



Chapter 10

Area Plans

Area Planning
Albion Area Plan
Silver Valley Area Plan
Town Centre Area Plan

10.1 Area Planning



An area plan is a Council adopted Bylaw that provides a greater level of detail regarding land use, density, form, character, and phasing for a specific area, than is typically found in an Official Community Plan. An area plan can apply to a group of neighbourhoods, or a single neighbourhood, and is suitable for newly developing, existing or historic neighbourhoods. Neighbourhoods can be residential, commercial, industrial, institutional, or agricultural, or of any combination.

The general content of an area plan is identified in the Official Community Plan policies. However each area plan is unique, as the content is often dependent upon the issues, characteristics and objectives defined by stakeholders through consultation.

The Official Community Plan policies identify the criteria and general locations for future area plans, however their timing and the specific neighbourhoods involved will be determined by District Council.

ISSUES

Neighbourhood planning and community consultation will be important aspects of determining the future of neighbourhood character.

PRINCIPLES

A number of principles have been identified to provide an overall context and guidance for decisions regarding the natural environment. The principles reflect many of the values of the community highlighted through numerous community workshops and the Community Visioning Sessions held in Spring 2006. Those of particular significance to area planning are listed below.

Principle 6

The community recognizes the need to foster the history of Maple Ridge and enhance historic areas.

Principle 10

Citizens keenly appreciate the importance of public participation in community and neighbourhood planning processes.

Principle 12

Collaboration with other authorities, including but not limited to the ALC and GVRD, is essential to ensuring that municipal objectives can be met.

AREA PLANS can apply to a group of neighbourhoods, or a single neighbourhood, or entire designated areas, and may guide the development of new communities or the redevelopment of existing ones.

AREA PLANS are often called Neighbourhood Plans, Secondary Plans, or Neighbourhood Concept Plans.

Principle 31

It is important to undertake detailed planning work on the basis of neighbourhood planning.

OBJECTIVES

To develop area plans to guide redevelopment of existing neighbourhoods and to provide direction for new development in a urban reserve area.

To utilize a consultative approach to area planning that involves working cooperatively with Provincial and Regional agencies, School District, community groups, and residents.

POLICIES

10 - 1 The historic and new communities identified in the Communities map (Figure 1) will form the general boundaries for the preparation of future area plans. The area plans map (Figure 6) identifies existing and potential future area plans. This figure does not preclude the District from undertaking an area plan for any other portion of the District.

10 - 2 Maple Ridge will initiate the creation of area plans as a means to guide development:

- a) The Regional Town Centre will be one of the first area plans due to its significance and high capacity to accommodate residential growth.
- b) Priority consideration will be given to an area in transition, neighbourhoods that present the greatest opportunities for redevelopment, or areas where Guide Plans are in existence;
- c) Area plans will be developed for the historic communities of Maple Ridge including Hammond, The Ridge, Port Haney/Haney, Albion, Yennadon, Webster's Corners, Whonnock and Ruskin;
- d) The Thornhill area is recognized as new Community that requires an area plan prior to urban development occurring in the area. This area plan is a long-term priority for the District and will be initiated in accordance with the Thornhill Urban Reserve policies of the Official Community Plan; and
- e) Subsequent area plans will be based on a consideration of each areas suitability for accommodating residential intensification.

10 - 3 Area Plans will be developed utilizing a consultative approach that involves working cooperatively with Provincial and Regional agencies, School District, community groups, and residents and will include, but not be limited to the following:

- a) policies relating to the types and form of development, land use patterns, and phasing;
- b) physical inventory of the site including an assessment of environmentally sensitive areas, ecosystems and the impact of development;
- c) an assessment of existing and future infrastructure, and a fiscal impact analysis study;
- d) a transportation study that addresses road connections, transit and alternate modes of travel, and connections to the Regional Town Centre;
- e) an assessment of parks and open space; and
- f) the provision of community amenities.

10.2 Albion Area Plan

The following policies are adopted to guide development within the Albion urban area.

10.2.1 Land Use Designations

The land use designations characterize the future land use that the District would like to see over the over twenty years or more to achieve orderly growth and development in the community. The following land use designations are identified on the Albion Area Plan:

A. Residential Designations

1. **Residential Low Density** corresponds with single family detached residential development at a low density urban standard with lot sizes at 2000 m² (half acre).
2. **Residential Low-Medium Density** corresponds with single detached or duplex housing with lot sizes ranging from 891 m² (9590 ft²) to 557 m² (5996 ft²).
3. **Medium Density Residential** allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units.

B. Neighbourhood Commercial Designation

This designation is intended to provide daily convenience shopping and services to neighbourhood residents within walking distance to the commercial centre.

C. Village Commercial Designations

This designation is intended to provide for convenience shopping and personal services to residents of surrounding neighbourhoods in a compact village form.

D. Park Designation

This designation identifies the location of existing or future municipal or Regional park sites.

E. Conservation Designation

This designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geologic sensitivity.

F. Institutional Designation

This designation identifies lands for present or future use as civic or public use and includes school and/or park sites.

The corresponding zones for these designations are outlined in Section 10.2.7 Zoning Matrix.

10.2.2 Residential Development and Density Transfers

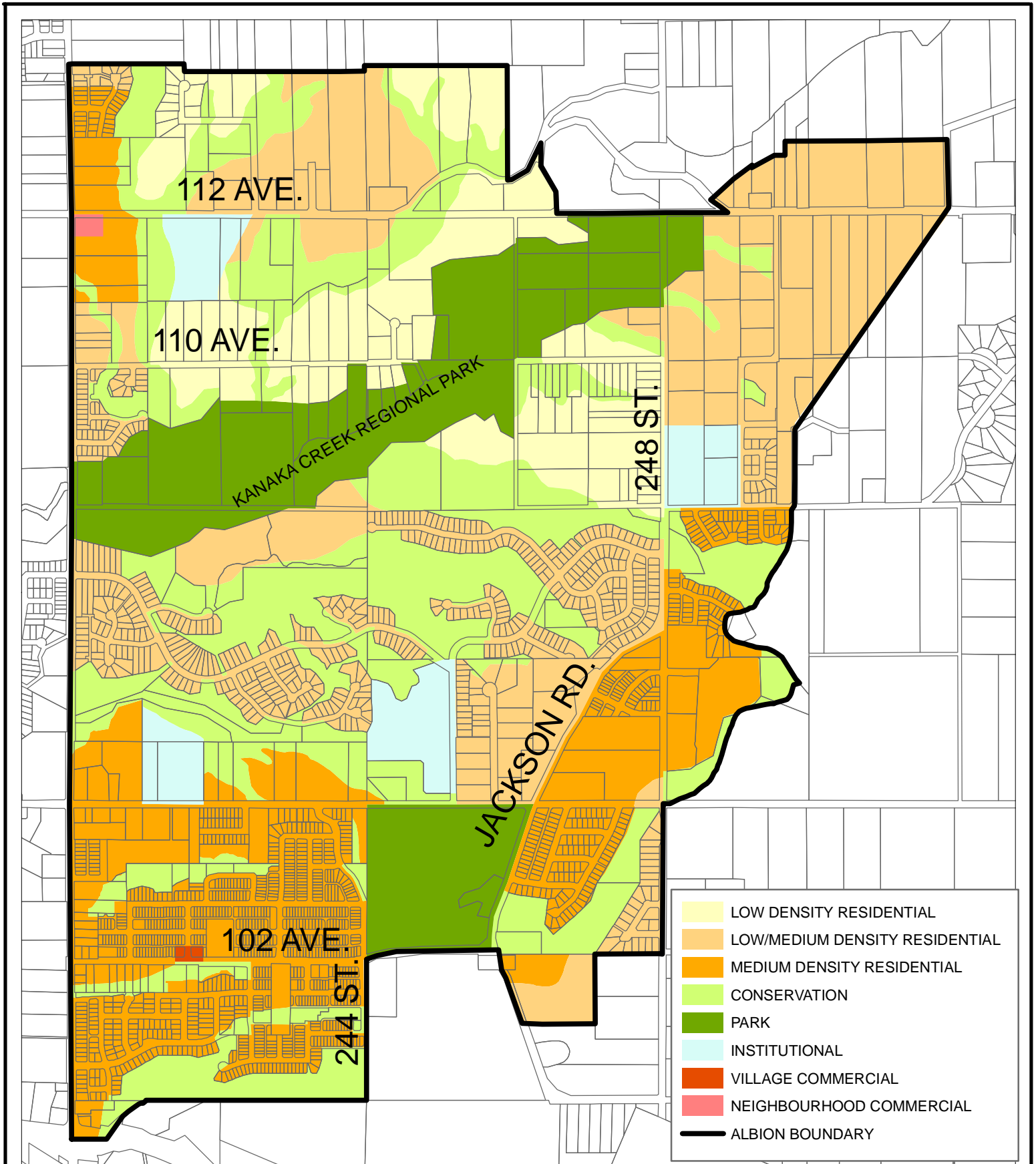
BACKGROUND

Residential development in Albion must balance objectives, which includes protecting environmentally sensitive areas, and providing a range of housing styles that are compatible yet flexible enough to meet diverse housing needs.

To protect environmentally sensitive areas, the land base is identified as either the “buildable” area or the “unbuildable” area. The “buildable” area is those lands or those portions of a site that are considered suitable for development. The “unbuildable” area is defined as those lands designated Conservation due to environmental sensitivity, or lands identified as having sensitivity based on on-site ground truthing during a site development phase. For this reason, “unbuildable” areas are excluded from urban level development.

Under certain conditions, properties that have a percentage of land designated Conservation may have subdivision potential. Current zoning will be respected, and if parcel areas are of sufficient size, can be serviced appropriately, and are suitable to build upon, a property may be subdivided on this basis. Proposed lots, or buildings, must be able to meet minimum Zoning and Subdivision and Development Servicing requirements, and must be able to meet all other Provincial and Federal requirements.

Property owners wishing to rezone their properties may be able to get credit for conservation dedication that could be transferred to the “buildable” portion of the site. The credit or density transfer would be set at a maximum of 2.5 units per net hectare of environmentally sensitive land. The owner may get consideration for one or the other “development potential,” (by rezoning or by using existing zoning) but not both, and may only use the available potential on the same legal parcel. The lands available for density transfer must be entirely within the Urban Area Boundary. The Approving Officer may deny any request. The purpose of density transfers is to concentrate development away from environmentally sensitive areas, take advantage of natural features, utilize land more efficiently, or provide open green space. While this policy might allow for some parcels of higher density in the “buildable” area, these permitted higher density areas should not be placed adjacent to areas of high environmental sensitivity.



N.T.S.

ALBION AREA PLAN

CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE ADOPTED: July 4, 2006
DATE OF LAST REVISION: March 31, 2011

BY: DT

Density transfers are only supportable if the resulting form, character and density of the project is compatible with the surrounding neighbourhood. For this reason, the maximum number of calculated units based on Density Transfer policies may not be realizable given neighbourhood context. To balance these objectives, the Density Transfer policies are accompanied by Housing Compatibility policies.

OBJECTIVE

To balance the protection of environmentally sensitive lands while ensuring flexibility and compatibility of housing styles within neighbourhoods.

POLICIES

Housing Compatibility

- 10 - 4 A variety and mix of housing forms within developments is encouraged within a range of compatible densities and housing forms. While predominant housing forms within an area should be consistent with its designated densities, the following could be permitted as a density transfer:
- a) Residential Low Density - single detached housing with average lot sizes of 2000 m² (half acre) may include some single detached housing with lot sizes of 668 m² (7190 ft²)
 - b) Residential Low - Medium Density – includes ground oriented detached single detached housing neighbourhoods with lot sizes of 668 m² (7190 ft²), and may include some proportion of ground-oriented attached family housing, such as townhouse forms.
 - c) Medium Density areas of ground oriented attached family housing may contain some low rise apartmental where suitable for environmental protection or for provision of greater green space.

Density Transfers

- 10 - 5 Density transfers of 2.5 dwelling units per net hectare of unbuildable lot area may be considered for the buildable portion of the site of the same lot, subject to compatibility with the resulting level of residential density. The density transfer does not apply to conservation lands outside of the urban area boundary.
- 10 - 6 The clustering of dwelling units at compatible densities may be supported on the buildable portion of a site if the following conditions exist:

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- a) the site is within an environmentally sensitive area;
 - b) the average site cross slope is over 10%;
 - c) the site contains significant natural physical, biological or cultural features or functions;
 - d) proximity to existing or potential noise sources or incompatible uses;
 - e) where the site offers view opportunities or requires view protection;
 - f) when the site has unique servicing constraints.
- 10 - 7 The resulting densities, form and character should be compatible with the surrounding neighbourhood.
- 10 - 8 Additional density should be distributed throughout the site, away from areas of high environmental sensitivity, although clustering of denser residential units is possible when the development siting and building mass and form is compatible with surrounding land use.

Multi-Family Housing

- 10 - 9 The siting, form, character and massing of multi-family residential development and their areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single family residential developments.
- 10 - 10 Multi-family housing should be provided with appropriate amenities to enhance the character of development.
- 10 - 11 The siting of development and construction techniques employed should avoid impacts to watercourses, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.
- 10 - 12 Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.
- 10 - 13 Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan. Multi-Family and Intensive Residential Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

10.2.6 Village Centre

The Albion area contains a village commercial centre which will be implemented by a Village Centre Commercial (C-5) Zone. The commercial area will be encouraged to incorporate a building form that is street-front oriented, pedestrian friendly, and to accommodate apartments above commercial space. The traditional shopping centre development form with large expanses of parking will not serve the village centre function.

POLICIES

10 - 14 The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the area presents a coherent image identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

Village Commercial Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

10.2.7 Albion Zoning Matrix

| LAND USE DESIGNATION | ZONE |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| * Residential Low Density | RS-1d One Family Urban (half acre) Residential zone. |
| * Residential Low-Medium Density | SRS Special Urban Residential RS-1b One Family Urban (Medium Density) Residential RT-1 Two Family Urban Residential. |
| * Medium Density Residential | R-1 Residential District CD-1-93 Amenity Residential District R-3 Special Amenity Residential District RM-1 Townhouse Residential RM-4 Multiple Family Residential RMH Mobile Home District |
| Neighbourhood Commercial | C-1 Neighbourhood Commercial |
| Village Commercial | C-5 Village Centre Commercial |
| Park | P-1 Park and School |
| Conservation | Current or proposed zoning would apply. |
| Institutional | P-1 Park and School P-2 Special Institutional P-3 Childrens Institutional P-4 Place of Worship Institutional P-4a Place of Worship Institutional & Educational P-6 Civic Institutional |
| * Other zones may correspond with the Residential Land Use designations where a density transfer has been applied, subject to Section 10.2.2 Residential Development and Density Transfers. | |