



Deep Roots  
Greater Heights

## DISTRICT OF MAPLE RIDGE

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council

**DATE:** March 19, 2012

**FROM:** Chief Administrative Officer

**FILE NO:** 2012-029-CP

**ATTN:** Council Workshop

**SUBJECT:** Density Review Process for North Albion Area

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### EXECUTIVE SUMMARY:

At the Council Workshop on July 25, 2011 Council received a report entitled “North Albion Sanitary Servicing”. At the workshop Council passed the following resolution:

“That staff be directed to report back on a process and the implications of a review of the density potential for Area 1 and Area 2 as shown on Appendix 1 attached to this report which is supportive of the infrastructure requirements and existing overall density provisions of the Albion Area Plan”.

It was understood at the time that this work would form part of the 2012 Work Plan and formed part of the Matrix approved by Council in January 2012.

This report addresses the possible process and implications of increased density in Area 1 and Area 2 of the Albion Area (refer to Appendix A). The Engineering Department is proceeding with a separate report outlining possible alternative approaches and implications for the provision of servicing.

The southern portion of the Albion Plan Area is nearing build-out. This has resulted in a growing interest by the development community for available lands north of 108<sup>th</sup> Avenue which are generally characterized by being under developed, under-serviced and environmentally sensitive and challenged. Council has granted Third Reading to an OCP amendment application by CIPE Homes to add the R-1 Residential District to the Residential Low-Medium Density designation of the Albion Plan Zoning Matrix. There exist 5 other application awaiting similar OCP amendments to increase their potential densities. One of those applications was deferred recently by Council pending this discussion on density review. The other four are pending First Reading.

This report examines three (3) density scenarios and the possible implications of each and concludes with a recommendation in support of Option 3 - Albion Zoning Matrix Amendment. It also recommends a process of an OCP amendment complete with referrals to the School Board and a public information meeting to augment the normal public hearing process.

## RECOMMENDATIONS:

That Option #3 Albion Matrix Amendment Process, as outlined in the report titled "Density Review Process for North Albion Area" dated March 19<sup>th</sup>, 2012 be endorsed;

That the process for the processing of in stream rezoning applications in the study area, as outlined in the report titled "Density Review Process for North Albion Area" dated March 19<sup>th</sup>, 2012 be endorsed; and

In respect of Section 879 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. School District Boards, greater boards and improvements district boards; and
- vi. The Provincial and Federal Governments and their agencies

and in that regard it is recommended that the only additional consultation to be required in respect of this matter beyond the early posting of the proposed Maple Ridge Official Community Plan Amending Bylaw No. 6910-2012 on the District's website, together with an invitation to the public to comment, is the following:

- i. Referral to the School Board; and
- ii. An open house.

## DISCUSSION:

### Background Context:

At the Council Workshop on July 25, 2011, Council made the following recommendation concerning the report "North Albion Sanitary Servicing":

*That staff be directed to report back on a process and the implications of a review of the density potential for Area 1 and Area 2 as shown on Appendix 1 attached to this report which is supportive of the infrastructure requirements and existing overall density provisions of the Albion Area Plan.*

*That staff be directed to report back on a process and the implications of an alternative approach to provide infrastructure services for Areas 1 and 2 as shown on Appendix 1 attached to this report.*

This report addresses the first resolution. The Engineering Department has drafted a report to address the second resolution. Their report will be completed pending Council's direction on this report.

## **Part 1 - Potential Density and Review Process**

### **Albion Plan Background:**

The Albion Area east of 240th Street is a recognized growth area in Maple Ridge within the urban boundary. Originally completed in the mid 1990's, it was based on a July 1994 study prepared for the District by Arlington Consulting and Quadra Consultants and then was adopted in the 1996 OCP. As part of the 2006 OCP review, the plan was re-examined, overall densities were increased and incorporated into the new OCP as the Albion Area Plan.

The area to the south of 108 Avenue is generally being built-out in accordance with the Area Plan and the service infrastructure is nearing its capacity. Thus, more interest is being focused on development of lands north of 108 Avenue. The level of density based on current market demand for housing and cost of servicing is resulting in proposals being submitted involving density levels greater than being provided for by the current Albion Area Plan density designations. A case in point is the active application by CIPE, with Medium Density Residential Densities being processed on a "spot designation" basis, for a site largely designated Residential Low-Medium Density. This application essentially brought to the forefront a desire to examine the overall density in North Albion.

In order to understand the implications of such additional densities on the future provision of service infrastructure, the density potential of Areas 1 and 2 are analyzed in this report.

### **Study Area**

For the purposes of this report, the study area referred to as the North Albion Area consist of the northern portion of the Albion Area Plan as shown in Appendix A. The majority of the lands are north of Kanaka Creek Regional Park and a plateau to the east separated by the same creek. The pocket to the north of Kanaka Creek is referenced as "Area 1" (105.22 ha or 260 acres) and the pocket to the east as "Area 2" (73.8 ha or 182 acres). For the purposes of this report, the lands in Area 1 closest to 240 Street that are already developed as single family lots or subject to multiple family designation, and recently subdivided area near 249 Street in Area 2 are not part of this analysis.

The current designation in the Albion Area Plan for the study area includes the following (refer to Appendix B):

- Low-Medium Density Residential – In a central area north of 112 Avenue in Area 1 and the entire area east of 248 Street in Area 2.

- Low Density Residential – Wrapping around the Medium Density Residential designation to the east and west and to the south of 112 Avenue in Area 1, and most of the area west of 248 Street in Area 2.
- Conservation - Enveloping Kanaka Creek and a series of creek/ravine system crisscrossing the study area.
- Institutional – 2 school/park sites, one in each pocket.

### **Current Applications and Density Adjustments**

The development of Area 1 requires considerable servicing improvements and is questionable if this can be done on an application-by-application basis because developable lands are in pockets separated by environmentally sensitive lands, the fragmented ownership pattern, and the existing lot pattern. A separate report that examines options to provide this servicing is being prepared pending direction from Council on the density issues. Council has received 6 applications, one of which proceeded through to Third Reading (RZ-091-10 at 24371 112 Avenue – CIPE Homes Ltd.), in Area 1. The current plan designation did not match the proposed density so Council is considering a “spot-change” to the Zoning Matrix, to allow the requested R-1 zone under the current designation, but only for this property. Council indicated that further action on these remaining applications would await a decision on the outcome of this report.

The development of Area 2 is also constrained by servicing infrastructure. At present, there is one application in this area at a preliminary stage. With the service infrastructure of the lands to the south of Area 2 at or near capacity, the density potentials of both Area 1 and Area 2 are linked because services to Area 2 will need to be extended through Area 1. Thus the density potential may change, and the process of determining how to adjust the plan for such changes would apply to both Areas 1 and 2.

### **Density Scenarios**

#### Method of Density Calculation:

The density calculations in this section are based on the minimum lot sizes permitted in each zone, with road dedication factored in. Density transfers are provided in the OCP only for lands in the Albion Plan Area. The transfer is equal to 2.5 units per net hectare of undevelopable land (i.e. conservation). This transfer is not automatic. It is subject to compliance with the housing compatibility policies (e.g. adding the density in a location away from the natural or environmentally sensitive area) and the transfer is only for the density of areas retained natural on the same lot as is being developed. It will only be considered if the amount of land required to be retained in a natural state, as determined by the District, exceeds 5% of the lot area.

The potential transferable density is calculated and shown in the tables in the following section.

#### North Albion Area 1:

Three scenarios were developed to estimate the potential density increases for Area 1 of the North Albion Area. The base density is assumed to be the development that can take place based on

current zoning of RS-3 One Family Rural Residential (0.80 ha or 2 acre minimum lots size). This is determined to be 64 units transferable from the conservation areas plus 75 units of outright permitted density for a total of 139 units.

Table 1 below summarizes the potential unit density for Area 1. Areas already subdivided and unlikely to redevelop are not included in the numerical tabulation. Three scenarios have been developed for comparison purposes.

These scenarios are as follows:

- **Scenario A:** This scenario assumes development takes place in accordance with the current OCP designations in the Area Plan and the zones currently permitted in the Zoning Matrix. This zoning would be as follows:
  - mainly RS-1b (557 sq. m. or 6,000 sq. ft.) north of 112 Avenue; and
  - mainly RS-1d (2,000 sq. m. or 21,600 sq. ft.) to the south of 112 Avenue.
  
- **Scenario B:** This scenario is similar to Scenario A, except the current land designated for Conservation is adjusted for steep slopes and watercourse setbacks (e.g. some Residential designated lands become Conservation). For simplicity, this scenario assumes development in accordance with the following zoning:
  - RS-1(b) (557 sq. m. or 6,000 sq. ft.) to the north of 112 Avenue; and
  - RS-1d (2,000 sq. m. or 21,600 sq. ft.) south of 112 Avenue.
  
- **Scenario C:** This scenario assumes development will take place with zoning “one step up” in the Matrix, with the current land designated for Conservation being adjusted for steep slopes and watercourse setbacks as in Scenario C. This scenario assumes development in accordance with the following zoning:
  - mainly R-1 (371 sq. m. or 4,000 sq. ft.) with some RS-1 and RS-1B north of 112 Avenue; and
  - mainly RS-1 (668 sq. m. or 4,000 sq. ft. minimum lot size) with some R-1 (371 sq. m. or 4,000 sq. ft.) south of 112 Avenue.

The Scenarios are compared in table below:

	<b>Scenario A Rezoning Under Current Plan Designation</b>	<b>Scenario B Rezoning Under Current Plan and Adjusting for Conservation Ground Truthing</b>	<b>Scenario C Rezoning Under Amended Plan and Adjusting for Conservation Ground Truthing</b>
Conservation Area (Transferable density)	64	96	96
Developable Area (Outright Density)	388	305	528
<b>TOTAL</b>	<b>452</b>	<b>401</b>	<b>624</b>

The anticipated total lot increase in Area 1 (e.g. the difference between Scenarios A and C) is 172 lots. The majority of this increase (about 108 of the 172 lots) is generated in the Low Density Residential Designation located in the area south of 112 Avenue.

#### North Albion Area 2:

Three scenarios were developed to estimate the potential density increases for Area 2 of the North Albion Area. The base density is assumed to be the development that can take place based on current zoning of RS-3 (0.80 ha or 2 acre minimum lots size). This is determined to be 23 units transferable from the conservation areas plus 67 units of outright permitted density for a total of 90 units.

Table 2 below summarizes the potential unit density for Area 2 of the North Albion Area. Areas already subdivided and unlikely to redevelop as well as the school site are not included in the numerical tabulation. Three scenarios have been developed for comparison purposes. These scenarios are as follows:

- **Scenario A:** This scenario assumes development takes place in accordance with the current OCP designations in the Area Plan and the zones permitted in the Zoning Matrix. This zoning would be as follows:
  - RS-1d (2,000 sq. m. or 21,600 sq. ft.) west of 248 Street and some RS-1b (557 sq. m. or 6,000 sq. ft.) in the northwest part; and
  - RS-1b (557 sq. m. or 6,000 sq. ft.) east of 248 Street.
- **Scenario B:** This scenario assumes development will take place with zoning “one step up” in the Matrix, and the current land designated for Conservation is adjusted for steep slopes and watercourse setbacks (e.g. some Residential designated lands become Conservation). This zoning would be as follows:
  - RS-1 (668 sq. m. or 4,000 sq. ft. minimum lot size) west of 248 Street; and
  - R-1 (371 sq. m. or 4,000 sq. ft.) east of 248 Street.
- **Scenario C:** This scenario is similar to Scenario B, except that the zoning on the west side of 248<sup>th</sup> Street becomes RS-1(b) (557 sq. m. or 6,000 sq. ft.). The current land designated for Conservation is adjusted for steep slopes and watercourse setbacks as in Scenario B.

The Scenarios are compared in table below:

TABLE 2: Density Potential (In Unit) for Each Scenario in Area 2			
	<b>Scenario A Rezoning Under Current Plan Designation</b>	<b>Scenario B Rezoning Under Current Plan and Adjusting for Conservation Ground Truthing</b>	<b>Scenario C Rezoning Under Amended Plan and Adjusting for Conservation Ground Truthing</b>
Conservation Area (Transferable density)	23	53	53
Developable Area (Outright Density)	52	587	613
<b>TOTAL</b>	<b>544</b>	<b>640</b>	<b>666</b>

The anticipated total lot increase in Area 2 is 122 lots.

Combined North Albion Areas 1 and 2:

Table 3 below summarizes the scenarios for Areas 1 and 2 combined. For the three scenarios, the total lot potentials are as follows:

TABLE 3: Total Density Potential (in Unit) for the Combined Areas			
	<b>Scenario A Rezoning Under Current Plan Designation</b>	<b>Scenario B Rezoning Under Current Plan and Adjusting for Conservation Ground Truthing</b>	<b>Scenario C Rezoning Under Amended Plan and Adjusting for Conservation Ground Truthing</b>
<b>TOTAL</b>	<b>996</b>	<b>1,041</b>	<b>1,290</b>

The total increase in units between the anticipated lot yield under the current OCP designation (Scenario A) and the proposed OCP designation (Scenario C) is 294 lots. This represents an increase of about 30% of the total lots being created.

Population estimate

From the anticipated density / lot estimates, a very generalized estimate of population changes can be made. There are about 100 new dwelling on lots in existing subdivisions. Making the assumption that a majority of the existing suburban-type houses will be removed as part of development, and that the average number of people living in a house is the 2006 census figure of 2.7 (2011 Census figures are not available yet), than the following table shows the estimated local area population potential:

TABLE 4: Total Population Potential (in Unit) for the combined Areas		
	<b>Scenario B Rezoning Under Current Plan and Adjusting for Conservation Ground Truthing</b>	<b>Scenario C Rezoning Under Amended Plan and Adjusting for Conservation Ground Truthing</b>
<b>TOTAL</b>	3,081	3,753

**Density Implications on Servicing:**

Previously created water and sewer master servicing plans for the Albion Area incorporated the level of service established by the 1996 OCP. The potential implications of the increased density can be broken down into two separate issues. The first is the changes in the design of the new infrastructure and the second is the impact on the existing systems.

The design of new systems require adequate capacity be provided to service the future needs. The potential increase in density (30%) represents a relatively small increase to the cost of a water or sewer system. Water services are already designed to accommodate the higher flows associated with fire protection needs dictated by land uses, therefore a change in density associated with smaller single family lots will likely not result in any significant design changes. However, sanitary sewers are designed to handle actual daily flows and are sensitive to the grade of the pipe. Based upon the minimum allowable pipe slope of 0.5% a 30% increase in capacity to the sanitary sewer system results in an increase of one pipe diameter. With new infrastructure the upsizing represents about a 10% increase in the construction cost.

Sanitary sewer effluent from Area 1 and Area 2 will flow into the existing sanitary pipe on 240<sup>th</sup> Street and then into the Cottonwood Interceptor. The full impact on the existing sanitary system is unknown and would require detailed analysis of both the water and sewer systems. Again, the potential impact due to the smaller lot sizes on the water system will likely not result in many additional capital upgrades beyond what is already anticipated. A preliminary analysis suggests that the increased proposed density has the potential to impact the existing gravity collector sewer on 240<sup>th</sup> Street. While having to replace or upgrade this section of pipe is not ideal, it can be achieved at a relatively manageable cost.

The proposed density change is not anticipated to impact the Cottonwood Interceptor beyond improvements already identified. However, should the density increase beyond what is proposed in this report (i.e. greater than 30%), sections of the interceptor may have to be upgraded. This is significant and would have potentially significant cost implications.



## Process Alternatives:

A review and plan updating process would be necessary to allow increased densities in the North Albion Area to take place. Council has the choice of the following three alternatives:

### 1. Application Driven Review Process

When applications are received by the District, staff reports would include an analysis about the proposed use and density, compare the proposal to the land use, residential development and density policies in the Albion Area Plan, consider the impact on adjacent areas and on infrastructure requirements such as sewer, roads, sidewalks and amenities, and outline the steps to amend the OCP, Albion Area Plan and the Zoning Bylaw to accommodate the proposal.

The advantages / disadvantages of this approach include:

#### Advantages:

- Responding to market demands identified by a developer for the intended product at the time of application.
- Identifying the rezoning conditions specific to the proposal.
- Each referral Department or Agency can review the proposal against applicable standards or requirements.
- The process is known to local developers.

#### Disadvantages:

- Considering applications in isolation of each may result in inconsistent decisions.
- Uncertainty among public about what densities are possible.
- Uncertainty of how to advise the public.
- Resulting in more administrative work to process applications and legal documents.
- Multiple OCP applications required to permit new zone(s) in area plan

*Given the above assessment, the Application Driven Review Process is **not** the preferred option.*

### 2. Albion Area Plan Designation Map Amendment Process

This process would involve amending the Albion Area Plan land use designation map. Some of the associated policies or guidelines in the area plan would be amended as a consequence. Steps in this process would include:

- Analyzing the environment, potential land use patterns and developing alternatives.
- Undertaking a public consultation process to assist in developing the preferred alternative.
- Reporting to COW on the outcome and confirming the preferred alternative.
- Proceeding to Council with an OCP (Area Plan Section) amendment bylaw, involving notification as prescribed in the Local Government Act and a Public Hearing.

The advantages / disadvantages of this approach include:

**Advantages:**

- Bylaw amendment process would allow for full public input and consultation with all stakeholders and agencies.
- All areas and their appropriate designations can be considered and assessed.
- A clearer picture of the area’s ultimate development pattern and densities can be established.
- Appropriate changes may also be included in the policy section to further improve clarity.
- Conservation boundaries will increase in size to reflect greater accuracy of map.

**Disadvantages:**

- Involving potentially a long process.
- Causing delay for applicants.
- New Land Use Designation Map would remain inaccurate & further OCP Amendments to reflect ground truthing would be required.
- Conservation boundaries will appear to increase in size due to better understanding of designation boundaries.
- Urban designated areas will appear to decrease in size.
- Some parcels currently shown to have some development potential may not after adjustment.

*Given the above assessment, the Area Plan Designation Map Amendment is **not** the preferred option.*

**3. Albion Zoning Matrix Amendment Process**

**The Matrix:**

The Albion Area Plan includes a Zoning Matrix that states which zones are permitted under which Area Plan designations. Excluding the properties fronting on 240 Street, Area 1 and Area 2 are subject to two designations. These designations and their associated zones are:

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

In Scenario C, the R-1 Residential District is being proposed in the Residential Low-Medium Density designation. Currently this zone is only allowed in the Medium Density Residential designation. The insertion of the R-1 zone would provide for the subdivision of 375 sq. m. lots. The inclusion of the R-1 zone into the Residential Low-Medium Density designation will require an amendment to the Zoning Matrix and accompanying policies within the area plan. Details regarding this will be discussed in a future Council report.

In Scenario C, the Residential Low Density designation would also be amended to permit the use of the RS-1 One Family Urban Residential Zone. An amendment to the Zoning Matrix and accompanying OCP policies would also be required.

Proposed Process:

This process would involve amending the zoning matrix in the Albion Area. Some of the associated policies or guidelines in the area plan, such as the density transfer provision, would be amended as a consequence. Steps in this process would include:

- Preparing a modified matrix.
- Holding an information meeting for the public to explain the change and collect feedback.
- Reporting to COW on this process.
- Proceeding to Council with an OCP (Area Plan Section) amendment bylaw, involving notification as prescribed in the Local Government Act and a Public Hearing.

The advantages / disadvantages of this approach include:

Advantages:

- Allows for public input and consultation
- No change or perception of density loss experienced by land owners in the study area
- Existing OCP plan designations will remain as they are now.
- Additional lot size options in current designations increase housing opportunities and affordability.

Disadvantages:

- The current land use designation map will not reflect actual development boundaries because ground truthing is still required.
- Existing OCP designation boundaries will remain as they are now.
- Existing conservation land would be under estimated.
- Policy changes are required to achieve the objectives of this process.

*Given the above analysis, the Albion Zoning Matrix Amendment Process is the preferred option, accompanied by:*

- *Amendments to the policy section respecting the conditions under which the R-1 Residential District zone will be allowed under the Residential Low-Medium Density designation;*
- *Amendments to the Area Plan that the density transfer provisions for the dedication of Conservation lands will no longer apply for lands being rezoned in the study area.*

## Process and Consultation Details

The process options described above will require an OCP amendment bylaw.

For the Application Driven Review Process, plan amendments would run concurrently with each application. Therefore, a process chart is not included. The Albion Area Plan Designation Map Amendment Process option and the Zoning Matrix Amendment Process option would both follow the same process of OCP amendment. Therefore, the single chart shown below outlines the steps and the timeline.

Process Chart for the Plan Amendment or the Matrix Amendment Process		
Task	Date	Action item
1. Council Workshop	March 19, 2012	<ul style="list-style-type: none"> <li>to endorse the review &amp; consultation process</li> </ul>
2. Open House	Late April / Early May 2012	<ul style="list-style-type: none"> <li>to present the proposed Plan amendments to the public</li> </ul>
3. Council Update / Report to COW	May 2012	<ul style="list-style-type: none"> <li>to review Public Feedback &amp; consider proceeding with the Plan amendments</li> </ul>
4. First and Second Reading	May 2012	<ul style="list-style-type: none"> <li>to grant bylaw readings &amp; to advance to Public Hearing</li> </ul>
5. Public Hearing	June 19, 2012	<ul style="list-style-type: none"> <li>to notify of meeting &amp; hear representations</li> </ul>
6. Council Meeting	June / July 2012	<ul style="list-style-type: none"> <li>to consider Public Hearing comments &amp; further readings</li> </ul>
7. Adoption	July 2012	<ul style="list-style-type: none"> <li>to consider adoption</li> </ul>

### Early and Ongoing Consultation

As noted on the above process chart, an Open House is proposed to be held in late April / early May 2012. The purpose of the Open House is to give local residents an opportunity to become informed and to provide staff with comments about the proposed changes to the Albion Area Plan.

This Open House will be advertized in both local Newspapers, and will be posted in the District website. At the Open House, information will be contained in a display, and a comment sheet will be available for participants to provide feedback.

In addition to the formal referral to the School Board under Section 879 of the *Local Government Act*, the usual administrative referral process will be followed for OCP amendments involving changes to land uses and density. These will include: the School District, Fire Department, RCMP, Engineering, and Parks and Leisure Services.

### Implications of Density Increase

The growth scenarios outlined above will have implications on the provision of both hard infrastructure services and soft service to accommodate the needs of new residents. Some of these are outlined below: namely,

- **School Capacity:** At present the existing Albion School is exceeding capacity. Elementary students from this area will be attending Webster's Corner Elementary for the foreseeable future. The Albion Area Plan identifies two school sites in the Study Area. Neither site has been acquired. Acquisitions and negotiations to acquire school lands become more difficult as development pressures grow, densities increase, and more lands are being assembled for development. Some time ago the School Board decided not to acquire the school site located on 112<sup>th</sup> Avenue in Area 1. Indications are they still desire the school site on 248<sup>th</sup> Street in Area 2. It is understood that the District, School Board and the Province are in discussions with regard to the acquisition of this site. We also understand that construction of the school site on 104<sup>th</sup> Avenue is the number one priority of the School District.
- **Park and Open Space:** Open space will be set aside as conservation areas through the development process. Although these areas are undevelopable due to steep slopes, watercourse setbacks and wetlands, they do provide visual open space, wildlife habitat and limited opportunities for trails and recreation. A number of neighbourhood parks are identified in the Albion Area Plan for active and passive use by future residents. They will need to be acquired sooner than expected due to the increase pace of development currently being experienced. As experienced in Silver Valley, as neighborhoods develop, expectations grow for usable and active park space, with equipment, buildings and facilities like child play equipment.
- **Police & Fire Protection:** As a community grows, safety and security-related services resource may need to be expanded. The timing or the location for necessary investments in vehicles, equipment, or station facilities may change due to the distribution of growth and more buildings that need to be served. The growth in north Albion may spur the need to advance the construction of Fire Hall No. 4 proposed for land located just west of the Study Area.
- **Library Services:** Libraries continue to be in demand even in the age of electronic and on-line resources. They often provide programs for young readers and facilities, summer or year round activities for teens, and for seniors.

## In-Stream Applications

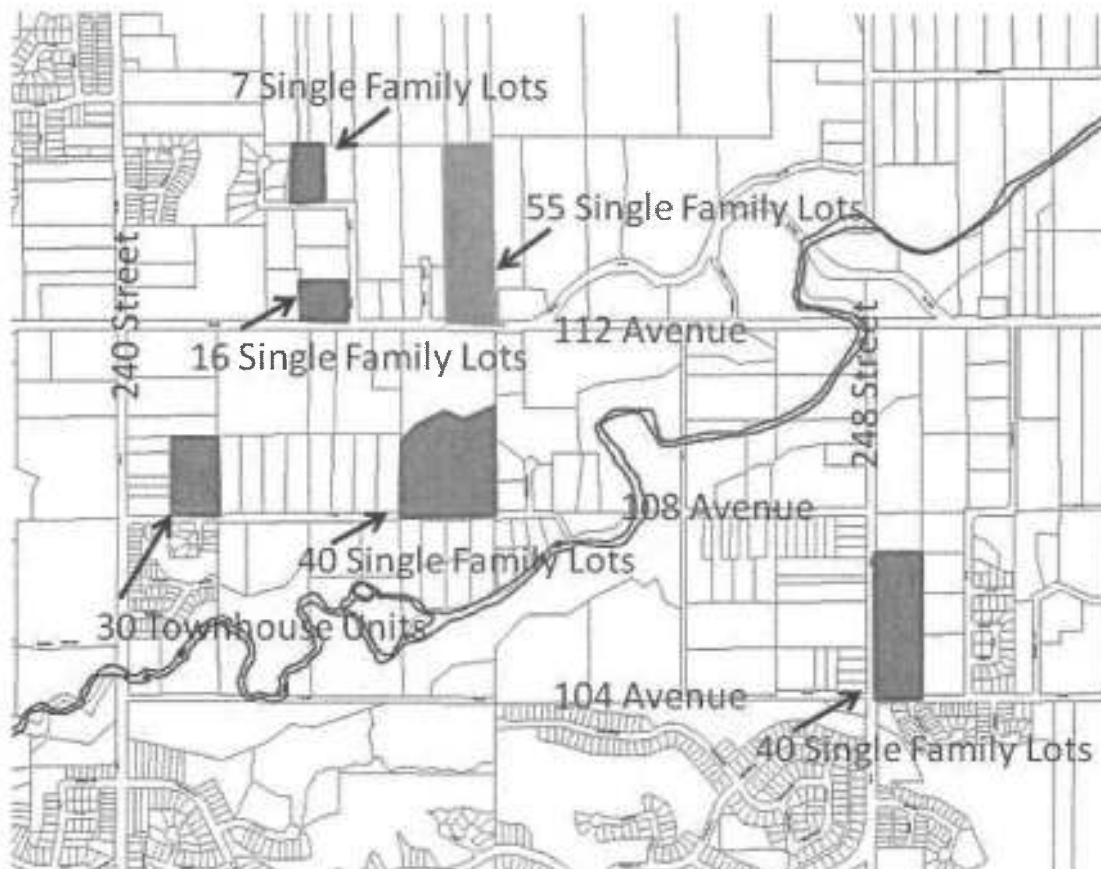
The Study Area has six applications that are in-stream and being processed. The map below provides information about the proposal and their locations.

One application (CIPE Homes) was recently granted Third Reading by Council, following Public Hearing. Four applications are for single family subdivisions and one is for a townhouse development, all of which are at early stages of processing.

Consistent with past practices of Council and advice from the District Solicitor, it is proposed that:

1. Applications that are in-stream and past Public Hearing proceed through to completion, subject to satisfying application requirements set by Council.
2. Applications that are in-stream or new, but have not proceeded on to Public Hearing, are proposed to be deferred until such time as the Albion Area Plan Amendments proposed in this report, are presented at Public Hearing and given Third Reading by Council.

The exception is for new applications in compliance with the current Albion Area Plan policy and density designation. These applications are proposed not to be deferred and may proceed through the approval steps.



Location of Current Applications for Development


**CONCLUSION:**


The southern portion of the Albion Plan Area is nearing build-out. The portion of Albion in the more environmentally sensitive lands to the north of Kanaka Creek (e.g. Area 1 between 108 Avenue and the ALR) and immediately to the east (Area 2 to the east of 248 Street) are a focus for development. Service infrastructure is limited and will need to be upgraded and sized for the anticipated development. This report proposes three density scenarios and possible approaches to provide the servicing for the anticipated density. This report also considers the process available to Council to change the Albion Area Plan for the anticipated densities.

It is recommended that Council endorse the recommendations contained in this report.

  
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**Approved by: Christine Carter, MCIP**  
Director of Planning

  
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**Approved by: Frank Quinn, MBA, P.Eng**  
GM: Public Works & Development Services

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

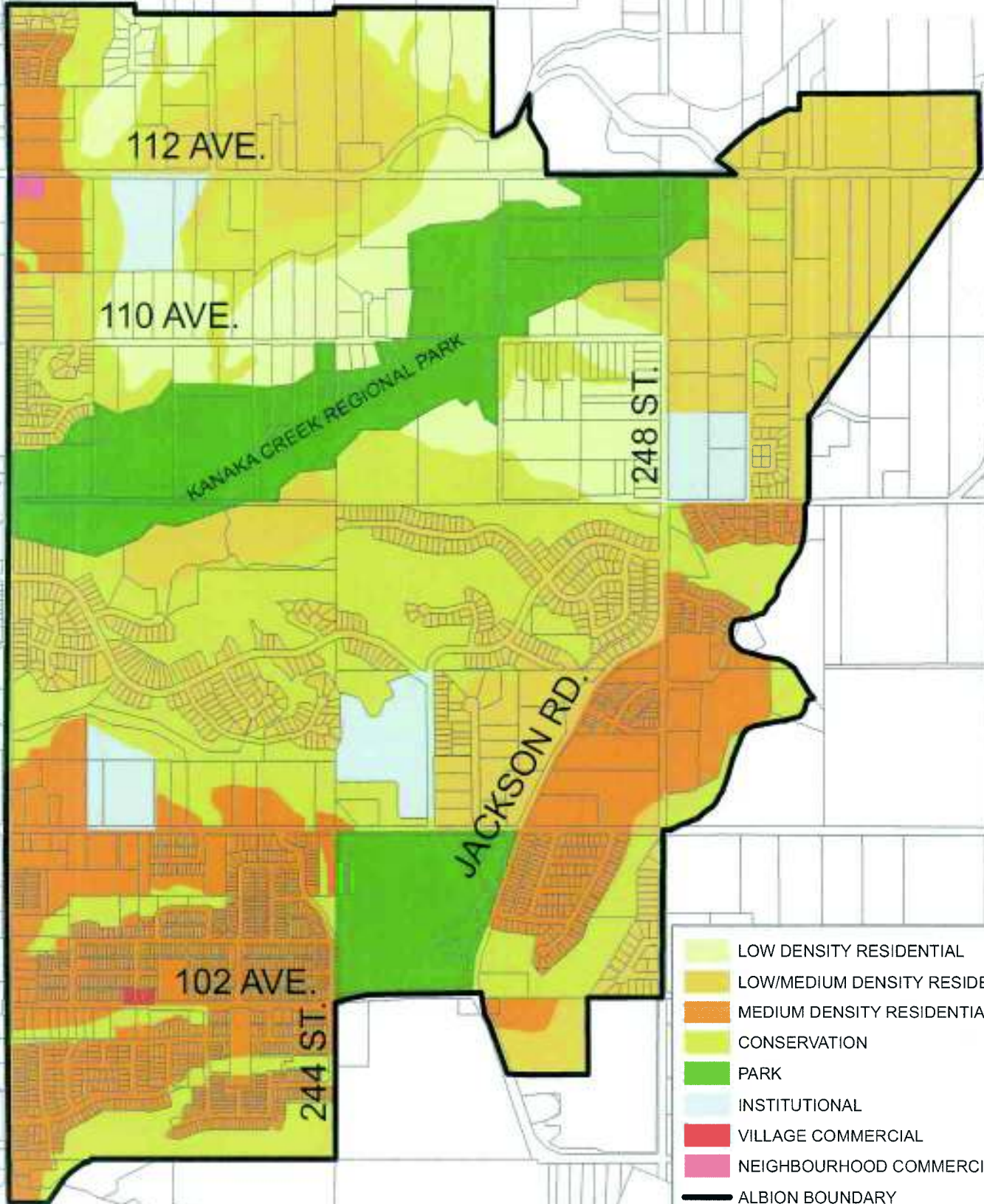
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The following appendices are attached hereto:

- Appendix A – North Albion Study Area (Showing Areas 1 and 2)
- Appendix B – Existing Albion Area Plan







# ALBION AREA PLAN



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE ADOPTED: July 4, 2006  
DATE OF LAST REVISION: July 20, 2011

BY: DT