



Deep Roots
Greater Heights

DISTRICT OF MAPLE RIDGE

TO: His Worship Mayor Ernie Daykin
and Members of Council
DATE: February 8, 2010

FROM: Chief Administrative Officer
FILE NO: CP/009/10
ATTN: Workshop

SUBJECT: Albion Flats Concept Plan Process

EXECUTIVE SUMMARY:

On January 11, 2010 Council passed the following resolutions:

- *That staff be directed to proceed with an area plan for the Albion Flats Area A utilizing the Concept Plan approach noted in the staff report dated November 5, 2009, taking into account key linkages to Area B, with a completion date of March 31, 2011 for the Concept Plan.*
- That the Agricultural Land Commission be asked to make their senior staff available to meet and discuss the current land use policy and explore the opportunities for collaboration.

It is understood that any changes to existing uses will require the consent of the Agricultural Land Commission. Council has requested that senior staff of the Commission participate in the development of the proposed concept plan. Council has directed staff to develop a broad concept plan that would be presented for endorsement by the Agricultural Land Commission. Council has requested that the concept plan be completed by March 31, 2011. Once approved or endorsed by the Commission, the concept plan will be developed into an area plan. At this stage, the approval of Metro Vancouver would be required, although there will be ongoing consultation with Metro Vancouver during the preparation of the concept plan.

The 2010 work matrix endorsed by Council included the requirement for a report further detailing the concept plan process. This report contains the recommended process for undertaking the Albion Flats Concept Plan review.

RECOMMENDATION:

That the Albion Flats Concept Plan Process as recommended in the report "Albion Flats Concept Plan Process", dated February 8, 2010 be approved.

DISCUSSION

The concept plan will include an overall context review of adjacent land uses in the area, with an aim towards identifying compatible land uses, adequate service levels, and required infrastructure to support these land uses. The main focus of this concept plan study area for the portion of lands that are mostly within the Agricultural Land Reserve, north of Lougheed and bounded by 240th Street and Tamarack Lane. The geographic boundaries of the study area are shown on Appendix A. It is acknowledged that the intersection at 240th Street and Lougheed will be considered, and the linkages between the study area and the Albion Industrial area will also be considered in the scope of this work, as discussed by Council at the workshop of January 11, 2010.

BACKGROUND CONTEXT:

The study area has been noted for its strategic location within the community and the range of possible uses that could be located there. Based on the findings of background research, the Official Community Plan noted the diverse interests associated with this site, which in addition to agriculture, could include commercial, industrial, and recreational uses. Recognizing that the study area requires senior government agency approvals, the initial step in this process is to identify a feasible land use option that is acceptable to the community and to pertinent agencies. Once endorsed or approved, more detailed studies would follow.

On January 11, 2010 Council endorsed the concept plan approach which included the following work items:

- *Detailed public process*
- *Preliminary servicing assessment*
- *Preliminary environmental impact assessment*
- *Preliminary agricultural impact assessment*
- *Preliminary drainage and stormwater management assessment*
- *Preliminary transportation study*
- *Engaging an experienced economist to assist in assessing the highest and best uses for the area*
- *Engaging a consultant to undertake a socio-community preliminary assessment*
- *Input from Parks and Leisure Services regarding existing and future recreation use and trails*
- *Engaging a consultant to prepare a life cycle fiscal impact analysis to assess the fiscal performance of the Urban Area Boundary adjustment*
- *On-going discussion with the Agricultural Land Commission, Metro Vancouver, and Provincial ministries.*

This process will focus on establishing a recommended option for Council's consideration that will form the basis of the concept plan. It is noted that some of this information will be facilitated by consultants, however where possible, appropriate District staff will be engaged in order to efficiently utilize the resources that have been committed to this process. In addition to the Planning Department, ongoing input will be required from municipal Departments including: Engineering, Community Development, Parks and Leisure Services, Sustainability and Corporate Development, and Economic Development. The inputs from other departments such as Building and Operations will be requested as the need arises.

CONCEPT PLAN PROCESS

- **Step 1 Establishing baselines, evaluating information, and notifying the community**
Completion: Summer 2010
 - i) **Public Engagement¹** –to notify residents that the concept plan process has begun and provide contact information.
 - a. **Public Announcement** - and press release of Commencement of Albion Flats Study (Feb 2010)
 - b. **Ongoing advertisements**- in local newspaper informing about the process and suggesting contact.
 - c. **Special links**- to municipal website providing information about the process and contact addresses, with hardcopies available at Municipal Hall, and staff available to answer questions during City Hall hours.
 - d. **Maple Ridge Home Show** (April 30, May 1&2, 2010).
 - ii) **Background Research²** – As directed by Council, initial information should provide baseline assessments on the following:
 - servicing assessment
 - environmental assessment
 - transportation study
 - agricultural assessment
 - drainage and stormwater management
 - economic analysis (including highest and best use and an overall assessment of community goals)
 - socio-Community assessment
 - lifecycle fiscal impact analysis
 - iii) **Preparation of Communications Materials** – Using District resources, prepare communications materials to engage stakeholders during the public consultation process.
 - iv) **Presentation of analysis, and communications materials to Council, and to pertinent advisory committees.** – once the background studies and materials have been completed, this information will be presented to Council prior to proceeding to Step 2 as follows.
- **Step 2 Concept Plan Development**
Completion: March 2010
 - i) **Charette** – The general public and other community stakeholders will be invited to participate in a design charette process to identify a preferred land use option for the study area. This event will be advertized in the newspaper and information will be posted on the municipal website. All pertinent background information will be available at the charette.

¹ Council may wish to direct staff to hold a public information meeting at the outset of the process.

² Land owners, residents, and other stakeholders in the area will be engaged to provide local information that will assist in the background research component of the concept plan.

- ii) **Refinement of Preferred Land Use Option** – following the charette event, it is envisioned that the land use option will be further refined for submission to the District. This proposed land use option will be presented to Council for endorsement.
 - iii) **Public Open House**- the Council endorsed land use option will be presented to the public for final comment.
- **Step 3 Finalization of the Concept Plan**
Completion: March 2011
 - i) Following this public event, the concept plan will be finalized for Council's endorsement.
 - ii) Following Council's endorsement, the concept plan will be submitted to the Agricultural Land Commission for consideration.

DESIRED OUTCOME:

The desired outcome of this concept plan process will be to determine the highest and best uses of the study area, for acceptance by Council, using information derived from background research, public consultation, and professional assessments evaluating overall community goals including economic, agricultural, environmental, and social goals. After acceptance / approvals are given by pertinent government agencies, a more detailed planning process will commence.

OTHER GOVERNMENT AGENCIES:

As the study area is within the jurisdiction of the Agricultural Land Commission and Metro Vancouver, input from these agencies has been requested and ongoing dialogue will be made as the concept plan develops. The initial dialogue with pertinent agencies is summarized as follows:

- **Agricultural Land Commission:** The Commission was requested to meet with Council to review their intentions for the study area and establish their willingness to consider exclusion applications in the area. In correspondence dated January 7, 2010, the Commission denied this request, stating that it was not considered appropriate to meet with potential applicants in advance of an application occurring. However, the Commission offered their staff resources to assist in the development of an area plan for the subject area.
- **Metro Vancouver:** The Albion Flats is identified as a Special Study Area in the Draft Regional Growth Strategy. Assuming the Regional Growth Strategy is adopted prior to completion of the concept plan and the Albion Flats remains a Special Study Area, then the land use designation could be amended through the Regional Context Statement. However, until the Regional Growth Strategy is adopted, most of this land remains within the Green Zone.

CONSULTATION:

Public Consultation will be a significant component of the development of possible land use options for Council's consideration. Members of municipal advisory committees will be invited to participate in consultation events. It is also recommended that background information be forwarded to pertinent advisory committees for comment.

Some of the background studies required to prepare a land use concept may engage stakeholders in consultation.

It is noted that the process will be publicized at the Maple Ridge Homeshow and the draft land use concepts will be developed further with input received during the design charette. Information will be posted on the municipal website on a regular basis, as well as regular updates to Council at specific steps.

INTERDEPARTMENTAL / BUSINESS PLAN & FINANCIAL IMPLICATIONS:

Funds totalling \$100,000.00 have been earmarked for professional consultant services to assist in the development of the concept plan. To utilize these funds most economically, staff expertise will be used wherever possible in the development of background research. It is anticipated that consultants will be retained to undertake various technical background reports and the charette process.

POLICY IMPLICATIONS:

The policies of the Official Community Plan will be a consideration in the development of possible land use options for the study area. Although the concept plan will not involve policy changes or introduction of new bylaws at the outset, it will be used to guide land uses and bylaw amendments through the subsequent development of an area plan.

CONCLUSION:

This concept plan process provides an approach designed to meet the direction of Council at the workshop of January 11, 2010. This approach provides a framework for preparing a land use concept plan for submission to the Agricultural Land Commission, including a public consultation program. It is recognized that this process is an initial step in moving towards pursuing desired land uses in the study area.



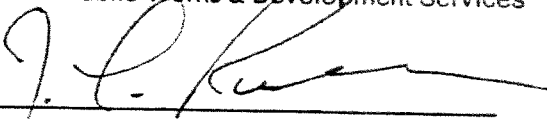
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Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A - Context Map - Study Area

Appendix A - Context Map - Study Area

