

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: North East Albion Land Use and Servicing Review – Scoping Report

MEETING DATE: October 24, 2023
FILE NO: 13-6520-20
MEETING: Workshop

EXECUTIVE SUMMARY:

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. However, since the creation of the North East Albion Concept 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.

Recognizing the evolving landscape, staff are proposing a targeted land use and servicing review of the southern portion of the North East Albion Area - generally considered to be the lands south of 110th Ave within the North East Albion Area (see Appendix A for full size map) – to refresh the plan to reflect current on-going market conditions related to the need to densify single family areas and Council aspirations for this area.

This report outlines and seeks endorsement of a proposed scope of work for staff to conduct a land use and servicing review, including public consultation process, for the lands considered as North East Albion (South).

RECOMMENDATION:

That the land use review and public consultation process, as outlined in Section 2.2 of the report titled “North East Albion Land Use and Servicing Review – Scoping Report” and dated October 24, 2023, be endorsed.

1.0 BACKGROUND:

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.

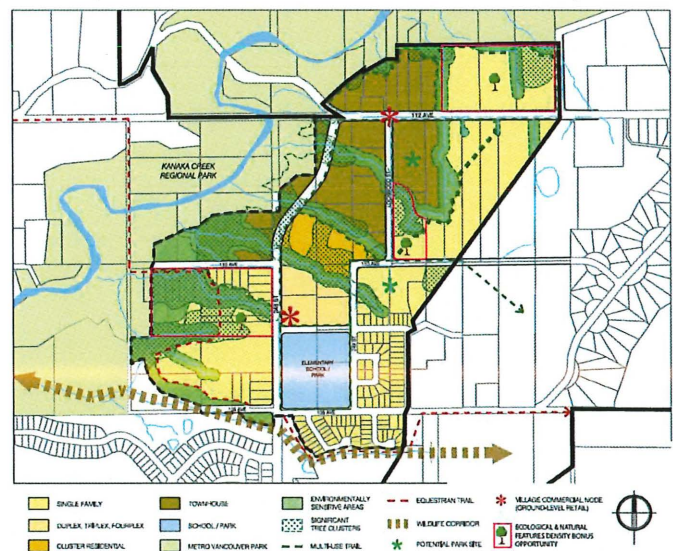
1.1 Timeline & Key Dates

Please see Appendix B for a detailed history of the North East Albion Land Use and Servicing Concept Planning Process between 2019 and 2022, however some key dates of the process 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 as 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.



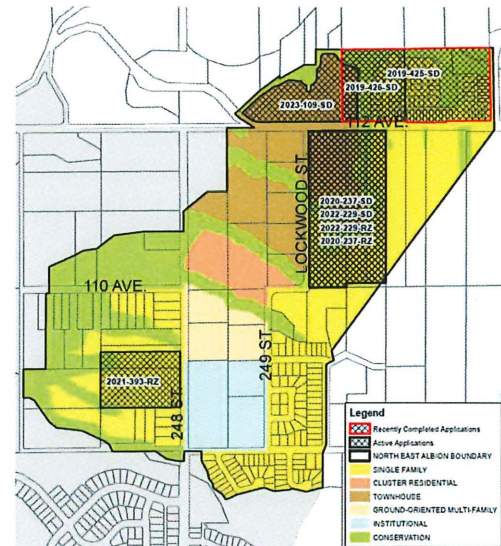
Please see Appendix C for a detailed description of the North East Albion Land Use Plan or visit the project webpage at www.mapleridge.ca/2214/

1.3 In-stream Development Applications

Since October 1, 2019 to present, there are four development applications in-stream within the North East Albion. These development applications include a range of single detached housing forms, multi-family developments, some community amenities and a commercial node and once approved, will bring the northern section of the Area Plan to life (please see Appendix D for a full sized map).

The applications are as follows:

- 2019-425-SD (under construction)
 - 84 Single Family Homes
- 2023-109-SD (under construction)
 - 165 Townhouses
- 2020-237-RZ
 - 37 Single Family Homes
 - 102 Townhouse Units
- 2021-393-RZ
 - 35 Single Family Homes



2.0 DISCUSSION:

This section will outline the proposed land use review and public consultation scope of work.

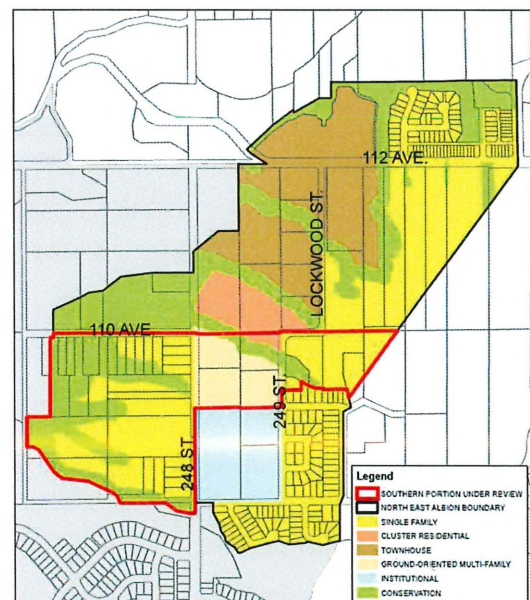
2.1 Changing landscape

Since the creation of the North East Albion Concept 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. Furthermore, new regulations are anticipated from the Province of BC regarding 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.

2.2 Proposed Scope of Work

In recognition of the evolving landscape, staff are proposing a targeted land use and servicing review of the southern portion of the North East Albion Area. Generally considered to be the lands south of 110th Ave within the North East Albion Area (see Appendix A for full size map).

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



For Council consideration, a general scope of work and timeline for the targeted land use and servicing review is outlined below.

Land Use and Servicing Review

Staff will undertake a land use and servicing review that will include the following:

- Review relevant City policies as well as those of institutional stakeholders (e.g. School District 42, Metro Vancouver)
- Review transportation networks, site servicing capacities, as well as constraints and opportunities (i.e. water, sanitation, and stormwater).
- Update land use and housing economic analyses.
- Undertake a technical design charrette for 'North East Albion (South)' (see Appendix A).
- Prepare and refine land use and servicing concepts
- Solicit community input through a public consultation process.

Public Consultation Process

As with any planning process, input from the community and local residents and landowners will be essential. The consultation process will seek to gain feedback from local landowners, local residents, stakeholders such as Metro Vancouver and School District 42, and city residents on the potential changes in land use and servicing within the North East Albion Area.

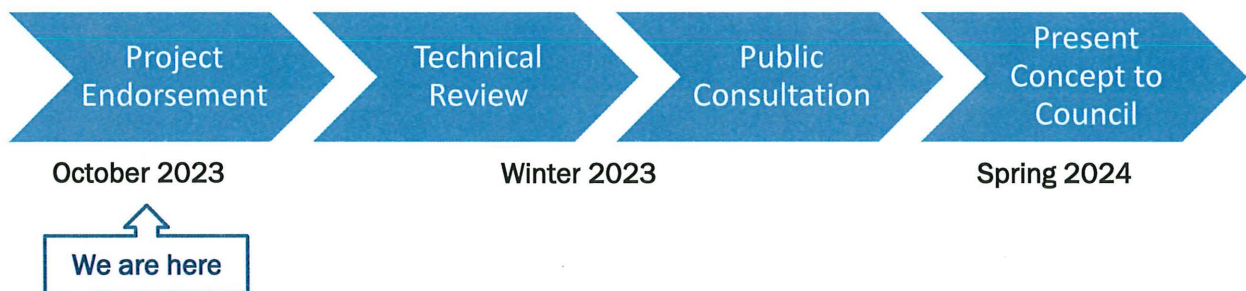
The public consultation process is intended to include an Open House and community survey to explore and solicit feedback on land use and servicing options for North Albion as well as an opportunity to gain resident input on land uses.

The public consultation process would be advertised on the City's website, through social media platforms, and in the local newspaper.

Proposed Timeline

It is anticipated that this targeted land use and servicing review would take approximately six months to complete. Should Council endorse the process, it is anticipated that a refreshed Land Use and Servicing Concept Plan could be presented to Council in Spring 2024.

Proposed timeline for the targeted Land Use and Servicing Review of North East Albion (South):



It is anticipated that this scope of work would be overseen by City staff with targeted support from specialized consultants, as needed, in order to meet the proposed timeline.

3.0 STRATEGIC ALIGNMENT

The proposed targeted Land Use and Servicing Review of North East Albion aligns with the Liveable Community pillar of the 2023-2026 City of Maple Ridge Strategic Plan.

4.0 DEPARTMENTAL IMPLICATIONS:

Engineering, Planning and Parks, Recreation & Culture have been working collaboratively and are able to undertake this planning and engineering exercise.

5.0 FINANCIAL IMPLICATIONS

The proposed targeted Land Use and Servicing Review of North East Albion was not included in the 2023 Work Plan for the Planning and Engineering Departments. As such, this initiative would be considered a found milestone for 2023.

If endorsed, the targeted Land Use and Servicing Review of North East Albion would be incorporated into the 2024 Work Plans for the Planning and Engineering Departments, as part of the regular Business Planning process. In addition, staff are currently researching opportunities under the Community Charter to cost recover the cost of the area plan review back to the study area.

CONCLUSION:

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. Recognizing the evolving landscape, staff are proposing a targeted land use and servicing review of the southern portion of the North East Albion Area - generally considered to be the lands south of 110th Ave within the North East Albion Area (see Appendix A for full size map) - to refresh the plan to reflect current market conditions and Council aspirations for this area.

This report outlines and seeks endorsement of a proposed scope of work for staff to conduct a land use and servicing review, including public consultation process, for the lands considered as North East Albion (South).

"Original Signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Manager of Community Planning

"Original Signed by Marlene Best"

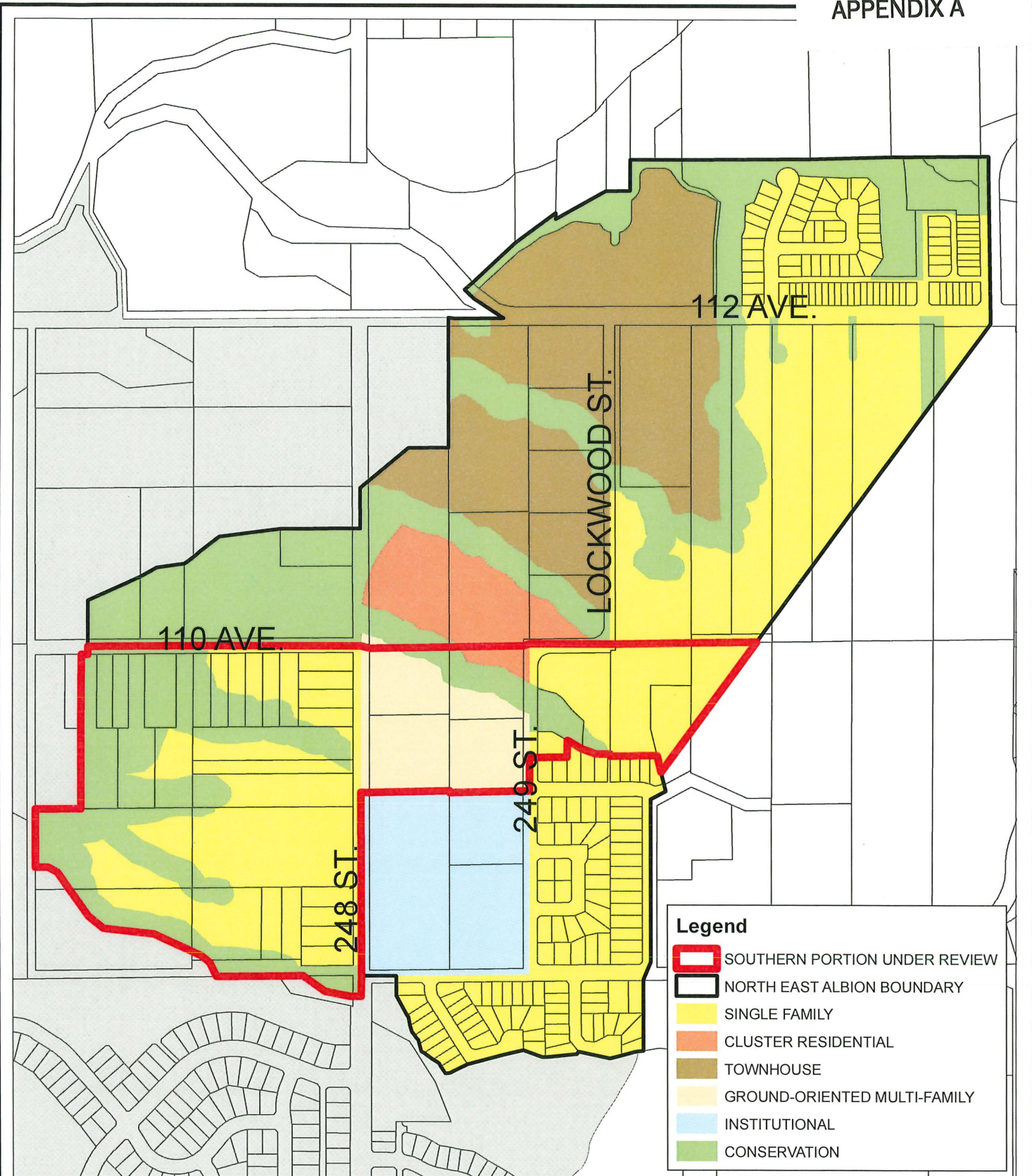
Approved by: **Marlene Best, RPP, MBA**
Interim Director of Planning

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

Appendices attached hereto:

- Appendix A: Map of Proposed Review Area – North East Albion (South)
- Appendix B: Detailed Timeline of the 2019 – 2022 North East Albion Land Use Review & Servicing Concept Planning Process
- Appendix C: Description of the 2019 North East Albion Concept Plan
- Appendix D: Map of In-Stream Development Applications within North East Albion



Legend

- SOUTHERN PORTION UNDER REVIEW
- NORTH EAST ALBION BOUNDARY
- SINGLE FAMILY
- CLUSTER RESIDENTIAL
- TOWNHOUSE
- GROUND-ORIENTED MULTI-FAMILY
- INSTITUTIONAL
- CONSERVATION



N.T.S.

NORTH EAST ALBION AREA UNDER REVIEW



PLANNING DEPARTMENT

Maple Ridge

Appendix B – Detailed Timeline of the 2019-2022 North East Albion land Use Review & Servicing Concept Planning Process

The North East Albion Area had been identified in the Albion Area Plan 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 residential, commercial, recreational, and servicing needs.

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. Once endorsed by Council, such a Concept Plan would then be used to guide the preparation and evaluation of specific development proposals in the North East Albion Area, beginning with the current application of 2018-217-RZ.

Following Council's direction to initiate the North East Albion Land Use and Servicing Concept Planning Process, staff collaborated with a consultant team (funded through a cost-recovery approach by the applicant) and completed background review and research to inform the development of the draft Neighbourhood Concept Plan(s). This review covered relevant City policies, as well as those of institutional stakeholders (i.e. School District No. 42, Metro Vancouver Parks); transportation networks; environmental systems and features; site servicing capacities (i.e. water, sanitation, and stormwater); as well as housing and land use economic analyses.

This foundational research effort identified many opportunities and constraints within the North East Albion Area lands and, in doing so, formed the basis for the subsequent community engagement process. Staff and the team of consultants undertook an extensive engagement process to gain insights from landowners and community residents, which included "Pop Up with a Planner" days, Stakeholder Workshops, Landowner Workshops, a Technical Design Charrette, as well as two Public Open Houses and associated community surveys.

Overall, what was heard through the public engagement process suggested the need for a balance between retaining the environment and its character, while accommodating new development opportunities. Key messages that were heard:

- Natural features should serve as key elements of the draft Concept Plan, including bordering environmental areas with multi-family development for stewardship purposes and the identification of significant tree clusters.
- General support for the location of the co-located Elementary School and Neighbourhood Park.
- Appreciation for the integration of community amenities, including local parks and trail network and creating local hubs; clustering community amenities (i.e. park and commercial services); and incorporating a variety of housing types to improve housing choice and opportunity for residents.
- Comments that future land uses should ensure the right 'fit' in this area, so as to minimize impacts to existing and rural neighbourhoods. Comments were also received regarding the need for more townhomes (or smaller residential units) to improve homeownership opportunities in the area and specifically call for some currently designated single-family areas to have a multi-family future.

The comments are summarized below. Full verbatim comments are available in the Second Reading Report.

Staff presented the Second Reading Report and Official Community Plan Amending Bylaws at the July 19, 2022 Committee of the Whole Council Meeting. A decision was made to send the item to Council for debate and vote and granted it for Second Reading at the July 26, 2022 Regular Council Meeting.

The OCP Amending Bylaws were sent to the September 20, 2022 Public hearing and received third and final reading on September 27, 2022.

The North East Albion Land Use Plan is now effectively integrated into the Albion Area Plan, which is in the City's Official Community Plan: <https://mapleridge.ca/316/Official-Community-Plan>

Appendix C – North East Albion Area Plan Description

The North East Albion Area Plan (Area Plan) has been developed with the intent to protect fish and fish habitat, minimize potential for stream erosion, prevent surface flooding, and ensure major storm conveyance systems are capable of safely conveying significant flows and minimize damage to life and properties under extreme storm conditions. Significant tree stands, that are not already protected through existing legislation, bylaws, or policies, are encouraged to be maintained through thoughtful site design and possible bonus density provisions. Such significant tree stands are primarily located within existing riparian areas and are critical to maintaining and improving watercourse health and habitat. Watercourses and steep slopes will be protected to preserve environmental health and integrity throughout the North East Albion Area.

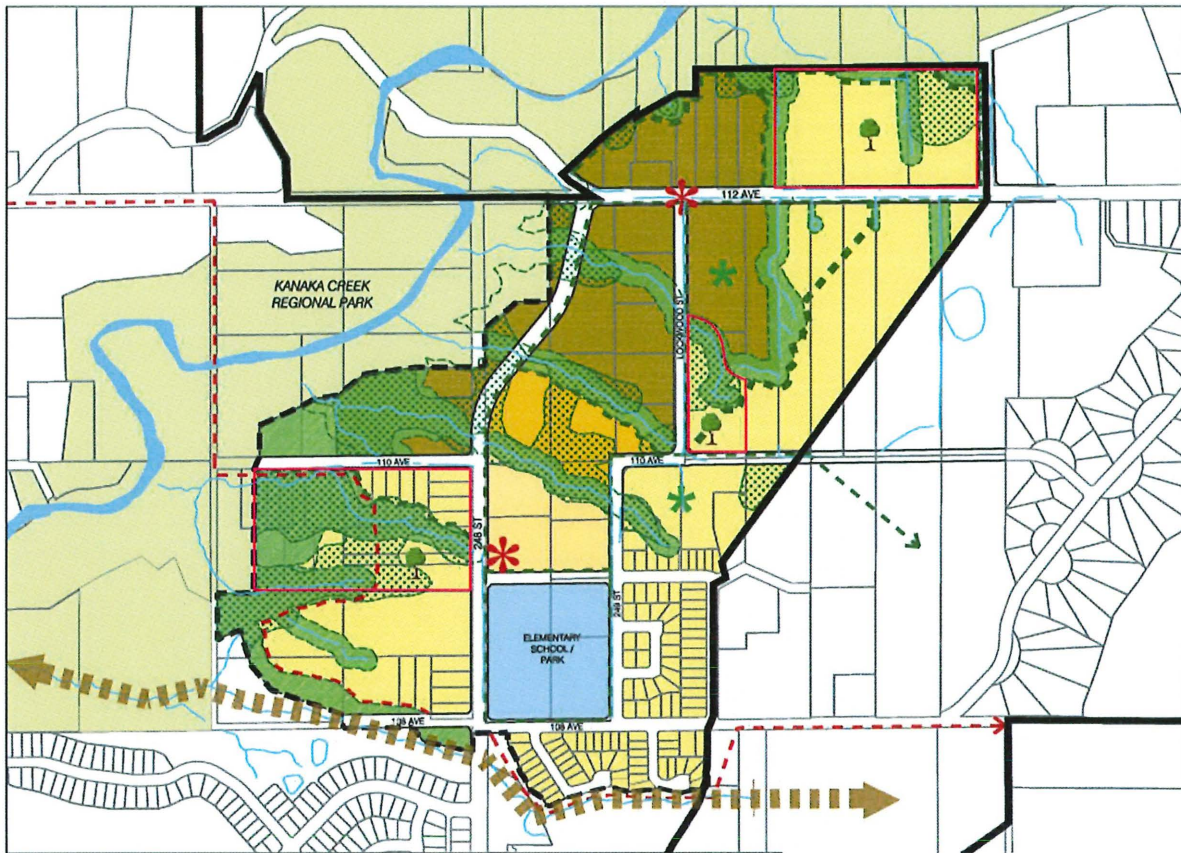
Kanaka Creek Regional Park provides valuable habitat for wildlife and movement corridors. Through the draft Concept Plan, existing movement corridors along Kanaka Creek and Grant Hill will be preserved and enhanced in support of wildlife conservation and resident safety. Furthermore, the Concept Plan proposes to buffer Kanaka Creek Regional Park where wildlife travels currently. This buffer, coupled with landscaping and stormwater management features, will improve wildlife passage in and around the North East Albion Area.

The Area Plan proposes a co-located park and elementary school with a sports field, playground, and pathways to meet the needs of the growing community. As parks and open spaces are important components of complete, liveable communities, additional neighbourhood parks are also proposed for the North East Albion Area. While specific park amenities will be determined later through the park design process, which will include neighbourhood engagement, typical neighbourhood park amenities include: playgrounds, sports courts, splash pads, looping pathways, open areas and seating areas. Off-leash dog parks will also be integrated through this process.

A key feature of the Area Plan is a 'Spine Trail', which will connect the northern portion of the North East Area (including the trailhead to Kanaka Creek Regional Park) to the co-located school and park site in the south as well as serve as an important stormwater feature that celebrates and protects the water resources of the area. A series of connected ponds will be woven into the trail system. A similar landscape feature will also be integrated into a Northern Greenway trail along the Metro Vancouver Parks border at the north end of the area.

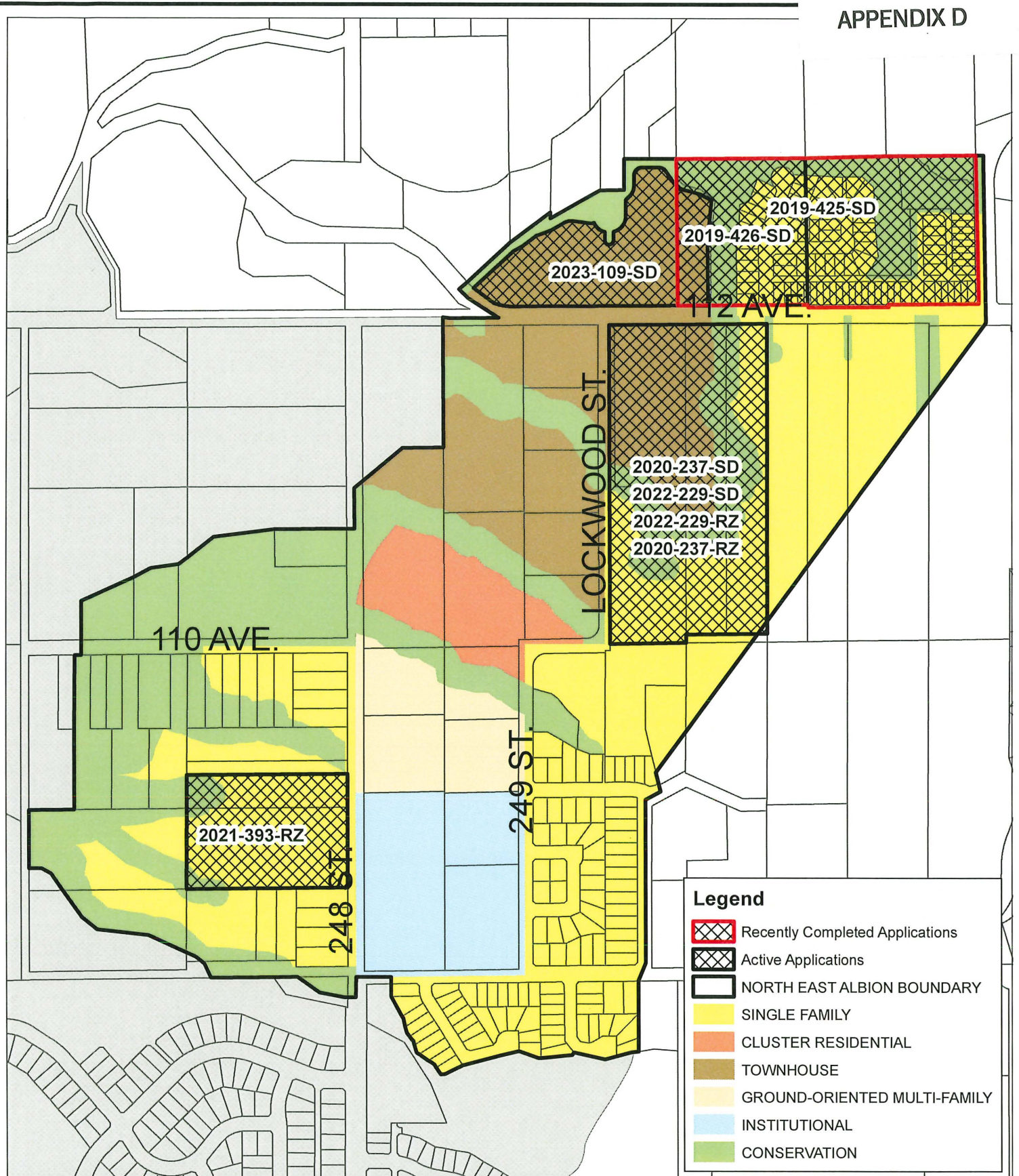
In terms of housing mix, the proposed residential land uses are reflective of what the City is experiencing in Albion South and Albion North in 2019, both in terms of number of units and projected populations, while striving to offer flexibility in housing choice as well as affordability levels. Secondary suites and detached garden suites may also be incorporated, subject to other City policy and zoning regulations within the North East Albion Area.

North East Albion Area Plan:



- | | | | | |
|---------------------------|----------------------|---------------------------------|---------------------|---|
| SINGLE FAMILY | TOWNHOUSE | ENVIRONMENTALLY SENSITIVE AREAS | EQUESTRIAN TRAIL | VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL) |
| DUPLEX, TRIPLEX, FOURPLEX | SCHOOL / PARK | SIGNIFICANT TREE CLUSTERS | WILDLIFE CORRIDOR | ECOLOGICAL & NATURAL FEATURES DENSITY BONUS OPPORTUNITY |
| CLUSTER RESIDENTIAL | METRO VANCOUVER PARK | MULTI-USE TRAIL | POTENTIAL PARK SITE | |





NORTH EAST ALBION ACTIVE APPLICATIONS



Maple Ridge