



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Amenity Zoning Study and Albion Area Plan Review
Outcomes of Public Consultation Process

MEETING DATE: June 10, 2013
FILE NO: 2012-029-CP
MEETING: Workshop

EXECUTIVE SUMMARY:

At the February 12, 2013 Council meeting, a public consultation process was approved by Council, wherein staff were directed to hold a public open house to present the "Preliminary Albion Area Plan Amenities List" and that a questionnaire be posted on the District's website. The concept of Amenity Zoning was raised by Council during the 2012 discussion on the potential density increases in the Albion Area Plan.

On March 13, 2013 a public open house was held at Samuel Robertson Technical School to present:

- information on Amenity Zoning as a pilot project in the Albion Area;
- obtain input on whether there is support for increasing densities beyond those currently shown in the Albion Area Plan; and
- the preliminary list of amenity priorities for the area.

To garner public awareness of the open house, 2600 individual letters were mailed to residents in the Albion Area. In addition, the open house was posted on the website and advertised in the local newspapers. Over 140 people signed in at the event and it is estimated that approximately 175 people attended. This is a significant turnout and demonstrates a high level of awareness of the event as well as a strong interest. A questionnaire was distributed at the open house and also posted online after the event for 18 days. A total of 97 questionnaires were filled out and the results showed that 75% of the respondents see park improvements as a priority for the area, followed by 67% who would like to see more multi-use trails. Out of the 97 total respondents, 84 responded to a question on supportable forms of land use and 60 (71%) would support a density increase to small lot single-family (371m² min lot size under R-1 zone), followed by commercial development (maximum 2 storeys) from 52 (62%) of the respondents.

This report presents a summary and the outcomes of the March 13th open house.

RECOMMENDATIONS:

That the report, entitled "Amenity Zoning Study and Albion Area Plan Review Outcomes of Public Consultation Process" be received for information.

DISCUSSION:

a) Consultation Program Summary:

Since the review of the Albion Area Plan began with the March 19, 2012 report to Council Workshop regarding a density review of the northern portion of the Albion Area Plan, there have been two public open houses. The first one held on May 30, 2012 focussed solely on obtaining input from the community on several Official Community Plan amendments, including modest density increases in two study areas of the northern portion of the Albion Area Plan. The second open house was held on March 13, 2013 and included a list of potential amenities for the Albion Area and a range of land-use options for public comment.

The Amenity Zoning discussion began with a resolution from the June 26, 2012 Council meeting directing staff to include Amenity Zoning in the Albion Area Plan review and this resolution is attached as Appendix B. At the November 27, 2012 Council meeting, a resolution was passed to use the Albion Area Plan boundaries as a pilot project for Amenity Zoning and this resolution is attached as Appendix C. On February 12, 2013, Council passed a resolution on a public consultation process for the Amenity Zoning Study within the boundaries of the Albion Area Plan, which included direction to present the preliminary Albion Area Plan list of amenities at the public open house. The resolution is attached as Appendix D.

Summary of Consultation Program Notification

As mentioned earlier in this report, there have been two open houses for the Albion Area Plan study, May 30, 2012 and March 13, 2013. The following table summarizes the notification and consultation undertaken to date. Both open houses involved extensive public notification and were well attended, as outlined in Table 1 below:

Table 1

	May 30, 2012 Open House	March 13, 2013 Open House
Venue	Samuel Robertson Technical School in Albion Area	Samuel Robertson Technical School in Albion Area
Newspaper Advertisements	May 11, 18, 25 and 29, 2012	Feb 22, March 1, 6, and 8, 2013
Mailout Notification	Letter notifying of open house mailed to all property owners located north of 108 th Avenue within Albion Area.	Letter notifying of open house mailed to all property owners within Albion Area boundaries. 2600 letters were mailed in total.
Online Notification	On District website – link provided on “What’s New?” tab on home page. Reports, maps, and background info provided on webpage.	On District website – link provided on “What’s New?” tab on home page. Reports, maps and background info provided on webpage.
Online Questionnaire	Paper format handed out at public open house. Online version accessible for a total of 13 days.	Paper format handed out at public open house. Online version accessible for a total of 19 days.
Number of Attendees at Open House	Approximately 160 people attended	Approximately 175 people attended

March 13, 2013 Public Open House:

As stated above, over 2,600 notification letters were mailed out. The open house was well received with approximately 175 people in attendance. Of all the comments received, there were no complaints about the process.

The information presented at the public open house provided an overview of the process, commencing with the March 19th, 2012 Council Workshop report, and how it has evolved to date. Input was requested on the amenity list that was presented to Council at the February 4th, 2013 Council Workshop as well as input on the potential forms of density that the community might support. A formal presentation entitled, "Amenity Zoning Study: Introduction", was delivered by Brent Elliott (MCIP, RPP), the lead planner from City Spaces Consulting, a number of times throughout the evening providing a detailed explanation of the Amenity Zoning concepts. These sessions were well attended with much discussion in between. For those that were not able to stay and see the formal presentation, four information boards were prepared by City Spaces with information from the presentation to read at their leisure. Fourteen District staff members were in attendance to respond to questions and provide clarity where needed.

A questionnaire was distributed at the open house, along with an information brochure that included potential Official Community Plan policies for implementing amenity zoning in the Albion Area, a list and examples of the types of amenities presented at Council Workshop on February 4, 2013 as well as a range of potential land-use options, discussed later in this report. Those attending the open house were asked to provide input on amenity options and also on what type of building forms they would support. The open house questionnaire, provided at the open house and online also requested this input.

All presentation boards from the open house are attached to this report as Appendix E. The questionnaire, the public open house presentation boards (including the four on amenity zoning), and the amenity zoning presentation were all posted on the District's website after the open house event. Originally, the questionnaire deadline was set for March 22nd, however, it was extended to the morning of April 2nd to ensure ample time was offered to the community for their input. The questionnaire results are attached as Appendix F.

Outcomes of Open House

A total of 97 open house questionnaires were received by April 2nd. The results show that a vast majority of the respondents (85%) live in the Albion Area. Also, a large majority (71%) either attended the amenity zoning presentation at the public open house or were able to view the presentation and related presentation boards online.

Amenity Rankings

The questionnaire respondents were asked to prioritize the following list of amenities and 96 of the 97 respondents answered this question. The results are as follows:

1. Park improvements (75%)
2. Expanded multi-use trail system (67%)
3. Civic facility (66%)
4. Affordable, social housing (25%)
5. Public art (9%)
6. None of the above (9%)

The results showed a clear desire for parks in Albion, with multi-use trails and then a civic facility following fairly close behind.

Land-Use and Density Rankings

Out of 92 responses, 57% stated they support an increase in density in exchange for the provision of amenities. Respondents were also asked “what form(s) of development would you support to help achieve the priority amenities. From the range of land-use types that were presented, 87 of the respondents provided a ranking and these are as follows:

1. Small lot single-family (min 371m² lot size) (71%)
2. Commercial development (max 2 storeys) (62%)
3. Mixed-use commercial development (max 2-3 storeys) (54%)
4. Townhouse residential (2.5 to 3 storeys) (48%)
5. Intensive single-family (min 213m² lot size) (42%)
6. 3-5 storey apartment residential (27%)

There was fairly strong support for an increase in small lot single-family, with the 371 m² lot size being the equivalent of the R-1 zoned lots, followed by two-storey commercial development and slightly more than half of the respondents also support mixed-use commercial at two to three storeys in height.

Public Comments and Concerns

Specific comments made by the public through the District’s questionnaire and also those recorded at the public open house were itemized and ranked according to how often an issue was mentioned.

The top two concerns are:

1. Desire for commercial use/job opportunities;
2. Need for schools.

There was a tie for the third most predominant issue between a desire for more parks/recreation and ensuring conservation of natural areas.

b) Implementation/Proposed Bylaw Amendments:

A companion report entitled “Amenity Zoning Study and Albion Area Plan Review”, which contains the proposed amenity framework will also be presented to Council on June 10, 2013 that includes recommendations on:

- Approach and contribution rate;
- Official Community Plan and Albion Area Plan policy amendments;
- Zoning Bylaw amendments for Density Bonuses; and
- Reserve Fund Bylaw.

The amenity framework incorporates additional case study information in the Albion Area, prepared by G.P. Rollo & Associates as well as advice from the District’s solicitor.

c) Customer/Citizen Implications:

At the May 14, 2013 Council meeting, a resident submitted a presentation of a questionnaire he had designed. He stated that he had gone door to door in Albion. The questionnaire was completed by 62 residents. Although the presentation was submitted after the deadline for comment, the presenter asked that it be considered. While it is likely well-intentioned, the questionnaire may be somewhat misleading and inaccurate in content.

The following discrepancies have been identified in the resident generated questionnaire:

Question #1

The first question on the questionnaire asked if respondents knew that there was an Open House on March 13th. The names and addresses of respondents are written at the bottom of each of the 62 questionnaires received. Municipal records show that of the 62 questionnaire respondents, 60 were property owners. Planning Department records show that all of the property owners of the 62 addresses provided in this door to door questionnaire were mailed an open house notification letter.

It is unclear from the questions asked in this questionnaire whether respondents who were aware of the open houses held in March 2013 and May 2012 actually attended those open houses or accessed any of the background information on the District's website.

Question #2:

The wording of the second question is as follows: *"Did you know what housing density district staff recommended for the area last May 2012?"* The review of the Albion Area Plan began in March 2012 and since that time no recommendations have been made by staff on densities or amenity zoning for the Plan. Council was clear in directing that a public process be undertaken prior to any decisions being made.

Question #3:

The third question lists the forms of development that *"the district is now exploring"*. It is true that a number of forms of development were presented at the public open house and online for public input (see section on "Consultation Summary" above), however, this questionnaire omits the small lot single family form (minimum lot size of 371m² under R-1 zone) from the list, which is the land use form most supported by the respondents of the District's open house questionnaire.

Question three also states that these housing options *"could significantly increase the density in the area"*. The wording of this question could be misleading, in that without an analysis of the potential unit count that a certain mix of land use forms would bring, it could not be known whether any community supported density increase would be modest or significant.

Question #4:

In this final question, it is stated *"...did you know that we could potentially generate 5-6 million more dollars for north Albion by matching the Development Cost Charges that Langley, Chilliwack, and Surrey would charge..."*.

The funds collected through Development Cost Charges may only be applied to specific projects in the Development Cost Charges Bylaw and cannot be used for newly identified projects without going through the municipal and Provincial approval process. Alternatively, Amenity Zoning is only permitted for projects ascertained through this process and cannot be used for projects already identified in the Development Cost Charges Bylaw.

The District of Maple Ridge has reviewed its Development Cost Charges in 2009 and again in 2011. In both cases, a comparison with all Metro Vancouver municipalities was taken into account as part of Council's review.

CONCLUSION:

The results of the public open house showed that the majority of respondents are supportive of an increase in density to a small lot single-family form and residents would also like to see some commercial development along with more parks and public trails. This information is incorporated, along with information from consultants and legal review, in a proposed framework for an Amenity Contribution program with the intent that as the Albion area of Maple Ridge continues to develop and grow, the amenities that the majority of the Albion community want will be prioritized and provided.

This report is intended to provide Council with an overview of the consultation program. A companion report contains recommendations for implementation, along with the Amenity Framework, the proposed Official Community Plan and Zoning Bylaw amendments and the supporting Amenity Reserve Fund Bylaw.

"Original signed by Lisa Zosiak"

Prepared by: Lisa Zosiak
Planner

"Original signed by Christine Carter"

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

"Original signed by Frank Quinn"

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

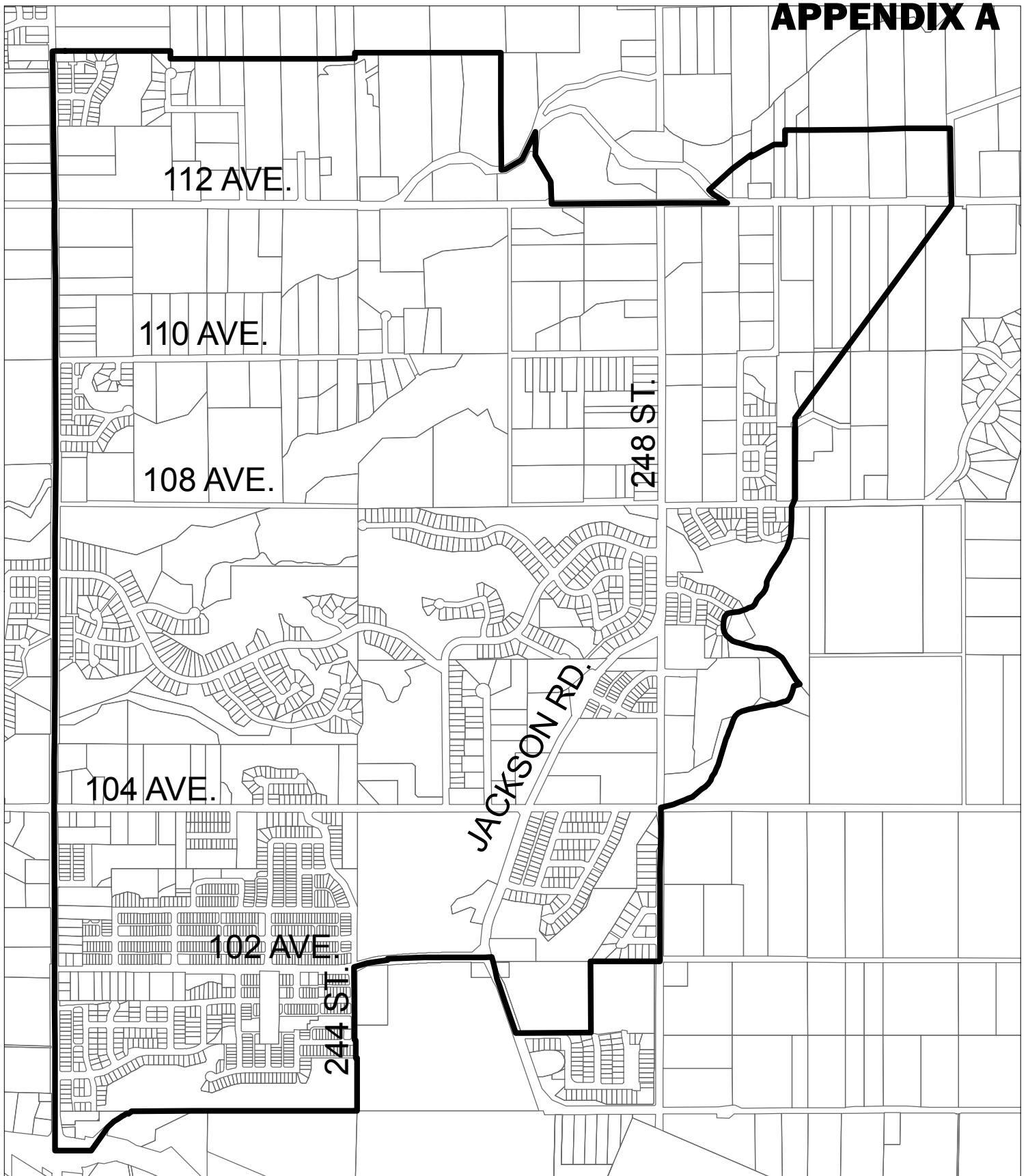
"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A - Albion Area Plan Boundaries
Appendix B - Council Resolution from June 26, 2012 Council meeting
Appendix C - Council Resolution from November 26, 2012 Council meeting
Appendix D - Council Resolution from February 12, 2013 Council meeting
Appendix E- March 13, 2013 - Public Open House Display Panels
Appendix F - March 13, 2013 - Public Open House Summary Results
Appendix G - Sample of Community Member Independent Survey

APPENDIX A



ALBION AREA PLAN BOUNDARY



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DISTRICT OF
MAPLE RIDGE

Agenda Item: 801
Council Meeting of: June 26, 2012

That staff be directed to prepare an Official Community Plan Amending Bylaw and first reading report to advance the proposed Albion Area Plan amendments to the next stage of the process and for the first reading report to include a discussion of the potential to achieve Community Amenity Contributions in the northern portion of the Albion Area Plan.

☒ CARRIED ☐ DEFEATED ☐ DEFERRED "Ernie Daykin" _____ MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Executive Director
☐ Mgr - Strategic Economic Initiatives
☐ Mgr - Sustainability & Corp Planning
☐ Mgr - Communications
☐ Gen Mgr - Corporate & Financial
☐ RCMP
☐ Fire Chief
☐ Mgr - Accounting
☐ Chief Information Officer
☒ Gen Mgr - Public Works & Development
☐ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Dir - Engineering Operations
☐ Gen Mgr - Com. Dev. & Rec. Services
☐ Dir - Parks & Facilities
☐ Dir - Recreation
☐ Dir - Community Services

Clerk's Section
☐ Corporate Officer
☐ Property & Risk Manager
☐ Lynn Marchand
☐ Diana Dalton
☐ Amanda Allen
☐ Tracy Camire
☐ Amanda Gaunt
☐ Karen Kaake

Prepare Bylaw and report

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

June 26, 2012 _____
Date

Ciri Mauro
Corporate Officer

DISTRICT OF
MAPLE RIDGE

Agenda Item: 803
Council Meeting of: November 27, 2012

1. That the report prepared by City Spaces Consulting entitled *Amenity Zoning: Analysis and Options* be received; and
2. That the area within the Albion Area Plan boundaries be used as a pilot project for amenity zoning in the District; and
3. That the staff be directed to report back on a list of potential amenities within the Albion Area Plan boundaries and the appropriate mechanisms for achieving those amenities; and further
4. That the process identified to conclude the implementation of amenity zoning in the Albion Area be approved.

(forwarded from the November 26, 2012 Special Council Workshop Meeting)

CARRIED / DEFEATED DEFERRED "Ernie Daykin" MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Executive Director
☐ Dir - Corporate Support
☐ Mgr - Strategic Economic Initiatives
☐ Mgr - Sustainability & Corp Planning
☐ Mgr - Communications
☐ Gen Mgr - Corporate & Financial
☐ RCMP
☐ Fire Chief
☐ Mgr - Accounting
☐ Chief Information Officer
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Dir - Engineering Operations
☐ Gen Mgr - Com. Dev. & Rec. Services
☐ Dir - Parks & Facilities
☐ Dir - Recreation
☐ Dir - Community Services

Clerk's Section
☐ Corporate Officer
☐ Property & Risk Manager
☐ Diana Dalton
☐ Amanda Allen
☐ Tracy Camire
☐ Amanda Gaunt
☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

November 27, 2012
Date


Corporate Officer

1. That the Preliminary Albion Area Plan Amenities List be presented at the public open house;
2. 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 the 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 improvement district boards; and
 - vi. The Provincial and Federal Government and their agencies.
3. And in that regard it is recommended that the only additional consultation to be required in respect of this matter beyond the public open house and online questionnaire and early posting of the proposed Maple Ridge Official Community Plan Amending Bylaw on the District's website, together with an invitation to the public to comment is:
 - a. Referral to School District No. 42

OPPOSED. C. MORDEN, C. HOGARTH

☒ CARRIED

☐ DEFEATED

☐ DEFERRED

"Ernie Daykin"

____ MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Mgr - Communications
☐ Gen Mgr - Corporate & Financial
☐ Mgr - Accounting
☒ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Gen Mgr - Com. Dev. & Rec. Services

Clerk's Section

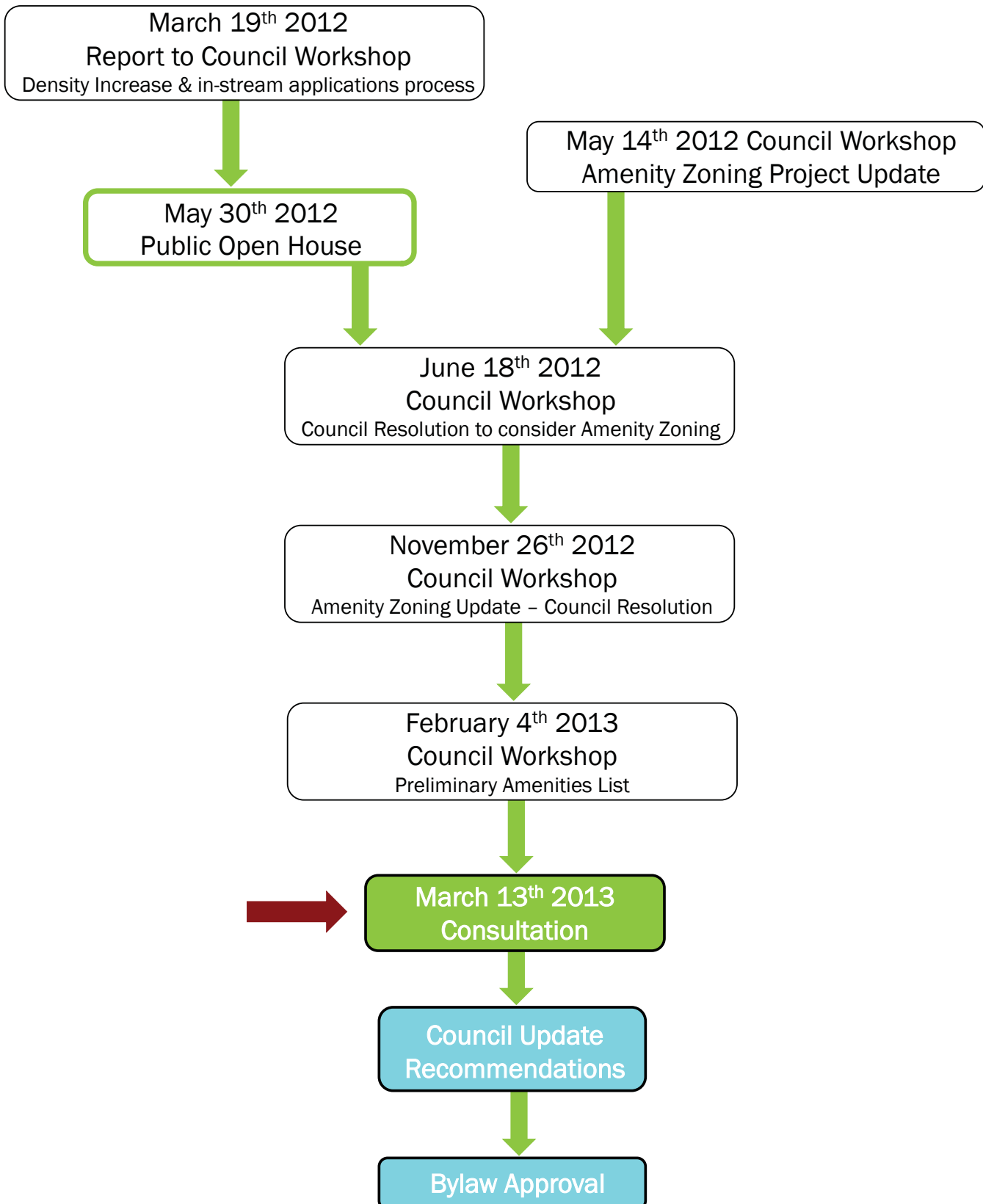
☐ Corporate Officer
☐ Property & Risk Manager
☐ Diana Dalton
☐ Amanda Allen
☐ Tracy Camire
☐ Amanda Gaunt
☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

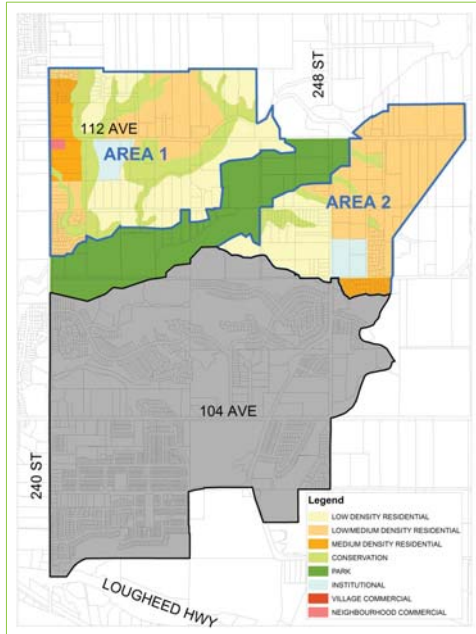
February 12, 2013
Date

Ceri Marlo

Corporate Officer

Albion Area Plan**Amenity Zoning****Process****Albion Area Plan & Amenity Zoning**

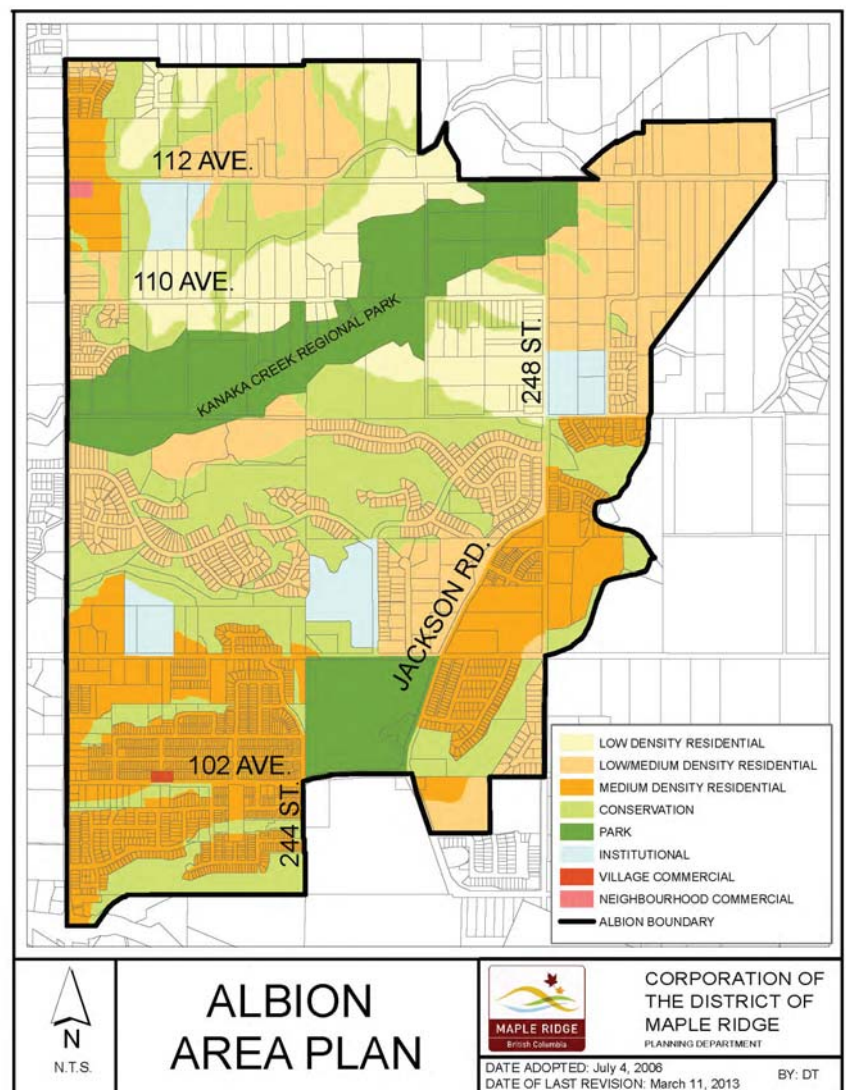
May 2012



Council Resolution
November 27, 2012



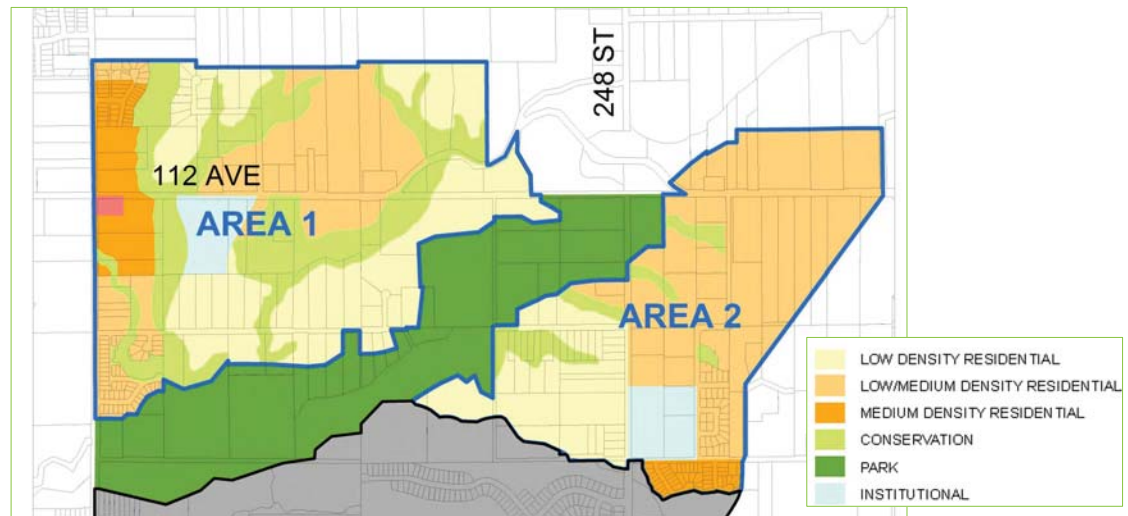
March 2013



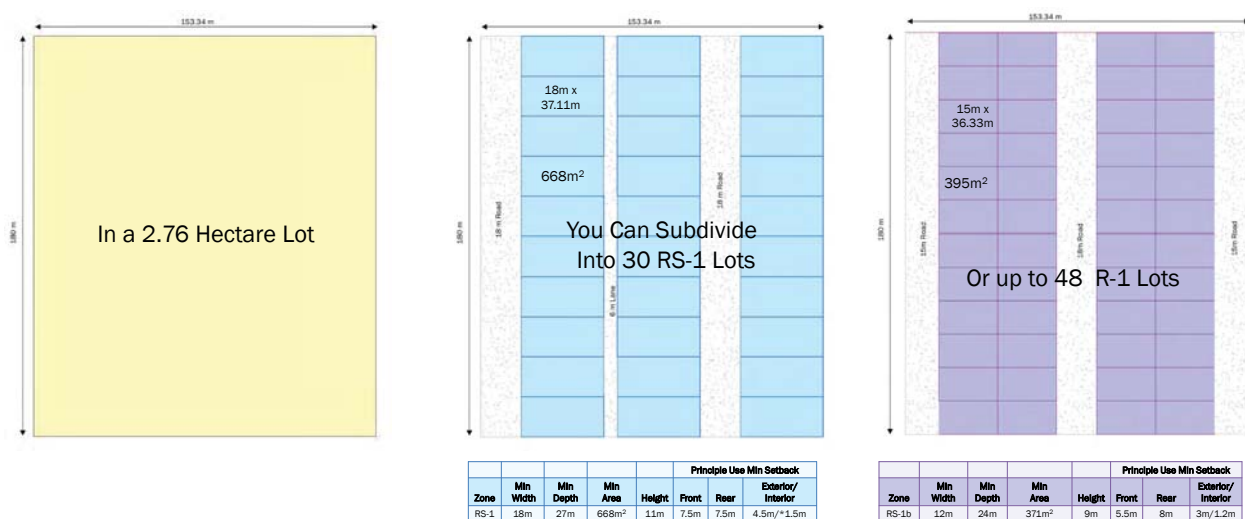
Albion Area Plan

Public Process Outline

Focused on northern portion of Albion Area Plan in May 2012



Modest density increases were proposed: to add RS-1 to Low Density Residential designation and R-1 to Low/Medium Residential designation

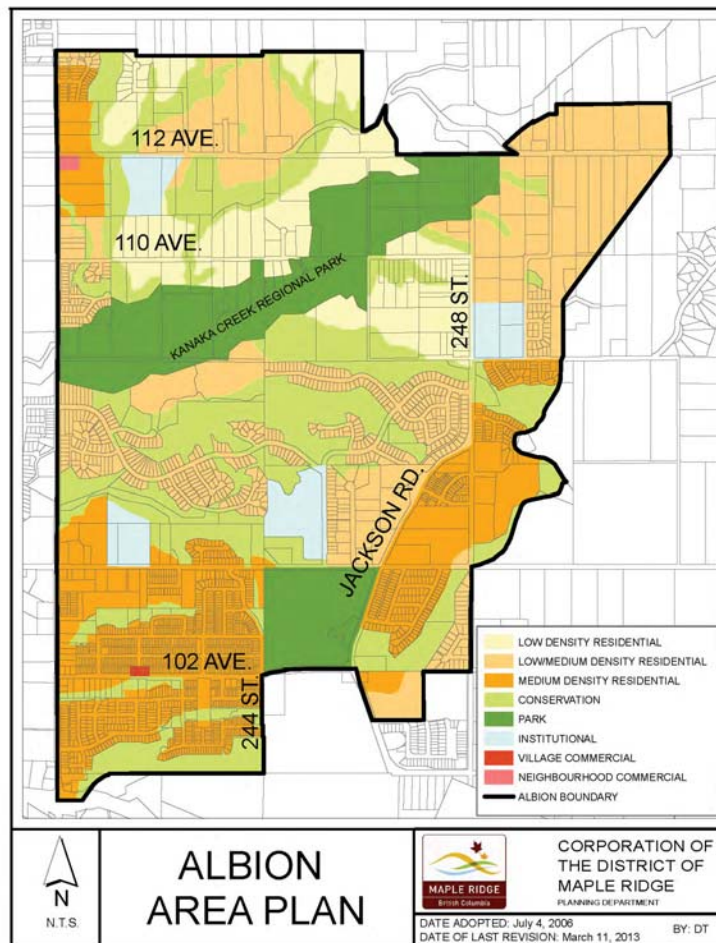


Feedback

- a) Verbal and questionnaire feedback suggested general support for proposed density increases
- b) Community Concerns
 - i. Future Road Network capacity
 - ii. Pedestrian Connectivity
 - iii. Parks and Playgrounds
 - iv. Conservation and Natural Areas
 - v. Commercial uses
 - vi. Public Transit
 - vii. Need for Schools

May 30th 2012 Public Open House

Summary of Outcomes



Amend OCP Land-Use Designations

LAND USE DESIGNATION	ZONE
Residential Low Density	RS-1d One Family Urban (Half Acre) Residential RS-1 One Family Urban Residential
Residential Low – Medium Density	SRS Special Urban Residential RS-1b One Family Urban (Medium Density) Residential RT-1 Two Family Residential R-1 Residential District
Medium Density Residential	R-1 Residential District CD-1-93 Amenity Residential District RM-1 Townhouse Residential RM-4 Multiple Family Residential RMH Mobile Home District

(Presented at May 2012 Open House)

Community Amenity Contributions

Amend existing Zones

Eg. RS-1d Zone
RS-1b Zone

Include provisions to permit increased Density within these zones

Density Bonus

Official Community Plan

Policy Options

Official Community Plan Policy Options:

To implement an Amenity Zoning Framework, amendments to the Official Community Plan (Bylaw No. 6425-2006) are required.

Options Include:

- The District will establish an Amenity Zoning Framework as part of the methods Council may use to provide amenities in a sustainable and economically viable approach.
- The Amenity Zoning Framework will identify the conditions under which Council may consider density bonuses and Community Amenity Contributions for new development.
- The District will consider Density Bonuses and Community Amenity Contributions as part of the development review process for all Official Community Plan and Zoning Bylaw amendment applications to help provide a variety of amenities and facilities throughout the municipality.
- Density Bonuses and Community Amenity Contributions could form part of future area planning process as determined by Council.

OCP Section 10.2 Albion Area Plan

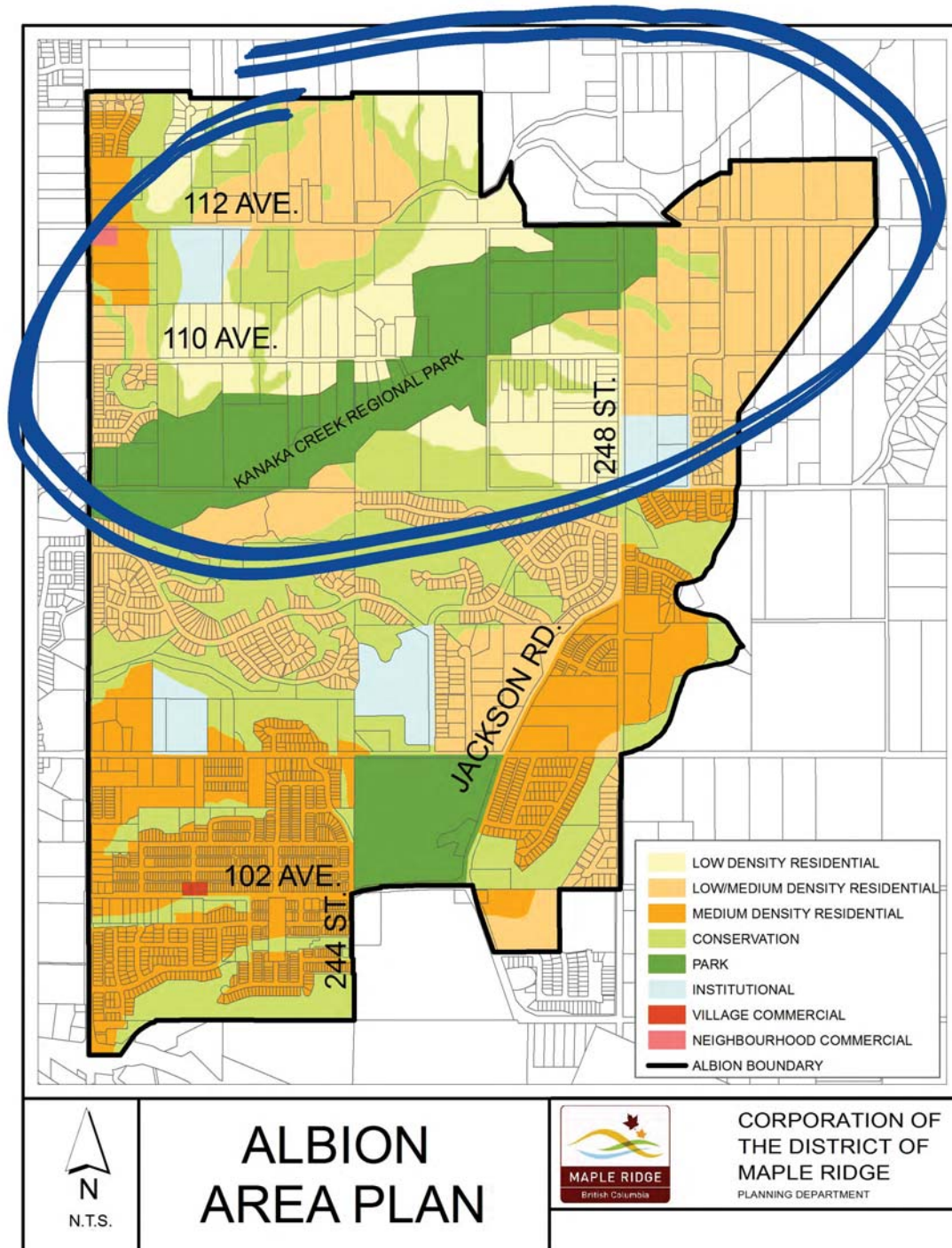
Chapter 10 of the Official Community Plan contains policies related to area planning and the formal area plans for Albion, the Town Centre and Silver Valley. The Albion Area Plan is contained within Section 10.2 of the OCP. The following new policy options are proposed amendments to the Albion Area Plan:

- The District will consider the use of Density Bonuses to provide non-market, seniors and/or rental housing within the Plan Area boundaries.
- The District will consider the use of Density Bonuses to provide for the conservation or provision of community amenities.
- Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion or infilling should meet the following conditions:
 - That any residual lots or remaining land parcels are left in a configuration and lot area to be suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcels and complies with the applicable Land Use Designations and policies of the Albion Area Plan;
 - The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designations and policies of the Albion Area Plan;
 - Residual abutting lots or land parcels are not isolated or left in a condition which is unsuitable for redevelopment or unsuitable for the maintenance of the existing land use; and
 - The land assembly proposal will incorporate adequate site design and impact mitigation measures such as buffers, landscaping, building locations, arrangements and design to ensure compatibility with abutting existing land or future land uses.

In addition to the above, the proposed amendments to the Albion Area Plan presented at the open house event on Wednesday May 30, 2012 included deleting the density transfer policies 10-5 through 10-8.

Official Community Plan

Policy Options



Question:

Do you support an increase in density in the Albion Area to achieve community amenities?

Albion Area Plan

Density Options

If an increase in density is supportable to achieve community amenities, what form(s) of density would you choose?

1) Small lot single-family



2) Townhouse



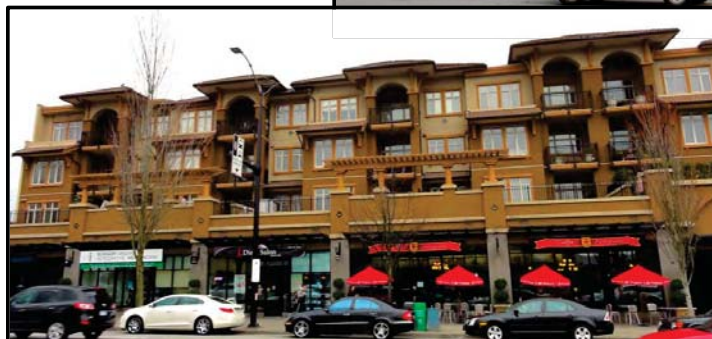
3) 3 - 5 storey multi-family



4) Commercial development



5) Mixed-use



Potential Land Use Options



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The following preliminary list of potential amenities for the Albion Area was created through discussions with the community and with Council.

1) Civic facility



2) Park improvements



3) Multi-use trail system



4) Affordable rental and social needs housing

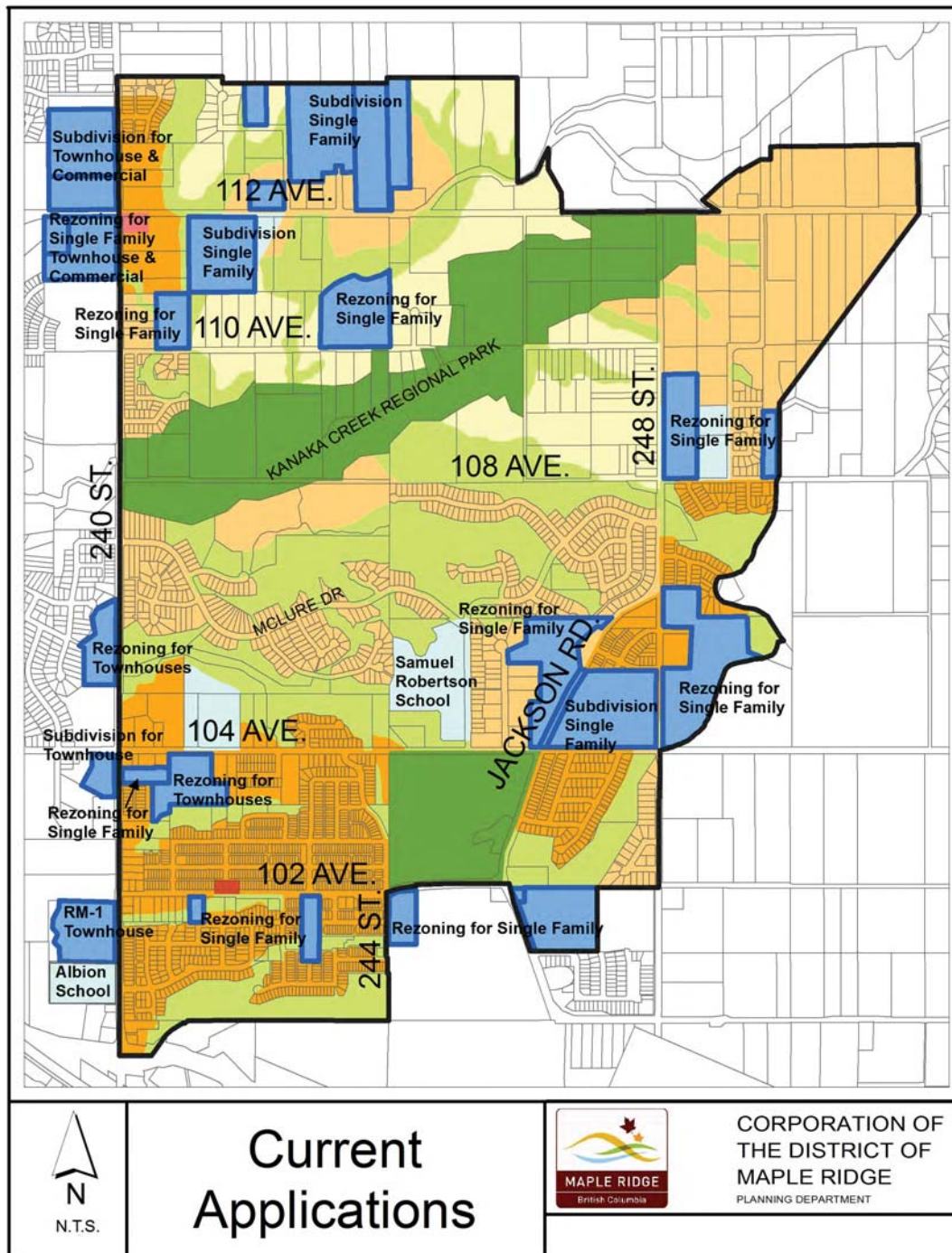


5) Public art



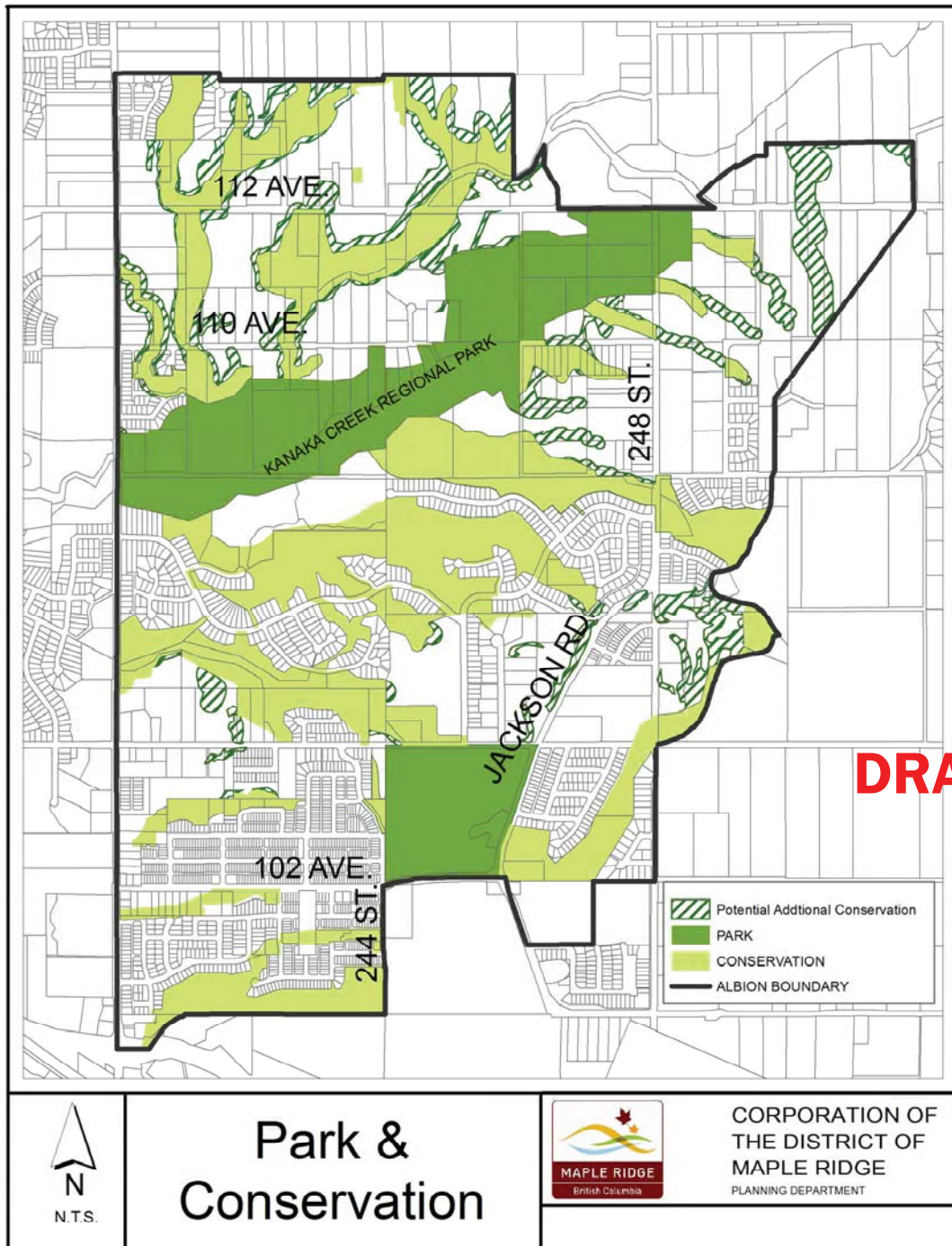
Albion Area Plan

Potential Amenities List



Albion Area Plan

Current Applications



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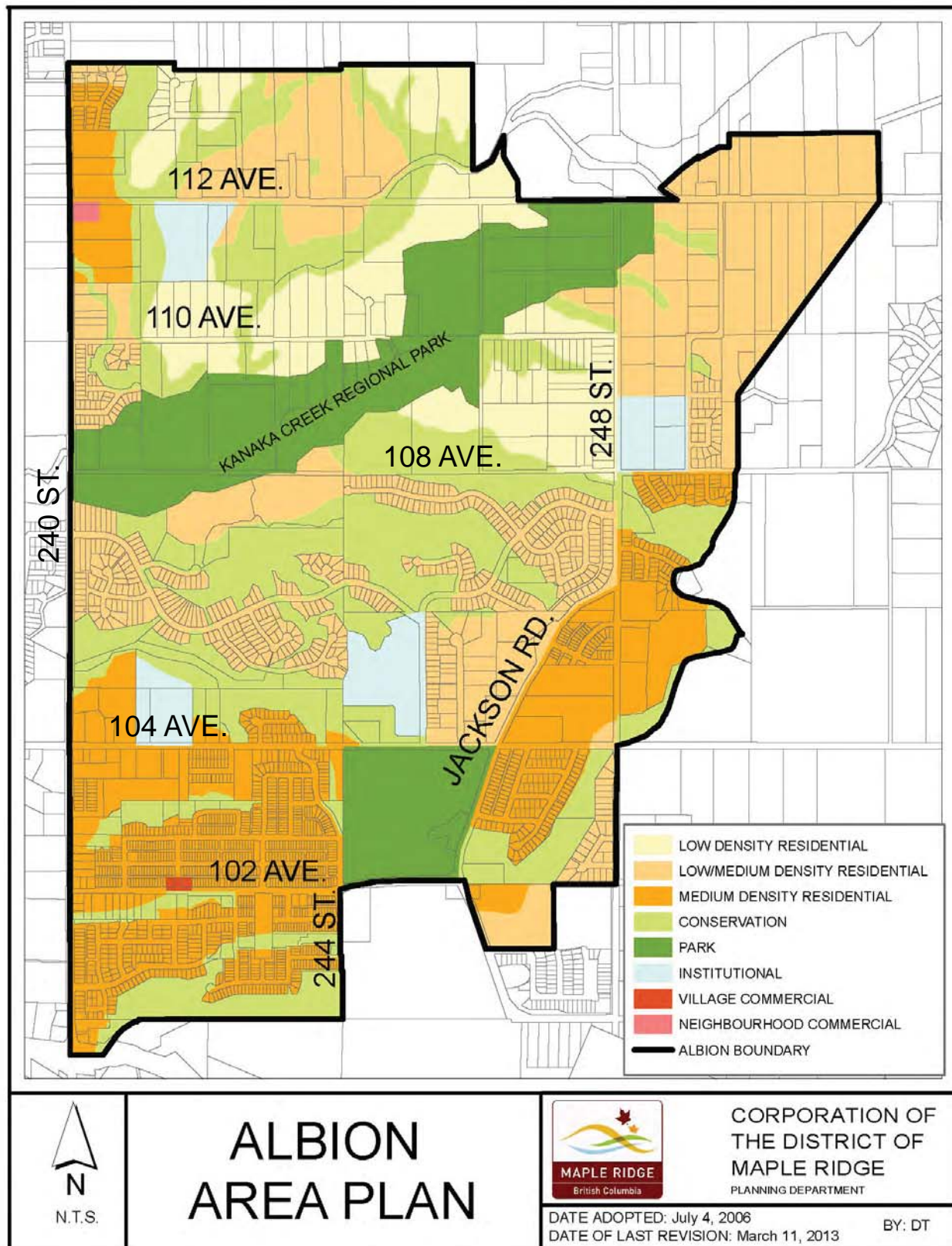
Potential additional *Conservation* is based on available LIDAR data on Steep Slopes and Stream Side Setbacks

Albion Area Plan

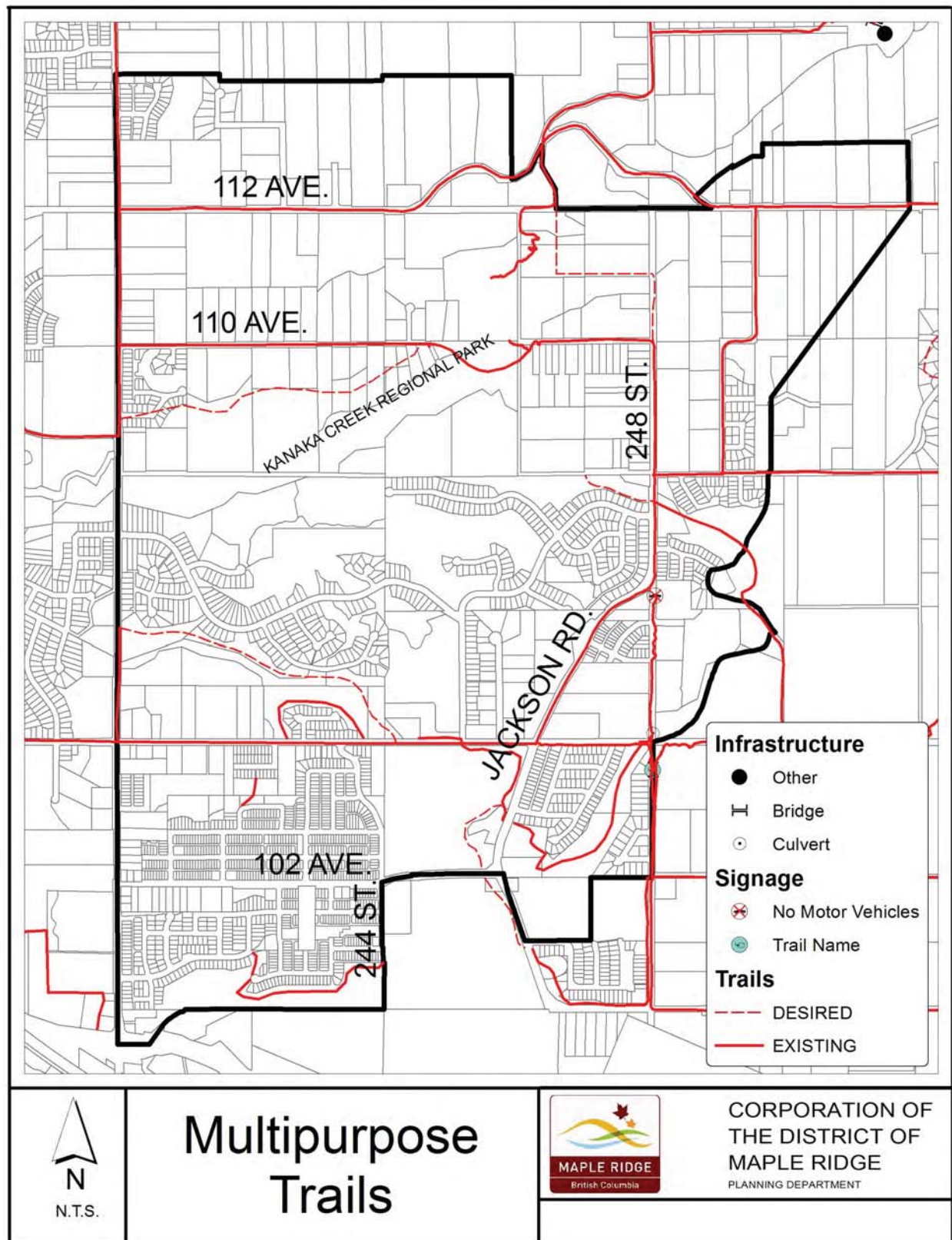
Potential Addition to Conservation



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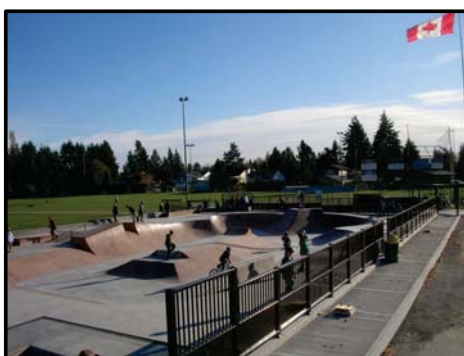


Albion Area Plan



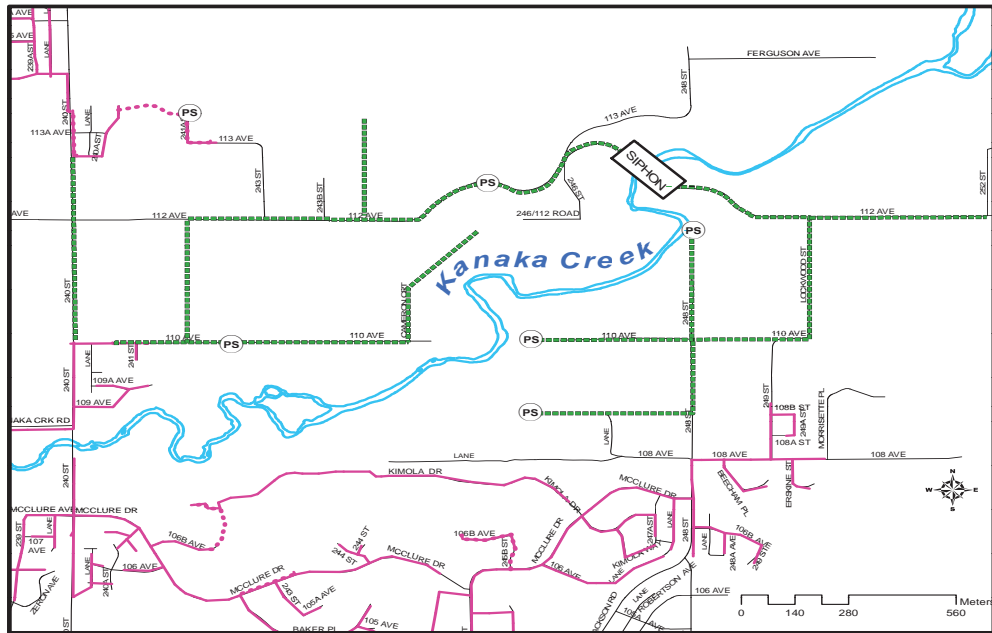
Albion Area Plan

Multipurpose Trail Network

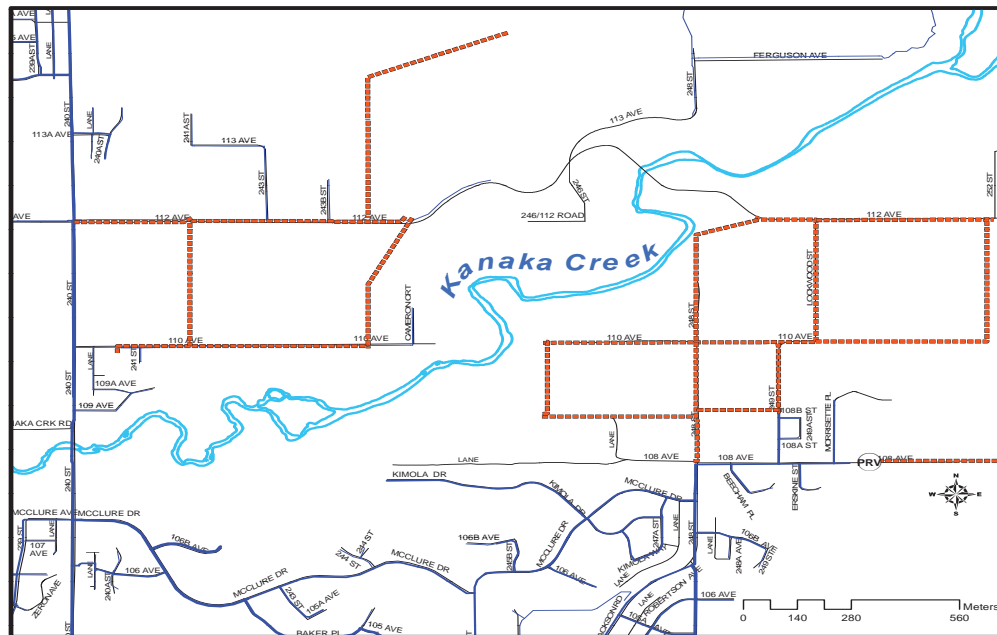


Park Amenities

FUTURE SEWER NETWORK



FUTURE WATER NETWORK



The majority of service extensions are constructed through development. Latecomer agreements and DCC contributions are used to distribute the up-front capital costs for community services which benefit multiple properties.

Albion Area Plan

Water and Sewer



MAPLE RIDGE
British Columbia

AMENITY ZONING GLOSSARY

WHAT IS AMENITY ZONING?

It is the use of existing planning power to help secure community amenities at the time of change in land use or density.

WHAT IS LAND LIFT?

Key to understanding Amenity Zoning approaches is the concept of “land lift”. This is the additional financial value a developer/ applicant might realize from their property if its land use and/or densities are changed. Any increase in before and after values presents a possible opportunity between the municipality and the developer/applicant for the sharing of the land lift towards offsetting the amenity needs associated with the proposed development.

WHAT IS LAND USE CHANGE?

A change in an Official Community Plan land-use designation or zoning

WHAT IS DENSITY CHANGE?

A change in permitted floor space, but the land use designation may remain the same.

Floor space measurements are often referenced as Floor Space Ratio (FSR)

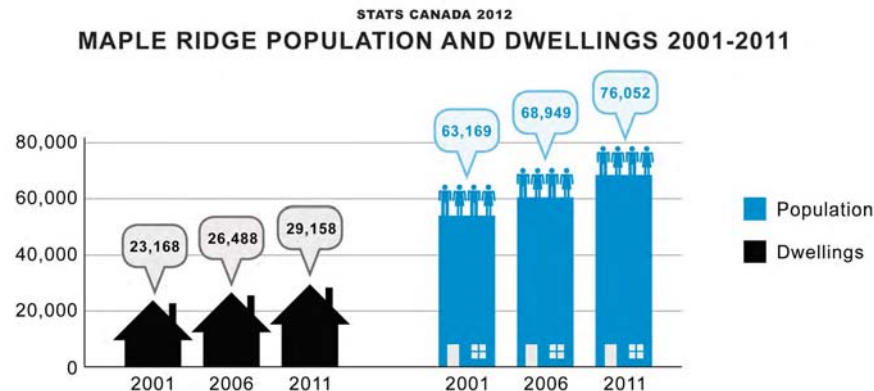
WHAT ARE AMENITIES?

- Community centres
- Libraries
- Child care facilities
- Heritage conservation
- Affordable Housing
- Endowment/reserve fund
- Recreation facilities
- Visible measures of sustainability (i.e. green buildings, GHG reductions)

AMENITY ZONING STUDY - BACKGROUND

MAPLE RIDGE: A GROWING COMMUNITY

- Between 2006 and 2011, according to Stats Can the population of Maple Ridge grew to 76,052.
- This represents a 10.3% change – a significant change compared to the national average growth of 5.9%.



- Continuing growth is expected.
- Growth puts pressure on existing community services.
- Many municipalities facing increasing growth look for ways to provide amenities not attainable through other regulatory powers, or without increasing municipal taxes.

AMENITY ZONING KEY QUESTIONS

- Based on OCP policy, Council directed that a high-level amenity zoning study be undertaken to explore the potential for Amenity Zoning across the District.
- In November 2012, Council directed that the Albion Area be used as a pilot project.
- The study was undertaken to assist in answering two important questions:
 - Is there potential for the District to secure amenities through Amenity Zoning? and
 - If so, what level of amenity contribution is viable in Maple Ridge?
- Today we are looking for the community's input on how to balance growth, liveability and needed amenities.

OPTIONS FOR DELIVERING AMENITIES

MUNICIPAL INFRASTRUCTURE POWERS

It is the use of existing planning power to help secure community amenities at the time of change in land use or density.

In British Columbia municipalities have a number of powers to obtain infrastructure contributions from development projects. The more common tools include:

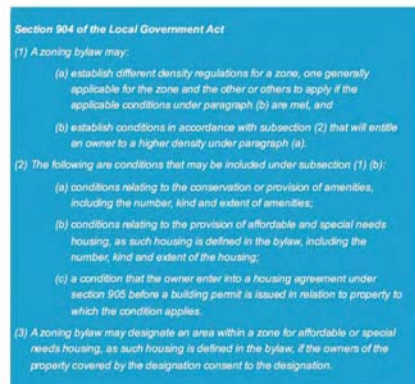
- **Direct Provision of Lands**
Can secure a maximum of 5% of site area, through multiple-lot subdivision, to be dedicated to parks and open space. Additionally, municipalities may require land for road widening purposes.
- **Direct Provision of Improvements**
Used to secure off-site infrastructure improvements adjacent to or required by a development.
- **Development Cost Charges**
Collectively used to fund area-wide projects and may only be collected for water, sewer, roads, and drainage improvements as well as park land acquisition.

With their limitations, municipalities have to look for other ways to deliver amenities that are not attainable through these tools.

AMENITY ZONING APPROACHES


In British Columbia there are two Amenity Zoning approaches: Density Bonusing and Community Amenity Contributions.

- **Density Bonusing**
Section 904 of the Local Government Act establishes the authority for municipalities to establish through zoning a base density (e.g. 1.0 FSR) as well as a bonus density (e.g. 0.5 FSR), which is permitted if certain conditions that are set out under the same bylaw are met.
- **Community Amenity Contributions (CAC)**
A municipality uses its discretionary authority in considering an Official Community Plan amendment and/or rezoning request to determine if a proposed change is in the public's interest. In implementation, these programs can be administered on a site-by-site basis or through an area-wide approach.



Comparing Amenity Zoning Approaches

The two Amenity Zoning approaches appear similar in terms of intent and outcome, but there are differences between density bonusing and community amenity contributions.

	Density Bonusing		Amenity Contribution [AREA WIDE]		Amenity Contribution [SITE SPECIFIC]	
	Base	Bonused	Existing	Proposed	Existing	Proposed
						
Description	Predetermined developer contribution in exchange for bonus density as already permitted in Zoning Bylaw		Pre-defined area-wide contribution offered at time of OCP amendment or rezoning		Negotiated, site-specific contribution offered at time of OCP amendment or rezoning	
Value of Development	\$	\$\$\$	\$	\$\$\$	\$	\$\$\$
Municipal Discretion	No		Yes		Yes	
Level of Clarity	High		High		Low-Medium	

Amenity Zoning Applied Across the Region

In British Columbia there are two Amenity Zoning approaches: Density Bonusing and Community Amenity Contributions.

MUNICIPALITY	DENSITY BONUS	CAC SITE SPECIFIC	CAC AREA WIDE	POLICY DIRECTION
Burnaby	✓			OCP Policies & Zoning Bylaw
Coquitlam	✓	✓		OCP Policies
Langley City		✓		Council Resolution
Langley Township	✓		✓	Neighbourhood Plans
North Vancouver City	✓	✓		Council Approval
North Vancouver District	✓		✓	Administrative Policies
Pitt Meadows		✓		Council Approval
Port Coquitlam	✓	✓		Set Through Rezoning Conditions
Port Moody		✓		Council Approval
Richmond	✓	✓		OCP Policies
Surrey	✓	✓	✓	NCP & City Centre Policies
Vancouver	✓	✓	✓	Area Specific Policies, Financing Growth Policy
West Vancouver	✓	✓		Council Approval

WHAT WE'VE LEARNED

Q: Is there potential for the District to secure amenities through Amenity Zoning?

A: In terms of land lift: Yes, but it is modest and gradual and there are considerable market complexities involved. As well, the District currently uses Amenity Zoning to secure rental housing and has density bonusing in place for the Town Centre area creating familiarity within the local development community.

Q: What level of amenity contribution is viable in Maple Ridge?



A: Amenity Zoning should provide consistency, clarity and viability and taken into consideration the market complexities and community interests. In other municipalities across the Metro Region, levels of amenity contributions often range from 50% to 75% of the land lift.

Current Zoning	Proposed Zoning					
	RS-1B	R-1	R-2	RM-1	RM-2	RM-6
A-2						
RS-3	\$	\$	\$\$	\$	\$\$\$	\$\$\$
RS-1	\$	\$	\$\$	\$	\$\$\$	\$\$\$
RS-1B	\$	\$	\$\$	\$	\$\$\$	\$\$\$



Summary Report

(Completion rate: 100.0%)

Question 1: Do you live within the boundaries of the Albion Area Plan?







Response	Chart	Percentage	Count
Yes		85%	82
No		15%	14
Total Responses			96

Question 2: Did you attend/view the presentation of the March 13, 2013 open house entitled “Amenity Zoning: Introduction” by Brent Elliott of City Spaces Consulting and/or read the presentation boards that explain Amenity Zoning?

Response	Chart	Percentage	Count
Yes		71%	69
No		29%	28
Total Responses			97



The 40 response(s) to this question can be found in the appendix.

Question 3: Funds raised through Amenity Zoning Contributions must be allocated to a specific amenity or combination of amenities in order to comply with the conditions of the Local Government. Please check your top 3.

Response	Chart	Percentage	Count
civic facility		66%	63
park improvements		75%	72
affordable, social housing		25%	24
public art		9%	9
expanded multi-use trail system		67%	64
none of the above		9%	9
Total Responses			96







The 35 response(s) to this question can be found in the appendix.

Question 4: Do you support higher residential densities in the Albion Area in exchange for the provision of amenities?

Response	Chart	Percentage	Count
Yes		57%	52
No		43%	40
Total Responses			92

The 41 response(s) to this question can be found in the appendix.

Question 5: What form(s) of development would you support to help achieve the priority amenity(ies)? Please put a check mark next to any and all forms that you support.

Response	Chart	Percentage	Count
small lot single-family (minimum 371m2 lot size)		71%	60
intensive single-family (minimum 213m2 lot size)		42%	35
townhouse residential (maximum 2 ½ to 3 storeys)		48%	40
3-5 storey apartment residential		27%	23
commercial development (maximum 2 storeys)		62%	52
mixed-use commercial development (maximum 2-3 storeys)		54%	45
Total Responses			84

The 51 response(s) to this question can be found in the appendix.

The 53 response(s) to this question can be found in the appendix.

Appendix

#1 Do you live within the boundaries of the Albion Area Plan?	
Response	
1.	Own property
2.	Some concerns about the lack of acknowledgement on the drawings regarding the many areas of creeks and the conservation areas in need of protecting, other than Kanaka Creek. There are many tributaries entering Kanaka in this area.
3.	Well done. Prefer higher density without car change. At least to what was proposed during the zoning matrix report proposed in May 2012. Over and above that sure charge the developer a bit but make it worth while for them to develop.
4.	Very helpful.
5.	Presentatin very confusing. What are the questions being asked?
6.	Didn't live in area at that time.
7.	Nothing now!
8.	Amenity zoning is acceptable, as long as it does not reach a ridiculous amount, which would discourage devlopers from purchasing properties.
9.	No, but I had a staff person explain it to me. He was very helpful!
10.	A little cramped given the amount of people that attended. Especially the small presentation room. Most feedback probably gained from the voal minority.
11.	Yes - I did not see anything to address the over crowding at SRT & Albion especially with new townhomes and development of the quarry. Plans for 104th Ave which is a hazard to all kids walking to & from school/after school sports/evening sports at SRT. Poory lit (no lights) and no sidewalks.
12.	Lisa and Bruce were awesome!
13.	Brent Elliott report said "we need mor studies". He would say that because it keeps him employed.
14.	The District appears to be selling zoning to developers so they can build more lots. After they hae finished they leave & don't have to put up with extra traffic, etc.
15.	Do not live in Albion but own land. The Vancouver model will not work in MR. They should look at Surrey/Langley models.
16.	It's kind of unclear, the purpose of this is very unclear.
17.	I'd like to see some crative planning for development that doesn't just allow a ton of "skinny" houses on tiny lots. Along 240th there could be some of the Mixed-use housing to incorporate amenities we need in the area. I am especially concerned about the increased traffic, encroaching on the existing parks like Kanaka Creek. By the way, where's our shopping for all this proposed density increase. Schools? Vary the density instead of

	making it all the same!
18.	Informative
19.	Well thought out.
20.	Only limited amenities. I do not not not, did I say not want to pay more property tax.
21.	Some landowners seemed to have objections to "having a say" for amenities. They ignore the fact that the value of the properties will increase because of the amenities.
22.	More informative than the last meeting. Consultant's presentation was excellent.
23.	I had the understanding from Engineering they do not have a good planning regarding street corridors and traffic. This department needs to be reviewed and changes need to be made with staffing.
24.	Arrived at end or near end. What I saw I don't like. We moved to area to avoid the clutter & noise. If I wanted to live in a subdivision we would of stayed in town or Pitt Meadows.
25.	BAD IDEA! People will not pay more for housing in an "amenity zone" for future amenities (maybe). Developers won't pay more than market value for land. The landowner is the loser after living for years on it and having no amenities, thinking of gaining some money for retirement.
26.	This presentation only showed part of the OCP Plan.
27.	Very deceptive (misleading) Presentation only showed what you wanted us to know - not the real picture. Amenity Zoning in Albion - Bad Idea. The land-owner is the loser.
28.	Lives close by - family lives in Albion.
29.	I own property in Area 2 but now live on Vancouver Island and was, for several reasons, unable to attend.
30.	Although I am always supportive of more amenities in our communities I feel somewhat threatened by this latest proposal. As a resident in Silver Valley I have watched all but one of the so called hamlets in silver valley develop. Horse Hamlet in Silver valley remains undeveloped and next to no amenities have sprouted in the area. Now after the district of Maple Ridge has received a large grant from our provincial government to install a new sewer main cutting right through the heart of Horse Hamlet, the district is proposing charging more money for development to pay for amenities in Thornhill. The bottom line island owners in horse hamlet will now be forced to net less profits from the development and sale proceeds of their lands than all the other hamlets because the district of Maple Ridge needs more money for amenities in Thornhill ! This is very unfair to landowners in Horse Hamlet that have been waiting for development of the area for 25 plus years ! I am definitely opposed to the new proposal...it is soon for that. To be fair to all the residents of Silver Valley this new " Amenity Contributions Proposal " should not be brought into affect until AFTER Silver Valley has been COMPLETELY re - developed. To bring in added cost charges now is unfair to those in silver valley who are still waiting...like my mum for example !
31.	Great opportunity to speak to city planners and city employees to discuss proposed changes to the Albion area. Very informative.

32.	due to a family issue i missed the meeting
33.	Forgot the day of it at the time
34.	I work professionally in the industry but was out of town the day of the open house.
35.	Read the ad in the newspaper and the info but did not attend
36.	We were planning to attend but were out of town.
37.	I found that there was a lack of specifics. I would like to know what the proposed density of each specific lot would be and what specific amenities would be available if that proposal was accepted and rezoned.
38.	<p>This report is flawed at best. At it's worst it is unclear...which of course is against Provincial Legislation that ensures that the reading of the report MUST be understandable by the general public. The report contradicts itself. Absolutely should be trashed as a report and go back and get the taxpayers monies back. If you want new development to set aside funds for infrastructure within it's area...then just say so...put on a flat unit fee...the same as DCC are. But to even suggest...as the author did...that it would be acceptable to the public for the Municipality to TAX/SHARE in a "lift" in value from people who have paid taxes on their properties...supported their communities...invested their life savings into their homes, property and life styles...and for the privilege of COLLECTING those taxes...the Municipality now wants to share in their investments...up as high as 75%...I would suggest it would be folly to even allow this to be considered any further. Are you going to pay their Federal gain tax bills or just take a % ...which could actually...after Fed Taxes...leave some historic/long time residences in a negative position? Are you going to relieve these new homes from paying a portion of the Arts Centre...Municipal Hall complex...the Recreation Centre? If not...why not? Are you going to "lift" when people put in a legal suite for their parents to help with daycare? Or will you drive people underground with those suites...or granny housing...by taxing them into going undercover? This report doesn't even PROPERLY discern between "proposed zoning" and "rezoning" to calculate lift value. There is very little value in this report as it stands today. To think that anyone in City Hall should be deciding what the value of "lift" is makes me shake my head. Afterall...just for an example of City Hall deciding value. When the Hall is involved in calculating costs for a neighbourhood improvement levy. They calculate in the costs of engineering, geotech, hydro, telephone impacts/moves, design, inspection fees,etc. BUT...when they calculate costs to determine a latecomer agreement...somehow those same ACTUAL costs never get put into the formula. HMMMM I wonder why not? They seem to be able to add up the costs when it is city hall employee time used...but can't seem to acknowledge that all of those costs are ACTUAL costs when the private sector does a project.</p>
39.	I did not attend personally but my spouse attended.
40.	I don't live in the area but own property in the area.

#2 Did you attend/view the presentation of the March 13, 2013 open house entitled "Amenity Zoning: Introduction" by Brent Elliott of City Spaces Consulting and/or read the presentation boards that explain Amenity Zoning?

Response	
1.	Free educational interpretive centres to educate new residents about the local environmental and wildlife concerns and how they can participate in protecting the natural beauty & health of the area they have chosen to live in. We have a very beautiful and unique natural landscape that desperately needs protecting in the midst of development. Especially in North Albion!
2.	Would like to see water and sewer on eastside of 110 Avenue and 248 Street. Would like to see 248 connected North to 110 ave at Kanaka Creek.
3.	Understanding schools aren't within the realm of Maple Ridge's power (it is Victoria). I don't understand why council doesn't restrict further development until Victoria approves more schools?! It is completely unacceptable for us to even consider more density prior to knowing where our children will go to school.
4.	Elementary schools.
5.	Improved public transportation to Maple Ridge High Schools - namely the only french high school MRSS! Also easier transportation to Pitt Meadows theatre. Post office!!
6.	With an increase density there is a need for the below; -schools -sidewalks I would like to see some increase in local shops and businesses
7.	Off leash dog park
8.	An expanded OFF ROAD multi-use trail system would be a fantastic addition, linking various sections fo Kanada creek park to residential areas, possibly through conservation areas.
9.	With the growing seniors population, we need more affordable housing.
10.	Enjoy the natural beauty of parks & trails, do not need more supposed art as in the wire sculpture downtown that is awful. Improvements should cater to the people that pay for them and are not affected. Social housing is a separate issue. Lots of great affordable basement suites in Albion. Sadly these are illegal according to council.
11.	School(s)stores - groceries
12.	School and stores (grocery)
13.	We need to build family neighborhoods that are child/teen friendly.
14.	We teach our children to not litter yet most public spaces in the Albion & Maple Ridge area are lacking garbage cans. Put it out and it will be used.
15.	Garbage cnas at park area are greatly needed.
16.	I believe affordable social housing should be located closer to down town core to minimize transportation barriers for families that require social housing.
17.	How about an Albion Hall.
18.	I think the District is moving way too fast and not taking enough time to think about the repercussions. Who is going to pay for upkeep of the additional roads, services etc. the taxpayers!!
19.	As above, some sore of comercial venture that would offer places like they ahve on 102nd.

	(Video/pizza/grocery/etc. or a coffee shop etc.
20.	Albion hall needed!
21.	This area needs Elementary Schools - too many people/houses & no schools - needs parks
22.	Schools - area needs schools!!! Also parks - Albion park is at the back, near bushes, away from the road & is unsafe.
23.	Public art
24.	Putting in more parks and playground areas into new subdivisions. More schools, they should put in before developing the housing.
25.	1) More shopping 2) More turf fields, complex areas for sporting events or greater development of the Albion Flats ball parks - develop the gravel field into a turf field, lighting already there. 3) Recreational facilities for teen-agers, children too!
26.	Some limited public art
27.	Affordable, social housing doesn't make sense without proper transit and cycling infrastructure. With creeks/conservation areas throughout whole area it would be nice to have trails/bridges/cut-throughs to make it easier to get around on foot and by bike. Direct routes need to be safe and comfortable for biking as well.
28.	I don't understand the relationship of the above questions if a person does not want the higher density.
29.	Water drinking source at Albion Park.
30.	Community Hall - Community Gardens - Children's Play Areas - Post Office - Parks linked by walking trails/bike paths.
31.	Sports amenities - fields & lacrosse box near schools.
32.	If the new people moving into the area want amenities let them pay for them, not the people who have lived here for many years with no amenities and have to pay for these for the new people moving in.
33.	Most people listening to the presentation would not get a clear picture of what you are proposing....amenities should be paid for by our taxes - not by the developer or landowner - This is very wrong.
34.	Very misleading - We all would like more if asked. You first should be asking - How are we going to pay for these Amenities...Where is the money going to come from?
35.	It depends on the location of the amenity. Would it be like the development cost charge - ie transferred to an other area than the proposed developments? This is not the right location for any of the above.

#3 Do you support higher residential densities in the Albion Area in exchange for the provision of amenities?

Response

1.	There isn't a relationship between the incremental increases in density and the ability to pay for expensive amenities. Increased densities - yes. Reasonable amenity fees for achievable goals - yes.
2.	No amenities make up for more residents putting stresses on environment and many waterways and wetlands in this particular area that need protecting.
3.	Would like to see 110th zoned high density.
4.	Maybe. You are requesting citizens to confirm our ability & desire to support higher density however in my mind we need to know what additional amenities will be available BEFORE we confirm what density we are comfortable with. How can we say we are OK with more people when we don't know what will be there to support them? It is backwards.
5.	Preserving a balance between residential & rural. South Albion is already very dense.
6.	To a extent, yes, but not as much as proposed.
7.	Traffic congestion is already too much
8.	Higher residential density regardless, provision of amenities should not be too high for developers.
9.	We need the housing units!
10.	Within reason. Additional infrastructure & amenities must go hand in hand with more development. I can't even get my kids into Albion Elementary and I live within 5 minutes walking distance. It feels like the area is currently saturated with residential sprawl, so any addition has to bring substantial benefits.
11.	The density is currently too high to accommodate the current residents in the Albion area. Amenities are needed now - not when there is a higher influx of people & the existing infrastructure and balance is damaged due to overuse.
12.	Need roadways to connect to Lougheed Hwy with Albion area (ie Jackson). Too much dependence on 240th.
13.	Yes if you can guarantee SHCOOLS being built in the area.
14.	This is the last place to grow so yes move forward.
15.	But not higher than 20 UPA
16.	Not unless it is done with a lot of careful planning taking into account what I've already mentioned. Greedy developers love to cram as many houses into what had 1 house on it. Trees are lost, animals are forced out of their habitat. We do have several bears living in our area - do they get a voice?
17.	How else can it be economical?
18.	Needs shopping
19.	Need shopping in the area!
20.	Enough already!
21.	Density is already overdeveloped.

22.	Only some (corner store type) commercial development
23.	It all depends on how much density is needed to get which amenities. Density also only makes sense if the neighbourhood is "complete" and has proper transit.
24.	We are not interested in the increased residential growth in Albion. While we recognize some has already been approved, why does the residential continue to explode in growth without any commercial?
25.	I hate to think what the higher densite will do to traffic
26.	But if higher densities are approved, then improved and sufficient amenities are essential.
27.	I am sorry to say, that I am unable to support your Albion Community Plan. Our sole purpose for moving from Vancouver to beautiful Maple Ridge 50 yrs ago was to live in a rural area. We have lived in our present home - which we built ourselves - for 40 yrs. We only cleared what we needed to build our home & garden replacing Alder & blackberries with other trees & shrubs. Where there were no birds originally - we have now an abundance of several species all year round. There are bears, deer, coyotes, raccoons, squirrels (also the native Douglas squirrel) in the area and they have created no problem for us, but we enjoy watching them. Since the subdivisions went in East (uphill) and south of us - 248 St, 249 St & 108 Ave - the waterlevel in our well has gone down drastically - where we had once sufficient water for a family of four - we now have to have our 2000 gall tank filled 3X in the summer. Be we enjoy living here and we would not exchange it for more amenities or conveniences. I just cannot call it "progress" when nature is destroyed and covered with blacktop. We humans are the only creatues on this eart, who are destroying their own habitat. Nature is very forgiving - but there is only so much to go around. Man is capable to ruin the earth to his own detriment!
28.	A mix of density and other zoning changes (commerical use, etc.) would enhance the area without compromising the quality of life concerns that many have. One thing I would avoid is continuing with the strip mall mentality, which has made much of the rest of Maple Ridge ugly and undesirable. Instead, look at the examples of places like Port Moody, Whistler and other areas that have gone with attractive and innovative mixes of commercial, residential and public amenity models that are integrated and seamless.
29.	Not at this point in time.
30.	Will enable shopping, better transit etc to be viable.
31.	Again the wording of the question is clearly steering the data toward a predetermined outcome. I support increased density and ammenities in North Albion and they should be achieved through the current DCC revenue stream.
32.	I would like to see a broader plan on how the areas would be developed so that we don't experience urban sprawl, and still retain some of the reason that Maple Ridge is a desirable area, and not just an extension of Vancouver.
33.	Need higher density to maximize usage of parks and amenities
34.	ONLY IF M.Ridge recvs 75% of the resulting increase in value in the form of amenities. Also, that money should be placed in trust until the amenities appear. I OPPOSE HIGHER DENSITIES ON LAND ON KANAKA CREEK SIDE OF 110 OR 112! People who have lived on creek front property have enjoyed that privilege and the creek has not been

	environmentally affected due to low density.
35.	Associated services should follow; hub commercial zones, transit, SCHOOLS!!
36.	We would support it only if it meant more shopping amenities would be available.
37.	I cannot support higher density without knowing exactly what is meant by "higher density" (where and how dense), and I cannot make an informed decision on amenities without knowing which amenities are being offered for which exact proposal.
38.	This report suggest that "higher residential densities" are TWO things. It doesn't specify that higher should or would be from the existing "proposed zoning" of a property. It could be that or it could be from existing zoning. That is why this report is so flawed as to be useless.
39.	I can not make such a decision without knowledge of what amenities, in what density ratio and location IE: what is the solid plan, specifically which amenities are being offered in exchange for what densities in which areas. In addition the OCP must not be encroached upon without forethought. Care must be taken to preserve the existing rural nature of Maple Ridge that has drawn so many of us to live here. Lower Jackson Farm must be preserved and designated a park before development encroaches it completely and/or pollutes it even more than they already have and are currently. We were there on the weekend and noticed that they have routed new run off pipes into the lower portion of the park.
40.	I support the density without the amenities
41.	Area is hard to service and riddled with sensitive creeks and gullies. The first push for density increases was to address this reality. The second push is to make up for a lack of detailed planning and funding for the rest of Albion. It's not the worth the force fit.

#4 Please provide additional comments or suggestions you may have.

Response

1. Commercial & mid-rise development is too marginal for Albion.
2. Only along 240th street not near Kanaka Creek or parkland. I also have questions regarding what is identified as parks. A wood chip area with a slide and/or monkey bar is not in my mind a park and should not be identified as park. It is a neighbourhood play area for toddlers. That's all it is! Regarding expansion of existing trails in particular the horse trail coming down from Thornhill along 100th and down Jackson Road. On the diagram the desired trail crosses 100th halfway down the hill then continues on what is Jackson "farm" - (S/B Jackson Park) and then crosses 102nd near the roundabout to continue behind the SPCA. BAD IDEA!! Why would you not continue on the north side of 100th to the roundabout and only cross one road to link up behind SPCA. Horses and traffic are a dangerous mix. Add people with dogs and 2 major road crossings and you are creating a potentially deadly scenario. Say NO!
3. Need to have a small-medium community commercial space within walking distance. Do not want to have to get in a car for every time you need to do something. Current proposal

	has missed this zoning and area designation.
4.	Would like to see a bridge connecting 110 Avenue
5.	I would not support higher density development.
6.	We need stores, shops and accesible community commercial. We need a balance of development - family & residential with commercial development to support the new residents to the area.
7.	Post office!
8.	More areas for parking - wider streets for traffic.
9.	I have several cncerns re: this proposal. 1)increased density in many other municipalities would be limited to smaller land assemblies or tear downs, as there is limited developable land - not true in Maple Ridge. 2) The appearance of the district is that of selling zoning 3)There really is not enough info to make a good decision.
10.	104th Ave has become a raceway
11.	Build mountain bike park & water park in Albion.
12.	Would be good to see potential timelines for development, rezoning, amenities etc.
13.	I like the mixed-use option that will provide some jobs along with housing! I like the multi-facet approach to developing the area with lots of amenities close by!
14.	It just needs to be a reasonable mix. Doesn't need to become a ghetto. In reality will be mostly familys so needs appropriate facilities. Has to stop being a developers free for all. Major infrastructure and amenitie improvements need to happen for whos of us that are living here and paying for it.
15.	We are already too dense in this area. An amenity plan needs to be put forth before any more high density residential plans are put in place. See all previous notations. I/we are against a straight thru expansion of 104th. Traffic is already awful - speeding & congestion. Straight thru will increase this. Road should continue only by rutning onto Jackson via a different entrance. Safety issues for SRT students on 104th.
16.	It would be nice to see people out of their cars spending time in our community. Provide a place to work and play rather than commute to other places to do it.
17.	Commercial development similar to Kanaka Coffee.
18.	A mix of single-family with some townhouses - some commercial - food store - loundry pizza etc.
19.	Just move on & approve the plan or is it better for you pocket to change the zoning of each plot to suit the OCP.
20.	I don't support any of these amenities. I think the District should concentrate on getting more of an Industrial & Commercial tax base instead of the property owners.
21.	What this area needs is a real shopping mall - too late now, Mission has it, etc. You know the story. A rec centre would be good but we do have the Planet Ice. There should be no change to the existin Kanaka Creek area. Land Lift - isn't that the same as saying - the developer made more \$ than he spent & now he owes some back to cover the "amenities"?

	Developers need to be kept accountable for what is expected. Charges should be gradual - rather than flooding the area with a ton of homes - want to have more traffic issues in a big way?
22.	People who have moved into current development should not have any say with respect to future development. They are benefitting from development that has severely impacted our life-style.
23.	Shopping. Area desperately needs elementary school & safe parks - Albion park is unsafe & people don't feel comfortable taking their kids there - its secluded, in the back surrounded by forest & away from parking & road. *Unsafe
24.	*Please build schools*
25.	We need more schools.
26.	We need other school.
27.	Build more schools!
28.	More shopping facilities are needed for the amount of people living in this area. We have very little shopping areas. It is time for this to happen. We need more commercial
29.	All of the above are viable options. I think a mix of land sizes are needed. Smaller lot sizes or townhomes are more affordable for young families. This is the next area in Maple Ridge that should be developed. Nice area with lots of greenbelt and very close to downtown Maple Ridge.
30.	I think it is time to develop some shopping and supportive community structures (i.e. art gallery, parks, trails, recreational centre) to support the many many families who already live here. We also need sidewalks on all roads and better lighting on connecting roads. (i.e. 105 Ave which goes past SRT). Please make sure in hiring these developers that you hold them to developing sidewalks and lighting - crucial!!
31.	Concentrated effort is required by the Muni. to close - decertify the ILLEGAL SECONDARY SUITES - that are in existence NOW. Decertify illegal suites in R-3 zones. EMAIL: suitewatcher@telus.net
32.	Make 240th St & 112th Ave intersection a big intersection with left turn lanes in all 4 directions.
33.	The biggest concern is the massive increase in traffic already occurring. the existing street network doesn't support major residential growth.
34.	There should be a box for "none of the above" in question 5 above. A person who does not want the higher densities may feel obligated to tick one of the boxes in Q5 just because there is no other alternative. I therefore feel this questionnaire is loaded and unfair.
35.	Let's do it and not spend years of studies (tax payers dollars being wasted).
36.	Density should reflect location, i.e. higher density around commercial zones, low density in environmentally more sensitive areas. A mix of all of the above would be sensible & provide for various residential needs.
37.	We just did a bunch of big renovations & we don't want to move. We like the area as it is. It

	is quiet & we don't like subddivision living. I like having my park in my yard.
38.	We need some stores and shopping areas not to be paid for by municipal funding. The smaller the lots, the more people, the more amenities wanted. Three story plus basement houses on small lots don't make sense. Municipal requirements make developers spend as much on roads & services to develop of course they want more density. Real Estate people see more \$\$ so they agree. Council are elected by residents not real estate people & developers. (Start listening).
39.	We do not have proper shopping and industry in Maple Ridge, bring in industry for a proper tax base. We have to drive out of this area. More density does not make sens, this is a nice area. Build homes if you like, bu do not cramp them in...Found out that the studie says that you want to pay for the amenities on the backs of landowners - How unfair. This was not clearly indicated by your team. I am very much against this plan. No No No. You ask but will you listen to the taxpayers???
40.	We need more stores & shopping - like when Walmart wanted in. Instead Mission, got the store. We wanted a theater - Pitt Meadows got the theater. So on and so on. Do not agree that municiple shoud be funding this. Developers and the private sector are willing to pay if alloud. Suggest you stop using our taxes on studies and more studies. Stop gouging the land owner...it is our porperty we pay taxes for amenity(ies) already. If used wisely we would have the money you are asking the land owner/developer - if we sell to tak our retirement profits and pay for amenity(ies). This is not fair, to landowners. I feel very strongly agasinst this study and plan.
41.	None of the above in the proposed development area in North Albion. It is the wrong location. The topography is not suitable. It continues sprawl and ignores consultant report and OCP. Rather than Amenity Zoning Contribution the developer should provide a meeting hall club house* in every sizeable development of small houses - like Country Lane - also a park big enough to kick a ball around not a tot lot. Also bring back the corner store - owners living above. Every neighbourhood needs a Bruce's Market. *This would aid in neighbourhood development.
42.	If Maple Ridge is to grow, denser residential development is needed, along with walkable commercial amenities. Driving into town from Albion should be an option, not a necessity.
43.	Don't thik putting houses on small plots of land looks very nice, better to have townhouses. Commercial space is needed.
44.	This is a cleverly crafted questionnaire which will provide data to support an outcome that staff wish to achieve. To be clear, I support increased density and good land use and community building in Albion, but I do not support the ammenity zoning contribution concept. This is an egregious cash grab which will push more buyers out of the housing market and ensure an elevated annual maintenance budget for generations.
45.	Need commercial to grow jobs, build a Albion commercial core
46.	I would like to see higher density on smaller lots such as mine which is 16,000sq. feet for a developer willing to build small ranchers of 1200 to 1500 sq. feet. This would make it possible for seniors who have lived in the area many years to downsize, remain independent and continue to remain active members of Albion. Building ranchers will create housing suitable for seniors and also result in an overall higher quality

	neighbourhood for residents because these lots will be easier to maintain.
47.	Too much density will destroy the tapering out to larger lots. Larger lots attract wealthier homeowners building larger homes, wealth draws spending, spending creates jobs, etc, the cycle continues.
48.	The population of Albion is already beyond the capacity of its amenities. Specifically, we are experiencing overcrowding at Albion Elementary, we no longer have a neighbourhood hall for meetings and our parks do not have adequate trails/benches/etc. We could also use some more businesses/jobs in this immediate area. I would like to see a building for professionals, like doctors, health therapists, lawyers, accountants, etc. We could use a pharmacy or some other kinds of professional services.
49.	The above categories suggest that the lift would be from the existing zoning of today. Which contradicts part of the report.
50.	Maple Ridge needs a larger local job base. The municipality must draw more sustainable businesses that create skilled positions that draw wages high enough to sustain a family. For example, a professional building geared to draw businesses that would offer skilled positions offering decent wages.
51.	neighbourhood commercial

North Albion Survey

Did you know that there was an Open House for north Albion two weeks ago, March 13th? Y

Did you know what housing density district staff recommended for the area last May 2012? Y

They were recommending the following lot sizes:

-668 square metres, which is 7,100 square feet (RS1) yes

-371 square metres, which is 4,000 square feet (R-1)

Overall, do you consider these densities to be suitable for the area? yes + no

Comments:

prefer them to higher density being proposed now.
4000 on lower end is too dense for me. 5000 better.
Prefer 1/2 acreages for area and minimal change overall.

Did you know that the district is now exploring intensive single-family (213 square metres), townhouse, 3-5 story apartment, commercial, and mixed use formats, as housing options, which could significantly increase the density to the area? not until just recently

Comments:

neighbourhood commercial for couple of hubs. We are on town house overload. The lack of regulation is devaluing real estate already.

Which is more important to you, maintaining lower densities in north Albion or funding large amenity projects, which includes facilities like, libraries, community centres, parks, and trails?

Comments:

lower densities and parks paid for by "market level DCC's" and the elimination of loopholes in lieu of "parks and playgrounds. Maybe some parks funding/matching.

Did you know that we could potentially generate 5-6 million more dollars for north Albion by matching the Development Cost Charges that Langley, Chilliwack, and Surrey would charge for the RS1 & R-1 zoning that we currently have for north Albion, and that the DCC's can be applied towards parks and trails?

Do know. This differential explains why council says we have no money for parks. Self-inflicted wounds here.

Would you like the district to explore this option further? What are your thoughts on this option?

yes

Time for council research.

Name:

Address:

Signature: