

Chapter 10

Area Planning

Area Planning

Albion Area Plan

Silver Valley Area Plan

Town Centre Area Plan

Hammond Area Plan



10.1 AREA PLANNING

BACKGROUND

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.

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.

Principle 10

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

AREA PLANS

Are often called
Neighbourhood Plans,
Secondary Plans or
Neighbourhood Concept
Plans.

Principle 12

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

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 an 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) 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;
- b) 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;
- c) The Thornhill area is recognized as a 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
- d) Subsequent area plans will be based on a consideration of each area's 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.



