



Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council

MEETING DATE: June 11, 2024

FROM: Chief Administrative Officer

FILE NO: 13-6520-20

MEETING: Workshop

SUBJECT: North East Albion Land Use and Servicing Review:
Engagement Outcomes and Next Steps

EXECUTIVE SUMMARY:

A localized land use and servicing review was undertaken for the southern portion of the North East Albion Land Use Plan, considered as the lands south of 110 Avenue (see Appendix B). Two land use concepts were originally developed through a technical in-house design charette that reviewed residential densities, transportation networks, site servicing capacities, as well as general infrastructure constraints and opportunities. The two concepts were presented to the community through public consultation, with comments and input indicating a moderate increase in density to townhouse style development as the most supported land use change within the study area.

However, as a result of a servicing analysis and the significant infrastructure costs associated with increasing density beyond the current land uses, a third, hybrid concept has been provided that allows for a minor change in housing form for a portion of the study area.

The purpose of this report is to provide a summary of the public engagement results; outline the proposed land use changes and servicing challenges; and discuss next steps for Council's consideration.

RECOMMENDATION:

That staff prepare an Official Community Plan Amending Bylaw for the southern portion of the North East Albion Area according to Concept 3 as outlined in section 2.3 of the report titled "North East Albion Land Use and Servicing Review: Engagement Outcomes and Next Steps", dated June 11, 2024.

1.0 CONTEXT:

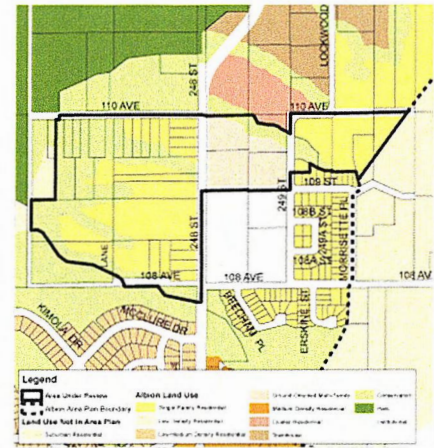
On September 27, 2022, Council adopted the North East Albion Land Use Plan into the Albion Area Plan, of the City's Official Community Plan (for detailed information and timeline please see Appendix A). However, since the creation of the North East Albion Land Use Plan, a number of fundamental shifts 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 – contributing to the housing shortage in BC.

Under the direction of Council at the October 24, 2023 Council Workshop, staff conducted a localized land use and servicing review of the southern portion of the North East Albion Land Use Plan, considered as the lands south of 110 Avenue or 'study area' (see Appendix B).

1.1 Localized Land Use and Servicing Review

The study area is contiguous and separated from other land uses by environmental features and is comprised of approximately 20 hectares (50 acres) of the original North East Albion Area of 70 hectares (172 acres). 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. The specific properties included in this land use and servicing review are identified in Figure 1 and full-sized in Appendix B.

Figure 1: Study Area



Staff held in-house technical design charrette sessions to review servicing considerations and to explore potential land use concepts. This work also included a review of the mobility and transportation considerations.

Following the technical review, staff held a public engagement process which included:

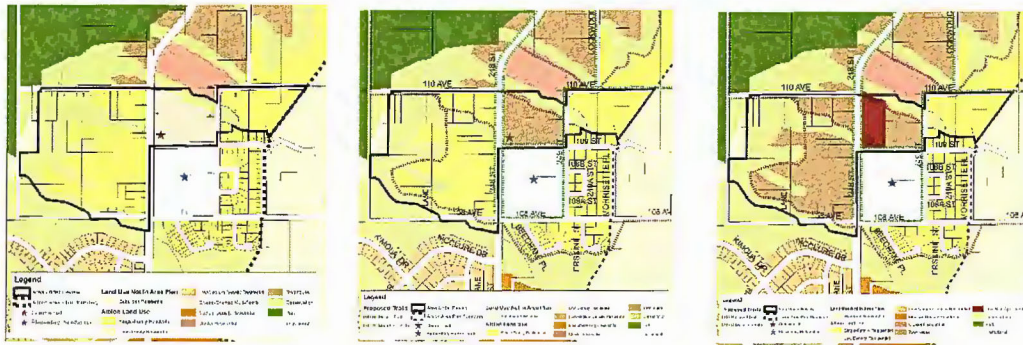
- Project webpage with information about the land use review, public engagement process, and previous Council reports
- Social media campaign across multiple platforms to promote the public engagement
- Letters to nearby property owners outlining the public engagement process and opportunities for input
- Open house event on Thursday February 22, 2024, with interactive engagement boards and a written survey
- Online survey for community feedback on the potential land use changes in the study area

Please see Appendix C for detailed public engagement materials and Appendix E for the detailed survey results.

1.2 Proposed Concepts for Public Consumption

Through the technical review, two land use concepts were developed and ultimately presented for public comment. The two land use concepts proposed incremental increases in densities and changes in housing forms from the land use designations currently in effect. Context and details of the current land use designations are found in Appendix A, while the following section focuses on the two proposed concepts (full sized maps available in Appendix D).

Figure 2: Current Land Uses (Left); Proposed Land Uses, Concept 1 (Centre) and Concept 2 (Right)



1.3 Concept 1

Concept 1 looks at a moderate increase in density from single-family housing form to townhouse and street townhouse (fee simple) style development through the western and central sections of the study area. The following table highlights the current land uses and the proposed changes for Concept 1:

West of 248 Street	Between 248 and 249 Street	East of 249 Street
Changing the land use designation from Single-Family Residential to Townhouse style development.	Changing the land use designation from Ground Oriented Multi-Family (i.e. duplex, triplex, fourplex) to Townhouse style development.	Maintaining the Single-Family Residential land use designation up to the City's Urban Area Boundary.
Minimum lot assemblies would be required to preserve designated significant tree stands and environmental features.	Including a Village Commercial Node at the corner of 248 Street and 109 Avenue to create a center of activity and gathering.	This housing form generally encourages secondary suites and detached garden suites.

1.4 Concept 2

Concept 2 looks at an incremental increase in density from Concept 1 and includes changing the single-family housing form to townhouse and street townhouse style development through the western section (same as Concept 1), and to a low-rise apartment and townhouse form in the central section. The following table highlights the current land uses and the proposed changes for Concept 2:

West of 248 Street	Between 248 and 249 Street	East of 249 Street
Changing the land use designation from Single-Family Residential to Townhouse style of development.	Changing the land use designation from Ground-Oriented Multi-Family (i.e. duplex, triplex, fourplex) to Low-Rise Apartment along 248 Street and Townhouse style development along 249 Street.	Maintaining the Single-Family Residential land use designation up to the City's Urban Area Boundary
Minimum lot assemblies would be required to preserve designated significant tree stands and environmental features.	Including a Village Commercial Node at the corner of 248 Street and 109 Avenue to create a center of activity and gathering.	This housing form generally encourages secondary suites and detached garden suites.

It is noted the Single-Family Residential designation in the northeast corner of the study area, east of 249 Street, is proposed to remain the same for both Concept 1 and 2 without any land use changes. The Commercial Node (red star) at the intersection of 248 Street and 109 Avenue is also proposed to remain in its current location with a permitted maximum height of four storeys with residential above and commercial on the ground floor.

2.0 DISCUSSION

This section outlines the results of the survey followed by a technical review and proposes a hybrid concept for Council consideration.

2.1 Engagement Results

The survey was available to complete in-person at the Open House event on February 22, 2024, and online through Engage Maple Ridge from February 22, 2024 – March 7, 2024. The survey sought feedback on the proposed densification of the North East Albion Land Use Plan and potential land use changes within the study area. A total of 75 responses were received, including 13 written comments. Please refer to Appendix E for detailed survey results.

Of those who participated in the survey, the most commonly expressed themes revolved around affordability through a mix of housing typology, commercial options and opportunities, access to green space and the conservation of natural resources and ecosystem health.

West of 248th Street

The majority of the survey participants (approximately 69%) were supportive or very supportive of updating the land use designation from Single-Family Residential to Townhouse Residential for the properties located west of 248 Street and north of 109 Avenue, which aligns with both Concept 1&2.

Between 248th and 249th Street

Survey results indicate some level of support for higher density for the area north of 109 Avenue, in the form of townhouse and low-rise apartment. However, the majority of survey participants did not support (approximately 60% disagree or strongly disagree) the low-rise apartment levels of density and housing form presented in Concept 2. Survey comments related to Concept 1 reference townhomes as a more family-friendly affordable housing option, while other comments speak to the need to have more housing built as quickly as possible.

East of 249th Street

Survey results were more balanced, with 32% as neutral and 40% in support or strongly agree with the Single-Family Residential designation remaining the same in the northeast corner of the study area, along the City's Urban Area Boundary.

Overall, what was heard through the public engagement process suggested that an increase in residential density is supported; however, the increase should be sensitive to the area's natural environment, provide more affordable housing options, and ensure viability for the commercial node. Traffic and parking concerns were raised should density increase above what is currently

permitted under the existing land uses. It has also been noted that survey comments suggested that housing units should be provided as soon as possible due to the current housing crisis.

HUB Cycling provided feedback regarding the study area as a stand-alone document, which is attached in Appendix E. Nominal additional emails were received, with the majority of feedback captured through the open house event and the survey.

2.2 Technical Review

Outcomes of the in-house technical review, based on the two proposed land use concepts, are outlined below.

Environmental

The existing network of environmental features continues to form the base framework of the land use and servicing review and re-affirms the need to protect watercourses, important forested areas and maintain connections for wildlife movement through the neighbourhood.

The watercourses within the North East Albion Area feed into Kanaka Creek and support the health of the Kanaka Creek ecosystems. Existing established setbacks are to be maintained to preserve the health and integrity of the significant watercourses throughout the area.

Due to the recognized significance of Kanaka Creek, the North East Albion Plan attempts to address the potential impact of water resources in the area through groundwater protection and stormwater management planning and monitoring.

Development applications will continue to require geotechnical investigations that include a groundwater impact assessment and impact mitigation measures to protect Kanaka Creek and the local groundwater resources.

The North East Albion Plan identifies the importance of protecting flow rates and water quality for the watercourses in the development area and for Kanaka Creek. It also outlines the primary objectives for stormwater management, identifies the stormwater management design criteria and operation and maintenance requirements and recommends implementing monitoring programs for all developments within the area plan. These monitoring programs will provide important information on the long-term health of the local watercourse systems and subsequently Kanaka Creek following the development projects within the North East Albion Area. Please see Appendix F for environmental features map.

Stormwater Management

The management of groundwater was and still is a key consideration for development to preserve the existing drainage patterns, maintain watercourse quality and water quantity, and protect shallow wells. Developments, regardless of the proposed housing form, will be required to meet the stringent targets as set out in the original plan to manage their stormwater and rainwater runoff. These policies and servicing targets are set out in Council Policy 6.37 – North East Albion Servicing Strategy (available online [North East Albion Servicing Strategy 6.37](#)).

Mobility

As part of the land use and servicing review process, road cross-sections within the study area were re-evaluated. This process re-affirmed the general design of the cross-sections and determined that additional width is required to accommodate the goals of the plan as well as the requirements of the City's infrastructure. Please see Appendix G for mobility details.

It is important to note the area has limited transit services available to it today. Transportation demand management policies and programs may be applied selectively and with care, noting current area residents' concern with existing parking challenges.

Planning

Recognizing the housing crisis and the need for affordability, options to increase housing diversity were explored for the study area. While more diverse housing forms may be enabled on traditional single-family lots through the recently introduced Bill 44, the analysis focused on the implications of introducing more townhouse style development within the area as well as low-rise apartments.

While both forms of multi-family housing could be designed to fit within the area, it's important to note that the level of servicing available – and in particular the level of future infrastructure investment required – will shape the housing forms more so than typical land use policies.

It is also important to note that for land uses within the North East Albion area to be successful, strong policies and stance on land assembly to achieve a more cohesive and efficient design standard will be required for multi-family housing forms. New municipal roads may be required, as well as strata roads, to permit future access to development sites. Development site details would be determined at time of application and through the future rezoning and development permit process.

Water

Drinking water in North East Albion is supplied through the Albion Pump Station, located in Albion Park at the intersection of 104 Avenue and 245 Street. Water demands associated with further densification above the current land use are expected to exceed the capacity of the existing station.

It has been determined that a new pump station building would be required to accommodate the required piping, pumps and electrical upgrades to increase station capacity. Expansion of the existing building would not be practical while keeping the existing pump station in service. The preferred location for a new pump station building would be adjacent to the existing building; however, this is located within Albion Park and would involve the removal of several trees and a reduction of park space in order to support densification above current land use. If site expansion within Albion Park is not feasible, another property would need to be obtained. Further planning would be required to confirm the feasibility of servicing those lands from an alternative location and to determine capacity requirements to consider in pump station planning.

The need for watermain upgrades to support a higher-capacity pump station remains to be determined, as would the need to upsize local watermains to accommodate an increase in density. This work would take place subject to Council direction.

Fire Flows

It has been determined that townhouses and apartments will only be feasible if fire resistive construction is implemented so the volume of water required for firefighting does not exceed the storage capacity of the area's water reservoir. This is a significant consideration for apartments in particular, as concrete construction would likely be required rather than wood frame construction, along with other fire control measures. If it is not possible to mitigate water volume requirements, the reservoir would have to be expanded, assuming land is available. Costs to expand or relocate the reservoir have not been included within this review.

Sewage Collection

North East Albion is currently serviced by the newly constructed 112 Avenue sanitary pump station and ultimately the 225 Street pump station. Sewage demands associated with further densification above the current land use are expected to exceed the capacity of the 112 Avenue sanitary pump station. Staff are assessing options for routing a portion of the sewage from within the North East Albion area either to the east across Kanaka Creek or south toward the existing gravity sanitary sewer on River Road. Both scenarios may involve construction of a new sanitary pump station; expansion of the new 112 Avenue sanitary pump station if feasible and/or gravity sanitary sewer. Further engineering studies are required to determine the extent of those upgrades and costs.

Development Costs

Recent discussions regarding area planning processes, particularly for infrastructure, have introduced the concept of an area planning amendment fee. This fee would need to be integrated into the City's Fee & Charges Bylaw. Should the fee be endorsed, it is anticipated that it would apply to development applications within the study area.

In order to accommodate an increase in density above what was originally envisioned in the North East Albion Area Plan, infrastructure upgrades in the potential range of \$30 million would be required. These costs are not currently included in the City's Development Cost Charges Bylaw or Capital Plan. These fees would need to be funded up front through development projects, should development wish to proceed prior to the inclusion within the Development Cost Charges Bylaw or Capital Plan.

The \$30 million servicing cost (see Table on following page) would translate to approximately an additional \$100,000 per unit under Concept 1 and approximately an additional \$65,000 per unit for Concept 2. It is important to note there is already a latecomer agreement imposed on the study area for the 112 Avenue pump station.

Infrastructure	Approximate Cost (\$)	Eligible for DCC Rebate
Storm Sewer	5,000,000	Yes
Water	10,000,000	No
Sanitary Sewer	15,000,000	Yes
Total	30,000,000	

A portion of the costs could potentially qualify for a DCC rebate. The remaining amount could include or involve a latecomer agreement.

2.3 Moving Forward – A Hybrid Concept Option

Due to the high costs of servicing the study area, as a result of substantial increases in density above the current land uses, staff are proposing a hybrid concept plan (Concept 3) that may not require the significant investment in infrastructure upgrades, as outlined in the above section.

Within this hybrid concept, the area west of 248 Street and east of 249 Street will remain with the current Single-Family Residential designations, without any land use changes. Future single family subdivision developments would need to align with the new minimum lot sizes enabled under Zone Amending Bylaw No. 7998-2024.

The Commercial Node (red star) at the intersection of 248 Street and 109 Avenue is also proposed to remain in its current location with a permitted maximum height of four storeys with residential above and commercial on the ground floor.

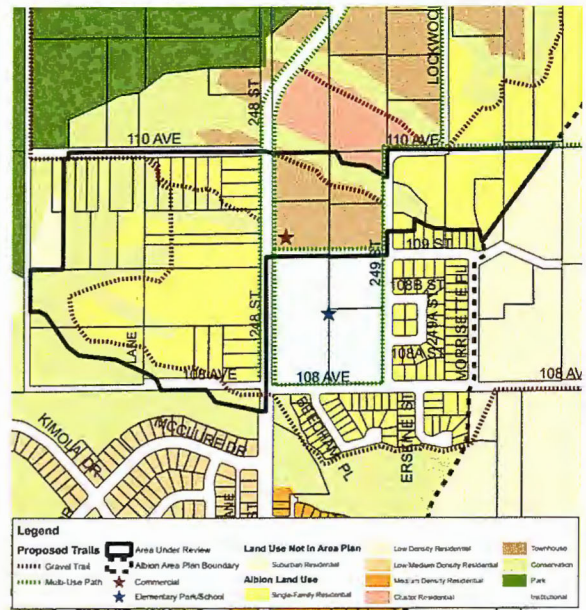
Concept 3 looks at a change in housing form from duplex, triplex and fourplex housing form to townhouse and street townhouse (fee simple) style development for the area located north of the proposed school site, between 248 Street and 249 Street. This would represent a change in designation from Ground-Oriented Multi-Family to Townhouse and would make up approximately 21 % of the developable land within the study area, as identified below in Figure 3 (see full sized version in Appendix H).

The following table highlights the proposed changes for the hybrid concept:

West of 248 Street	Between 248 and 249 Street	East of 249 Street
Maintaining the Single-Family Residential land use designation.	Changing the land use designation from Ground-Oriented Multi-Family (i.e. duplex, triplex, fourplex) to Townhouse style development.	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.	Including a Village Commercial Node at the corner of 248 Street and 109 Avenue to create a center of activity and gathering.	This housing form generally encourages secondary suites and detached garden suites.

Figure 3: Proposed Land Use – Concept 3 (Hybrid)

The proposed change in housing form between 248 Street and 249 Street to townhouse style development allows for designs that work with the surrounding environmental features, with a focus on minimizing the development footprint on the land. Building heights for this housing form are typically around three storeys. Consolidation of the lots within the study area are strongly encouraged to allow for a more cohesive development design in terms of lot layout, road pattern, and overall improved urban design.



It is important to note that any form of multi-family housing (i.e. townhouses) would be required to provide on-site visitor parking, unlike traditional single-detached housing developments. Some survey comments indicated that increases in parking demand and traffic were a concern with any increases in density above the current land uses.

Mobility and active transportation are key elements within the North East Alton Plan, where the proposed transportation network is designed to foster interconnection between streets, trails and greenways to promote cycling, walking and horseback riding. The City of Maple Ridge will also continue to advocate for increased transit services to the area.

The proposed hybrid concept would continue to provide active and passive recreational opportunities woven into the neighbourhood through its network of trails and multi-use pathways, as well as the co-located park and elementary school located south of 109 Avenue.

2.4 Next Steps

Should Council support the proposed land use change within the study area, an Official Community Plan (OCP) Amending Bylaw would be prepared to update the land use designations. Official Community Plan Amending Bylaws are required to hold a Public Hearing as well as require referrals from external partners, including School District 42 and Metro Vancouver. The OCP Amending Bylaw would move through the standard bylaw adoption process, as shown directly below:



2.5 In-stream Development Applications

Should Council endorse an updated land use concept for the study area, new and in-stream development applications would be evaluated against the revised, endorsed concept while the OCP Amending Bylaw is under development.

Should Council not endorse an updated land use concept at this time, new development applications, including pre-applications, would be evaluated against the land use designations currently in effect through the area plan.

2.6 Alternative Recommendations

Should Council prefer to maintain the current land use densities and housing mix within the study area of North East Albion, or would like to re-consider the study area following the completion of any additional servicing reviews, the following alternative recommendations are included for Council consideration:

- That the land use review of the North East Albion study area, generally considered to be the lands south of 110 Ave, conclude and that development applications will continue to be evaluated against the North East Albion Area Plan embedded in the Albion Area Plan; or
- That the land use review of the North East Albion study area, generally considered to be the lands south of 110th Ave, come back to Council with more information once additional studies have been completed.

3.0 STRATEGIC ALIGNMENT:

Reviewing the land use designations and servicing for the North East Albion Area aligns with the Liveable Community pillar within the 2023-2026 City of Maple Ridge Council Strategic Plan.

4.0 FINANCIAL IMPLICATIONS:

The recently completed land use and servicing review of North East Albion was incorporated into the 2024 Work Plans for the Planning and Engineering Department. It is anticipated that, should Council move the OCP Amending Bylaw forward, that this work will fall within the Planning Department's 2024 Work Plan. This area would be subject to a new area planning fee, if adopted by Council.

Depending on the scope of any further requested engineering analysis, additional funds or the reallocation of 2024 project funds may be required.

CONCLUSION:

Staff have reviewed the land uses and servicing within the southern portion of the North East Albion Plan. Two concept plans were developed through a design charrette identifying moderate to higher increases in residential densities from the current single-family housing form. Public engagement and the associated survey results suggested a moderate increase in density as the most supported land use change for the study area.

However, as a result of a servicing analysis and the significant infrastructure costs associated with increasing density beyond the current land uses, a third concept has been provided that allows for a minor change in housing form to townhouse style development for the lands north of the school site, between 248 Street and 249 Street. Under this third concept, there would be no requirement for the substantial servicing infrastructure upgrades and associated costs.

This report outlines three concept plans with varied density increases; provides a summary of the public engagement results; and seeks Council endorsement to prepare an OCP amendment to redesignate a portion of the study area from Ground-Oriented Multi-Family to Townhouse designation.

"Original Signed by Adam Rieu"

Prepared by: **Adam Rieu, M.Planner 1**

"Original Signed by Marlene Best"

Approved by: **Marlene Best, RPP, MBA
Interim Director of Planning**

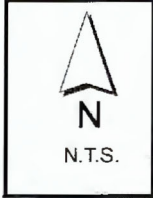
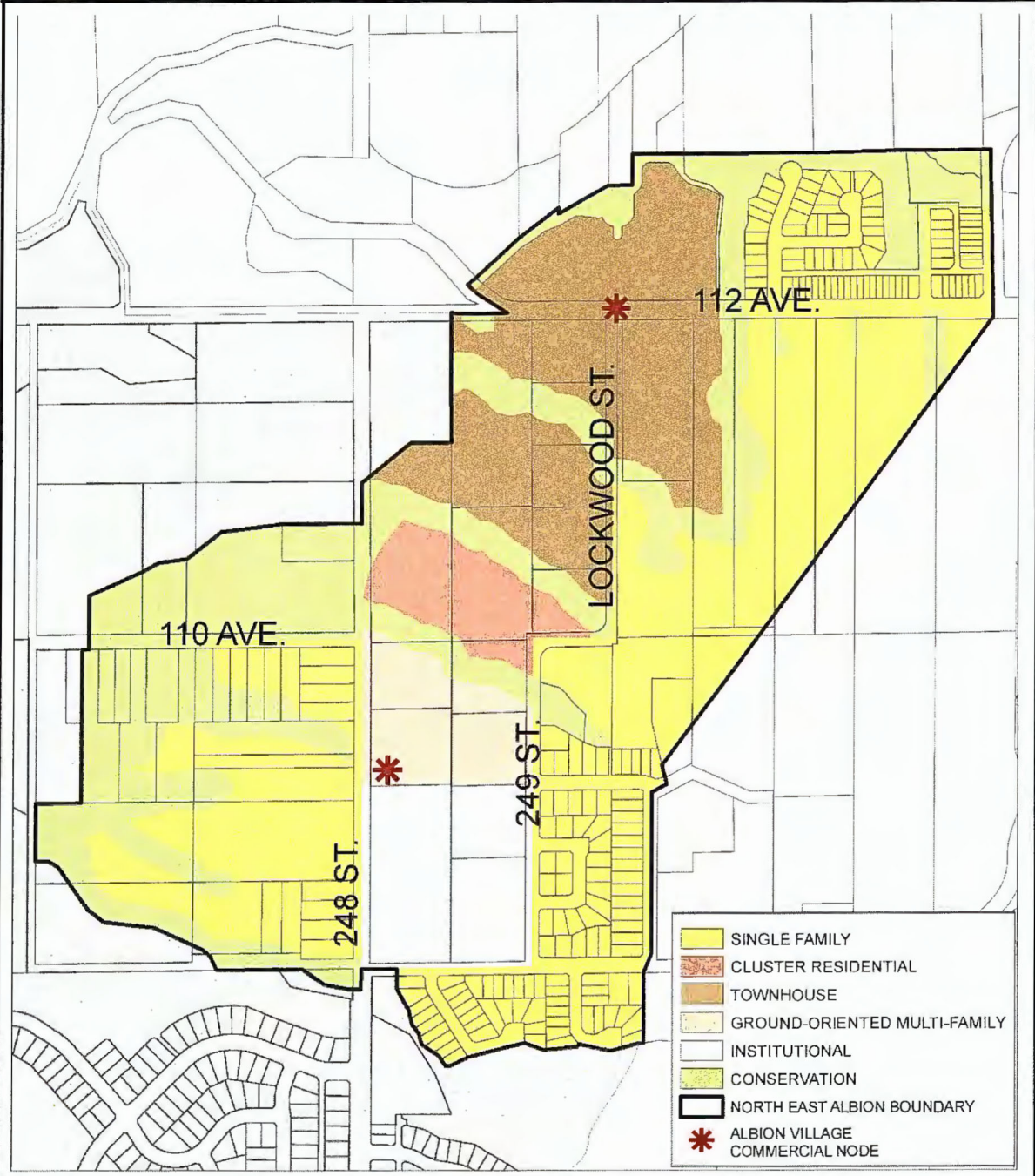
"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman
Chief Administrative Officer**


Attachments:

- Appendix A: North East Albion Land Use Area Plan & Historic Timeline
- Appendix B: North East Albion Study Area
- Appendix C: Public Engagement Open House Boards
- Appendix D: Land Use Concepts 1 & 2
- Appendix E: Public Engagement Survey Results & HUB Comments
- Appendix F: Environmental Features Map
- Appendix G: Mobility
- Appendix H: Proposed Land Use - Concept 3 (Hybrid)

Appendix A: North East Albion Land Use Area Plan and Historic Timeline



**NORTH EAST
ALBION AREA PLAN**



Maple Ridge

DATE ADOPTED: SEPT 27, 2022
 DATE OF LAST REVISION: SEPT 27, 2022 BY: DT

In May 2018, Council received a development application (2018-217-RZ) from Epic Homes to rezone four properties located in the northeast section of the Albion Area Plan (North East Albion Area). The North East Albion Area had been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raised questions regarding the sequence of development and impacts to servicing systems and identified the need for a renewed land use assessment to evaluate future residential, commercial, recreational, and servicing needs.

To address these issues, Council endorsed a planning process in January 2019, to be undertaken collaboratively with the applicant, to prepare a Land Use and Servicing Concept Plan for North East Albion. Once endorsed by Council, the Land Use Plan would then be used to guide the preparation and evaluation of development proposals in the North East Albion Area.

Since adoption of the North East Albion Land Use Plan, there is growing interest in increasing the multi-family forms of development within the area, indicating that it may be appropriate for a refresh of a portion of the plan to reflect current market conditions and the need to densify single family areas of the community.

1.1 Timeline & Key Dates

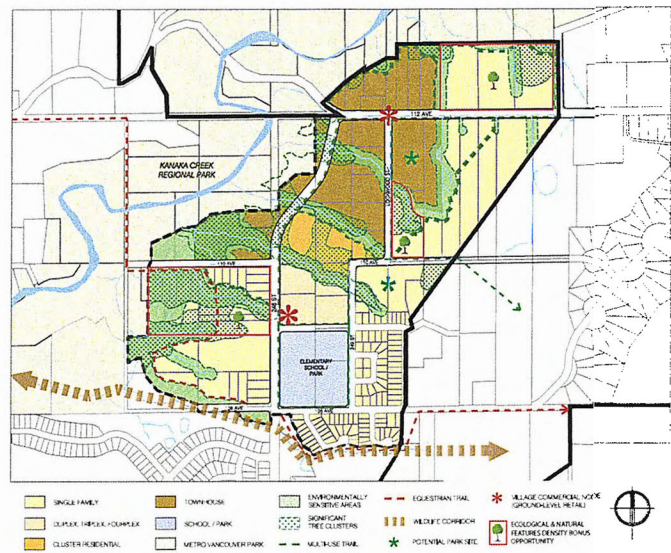
The North East Albion Land Use and Servicing Concept Planning Process timeline and key dates, include:

- In May 2018, Council received a development application (2018-217-RZ) from Epic Homes to rezone four properties located in the northeast section of the Albion Area Plan (North East Albion Area).
- In January 2019, to address the land use needs outlined above, Council endorsed a planning process, to be undertaken collaboratively with the applicant, to prepare a Land Use and Servicing Concept Plan for North East Albion.
- On October 1, 2019 the draft North East Albion Land Use and Servicing Concept Plan was endorsed by Council, bringing the cost recovery land use and servicing planning process to an end.
- In January 2021, Council granted Official Community Plan Amending Bylaw No. 7698-2021, to integrate the North East Albion Concept Plan into the Albion Area Plan, first reading.
- Following first reading, the Bylaw was referred to external agencies and governments for review and comment.
- Following the referral process, staff presented what was heard through a virtual public engagement process for public consumption over June 2022.
- In July 2022, Council granted Official Community Plan Amending Bylaw No. 7698-2021 second reading and forwarded the Bylaw to the September Public Hearing.

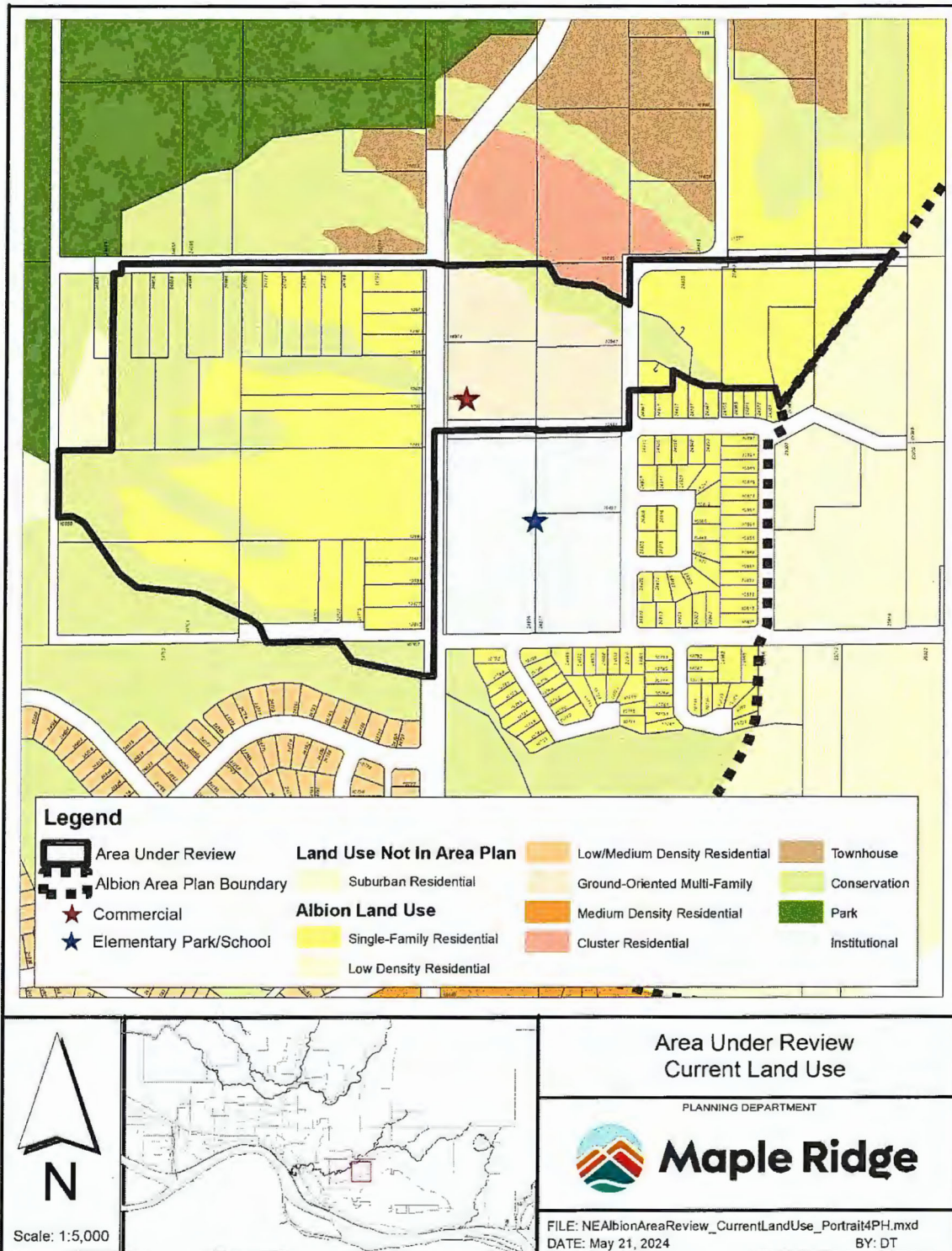
- In September 2022, OCP Amending Bylaw No. 7698-2021 was adopted into the Albion Area Plan and the City's Official Community Plan.
- Since adoption, staff have experienced growing levels of interest in increasing the multi-family forms of development within the area.

1.2 North East Albion Land Use 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 Area Plan envisions residential pockets nestled between existing watercourses, linked by a network of pathways and trails. The Area Plan focuses multi-family development around commercial and amenity nodes; offering residents gathering spaces and commercial opportunities. Residential areas sensitively scale down into surrounding single detached 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. The Area Plan is reflective of the consultation with area residents and other stakeholders in 2019 and represents an attempt at balance; balance of the many research insights and community interests revealed along with the policy expectations for Albion as one of the City's growth neighbourhoods.



Appendix B: North East Albion Study Area



Appendix C: Public Engagement Open House Boards

Welcome!
North East Albion Area Open House

Thursday, February 22nd
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.

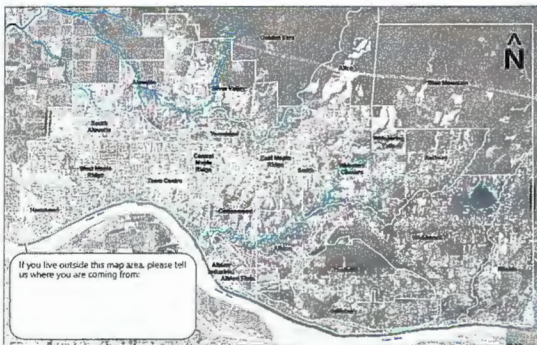
Let's get started!



1

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) 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.



2

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?

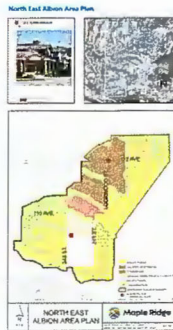
The North East Albion Area Plan is intended to balance the development of a 'complete community' through environmental stewardship, the protection of natural resources and the preservation of ecosystems.

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.



3

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



4

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 Alton Area Plan identifies the following residential land uses and housing forms in the Study Area:

- West of 248 Street:
 - o 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.
 - o detached homes in this area intended to respect and reflect the character of the existing homes nearby.
- Between 248 and 249 Street:
 - o 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:
 - o larger lots as a sensitive transition to rural lots outside of the City's Urban Area Boundary.

View the Study Area as it is today



Area under Development Application



How the Area Plan envisions the Study Area



Since 2013, 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 33 single detached units (File Reference 2019-425)
3. Application to construct 52 single detached units and 30 townhouse units (File Reference 2021-239)
4. Application to construct 36 single detached units and 102 townhouse units (File Reference 2020-337)
5. Application to construct 34 single detached units (File Reference 2021-393)
6. Application to construct 27 single detached units (File Reference R2,055,09)



5

Planning for Mobility

Active Transportation

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



Road Network - Major Connections



Road Cross-Sections



Road Network

The North East Alton 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



7

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 Alton 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



9

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 Alton.

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 Alton 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 Alton Servicing Strategy which is available on the City's website at www.mapleridge.ca/659



6

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 traveling 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.

Neighbourhood Parks and Trails

Linking Parks and Amenities

The North East Alton 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



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.



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/2555



8

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 stories 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.

Notes that

- The future land uses within the study area are subject to several ongoing studies (density, diversity, and)
- The ultimate land uses within the blocks would be determined through the development application process.

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 stories.

- Townhouse**
- Townhouse and Street Combos style developments.
 - Building heights are typically around 3 stories.

- Cluster Residential**
- Medium density development as well as Duplex, Triplex, Fourplex housing types.
 - Building heights are typically around 3 stories.

- Multi-Residential**
- Medium to high density multi-unit and care site.

- Commercial**
- Medium to high density commercial that requires attention to ensure their health, diversity and integrity are maintained.

Leave a Comment Here!



10

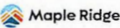
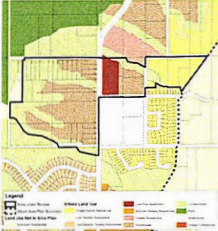
Concept 2

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.

Concept 2



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.

What the land uses allow

- Single-Family Residential**
 - Single-Family Residential housing forms that include secondary suites and detached garages.
 - Building height is 28 to 30 storeys.
- Townhouse**
 - Townhouse and Street Townhouse style development.
 - Building height is 28 to 30 storeys.
- Low-Rise Apartment**
 - Apartment style housing located around a core.
- Village Residential**
 - Medium-rise development at street level. Duplex, Triplex, Fourplex, Triplex Duplex.
 - Building height is 28 to 30 storeys.
- Industrial**
 - Allow 10-12 storey apartment tower and park use.
- Commercial**
 - Identify appropriate building forms that require attention to ensure their height, setbacks and design 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 use within the study area will be subject to future zoning, density, intensity, and
- The final land use within the study area will be determined through the development application process.

Leave a Comment Here!

Share Your Thoughts!

Survey

Grab a pen and take a quick seat to complete the survey to provide feedback on the North East Alibon 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



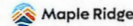
What's Next

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 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!

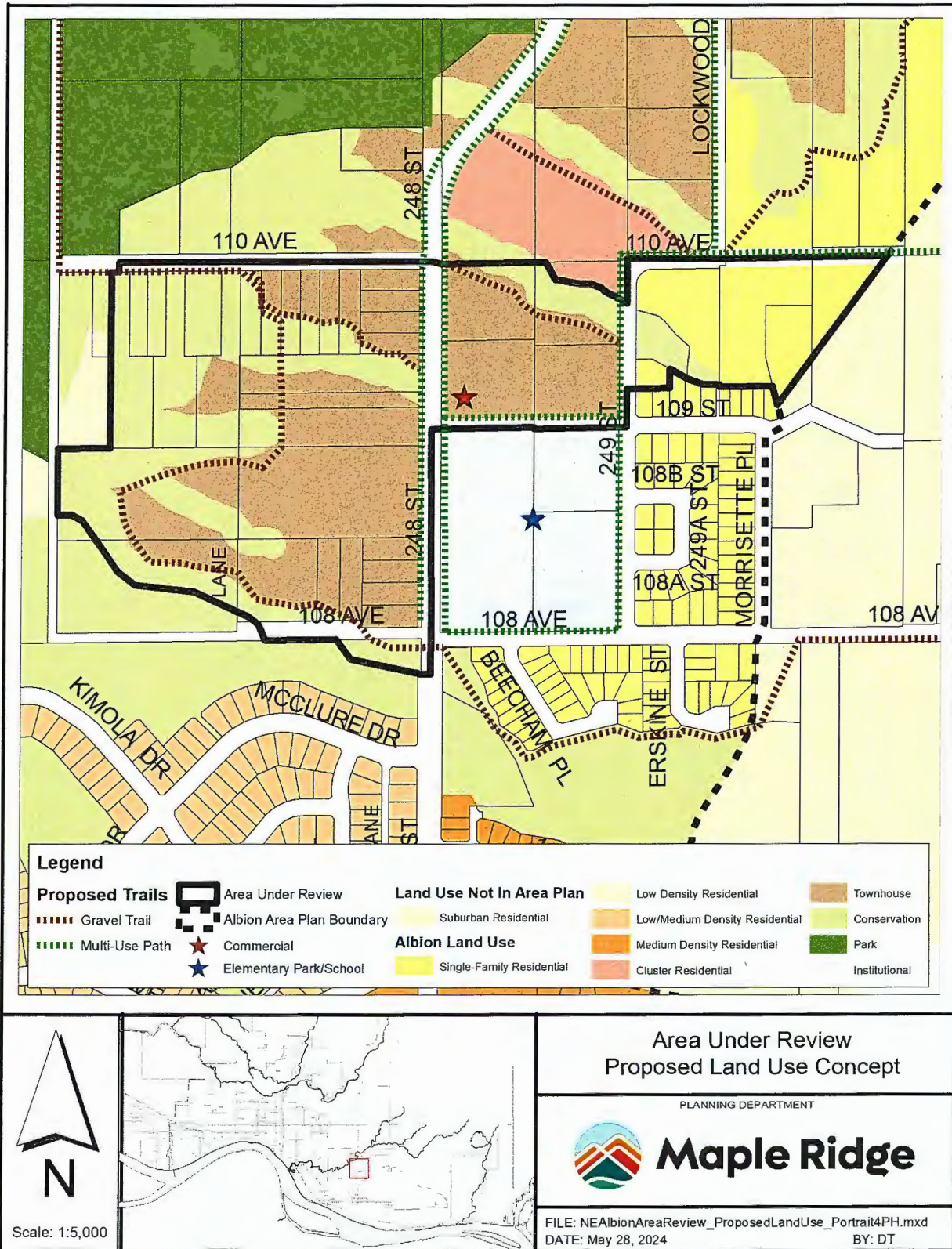
For more information and to stay up to date on this project, please visit our website:

www.mapleridge.ca/2214

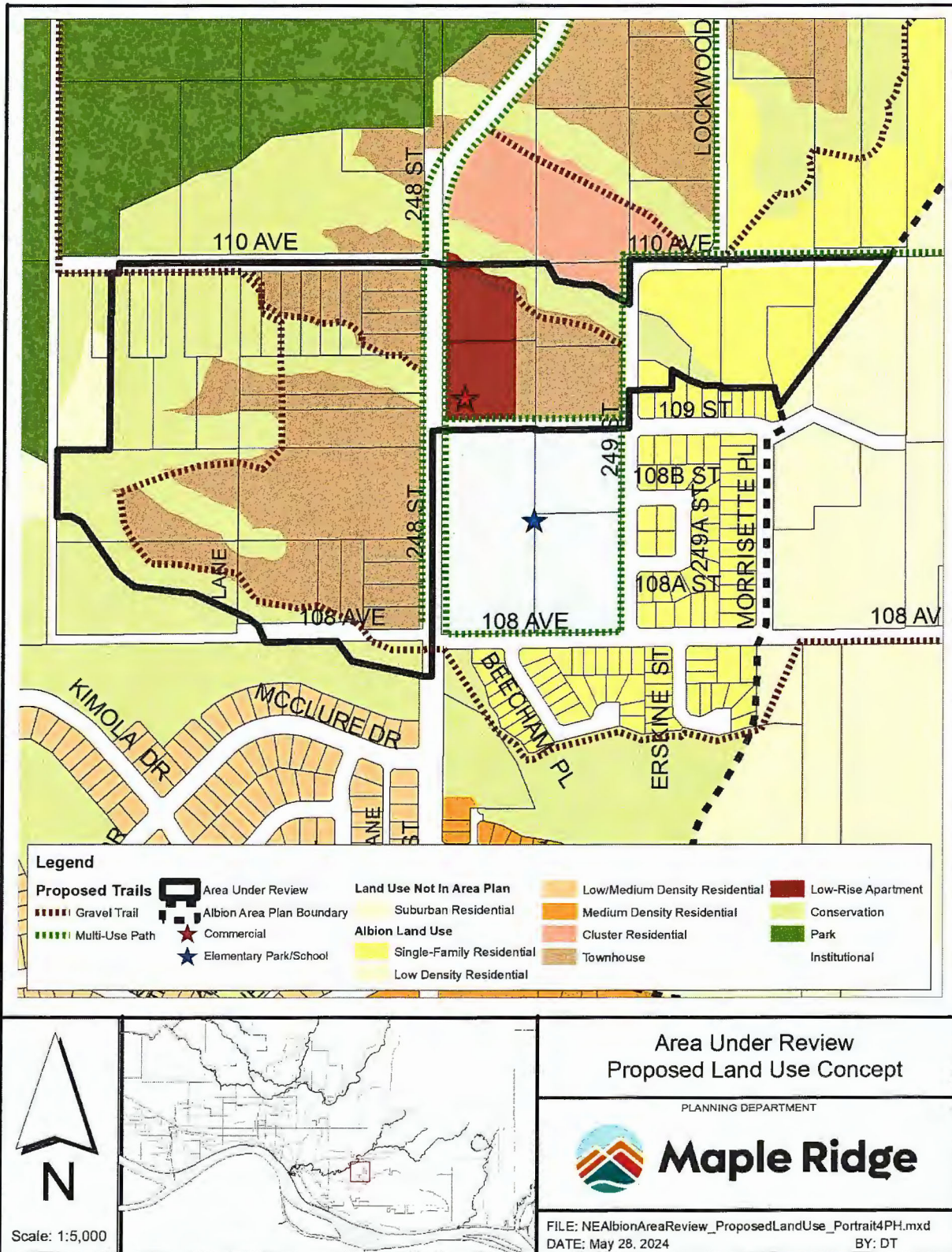
To access Council agendas, minutes, and videos, please visit our website:

www.mapleridge.ca/811

Appendix D: Concept 1



Appendix D: Concept 2



Area Under Review Proposed Land Use Concept

PLANNING DEPARTMENT



Maple Ridge

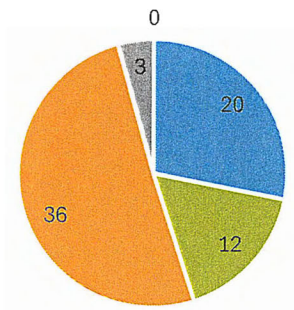
FILE: NEAlbionAreaReview_ProposedLandUse_Portrait4PH.mxd
 DATE: May 28, 2024 BY: DT

Appendix E: Engagement Survey Results & HUB Comments

A community survey for the North East Albion Area Plan (lands south of 110 Avenue) was held between February 22, 2024 – March 7, 2024. The following questions and corresponding survey responses are identified below. The names of survey respondents have been removed for privacy reasons.

Question #2

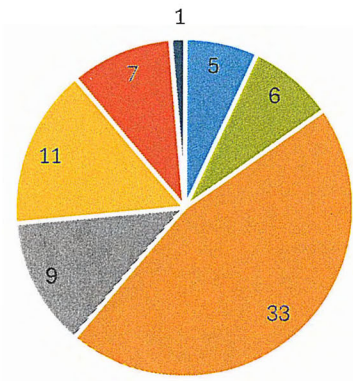
Please review the Albion Area Map and select which statement best applies to you



- I live in North East Albion
- I live in the Albion Area
- I live in Maple Ridge outside of the Albion Area
- I live outside Maple Ridge but work in the city
- I live outside Maple Ridge but visit the city

Question # 3

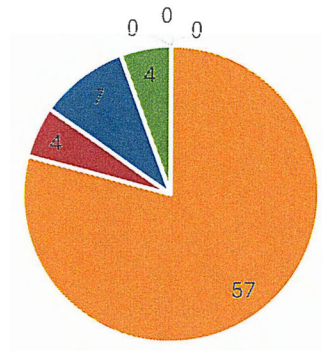
What is your age?



- 15-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65 or above
- Prefer not to answer

Question # 4

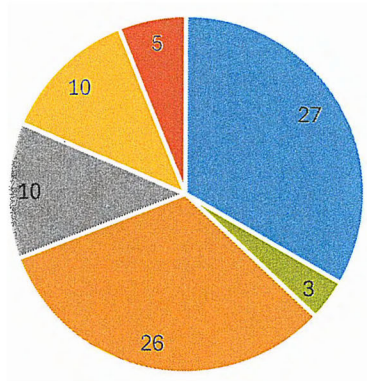
What type of housing do you currently live in?



- Single-Detached House
- Townhouse or Rowhouse
- Detached Garden Suite
- Other (please specify)
- Secondary Suite or Temporary Residential Unit
- Apartment
- Duplex, Triplex, Fourplex

Question #5

How did you hear about this survey?



- City of Maple Ridge Website
- Letter in the Mail
- Newspaper Ad
- Word of Mouth
- Social Media
- Other (please specify)

Question #6: What do you like about Concept 1?

The village node, as we really need more businesses in the area to support the residents and build community

Consideration of the green space. Mix of industrial with residential.

It's a much needed change from single residential to townhouse.

Its provide more homes

Preserve tree stands. Townhouses over SFD

Preserving trees and environmental features and townhouse style development instead of ground-oriented multi-family.

Residential Densification

A plan is in place.

Increased density from townhouses

The commercial node

More commercial but good

It will give higher density but not be ugly or overcrowded

It's unclear what institutional means. Will there be shopping/grocery available. Will it be retail or recreational? Not sure what this land will be used for or how it benefits the community.

The higher density, better yield of housing of the developable area, and increase of housing and preservation of local conservation area

preservation of green space

Increased Growth for area

Support MR Growth , 05 Mar 2024, 03:49 PM

i dont like it

Not in support of concept one.

It keeps some conservation.

I am not in support of concept 1 as there is already enough townhome/townhouse style developments in this particular area.

Nothing

Increase of density, maintaining those areas deemed enviro sensitive while maximizing housing density and the variety.

That there is a significant portion of land left as conservation area.

The commercial node

Amalgamation of .38 acre lots

More townhouses provide more family-style "affordable housing." It is more closer to a Single Family home than an apartment home but it more affordable than a single-family home.

Townhomes provide a more family style to affordable housing. I cannot afford a single family home, but am outgoing my apartment. I would love options regarding affordable, quality townhomes as right now there are slim to none.

We are in desperate need of more townhomes

I like the concept of constructing more townhomes. This provides more family style "affordable" housing. Lots of families cannot afford to break into the single family home market, but are outgrowing the apartment market.

It is a good mix of family housing and design. Townhomes are great for the community, especially for apartment living growing families or those downsizing from single family.

Brings appropriate density to the area while maintaining mature forest setting

I like the townhomes as there's no options in the market for growing families or downsizers from single family. I think this would be a great addition to Albion's growing community.

More townhouses provide more family-friendly "affordable housing." It is closer to a Single Family home than an apartment home but it is more affordable than a single-family home. It eliminates major parking issues created by single family homes with secondary suites and no parking bylaws like stratas have and enforce as well.

The option of townhomes for growing families. We are in desperate need of more affordable family housing. Townhomes are closer to single family than apartments.

Concept 1 is great because we are a growing family in need of housing that can suit our families needs while being unable to afford a single family home.

The amount of townhomes

Like the amount townhouse designated land, must in demand housing type right now

I like the progress of townhome development in our community. It is really accommodating to those downsizing and young growing families

More townhouses provide more housing at affordable prices.

Increased density west of 248th Village commercial node

More affordable townhomes that feels like a house without living in a condo or house.

You can provide more townhomes than single family and much more affordable

More townhomes provide more family-style affordable housing. These townhomes are closer to a single-family home than an apartment/condo is, however these townhomes are more affordable than a single-family home.

The tree stands and nature being prominent. Having nature as a priority for the first area and hopefully more.

Affordable housing options.

Given overall market affordability, I feel more townhomes makes sense over single-family residences. It provides more opportunity for middle class families to own a home with a front door, back yard and garage parking. This, in my view, is the new single-family for families given the cost of living. It provides more functional space than an apartment at a lower price than single-family.

More diverse types of housing, helping create more affordable housing

the retention of conservation space.

The green space

More Townhouses provided which is more affordable

I think maple ridge is in desperate need of more townhomes. My family is crowded in our apartment but we cannot afford a single family home unless we move up North.

More Townhouses provide more family style affordable housing. it is closer to a single family home than an apartment but is more affordable than a single- family home.

Density from Single FAmily to a Townhousing and possible support for the Commerical Node.

More townhouses provide more family-style "affordable housing." It is closer to a Single Family home than an apartment home but it is more affordable than a single-family home.

More open spaces. Not all trees. Trees are everywhere

Incorporating a Village Commercial Node

Village node, however this should be placed central to the final state density centre.

The increased density increase to townhouse.

With numbers of creek in the area the density increase is a right step but we need more housing go concept 2 is better.

I do not like this concept. It does not meet the current needs of housing crisis.

Preservation of trees and green spaces. Addition of Village Commercial Node (so needed).

Commercial node is good, providing its large enough. Don't like townhomes.

See last page, support concept 0.

If the area is going to be developed, more density makes sense.

Ground oriented multi-family to townhouse style development.

Changing from Single Family to Townhouse west of 248th. Preserves trees

Question #7: What could be improved about Concept 1?

Change the second point from townhouses back to multi family. There's a huge need for multi family homes with an ageing population, and this will only increase in the future as children grow but stay at home. It would be much more of a long-term investment in the area.

Too much of the green space, especially those with water courses have abutting single family residential. This is a recipe for run-off from lawns, driveways, asphalt roofs, etc. flowing into the larger ecosystem.

I think the density could be improved, especially around the town commercial node (as in concept 2). It would also be great to limit speeds around the commercial and institutional blocks by narrowing streets and lining them with trees.

Needed big boxes stores and some mix use commercial/housing use

Will the village node be built at the same time as the homes of 20 years after occupancy?

No comments.

Better Active Transportation within the boundary. Requires separated and protected unidirectional bicycle/rolling lanes and separate and protected pedestrian roads. Less parking on road and more space for Active Transportation users which in the long run will reduce the number of cars needed by residents. More commercially zoned space so that residents can shop for most things in their area and access it with AT-ie food, pharmacy, coffee shops and bakeries, medical offices, fast food outlets etc. This will reduce the need for cars as well. Of course good AAA cycling and walking infrastructure is a must so that residents here can actively transport themselves to larger commercial nodes such as at 240th and Dewdney and into the town centre.

What about streets. Traffic is awful in Maple Ridge. What about schools? Our elementary schools are crowded. What about places for families to get outdoors and children to play safely without worrying about traffic hazards.

Additional conservation areas

Less townhomes

More commercial

Make sure there is lots of parking for residents and guests

We need more commercial space in Albion

It's going to bring a lot of traffic to the community. Currently there are major issues with lack of designated crosswalks and congestion, especially around the start and end of the school day. What improvements will be made to keep pedestrians age and cars moving slowly through the community.

Increase the density of the area, add apartment housing type, include community commercial and apartments

More higher-density housing. Higher density housing in a growing area optimizes land use, allowing for more efficient infrastructure utilization. Additionally, it fosters a sense of community and supports economic growth by attracting a diverse range of residents and businesses.

The addition of Apartments

we need more shops. it is comical how much housing goes up with no additional things for people to do

There is already enough town homes and row house types concepts in the area. Area is in need of commercial.

More conservation. Less townhomes!

Add apartments and housing, increase density by adding additional apartments and commercial buildings for more access to retail.

Do more single family homes instead of townhomes!

increasing density further, including a mix of neighbourhood Commercial and Apartment units allowing more young people , families more affordable housing options to live in the North Albion area.

Instead of townhouses consider rancher homes 2 to 3 bedroom.

It looks great. However, it would be amazing to actually see more townhouses in this area come to market asap as there is a serious shortage of townhouse supply in this area. It would be great if the current application for 34 Single Family lots project could be converted to townhouses and come to market as soon as possible.

The shortage of townhomes. It would be great to see these complexes come to fruition ASAP as there is a serious shortage in townhome supply, leaving families stuck with either apartment/basement living or a single family home they cannot afford. It would be great if the

single family lot was converted to a townhome lot to allow for this to come to market as soon as possible.

The speed of development. We are in a housing crisis and need more affordable quality townhomes ASAP

It would be great to see more townhomes come into the market sooner rather than later. We are in a serious shortage of townhomes and it would be great to see this proceed as soon as possible.

The housing market lacks inventory of middle income housing. It would be great to have these available for purchase rather than a design. I think this should be converted from single family to townhomes as soon as able.

Nothing noted

The availability, it would be wonderful if the townhouses could be built soon so we could have more variety of affordable family homes to choose from.

It looks great. However, it would be amazing to actually see more townhouses in this area come to market asap as there is a serious shortage of townhouse supply in this area. It would be great if the current application for 34 Single Family lots projects could be converted to townhouses and come to market as soon as possible. Even the back to back town homes with roof decks to replace yard space as seen in Langley, Surrey, and Coquitlam offer a home that is more affordable than a traditional townhome but more conducive for families than apartment style living as still have a private garage and direct access to their home which is safer for children than underground parkades with traffic.

The availability of townhomes is incredibly low compared to the market demand. It would be nice to see townhome developments come to fruition fast while the community continues to grow.

I think concept 1 is great and I would like to move my family here once it is available.

it would be nice to see this into the market ASAP

Should have the option to do all townhomes as they are desperately needed! Including the site with proposed 34 single family homes, should be townhomes there.

Honestly to see more townhomes like this in the market would be a wonderful improvement

I would like to see more townhomes in this area, as there is a shortage of affordable housing for families.

Triplex/four plex should still be an option.

It would be good to see more townhome developments as there are not many in Maple Ridge. It would be good for these developments to be converted to townhouses.

There area needs more townhomes and a lot more

The current concept looks good, however, I would look into more townhomes in this area since there is quite a shortage of townhomes available in this area. It would be better if any current applications for single-family are converted to townhomes to fill this need and this should happen as soon as possible.

Preserving nature as much as possible in all areas.

Need more density.

It looks good. However, I would like to see more multi-family townhome opportunities given this is more in line with what today's middle class family can afford. Converting the 34 single-family homes to townhomes will provide even more families to call this neighbourhood home.

More diversity in housing types, single family homes, garden homes, townhomes.

Providing green space among the townhouse complexes.

WAY less townhomes!!! We need single family homes with suites!

It would be good to see more townhouses in this area to come to the market as soon as possible. There is a shortage of housing. There is a current application for 24 Single Family lots and this should be converted to townhouses and come to market as soon as possible.

Nothing, I would like to see this in progress ASAP

It looks great. However, it would be amazing to actually see more townhouses in this area come to market asap as there is a serious shortage of townhouse supply in this area. It would be great if the current application for 34 Single Family lots projects could be converted to townhouses and come to market as soon as possible.

Increase density to allow more young families and variety of young people .

It looks great. However, it would be amazing to actually see more townhouses in this area come to market asap as there is a serious shortage of townhouse supply in this area. It would be great if the current application for 34 Single Family lots projects could be converted to townhouses and come to market as soon as possible.

More density

Having a park similar to Lafarge park in Coquitlam.

Remove density until a time Maple Ridge can produce a 20 year transportation plan. This requires engagement with Translink.

Increase the density like concept 2.

Higher density between 248 + 249 St adjacent to school and park site. These 4 parcel should be 4 story.

It should have higher density as shown in concept 2.

Worried about increased traffic and traffic flow. Where is the plan for transit.

Retore circled creek (Thornvale?) from garbage infill.

I'd be fine with townhouses east of 249 St.

Add bit more commercial units to suite needs of neighbourhood.

248th road design. Add measures to prevent high speed traffic – roundabouts etc.

Question #8: What do you like about Concept 2?

The village node, we need more of a sense of community in Albion.

Village commercial space does a lot to support small business, benefit more of Maple Ridge residents, and adds flavour to the neighbourhood.

The low-rise apartment is a better change over concept 1, and is a good fit for the institutional/commercial node in the area.

Village Commercial Node at the corner of 248 Street

3-4 stories in commercial node

Preserving trees and environmental features.

This appears to be even denser due to the addition of low rise apartments.

A plan is proposed and presented and encourages public feedback. I hope that the planning department and the municipal council listen to all suggestions from all sectors of our community.

Increased density from townhouses and apartments

The commercial node

Same

Nothing

I like the idea of apartments/condos in the mix.

The increased density compared to concept 1, inclusion of apartments for more affordable housing, the location of apartments near community park and school for ease of transport, increased preservation of green space due to the housing density

I prefer Concept 2 over Concept 1.

preservation of greenspace and low rise apartments

Increased Growth for area including Apartments Green spaces have been preserved

i like the village node - we have a ton of housing and not enough things for people to do and people to shop

Will allow more entry level purchases along with lots of opportunity for rentals. Everything would be in walking distance and convenience would be a huge advantage.

It keeps some conservation.

I support the apartment style housing development Allows people to walk to employment and neighbourhood retail spaces Fulfills full concept community Allows for potential rental units and more affordable housing for purchase Allows first time home buyer a more affordable way to enter into the housing market due to the price point

The increase of density, maximizing on the low amount of lands remaining in the area, in order to provide a more densely populated area while enjoying a variety of housing types and styles from entry level apartment units for first and 2nd time buyers/ rental units to multi unit single family housing types.

The village commercial node

I don't

Prefer Concept 1. This concept sounds too busy.

I prefer concept 1.

I prefer concept 1

The townhomes.

It is alright in theory but will be overcrowded

Nothing - the low rise apartment is not appropriate for this area of Maple Ridge (save it for downtown core).

The townhomes

Prefer Concept 1. This concept sounds too busy. Will create parking further parking issues for the city.

I prefer concept 1.

I prefer concept 1

Concept 1 is better

Prefer option 1

I like the townhome aspect. The apartments feel out of place.

I prefer concept 1, it looks to busy.

Increased density

Like Concept 1 better

Concept 1 is way better than Concept 2

Would prefer that the City move forward with Concept 1, this current concept seems too busy.

The village commercial node and keeping the secondary suites and garden suites. Also providing more housing for more people, leading to higher density for more people to live in this area.

I like concept 1

I prefer concept one. This feels very busy.

Prefer concept 1

The retention of conservation space

Green space

I prefer concept 1

The townhomes. We already live in an apartment and there are many available.

Prefer concept 1, this concept sounds too busy

Increase of Density, allowing a more diverse concept, including apartment and the commercial node. Provides opportunity for younger and or those seeking less expensive housing who want to enjoy the Albion area. As well apartment living will provide rental options for those who can not afford to purchase. Enviro has been maintained while allowing for a greater density to those lands which have potential to develop.

Prefer Concept 1.

Nothing

The higher density including low rise apartment in the location where village commercial node is located is perfect to build like "Era" on Dewdney Trunk Rd + 222nd St to give the Albion community what they need.

I love this concept better but the whole block between 248 + 249 "low rise apartment" make more sense or even if we can do "mid rise" 6 story.

I love this concept. It will meet the needs for housing crisis and affordability.

Too much density.

The Village Commercial area.

I like the low rise apartments.

Nothing

Same as answer to #6.

Question #9: What could be improved about Concept 2?

While I approve the building of apartments, make the buildings midrise to allow greater density on the same footprint so we have to disturb less greenspace as Albion densifies. And as with concept one, keep the multi family homes to encourage diversification of the kind of people who will move here. We need a range of housing options, not just acres of identikit townhouses like Langley is rapidly becoming.

I would prefer higher density residences, especially if they allow for more green space and separation from water courses.

It would be good to extend townhouse zoning east of 249th street as well, especially considering it is so close to the commercial/institutional zone. By maintaining single residential zoning, it will mean fewer users for these services in such a close area.

But its needed more Commercial Node and big box stores in this area

East of 249, more dense housing like townhomes instead of SFD

Not in favour of Low-Rise Apartments along 248 Street, or a 4-storey Village Commercial Node. That seems out of place with the surrounding developments.

Everything mentioned in # 7 above. There will be major congestion of cars coming and going from this area unless Excellent AT infrastructure is built.

We need more ground level multi use housing for our aging population. I am a senior and need housing without stairs. Please consider all citizens of Maple Ridge. Where are the parks and green spaces for families with children. Where can people walk their dogs? I'd like to see firm

plans of which stands of trees are going to be conserved. The more the better as far as tree conservation. Please have a look at the older, more developed neighbourhood in Pitt Meadows. They were developed without taking mature trees down.. Those neighbourhood now have wonderful stands of mature trees to provide shade and habitat for birds and other wildlife.

Additional density in place of single family dwellings

Rather townhouses than apartments.

Same

Do not design to be crowded.

What measures will be in place to provide adequate parking and public transportation?

Designate apartments for the complete area of the two properties that show apartment

More higher-density housing. Higher density housing in a growing area optimizes land use, allowing for more efficient infrastructure utilization. Additionally, it fosters a sense of community and supports economic growth by attracting a diverse range of residents and businesses.

Show the area of Apartments would be built so everyone has a better understanding

more amenities, coffee shops, etc

as shown in concept 2 diagram, the parcels that are supported in commercial apartment mix have a sliver of property on the side of the low rise apartments that should be used as apartment buildings as well, not townhouses.

Less apartments and less townhomes.

The lands that are proposed for commercial and apartments seem to have a mix with what appears to a sliver of land for townhouses, this sliver on the eastern side of the properties should be removed and rather replaced with apartment and commercial mixed development entirely

Single family homes instead of townhomes!!

The concept shows mixed Apartment/ commercial node on the 2 properties, note the line should be re-drawn to allow and support Apartment commercial on the 2 properties entirely, instead of having the eastern boundary line currently shown as townhousing, these 2 properties should be fully supported for neighbourhood commercial and low rise apartment by removing the eastern narrow strip shows as townhousing on the eastern side .

Low-rise apartments would not fit into this area at all. Such high density housing will cause significant problems for the traffic along 248th. (Have emergency services been consulted?) Will the new school be completed before the residential build? c'usquela Elementary is already over

capacity with in-catchment students unable to register. Where will the new families moving into these townhouses and apartments register their kids?

Seems a little dense for this location. Apartments seem out of place considering the pedestrian access to amenities.

Prefer Concept 1

Preference to concept 1. We already have numerous apartment complexes arising but not nearly enough townhomes.

We have so many apartments showing up, but there is nowhere for growing families that cannot afford single family homes to grow into.

The concept of this is too crowded, and apartments are already being constructed everywhere. We are in a desperate need for more affordable family housing.

Does not contribute as much to the empty townhome market like concept 1. Too many apartment buildings under construction in Maple Ridge.

Remove low-rise apartment and replace with townhouse or other lower density residential.

I feel this concept will be too busy and wont be as accommodating to the growing family community of Maple Ridge/Albion. I strongly prefer concept 1 in regard to the townhome quantity.

Prefer Concept 1

Concept 2 seems too crowded and there are enough apartments being constructed in the downtown core. The townhome market is one of super high demand but not enough product.

Our city already has numerous apartments built and being built. It is time we cater to the growing families of Maple Ridge that need a bigger home than their apartment.

I like the townhome concept compared to the apartments. Townhomes are more desirable and in need compared to apartments.

It's to busy, concept 1 would be better

Preference to concept 1

I prefer concept 1

Removal of low rise apartment

Like Concept 1 better

By Choosing Concept 1

Would prefer that the City move forward with Concept 1, this current concept seems too busy.

Preserving green space and making areas for young families to gather and bring their children outside.

just too busy

I prefer concept one.

see above

adding commercial to the low rise apartment.

If you want apartments, take out townhouses. We need more single family homes

prefer concept 1

Not enough townhomes

prefer concept 1

Ensure the 2 properties are fully supported for Commercial and apartments up, map shows a split support for Townhousing on the eastern side, rather These 2 properties should be fully supported for Apartment with commercial on the lower level. A line needs to be redrawn. There is a lot of townhousing already supported, these 2 should be fully supported for Commercial Low rise which will provide those seeking less expensive housing and provide for Rental options as well for Investors who want to supply rental units to those who can not afford to buy in the area.

Prefer Concept 1.

Having a park similar to Lafarge park in Coquitlam, indoor pool or recreation center.

Same as Concept 1. Creating density, or higher density without a 20 year transportation plan will create issue in this once rural setting. This requires engagement with Translink.

Have purple low rise for the full 2 properties that have it partially.

Make whole block between 248 + 249 should be at least "low rise" but mid rise will be a better choice if we look at current housing crisis.

Quadrant between 248 St and 249 Street north of school should be low rise 4 storey or 6 storey apartments to meet the needs for more housing.

No 4 storey buildings.

More density uphill and further from Kanaka Creek east of 248th

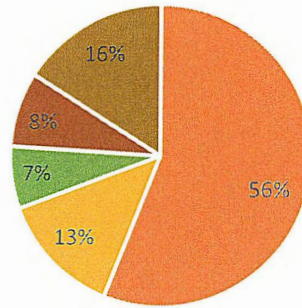
Add low rise apartments in the lots along the west side of 248th, just south of 110 Ave and also further down to 109 Ave.

Change to ground oriented multi family townhouse style units provided

Remove apartment designation. This does not match the area concept plan + natural beauty.
Also see answer to #7 road design.

Question #10

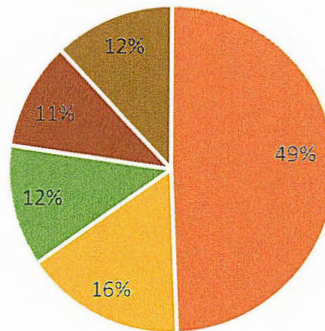
How do you feel about the proposed land use change from Single Family Residential to Townhome style development?



■ Stongly Agree ■ Support ■ Neutral ■ Disagree ■ Stongly disagree

Question #11

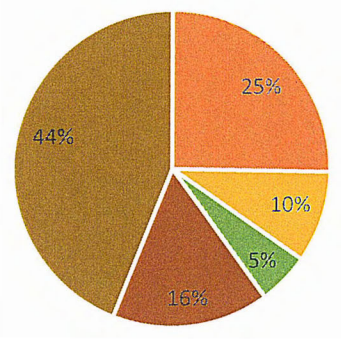
How to you feel about the proposed land use change in Concept 1 from Ground-Oriented Multi-Family (i.e. duplex, triplex, fourplex) to Townhome style development?



■ Stongly Agree ■ Support ■ Neutral ■ Disagree ■ Stongly disagree

Question #12

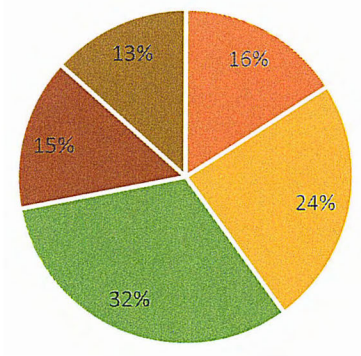
How do you feel about the proposed land use change in Concept 2 from Ground-Oriented Multi-Family (i.e. duplex, triplex, fourplex) to Low Rise Apartment along 248 Street and Townhome style development along 249 Street?



Strongly Agree Support Neutral Disagree Strongly disagree

Question #13

How do you feel about maintaining the Single Family Residential land use designation up to the City's Urban Area Boundary?



Strongly Agree Support Neutral Disagree Strongly disagree

Question #14: Please share any comments you may have on the proposed land uses in the Study Area.

We need more multi-family homes at an affordable level. If Maple Ridge builds them here they're offering something that is becoming more and more scarce in other cities.

Single Family residential is wasteful of resources, inefficient for tax revenue, and unduly impactful on green space. We should be skipping to higher density with more green space and infrastructure (sidewalks, separated bike paths, natural walking paths, etc.)

The single family zoning still take up a solid chunk of area without necessarily providing greater population, which could make it more difficult for businesses to survive, while also not making full use of the institutional land use.

The current and proposed plan doesn't address any big box stores, restaurants and some Commercial use also its lack of transportation infrastructures and options in this area as once all the homes and townhomes are fully built the traffic will significantly increase because there is lack of no commercial use and infrastructures options in this area

There is not enough infrastructure to support the density that is being proposed for this area. Density this far from the core area is not sustainable or needed. There are not enough bus routes, road access, school capacity in this area for multi family residential

This area has transit and schools and access to amenities. Safes are not attainable for most. Build more townhouses.

No comments.

Continue with higher density

Why so much multi family planned for this semi rural area? What about roads, snow clearing, bus service, schools? I have noticed quite a few large and empty lots in Maple Ridge. Why not designate those to be developed with multi family housing to increase density in the urban core where it will be easier to provide transportation corridors and other services people need.

We need more infrastructure in this area. Schools, recreation center that has a workout facility and pool, as well as more grocery or corner store options.

Concept 2 seems more well-rounded and well done in regards to increased density and green-space preservation along with meeting accessibility needs for families

Higher density housing can offer more affordable options for first-time buyers, as it often involves smaller, more cost-effective living spaces.

Concept 2 is best

Concept 2 is more pro-active to growth in the City

Concept 2 is very well proposed. Apartments would allow for much diversity and entry level home buyers.

This sprawling is not the answer for maple ridge. Just fix the downtown core instead of creating more congestion toward the east!

Concept 2 is very well done and I'm in strong support of this as it is a very much needed diverse style of development, commercial apartment mix development will reach a diverse population and will offer potential for rental units and also offer an opportunity for first time buyers to enter the market due to the affordability, particularly families that need to be in the area for school

The area is one of the last areas remaining to develop and grow, the maintained green and sensitive areas have been identified, which has resulted in a lesser amount of units than the area could of had if there were less enviro concerns in the area. There is a proposed school and large sports park facility planned, we need families and an increase of population to ensure the area remains vibrant and the current and proposed facilities can be enjoyed by a diverse group of residents. The increase of density by offering the proposed mix of various attached housing units, some detached and the increase in density by low rise apartments will do this. Concept 2 and its planned Commercial will allow for residents to walk to work, walk to shops, boutiques, medical and dental services, and restaurants and rely less on cars and vehicles, appealing self contained neighbourhood concept is great. !!!!

Please consider amalgamation of .38 acre lots for purpose of ranchers. An example of this at 33866 128 Ave. Beautiful. Would allow seniors to remain in area and provide starter homes for first time buyers. Rivers Edge was beautifully executed. More of these homes are needed and would fit in with old growth properties. Apartments and townhomes are more suited to area such as 240th.

Option 1 looks great!

As a high level employee with Translink / CMBC I know the current service area is strained by the current resources at hand. Please engage with us and consider long term transportation planning.

The northeast Albion area has significant green space + I highly support greater density to lands that have the city services already there.

Need more apartments in the area to bring more affordable housing option for the area.

It seems weird to push density downhill to kanaka + wildlife. Move it uphill where there is a view. Stop protecting the \$million + on the top.

2 key properties west of 248 having already gone through rezoning changes and three readings at council. For this highly environmentally sensitive area this is a good plan.

Question #15: Did we miss something? Let us know if you have any additional thoughts or comments about this project.

Please stop building townhouses everywhere. They're devoid of character, isolate communities to their own complex and promote a culture of bedroom communities where everyone commutes and nobody stays in the area. We need more businesses in Albion to encourage people to stay local. I say that as someone who lives in a townhouse!

I'm concerned that we are mishandling localized water resources in general with these developments. Rather than have either polluted rainwater, we should minimize asphalt, concrete surfaces. Rather than diverting water down storm drains, we should be using burms, settling ponds, etc to keep precipitation in the immediate area. The goal should be to make Maple Ridge more unique, less generic.

we needed more big box stores and retailers in this area

Where's the secondary school going to be located?

No comments.

I cannot support any densification in this area unless excellent best practice AAA cycling infrastructure is built within the area and in all directions to and from the area.

Why are we increasing density in semi rural east Maple Ridge when the necessary infrastructure isn't in place. People will still need to be in their cars and on the roads to shop, go to their kids' sporting events, commute to work, etc. This plan doesn't seem very forward thinking and providing services to the new communities doesn't seem to be a priority. I am sorry to be negative, but it seems that Maple Ridge is interested in increasing housing and population but not interested in providing communities with what draws people here in the first place. I want to see parks and open spaces planned. What about parking in these new developments? Higher density in the centre of Maple Ridge. Leave our eastern semi rural areas as they are and plan to develop with lower density housing and leave all the hustle and bustle this development plan will bring to this quiet area of Maple Ridge to take place in downtown Maple Ridge. Reach out to those people who own the larger and undeveloped plots of land west of 240th. Encourage them to develop and personally profit from that. Who will profit from this development proposal?

Traffic is bad enough already.

We need more commercial space in Albion

Since the original northeast Albion and 2022 plan, many aspects of development keep changing that support increased density of housing. Additionally, environmental setbacks and tree preservation has reduced the developable area. The area also needs community commercial to go along with the increased housing. Concept 2 could allow for commercial and residential mix

next to the school and park with the transit hub. Overall, this increased density and diversity would allow for more affordable housing.

In favor of concept 2.

with concept 2, I like the preservation of green space and the reduced developable area. Maple Ridge needs higher density including the more affordable Apartment housing.

please add shopping, coffee shops, art museums ect- ridiculous to just do housing

The albion area over the years has gone through very many changed proposals, after lots of green area and natural areas being protected, the land area that can be supported for growth should be maximized while providing a variety of housing options. Apartments are desirable to a broad mix of occupants and especially would open up rentals to people un able to buy. This would allow a commercial and residential mix. Nearby transportation corridors.

It is important to be in keeping and aligned with the demands and needs of the communities growing population, support is encouraged by Federal govt levels, provincial govt levels and the evident demand by maple ridge and those seeking to move to maple ridge displayed by the strong demand the local real estate market continues to reflect. Our shortage of housing units is pushing values up to levels which are making the vaiability of buying a residential unit almost unattainable by entry level young and mid aged families. We need to provide added housing units for the sake of those who wish to live in the beautiful area of Albion . To date city planners and the public have created an appealing for the most part single family area. The continued increasing demand and low supply of housing units is causing for high values in maple ridge. By increasing the yield or density to the north east area by Supporting Concept 2 will allow options for young families, single owners and or the increase in rental units for those who can not afford to buy, but wish to live in the appealing north albion area. This Concept will help provide less expensive housing options which is greatly in need .

Yes, concept of rancher homes have never been considered. Don't destroy more if Albion with monster homes.

We need more housing asap. Thank you for taking the time to help create more housing options and supporting our community.

We need more family housing asap. Affordable good quality housing. Thank you for taking the time to create more options and supporting our growing community.

We are in a housing crisis and need more housing ASAP, especially housing accommodating to middle class families. Thank you for your time.

We need more housing as soon as possible. Thank you for your assistance in growing our community.

If we could provide more middle class family housing ASAP that would be great. Thank you for your support and the choice to answer a survey.

Public transit needs to be improved in this area before more density is introduced.

I appreciate the effort into providing a survey for the community. I hope I can see some townhome developments soon! Thank you.

I'd love to see the townhomes built and give my support. Thank you for your support to the community.

We need more housing asap. Strata townhome in higher density can create this without the parking headache nonstratified units will create as have no strata bylaws and are not held to the strata property act and will create a neighbourhood of chaos. Thank you for taking the time to help create more affordable family friendly housing options and supporting our community for everyone.

Thank you. I am looking forward to seeing this project come onto the market.

Thank you

Thank you.

We need more housing as soon as possible in this area.

We need more housing so we can stay in Maple Ridge. Thank you.

We are way behind other areas for development and time to action tomorrow.

Thank you for allowing me to have input into housing options during a housing crisis. We need more housing options for our growing community as soon as possible. I appreciate the opportunity to support our community.

I appreciate you taking the time to consider my comments. I feel very strongly that given the current Real Estate landscape, providing home attainable homes for families is key. I do not feel this location with support apartments nor do I feel more single-family homes are required.

before densification, need to consider services and amenities such as schools, community spaces, transit access etc.

More retail shopping area

We need more houses asap.

Thank you

We need Housing urgently in Maple ridge. thanks for taking the time to help create more housing options and supporting our community.

Concept 2 , Densify the remaining area by allowing for Apartment commerical mix and the increase in townhousing in order to do our part in helping others have a variety of housing opportunities.

please consider to provide much-needed leisure options for families.

Don't you have plan to wide roads and have more play grounds or parks for kids?

You are going to displace a lot of wildlife from this area. Where are they going?

Why has there been no further traction on this project since 2019? Please design a school that is able to support a 20 year density increase in the area. The school should have a great transit hub with adequate parking for parents.

I highly support concept #2 + think that city staff did an excellent job.

No, we are going in right direction "more density is less". We need consolidation in the area (owe to creeks) so city should consider giving cross easements in this area.

Due to consolidation and servicing issues city should look at other alternatives. Support should be given for cross access easements over strata where consolidation is an issue. We are headed in the right direction for density with housing crisis and for buyers who have been driven out of the single family market.

What are the proposed transit concepts. Will there be traffic lights or round-a-bouts.

I strongly support concept 0, ie status quo for the area west of 248th Street. Increased density north and east of school seems appropriate considering requirements of higher densities.

North East Albion Area Plan Update Survey

Part 1: Introduction

The North East Albion Area Plan, adopted in 2022, is a subset of the larger Albion Area Plan. The City is currently reviewing land use designations and servicing for a group of properties within the North East Albion Area Plan that are located south of 110 Avenue, as shown on the map below.

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 (e.g., single-detached, townhouse, apartment).

The properties within the Study Area can be broken down into three blocks and are currently designated:

West of 248 Street:

- Single Family Residential, which allows a single-family housing form, including secondary suites, to reflect the existing single family homes in the area.

Between 248 and 249 Street:

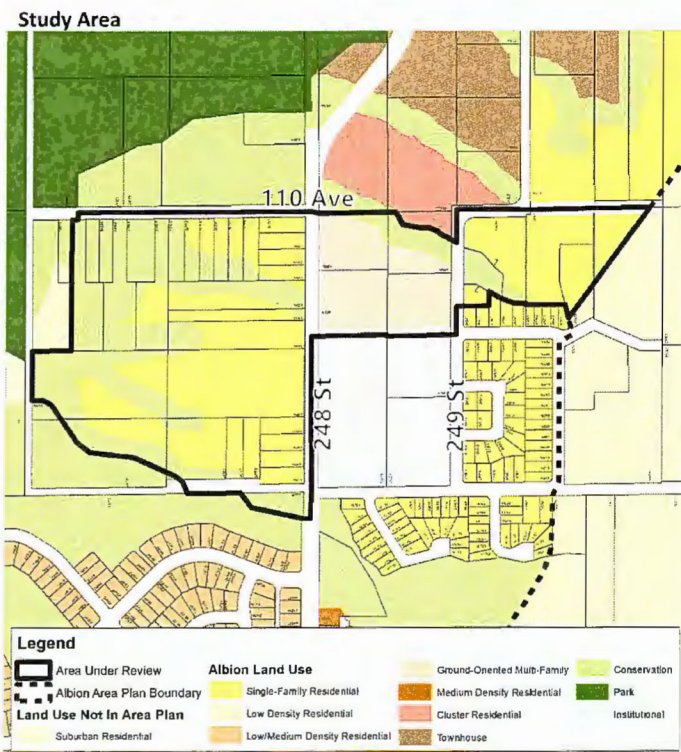
- Ground-Oriented Multi-Family, which allows for duplex, triplex and fourplex housing forms intended to sensitively introduce density near the village commercial node and elementary school.

East of 249 Street:

- Single Family Residential, which allows a single-family housing form, including secondary suites, on larger lots to transition to the rural lots outside of the City's Urban Area Boundary.

The questions on the following pages are focused on the land uses within the Study Area. Your feedback will help us better understand the community's vision for the Study Area and will be included in a report to Council discussing potential land use changes. Please review a copy of the Open House Boards prior to completing the survey.

Estimated time to complete: 5-10 minutes



Part 2: Tell Us About Yourself!

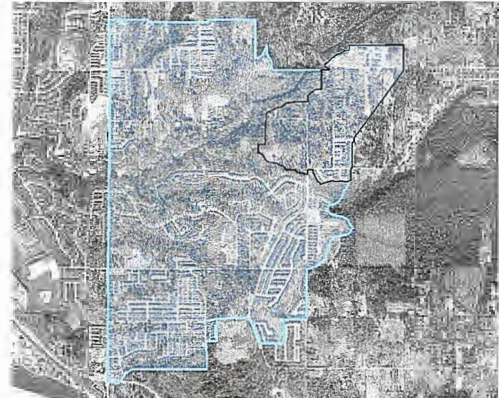
The following questions are to help us get a better sense of who is participating in the survey and identify any groups of people or areas of the city we may not be reaching. Personal information (e.g., usernames, postal codes) will not be made public.

1. What are the first 3 digits of your postal code?

2. Please review the Albion Area Map and select which statement best applies to you.

- I live in North East Albion
- I live in the Albion Area
- I live in Maple Ridge outside of the Albion Area.
- I live outside Maple Ridge but work in the city.
- I live outside Maple Ridge but visit the city.

Albion Area



3. What is your age?

- | | |
|--|---|
| <input type="checkbox"/> 15 - 24 years | <input type="checkbox"/> 55 - 64 years |
| <input type="checkbox"/> 25 - 34 years | <input type="checkbox"/> 65 or above |
| <input type="checkbox"/> 35 - 44 years | <input type="checkbox"/> Prefer not to answer |
| <input type="checkbox"/> 45 - 54 years | |

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

- | | |
|--|--|
| <input type="checkbox"/> Single-Detached House | <input type="checkbox"/> Townhouse or Rowhouse |
| <input type="checkbox"/> Secondary Suite or Temporary Residential Unit | <input type="checkbox"/> Apartment |
| <input type="checkbox"/> Detached Garden Suite | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Duplex, Triplex, or Fourplex | _____ |

5. How did you hear about this survey?

- | | |
|--|--|
| <input type="checkbox"/> City of Maple Ridge Website | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Social Media | _____ |
| <input type="checkbox"/> Letter in the Mail | |

Part 3: North East Albion Area Plan & The Study Area

The North East Albion Land Use Plan was adopted into the Albion Area Plan in 2022. Please review the Open House Presentation Boards for more information on the project background.

Since the creation of the concept plan a number of fundamental shifts have occurred globally as well as within the economic landscape of B.C. In recognition of the evolving landscape, a targeted land use and servicing review of the southern portion of the North East Albion Area is taking place.

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

The questions are focused on the land uses within the Study Area, captured through two Concepts, that have been developed by multiple City departments 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 can be broken down into three blocks:

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

Study Area



Concept 1 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 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 Townhouse style development.
- Incorporating a Village Commercial Node at the corner of 248 Street and 109 Avenue, between two to three storeys in height.

Concept 1



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.

6. What do you like about Concept 1?

7. What could be improved about Concept 1?

Concept 2 proposes the following land uses:

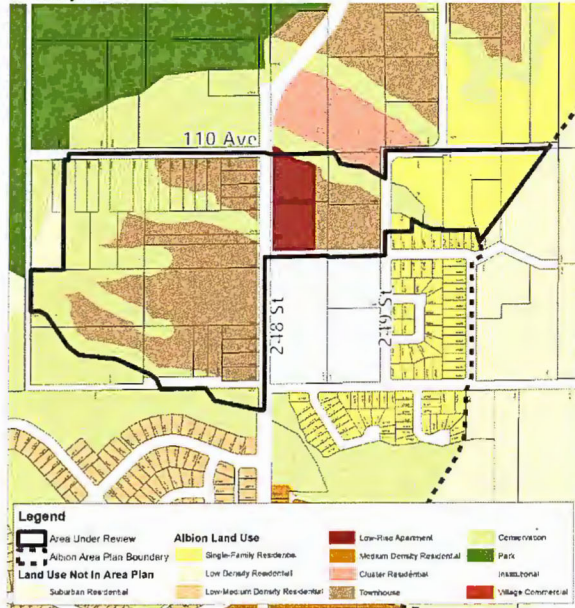
West of 248 Street:

- Changing the land use designation from Single Family Residential to Townhouse style development.
- Minimum lot assemblies 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.
- Incorporating a Village Commercial Node at the corner of 248 Street and 109 Avenue, between three to four storeys in height.

Concept 2



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.

8. What do you like about Concept 2?

9. What could be improved about Concept 2?

Part 4: Future Land Uses in the Study Area**West of 248 Street:**

10. How do you feel about the proposed land use change from Single Family Residential to Townhome style development?

- | | |
|---|--|
| <input type="checkbox"/> Strongly Support | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Support | <input type="checkbox"/> Strongly Disagree |
| <input type="checkbox"/> Neutral | |

Between 248 and 249 Street:

11. How do you feel about the proposed land use change in Concept 1 from Ground-Oriented Multi-Family (i.e. Duplex, Triplex, Fourplex) to Townhome style development?

- | | |
|---|--|
| <input type="checkbox"/> Strongly Support | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Support | <input type="checkbox"/> Strongly Disagree |
| <input type="checkbox"/> Neutral | |

12. How do you feel about the proposed land use change in Concept 2 from Ground-Oriented Multi-Family (i.e. Duplex, Triplex, Fourplex) to Low Rise Apartment along 248 Street and Townhome style development along 249 Street?

- | | |
|---|--|
| <input type="checkbox"/> Strongly Support | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Support | <input type="checkbox"/> Strongly Disagree |
| <input type="checkbox"/> Neutral | |

East of 249 Street:

13. How do you feel about maintaining the Single Family Residential land use designation up to the City's Urban Area Boundary?

- | | |
|---|--|
| <input type="checkbox"/> Strongly Support | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Support | <input type="checkbox"/> Strongly Disagree |
| <input type="checkbox"/> Neutral | |

14. Please share any comments you may have on the proposed land uses in the Study Area:

Part 5: Conclusion

15. Did we miss something? Let us know if you have any additional thoughts or comments about this project.

If you have any questions about the survey, please contact Adam Rieu, Community Planner, at arieu@mapleridge.ca or 604-466-4349.

For more information and to stay up to date on the project, please visit: www.mapleridge.ca/2214



Your **Cycling** Connection



March 6, 2024

To: Adam Rieu <NorthEastAlbion@MapleRidge.ca>
cc: Amanda Grochowich <agrochowich@mapleridge.ca>
Engage Maple Ridge Team <engage@mapleridge.ca>
Mark Halpin <mhalpin@mapleridge.ca>

Re: North East Albion Area Plan Review

Our HUB Cycling Maple Ridge/Pitt Meadows Committee appreciates the opportunity to provide feedback with regard to the proposed changes to the southern part of the North East Albion Area Plan, which was adopted on September 27, 2022.

Preamble

We understand that more densification is proposed in the form of townhouses and/or ground-oriented multi-family (i.e. townhouses, triplex, fourplex and courtyard housing), and possibly some low-rise apartments along the east side of 248 Street.

The municipality intends to encourage more people to get out of their cars, in order to reduce greenhouse gas emissions, promote healthier, active living, improve livability, etc. Because of this, convenient and safe active transportation infrastructure along the arterials through North East Albion connecting to established areas is very important.

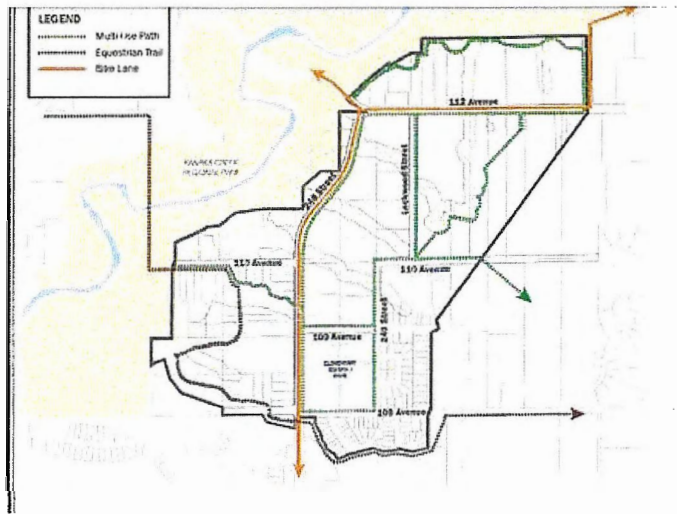
We understand that there are significant challenges to providing active transportation infrastructure along the winding and, in places, very steep sections of 112 Ave. through the Kanaka Creek area, and that a narrow bi-directional multi-use path will be built there at some point in the future.

In order to accommodate AAA (All Ages and Abilities) infrastructure, we have consistently asked for separated bike lanes, both along 112 Ave. and along 248 Street. We still believe that this makes a lot of sense, especially now that e-bikes are rapidly becoming more popular everywhere where good quality infrastructure is provided. Separated cycling lanes are safer and more comfortable for most people, especially for our vulnerable populations. The North East Albion Area Plan envisions 'complete communities' and a 'multi-modal network.' Building separated infrastructure for people cycling and rolling is essential to achieve that vision.

Given the present plans for denser development in the southern part of North East Albion, possibly including low-rise apartments above the commercial development planned along 248 Street, it makes even more sense to separate pedestrians and people cycling/micromobility users.

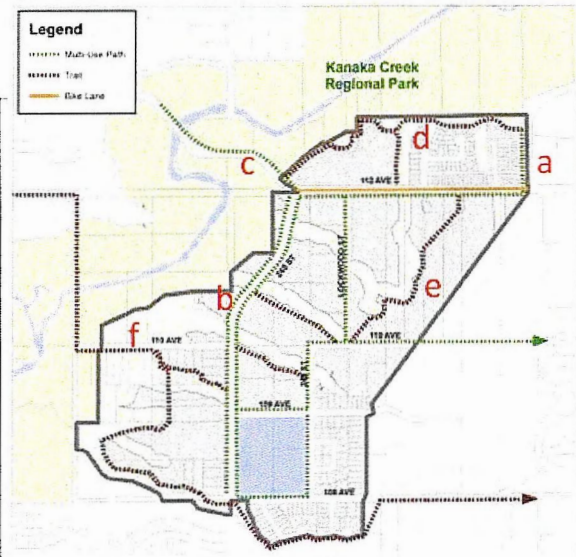
Proposed changes to the active transportation infrastructure in the North East Albion Area Plan:

2022 adopted Plan



2024 proposed changes

Bike Lanes, Multi-Use Paths and Trails



The map of the planned active transportation facilities in the Plan as it was adopted, shows bike lanes on 248 Street, 112 Ave. and on 252 Street, presumably continuing further east in future, as well as multi-use paths throughout the area.

City's Proposed changes:

- a. bike lane on 252 Street (and continuing along 112 Street further east) removed (**the southbound bike lane on 252 Street has already been constructed, so not clear why it's not on the new map anymore**)
- b. bike lane on 248 Street removed
- c. bike lane on 112 Ave. continuing west through the Kanaka Creek dip removed (**we understand the rationale behind this, however we do have safety concerns for users of a narrow bi-directional MUP, including horses and (e-)bikes**)
- d. the multi-use path along the northern border of the Area Plan is changed to a "trail" (**we assume the only change here is the surface of the path, we would appreciate to have this confirmed. The targeted user group for this trail is all ages and abilities, however it is important to recognise that any change to surface type will limit accessibility for less able or experienced users.**)
- e. the multi-use path that runs diagonally between 112 Ave. to the intersection of Lockwood/110 Ave. is changed to a "trail" (**We were told during public consultation for the original plan, that the planned paved multi-use path would be a great**

alternate cycling route between 112 Ave./248 St., with a more gentle incline for people cycling. We would appreciate confirmation that this is still the case)

- f. a multi-use path from 248 Street connecting to 110 Ave. to the west is changed to a (horse?) trail. **(We agree that a trail here makes more sense than a paved multi-use path)**

Our ask:

- A convenient and comfortable through route for bikes, uni-directional, buffered, protected and segregated from pedestrians via 248 St., 112 Ave. and 252 Street. The separation could consist of flexible posts, and the buffer and the bike lane combined would allow for a usable width of about 2 meters.
- If MUPs are the default infrastructure where we have asked for designated, uni-directional, buffered and protected cycle lanes, they should be 4 meters wide in order to facilitate separate lanes for each direction of rolling users and pedestrian users, with markings showing clearly where pedestrians should walk and where rolling modes should go. This is necessary for the safety and accessibility of all users considering the high speed differential between rolling and pedestrian users.¹
- We would like to see any roundabouts built within North East Albion to be designed so that people cycling are not forced in front of fast-moving traffic to manoeuvre through the roundabout. People cycling on higher-speed, higher-volume roadways shouldn't be forced to merge with traffic. Instead, connections should be provided to a cycling facility, such as a multi-use pathway that bypasses the roundabout.²
- We would like the diagonal trail between 112 Ave. and 248 Street and the trail along the northern border of the North East Albion Area to be suitable for multi-use, including AAA cycling, in the new plan.
- Horse trails and multi-use trails (primarily suitable for walking and AAA cycling) should be clearly distinguished on the map and with signage.

Thank you for considering our feedback.

Sincerely,

*HUB Cycling
Maple Ridge/Pitt Meadows Committee*

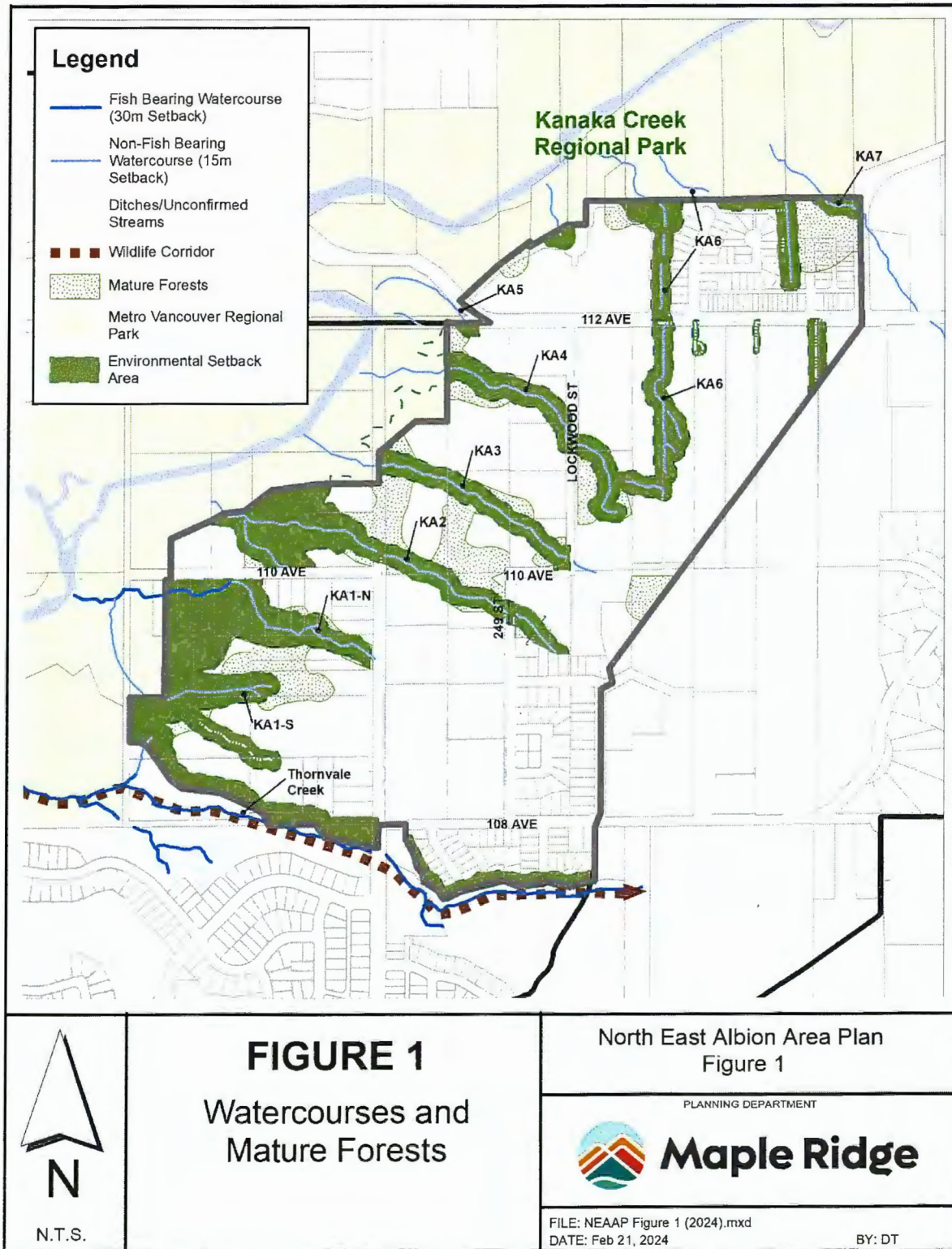
¹ "For bi-directional multi-use pathways adjacent to arterial and collector roads, the desirable width is 4.0 metres (see Figure E-58). For multi-use pathways along local roads or within rural contexts, the desirable width is 3.0 metres." (BC Active Transportation Design Guide, E.2 Multi-Use Pathways, p. E14.

² Transportation Association of Canada. Geometric Design Guide for Canadian Roads: Chapter 5 - Bicycle Integrated Design. 2017. Pp 65 - 66.

About HUB Cycling

HUB Cycling is a charitable not for profit organization that has spent over 25 years removing barriers to cycling in Metro Vancouver, while cultivating the health, environmental, and economic benefits that active transportation can bring. HUB has educated thousands of people, motivated thousands more, and championed improvements that [#UnGapTheMap](#) to create a connected cycling network. HUB Cycling's mission is to get more people cycling more often. HUB Cycling has over 3,000 members and more than 50,000 direct supporters. HUB Cycling has 10 volunteer committees across Metro Vancouver that encourage cycling for all ages and abilities (AAA) in municipalities across Metro Vancouver. For more information, visit bikehub.ca.

Appendix F: Environmental Features Map



Appendix G: Mobility

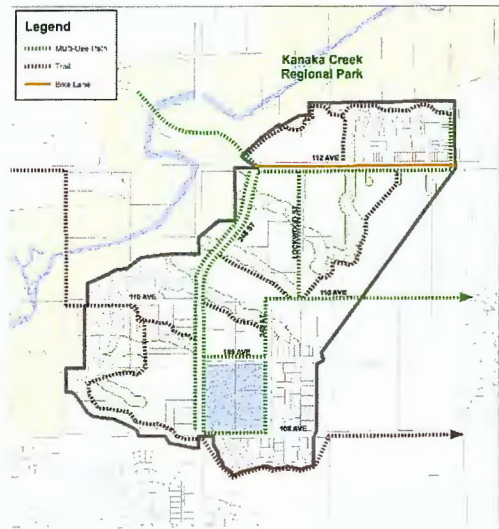
Mobility and active transportation are key elements within the North East Albion Area Plan, where the proposed transportation network is designed to foster interconnection between streets, trails and greenways to promote cycling, walking and horse-back riding. A network of high-quality loops will link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

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.

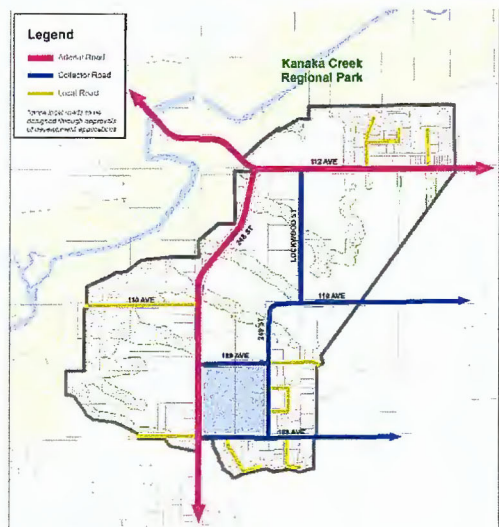
Road cross-sections within the study area were re-evaluated. This process re-affirmed the general design of the cross-sections but determined additional width is required to accommodate the goals of the plan as well as the requirements of the City's infrastructure. Anticipated cross-section dimensions are identified below, as well as example cross-sections for 248 Street and 109 Avenue.

- 248 Street: Arterial, 26 m width;
- 249 Street: Collector, 23.3 m width;
- 109 Avenue: Collector, 24 m width;
- 110 Avenue: Collector, 21 m width.

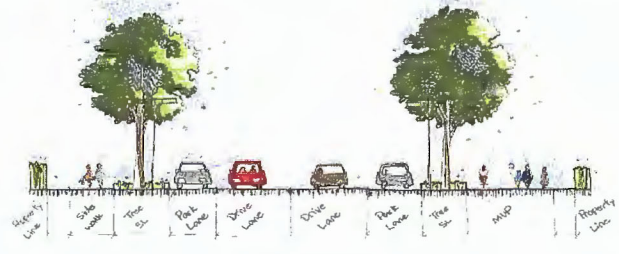
Bike Lanes, Multi-Use Paths and Trails



Road Network – Major Connections

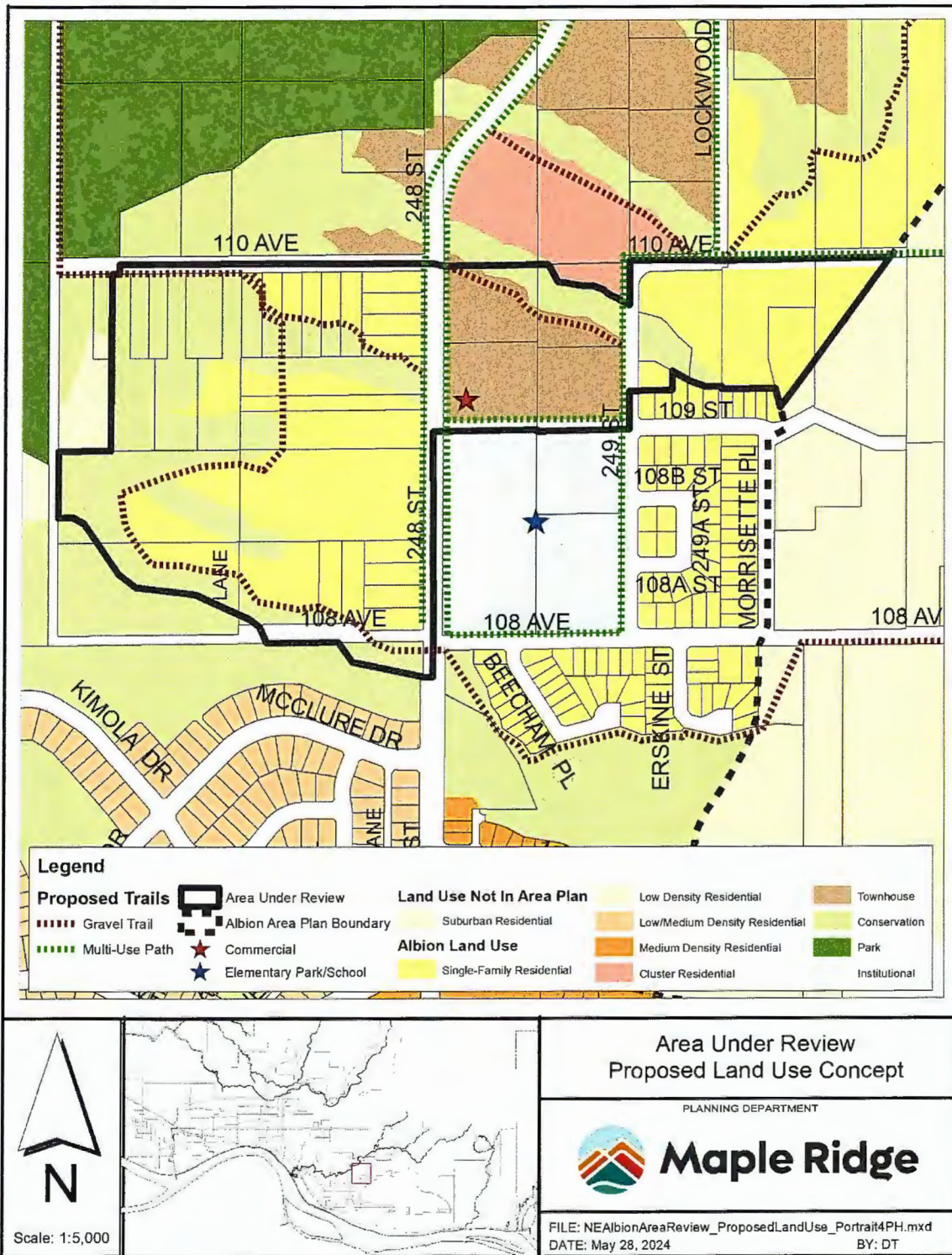


248 Street



109 Avenue

Appendix H: Proposed Land Use – Concept 3 (Hybrid)





TO: His Worship Mayor Dan Ruimy and Members of Council **MEETING DATE:** June 11, 2024

FROM: Chief Administrative Officer **FILE NO:** 01-0550-20-05

SUBJECT: UBCM 2024 BC Cabinet Meetings **MEETING:** Council Workshop

EXECUTIVE SUMMARY:

Each year, the Union of BC Municipalities (UBCM) organizes an Annual General Meeting and Conference (this year taking place September 16 to 20, 2024 in Vancouver), which includes the opportunity for BC municipalities to meet with provincial Cabinet Ministers, including the Minister of Municipal Affairs and the Premier. Accordingly, each municipality may put forth a series of meeting requests and take the opportunity to align discussion items of strategic importance to their priorities and plans.

The deadline to submit meeting requests is Friday, June 21, 2024. Staff are requesting Council feedback on proposed meetings and discussion topics for this year. A list of Cabinet Ministers and discussion items of last year's 2023 UBCM meetings is attached for reference (Attachment A).

RECOMMENDATION:

That Members of Council review the proposed Cabinet meetings and provide their feedback to staff so that meeting requests may be submitted to UBCM by City staff before the final deadline of Friday, June 21, 2024.

DISCUSSION:

a) Background Context:

At UBCM there are certain parameters for Cabinet level meetings as outlined by the following criteria whereby meetings are:

- In-person only
- 15 mins in duration and high-level, allowing for 5 minutes in between meetings
- May cover up to three topics
- Meetings will be held during the following times:
 - Monday – Thursday: 8:00 am – 5:30 pm
 - Friday: 8:00 am – 11:00 am