

# 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 Aplin 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](http://www.mapleridge.ca/2214)

# 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.

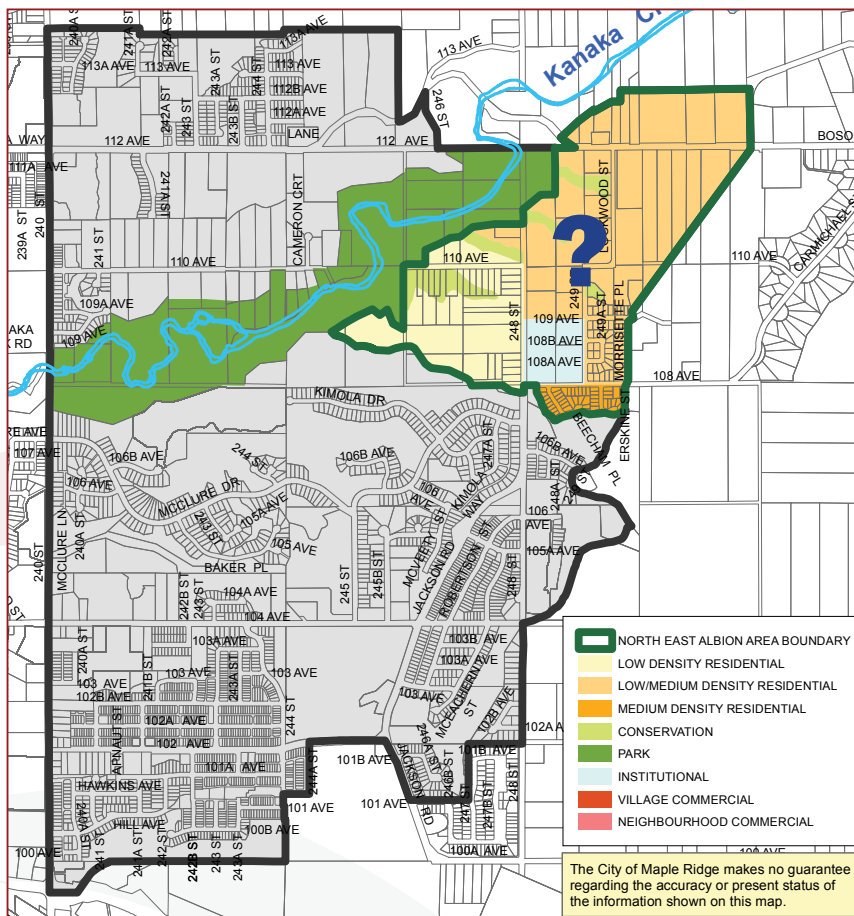
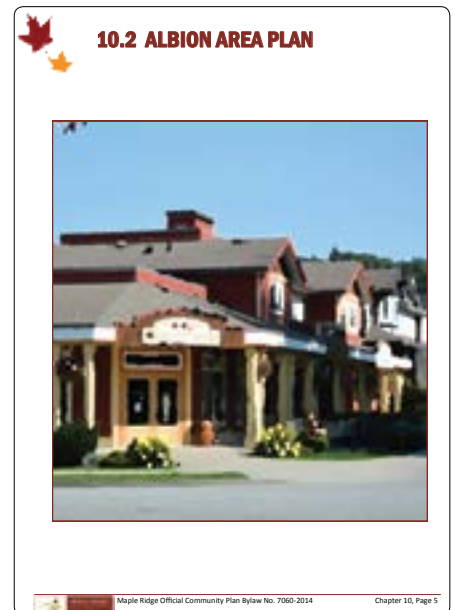


Image: Context map of North East Albion in the Albion Area Plan



**How do we want to live, work, play, and grow in**

**North East Albion?**



Live



Play



Grow

NORTH EAST ALBION

# 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 13<sup>th</sup> at Kanaka Creek Coffee
  - March 16<sup>th</sup> at Save-On-Foods
  - March 25<sup>th</sup> at Samuel Robertson Technical
  - March 27<sup>th</sup> at Kanaka Creek Coffee
  - March 31<sup>st</sup> 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**

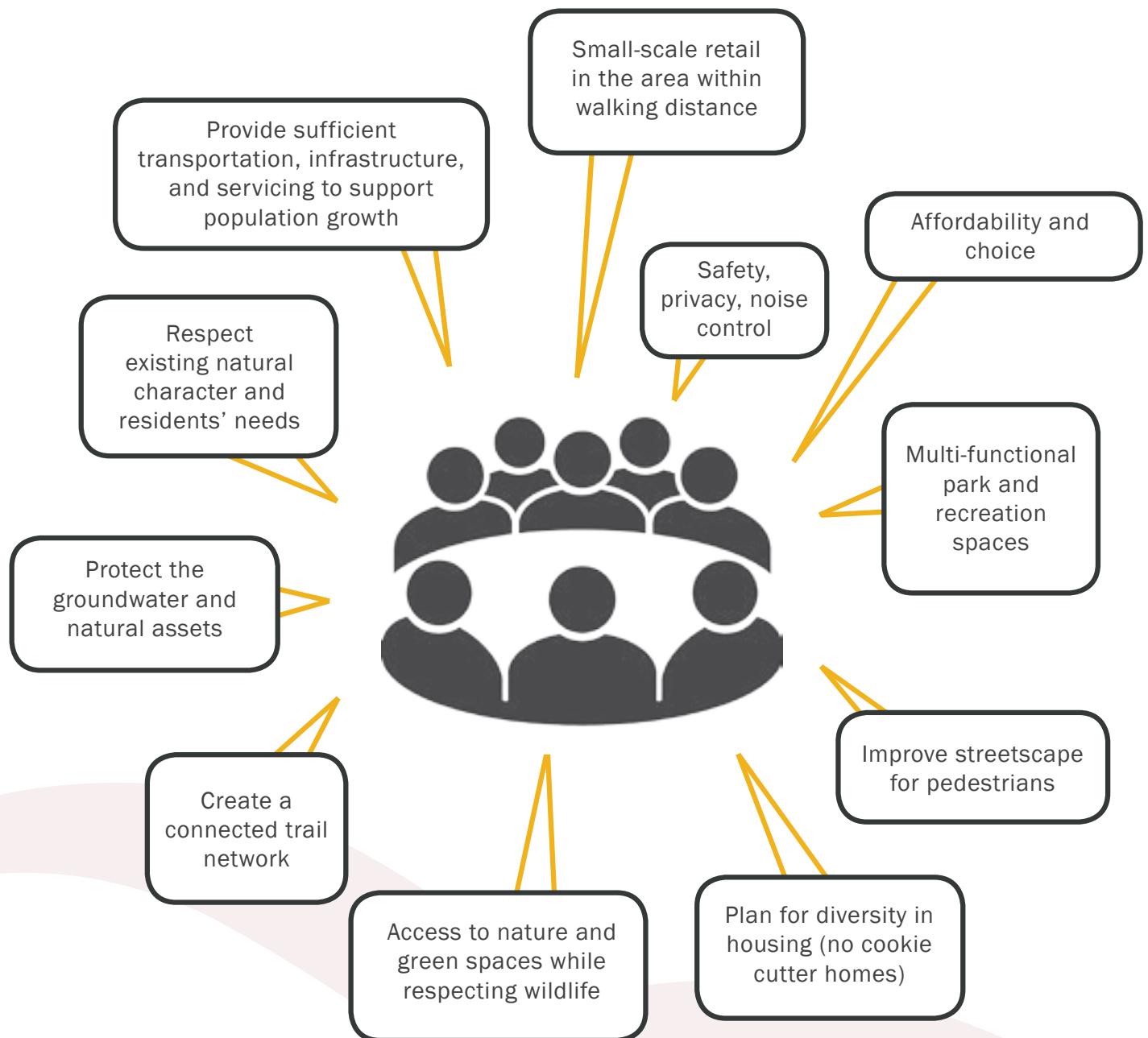
- A refined draft plan will be prepared for public input, based on the input gathered today.

## **LATE SUMMER / EARLY FALL– COUNCIL MEETING**

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

# WHAT WE HEARD

## Feedback from previous engagement events:





# 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**



# NATURAL FEATURES

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

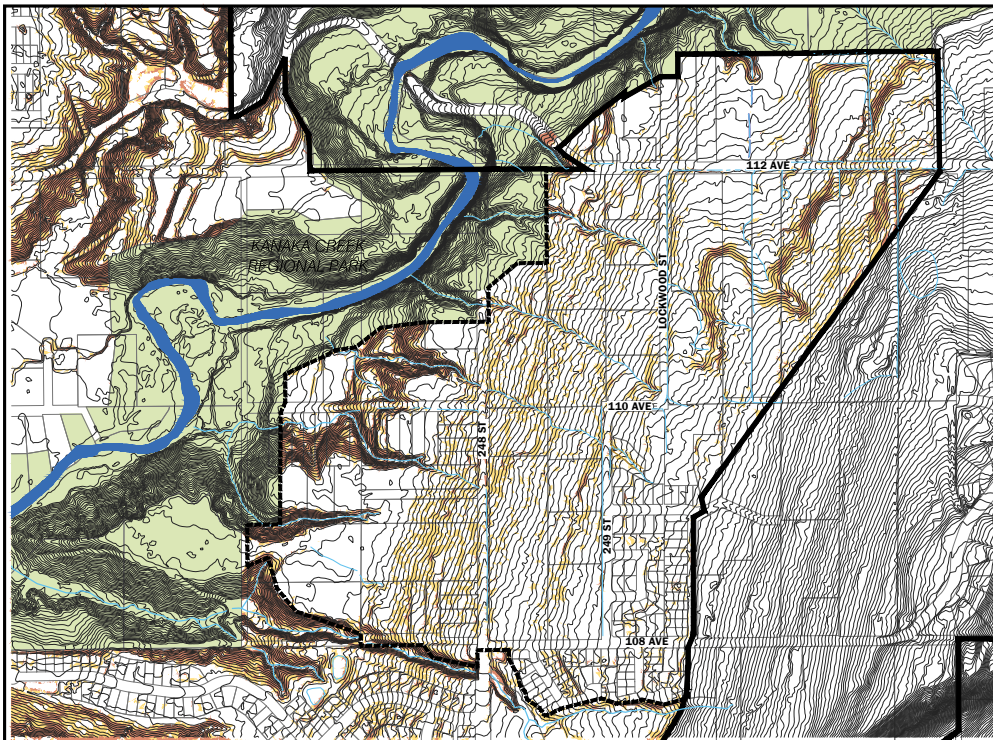
- Topographic Features
- Environmental Values
- Vegetation and Wildlife

**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.**

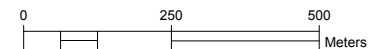
Please note that the technical findings provided tonight are based on preliminary assessments at a conceptual planning level.

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

# TOPOGRAPHIC FEATURES



- METRO VANCOUVER REGIONAL PARK
- SLOPES 15-25%
- SLOPES >25%
- AREA PLAN BOUNDARY
- NORTH EAST ALBION SUB-AREA PLAN BOUNDARY (70.4 Ha / 174.1 Ac)
- CONTOURS 1m INTERVALS



## 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 flat lands along the northern and western extent of the development area along the Kanaka Park interface.



Image: Example of less-sloped pasture and forest



Image: Sketch of slopeside design 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.



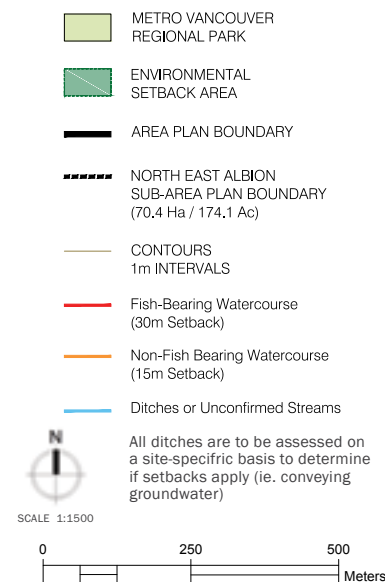
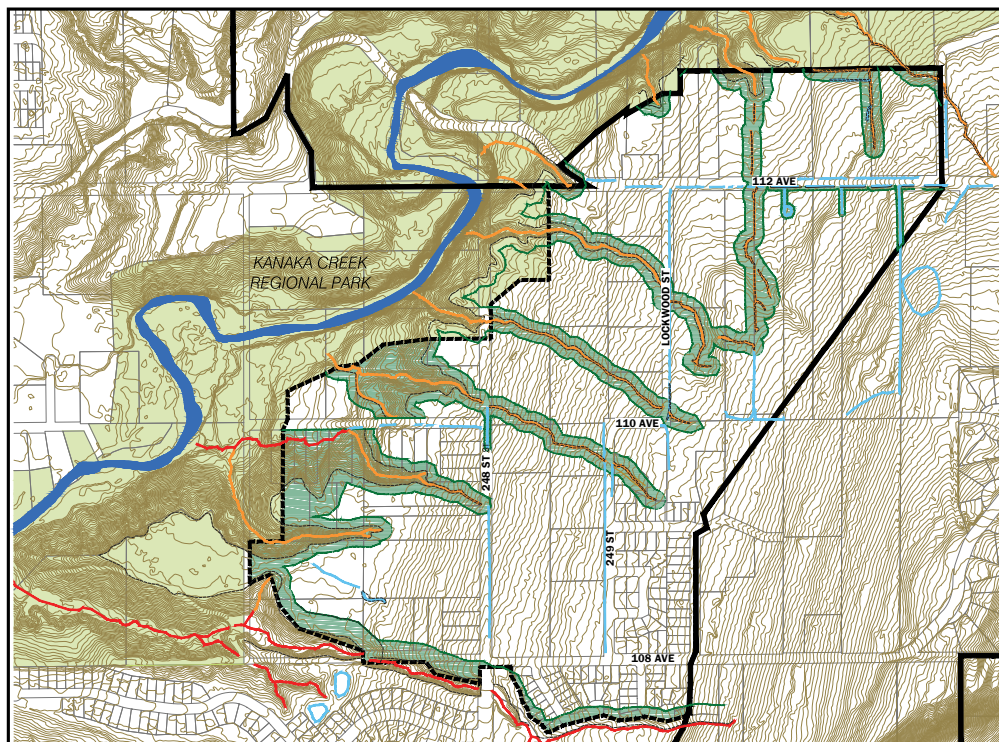
Image: Example of undeveloped slope conditions



Image: Retaining wall on sloped site example



# 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.

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.



Image: Water rushing through creek



Image: Kanaka Creek Regional Park



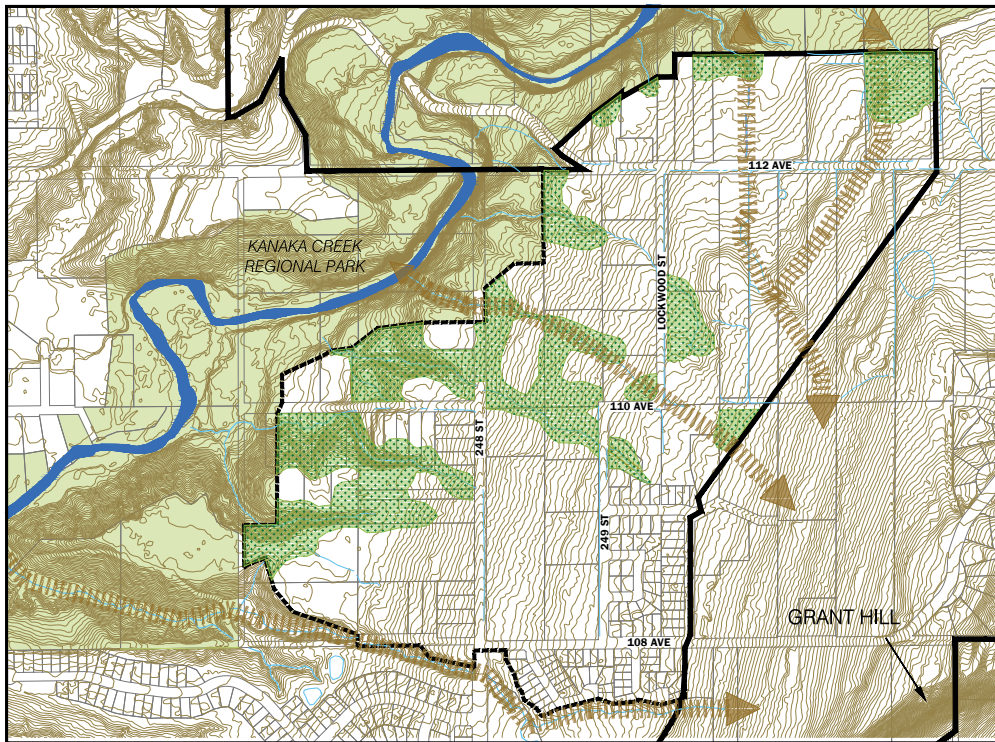
Image: Streams and fish habitat example



Image: Fish jumping in creek example



# 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: Doe



Image: Forested tree canopy



Image: Squirrel

# 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.



# STORMWATER MANAGEMENT STRATEGY

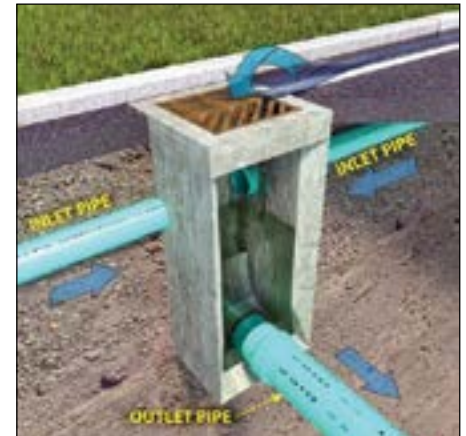
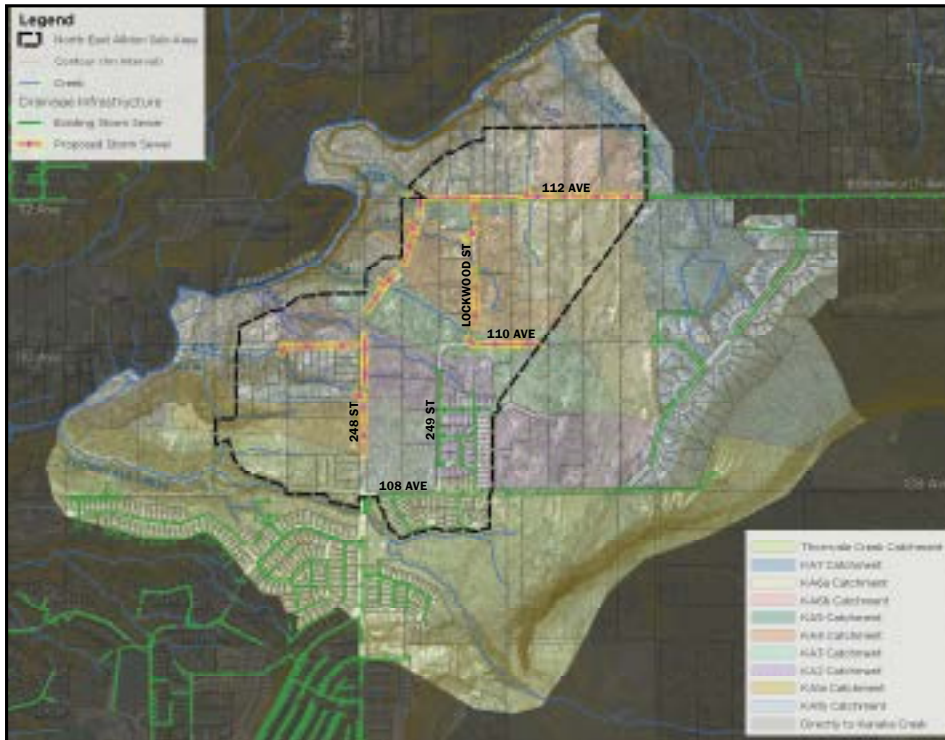


Image: Stormsewer example



Image: Storm sewer pipes example

## 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).



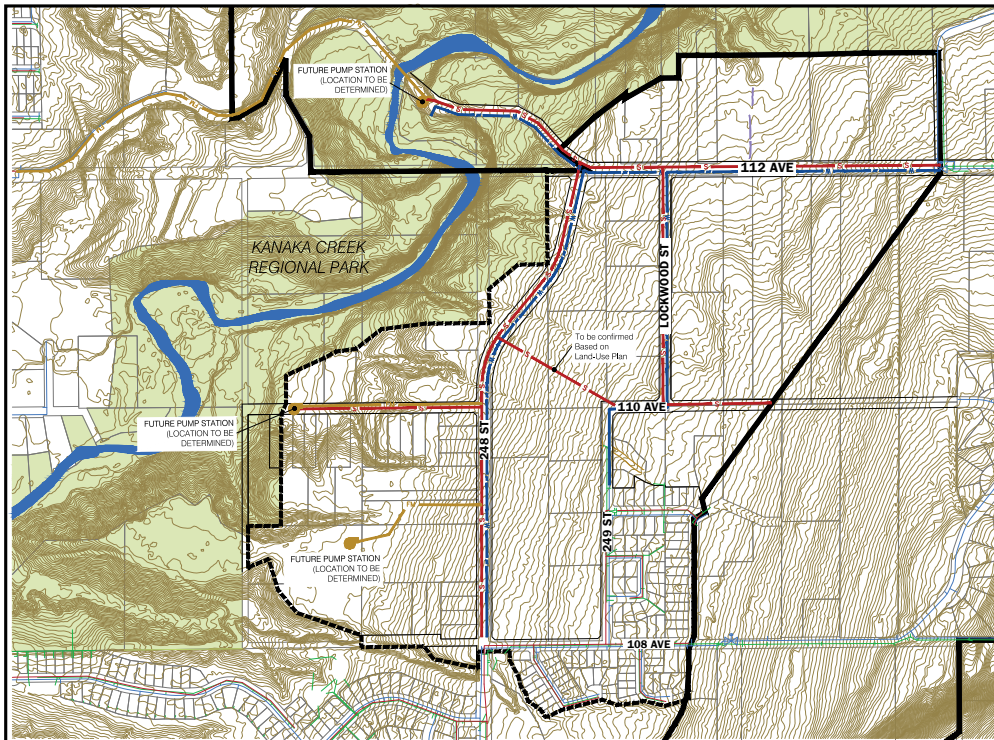
Image: On-site river rock ditch example



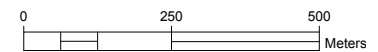
Image: On-site infiltration and retention example



# SERVICING STRATEGY



- METRO VANCOUVER REGIONAL PARK
- AREA PLAN BOUNDARY
- NORTH EAST ALBION SUB-AREA PLAN BOUNDARY (70.4 Ha / 174.1 Ac)
- CONTOURS 1m INTERVALS
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED SANITARY FORCEMAIN
- PROPOSED ROAD DEDICATION
- PROPOSED PUMP STATION



Specific locations are subject to change when more detailed information is available.



## 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



# 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

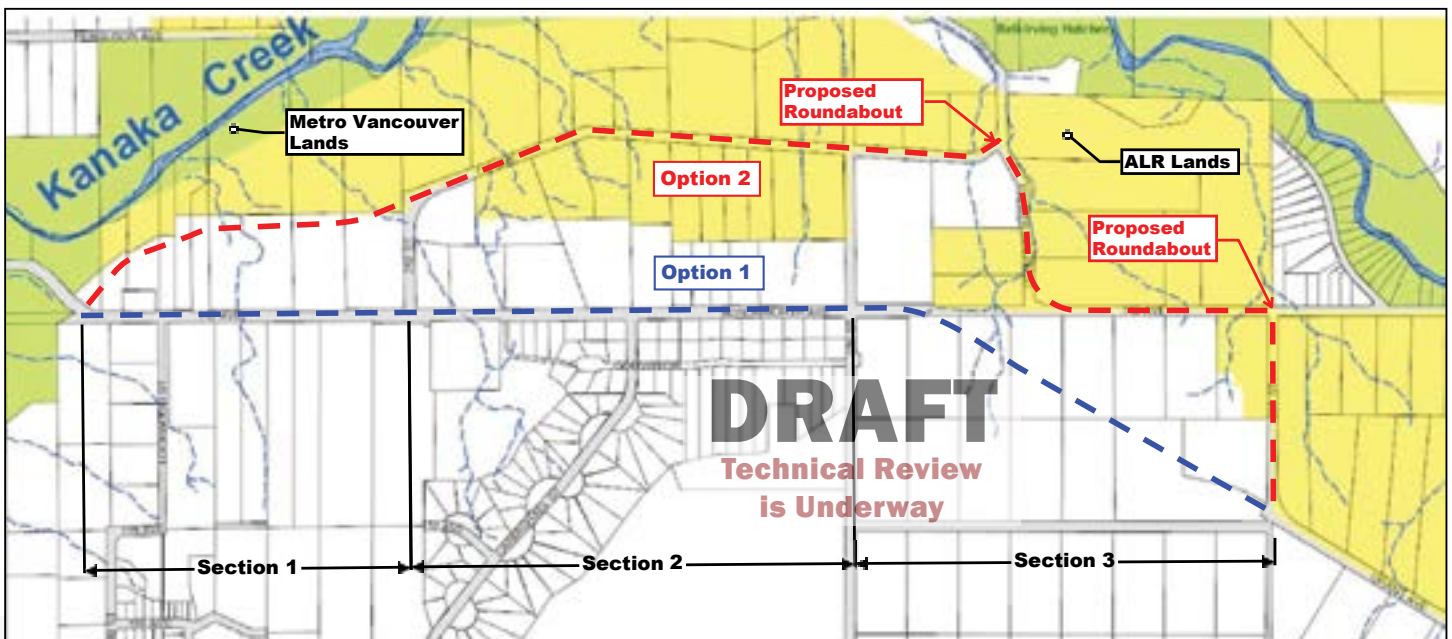


Image: Roundabout example



Image: Creek crossing example

# 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 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

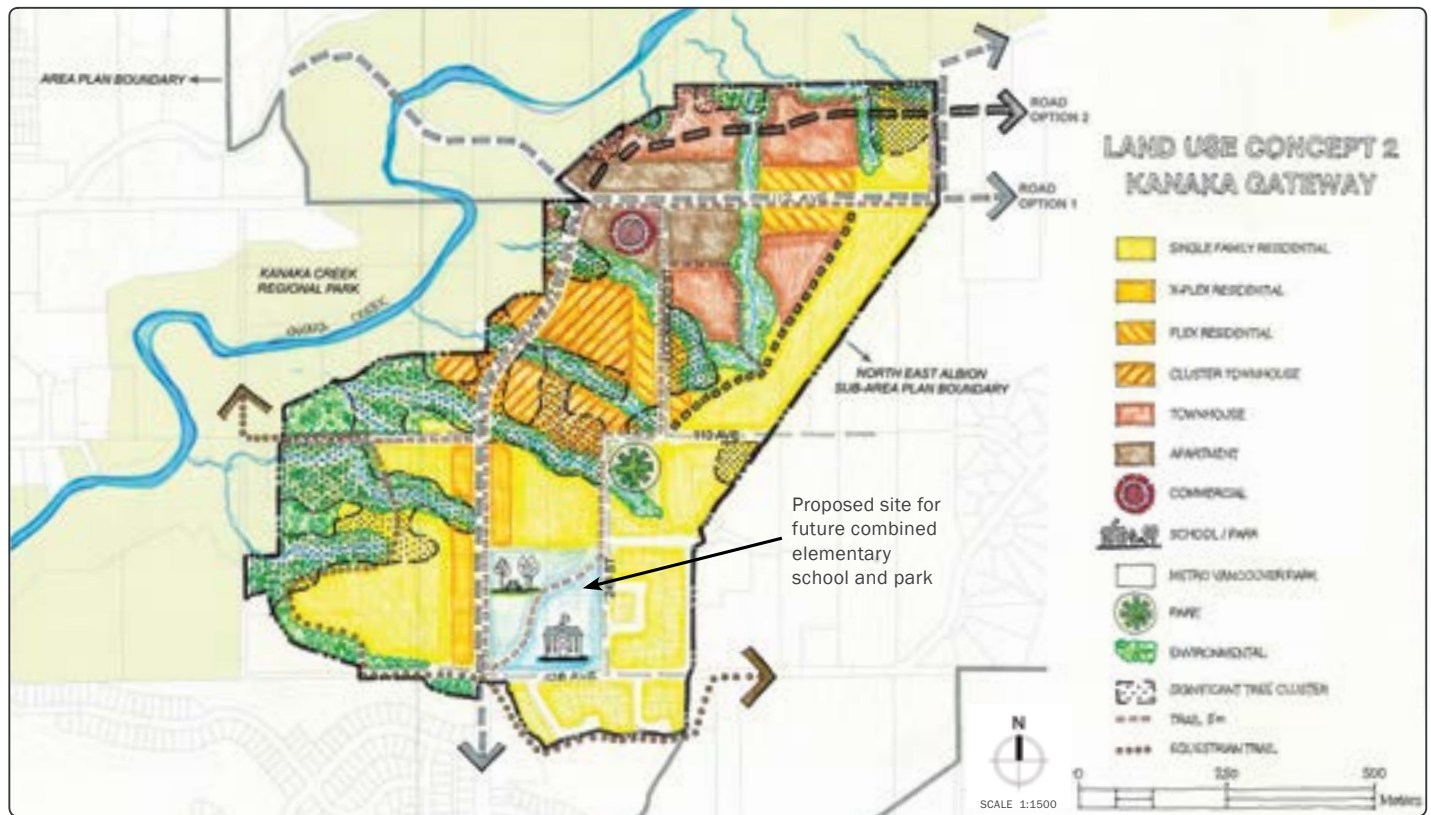


NEIGHBOURHOOD  
AMENITIES (PARKS AND  
TRAILS) PROPOSED TO  
PROVIDE GATHERING  
SPACES AND MOBILITY  
OPTIONS

*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.*



# 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  
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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.*

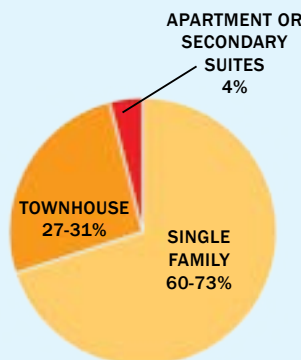


# HOUSING TYPOLOGIES

## 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!**



### 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

### SINGLE FAMILY

Detached single family residential development at low densities



### X-PLEX RESIDENTIAL

Includes duplex, triplex, and fourplex housing types. X-plex development introduces multiple units with 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.



# 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?***



# 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



#### LEGEND



### CONCEPT 2



Image: Albion Park Sports Field



Image: Jogging 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?



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

### **STAY IN TOUCH**

Phone: 604-463-5221

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

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



# 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.