

Charrette Summary Report

ALBION FLATS CONCEPT PLAN

Feb 3, 2011

The Albion Flats Concept Plan is a project of the District of Maple Ridge and is being lead by HB Lanarc Consultants Ltd.



*Deep Roots
Greater Heights*



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The District of Maple Ridge and the HB Lanarc project team would like to thank the many stakeholder and community groups who have participated in the Albion Flats Concept Plan.

Advisory Design Panel
Agricultural Advisory Committee
Albion Community Association
Albion Elementary School Parent Advisory Council
ARMS (Alouette River Management Society)
Bicycle Advisory Committee
CEED Centre
Community at large
Downtown Maple Ridge BIA
Golden Ears Winter Club
Haney Farmers Market
Heritage Advisory Commission
KEEPS (Kanaka Education/Environmental Partnership Society)
Kwantlen First Nation
Albion Flats Landowners
Maple Ridge Historical Society & Maple Ridge Museum
Maple Ridge Pitt Meadows Katzie Community Network
Parks & Leisure Services Commission
Planet Ice
Residents for Smart Shopping
Ridge Meadows Seniors Society
Social Planning Advisory Committee



Albion Flats Community Focus Group, September 2010

In particular, the efforts of the charrette team who devoted two days of their time to contribute ideas to the concept design process should be recognized. These community representatives include (in alphabetical order):

Candace Gordon	<i>Agriculture Advisory Committee & Maple Ridge Pitt Meadows Katzie Community Network</i>
Chris Mramor	<i>Advisory Design Panel</i>
Rachel Thompson	<i>Albion Elementary PAC</i>
Ken Hemminger	<i>ARMS</i>
David Pon	<i>Bicycle Advisory Committee</i>
Christian Cowley	<i>CEED Centre</i>
Reg Nelligan	<i>Golden Ears Winter Club</i>
Paula Panek	<i>Haney Farmers Market</i>
Ross Davies	<i>KEEPS</i>
Jacqueline Mulcahy	<i>MR Comm Heritage Commission</i>
Faye Issac	<i>MR Historical Society</i>
Betty Levens	<i>MR Seniors Society</i>
Mandeep Bhuller	<i>Parks and Leisure Services Commission</i>
Marian Gardner	<i>Planet Ice</i>
Ruth Watkins	<i>Residents for Smart Shopping</i>

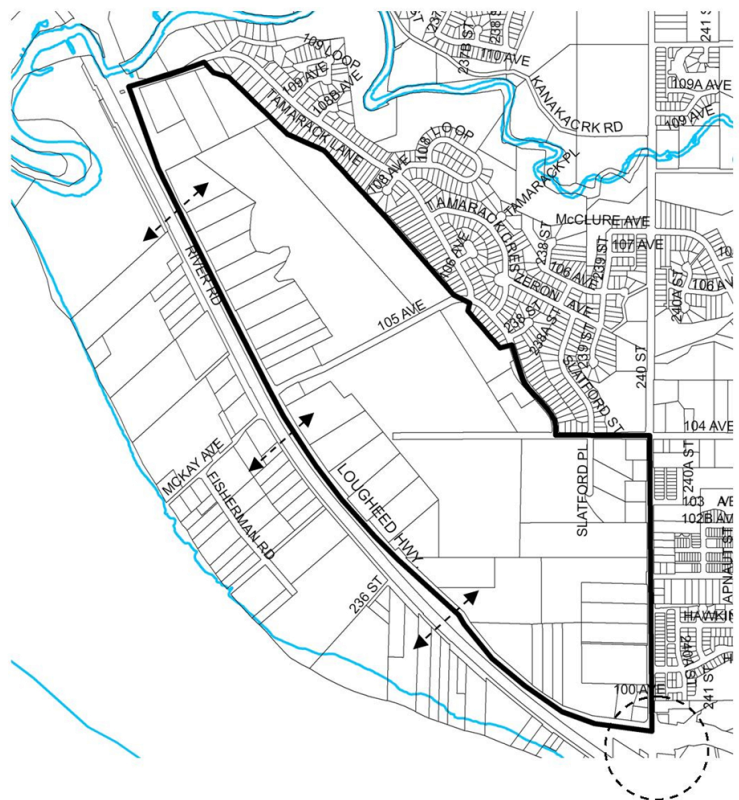
1 Introduction

The District of Maple Ridge (DMR) has initiated the development of a Concept Plan for the Albion Flats. An approved preferred Concept Plan will form the basis for the completion of an Area Plan to be included in the District's Official Community Plan.

The majority of the lands that comprise the Albion Flats are within the Agricultural Land Reserve (ALR). These lands are also within what is currently called the Metro Vancouver's Green Zone, however under the proposed Regional Growth Strategy¹ the Albion Flats area is identified as a Special Study Area with agricultural designation.

The Agricultural Land Commission (ALC) is the legislated decision making agency for exclusion of lands from the ALR. At the outset of commencing an Area Plan for the Albion Flats Maple Ridge Council requested input from the ALC. However the ALC declined to provide input at that time. The ALC also advised the DMR to move forward with its study and at the appropriate time would provide comment. Through the planning process to date four scenarios have been developed and are presented in this report. Based on the initial advice of the ALC and recent discussions with ALC staff it is now appropriate to forward these options to the ALC for their review and written response. Review and commentary by the ALC at this stage will assist the District in moving forward with a preferred Concept Plan that has considered the opinions and advice of all those who are involved in the process.

Based on the above, it is the consultant's recommendation that all four proposed scenarios be forwarded to the Agricultural Land Commission for their review and comments with the request that



Study Area for the Albion Flats Concept Plan

¹ At the time of the writing of this report, the RGS has passed 2nd reading.

the ALC provide a written response on, particularly, the viability of each scenario as related to the policies of the ALC. Forwarding all four scenarios will accurately reflect what was heard from all groups at the public forums and will enhance the usefulness of feedback from the ALC.

1.1 PROJECT BACKGROUND

Over a six month period in late 2010, early 2011, HB Lanarc Consultants developed a process to help create a vision and design for the Albion Flats, in accordance with the direction of Maple Ridge Council. The designs for Albion Flats are guided by six plan priorities. These are based on technical analysis, policy review, and community/stakeholder input. These priorities will be used to evaluate plans during the development of a preferred Concept Plan for Albion Flats. As detailed in the Charrette Primer (HB Lanarc 2010), these priorities may be summed-up as:

- Priority 1: Re-introduce farming and food production
- Priority 2: Job creation and diversity
- Priority 3: Maintain and enhance ecosystem integrity
- Priority 4: Support a complete community
- Priority 5: Placemaking and Community Identity
- Priority 6: Strong recreation program on-site.

Community and stakeholder consultation as well as technical and policy analysis provided essential inputs to crafting the plan priorities (Please refer to the Charrette Primer, pages 21-22).

From August to October 2010, extensive consultation with key stakeholder groups and the community at large was conducted. For process details and outcome please refer to section 2.2. In October 2010, a two-day charrette (a design workshop with a group of invited stakeholders) was held to develop conceptual site plans for the Albion Flats. For various reasons not all of the invited stakeholders attended the two-day charrette. To accommodate their input a further feedback session was held in December of 2010.

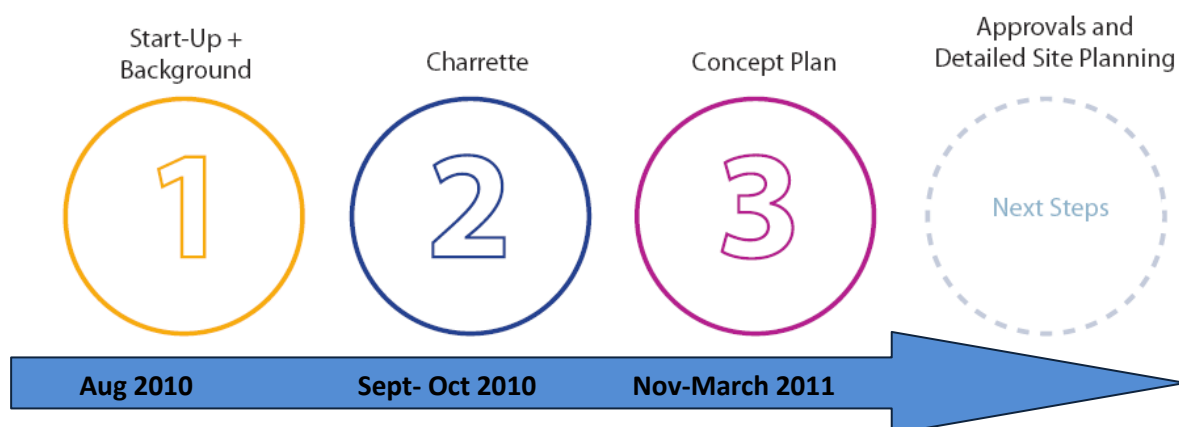
This report summarizes the key outcomes of the charrette as well as the feedback that was given post-charrette on the designs (Please refer to Section 2 for process detail). The purpose of the charrette summary is to present a record of the outcomes of the charrette rather than an analysis of design and recommendations for the future of Albion Flats. Further discussions with DMR Council and other regulatory bodies, in particular, the ALC, will lead to a preferred Concept Plan that will contain design analysis and recommendations.

2 Project Process

2.1 PROJECT OVERVIEW

The Albion Flats Concept Plan process consists of four main phases that began with information collecting and will conclude with a preferred Concept Plan for Albion Flats. The project process has been iterative and responsive to the many driving forces impacting this project.

- **Phase 1: Research and consultation.** This phase identified opportunities and constraints, suggested guidelines, indicated potential land uses, and created a planning program for the site; A community forum and stakeholder meetings were held to obtain feedback (More detail on this process in section 2.2)
- **Phase 2: Two Day Design Charrette (workshop).** Designers and the charrette team explored the best fit for the planning program on the site. Using the findings gathered from the Community Forum and Stakeholder meetings, instructions were given to the designers, who held pens and drew the designs for the study area. The draft concepts were presented at the public charrette pin-up and again at a follow-up meeting held in Dec '10.
- **Phase 3: Concept Plan Review and Refinement.** DMR Council will review the Charrette Summary Report and direct staff on what will move forward to the ALC for feedback. It is understood that the ALC is willing to review the charrette outcomes and provide comments on each of the designs for DMR Council's consideration.
- **Phase 4: Approvals and Detailed Site Planning.** Using the ALC comments as a guide, a preferred Concept Plan will be selected for presentation at an open house. The Council Endorsed plan will then be submitted to the ALC for approval.



2.2 CONSULTATION PROCESS AND OUTCOMES SUMMARY

Phase 1

The land uses that can be considered for the site are currently significantly constrained by the fact that much of it is in the Agricultural Land Reserve. In addition, it has been in the Regional Green Zone for the past many years, although recently it was reclassified as a “study” area in Metro Vancouver’s proposed Regional Growth Strategy, which has passed second reading at the time of writing this report.

Maple Ridge is looking far into the future as it considered possible changes to the allowable land uses on this site, and as such, consultation with the community was very important to this project.

Landowner Focus Group Meeting- Aug 17th 2010: Meeting invitations were sent by mail and email to 39 registered landowners using DMR land ownership data provided by the DMR. The District then followed- up by telephone. In total, there were 13 landowners, and two representatives from HB Lanarc in attendance. A presentation and handouts outlining the project process and background information on the Albion Flats site were given at the meeting.

Presentation points included: the project process timeline, project deliverables, effect of market realities on the process, site details, potential land uses, need for employment in area, conflict between fisheries and agriculture, sustainability network and irrigation, farming viability and soil quality, traffic and transportation, and benefit to rest of DMR, and representation from Fairgrounds.

Discussion points included:

- **Potential land uses for Albion e.g.** mall/shopping centre, restaurant, Newport Village-style development, range of housing forms, trail linkages, horse trails, community and regional recreation facilities, riparian area protection and enhancement, stormwater management, focus on employment over industrial uses, and increasing job density.
- **Optimum mix of uses as expressed by attendees:** commercial development along Lougheed, maintaining recreation uses, employment/education-60%, residential-20%, rec/openspace/env. sensitive areas -20%, trails connecting uses, and a focus on shopping/retail, employment lands, complete community.

Stakeholder Focus Group Meetings #1 & 2- September 7th and 8th 2010: Meeting invitations were sent by mail and email using stakeholder lists provided by the DMR (Listed on page iv). Stakeholders were separated into 2 groups: the first focusing on environmental, recreational, and agricultural interests, and the second focusing on heritage, social and economic development. A short presentation outlining the planning process, site background and land use options was given and participants were asked to fill out workbooks during the meetings in order to gather feedback.

- **Key feedback received from Group 1:** Recreation and green space were seen as important including addressing the conflict between fish and agricultural use. Farming needs to be retained, the site is unique and should be turned in to a destination - food/recreation, maintain the fairgrounds, focus on community use, protect wildlife and ecosystems, use site as an educational tool, improve trails/connectivity, protect good soil - improve poor soil, farmers markets and local food focus.
- **Key feedback from Group 2:** Participants noted the following key issues : the need for independent retail, traffic is an issue, park and watershed protection, improve employment opportunities, transportation hub, flex use, mixed use, innovative design, highlight local food, educational opportunities, value-added food processing, cultural opportunities (artisans /music /theatre), refurbish fairgrounds, casino/entertainment opportunities, IT/hi-tech industry, highlight heritage, maintain/improve recreation, community/meeting spaces, focus on youth - jobs and gathering places.

Community Forum- September 29th 2010: A Community Forum was held at the ACT Centre in Maple Ridge on the evening of September 29th 2010. Notification was extensive including:

- Advertisements were published in the local newspaper.
- Notices were posted in public buildings, and
- There was an announcement posted on the DMR website.
- Postings on Twitter.

There were 95 participants signed in (with approximately 15-20 additional people attending without signing in) and four representatives from HB Lanarc in attendance. A presentation was given highlighting the planning process, site opportunities and constraints, and land use options for the Albion Flats. Participants were given workbooks to fill out during or after the forum. Poster boards were displayed providing background information on 9 topics related to the site - printed versions were available for participants to take with them to help answer questions in the workbooks. Participants were given one week to return completed workbooks to the DMR. Representatives from HB Lanarc spoke with and answered questions from participants after the presentation. Ninety-nine completed workbooks were submitted and transcribed after the Community Forum.

- **Key feedback received from community forum workbooks:** Respondents noted that Maple Ridge is currently underserved for shopping (e.g. restaurants, groceries, clothing etc.), forcing residents to drive to other municipalities; some feel shopping should be accommodated on Albion Flats. Protect the ecological value of the site was also a strong theme, including both terrestrial and aquatic habitat. Many respondents noted the need to improve drainage on the agricultural areas west of 105th in order to make agriculture viable- many asked the question: “*who pays?*”. Using the land for agriculture was another key priority for some while the land for

shopping was supported by others. Similarly, some respondents noted that a regional big box shopping centre should be developed on Albion while others noted that smaller scale retail/commercial would be a good fit. Others still noted that commercial/retail use on this site is not desirable and the value of the flats is focused on the natural and recreation qualities.

During Phase 1 it was observed that there appeared to be general consensus for a shopping and employment emphasis on the lands located east of 105th Avenue. However, there was a significant divergence of opinion regarding the future land use for properties situated west of 105th Avenue.

Phase 2

Albion Flats Charrette October 20th and 21st 2010. A 2-day invitation-only charrette was held at the ACT Centre in Maple Ridge on October 20th and 21st 2010. Twenty-eight stakeholder groups were invited by email and telephone to the charrette with 15 ultimately attending the event.

The charrette process requires a broad, conceptual exploration of the study area. To facilitate this approach, it was critical that participants took an unencumbered view of the site, free of property boundaries and other constraints. Landowner input was sought through separate meetings held at the beginning of each day. These meetings served to keep them updated on the charrette process and outcomes and hear their comments on the ideas and concepts being explored. Landowners were also invited to attend the presentation at the end of the second day and to offer their comments.

The project team wishes to thank all of the people who participated in the process, including stakeholders, charrette participants, those who attended the community forum and open house, public charrette pin-up, and Follow-Up Meeting, and those who completed workbooks and questionnaires. The charrette participants worked intensively with the design team for two days to generate the concepts and options presented below.

The first day included a brief background presentation, a site visit, and small group discussions and design exercises relating to the following topics: land use, parks, open space and the environment, agriculture and food, economic development, transportation, urban form, community and culture, and housing and development.

The second day was focused on design, HB Lanarc planners and designers using the ideas generated on the first day and graphically presenting them as Concept Plans using direct feedback from the participants.

The resulting plans from the charrette involved two options for the lands west of 105th and two options for the lands east of 105th – thereby offering four possible combinations for the site. The Concept Plans and all ‘brainstorming’ ideas from the charrette were posted for public viewing at the charrette outcomes presentation held at the ACT centre on October 21st from 6pm - 9pm.

Members of the public were invited (through newspaper advertisements, Twitter, and postings on the DMR website) to attend the charrette outcomes presentation to provide feedback on the Concept Plans presented. Fourteen people signed-in at the event while approximately 45-60 people attended the event but did not sign in. A short presentation was given by the designers, and members of the public were given an opportunity to ask questions related to the charrette process and the proposed Concept Plans. Feedback forms were available to all at the event and a total of 16 completed forms were returned to HB Lanarc and the DMR.

- **Key feedback from post- charrette pin-up:** Consistent with previous engagement outcomes some respondents were supportive of the idea of leaving farmland west of 105th as farmland (Option1) whereas others contended that significant commercial development should occur there (Option 2). Others were excited about the idea of commercial and retail on the easterly portion of the site (Concept A and B) and some were concerned that land use should not change and that the District should do more to protect these lands. There was a great deal of discussion around the merits of a shopping centre west of 105th based on a proposal by a commercial developer who has purchased farmland in the ALR, located west of 105th with the intent of developing it as a shopping center. (Please refer to section three for detailed discussion of each Concept Plan options. Also refer to Appendix B that contains alternative concepts for a shopping centre west of 105th as submitted by the Residents for Smart Shopping).

Additional Charrette Feedback Session- Dec 8th, 2011: In response to requests from stakeholder groups who were not able to attend the charrette, an additional charrette feedback session was held on December 8th in Council Chambers. At this session presenters from the GP Rollo and Associates, Golder, and HB Lanarc consulting teams explained each of the four ideas from the charrette that were printed in large format and posted around the room. The floor was then opened for question and comment on each of the charrette ideas. Out of the two identical sessions that were held approximately 45 people attended, filling out 18 feedback forms.

- **Key feedback received at post-charrette pin-up:** The feedback from this session included both verbal discussion in the session, as well as feedback forms. Several people did not complete the survey and out of the 18 people who responded in the feedback forms:
 - For the area east of 105th :
 - 11 liked Concept A (industrial, retail, mixed use development)
 - 3 liked Concept B (significant increase in recreational facilities)
 - For the area west of 105th :
 - 4 liked Option 1, (farmland retained)
 - 10 liked Option 2 (auto-oriented commercial)

Themes in the written feedback indicated that even when supporting agriculture, respondents noted the need for more commercial in Maple Ridge.

- Out of those who are not supportive of agriculture, poor soils and drainage and the non-viability of farming on this site were noted as reasons to not consider agriculture.
 - Of those who were supportive of agriculture, community history, impacts to hydrology, and growing food for the future were noted as reasons to keep land use agricultural.
- Similar to Phase 1 , it was observed that there still appears to be general consensus for a shopping and employment emphasis on the lands located east of 105th Avenue, and a significant divergence of opinion regarding the lands west of 105th Avenue remains.

Phase 3

The next stages of the Albion Flats Concept Plan are anticipated to unfold in three key parts, pending Council's direction.

- **First**, the project team will develop a Charrette Summary (this document) to go to Council for discussion and direction. The ALC have noted a willingness to review the concepts and provide comments.
- **Secondly**, based on Council direction, the DMR will likely submit information on the charrette outcomes to the ALC for its advice and direction. It is anticipated that the ALC will provide written comments on each of the ideas, providing DMR with a sense of what is possible from a regulatory standpoint. This feedback will then go back to DMR Council for consideration and discussion after which the project team will be directed to develop the final Concept Plan Report.
- **Thirdly**, based on Council direction, the project team will develop a final draft of the Concept Plan for Albion Flats that will be presented to the community at an open house event. Any modification to the plan directed by Council following the Open House will be made. The final Concept Plan will form the basis of any required applications to the ALC, whether for exclusion or non-farm use.

3 Albion Flats Concepts, Options, and Scenarios

3.1 OVERVIEW

The Albion Flats Concept Plan Charrette occurred on October 20th-21st at the ACT Centre in Maple Ridge. Over the course of two days the charrette team, working from the charrette primer document, crafted a program and design for Albion Flats. The four key ideas that emerged from the work were:

- Two for the **eastern portion** of the site (Concept A: Jobs & Commercial and Concept B: Recreation & Mixed Use) and
- Two for the **western portion** of the site (Option 1: Agriculture and Option 2: Auto Oriented Commercial).

Each of the Concepts and Options may be combined together to create four scenarios. These combinations have been organized into four scenarios to illustrate and define the overall performance of the site. The complete concept for the site may be organized into four scenarios:

Scenario 1: Jobs, Commercial & Agriculture	(Concept A + Option 1)
Scenario 2: Jobs & Auto Oriented Commercial	(Concept A + Option 2)
Scenario 3: Recreation, Mixed Use & Agriculture	(Concept B + Option 1)
Scenario 4: Recreation, Mixed Use & Auto Oriented Commercial	(Concept B + Option 2)

Inevitably, how the concepts and options are combined will impact the overall design (e.g. market performance and traffic) and these impacts will need to be closely examined as part of developing the preferred Concept Plan. Summaries of these combinations are located in Section 4 of this report.

3.2 ROLE OF THE ALR

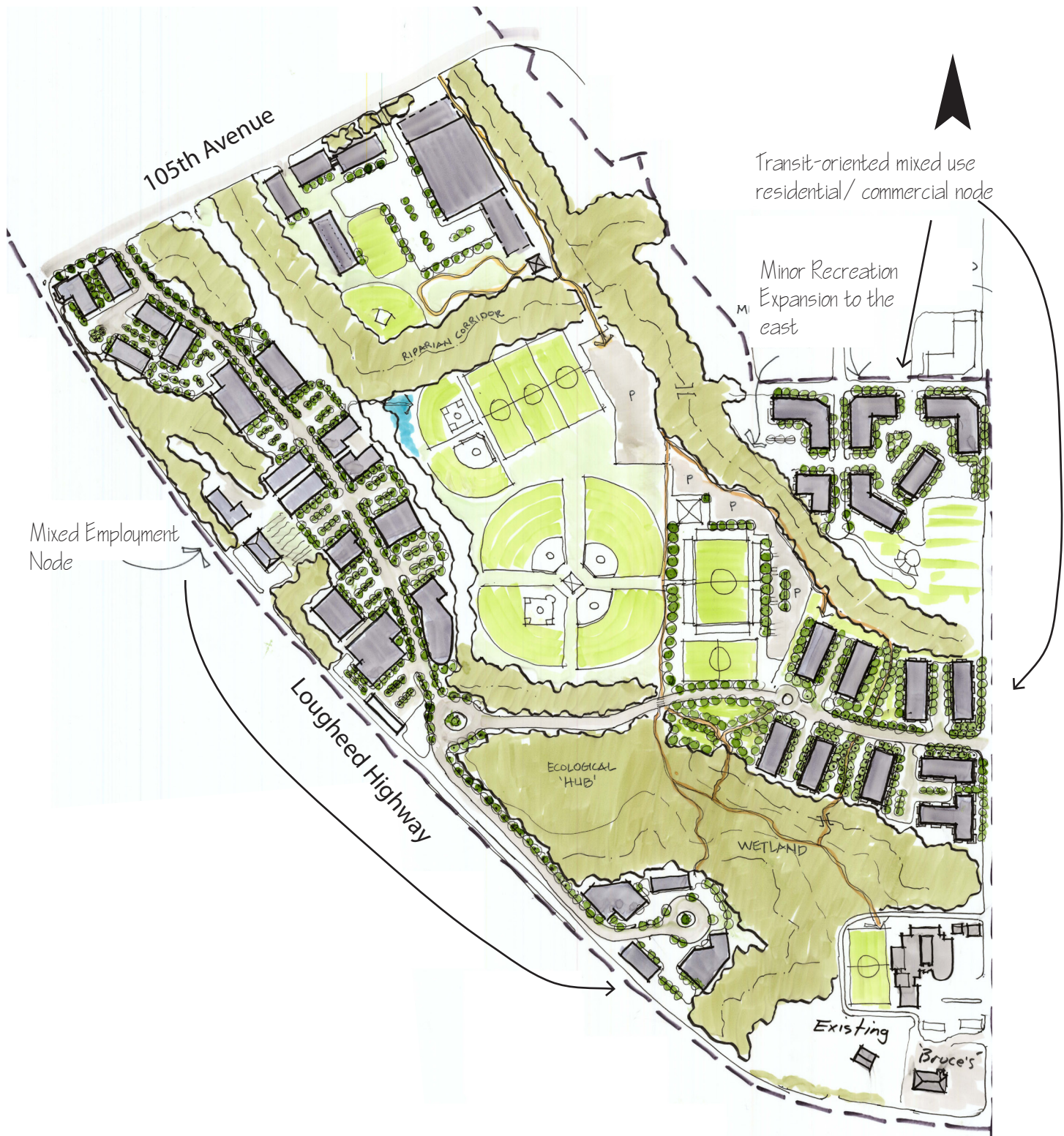
Before the concepts are described in more detail, it is important to speak to the issue of proposing development on ALR land. The Agricultural Land Commission is responsible for assessing applications involving ALR lands for consistency with the purpose and intent of the Agricultural Land Commission Act. Consideration of large scale ALR exclusions are not common, however the regional government accepted that the site is quite fragmented and surrounded by development and warranted an exploration of a range of future uses. At the outset of this project, the Agricultural Land Commission indicated to Maple Ridge some openness to a range of uses for some areas of the site and suggested that DMR do its planning work and then approach the ALC for comment prior to any exclusion application process. The Commission also offered to make its staff available through the concept development phase. Pursuant with this direction, the consulting team met with the ALC staff who indicated that portions of the areas are in their opinion viable farmland and suggested that the

Agricultural Land Commission might not favour changes of uses in those areas (namely the area west of 105th).

The consulting team is well-versed in food and agriculture systems and recognizes the merit of a healthy ALR. At the same time it is recognized that there is divergent community opinion regarding the lands in the Albion Flats (namely those lands west of 105th Avenue). In order to fully explore the options, and provide DMR Council with an objective and unbiased set of scenarios to discuss with the Agricultural Land Commission, Metro Vancouver and the community, the consulting team agreed to explore options for the farmland which would include significant development.

Concept A: Jobs & Commercial

Concept A introduces jobs and commercial landuses into the existing uses of the site. Mixed use is also introduced.



Area Type*	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	5,069	54,562	0.51	1.25
Commercial/ Industrial	33,021	355,435	3.30	8.16
Commercial/Residential	25,336	272,714	2.53	6.26
Greenspace	251,584	2,708,028	25.16	62.17
Recreation	181,790	1,956,771	18.18	44.92

* Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way are not yet possible to calculate to any degree of accuracy.

Concept A is distinguished by the three following key characteristics:

- The introduction of an Employment Node totaling almost six hectares (or 58,000 m² of land area), and
- The introduction of two small residential/mixed use areas in locations that are outside of both the ALR and the floodplain, and
- Expanded recreation program to the east and trails.

The mixed employment node could have a pedestrian scale and orientation, and a high-quality design with a “market place” feel. Charrette participants noted that this Employment Node could have a food and agriculture focus as well. The Node could attract a range of users including: employees from the diverse businesses located nearby, residents, and visitors/shoppers from throughout the region.

The mixed use residential/commercial areas proposed for the north-eastern portion of the site in Concept A includes small scale, local serving commercial uses to serve nearby residents, employees and recreational users of the site. This mixed residential commercial area will create a cohesive neighbourhood feel and will draw-in users from the surrounding community.

The concentration of jobs and mixed residential/commercial uses at strategic locations supports existing and planned future transit services. Further, the siting and orientation of proposed mixed use and residential uses is intended to positively frame and activate the public realm and to enhance a sense of place and community identity, not currently a strong theme on the site.

The recreation program in Concept A is expanded to include most of the recommendations of the new Parks Master Plan. Additional trail connectors were considered as part of this design. Concept A includes an extensive network of primary and secondary trails incorporated within riparian corridors and forested/wetland areas. Strong links are emphasized between recreational, village commercial and transit-oriented residential nodes on the site. The northeast trail corridor follows and connects to the existing Belle Morse trail. Internal trail networks within the parks/recreation areas connect larger amenity destinations. Several trail connections are made to the mixed employment node, however the overall network is more focused on the recreational and residential areas.

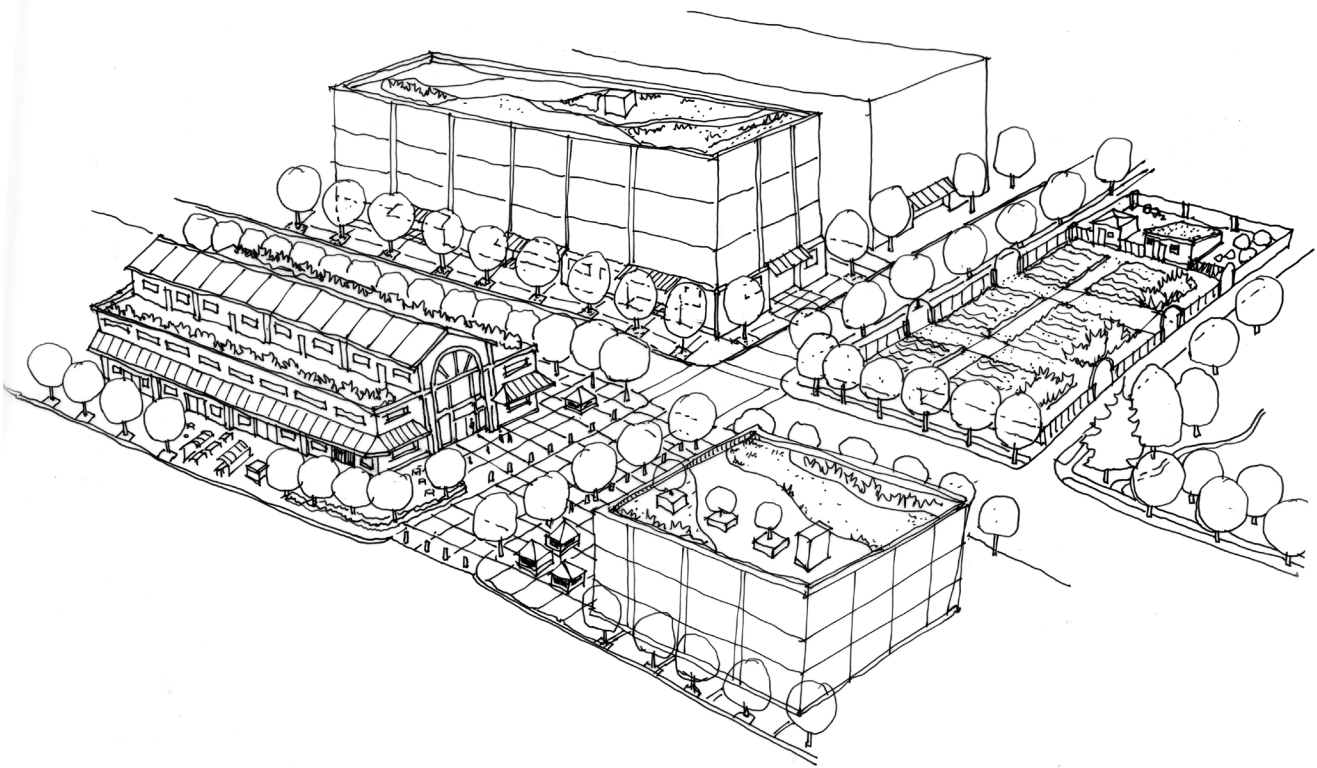
While Concept A does expand the developed area of the site, 30m stream setbacks are accounted

for in the design, an ecological/wetland area is preserved in the south eastern portion of the site, and recreational trails and areas are incorporated as key ecological and open space features of the concept. Though Concept A decreases the overall greenspace and crop-growing potential, new facilities to expand and upgrade the fairgrounds as well as house important food and agriculture functions work to support agriculture in other ways.

This option was felt to address many opportunities appropriate to the Albion Flats, including responding to the need to provide jobs and retail services in the area, without having serious impacts on Maple Ridge's existing downtown.

The land that is in the Agricultural Land Reserve in this option that is proposed for changed uses is land that is highly fragmented, is comprised of relatively small parcels, has many hydrology problems, has a range of soil types including poorer soils, is immediately impacted by other development, and is less likely to be used for either field or intensive barn-based agricultural uses.

The charrette participants noted that in response to the compromised agricultural land value, and in the interest of supporting sustainable food systems in Maple Ridge, this option offers significant opportunities for supporting value-added agriculture. Participants further noted that by providing land and buildings that can support all aspects of the food system (production, processing, distribution, wholesale, retail, education, events, food security, etc) well connected to existing farmland, agricultural fair grounds, existing food retail areas and other uses, the existing "food system value" is retained where the land is appropriate for field uses, and the remaining land can be focused on value-added food system and economic uses.



Illustrative drawing of an agriculture/food industrial/commercial zone. Drawing by Don Crockett, HB Lanarc.

Concept B: Recreation & Mixed Use

Concept B looks at an expanded recreation program as well as introducing limited commercial/mixed use



Area Type	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	10,126	108,995	1.01	2.5
Commercial/ Industrial	26,502	285,265	2.65	6.5
Commercial/Residential	15,973	171,931	1.59	3.9
Greenspace	280,078	3,014,734	28.01	69.2
Recreation	210,249	2,263,101	21.02	52.0

** Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way, are not yet possible to calculate to any degree of accuracy.*

The core characteristics of Concept B include:

- A recreational focus, expanding existing recreational uses and areas of the site to over 21 hectares (210,000 m²) including both trails, new playing fields and recreational facilities;
- The introduction of a mixed employment node similar in nature to that proposed in Concept A but considerably smaller, and;
- Two mixed use residential/commercial areas similar to those proposed in Concept A, i.e., multi-family residential with a small retail/service component to serve nearby residents, employees and recreational users of the site and located outside of the ALR and the flood zone.

Concept B's focus on recreation and mixed use residential/commercial area will create a lot of energy and movement on the site. The wide open areas for recreation will leave the site feeling very open and green while also focusing more intense uses in areas that leave the recreation/habitat uses of the site contiguous.

Similar to Concept A, the nature and scale of commercial and residential uses proposed in Concept B does not detract from Maple Ridge's downtown as the commercial (retail and office) centre for the district.

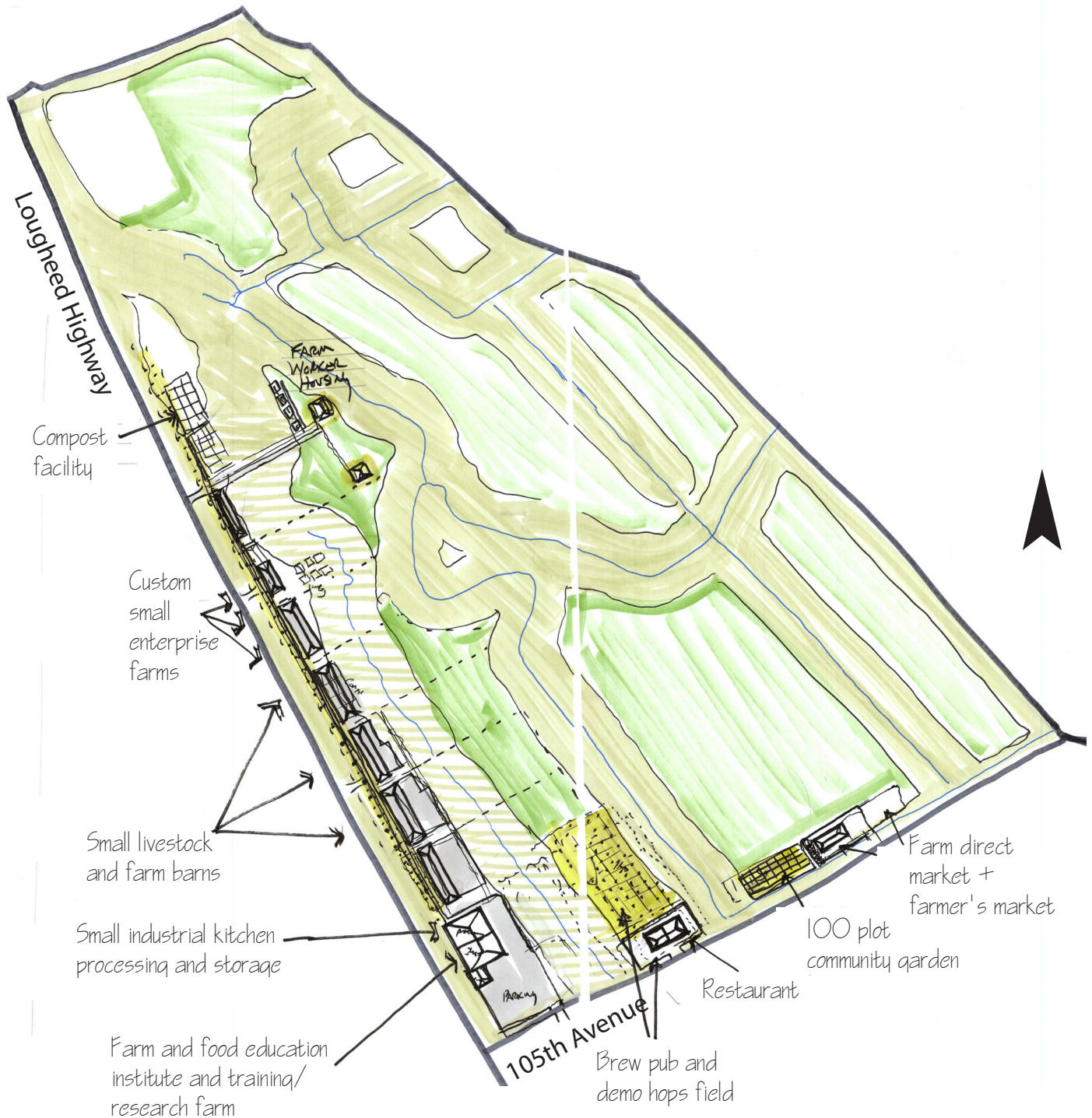
Concept B also provides for 30m setbacks along all streams as well as protects the wetland area to the south east. Though Concept B introduces development onto former agricultural and natural areas, there is a strong focus on providing a permanent farmers market as well as other processing/retail facilities near 105th to support agriculture functions on the rest of the site.

Concept B includes two main trails connecting all key destination points within the site. Similar to Concept A, the northeast trail corridor follows and connects to the Belle Morse trail. Although portions of these trails follow riparian or natural areas, the trail aesthetic is more developed and focused on mobility and connectivity of the site (more developed trail – i.e. paved, larger width) and less of a recreational-natural walking paths.

The Agricultural Land Reserve allows for civic recreational uses and much of the existing recreational infrastructure is on ALR land. This approach minimizes the requirement to ask for changes to the Agricultural Land Reserve for much of the land.

Option 1: Agriculture

Option 1 maintains the agricultural land use (including farm structures) with the exception of a restaurant and brew pub



Area Type	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	348,959	3,756,163	34.90	86.23
Greenspace	99,662	1,072,752	9.97	24.63

** Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way, are not yet possible to calculate to any degree of accuracy.*

Option 1 sees very little change west of 105th and is intended to maintain and enhance farming and food production opportunities and functions of the site. Large tracks of open field are maintained while introducing new farm facilities along Lougheed hwy. These include barns, composting facilities, and farm worker housing, all currently allowed under current ALR legislation.

This option requires almost no change to the current ALR status of the land.

Several small areas with uses not always allowed under the ALR are proposed to enhance the viability of the food system economy on the site, beyond low value commodity agriculture, including:

- A farm and food education institute for agricultural training and research,
- Food services such as a restaurant and brew-pub,
- Expanded community gardens and
- A farm-direct market centre.

Overall, Option 1 offers 35 hectares of agricultural land and 10 hectares of greenspace.

Providing steps are taken to activate agriculture west of 105th (i.e. fixing the drainage problems), Option 1 supports job creation in the agriculture and agri-tourism sector. A suburban farm in Maple Ridge incorporating some limited food related uses and facilities such as is proposed in Options 1 would contribute to the communities overall identity and history as a farming community as well as provide a destination for people outside of Maple Ridge to visit.

Passive recreation opportunities and making a few trail linkages will improve passive recreation opportunities in Option 1.

Option 2: Auto-Oriented Commercial

Option 2 looks at large-format, auto oriented commercial/retail, North of 105th



Area Type	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Industrial /Commercial	140,025	1,507,216	14.00	34.60
Greenspace	171,009	1,840,725	17.10	42.26

** Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way, are not yet possible to calculate to any degree of accuracy.*

Core characteristics of Option 2 include developing an auto-oriented and regional serving retail centre west of 105th. Option 2 Will be pedestrian oriented and have a high design quality to the extent that the form, scale, intensity and scale of the development will allow.

The form of development proposed would include a mix of large (<50,000 sq. ft.) medium and small format retail buildings and a significant amount to surface parking. The total area of industrial/commercial space is three times that of Concept A at fourteen hectares (140,000 m² squared). Option 2 would provide a significant expansion of regional serving retail and shopping opportunities for residents of Maple Ridge and the larger sub-region.

With the exception of one riparian area near the Lougheed Highway (it is debated whether it is a fish bearing stream or not), Option 2 accounts for 30m setbacks on all streams and preserves the park and some of the green space located on the most westerly portion of the site. Option 2 includes a network of cycling/pedestrian pathways located within greenway/drainage ways alongside or behind larger retail buildings.

Similar to Concept B these paths would be less focused on recreational-natural areas and more on mobility through the site with connections to parking areas of major commercial locations (with the exception of the existing north western park areas). Cycling/pedestrian pathways are outlined to connect to existing offsite points at the north west and north east locations.

During the follow-up meeting to gather feedback on the outcomes of the charrette, the Residents for Smart Shopping submitted two additional concepts for the western portion of the site. One option looks at a mix of commercial office, employment land, multi-family mixed use, single family residential, agricultural facility, and village commercial. The other looks at a mix of commercial office, employment land, agricultural facility and village commercial. Both options see significant site coverage and note the economic benefits associated with these land uses. Further detail including area calculations may be viewed in Appendix B and on-line at <http://www.albionshopping.com/pdfs/Albion%20Flats%20Design%20Concept.pdf>.

This option requires the removal of this land from the ALR, as it is a wholesale change of use from agriculture to intensive urban development.

4 Four Development Scenarios

In looking at the entire site, the concepts and options may be married in four ways, generating four possible scenarios. As noted above, the preferred Concept Plan will need to consider the market, traffic and other implications associated with these combinations. These four scenarios with combined area calculations are illustrated and described below.

Scenario One: Jobs, Commercial & Agriculture



Area Type*	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	354,028	3,810,725	35.40	87.48
Commercial/Residential	25,336	272,714	2.53	6.26
Commercial/Industrial	33,021	355,435	3.30	8.16
Greenspace	351,246	3,780,780	35.12	86.79
Recreation	181,790	1,956,771	18.18	44.92

* Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way are not yet possible to calculate to any degree of accuracy.

Scenario Two: Jobs & Auto-Oriented Commercial



Area Type*	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	5,069	54,562	0.51	1.25
Commercial/Residential	25,336	272,714	2.53	6.26
Commercial/Industrial	173,046	1 862 651	17.30	42.76
Greenspace	422,593	4 548 753	42.25	104.42
Recreation	181,790	1,956,771	18.18	44.92

* Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way are not yet possible to calculate to any degree of accuracy.

Scenario Three: Recreation, Mixed Use & Agriculture



Area Type*	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	359,085	3,865,158	35.90	88.7
Commercial/ Industrial	26,502	285,265	2.65	6.5
Commercial/Residential	15,973	171,931	1.59	3.9
Greenspace	379,740	4,087,487	37.97	93.8
Recreation	210,249	2,263,101	21.02	52.0

* Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way are not yet possible to calculate to any degree of accuracy.

Scenario Four: Recreation, Mixed Use & Auto-Oriented Commercial



Area Type*	Area (m ²)	Area (ft ²)	Area (Ha)	Area (Acres)
Agriculture	10,126	108,995	1.01	2.5
Commercial/ Industrial	166,527	1,792,481	16.65	41.1
Commercial/ Residential	15,973	171,931	1.59	3.9
Greenspace	451,087	4,855,460	45.10	111.5
Recreation	210,249	2,263,101	21.02	52.0

* Area calculations are approximate and totals vary between concepts. Due to the conceptual stage that the design is at, the parking, circulation, access and rights-of-way are not yet possible to calculate to any degree of accuracy.

5 Conclusion

The Albion Flats charrette was a process that addressed a wide range of existing policy, attitudes, goals and opportunities for this piece of land- for both the present and future of Maple Ridge. Therefore it was necessary for the consultation leading up to the design charrette to be extensive and transparent.

The charrette involved working with members from a wide range of respected community groups who collectively represent an enormous range of interests in Maple Ridge, and they worked collaboratively for 2 days to come up with the viable options for the site to meet the many community objectives and opportunities the site faces. The purpose of the charrette was not to propose to develop agricultural land or to preserve it untouched, but rather, in the tradition of all strong planning processes, to look for opportunities to support progressive community development opportunities and to make clear the issues and opportunities around options for any piece of land. Following the charrette, extensive review and commentary occurred and this process was transparent and objective.

The options created by the charrette offer a full gamut of barely any changes to the land's ALR status (eg: civic recreation focus east of 105th and retention of field agriculture west of 105th) to significant wholesale change to the land uses (full shopping center, industrial residential development west of 105th and mixed use, industrial, retail and residential development east of 105th).

The charrette participants overwhelmingly supported the options that offered the retention of field agriculture and the food system value in the Albion Flats. The comments of the community after the charrette, including some land owners and community members, in some cases likewise supported a strong agricultural program for the site, and others gave voice to alternative views showing support for large scale development.

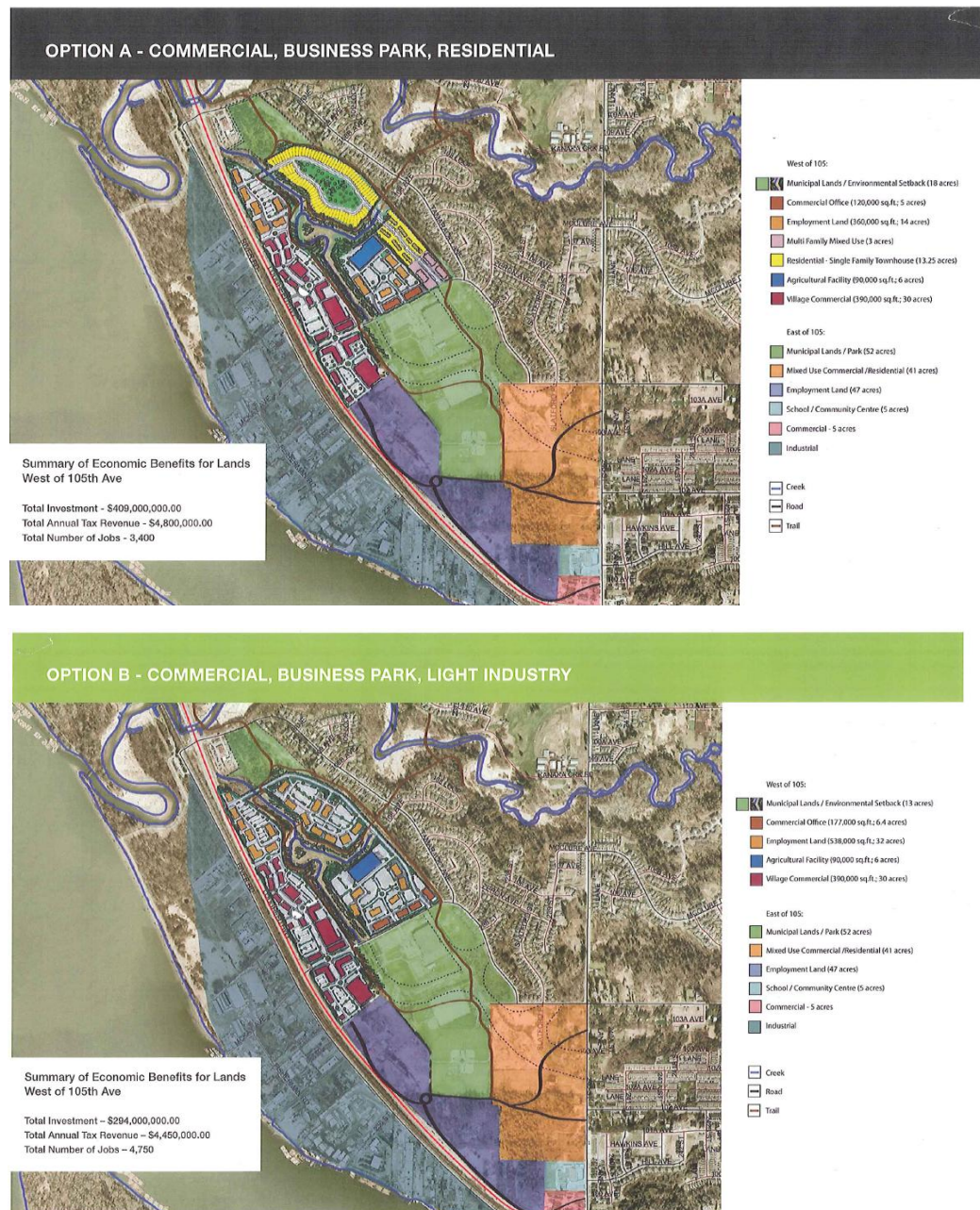
The outcomes of the charrette are offered to Maple Ridge Council for their review and for their use as they see fit in future conversations with the community, Metro Vancouver, the Agricultural Land Commission and others. Based on initial advice of the ALC and recent discussions with ALC staff, it is now appropriate to forward these options to the Agricultural Land Commission for their review and written response on each of the four scenarios outlined in this report. The District will then be in a position to know where the ALC stands and can then be in a position to develop a preferred and final Concept Plan. It is the consultant's recommendation that all four scenarios proposed be forwarded to the Agricultural Land Commission for their review and written response.

6 Appendices

6.1 APPENDIX A: KEY REFERENCE DOCUMENTS

- District of Maple Ridge (2010a). *Albion Flats Storm and Sanitary Offsite Servicing Requirements*.
http://www.mapleridge.ca/assets/Default/Planning/pdfs/albion_flats_sanitary_storm.PDF
- District of Maple Ridge (2010 b). *Parks Recreation and Culture Master Plan*.
http://www.mapleridge.ca/assets/Default/Parks~and~Leisure~Services/pdfs/Parks~Master~Plan/MRPM_PRC_Master_Plan_Final_2010-06-18.PDF
- District of Maple Ridge (2006). Official Community Plan, Bylaw 6425.
- Golder Associates (2010). *Overview Agricultural Assessment: Albion Flats Area Maple Ridge BC*.
http://www.mapleridge.ca/assets/Default/Planning/pdfs/agricultural_assessment.PDF
- G.P. Rollo Associates (2010a). *Maple Ridge Socio-Economic Trends and Implications for the Future of Albion Flats*. http://www.mapleridge.ca/assets/Default/Planning/pdfs/rollo_socio-economic_study-report%201%20-%20Sept%202010.PDF
- G.P. Rollo Associates (2010b). *Analysis of Land Use Demands and Implications for the Albion Flats*.
http://www.mapleridge.ca/assets/Default/Planning/pdfs/albion_flats_market_analysis.PDF
- HB Lanarc Consultants (2010). *District of Maple Ridge Albion Flats Environmental Baseline Report*.
http://www.mapleridge.ca/assets/Default/Planning/pdfs/albion_environment.PDF
- HB Lanarc Consultants (2010). *Charrette Primer*.
- Kerr Wood Liedel Consulting Engineers (2010). *Albion Flats Development Water Servicing Summary*.
http://www.mapleridge.ca/assets/Default/Planning/pdfs/albion_flats_water_servicing_analysis.PDF
- Metro Vancouver (2010a). Draft Food System Strategy.
<http://www.metrovancouver.org/planning/development/RegionalFoodSystems/Documents/DraftRegionalFoodSystemStrategySept2010.pdf>
- Metro Vancouver (2010b). *Draft Regional Growth Strategy*.
http://www.metrovancouver.org/planning/development/strategy/RGSDocs/TransmittalofDraftRGS-September2010-5_1a-AttachmentRGSDraft.pdf
- Metro Vancouver (1996). *Liveable Region Strategic Plan*.
<http://www.metrovancouver.org/planning/development/strategy/Pages/LivableRegionStrategicPlan.aspx>
- Urban Systems (2010). *Albion Flats Development: Existing Traffic Conditions and Potential Impacts*.
http://www.mapleridge.ca/assets/Default/Planning/pdfs/albion_flats_transportation_analysis.PDF

6.2 APPENDIX B: RESIDENTS FOR SMART SHOPPING INPUT



SUBMISSION BY: Residents for Smart Shopping, Dec 8, 2010.

Submission available on-line:

<http://www.albionshopping.com/pdfs/Albion%20Flats%20Design%20Concept.pdf>

Following the Dec 8, 2010 meeting, Mayor and Council were provided copies of this submission.