

# Welcome!

## North East Albion Area Open House

**Thursday, February 22<sup>nd</sup>**  
**5:30 PM – 7:30 PM**

**Albion Community Centre**



# Start Here!

## Welcome to the Open House!

This event is part of a public consultation process for a Community Planning project through the City of Maple Ridge.

This project involves a review of land uses and servicing for a group of properties in the North East Albion Area Plan that are located south of 110 Avenue, including 108 Avenue, 109 Avenue, 248 Street and 249 Street, as shown on the map below.

## Purpose

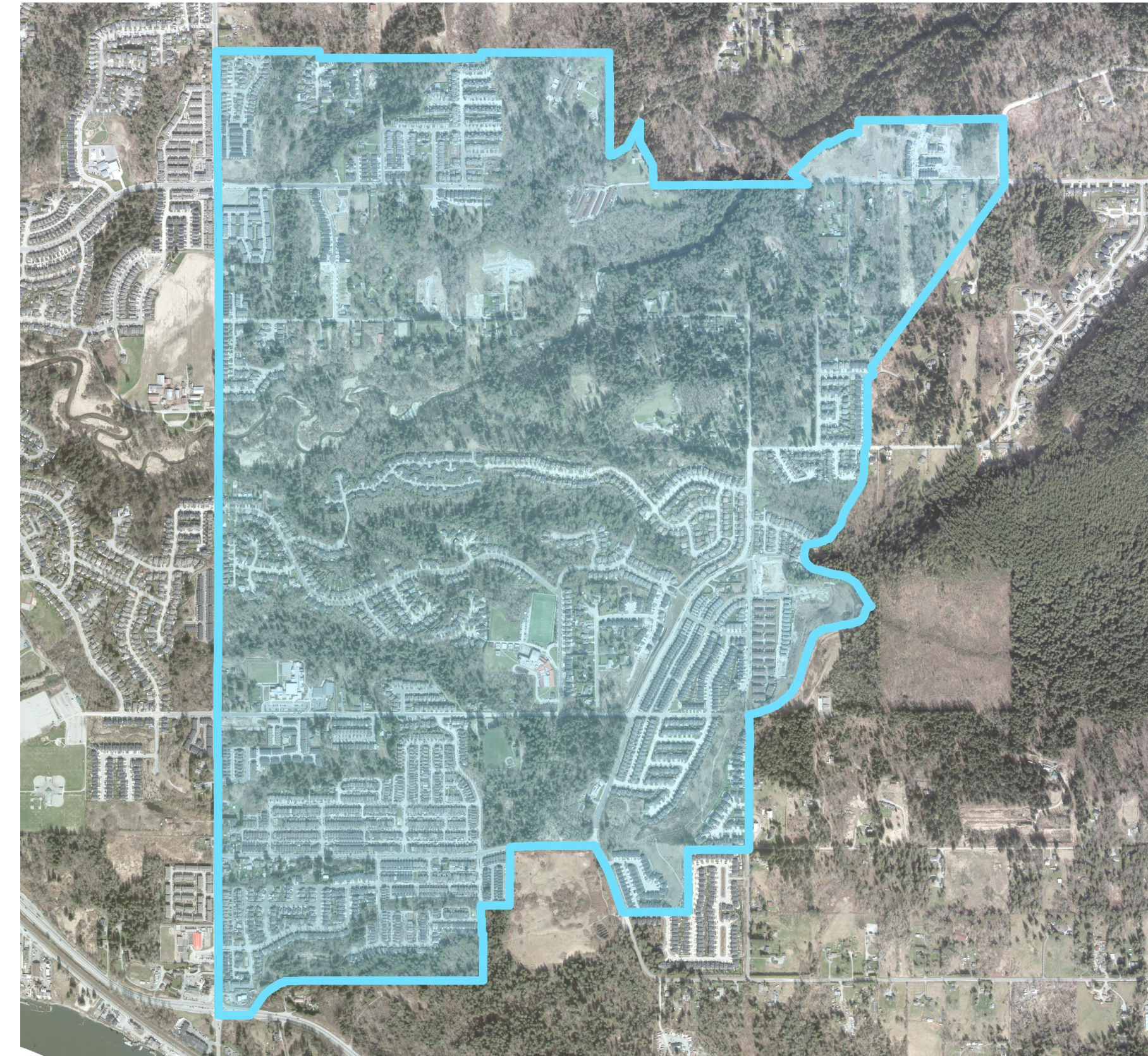
The purpose of this Open House is to share information about the project, answer any questions you may have, and gather community feedback to include in an outcomes and recommendation report to Council.

## How It Works

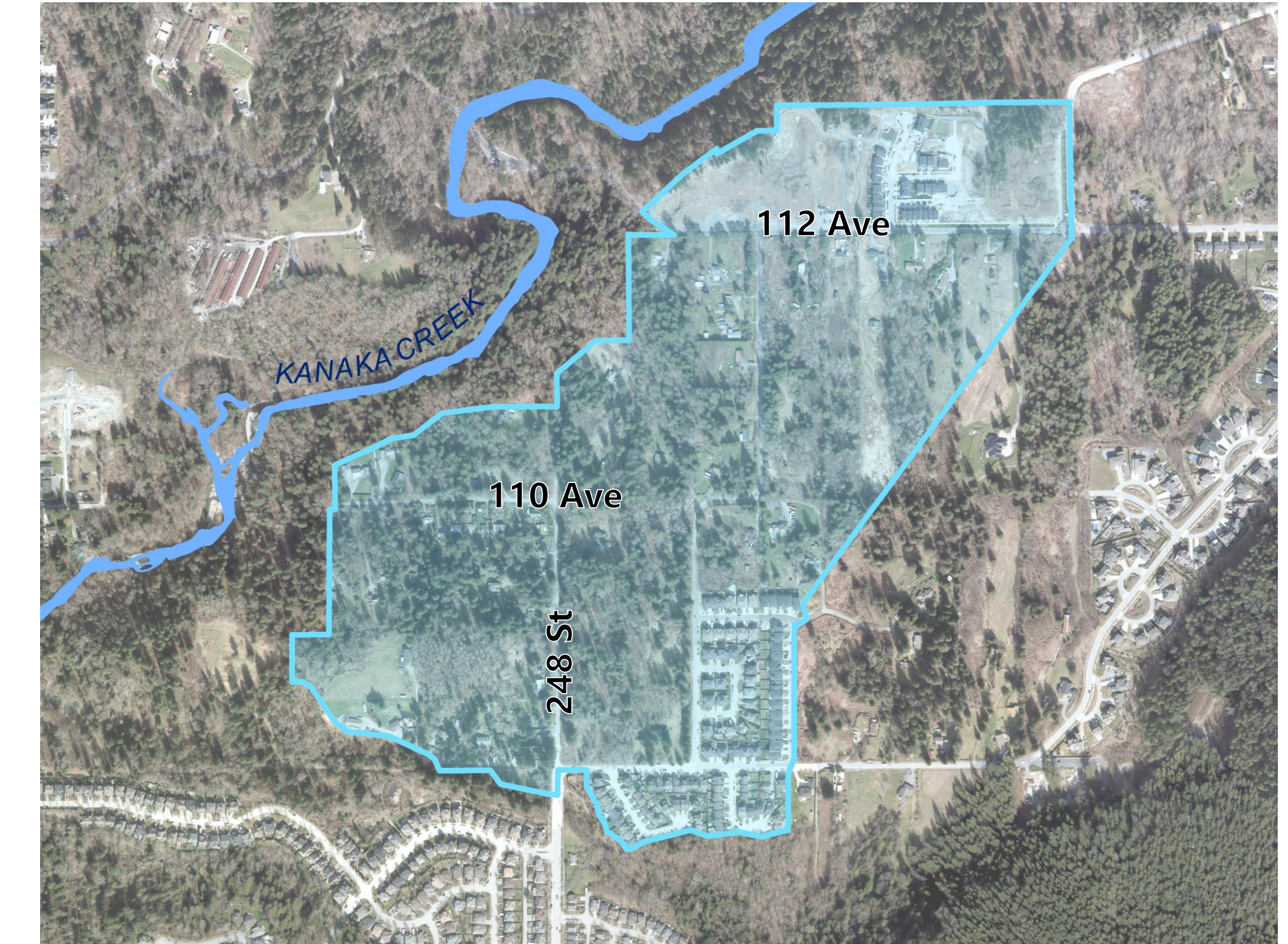
There is a series of engagement boards set up around the room. Starting here, we invite you to read each board, participate in the activities, and chat with staff as you move along. Near the end of the engagement boards is a station where you can sit down and complete a written survey to share your feedback.

## Let's get started!

Albion Area Plan



North East Albion Area Plan



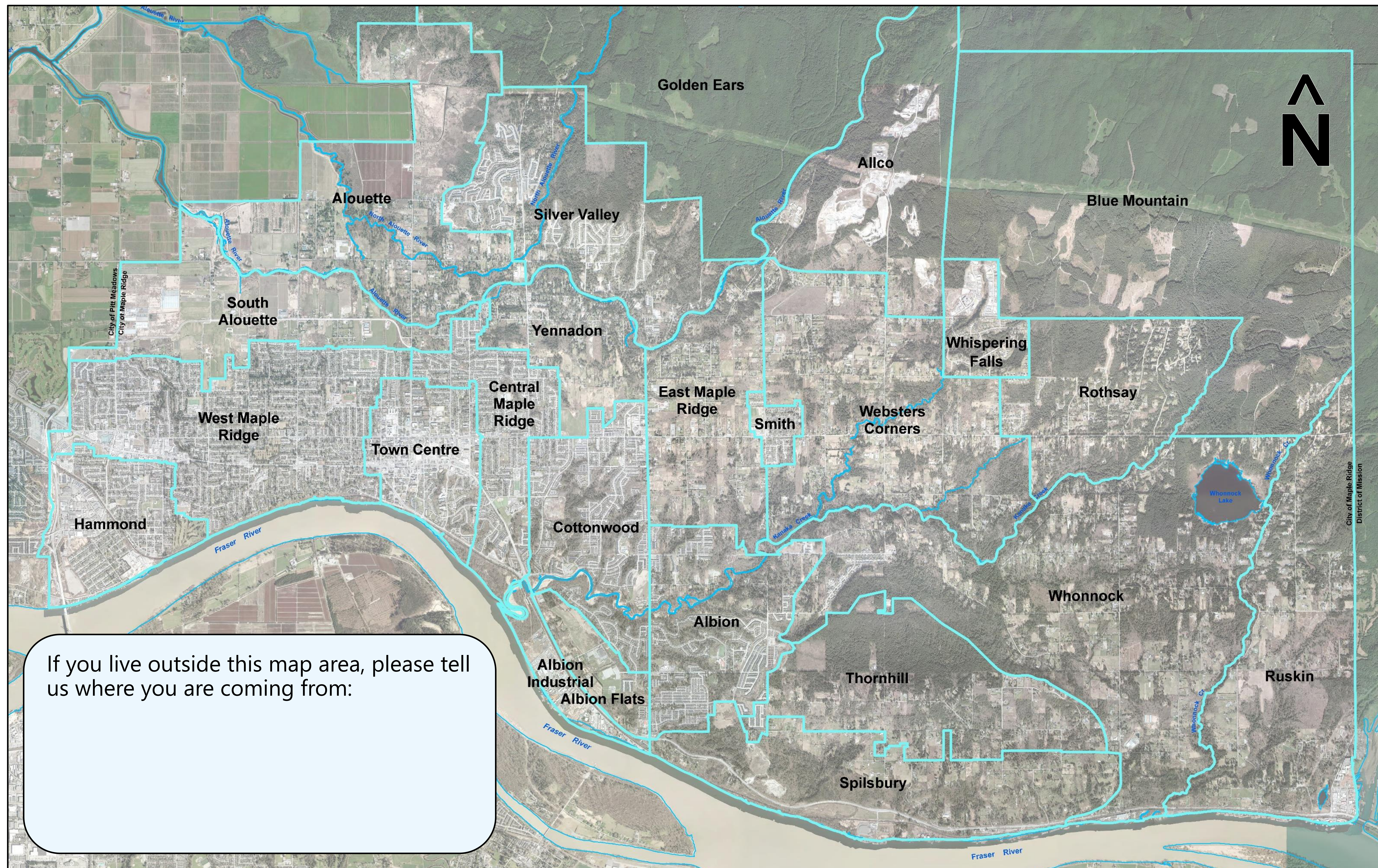
Study Area





# Where Are You Joining Us From?

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





# FAQ About Land Use Planning

Here are some Frequently Asked Questions to help better understand how land use planning is done in Maple Ridge!

## **What is land use planning?**

Land use planning is a process that helps guide the growth of communities by creating policies for what types of land uses (e.g., residential, commercial, industrial, park) and what types of built form (e.g., single-detached houses, townhouses, apartments) are appropriate in certain areas based on factors such as roads, infrastructure, environment, and neighbourhood character. The City of Maple Ridge has a team of planners that create maps for land uses and review applications for new development across the City.

## **What is an Official Community Plan?**

An Official Community Plan is a key document that guides the growth and development of a municipality and is based on principles that have been identified by the community. It contains details about land use planning, housing, community services, natural features, transportation, infrastructure, and more.

## **What is an Area Plan?**

An Area Plan is specific to a unique area in the city and provides a greater level of detail about land use, density, form and character. Each Area Plan is unique based on the issues, characteristics and objectives for the area.

## **What is the Albion Area Plan?**

The Albion Area Plan guides the growth and development of the area, which 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. It includes the area known as North East Albion.

## **What is the North East Albion Area Plan?**

The North East Albion Area Plan is a subset of the larger Albion Area Plan, and is bound by Kanaka Creek to the north, existing Albion Area residential developments and conservation to the south, and rural residential developments to the east. When the North East Albion Area Plan was being developed, it emphasized 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.

## **What is a land use designation?**

Every property in Maple Ridge has a land use designation that provides high-level guidance on how the land could be used in the future and what type of built form would be appropriate. Land use designations are established within the City's Official Community Plan and Area Plans and help shape what zones are allowed for a given property.



# History of the North East Albion Area

The North East Albion Area had originally been identified in the Albion Area Plan as an area requiring future land use and servicing assessments once development interest began to occur in the area.

To address these issues, Council endorsed a planning process in 2019 which resulted in a Land Use and Servicing Concept Plan for the area, eventually becoming the North East Albion Area Plan in 2022.

## What is the North East Albion Area?

The North East Albion Area is bound by Kanaka Creek to the north, existing Albion Area residential developments and conservation to the south, and rural residential developments to the east.

## What is the North East Albion Area Plan?

The North East Albion Area Plan is intended to balance the development of a 'complete community' through environmental stewardship, the protection of natural resources and the preservation of ecosystems.

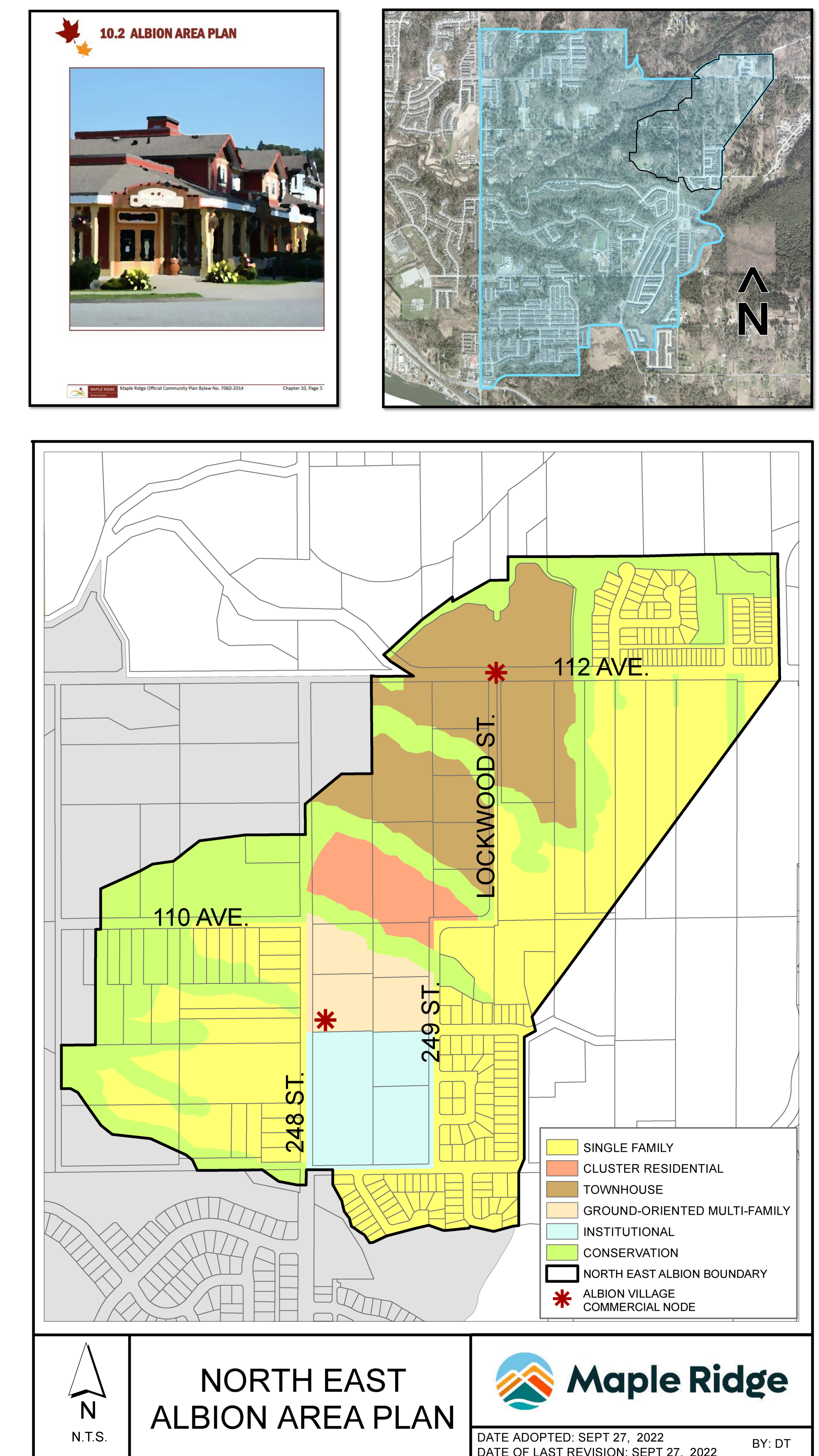
The focus of the Area Plan is to create multi-family development around commercial and amenity nodes, offering residents gathering spaces and commercial opportunities.

The Area Plan envisions residential development nestled between existing watercourses, linked by a network of pathways and trails. Residential areas sensitively scale down into surrounding single family neighbourhoods.

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.

To implement the vision of the Area Plan, new land use designations and policies were integrated into the Albion Area Plan in 2022.

### North East Albion Area Plan





# North East Albion Area Plan Update

## Changing Conditions for North East Albion

Since the North East Albion Land Use Plan was adopted in 2022, there have been growing levels of interest in increasing multi-family forms of development within the area.

A number of shifts have also occurred within the provincial context, including changing market interest rates and evolving preference demands.

## Land Use and Servicing Review

Recognizing the evolving landscape, a targeted land use and servicing review of the southern portion of the North East Albion Area was endorsed by Council on October 24, 2023.

The review of land uses and servicing is currently underway, with opportunities for the public to provide comments and input into future land uses within the study area.

Once complete, staff will provide a report to Council with the results of the land use and servicing review, as well as what was heard through the public consultation process.

## Timeline of Events for the North East Albion Area Plan





# The Study Area

## South of 110 Ave Today

The Study Area is currently characterized by significant tree clusters, watercourses and slopes. The physical features also include rural, single detached properties of varying sizes.

There are a number of development applications at various stages of the process surrounding the study area.

## Residential Future of the Study Area

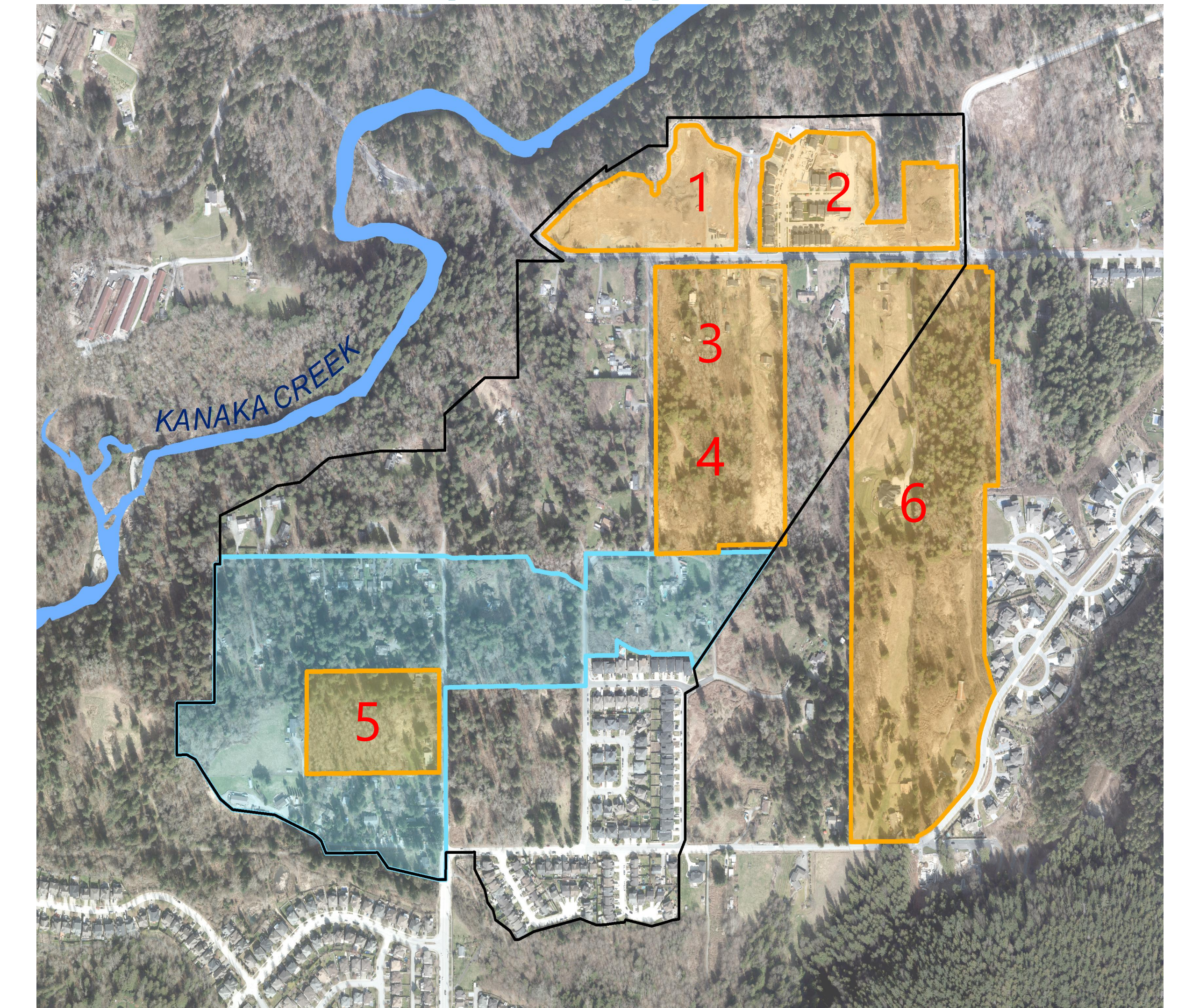
The North East Albion Area Plan identifies the following residential land uses and housing forms in the Study Area:

- West of 248 Street:
  - opportunities for future development to cluster single family homes along with smaller forms of residential development, including duplex, triplex and fourplex homes in exchange for the preservation of high-value tree-stands.
  - detached homes in this area intended to respect and reflect the character of the existing homes nearby.
- Between 248 and 249 Street:
  - ground-oriented multi-family homes with single family character to sensitively introduce density near the village commercial node and elementary school.
- East of 249 Street:
  - larger lots as a sensitive transition to rural lots outside of the City's Urban Area Boundary.

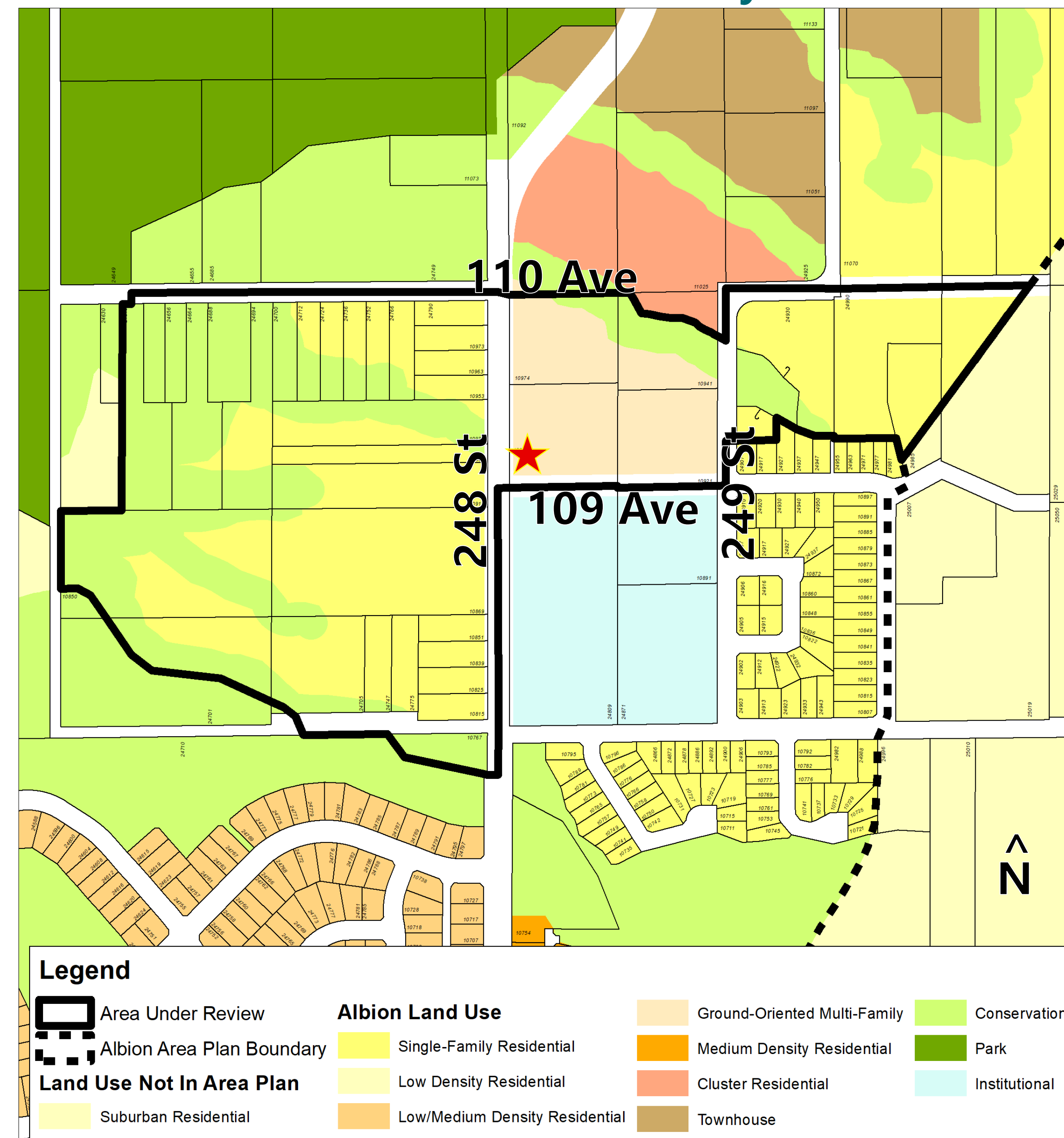
What the Study Area Looks Like Today



Areas under Development Application



How the Area Plan envisions the Study Area



Since 2018, there has been growing interest in re-developing this area:

1. Development approved to construct 165 townhouse and 83 single detached units (File Reference 2019-426)
2. Development approved to construct 83 single detached units (File Reference 2019-425)
3. Application to construct 52 single detached units and 30 townhouse units (File Reference 2022-229)
4. Application to construct 36 single detached units and 102 townhouse units (File Reference 2020-237)
5. Application to construct 34 single detached units (File Reference 2021-393)
6. Application to construct 27 single detached units (File Reference RZ/055/09).



# Environmental Integration

The 2022 Area Plan focuses on protecting watercourses, groundwater, significant trees and tree stands, and connections for wildlife. The 2024 Study Area review continues to emphasize the protection of natural resources and the preservation of ecosystems within North East Albion.

The existing network of environmental features continues to form the green backbone of the Area Plan. The outcomes of the land use review for the lands south of 110 Avenue will continue to strive to protect watercourses, important forested areas and maintain connections for wildlife movement through this evolving neighbourhood.

## Watercourses and Setbacks

These watercourses feed into the Regional Park and support the health of the Kanaka Creek ecosystem. Setbacks have been established to preserve the health and integrity of significant watercourses throughout the Area Plan.

## Water Management

The North East Albion Area Plan provides a vision and implementation measures for sustainable water stewardship.

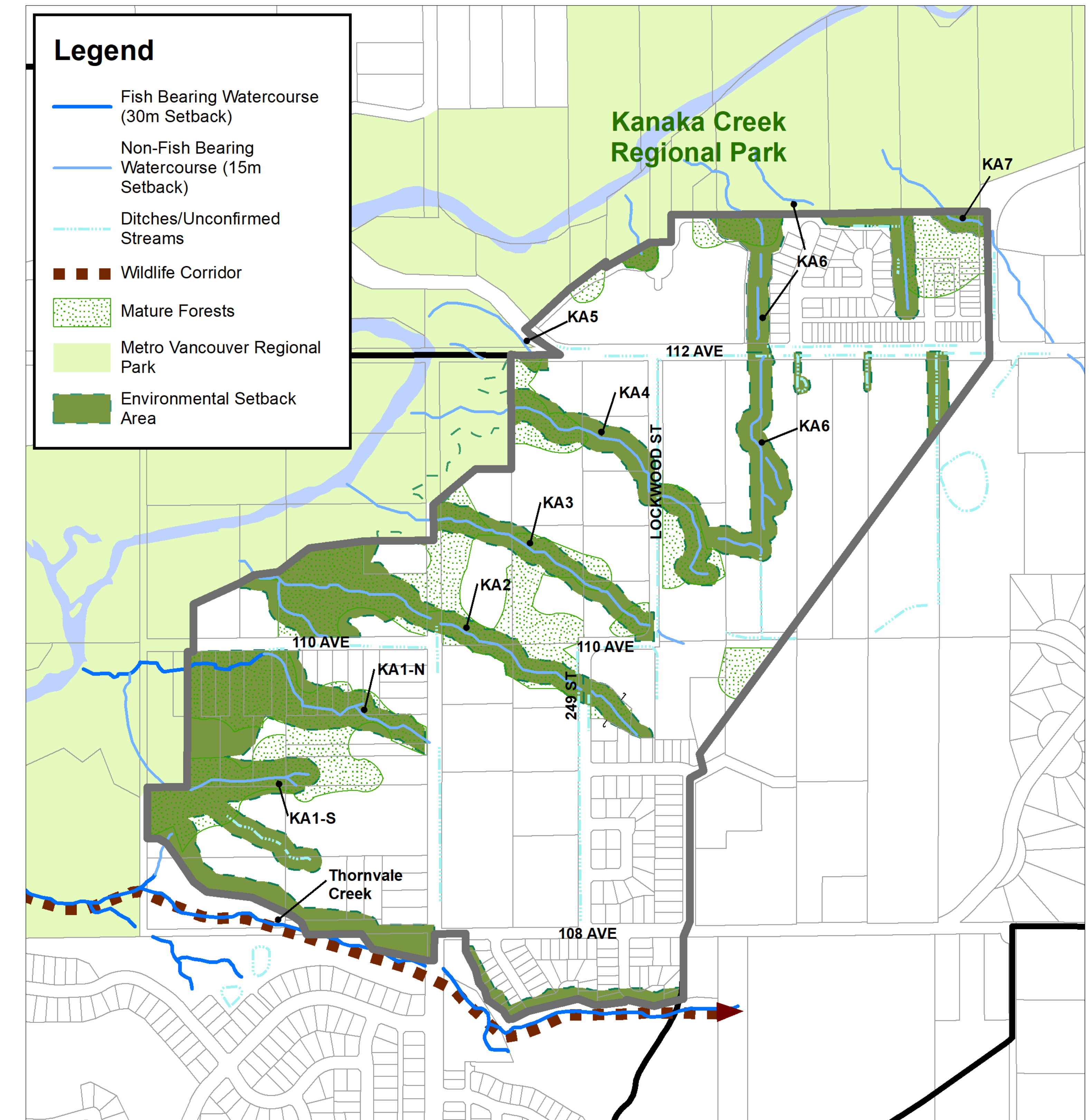
**Aquifers and Groundwater Protection** – development applications are required to identify, assess and protect the local groundwater resources.

**Stormwater Management** – development applications are required to follow the area-wide stormwater management strategy which includes:

- Protecting receiving watercourse from erosion,
- Maintaining base flows in creeks,
- Maintaining water quality in creeks, ditches and storm systems,
- Safely conveying runoff to Kanaka Creek, and
- Protecting the natural environment adjacent to watercourses.

This strategy is found in Council Policy 6.37 – North East Albion Servicing Strategy which is available on the City's website at [www.mapleridge.ca/659](http://www.mapleridge.ca/659).

## Watercourses and Mature Forests



## Wildlife Movement and Forest Habitat

Significant tree stands and other environmental features that are not already protected through existing legislation, Bylaws, or policies are encouraged to be preserved through thoughtful development design.

Habitat preservation will also allow wildlife to continue travelling between Grant Hill and Kanaka Creek. Thornvale Creek and surrounding habitat serve as an important wildlife movement corridor. This corridor is set to be protected and supplemented with watercourse setback areas to facilitate wildlife movement through secondary corridors.

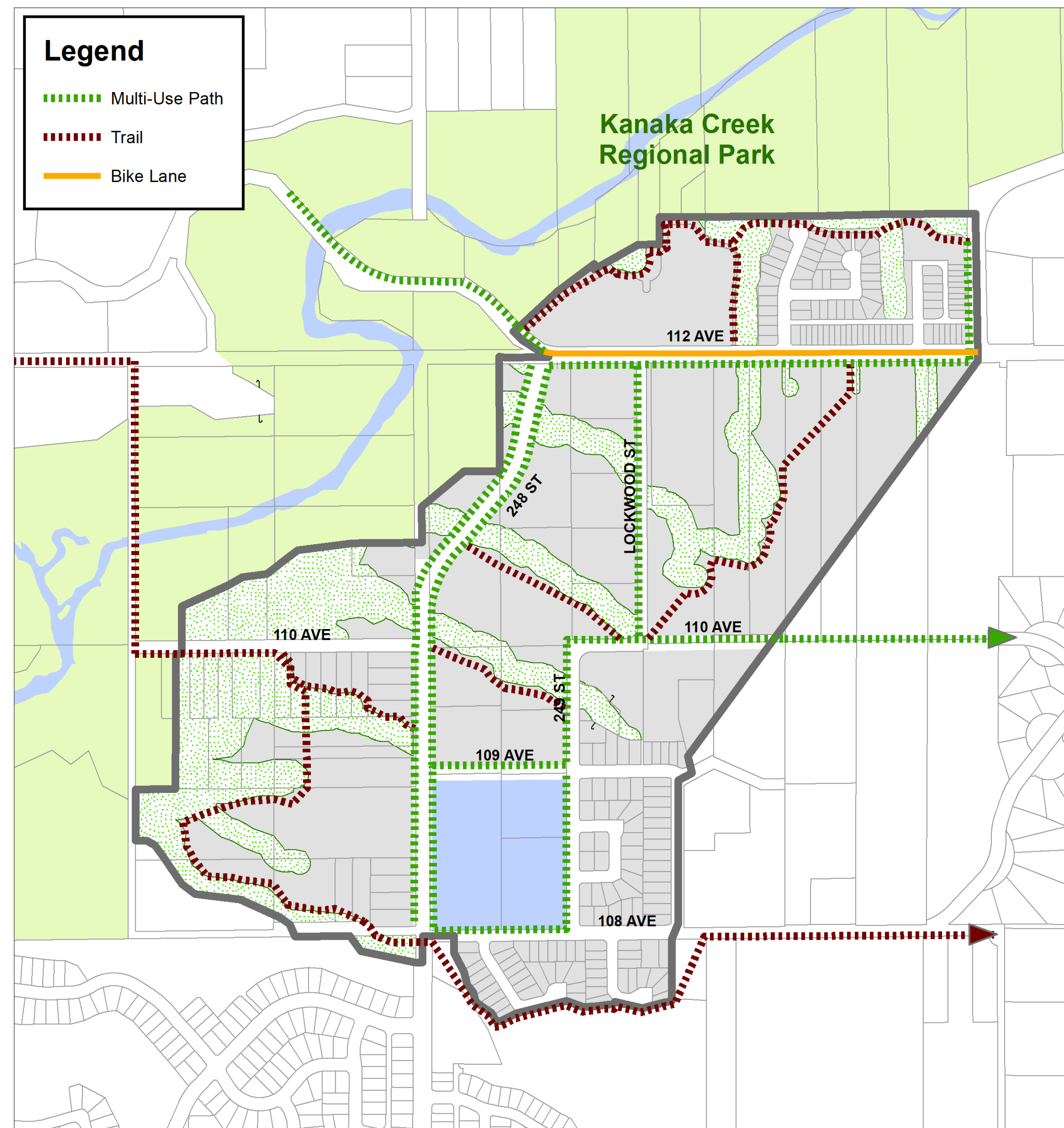


# Planning for Mobility

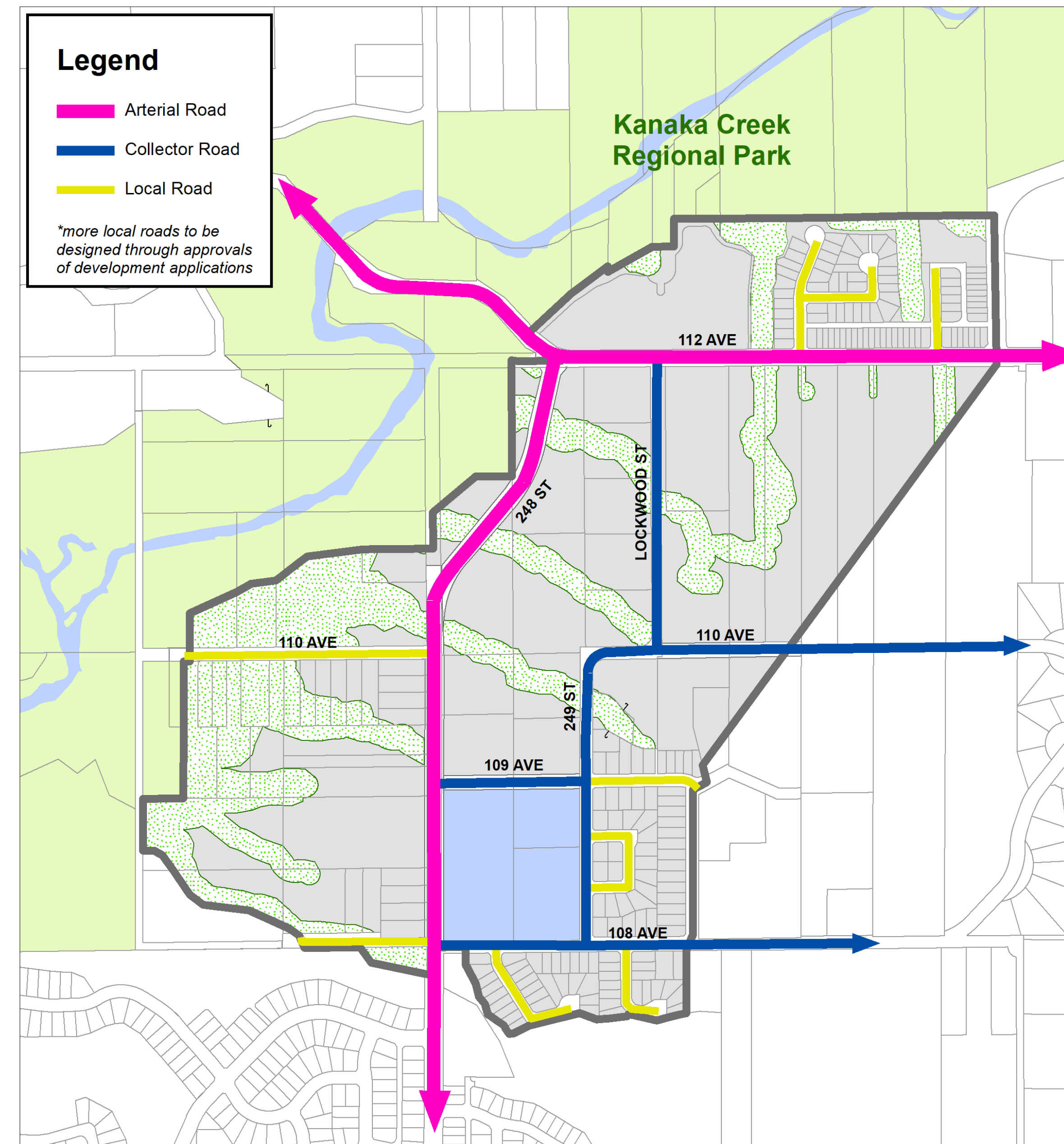
## Active Transportation

Mobility and active transportation are key elements within the North East Albion Area Plan, where the proposed transportation network is designed to foster interconnection between streets, trails and greenways to promote cycling, walking and horse-back riding. A network of high-quality loops will link neighbourhood parks, open spaces, commercial and key destinations.

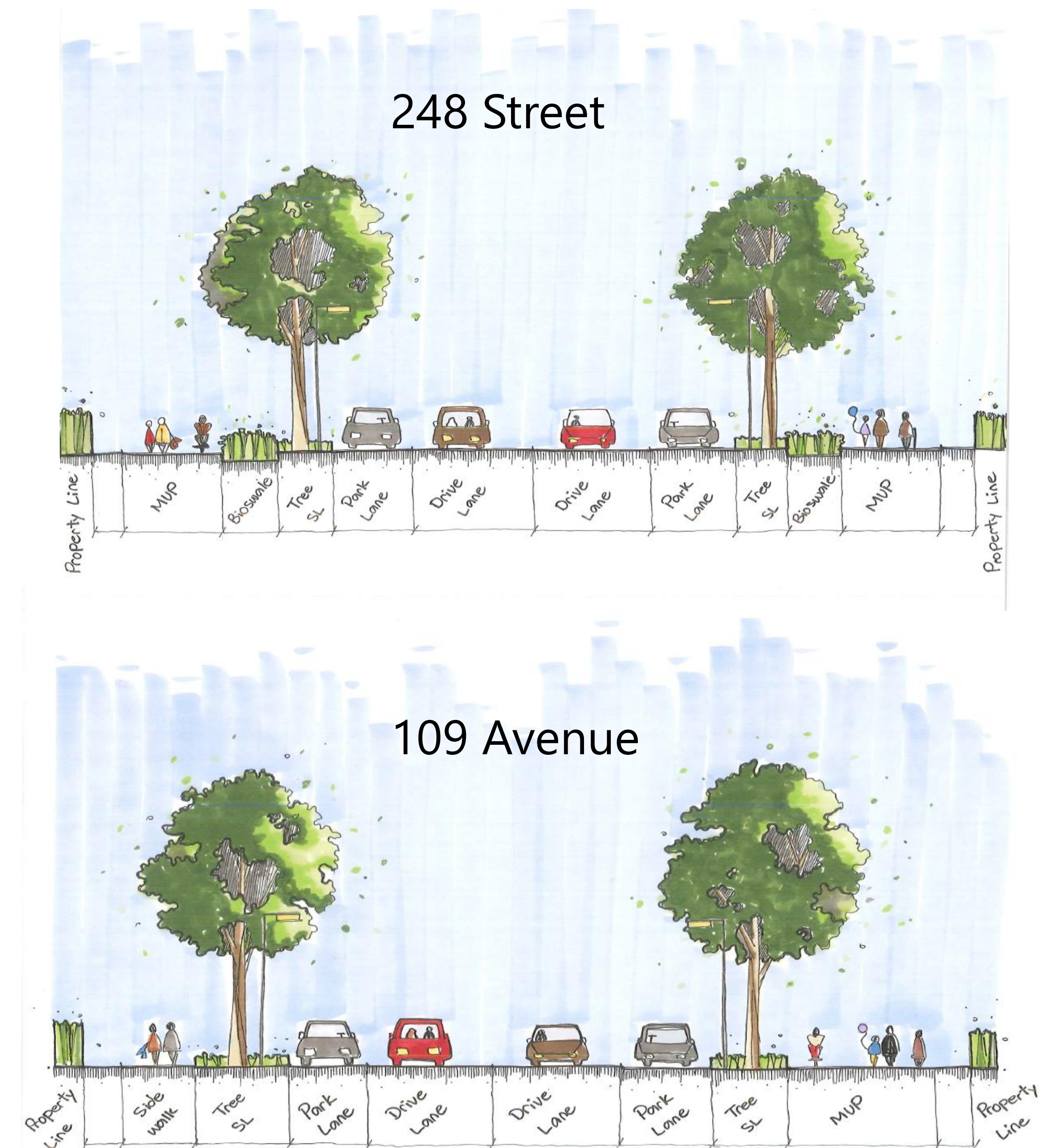
### Bike Lanes, Multi-Use Paths and Trails



## Road Network – Major Connections



## Road Cross-Sections



## Road Network

The North East Albion Area is currently serviced by 112 Avenue to the north and 108 Avenue to the south. The 2019 land use and servicing review identified new roads essential to a functional road network in this area. New local roads may be required and identified through the development application process.

Additional traffic improvements like roundabouts or signals may also be required on a development by development basis.

## Did you know?

The Strategic Transportation Plan was endorsed by Council in September 2023. Visit the website to learn more: [www.mapleridge.ca/2557](http://www.mapleridge.ca/2557)



# Neighbourhood Parks and Trails

## Linking Parks and Amenities

The North East Albion Area Plan, provides residents access to a neighbourhood park within a 5 – 10 minute walk, and includes:

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

The Study Area review will continue to provide active and passive recreational opportunities woven into the neighbourhood through a network of trails and multi-use pathways.

## Future 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:

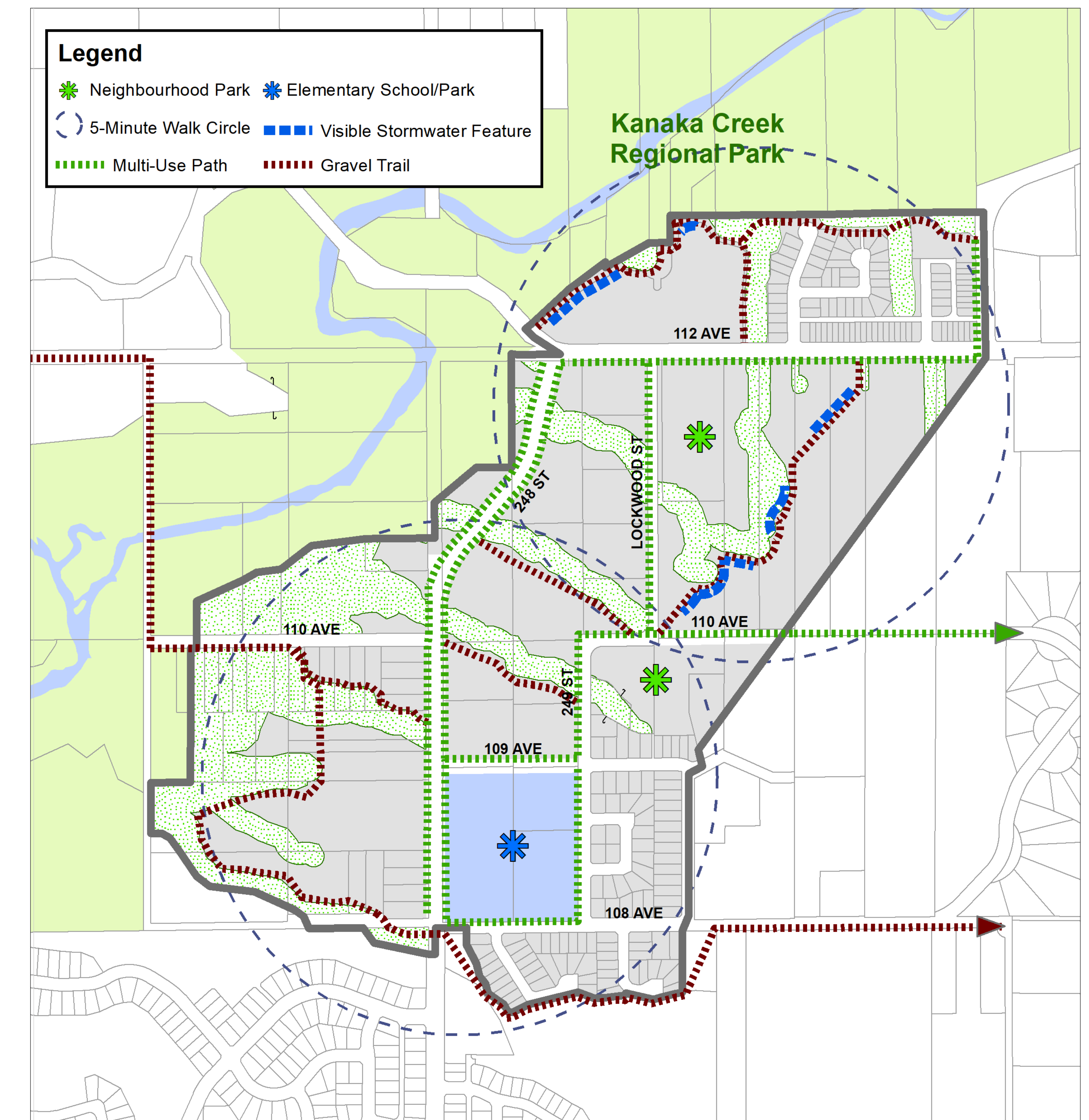
- Playgrounds
- Sports courts
- Small water play area
- Looping pathways
- Open grass
- Picnic & seating areas



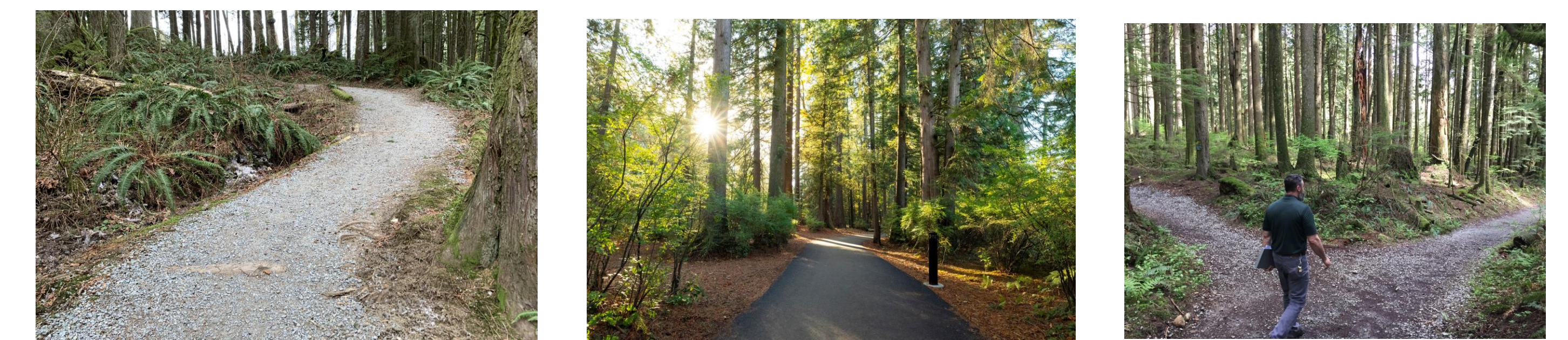
## Have you heard?

A new Parks, Recreation & Culture Master Plan was endorsed by Council in 2023. Visit the website to learn more: [www.mapleridge.ca/2635](http://www.mapleridge.ca/2635)

## Proposed Parks & Trails



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





# Future Land Uses in the Study Area

Since the creation of the concept plan in 2019, a number of fundamental shifts have occurred. In addition to the challenges and opportunities associated with on-going global events, the economic landscape within BC and Canada has shifted - experienced primarily through changing market interest rates and evolving preference demands.

In addition, the Province has brought in new regulations around housing choice and housing diversity. The City has also brought in new policies and strategies that influence how people will live, work and play within Maple Ridge.

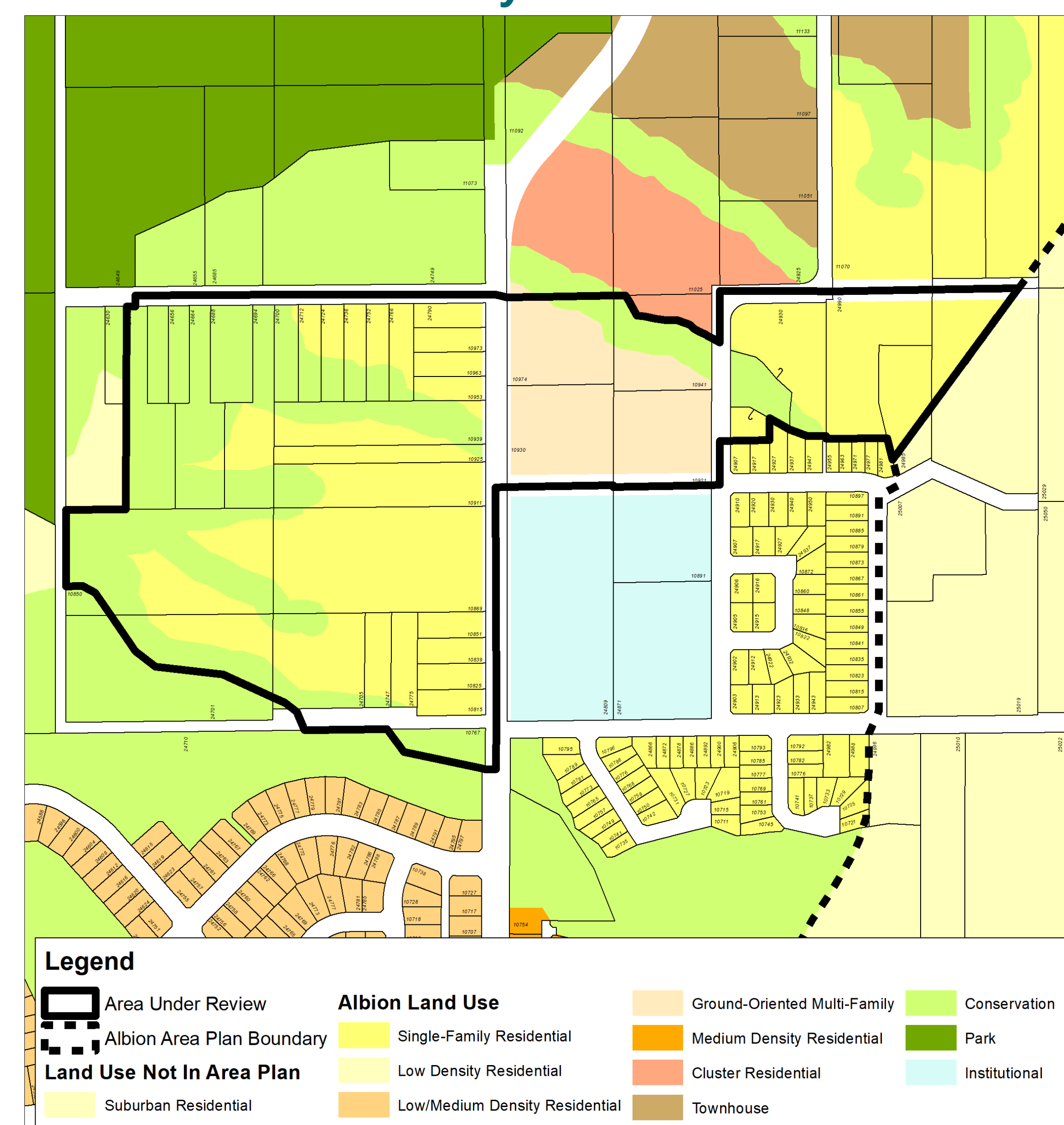
Two Land Use Concepts that have been developed through a technical in-house design charrette that reviewed existing transportation networks, site servicing capacities as well as general infrastructure constraints and opportunities.

The Study Area is contiguous and separated from other land uses by environmental features. It is approximately 20 hectares (50 acres) out of the original North East Albion Area of 70 hectares (172 acres).

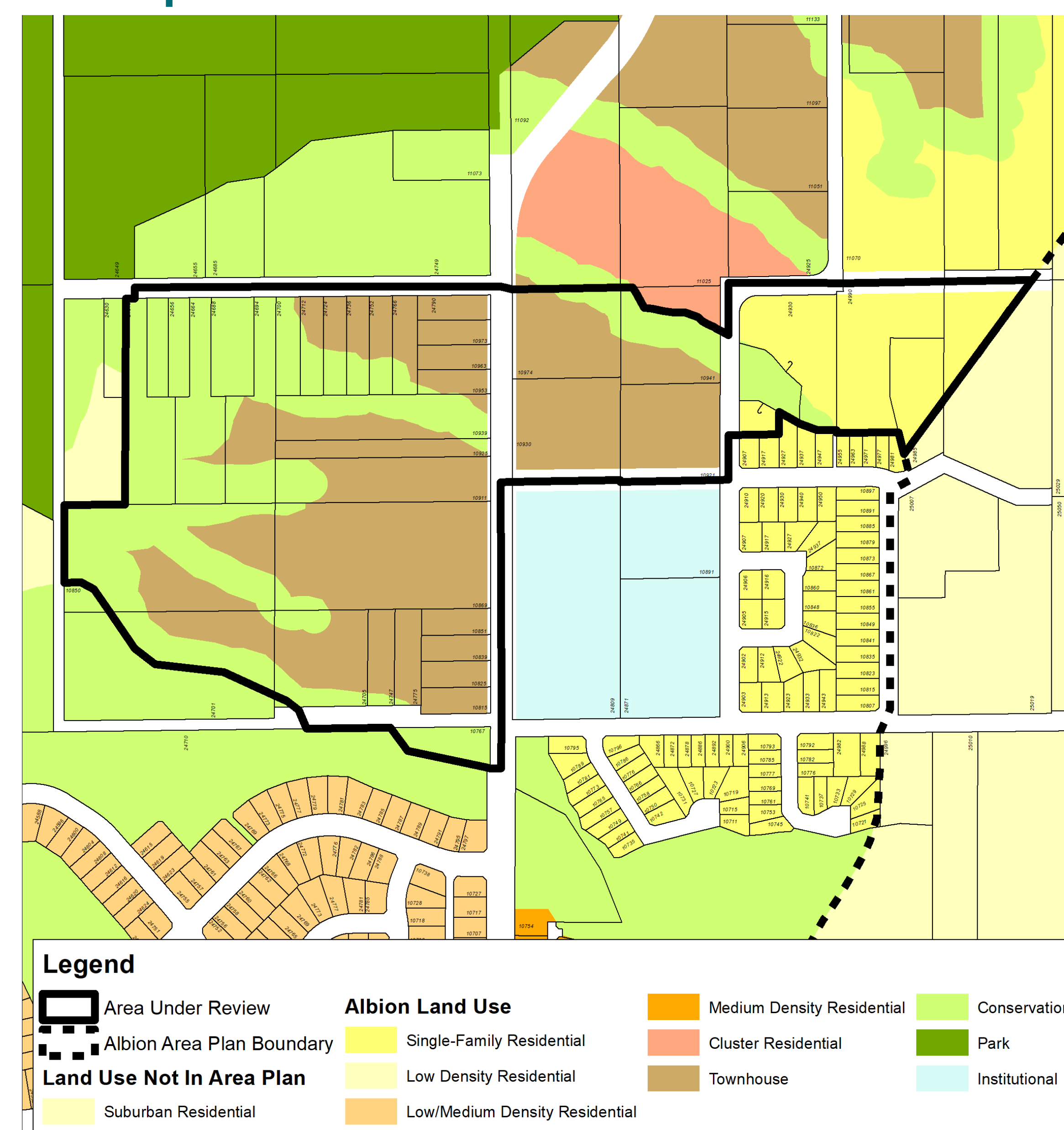
The Study Area can be broken down into three blocks:

- West of 248 Street
- Between 248 and 249 Street
- East of 249 Street

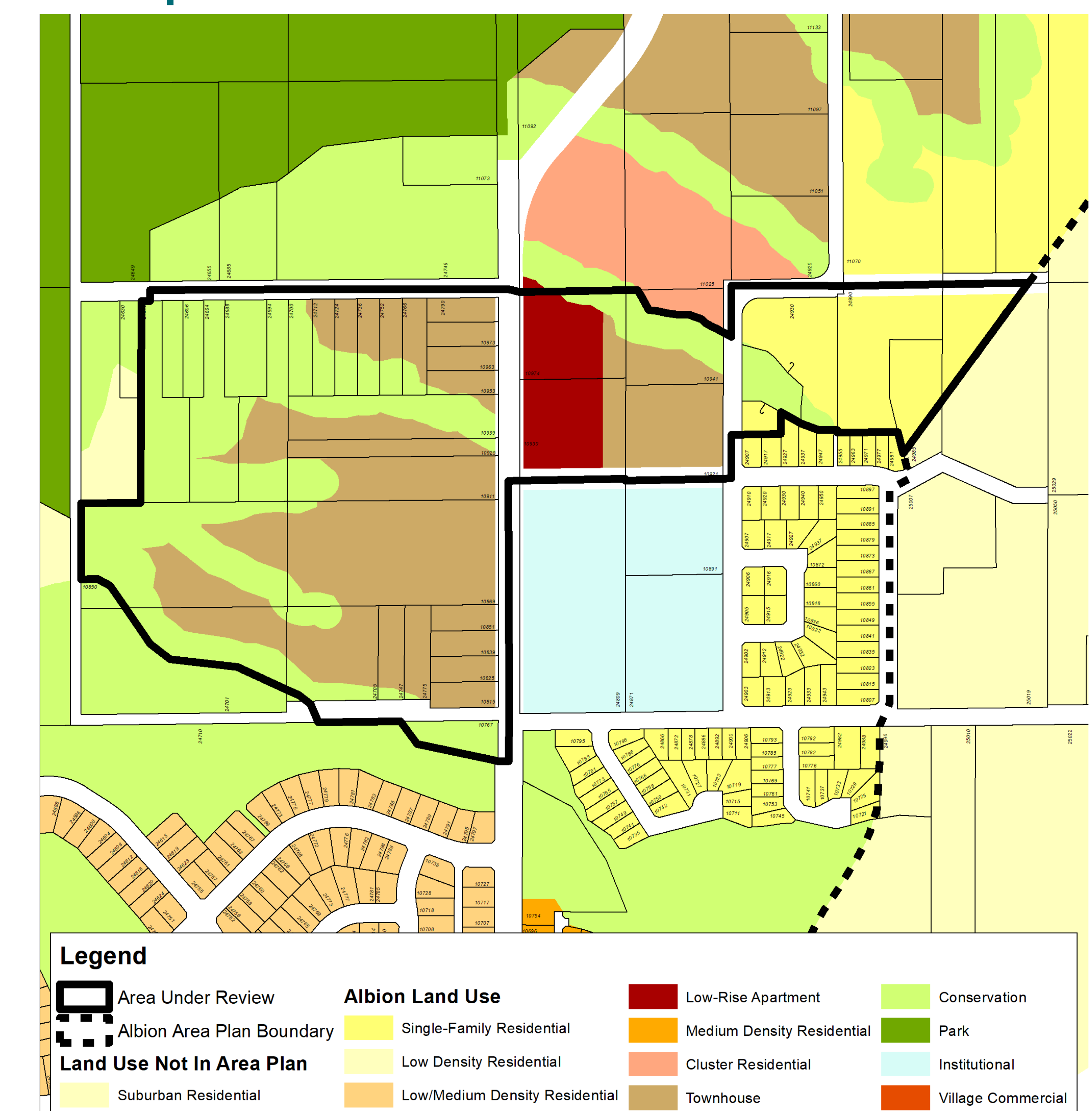
Land Uses In Place Today



Concept 1 - Land Uses



Concept 2 - Land Uses





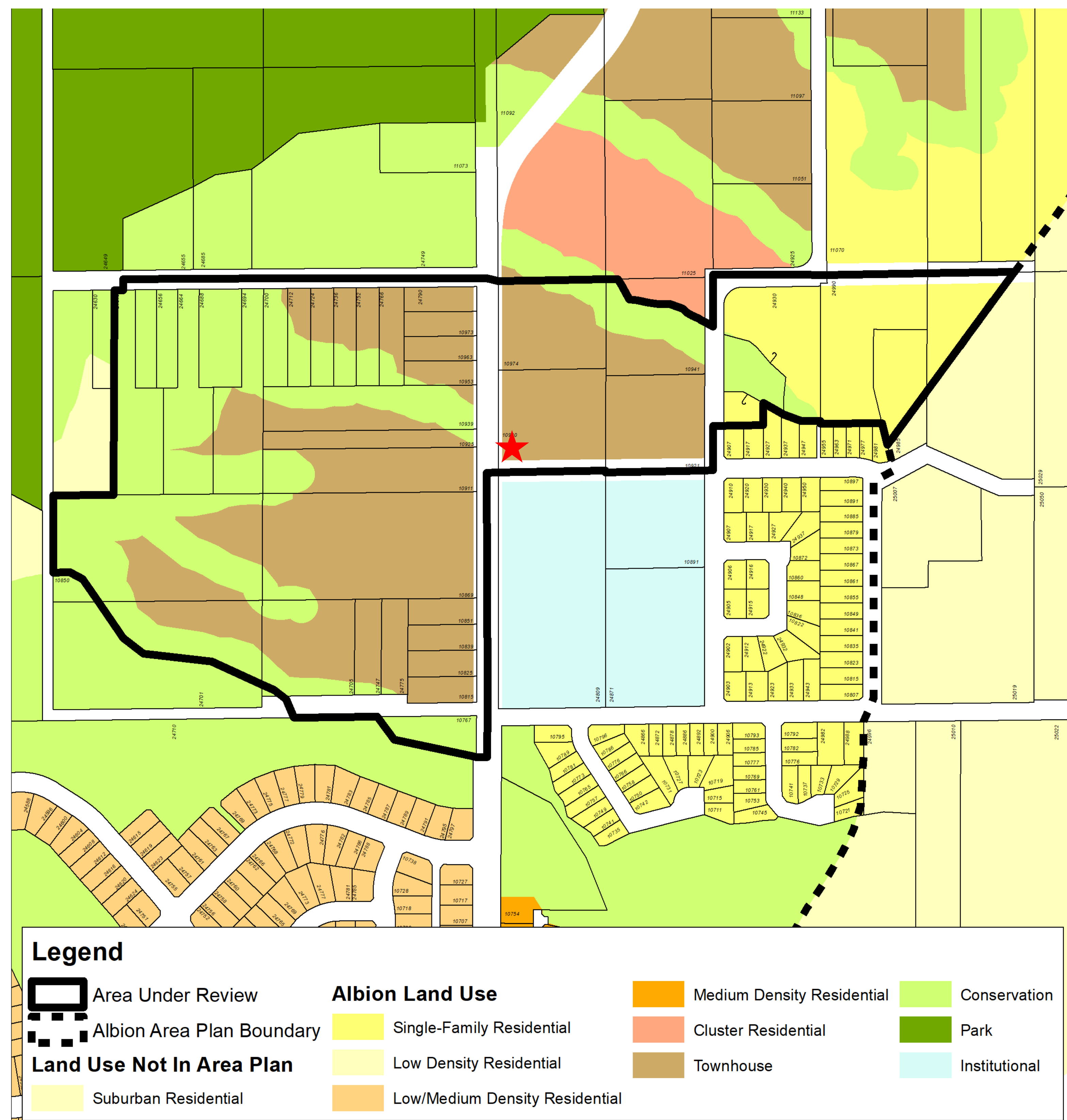
# Concept 1

**Concept 1** looks at a moderate increase in density with more townhouse style development through the western part of the Study Area and proposes the following land uses:

## West of 248 Street:

- Changing the land use designation from Single Family Residential to Townhouse style development.
- Minimum lot assemblies would be required to preserve high-value tree stands and environmental features.

## Concept 1



## Between 248 and 249 Street

- Changing the land use designation from Ground Oriented Multi-Family (i.e. Duplex, Triplex, Fourplex) to Townhouse style development.
- Including a Village Commercial Node at the corner of 248 Street and 109 Avenue to create a center of activity and gathering.
- Village Commercial node would range from two to three storeys and have ground floor commercial.

## What the land uses allow

### Single-Family Residential

- Single Detached Residential housing form that includes secondary suites and detached garden suites.
- Building heights are typically around 2.5 to 3 storeys.

### Townhouse

- Townhouse and Street Townhouse style developments.
- Building heights are typically around 3 storeys.

### Cluster Residential

- Townhouse style development as well as Duplex, Triplex, Fourplex housing styles.
- Building heights are typically around 3 storeys.

### Institutional

- Future co-located elementary school and park site.

### Conservation

- Identifies ecologically sensitive lands that require protection to ensure their health, diversity and integrity are maintained.

## East of 249 Street:

- Maintaining the Single Family Residential land use designation up to the City's Urban Area Boundary.
- This housing form permits secondary suites and detached garden suites.

## Note that

- the future land uses within the study area are subject to several servicing studies currently underway; and
- The internal road networks within the blocks would be determined through the development application process.

## Leave a Comment Here!

Share your thoughts on Concept 1



# Concept 2

**Concept 2** looks at a higher increase in density with some apartments as well as more townhouse style development through the Study Area. Concept 2 proposes the following residential land uses:

## West of 248 Street:

- Changing the land use designation from Single-Family Residential to Townhouse style of development.
- Minimum lot assemblies would be required to preserve high-value tree-stands and environmental features.

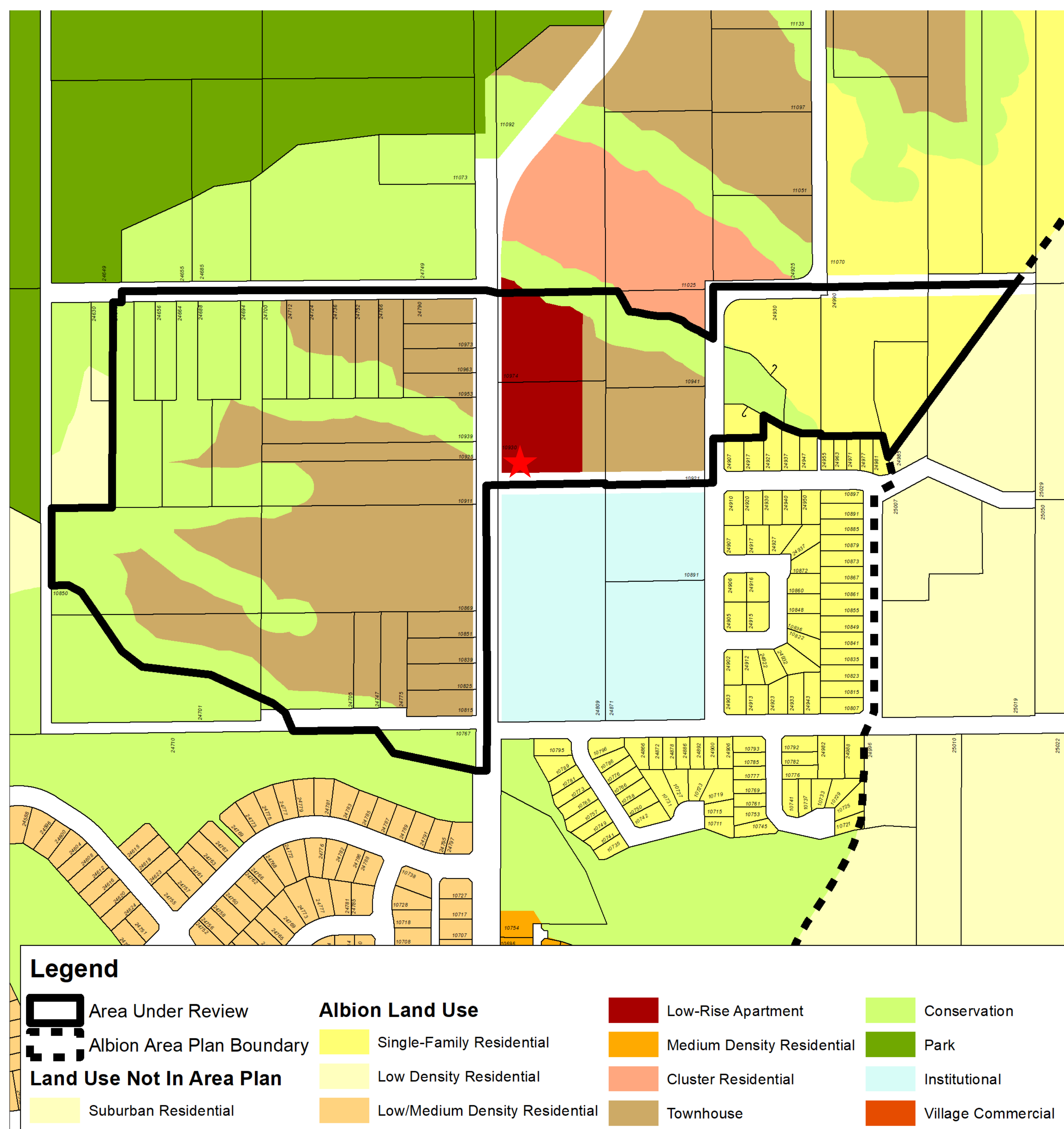
## Between 248 and 249 Street

- Changing the land use designation from Ground-Oriented Multi-Family (i.e. Duplex, Triplex, Fourplex) to Low-Rise Apartment along 248 Street.
- Changing the land use designation from Ground-Oriented Multi-Family to Townhouse style development along 249 Street.
- Including a Village Commercial Node at the corner of 248 Street and 109 Avenue to create a center of activity and gathering.
- Village Commercial Node height would range from two to three storeys and have ground floor commercial.

## East of 249 Street:

- Maintaining the Single Family Residential land use designation up to the City's Urban Area Boundary.
- This housing form permits secondary suites and detached garden suites.

Concept 2



## What the land uses allow

### Single-Family Residential

- Single Detached Residential housing form that includes secondary suites and detached garden suites.
- Building heights are typically around 2.5 to 3 storeys.

### Townhouse

- Townhouse and Street Townhouse style developments.
- Building heights are typically around 3 storeys.

### Low Rise Apartment

- Apartment style building, typically around 4 storeys

### Cluster Residential

- Townhouse style development as well as Duplex, Triplex, Fourplex housing styles.
- Building heights are typically around 3 storeys.

### Institutional

- Future co-located elementary school and park site.

### Conservation

- Identifies ecologically sensitive lands that require protection to ensure their health, diversity and integrity are maintained.

Note that

- the future land uses within the study area are subject to several servicing studies currently underway; and
- The internal road networks within the blocks would be determined through the development application process.

Leave a Comment Here!

Share your thoughts on Concept 2



# Share Your Thoughts!

## Survey

Grab a pen and take a quick seat to complete the survey to provide feedback on the North East Albion Area Plan! The survey should only take 5 to 10 minutes to complete.

Busy or need to run? The survey can also be completed online through the Engage Maple Ridge website anytime until Thursday, March 7, 2024 via:

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



## What's Next

After the survey closes, staff will review all feedback and include a summary of what was heard in an outcomes and recommendation report to Council discussing the potential land use changes for this area.

There is also to the opportunity to share your thoughts with Council at the public hearing that is required before an Official Community Plan Amending Bylaw is formally adopted.

## Have a Question?

There are many staff here to help answer any questions about Planning in Maple Ridge.



## Thank You for Coming!

For more information and to stay up to date on this project, please visit our website:

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

To access Council agendas, minutes, and videos, please visit our website:

[www.mapleridge.ca/811](http://www.mapleridge.ca/811)