



## 10.2 ALBION AREA PLAN



## 10.2 ALBION AREA PLAN 7698-2021

The following policies are adopted to guide development within the Albion urban area.

A land use designation describes an area of land within which a specific set of policies are intended to achieve orderly growth and development within the community.

### 10.2.1 LAND USE DESIGNATIONS

#### A. RESIDENTIAL DESIGNATIONS

The following residential land use designations are identified for the **Albion Area Plan** (Schedule 1), outside of the North East Albion area:

1. **Low Density Residential** corresponds with single family detached residential development at a low density urban standard with lot sizes at 2000 m<sup>2</sup> (half acre).
2. **Low-Medium Density Residential** corresponds with single detached or duplex housing with lot sizes ranging from 891 m<sup>2</sup> (9590 ft<sup>2</sup>) to 557 m<sup>2</sup> (5996 ft<sup>2</sup>).
  - a) notwithstanding the above, a minimum parcel area of “371m<sup>2</sup> (3993 ft<sup>2</sup>)” is only permitted for the properties located at Lot A Section 15 Township 12 New Westminster District Plan 22387 and Lot 1 Section 15 Township 12 New Westminster District Plan 7709.
3. **Medium Density Residential** allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units.

The following residential land use designations are identified for the **North East Albion Area** (Schedule 2):

1. **Single Family** allows detached dwellings on a range of lot sizes. The intent of the designation is to help protect the rural edge by sensitively locating larger lot sizes adjacent to the eastern Plan boundary while permitting smaller lot sizes closer to the community nodes. This designation also allows secondary suites and/or detached garden suites, where zoning permits.
2. **X-Plex (Duplex, Triplex, Fourplex)** is a residential use where dwelling units are joined by a common party wall and may take the form of a duplex, triplex, or fourplex.
3. **Cluster Residential** land use is located within areas that are environmentally sensitive and where some development may be accommodated through integrated site design that considers the natural features and topography of the area. The designation permits clustered forms of ground-oriented multi-family units, including townhouse, courtyard and fourplex units that minimizes impacts to the land and environment.
4. **Townhouse** permits multi-family housing forms. This designation is in areas with access to major corridors, commercial areas, as well as public amenities. While intended for Townhouse form, there may be circumstances where smaller single family residential forms may be incorporated onto a townhouse site, with the focus on minimizing the development footprints on the land.

Notwithstanding the above, higher densities may be supportable in compliance with the Community Amenity Program regulations prescribed in the Zoning Bylaw.

## **B. ALBION VILLAGE COMMERCIAL DESIGNATION**

This designation is intended to provide for convenience shopping and personal services to residents of surrounding neighbourhoods in a compact village form.

## **C. PARK DESIGNATION**

This designation identifies the location of existing or future municipal or Regional park sites.

## **D. CONSERVATION DESIGNATION**

This designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geologic sensitivity.

## **E. INSTITUTIONAL DESIGNATION**

This designation identifies lands for present or future use as civic or public use and includes school and/or park sites.

The corresponding zones for these designations are outlined in Section 10.2.6 Zoning Matrix.

### **BACKGROUND**

The Albion Area Plan strives to balance new residential development, the protection of environmentally sensitive areas, and the provision of a range of housing styles to meet diverse housing needs.

## **10.2.2 ALBION AREA RESIDENTIAL DEVELOPMENT**

### **General Development Policies**

- 10 – 4** Development applications seeking a land use designation change through an Official Community Plan amendment, to allow an increase in density, will be submitted with an analysis of the existing downstream system to a limit determined by the City. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.
- 10 – 5** The sequence of development is to proceed in the most efficient manner, with capital costs and ongoing servicing costs to be minimized. To achieve this, lot consolidation may be required.

**10 – 6** Land assembly or lot consolidation proposed in conjunction with development or redevelopment should meet the following conditions:

A) That any residual lots or remaining land parcels are left in a configuration and lot area which are suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcel and would be able to comply with the applicable Land Use Designation(s) and Policies of this Plan;

B) The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designation and Policies of this Plan;

C) Residual abutting lots or land parcels are not to become isolated or left in a condition which is unsuitable for redevelopment or unsuitable for the maintenance of the existing land use; and

D) The land assembly proposal will incorporate adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with abutting existing land uses.

### **General Multi-Family Housing Development Policies**

**10 – 7** The siting, form, character and massing of multi-family residential development and areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single family residential developments.

**10 – 8** Multi-family housing should be provided with appropriate amenities to enhance the character of development.

**10 – 9** The siting of development and construction techniques employed should avoid impacts to watercourses, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.

**10 – 10** Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.

**10 – 11** Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan. Multi-Family, Ground-Oriented Residential Infill and Intensive Residential Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Area Guidelines.





## 10.2.3 COMMUNITY AMENITY PROGRAM AND DENSITY BONUS FRAMEWORK

### BACKGROUND

The Community Amenity Program is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities.

The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified within the Albion Zoning Matrix, see Section 10.2.6. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Albion Area Plan.

### OBJECTIVE

To support increases in density as a means of providing additional amenities in the Albion Area Plan.

### POLICIES

- 10 – 12** The city-wide Community Amenity Program established in Section 2.1.2 Compact and Unique Community will apply to the entire Albion Area Plan.
- 10 – 13** A Density Bonus option will be permitted on lands designated Low Density Residential, Low-Medium Density Residential and Medium Density Residential in the Albion Area Plan, as well as on the lands designated Single Family, Cluster Residential, Townhouse and Village Commercial in the North East Albion Area Plan.
- 10 – 14** Where the density bonus option is utilized in a single-family subdivision, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all lots that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.
- 10 – 15** Where the density bonus option is utilized in a multi-family development, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all dwelling units that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.
- 10 – 16** Where the density bonus option is utilized in a mixed-use commercial development, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all dwelling units that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in the Official Community Plan Section 2.1.2 Compact and Unique Community.
- 10 – 17** Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.
- 10 – 18** A Density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.

## 10.2.4 NORTH EAST ALBION AREA DEVELOPMENT

### North East Albion Area

The North East Albion Area is bound by the Kanaka Creek Regional Park to the north, existing Albion Area residential developments and conservation areas to the southwest, including the Kanaka Creek Regional Park, and rural residential developments to the east. The North East Albion Area boundary and Land Use Designations are shown on Schedule 2 of this Plan.

The North East Albion Area Plan emphasizes the development of a complete community by integrating environmental stewardship, the protection of natural resources and the preservation of ecosystems, while balancing the social and economic objectives of the community.

The North East Albion Area Plan sets out residential pockets nestled between existing watercourses and linked by a network of pathways and trails. A multi-modal network links neighbourhood amenities, such as parks, an elementary school, and shopping nodes within the community and to the larger Albion Area and Kanaka Creek Regional Park.

The North East Albion Area Plan focuses multi-family development around commercial and amenity nodes; offering residents gathering spaces and commercial opportunities, and bringing to life one of the City's growth neighbourhoods. It is intended that the Area Plan policies facilitate the creation of an inclusive and sustainable community with equal opportunities for people of all ages, cultures, lifestyles, and abilities.

Development in the North East Albion Area is to be reflective of the consultation with area residents and other stakeholders and should align with the principles and intent laid out in this Plan.

## POLICIES

**10 – 19** Development in the North East Albion Area will be subject to the North East Albion Servicing Strategy Policy as well as other relevant City documents policies and regulations.

### Environment

**10 – 20** Maple Ridge will continue to apply regulations for the protection of watercourses and steep slopes in North East Albion (Figure 1) in order to enhance and maintain environmental health integrity.

**10 – 21** Development in the North East Albion Area is to be conducted in such a manner as to mitigate impact on the environment by increasing connections for wildlife, preserving existing hydrological processes, protecting fish and fish habitat, minimizing the potential for stream erosion, preventing surface flooding, and ensuring major storm conveyance systems are capable of conveying significant flows and minimize damage to life and properties under extreme storm conditions.

**10 – 22** Maple Ridge will encourage the retention of significant tree stands that are not already protected through existing legislation, bylaws, or policies, through thoughtful site design.

- 10 – 23** For sites identified on North East Albion Schedule 2, additional floorspace or a reduction in permissible lot size may be supported if environmentally sensitive areas are protected and permanently preserved beyond what is required through the land dedication process.
- 10 – 24** Maple Ridge recognizes that Kanaka Creek Regional Park provides valuable habitat for wildlife and movement corridors, and as such, supports preserving existing movement corridors along Kanaka Creek and Grant Hill. Enhancement of landscaping and stormwater management features is also encouraged with the aim of supporting wildlife conservation and resident safety.
- 10 – 25** Maple Ridge will connect the North of 112 Avenue precinct, including the trailhead to Kanaka Creek Regional Park, to the co-located school and park site in the south via a ‘Spine Trail’, that will serve as an important stormwater feature and protect and celebrate the water resources of the area (Figure 2).
- 10—26** Envisioned as a key feature of the North East Area Plan, a series of connected ponds will be woven into the Spine Trail system (Figure 3).
- 10 – 27** Maple Ridge will integrate a Northern Greenway trail, which will include similar features as the Spine Trail (Figure 3), along Kanaka Creek Regional Park at the north end of the North East Albion Plan Area.
- 10 – 28** Maple Ridge will establish a buffer (Figure 2) between the Kanaka Creek Regional Park and future areas of residential development to protect and improve wildlife passage and resident safety in and around the North East Albion Area.
- 10 – 29** Maple Ridge encourages strata developments adjacent to regional park land to ensure better stewardship of the environmental buffer.
- 10 – 30** The North East Albion Area Plan outlines a vision and strategy for sustainable water stewardship practices. As such, development is to:
- A) Maximize groundwater protection and water conservation efforts;
  - B) Incorporate stormwater management best practices, including the integration of visible stormwater management features, into the site design; and
  - C) Require a geotechnical investigation, including a ground-water impact assessment and subsequent impact mitigation measures, in order to protect Kanaka Creek and drinking water resources.

## **Servicing**

- 10 – 31** Maple Ridge will encourage the integration of aesthetically pleasing designs with appropriate siting, building form, landscaping and screening into the civic infrastructure necessary for the build-out of the North East Albion Area, such as the proposed pump station on 112th Street.
- 10 – 32** Development in the North East Albion Area will be subject to the outcomes of the water analysis, conducted for the development of the North East Albion Servicing Strategy, as well as other relevant City documents.
- 10 – 33** Development in the North East Albion Area will be subject to the proposed transportation network identified in Figure 4 & 5 as well as the City’s Strategic Transportation Plan, as amended from time to time.

## **Mobility**

- 10 – 34** Maple Ridge will ensure that the design of new development aligns with the City’s requirements for creating a safe, integrated, multi-modal transportation system.
- 10 – 35** The North East Albion Area Plan sets out an integrated active transportation network (Figure 6) which includes proposed bike lanes, trails and a multi-use pathway.
- 10 – 36** North East Albion is identified in the City’s Strategic Transportation Plan as an area intended for improved sidewalk connectivity. It is anticipated that future sidewalk construction and streetscape improvements, including street lighting, will be provided through the development process.
- 10 – 37** The North East Albion Area Plan sets out an equestrian trail (Figure 6) that connects riders from the existing Kanaka Creek Crossing to Grant Hill. This trail will help to create a buffer between environmentally sensitive areas and future development.
- 10 – 38** North East Albion is identified as an area that is not well served by transit. It is anticipated that long-term transit services will continue to be provided via Community Shuttle transit services, and that Maple Ridge will continue to support the development of an efficient transit system through the North East Albion Area.

## **Parks and Community Amenities**

- 10 – 39** The North East Albion Area Plan identifies the co-location of a park and elementary school with a sports field, playground, and pathways to meet the needs of the growing community (Figure 2).
- 10 – 40** The North East Albion Area Plan proposes additional neighbourhood park space to the co-located park and elementary school, as neighbourhood parks are important components of complete, liveable communities, and will include amenities such as playgrounds, sports courts, dog off leash areas, splash pads, open areas, seating areas and looping pathways. The specific park amenities will be determined through a park design and engagement process with future residents.
- 10 – 41** The North East Albion Area Plan stipulates that all residents will have access to a park within a 5-minute walk.
- 10 – 42** North East Albion Area park amenities will include spaces for dogs, such as a dog-off leash park.
- 10 – 43** The North East Albion Area Plan sets out a network of trails and multi-use pathways to link the residential areas with the community amenities. These trails and pathways will act as a greenway and buffer to the sensitive environmental areas while creating an attractive public realm for residents (Figure 2).
- 10 – 44** Maple Ridge will encourage the inclusion of Public Art into residential and community amenities.

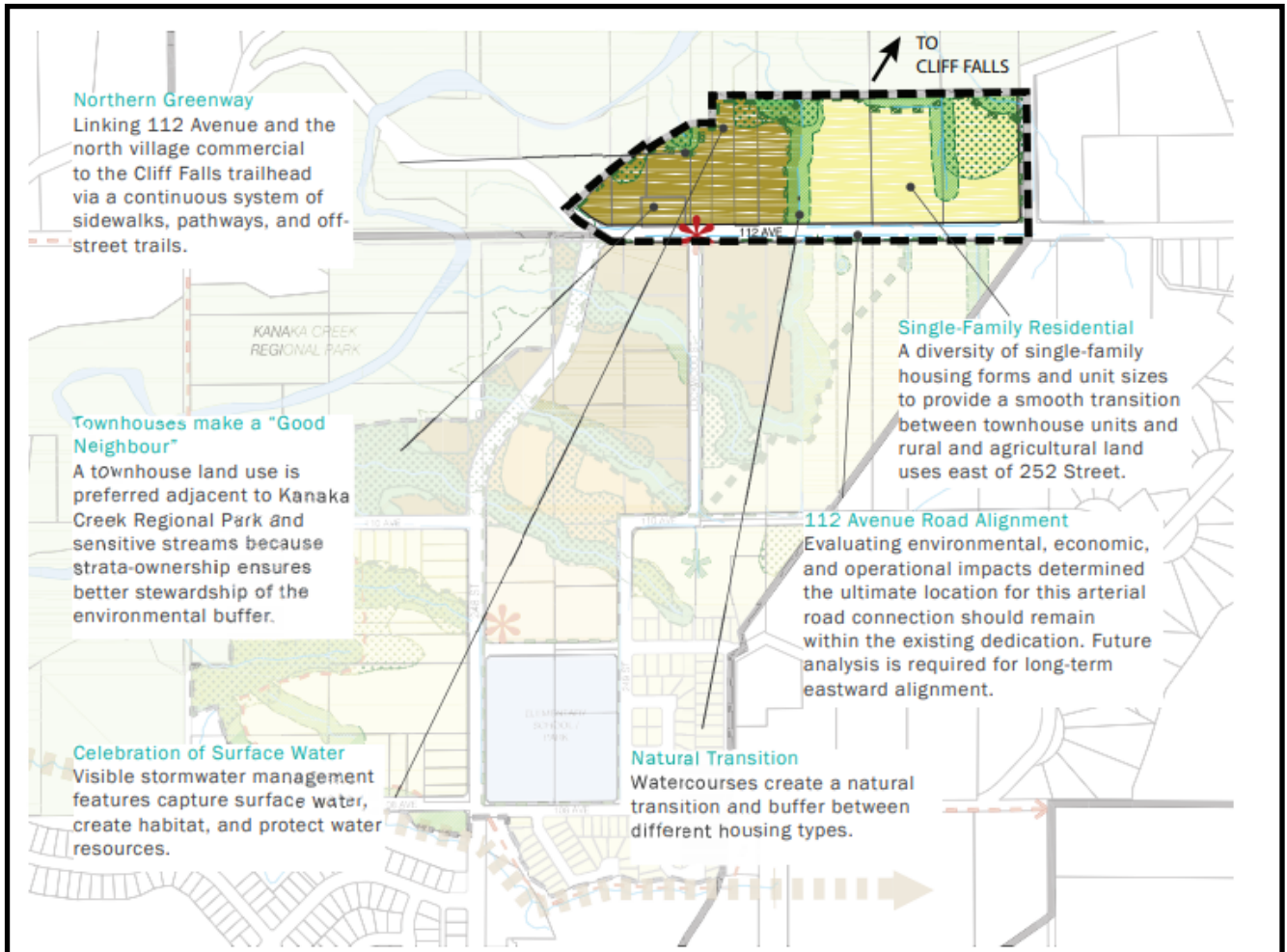


## Residential Development

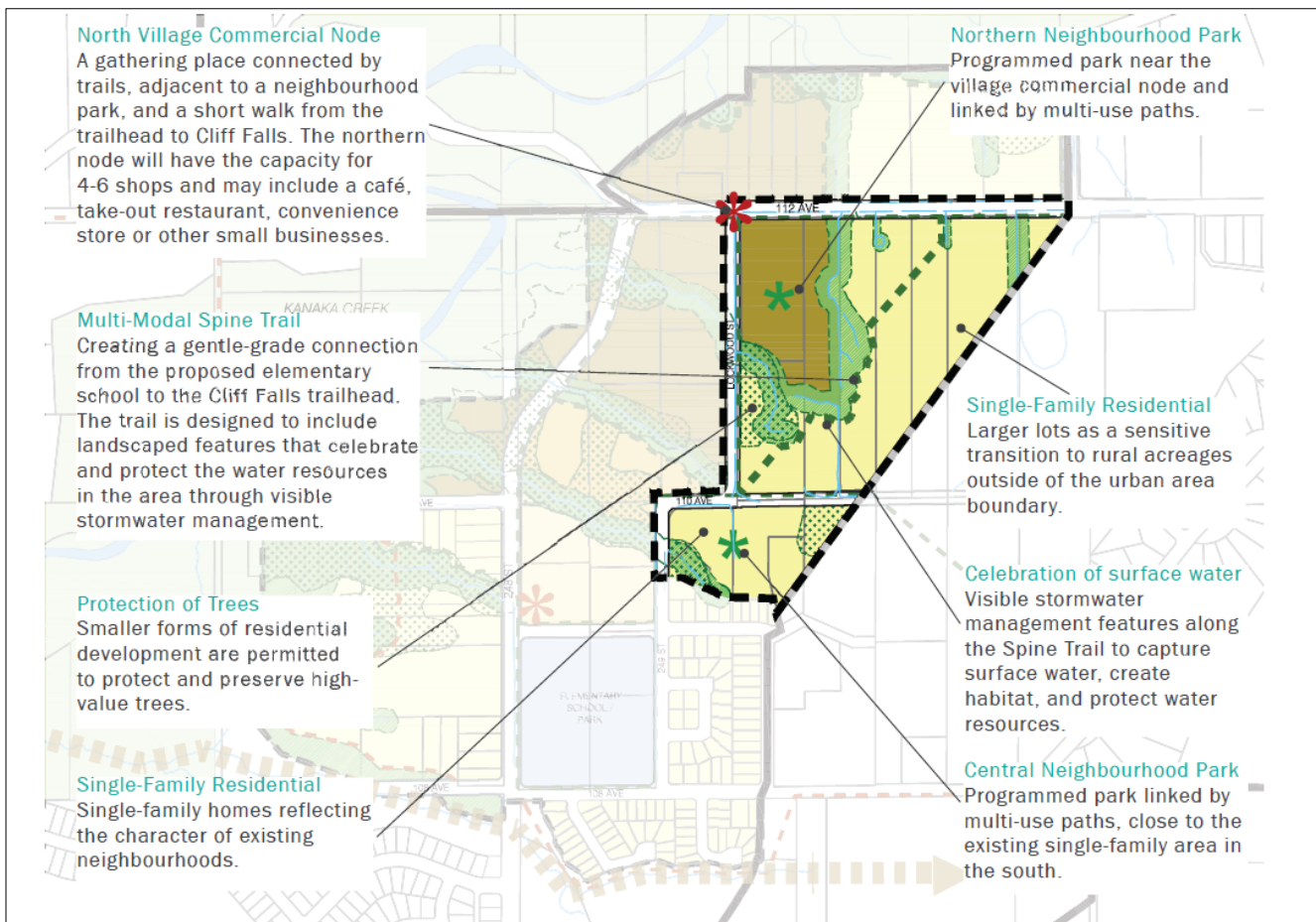
10 – 45 The North East Albion Area is broken up into the following neighbourhood precincts:

- A) North of 112 Avenue
- B) East of Lockwood Street
- C) Between 248 Street and Lockwood Street
- D) West of 248 Street

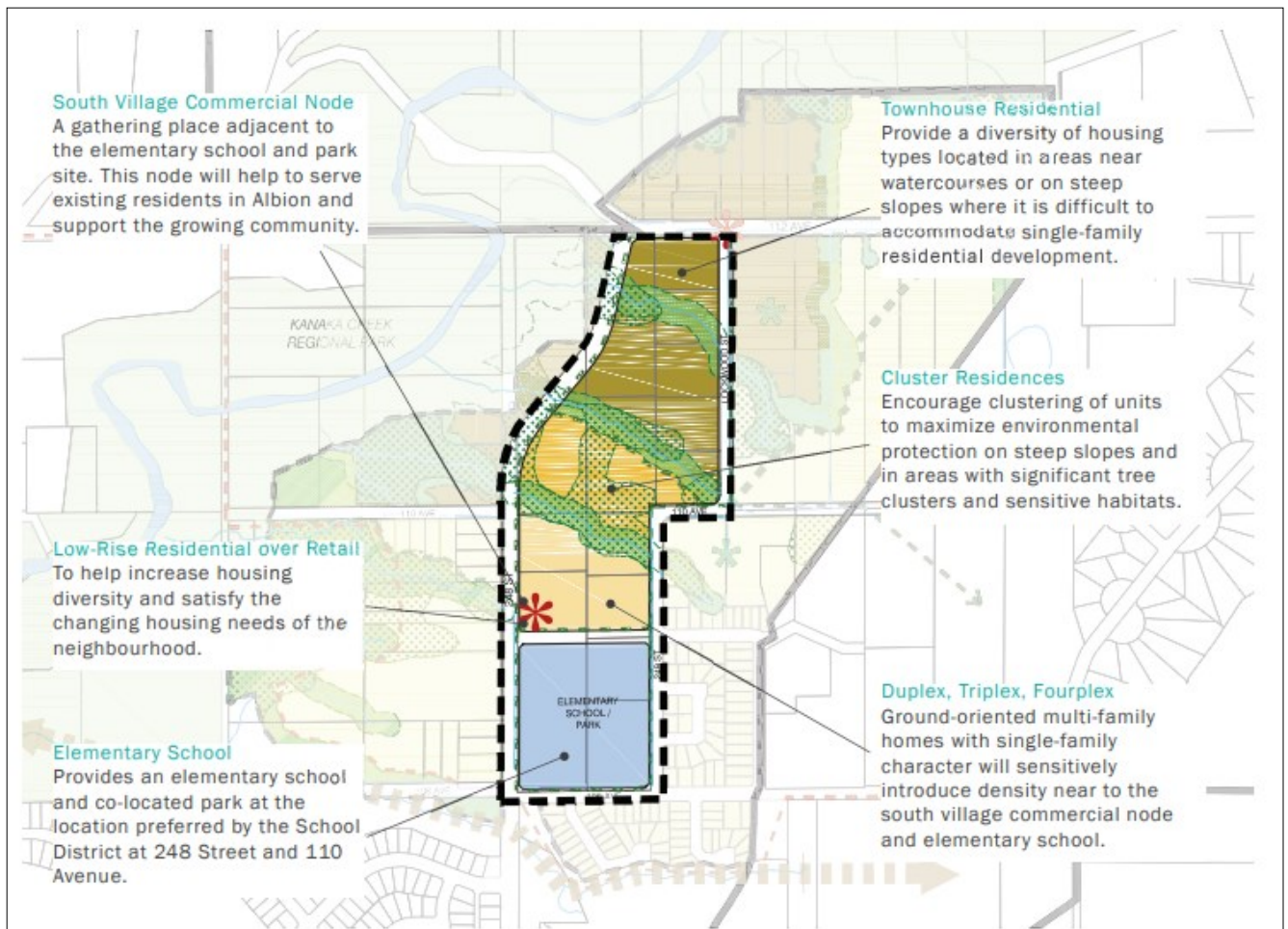
### A) North of 112 Avenue



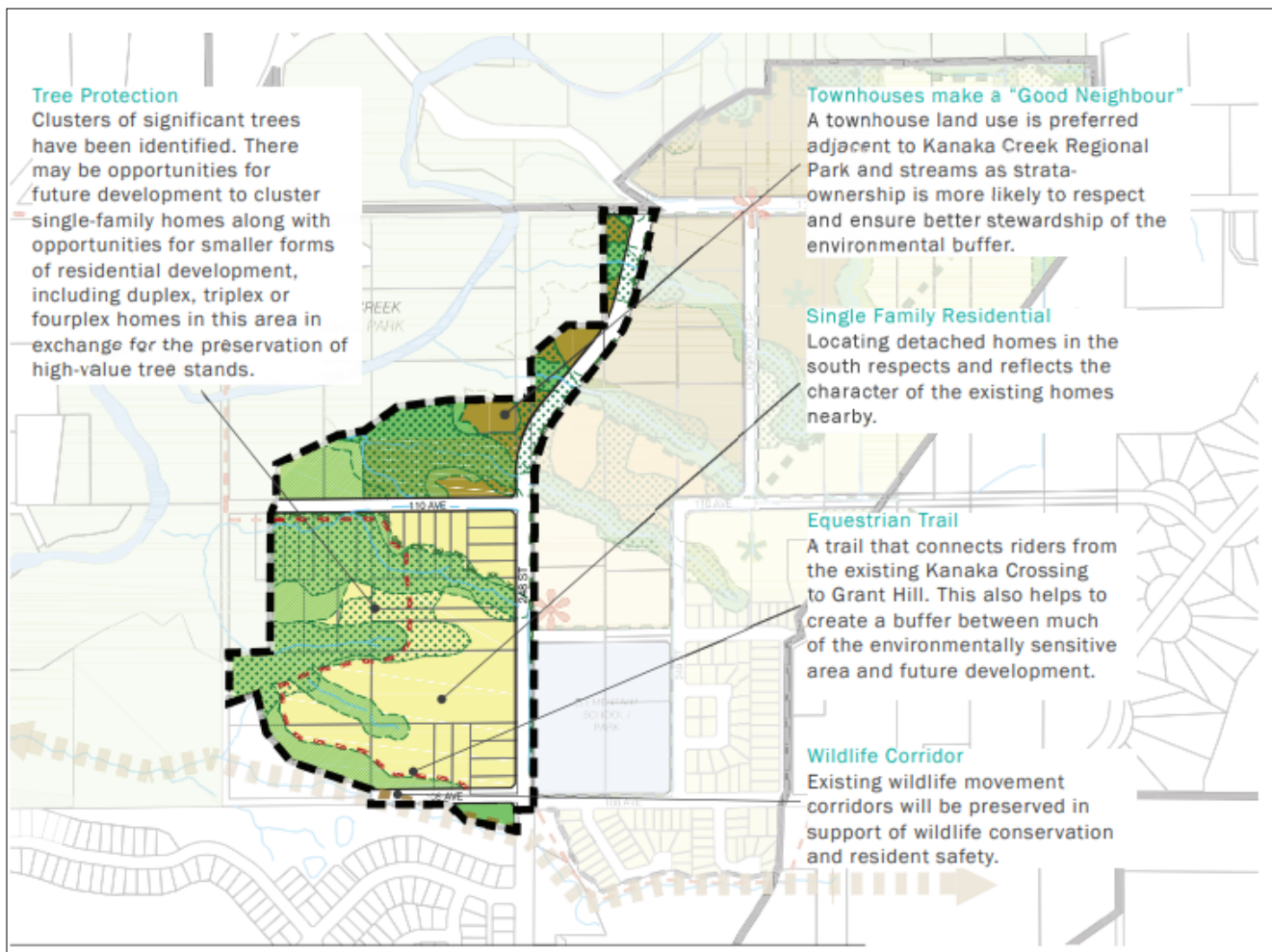
## B) East of Lockwood Street



### C) Between 248 Street and Lockwood Street



## D) West of 248 Street



**10 – 46** North East Albion residential developments are to reflect and respect character elements of the existing residential inventory, North East Albion Plan and North East Albion Servicing Strategy Council Policy and Albion Area Plan.



## Single Family

The North East Albion Area Single Family designation is intended for detached dwellings on rural to smaller urban lots, allowing for a range of homeownership opportunities.

- 10 – 47** Maple Ridge will encourage the inclusion of secondary suites and detached garden suites, where regulations permit, to enhance the range of housing affordability options.
- 10 – 48** The location of larger residential lots will be encouraged along the eastern Plan boundary, adjacent to the rural properties outside of the Urban Area Boundary, to respect and protect the Urban Area Boundary.
- 10 – 49** Rear-loaded forms of housing will be encouraged along collector and arterial roads.
- 10 – 50** A smooth transition between single family homes and more intensive forms of housing development, in particular for housing developments along 112th Avenue, 110th Avenue and 248th Street, should be provided through a range of lot sizes.

## X-Plex (Duplex, Triplex, Fourplex)

The North East Albion Area X-Plex Land Use Designation provides for housing options with the outward appearance of a single-family home yet feature multiple units and distinct entries.

- 10 – 51** X-plex developments should be ground-oriented, rear-loaded housing forms along 248th Street and 110th Avenue and encourage rear-loaded housing forms along internal development roads, where possible.

## Cluster Residential

The North East Albion Cluster Residential Land Use Designation is intended for multi-family units that are clustered together to minimize the development footprint and maximize environmental protection in sensitive areas. This designation is intended for ground-oriented multi-unit housing forms.

- 10 – 52** Maple Ridge encourages thoughtful site design for Cluster Residential sites that is considerate to the natural features and topography of the area. Site designs should protect environmentally sensitive areas and permanently preserve important natural features and open space.
- 10 – 53** Cluster residential developments are to locate ground-oriented, rear-loaded housing forms along 248th Street and 110th Avenue and along internal development roads, where possible.
- 10 – 54** Cluster residential developments are encouraged to provide more areas for open space, recreation and social interaction on site.

## Townhouse

The North East Albion Townhouse Land Use Designation is intended to accommodate urban townhouses in areas with access to transportation, commercial services and public amenities.

- 10 – 55** Townhouse or strata developments are encouraged to locate adjacent to Kanaka Creek Regional Park as well as sensitive streams to ensure better stewardship of the environmental buffer.
- 10 – 56** North East Albion Area townhouses will consist primarily of two (2) to three (3) storey building forms that house multiple dwelling units. Stacked townhouses may also be considered.

## 10.2.5 ALBION VILLAGE COMMERCIAL

The Albion Area Plan contains a village commercial centre which will be implemented by a Village Centre Commercial (C-5) Zone. The commercial area will be encouraged to incorporate a building form that is street-front oriented, pedestrian friendly, and accommodate apartments above commercial space. The traditional shopping centre development form with large expanses of parking will not serve the village centre function.

### POLICIES

#### General Commercial

**10 - 57** The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the development presents a coherent image, identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

#### North East Albion Area Commercial

**10 – 58** The North East Albion Area Plan identifies two commercial nodes (Schedule 2), which are envisioned as anchors for community activity: connected by trails, adjacent to new neighbourhood parks, and a short walk from trailheads into Kanaka Creek Regional Park.

**10 – 59** The North East Albion Area Plan intends to blend commercial, residential and institutional uses to create an activated and animated street presence at the commercial nodes.

**10 – 60** The North East Albion Area Plan anticipates the northern commercial node developing during early-stages of the Plan build-out. The second commercial node, adjacent to the elementary school site, allows for additional commercial space when sufficient demand exists.

**10 – 61** Commercial nodes are to be sized appropriately to meet the needs of the growing North East Albion community with additional room to expand, as demand evolves.

**10 – 62** Commercial nodes are anticipated to have capacity for approximately 4 – 6 shops with possible retail uses including café's, restaurants, or other small businesses. At least one commercial node, if not both, should contain child care or related services, subject to local demand.

**10 – 63** Commercial nodes are anticipated to be two (2) – three (3) storeys, with multi-family apartments or townhouses stacked above ground-level commercial, allowing for both affordable home ownership and the possibility of rental housing. Commercial building heights should taper to adjacent lower density land uses to provide a sensitive transition.

**10 – 64** Co-locating the commercial nodes adjacent to multi-family units is encouraged to help support commercial units and create areas of activity and gathering. To animate the streetscape, ground-oriented and street facing units are encouraged along 112th Ave, Lockwood Street, and 248th Street.

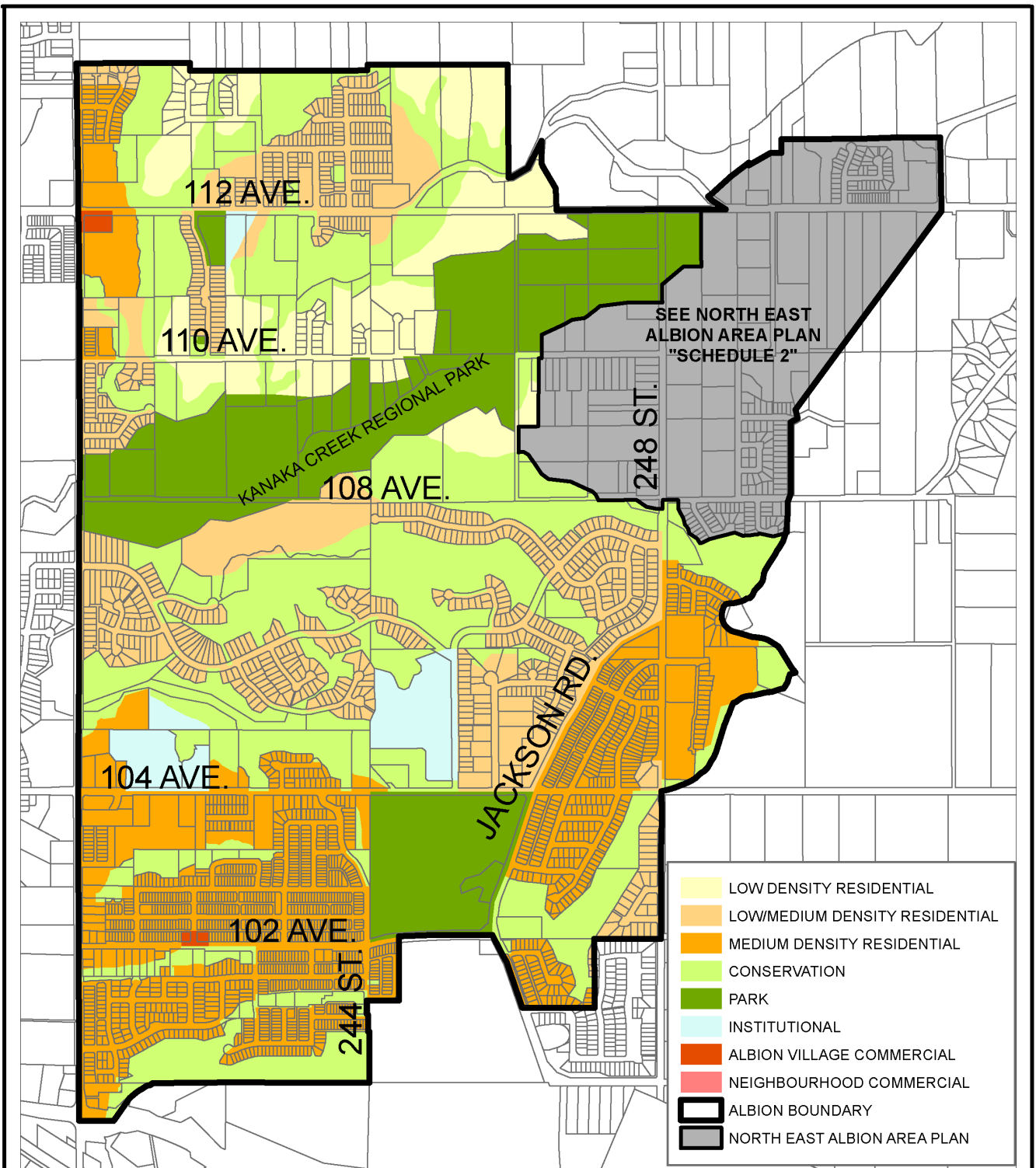
**10 – 65** Village Commercial Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

## 10.2.6 ALBION ZONING MATRIX

LAND USE DESIGNATION	ZONE(S)
<b>Low Density Residential</b>	RS-1d One Family Urban (half acre) Residential*
<b>Low / Medium Density Residential</b>	RS-1 One Family Urban Residential RS-1b One Family Urban (Medium Density)* RT-1 Two Family Urban Residential R-1 Residential District, Subject to Policy 10.2.1A(2)(a)
<b>Medium Density Residential</b>	R-1 Residential District R-2 Urban Residential District R-3 Special Amenity Residential District RM-1 Townhouse Residential* RMH Mobile Home District
<b>Albion Village Commercial</b>	C-5 Village Commercial
<b>Park</b>	P-1 Park and School
<b>Conservation</b>	Current or proposed zoning would apply
<b>Institutional</b>	P-1 Park and School P-2 Special Institutional P-3 Children's Institutional P-4 Place of Worship Institutional P-4a Place of Worship Institutional & Educational P-6 Civic Institutional
* Density Bonus provisions and details are provided in each of these zones.	
<b>Conditions:</b> <ol style="list-style-type: none"> <li>This Matrix is to be read in conjunction with the policies and criteria in the Albion Area Plan and Official Community Plan and is not the only source for determining applicable zones;</li> <li>All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;</li> <li>Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;</li> <li>The P-4 Place of Worship Institutional zones would be considered in all Land Use Designations subject to satisfying all requirements of the zone.</li> </ol>	

NORTH EAST ALBION AREA SPECIFIC	
LAND USE DESIGNATION	ZONE(S)
<b>Townhouse</b>	RM-1 Low Density Townhouse Residential * RT-3 Ground-Oriented Residential North East Albion RST-NEA Street Townhouse Residential – North East Albion R-2 Single Detached (Medium Density) Urban Residential R-3 Single Detached (Intensive) Urban Residential
<b>Cluster Residential</b>	RM-1 Low Density Townhouse Residential * RT-3 Ground-Oriented Residential North East Albion RST-NEA Street Townhouse Residential – North East Albion
<b>X-Plex (Duplex, Triplex, Fourplex)</b>	RT-1 Two-Unit Urban Residential RT-3 Ground-Oriented Residential North East Albion RST-NEA Street Townhouse Residential – North East Albion
<b>Single Family</b>	RS-1b Single Detached (Medium Density) Urban Residential * RS-1 Single Detached Residential <i>Along eastern Plan boundary</i> RS-1c Single Detached (Low Density) Residential
<b>Albion Village Commercial</b>	C-5 Village Commercial
* Density Bonus provisions and details are provided in each of these zones.	
<b>Conditions:</b> <ol style="list-style-type: none"> <li>This Matrix is to be read in conjunction with the policies and criteria in the Albion Area Plan and Official Community Plan and is not the only source for determining applicable zones;</li> <li>All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;</li> <li>Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;</li> <li>The P-4 Place of Worship Institutional zones would be considered in all Land Use Designations subject to satisfying all requirements of the zone.</li> </ol>	



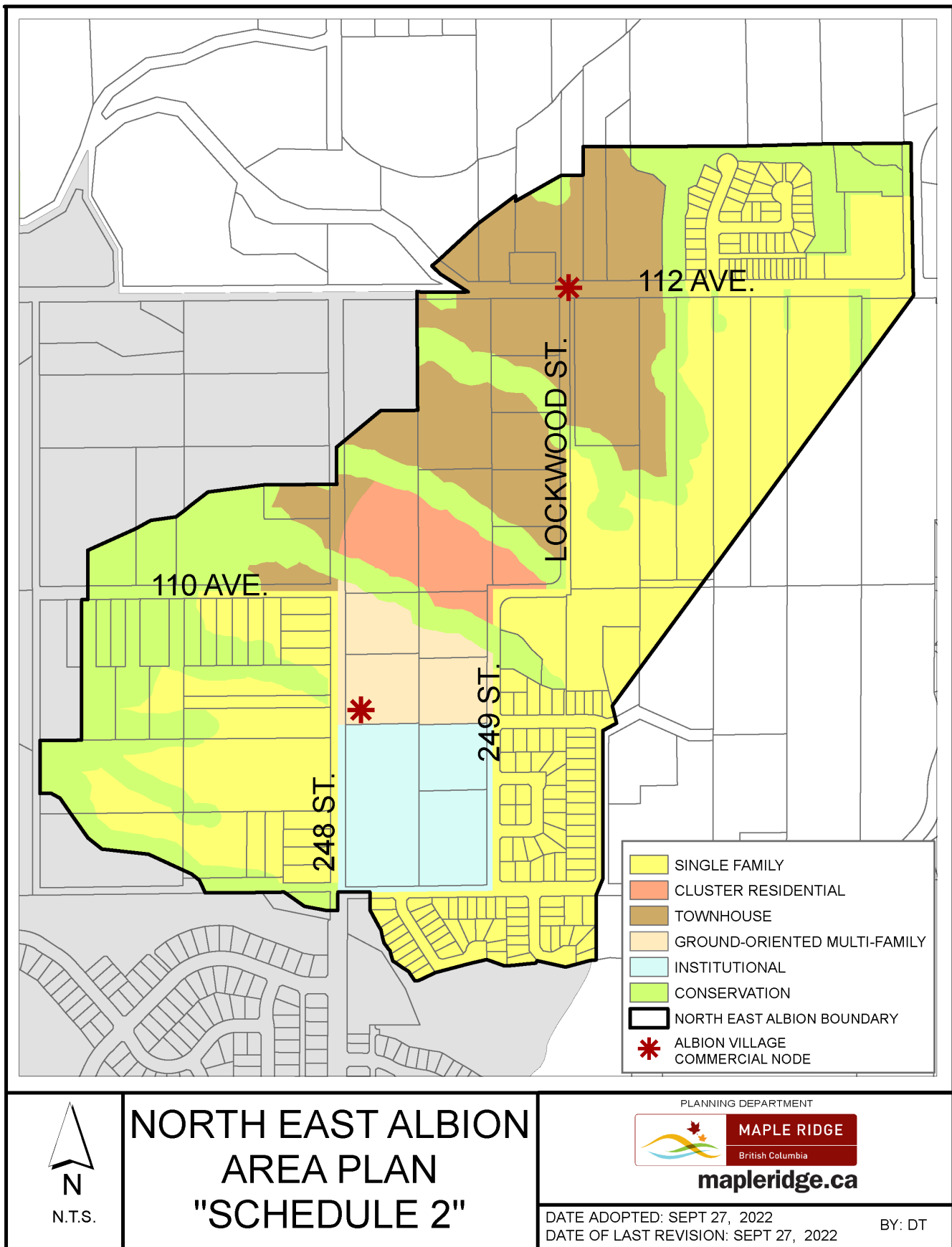


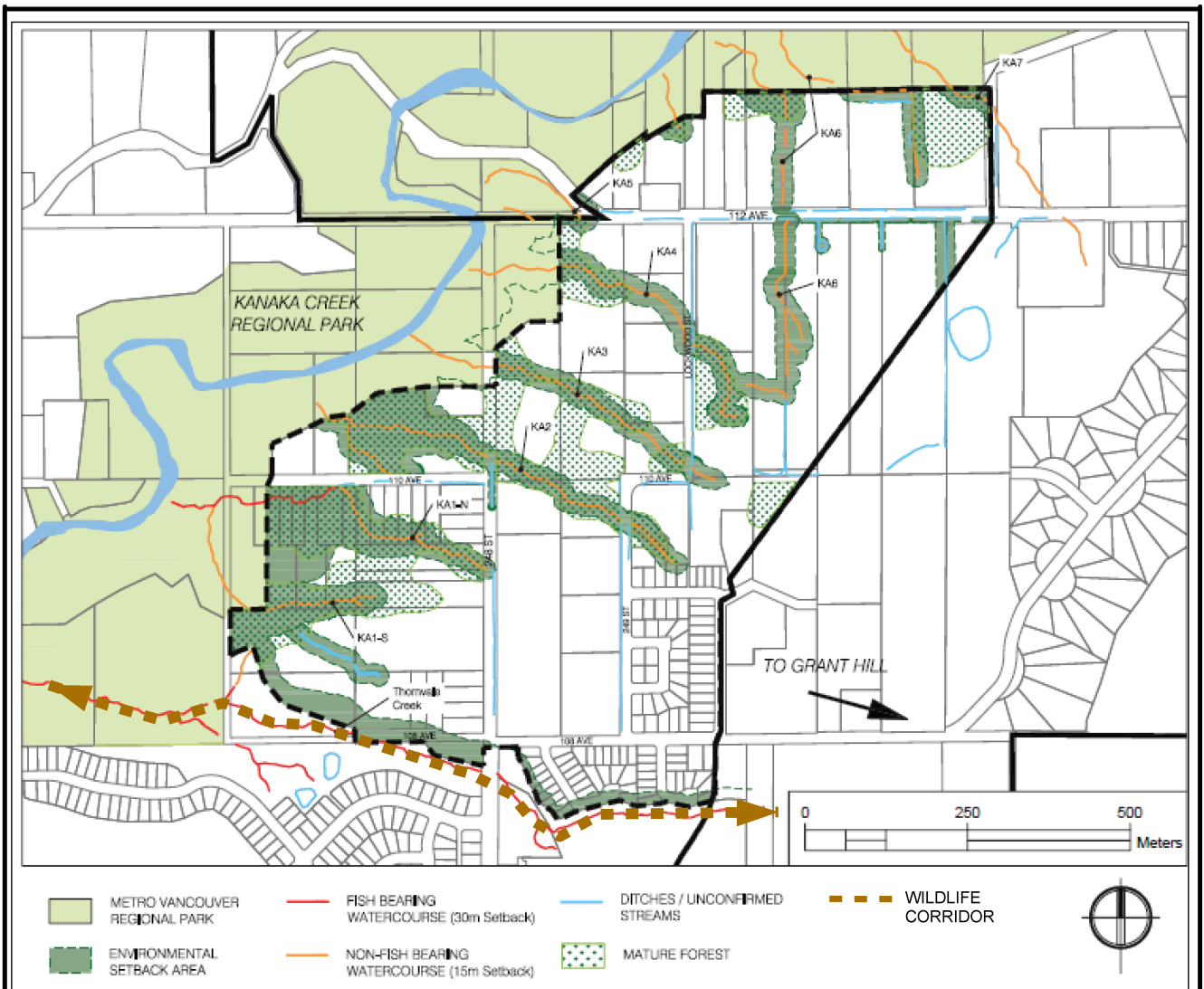
# ALBION AREA PLAN "SCHEDULE 1"



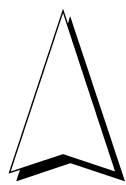
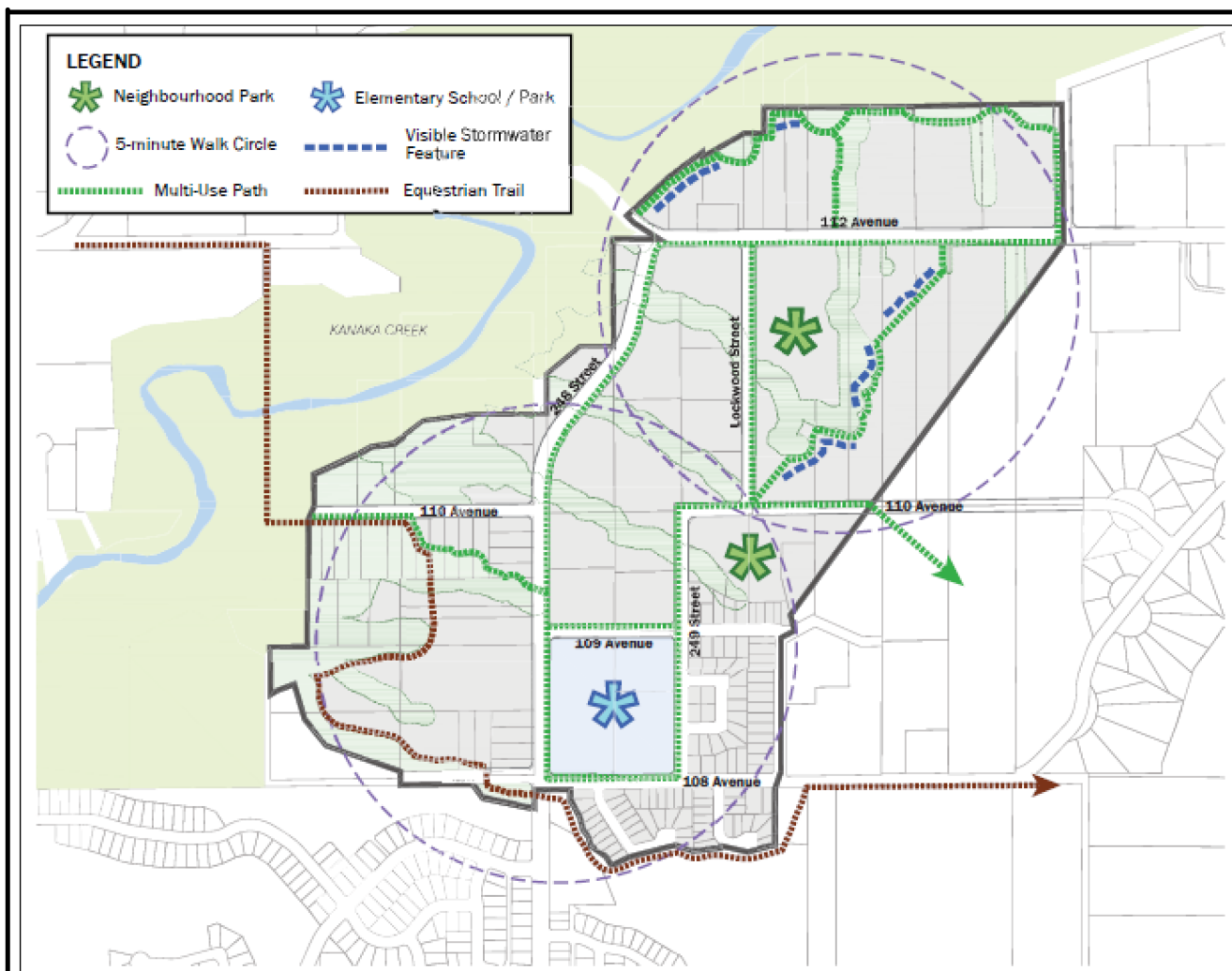
DATE ADOPTED: JULY 4, 2006  
DATE OF LAST REVISION: SEPT 27, 2022

BY: DT





<p>N.T.S.</p>	<h1>Figure 1</h1> <h2>Watercourses and Mature Forests</h2>	<h3>North East Albion Area Plan</h3> <h4>Figure 1</h4>
		<p>PLANNING DEPARTMENT</p> <p><b>mapleridge.ca</b></p>
		<p>FILE: NEAAP Figure 1.mxd DATE: Jan 5, 2021</p> <p>BY: DT</p>



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## Figure 2

### Proposed Neighbourhood Parks and Trails

## North East Albion Area Plan Figure 2

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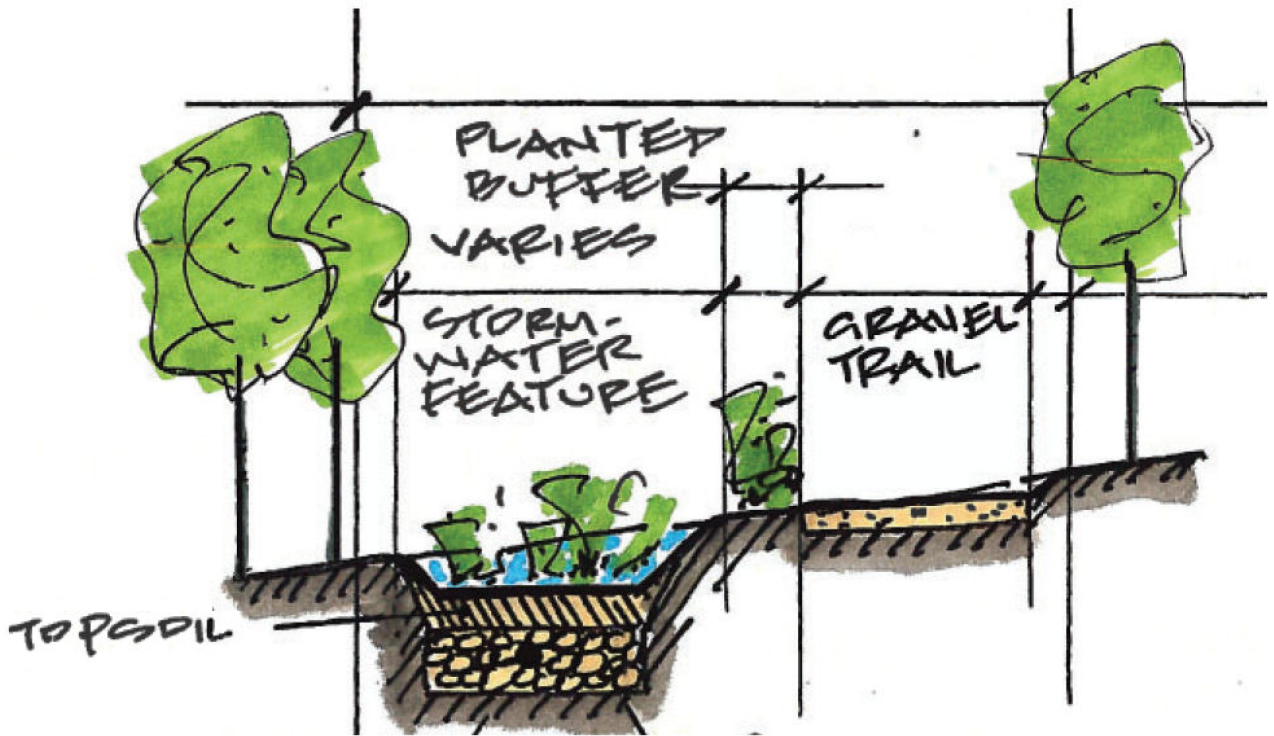
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## Figure 3

### Trail and Stormwater Feature Section

North East Albion Area Plan  
Figure 3

PLANNING DEPARTMENT

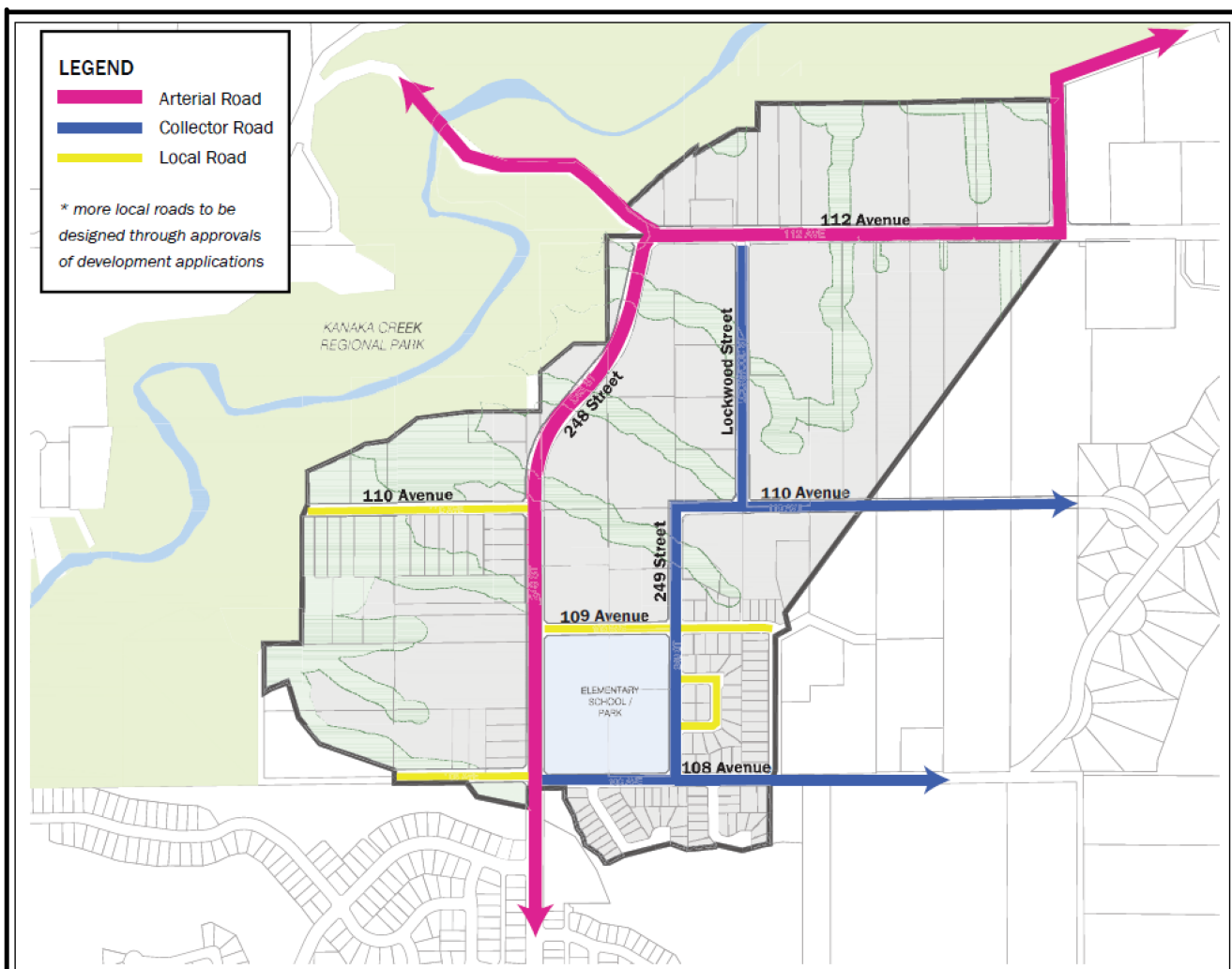


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## Figure 4

### Proposed Road Network

## North East Albion Area Plan Figure 4

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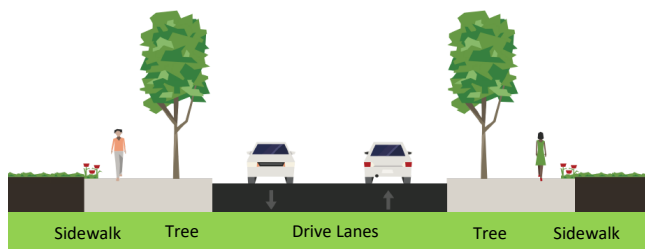
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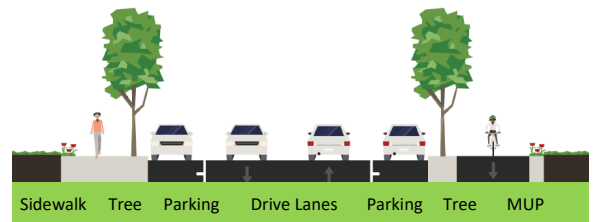
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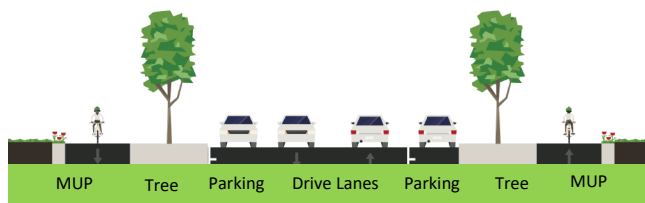
*Typical Section, Local Road*

18m ROW



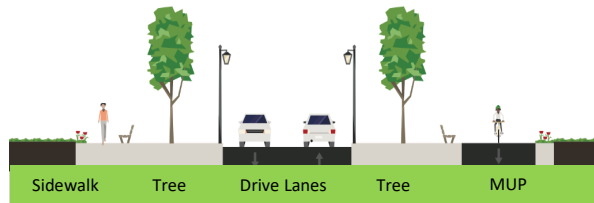
*Typical Section, Collector Road*

20m ROW



*Typical Section, 248 Street*

26m ROW



*Typical Section, 112 Avenue*

26m ROW

## Figure 5

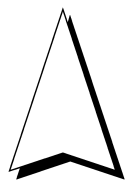
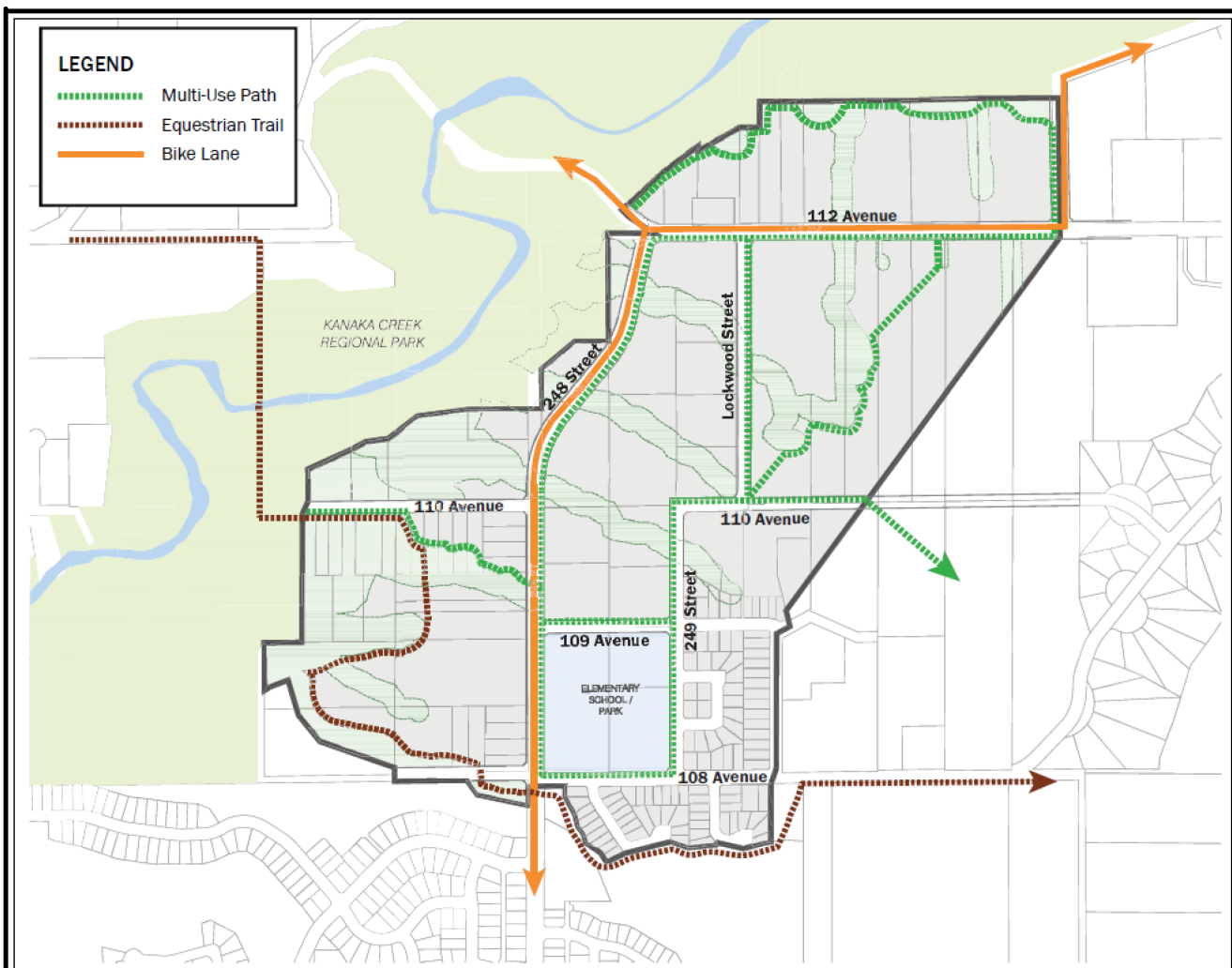
### Road Sections

North East Albion Area Plan  
Figure 5



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## Figure 6

Proposed  
Bike Lanes, Multi-Use  
Path and Trails

North East Albion Area Plan  
Figure 6

PLANNING DEPARTMENT



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