

Information Package



NORTH EAST ALBION

Please read the information package on the North East Albion Plan, which presents:

- the land use designations that will be going forward to Council for second reading;
- active development applications and referral comments received through this final phase in the planning process; and
- next steps for Plan approval.

After reading the information package, please complete the survey available on the project website or by [clicking here](#). If you have any questions on the plan and/or the process, please contact Amanda at 604-463-5221 ext 5566 or northeastalbion@mapleridge.ca.



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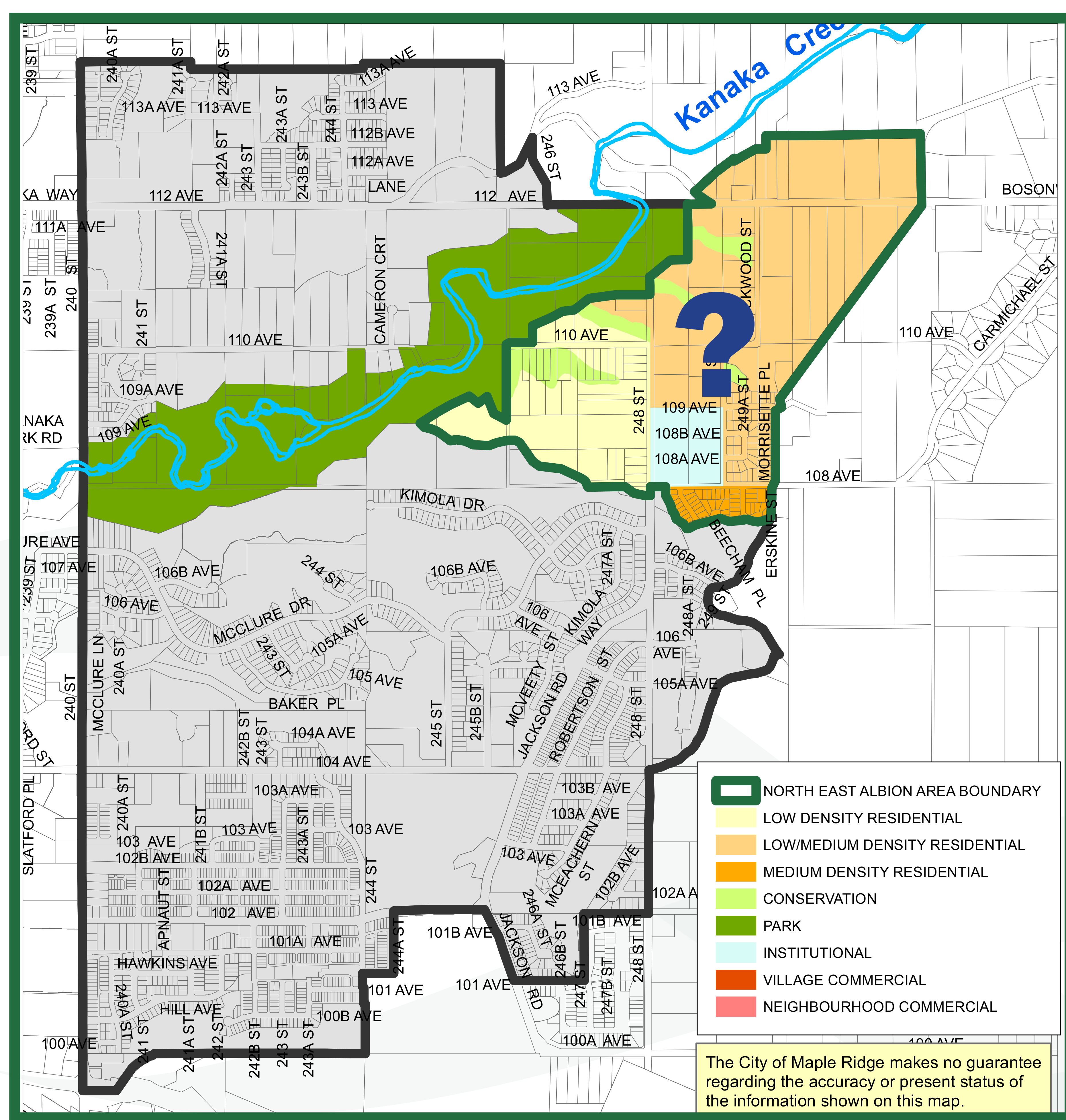
NORTH EAST ALBION AREA

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). As the North East Albion Area has been identified in policy as an area requiring future land use and servicing assessments, 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 to address these issues.

Staff collaborated with a consultant team funded through a cost-recovery approach by the applicant, 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 42, Metro Vancouver); transportation networks; environmental systems and features; site servicing capacities (i.e. water, sanitation, and stormwater); and included 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.



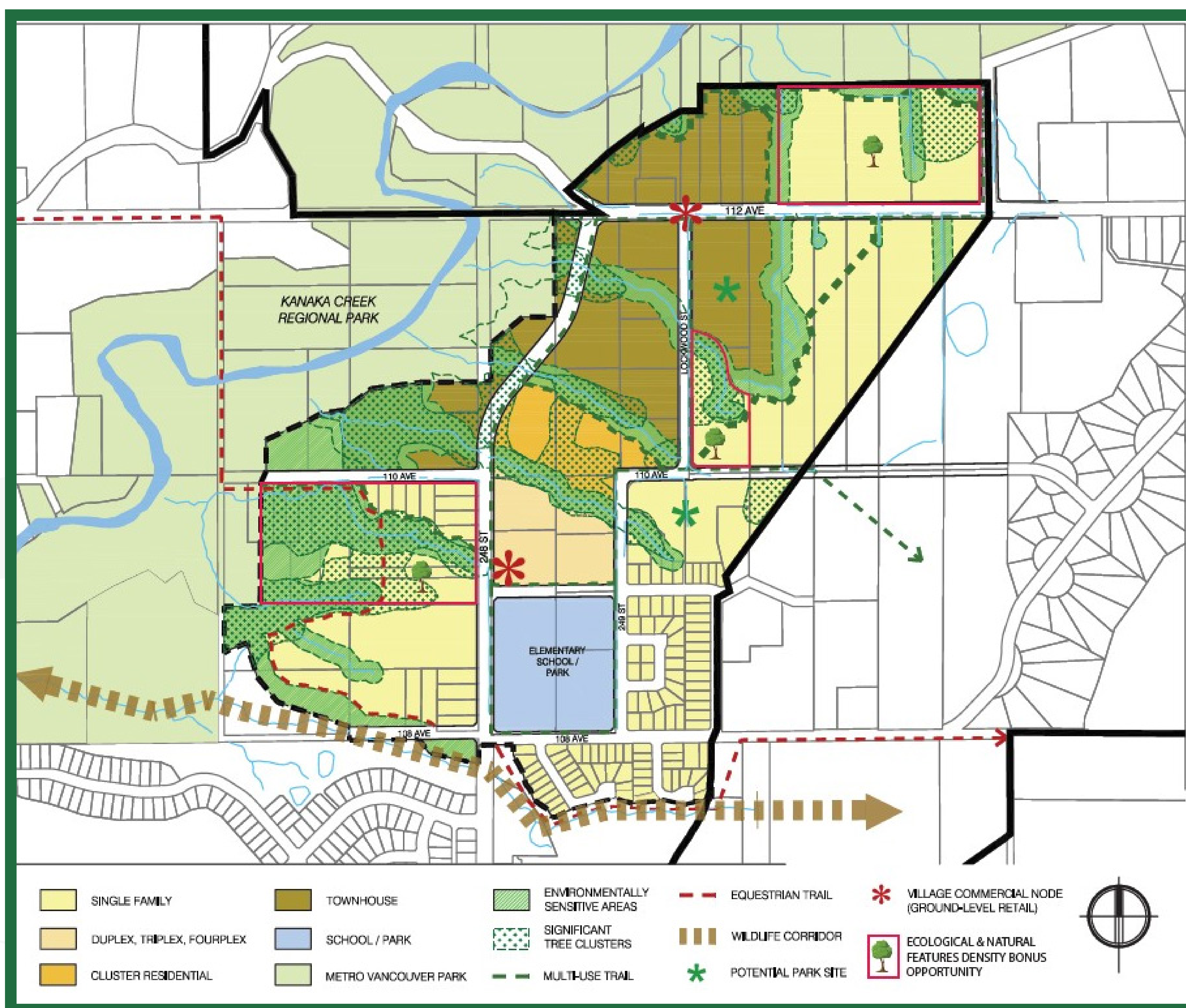
NORTH EAST ALBION AREA

CONCEPT PLAN

On Tuesday, October 1 2019, Council endorsed the North East Albion Land Use and Servicing Concept Plan. Moving forward, the endorsed Concept Plan has served as a guide the preparation and evaluation of development proposals in the area.

The North East Albion Area Concept 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. It envisions residential pockets nestled between existing watercourses, linked by a network of pathways and trails. The Concept 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 Concept 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.

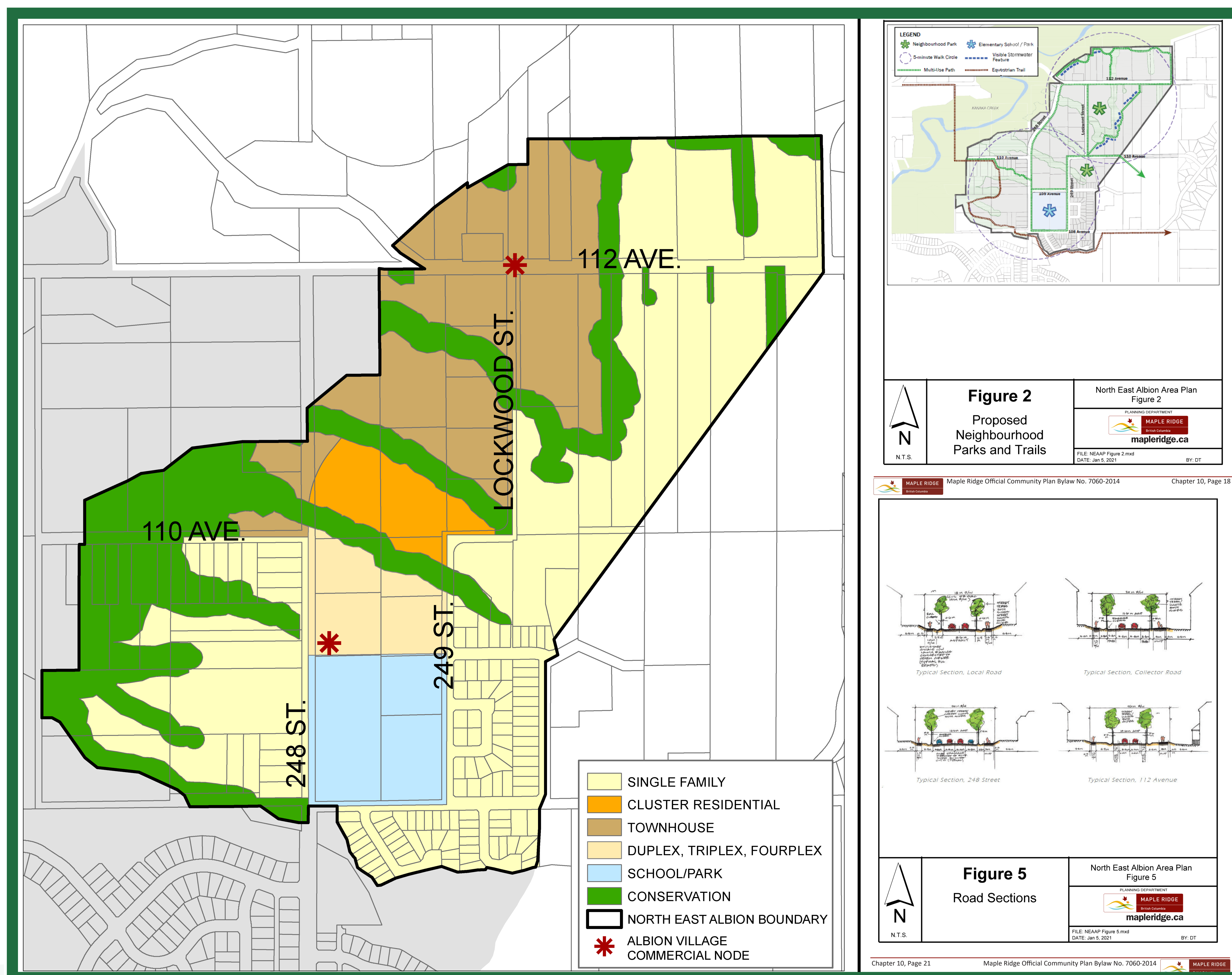


North East Albion Concept Plan (2019)

NORTH EAST ALBION AREA

FIRST READING

On Tuesday, January 19, 2021, staff presented Official Community Plan (OCP) Amending Bylaw No. 7698-2021 at the Committee of the Whole Council meeting on integrating the North East Albion Concept Plan into the Albion Area Plan. This OCP Amending Bylaw was then forwarded to the January 26th, 2021 Regular Council Meeting, where Council granted it First Reading. Contents of this OCP Amending Bylaw include policy updates to the Albion Area Plan, proposed land use designations and specific policies for the North East Albion Area.



Copy of the Concept Plan integrated into Official Community Plan Amending Bylaw No. 7698-2021 at First Reading.

Since OCP Amending Bylaw No. 7698-2021 received First Reading, it has been going through a referral process that is internal to the City (by referring to various other departments) and also external to government bodies that are outside of the City's jurisdiction, but impacted by the proposed land use changes. As the referral process is nearing completion, it is now time to present what was heard to the community.



Full copies of the staff reports, appendices, and bylaws are available on the project webpage at www.mapleridge.ca/2214 or on the Council Agenda webpage at www.mapleridge.ca/AgendaCentre.



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NORTH EAST ALBION AREA

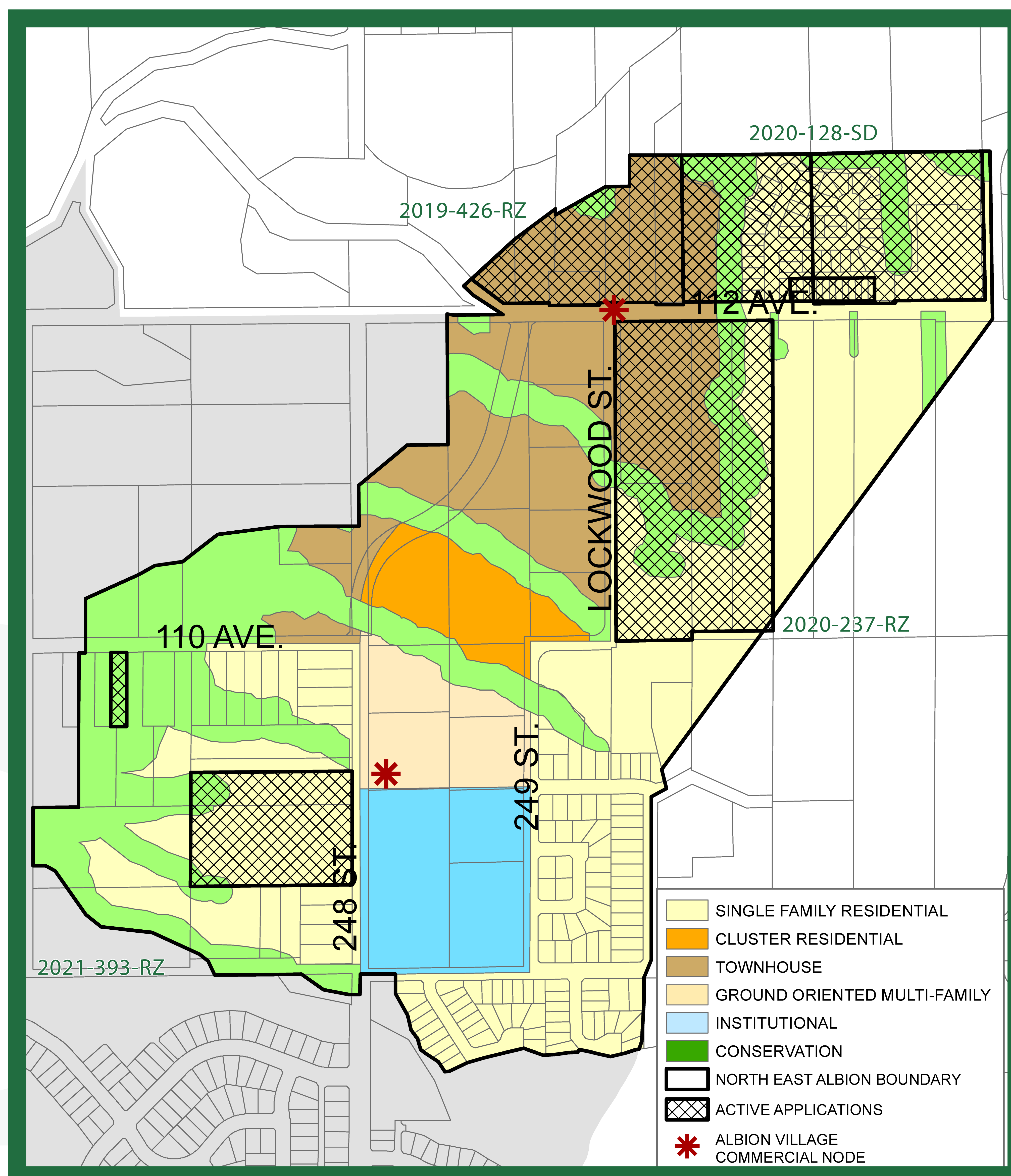
ACTIVE DEVELOPMENT APPLICATIONS

The North East Albion Concept Plan (now OCP Amending Bylaw No.7698-2021) has been used to guide active or in-stream development applications, which have been permitted to proceed in the North East Albion Area.

Currently, there are three active development applications and one completed development application:

- 2019-426-RZ (in-stream) for approximately 106 Townhouse units;
- 2020-237-RZ (in-stream) for approximately 103 Townhouses and 38 Single Family Homes;
- 2021-393-RZ (in-stream) for approximately 35 Single Family Homes; and
- 2020-128-SD (completed) for 84 Single Family Homes.

The map below identifies properties with development application.



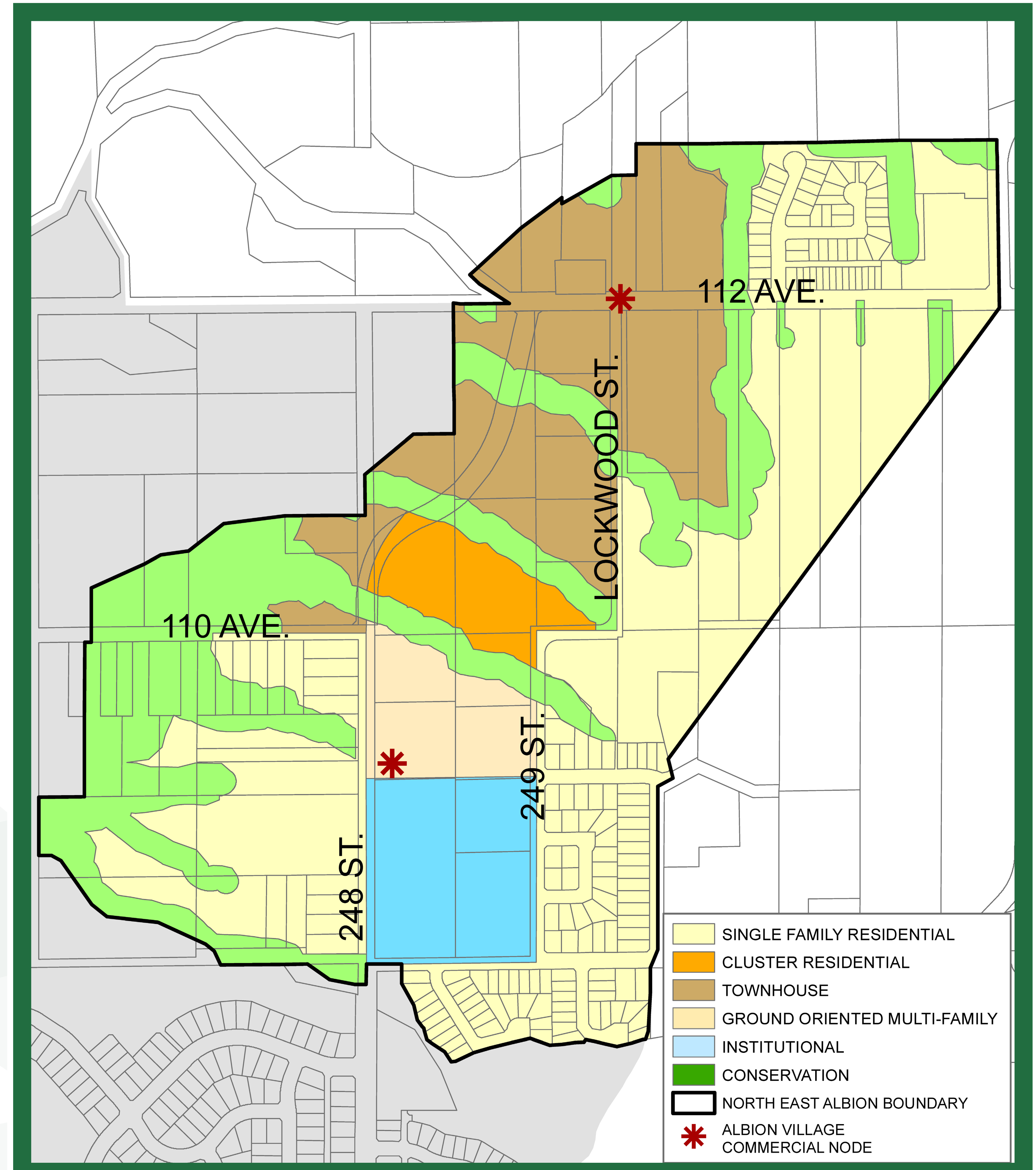
NORTH EAST ALBION AREA

REFFERAL COMMENTS

The land use designation process includes the opportunity for internal departments and external agencies to provide comments on proposed land use changes. The comments received have been incorporated as follows:

- Adjusting the future 248 Street / 112 Avenue intersection east to improve safety and site lines. Proposed alignment is included as a sketch on the Concept Plan.
- Revised the 248 Street cross-section to include two travel lanes and two parking lanes. The City is currently updating the Strategic Transportation Plan which, once adopted, may impact additional cross-sections proposed in the North East Albion Concept Plan.
- Strengthening the policy language to require the use of green infrastructure solutions and to ensure climate change and sustainability are incorporated into the site design.
- Reaffirmed the need for two neighbourhood level parks, the co-located school and park location, as well as the multi-use pathway along the west side of Lockwood to align with the future school.
- Metro Vancouver noted that the proposed trail connections shown within the Concept Plan are consistent with the trails concept from the 2004 Management Plan, which shows community trails linking with strategic locations within Kanaka Creek Regional Park.
- Metro Vancouver also noted that the Concept Plan creates a buffer to the Conservation and Recreation lands in the Kanaka Creek Regional Park, which is consistent with the Regional Growth Strategy.
- TransLink noted that the area is within an Urban Centre or Frequent Transit Development Area, that current transit service is limited and the area is not identified as a MTN corridor in Transport 2050. [Transit Service Guidelines](#) were provided as a reference, as these guidelines outline land use characteristics which determine potential levels of future transit service and may help provide a sense of expectation for the City and this community as it develops.
- TransLink supports the inclusion of local shopping options, noting that Transport 2050 seeks to have at least half of all trips by transit or active transportation by 2050. Providing local retail and a complete active travel network will enable residents to walk or roll to destinations instead of travelling by private vehicle.
- The Agricultural Land Commission had no objections to the Concept Plan, given that the ALR lands adjacent to the plan area are within a regional park.

The map identifies the proposed land use map that will be included in the upcoming Second Reading Report.



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NEXT STEPS

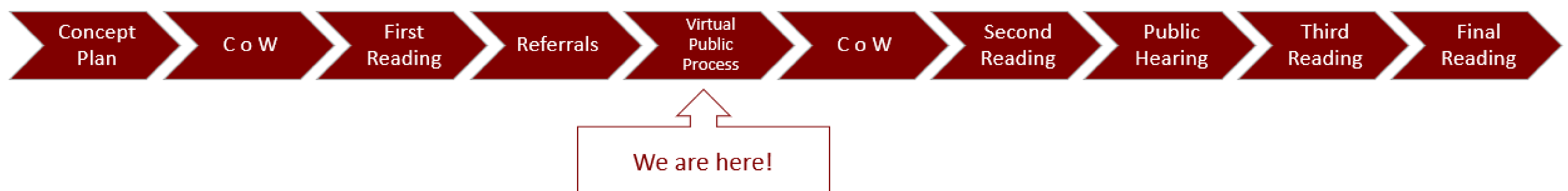
Fill out the comment card available on the project website www.mapleridge.ca/2214 or by [clicking here](#). Alternatively, feel free to email northeastalbion@mapleridge.ca or call Amanda at 604-463-5221 ext 5566.

The information gathered through the virtual public engagement process will be presented in the upcoming Second Reading Report to Council, anticipated to be presented at the July 19 Committee of the Whole Meeting.

There will be additional opportunities to provide comments to Council through the Public Hearing process. At this time, the Public Hearing may be attended virtually or in person in Council Chambers. Please visit www.mapleridge.ca/640/Council-Meetings for the latest information regarding Public Hearing protocols.

Persons wishing to attend in person should register by emailing their name, address, and the item they wish to speak about to clerks@mapleridge.ca by 12:00pm on the date of the public hearing. Persons wishing to speak virtually on a Public Hearing item will be required to pre-register for the meeting using the Zoom meeting link on the above mentioned website.

Following Public Hearing, the OCP Amending Bylaw will be forwarded to the next Regular Council Meeting for consideration of Third Reading. At that meeting, Council may decide to defeat, defer or grant Third Reading or Third & Final Reading to the OCP Amending Bylaw. Once Final Reading is granted, the bylaws will be considered to be in effect.



WANT TO STAY IN TOUCH?

Updates on the North East Albion Land Use and Servicing planning process will be provided online as well as via email. If you wish to be included on the North East Albion Update E-Newsletter, please send us an email at northeastalbion@mapleridge.ca.

LOOKING FOR MORE INFORMATION?

Please feel free to contact Amanda in the Planning Department by email or phone at 604-463-5221 ext 5566 with questions or comments on the North East Albion Land Use and Servicing planning process.

Check the project webpage www.mapleridge.ca/2214 regularly for more information about the North East Albion process.



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