase mental health, clean air, and help with soil and water retention, as well as encourage wildlife habitat. Without these long term considerations residents as well as the environment will suffer in the very near future as we face the climate crisis.

Support commercial neighbourhood amenities to lie adjacent to park and adjoining school site.

I would like to see development slowed and MAJOR infrastructure improved (Lougheed hey, Golden Ears way, Dewdney trunk) before any other development is going ahead.

Q5. Where do you live?



Q6. Please provide any other comments or information you would like us to have. Thank you.

How are secondary school needs going to be met? Two extra elementary schools with one way too small high school SRT?? School planning needs to be apart of this process. Expand SRT as per school district facilities plan/review.

focus on fixing the things that have not yet been fixed, busy traffic, high school space such as srt, etc instead of adding more homes causing the area to become more crowded and schools too full n more traffic

Why do you have to develop the hell out of every corner of this city? Having a bit of beautiful countryside and nature is the reason we moved here now you want to take it all away. There is mind boggling development in every corner of Albion /240th/Jackson road already. Once you fill the new elementary school where do all of these kids go to high school? Better planning needs to happen beforehand not after. The city has no shopping, jobs few amenities, how about meeting those needs first.

Please consider the impacts of sprawl on this neighborhood plan. Your boundary is limited on 2 sides by Metro Vancouver boundaries. the amount of single family homes was a bit disappointing, as we are in the midst of an affordability crisis, and these detached homes may never be affordable. Preserving the natural environment and keeping people out of their cars should be a big part of decision making.

[REDACTED]
This is a follow up of information that I have shared with Mike Pym your environmental planner.

If you look at our property and the natural lay of the land you can see the culvert on the east side of Lockwood hits the highest spot of our property. There is no way a stream would have flowed that way. Where the culvert is situated it is picking up the perimeter ditch of the house across the street as well as what has been diverted up the hill. There is a ditch on the east side of Lockwood that should be picking up that run off but it was left about 2 ft higher than the culvert. It catches the runoff mostly from the perimeter ditch dug for 24930 110th Ave.

I worked with the son of the family that lived on the east side of Lockwood. He father wanted to subdivide his property off the back and the city wasn't interested so he did it himself and that is why the road isn't in the correct location. He placed the culverts to drain any water off his side of Lockwood to the West side(my property). This is why there is a small strip of land that runs down to 112th. The city couldn't put in a ditch on private property so the ditch stopped and was left non functional. The guy that put it in also put in the culverts to make sure that it ran straight off his property and down the hill.

I inadvertently made my own mistake by having the backhoe operator dig a one foot wide drainage channel diagonally through my property to drain what was coming out of the culvert in the rainy season and is now being called a stream by the city. There was no channel when I purchased the property. It was just soft and muddy.

I noticed in the latest open house that 110th Ave is being extended to the east and what was the origin of the surface water between 24990 110 AVE and 11070 LOCKWOOD ST has to be diverted. I would like to be part of that discussion as it directly affects me. I am quite sure that if the water was allowed to flow in its natural direction it would flow towards 112th. The property at 24930 110th Ave also has a ditch on the north side of its property and for some reason that I don't understand they ran a culvert under their neighbours driveway instead of under their own driveway to carry away their drainage. It makes no sense and that is the bulk of the water that flows through my property.

In summary I would like to see the culvert draining on to my property removed and the natural drainage patterns restored.

[REDACTED]
As a resident of North East Albion, we appreciate the tremendous amount of work that has gone into all the consultation meetings, information packages and boards and open houses to involve the public. It may be your job but the effort should be recognized. Real quality process!

bear proof garbage bins are a good idea for residents if Maple Ridge ever goes with city pick up.

Please feel free to contact me at [REDACTED] for any further information you may require.

Please review the need to improve the 3-way stop at 112 + Palmer Rolph - It is a blind intersection North + South with traffic consistently not stopping and driving through. With increased traffic + truck traffic (from 256 St Quarry) to the new development project) this will become an increased traffic hazard. ? need for roundabout. (1)

I will provide them on an ongoing basis.
Thank you (2)

Please consider a roundabout at 112th & Palmer Rolph. This 3 way stop is dangerous - many cars/trucks blow through the stop sign. (4)

This area needs more development (commercial) to sustain the families that live here, but I like that balance of keeping things green and not a major downtown area. The North East Albion plan looks like it will create a nice little community. (5)

The whole area is a big wildlife refuge. Please leave it alone. (6)

Will new services have size potential for future east development? (7)

- TH on S/E corner of Lockwood/ 112 is worse than all other areas
- 112 Ave is deadly now the proposal is to put lots more density on it + the resulting over flow illegal parking on 112 Ave. This will be a disaster. (8)

- I live at [REDACTED] and can attest that what is marked as stream or sensitive is man made and not a natural flow. The current plan shows some diversion of the upstream water flow from the culvert and I would like some input as to how this will be addressed.
- The cities current guestimate of natural flow is incorrect.
- It would have been nice if someone had taken the time to find out (ask the property owner what has occured in the past!) (9)

We do not need a neighborhood pub or liquor store. We do not need any commercial space in North East Albion. We choose to live here to be AWAY from that.

Review west of 248 st

I believe there needs to be more consideration for wildlife corridors and green spaces. Green spaces contribute to community wellness. Increased density (e.g., townhouses) will have negative impacts on our community liveability and wellness. We are rapidly losing our green spaces and ALR lands. Overpopulation seems shortsighted. Crowding people into small homes with minimal outdoor space and long commutes to work will only increase people's dissatisfaction and stress. Research into wellness does not support high density living and lose of green spaces.

Good presentation, reach out to the other partners involved sooner than later, ie, the Province / School District in order to begin the planning of the School and the Recreational park land which lies adjacent.

I have lost faith in the decision making at City Hall. It ended when you decided to shut down Gord Robsons golf course that hosted many youth events then you decided to help A pot grow company choose a site in a very enivoronmentally senisitive area in Whonnock. That is disgusting on so many levels. You are destroying Maple Ridge.

Hope the council approves in a timely manner

Make sure public input is involved during the building or area and developer plans so it meets our needs and expectations.

Developing in flood plains is folly and citizens of Maple Ridge will not be impressed if they are required to buy back flood plain developments in the future. We all know that climate change is upon us, floods will happen much more often, and anyone that buys into a development of this kind is a fool. Let them deal with their mistake. Please don't try to make us all pay for their foolishness or short sightedness. I'm not saying that this applies directly to this proposal, but if it does in any way, please take this advice. If not, it is at the political peril of those that approve such foolish endeavours.

- I want an end to the idea of extending 112th/Bosonworth through to 260th Street (or any other eastward arterial route) with an eye to extending this potential arterial route past the fragile Kanaka Creek to Whonnock. I am not alone. DFO has already said No. The neighbourhood is an important, unique piece clearly designated as rural Maple Ridge. It must stay that way. The pressure on this area has to stop. The trees, animals, land and water - and the people who live there - are as important as any developer's bottom line. Go South if you must continue the insatiable need to spread out instead of infilling urban Maple Ridge and protecting your 'rural' brand.

North East Albion is a small development zone. I think Maple Ridge has grown enough that some where in Maple Ridge (probably East) we need a something bigger like a larger community hub with recreation centre, Costco, a bit more the like Port Coquitlam area with Costco and Walmart just over the Pitt River Bridge.

Please fix the intersection of Jackson / 104 Ave before alloying any more building. It is dangerous.

It is extremely concerning and disappointing to see only at the end of the open houses that 248 street may one day be a four-lane road. Right now 248 street is a quiet rural street in front of our residences which is why many of us live choose to live here.

There are currently no other four-lane roads in Albion and I don't understand how putting a four-lane road in the northeast section would make any sense even in the future. This would only add to the destruction of the environment and personality of the area. Additionally, it would raise serious safety concerns.

Considering our era of safety and environmentalism, I'm shocked that the city of Maple Ridge would consider a large road in an environment such as this. One would think that focusing on better transit options would have been a wiser choice.

I urge the city to revisit this road plan and reconsult the community because this was never brought up during the consultation meetings/open houses I attended. I attended all but the last meeting. It wasn't until the last email I received when this road plan was revealed by means of a very small and obscure drawing which showed 4 vehicles between some trees.

6. The Albion Area Plan has already been accepted and depended upon by Maple Ridge residents and should be followed, rather than expending time and monies of City Staff working to change it to a Developer's benefit and against residents' concern. Please learn the lessons for which other Municipalities have already paid to their regret: Celebrate the unique wilderness and green zones that cannot be replaced, and make high-density development centrally located surrounding the existing services and transportation hubs within the core centre of the City of Maple Ridge. Otherwise, you are knowingly producing more vehicular traffic-dependent neighbourhoods that will exponentially decrease Maple Ridge's quality of our air, ground and water.

I am not part of the current expansion, which I absolutely hate going to albion area. Connecting roads through forested lands I think this will have a huge affect on wildlife. Albion is Wayyy too crowded. I like my rural living which is why I bought where I did. The Grant hill expansion puts our water at risk, and the Kanaka creek. If our neighbour didn't find out about this plan we would never have know . I think a better public awareness should happen. The maple ridge city website is hard to navigate to find this info out. A round about at Palmer Ralph is dangerous. amd I think a lot of the plan is contingent on current rural land owners to sell - I think that's kinda bullying. Let's develope to this point - everyone will sell because they don't want to live in this area now that it's super crowded and then we can develope further! Ya, not cool.



NORTH EAST ALBION OPEN HOUSE

Shaping the Future of North East Albion

Hi Neighbour!

We wanted to make sure you know about the last open house meeting for the nearby development the city is calling "ThornVale, North East Albion" just to the west of us.

Changes to our neighbourhood are included as potential options to handle the increased density of multi-family developments and create arterial traffic routes – despite our community not being in North East Albion and without any consultation with us.

Option One extends Bosonworth Road to 260th. Option Two includes a round-about at 260th and 112th, and also at Palmer Rolf and 256th. Both options include putting a road through the end of Grant Avenue to 108th Ave.

Please consider attending the Monday, June 24 meeting/open house. Please also consider contacting council members, the city's planning department, and the consultants to share your views. Links and contacts are on the following page.

Thanks for taking the time to check out this meeting and proposal.



LIVE



PLAY



GROW

SHAPING THE FUTURE OF NORTH EAST ALBION

The City of Maple Ridge has a planning vision underway that is looking to help us all to live, work, play, and grow into the North East Albion area over next 10 years. Using the community input and stakeholder feedback along with the outcomes of the 2018 census, studies have informed the evolution of a draft neighbourhood concept plan for North East Albion.

Please join us on Monday, June 24th to learn more about the draft neighbourhood concept plan for North East Albion.

North East Albion Open House

Monday, June 24th, 2019 from 5:30 - 8:30 p.m.

at
Samuel Robertson Technical Secondary School
10445 24th Street, Maple Ridge, BC

Your input through the Open House will help inform the City's vision and implementation of the draft neighbourhood concept plan.

For more information, please visit our website at
www.mapleridge.ca/2214
or email
northeastalbion@mapleridge.ca

Connect with us

@YourMapleRidge
#LivePlayGrowNEAlbion



 **MAPLE RIDGE**
BRITISH COLUMBIA

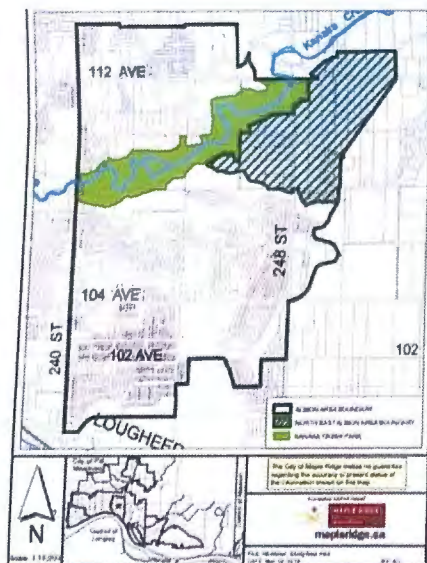
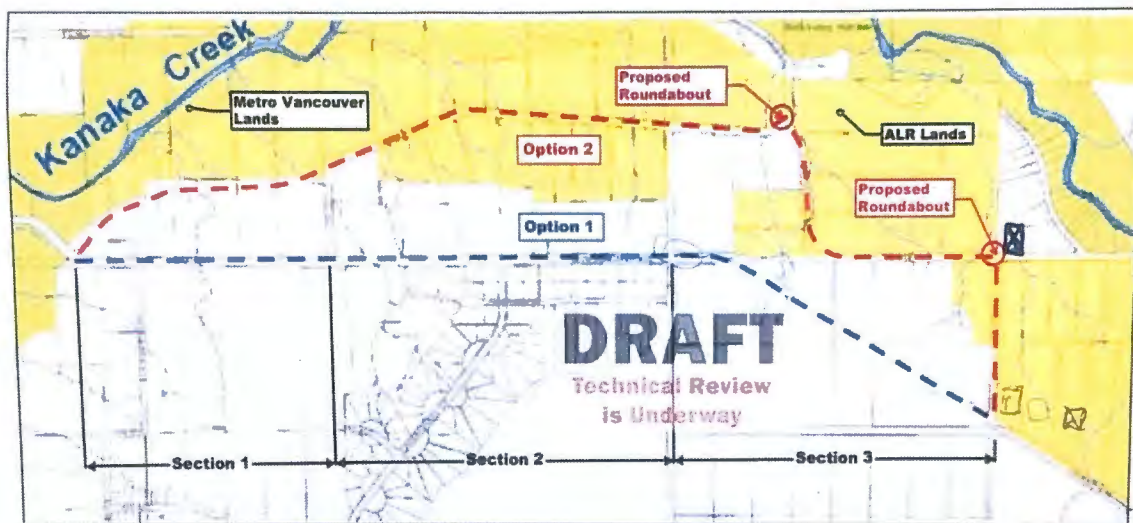
EXPLORING POTENTIAL ROAD ALIGNMENTS TO IMPROVE CIRCULATION IN NORTH EAST ALBION

As part of the North East Albion Land Use and Servicing Analysis, the arterial road connection along 112 Ave east to Grant Avenue is being reviewed.

This east-west connection is highlighted in the Maple Ridge Strategic Transportation Plan and the Maple Ridge Official Community Plan but the exact alignment is not confirmed.

Both alignments have unique challenges with regard to:

- Environmental Impacts
- Operation and Maintenance implications over the life cycle of the roadway
- Transportation Function
- Land Acquisition
- Construction Cost



The plan:

<https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>

Council members:

mayorandcouncil@mapleridge.ca
mmorden@mapleridge.ca
kduncan@mapleridge.ca
cmeadus@mapleridge.ca
jdueck@mapleridge.ca
ayousef@mapleridge.ca
mmorden@mapleridge.ca
grobson@mapleridge.ca
rsvendsen@mapleridge.ca

Information & Feedback Link:

www.mapleridge.ca/2214

Appendix C(7) - Additional Correspondence

#1

From: [REDACTED]
Sent: July 9, 2019 9:14 AM
To: Mayor Council and CAO Users List <MayorCouncilAndCaol@mapleridge.ca>
Subject: "North East Albion" development and associated transportation routes.

To: The Mayor, City Council and Planning Staff

I recently learned that the City of Maple Ridge is involved in planning the development of something called "North East Albion", when I received a postcard invitation to an open house at Samuel Robertson School held on June 24. In discussing the invitation with neighbors I was shown a city-produced planning map showing two possible new east-west transportation routes that would provide an eastern exit for "North East Albion" and that would run through the area of Palmer Rolph Street, 112 Avenue and Grant Avenue. This map did not appear to be available at the June 24 open house.

I am writing to Maple Ridge City Council and staff to express my complete opposition to both of these routes.

The area east of Palmer Rolph Street, including 112 Avenue, 260 Street, 261 Street and Grant Avenue make up a distinct rural neighborhood. The rural acreages in this area act as a greenbelt that connects Kanaka Creek Park and the forests of Grants Hill and create a very active wildlife corridor. This area is also frequently enjoyed by hikers, cyclists and horse riders. The quiet, rural atmosphere of this area would be dramatically degraded if this area was made part of a transportation corridor.

It appears to me that many of the rural, green areas of Maple Ridge are being paved over for townhouse developments. To me, it would make more sense to focus higher density housing in the more central areas of Maple Ridge where transportation, shopping, entertainment and other services are located.

If Maple Ridge requires more east - west transportation routes, would it not make more sense to improve Dewdney Trunk Road and Lougheed Highway? Any new route through the Palmer Rolph - Grant Avenue area would only move traffic a small distance east before returning it north or south to one of these existing, high traffic routes.

[REDACTED]
Maple Ridge

[REDACTED].com



July 9, 2019

To: northeastalbion@mapleridge.ca

Re: North East Albion Concept Plan

To whom it may concern,

We are happy to give you below our feedback with regard to the Concept Plan for North East Albion, as presented at the Open House on June 24.

Trail network

Our Maple Ridge/Pitt Meadows HUB Cycling Committee is pleased to see an all ages all abilities multi-use trail network throughout the neighbourhood as part of the plan for North East Albion. We appreciate that the lay-out of the trail network has been done with some consideration of the topography of the land in order to avoid any unnecessary steep grades.

Bike lanes:

We support east-west bike lanes along 112 Ave. As indicated on display board #13, bike lanes are also planned along 248 Street (new arterial) :

Bike Lanes, Multi-Use Paths and Trails

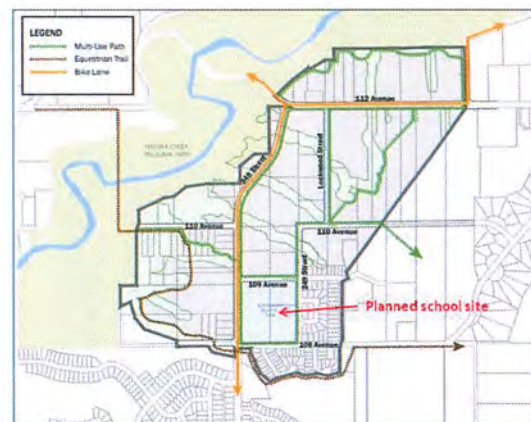


Image: Multi-modal loops and connections

112 Ave.

According to the street cross sections on the same display board, 112 Ave. will be constructed with bike lanes of 1.5 m, on both sides, and a buffer of 0.5 m.

North-south designated bike route

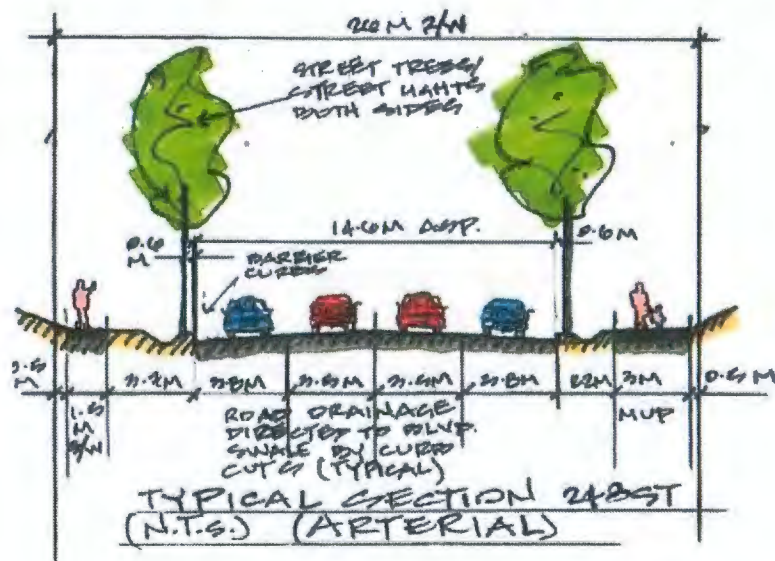
According to the 2014 Transportation Plan, the north-south designated bike route (planned shoulders) follows 108 Ave., 249 Street, 110 Ave. and Lockwood Street. We agree that 248 Street, once put through to 112 Ave., looks like a more logical and smooth continuation of the bike route:



However, according to the contour lines on Ridgeview mapping it appears that from a grade perspective, the existing designated bike route is likely more favourable:



The north-south bike route as planned along 248 Street appears to have no bike lanes according to the street cross section on display board #13, but 3.8 meter has been reserved on both sides of the street for street parking:



We would appreciate to receive assurances that, along the north-south bike route that will ultimately be selected, uni-directional bike lanes -on both sides of the street - will indeed be part of the design.

With the provision of parking protected, buffered bike lanes along 248 Street, the width of both

car- and parking lanes could be reduced, which will help to reduce car speeds. According to [NACTO's Urban Street Design Guide](#), : *"For designated truck or transit routes, one travel lane of 11 feet [3.35m] may be used in each direction."* and *"Parking lane widths of 7–9 feet [2.1-2.7 m] are generally recommended."*

If 249 St./Lockwood St. continues to be the bike route as designated in the 2014 Transportation Plan, space will need to be provided for buffered, protected bike lanes.

Further south, the bike lanes should continue along 248 Street and Jackson Road down to the roundabout at 102 Street, in order to ensure continuity and connectivity.

Physical separation of bike lanes

Rather than providing merely a painted buffer between the bike lanes and the car lanes, we would suggest to also provide some sort of physical separation.

Physically separated bike lanes are considered an all ages and abilities bicycle facility, as they increase the comfort of users by providing a clear physical separation between people cycling and motor vehicles. This increased comfort can play a significant role in increasing bicycle use, particularly among less experienced bicycle users and among women, children, and seniors.

Where separated, all ages all abilities bike lanes are provided, the width of the 3 meter off-road pathways can be reduced as they can serve as pedestrian-only pathways.

Another important reason for using physical separation, is to prevent drivers from using the bike lanes for parking. This can be expected to be especially problematic in the area of the planned school.

For recommended width of bike lane and buffer, types of separation and other considerations, please consult the newly released [British Columbia Active Transportation Design Guide](#) (see D.3 Protected Bicycle Lanes).

A type of separation commonly used in our municipality is the flexible delineator post. These are a low cost option. Another advantage is that they take up little space and can be placed close to the edge of the buffer closest to the car lane, thus increasing the usable width of the bike lane to allow passing, without requiring extra space to be reserved for the bike lane.

We would like to point out that protected bike lanes are best provided along streets with relatively few driveways and side streets. Therefore, motor vehicle access to homes in subdivisions along the designated bike route should be from back lanes only.

112 Ave. dip at Kanaka Creek crossing

This section of roadway has always been very challenging to navigate for people on bikes due to the very steep grade as well as the narrow width of the roadway. We understand that due to environmental considerations any changes made to the design would likely still result in a very challenging and probably increasingly dangerous route for people on bikes due to expected

increase in traffic volumes.

We would therefore like to request the city to work with Metro Vancouver Parks to explore a solution to enable easier and safer east-west travel along this section, or in the vicinity of 112th Ave.

With kind regards,

Ivan Chow
co-chair
HUB Cycling
Maple Ridge/Pitt Meadows Committee

JC/IC/IM/JW/BB/JL/DW

HUB Cycling is a charitable not for profit organization that has spent over 20 years removing barriers to cycling in Metro Vancouver, while cultivating the health, environmental, and economic benefits that active transportation can bring. HUB has educated thousands of people, motivated thousands more, and championed improvements that #UnGapTheMap to create a connected cycling network. HUB Cycling's mission is to get more people cycling more often. HUB Cycling have close to 3,000 members and more than 40,000 direct supporters. HUB Cycling has 11 volunteer committees across Metro Vancouver that encourages cycling for all ages and abilities (AAA) in municipalities across Metro Vancouver. For more information, visit bikehub.ca.

#3

From: [REDACTED]
Sent: July 11, 2019 1:23 PM
To: North East Albion Project
cc: Amanda Grochowich
Subject: Re: North East Albion Open House Follow-up

Thank you for the information April.

It is extremely concerning and disappointing to hear that a four-lane road may be a possibility on what is right now a quiet rural street in front of our residences.

There are currently no other four-lane roads in Albion and I don't understand how putting a four-lane road in the northeast section would make any sense even in the future. This would only add to the destruction of the environment and personality of our area. Additionally, it would raise serious safety concerns.

Considering our era of safety and environmentalism, I'm shocked that the city of Maple Ridge would consider a large road in an environment such as this.

I urge the city to revisit this road plan and reconsult the community because this was never brought up during the consultation meetings. I attended all but the last meeting. It wasn't until the last email I received when this road plan was revealed.

Please forward this email to whomever this matter concerns and also please acknowledge the receipt of this email request.

Sincerely
[REDACTED]