



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** July 8, 2013  
**FILE NO:** 2012-029-CP  
**MEETING:** CoW  
**SUBJECT:** Maple Ridge Community Amenity Program  
Official Community Plan Amending Bylaw No. 6995-2013  
Zone Amending Bylaw No. 6996-2013  
Amenity Reserve Fund Bylaw 6997-2013

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### EXECUTIVE SUMMARY:

At the June 11, 2013 Council meeting, the following resolution was passed:

*That staff be directed to bring forward an Official Community Plan Amending Bylaw, a Zoning Amending Bylaw, and the Amenity Reserve Fund Bylaw to implement Option #3, identified in the Council report, dated June 10, 2013, entitled "Amenity Zoning Study and Albion Area Plan Review" to the next appropriate Council meeting.*

The purpose of this July 8, 2013 Council report is to bring forward the above Bylaws for First and Second Reading and discuss the implications of each.

### RECOMMENDATION:

1. That in accordance with S. 879 of the *Local Government Act* opportunity for early and ongoing consultation has been provided by way of holding advertised public meetings, posting Official Community Plan Amending Bylaw No. 6995-2013 and related material on the municipal website and it is considered unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the Bylaw;
2. That Maple Ridge Official Community Plan Amending Bylaw No. 6995-2013 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6995-2013 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 6995-2013 and Zone Amending Bylaw No. 6996-2013 be given First and Second Reading and forwarded to September Public Hearing; and
5. That Amenity Reserve Fund Bylaw No. 6997-2013 be given First and Second Reading.

## DISCUSSION:

### a) Background Context:

A density review of the northern portion of the Albion Area was first brought forward to Council at the March 19, 2012 workshop in response to several development applications being received requesting an amendment to the Official Community Plan to permit a density increase. At the June 26, 2012 Council meeting, a resolution was passed directing staff to look at the potential to achieve Amenity Contributions in the Albion Area Plan. At the November 27, 2012 Council meeting, a resolution was passed to use the Albion Area Plan boundaries for an amenity contribution pilot project. The November Council report included a consultant's report, prepared by City Spaces and entitled "Amenity Zoning: Analysis and Options". The consultant's report discussed the potential and capacity for Amenity Zoning in Maple Ridge and included a case study analysis, prepared by G.P. Rollo & Associates, of five Maple Ridge development sites.

A preliminary list of potential amenities was brought forward in a February 4, 2013 Council report, and a resolution from the February 12, 2013 Council meeting directed staff to present the list at a public open house, which was held on March 13, 2013.

The outcomes of the March 13, 2013 public open house were summarized in a Council report, dated June 10, 2013 and a companion Council report, with the same date, discussed a Density Bonus structure proposed for the Zoning Bylaw, along with Amenity Reserve Fund requirements and three options for implementation of an Amenity Zoning program in the Albion Area.

### ***Local Government Act, Section 904***

As stated in the June 10, 2013 Council report, on the proposed Density Bonus structure, the District's legal counsel has advised that a Density Bonus approach as the most defensible. Subsequently, the attached Official Community Plan Amending Bylaw No. 6995-2013, Zoning Amending Bylaw No. 6996-2013, and Amenity Reserve Fund Bylaw 6997-2013 have all been reviewed by the District's legal counsel.

### ***Density Bonus Structure in Zoning Bylaw***

Based on the outcomes of the March 13<sup>th</sup> public open house, the following Density Bonus structure was proposed for specific zones within the Zoning Bylaw. In this structure, the existing base densities of each zone remain the same and the Density Bonus proposed for each are shown in Table 1 below.

**Table 1 – Albion Area Plan Density Bonus Structure for Zoning Bylaw**

| <b>Albion Area Plan Land Use Designation</b> | <b>Corresponding Zone Existing</b>  | <b>Density Bonus</b>   |
|--|---|--|
| Low Density                                  | RS-1d (single-family half-acre lots equivalent to 2023m <sup>2</sup> )              | Max lot size equal to RS-1b zone (557m <sup>2</sup> single-family lots)  |
| Low/Medium Density                           | RS-1b (557m <sup>2</sup> single-family lots)  | Max lot size equal to R-1 (371m <sup>2</sup> single-family lots)   |
| Medium Density                               | RM-1 (townhouse with floor space ratio of 0.6 times net lot area and max 3 storeys) | Max density equal to RM-4 <sup>1</sup> (townhouse/apartment) with floor space ratio of 0.75 times net lot area, max 3 storeys, and underground parking required) |

<sup>1</sup>The RM-4 zone currently permits 2 ½ storeys in height, however, the maximum 3 storey height shown above for the RM-4 zone reflects the height shown in the draft Zoning Bylaw.

### ***Proposed Amenities for Albion Area***

The public open house outcomes also provided the basis for drafting the Density Bonus component within the RS-1d, RS-1b, and RM-1 zones, and eligible amenities for the Amenity Reserve Fund, which are proposed as follows:

- Park construction
- Park maintenance
- Multi-use trail construction
- Multi-use trail maintenance
- Civic facility construction, and
- Civic facility maintenance

### ***Implementation Recommendation from June 10, 2013 Council Report***

The three implementation options presented in the June 10, 2013 Council report were based on information received from a case studies analysis completed by G.P. Rollo & Associates, dated June 4, 2013, on 10 development sites located within the Albion Area, discussions with City Spaces Consulting and advice received from legal counsel.

The option that was recommended in the June 10<sup>th</sup> Council report, was for a reduced amenity contribution rate that would be applied as follows:

1. All development applications seeking a higher density, through the Density Bonus provisions in the Zoning below, would pay an amenity contribution;
2. The Amenity Contribution would be applied to all of the lots or units proposed for development and not just on the “bonus” lots or units realized;
3. Because the Amenity Contribution rate is applied to all lots/units, described in item 2 above, a reduced rate of \$3,100 per lot/unit was recommended (being lower than the \$5,100 per lot/unit recommended in the G.P. Rollo & Associates case studies analysis);
4. Development applications not seeking a Density Bonus and using only the base density in the applicable zone do not pay any Amenity Contribution.

A key advantage of the above option is that it is easy for the District and developers to understand and apply.

At the June 11, 2013 Council meeting, the following resolution was passed:

*That staff be directed to bring forward an Official Community Plan Amending Bylaw, a Zoning Amending Bylaw, and the Amenity Reserve Fund Bylaw to implement Option #3, identified in the Council report, dated June 10, 2013, entitled “Amenity Zoning Study and Albion Area Plan Review” to the next appropriate Council meeting.*

## **b) Estimated Potential Outcomes at Albion Area Plan Build-Out**

Implementation of a Community Amenity Program in the Albion Area, as discussed above, will provide a more streamlined approach for applicants seeking a greater density than the Area Plan currently permits. It is not known how many applicants may choose the Density Bonus option for future development applications and therefore, it is difficult to put an exact dollar figure on the total Amenity Contribution funds that will be received at build-out.

Regardless of how many future Albion Area development applicants choose a Density Bonus option, those who do choose the option will provide new funds for amenities in the Albion Area that otherwise would not have a funding source. Ultimately, the Amenity Contributions received will help to support the Development Cost Charges program, which currently cannot deliver all the amenities that the community desires.

As discussed in the June 10, 2013 Council report, if all future development applications in the Albion Area chose a Density Bonus, the estimated result would be 1,452 single-family lots (this does not include townhouse or apartment units), including the bonus lots. The maximum number of bonus lots is estimated to be 280 and the lot yield without any bonus lots is estimated to be 1,172. If an applicant chooses to not pursue a Density Bonus, then no Amenity Contribution will be charged. Note that these numbers are purely estimates and may increase or decrease after more thorough analysis of slopes, water courses and road configurations, which ultimately determine potential lot yield for each development application.

## **c) Official Community Plan Amending Bylaw**

Up to this point in the process, the proposed program involving Density Bonuses and Amenity Contributions has been labelled as an “Amenity Zoning program”. However, in an effort to provide greater clarity around how it may be applied in specific situations elsewhere in the District, the overall program will now be entitled “Community Amenity Program” and this is reflected in the proposed amendments to the Official Community Plan.

Amendments are proposed for two separate chapters in the Official Community Plan and these are specifically (attached as Appendix B):

- Chapter 2, Growth Management
- Chapter 10, Area Plans

### ***Chapter 2, Growth Management***

The proposed Chapter 2 amendments involve adding three policies to establish a Community Amenity Program within the District. This will give Council the flexibility to apply Amenity Zoning in areas outside of Albion, particularly where development applications involve municipal lands and/or proposed changes in land use designation that would result in a significant increase in density. Note that no program specifics will be established for any area other than Albion. Therefore, the lands within the Albion Area Plan boundaries are the only lands where Density Bonus and Amenity Contributions may be applied.

## **Chapter 10, Area Plans**

### Area Plans in General

Two policies are proposed in this section to establish: 1) a flexible framework for Council to consider Community Amenity Programs in area planning processes; and 2) that Amenity Contributions received through a Community Amenity Program for a specific area plan will be applied to an amenity in that area only. These policies help set the framework for the specifics of how a Community Amenity Program will be implemented within each area plan.

### Albion Area Plan

Appendix E “Example of Albion Area Plan with Proposed Amendments” (see attached) has been prepared in addition to Official Community Plan Amending Bylaw No. 6995-2013 to help provide a clearer picture of the proposed implementation of a Community Amenity Program in the Albion Area Plan.

The changes proposed to the Albion Area Plan for the implementation of a Community Amenity Program are as follows:

- The existing policies for the Density Transfer approach will be replaced with new policies that support Community Amenity Program implementation.
- The Community Amenity Program policies will establish:
  - the land-use designations where a Density Bonus option is permitted;
  - that Council may consider Density Bonuses for Official Community Plan applications seeking a land use designation change for a higher density; and
  - that a Density Bonus will only apply to lands within the Area Plan boundaries.
- Two new policies are introduced that encourage development to proceed in an efficient manner and to identify servicing capacity constraints where necessary, so that ongoing development remains within the District’s capacity to provide the necessary supporting servicing infrastructure.
- The Albion Zoning Matrix will be amended to identify which land use designations and corresponding zones will permit a Density Bonus option.
- Two housekeeping amendments to the Albion Zoning Matrix, as follows: 1) The “Conditions” similar to those in the Zoning Matrix in Appendix C of the Official Community Plan will be added to ensure Official Community Plan policies are applied consistently in each Area Plan zoning matrix (similar to what was done in the Town Centre Area Plan); and 2) The RS-1 One Family Urban Residential zone will be added to the “Residential Low-Medium Density” designation, as this designation currently permits single family lot sizes of 668m<sup>2</sup>, which is the minimum lot size permitted in the RS-1 zone.

The following zones are proposed to be removed from the Albion Zoning Matrix:

- SRS Special Urban Residential zone from the “Residential Low-Medium Density” land-use designation, as it is rarely pursued due to the large minimum lot size of 837m<sup>2</sup> and it is unlikely there will be any demand for the SRS zone in the future.
- CD-1-93 Amenity Residential District from the “Medium Density Residential” designation in order to discourage the use of this zone, as it is redundant to the very similar R-1 Residential District zone.
- RM-4 Multiple Family Residential zone from the “Medium Density Residential” designation, as there is currently no demand for the apartment form of development permitted in this zone. Apartment use was the least supported form of development that came out of the March public open house questionnaire. It is proposed that in order to maintain consistency with the densities currently permitted in the “Medium Density Residential” designation, that the density and apartment form permitted in the RM-4 zone be permitted as a Density Bonus to the RM-1 townhouse zone.

#### **d) Zone Amending Bylaw**

The Density Bonus structure is proposed for integration into the Zoning Bylaw through the respective zones where a Density Bonus option will be permitted, being the RS-1d, RS-1b, and RM-1 zones (attached as Appendix C). Within each one of these zones, the existing base density will remain the same and continue to be an option for applicants. Where applicants choose the base density, no Amenity Contributions will be required.

The following are proposed for implementation of a Community Amenity Program in the Albion Area Plan:

- Definitions for Density Bonus and Amenity Contribution;
- Amendments to the RS-1d, RS-1b and RM-1 zones to permit Density Bonuses and Amenity Contribution will be inserted in the Zoning Bylaw;
- The following will be identified:
  - that the Density Bonus and Amenity Contribution apply only to lands located within the Albion Area Plan boundaries;
  - the list of eligible amenities to be located within the Albion Area boundaries;
  - the zone that the Density Bonus mimics (for example a site zoned RS-1d will follow the requirements of a RS-1b zoned site through a Density Bonus);
  - the Density Bonus and amount of the Amenity Contribution, which is applied to all lots/units created on the site;
  - all other regulations that will be required to ensure appropriate development of the Density Bonus lot configuration or increased unit yield.

#### **e) Amenity Reserve Fund Bylaw**

The creation of an Amenity Reserve Fund is proposed to receive Amenity Contributions through the Community Amenity Program. The Amenity Reserve Fund sets up a structure to ensure that any Density Bonus collections and interest earned on these monies are tracked, used and reported for the purposes intended under the bylaw. The following amenities have been identified for eligible funding through the Community Amenity Program:

- Park construction;
- Park maintenance;
- Multi-use trail construction;
- Multi-use trail maintenance;
- Civic facility construction; and
- Civic facility maintenance.

Over time funds collected through Amenity Contributions will result in amenities and associated maintenance costs being included in a future Financial Plan. Alternatively, if the intent is to not have any impact on general revenue, then the Amenity Reserve Fund will need a sufficient amount of funds for maintenance over the long-term. For example, if maintenance costs of an amenity built through the Amenity Fund were to cost \$30,000 annually to maintain, then the Amenity Fund would need a balance of \$1 million to maintain the amenity in perpetuity.

#### **f) Citizen/Customer Implications:**

As discussed in the June 10, 2013 Council report, in-stream applications that are seeking an amendment to the Official Community Plan for an increase in density are awaiting the outcomes of the Albion Area Plan review. Upon Third Reading of the proposed Community Amenity Program, these applications would be able to proceed through the development approval process and achieve a density increase through the Density Bonus structure proposed in the attached Zoning Amendment Bylaw No. 6996-2013.

#### **g) Interdepartmental Implications:**

Planning will continue to communicate with the Engineering Department on servicing constraints that may impact future development in the Albion Area. Planning will also work with the Finance Department and the Parks & Leisure Services Departments over time to determine what amenities are most appropriately funded through the Amenity Reserve Fund over time.

#### **h) Intergovernmental Implications:**

As required under Section 881 of the *Local Government Act*, a referral was sent to the School District on June 17<sup>th</sup>, requesting that the District receive comments by July 17, 2013. To date, no comments have been received. An update on this item will be provided to Council prior to public hearing.

#### **Business Plan/Financial Implications:**

The implementation of a Community Amenity Program in the Albion Area will help to provide the Albion community with the amenities desired by the community (specifically those that are within the mandate of local government). Regardless of how much funds are received by build-out, the Amenity Fund will help to obtain those community amenities sooner with less pressure for a property tax increase. This approach is consistent with Council policy 5.52, entitled “Financial Sustainability Plan” and Policy Guideline No. 6, which states: “The District should strive to produce non-traditional revenues and diversify its tax base” and continues as follows:

*All departments will make every effort to access external funding opportunities from other levels of government & the private sector. All departments will endeavor to develop partnerships, strategic alliances and co-shared project funding to assist in the reduction of expenditures to the District. An expansion of the tax base, beyond existing ratios, can be used to reduce the general tax rate, increase service levels and/or provide new services.*

#### **i) Alternatives:**

Alternatives to the Recommendations made in this report are:

1. Council may direct staff to remove the Density Bonus option from the RM-1 (townhouse) zone and leave the RM-4 (Multiple Family Residential) zone in its current form in the Albion Zoning Matrix under the Medium Density Residential designation; *or*
2. To not give First and Second Readings to the Bylaws attached to this report.

#### **CONCLUSIONS:**

The proposed Community Amenity Program is a defensible approach according to the District’s legal counsel. Amenity contributions received through development applications, wherein a Density Bonus is chosen, will contribute to the eligible amenities, which were selected through input from the Albion community.



The proposed amendments to the Official Community Plan include policies that establish a Community Amenity Program within the District beyond the Albion Area pilot project and expansion of this Program will be an available option to Council upon adoption of the attached Bylaws. If the attached Bylaws are adopted, the next steps will involve implementation of the Community Amenity Program in the Albion Area and then an update will be provided to Council on lessons learned in developing this program, so that they can be applied if Council chooses to expand this Program beyond the Albion pilot project area.

"Original signed by Lisa Zosiak"

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*Prepared by:* Lisa Zosiak  
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

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

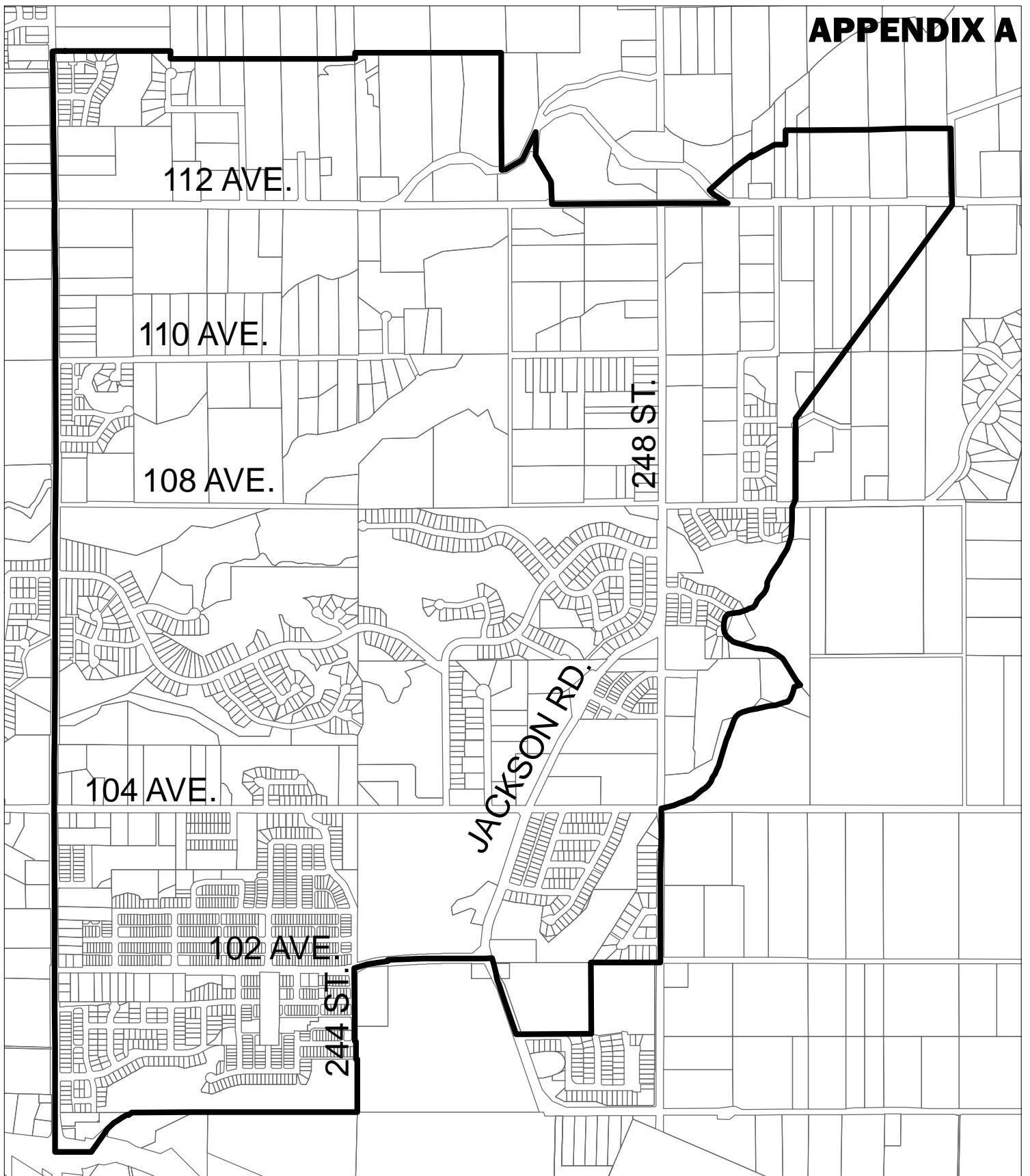
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*Concurrence:* J.L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

|             |  |
|-------------|--|
| Appendix A: | Albion Area Plan Map                                 |
| Appendix B: | Official Community Plan Amending Bylaw 6995-2013     |
| Appendix C: | Zone Amending Bylaw 6996-2013                        |
| Appendix D: | Amenity Reserve Fund Bylaw 6997-2013                 |
| Appendix E: | Example of Albion Area Plan with Proposed Amendments |
| Appendix F: | Map of Northeast Albion                              |

# APPENDIX A



## ALBION AREA PLAN BOUNDARY



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 6995-2013

#### A Bylaw to amend the Maple Ridge Official Community Plan

#### Bylaw No. 6425-2006 as amended

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WHEREAS, it is deemed expedient to amend the Maple Ridge Official Community Plan Bylaw No. 6425-2006 as amended:

NOW THEREFORE, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Maple Ridge Official Community Plan Amending Bylaw. No. 6995-2013”.
2. **Chapter 2 Growth Management** is amended as follows:
  - a. Sub-section **2.1.2 A Compact and Unique Community** be amended by adding the following after policy 2-6:

“2-7 Maple Ridge will establish a Community Amenity Program, within areas of the District where Council determines that Density Bonuses and Amenity Contributions will be applied, to provide amenities in a sustainable and economically viable manner.

2-8 The Community Amenity Program will be integrated into the *Maple Ridge Zoning Bylaw* to identify the conditions under which Density Bonuses will apply.

2-9 Density Bonuses and Amenity Contributions may be considered at Council’s discretion for all Official Community Plan and Zoning Bylaw amending applications to help provide a variety of amenities and facilities throughout the municipality.”
3. **Chapter 10 Area Plans** is amended as follows:
  - a. Sub-section **10.1 Area Planning**, policy 10-3 be amended by deleting item (f) and replacing as follows:

“(f) the consideration of Density Bonuses, as part of a Community Amenity Program, determined by Council, within the boundaries of that Area Plan.”

- b. **Sub-Section 10.2 Albion Area Plan** be amended as follows:
  - i. **10.2.1 Land Use Designations** be amended, as follows:
    - a. **A. Residential Designations** be amended by adding the following after item 3:

“Notwithstanding the above, higher densities may be supportable in compliance with the Community Amenity Program regulations prescribed in the Zoning Bylaw.”
    - b. In the sentence after item **F. Institutional Designation**, delete the number 10.2.7 and replace with “10.2.4”.
  - ii. **10.2.2, Residential Development and Density Transfers** be deleted up to and including policy 10-8 and the following inserted before the heading **Multi-Family Housing** and re-number policies 10-9 through 10-13 accordingly:

#### **“10.2.2 Residential Development and Community Amenity Program**

##### **BACKGROUND**

The Albion Area Plan strives to balance new residential development, the protection of environmentally sensitive areas, and the provision of a range of housing styles to meet diverse housing needs.

The Community Amenity Program is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities.

The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified within the Albion Zoning Matrix, see Section 10.2.4. Within these zones, “bonus” density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Area Plan.

##### **OBJECTIVE**

To support increases in density as a means of providing additional amenities in the Albion Area Plan.

##### **POLICIES**

##### **Albion Area Community Amenity Program**

- 10-4 A Density Bonus through the Community Amenity Program will be permitted on lands designated *Low Density Residential*, *Residential Low-Medium Density* and *Medium Density* in the Albion Area Plan.

- 10-5 Where a Density Bonus option is utilized in a single-family subdivision, an Amenity Contribution is to be applied to all of the single-family lots in the subdivision that exceed the base density permitted in the zone.
- 10-6 Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all of the dwelling units on the site.
- 10-7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land-use designation change that would permit a higher density than currently permitted.
- 10-8 A Density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.

#### **General Development Policies**

- 10-9 Growth in North East Albion (Figure 1) may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.
  - 10-10 The sequence of development is to proceed in the most efficient manner, with capital costs and ongoing servicing costs to be minimized. To achieve this, lot consolidation may be required.
  - 10-11 Development applications seeking a land use designation change through an Official Community Plan amendment, to allow an increase in density, will be submitted with an analysis of the existing downstream system to a limit determined by the District. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.”
- iii. **Sub-section 10.2.6, Village Centre**, be amended by re-numbering as **Section 10.2.3, Village Centre** and re-numbering policy 10-14 accordingly.

- iv. **Sub-section 10.2.7, Albion Zoning Matrix**, be deleted in its entirety and replaced as follows:

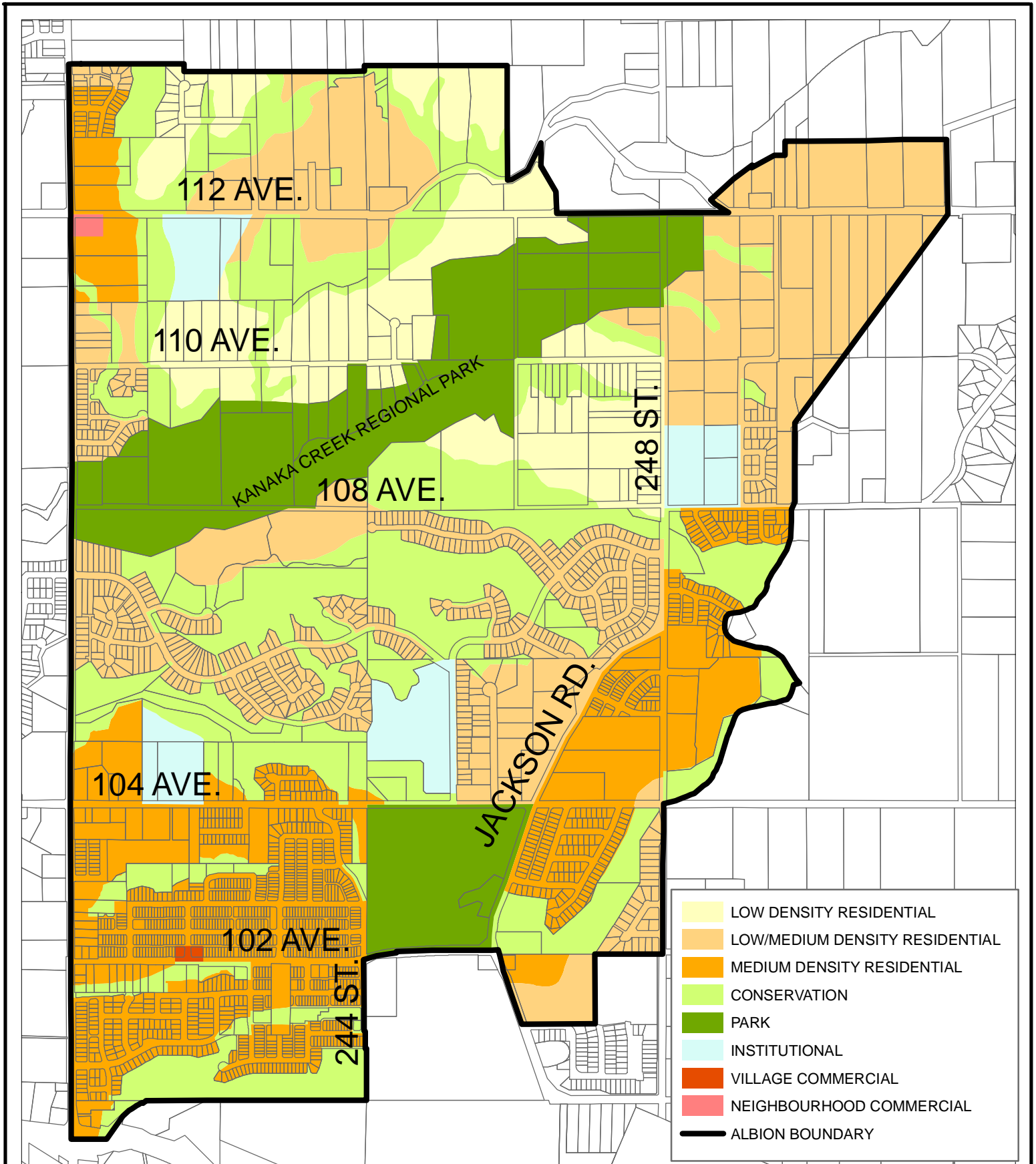
**“10.2.4 Albion Zoning Matrix**

| <b>LAND USE DESIGNATION</b>  | <b>ZONE</b>  |
|--|--|
| Residential Low Density  | RS-1d One Family Urban (half acre) Residential*  |
| Residential Low-Medium Density   | RS-1 One Family Urban Residential<br>RS-1b One Family Urban (medium density)*<br>RT-1 Two Family Urban Residential<br>(6898-2012) R-1 Residential District, Subject to Policy 10.2.1A(2)(a)            |
| Medium Density Residential   | R-1 Residential District<br>R-2 Urban Residential District<br>R-3 Special Amenity Residential District<br>RM-1 Townhouse Residential*<br>RMH Mobile Home District                                      |
| Neighbourhood Commercial   | C-1 Neighbourhood Commercial   |
| Village Commercial   | C-5 Village Centre Commercial  |
| Park   | P-1 Park and School  |
| Conservation   | Current or proposed zoning would apply   |
| Institutional  | P-1 Park and School<br>P-2 Special Institutional<br>P-3 Children's Institutional<br>P-4 Place of Worship Institutional<br>P-4a Place of Worship Institutional & Educational<br>P-6 Civic Institutional |
| * Density Bonus and Amenity Contribution provisions and details are provided in each of these zones.   |  |
| <b>Conditions:</b> <ul style="list-style-type: none"> <li>a) This Matrix is to be read in conjunction with the policies and criteria in the Albion Area Plan and Official Community Plan and is not the only source for determining applicable zones;</li> <li>b) All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;</li> <li>c) Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;</li> <li>d) The P-4 Church Institutional Zones would be considered in all Land Use Designations subject to satisfying all requirements of the zone.</li> </ul> |  |

- Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 as amended is hereby amended accordingly.

**RECONSIDERED AND FINALLY ADOPTED,** the                      day of                      , A.D. 2013.

**CORPORATE OFFICER**



- LOW DENSITY RESIDENTIAL
- LOW/MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- CONSERVATION
- PARK
- INSTITUTIONAL
- VILLAGE COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- ALBION BOUNDARY



N.T.S.

# ALBION AREA PLAN "SCHEDULE 1"

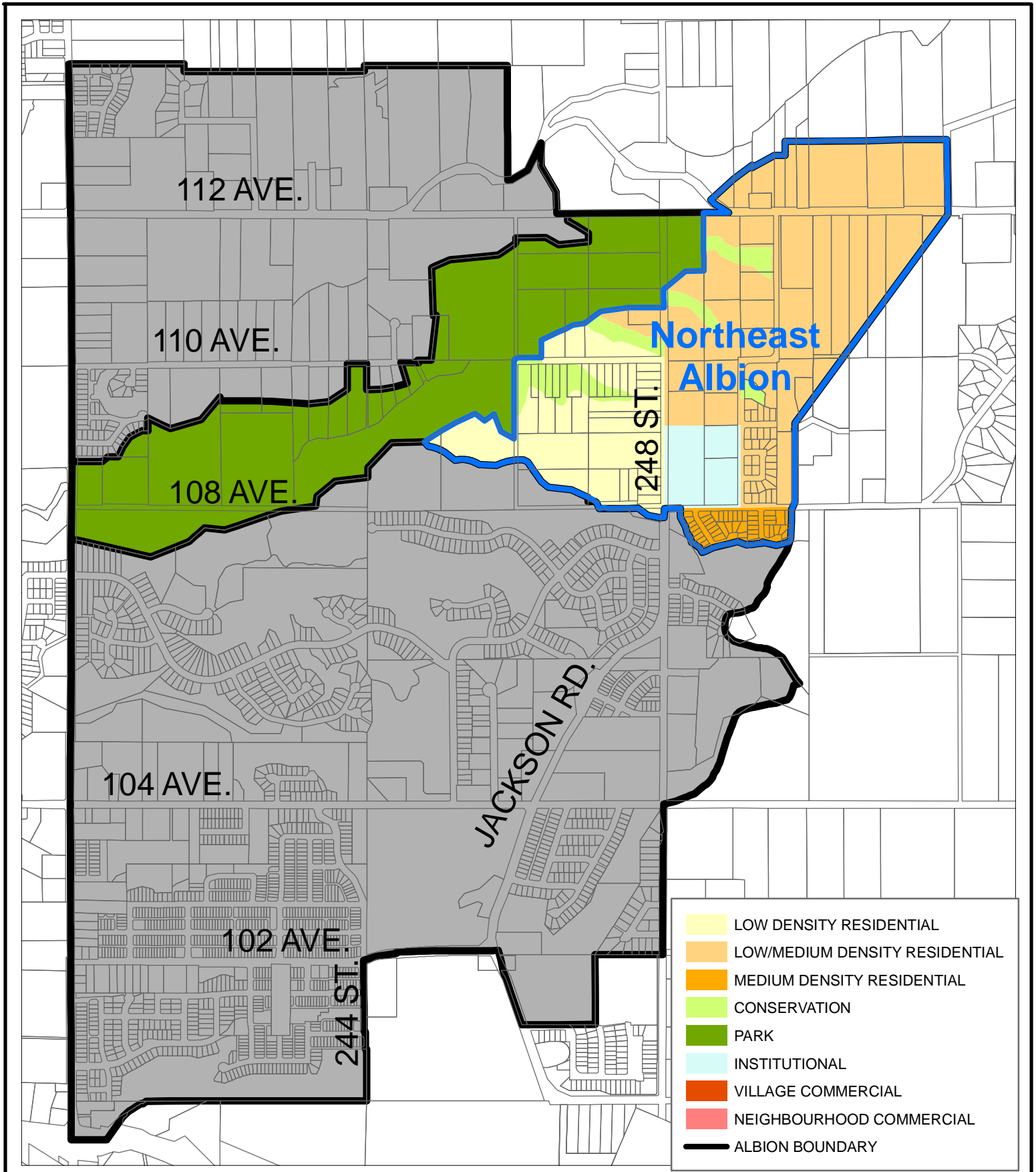


**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**  
PLANNING DEPARTMENT

DATE ADOPTED: July 4, 2006  
DATE OF LAST REVISION: March 11, 2013

BY: DT





N.T.S.

# NORTHEAST ALBION FIGURE 1



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

FIGURE 1

DATE: Jul 3, 2013

BY: DT

## DISTRICT OF MAPLE RIDGE

### BYLAW NO.6996-2013

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended.

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**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

This Bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 6996-2013”.

#### Scope:

This Bylaw recommends amendments that will permit Density Bonus and Amenity Contributions in specific zones for lands within the boundaries of the Albion Area Plan.

1. **PART 2 INTERPRETATION**, is amended by addition of the following definitions in the correct alphabetical order:

**AMENITY CONTRIBUTION** – means a financial or in-kind contribution, received by the District for an amenity, in exchange for a Density Bonus.

**DENSITY BONUS** – means permitting a density on a development site, greater than that shown in the corresponding Land Use Designation in the Official Community Plan, in exchange for an Amenity Contribution.

2. **PART 4 GENERAL REGULATIONS**, is amended as follows:

- a. Section **402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES** be amended by adding the following after item (12):

(13)      Density Bonus Amenity Contribution Regulations

Density Bonus Amenity Contributions are permitted on properties zoned RS-1d or RS-1b and located within the boundaries of the Albion Area Plan (see Schedule I). Amenity funds received will contribute to any of the following eligible amenities to be located within the Albion Area Plan boundaries:

- Park Construction;
- Park Maintenance;
- Multi-Use Trail Construction;
- Multi-Use Trail Maintenance;
- Civic Facility/Community Gathering Place Construction;
- Civic Facility/Community Gathering Place Maintenance.

Density is determined by the area applied to lot size, lot width, and lot depth. A Density Bonus may be applied in exchange for an Amenity Contribution as follows:

1) For the RS-1d zone, the base density is a minimum net lot area of 2,000m<sup>2</sup>, minimum lot width of 30m, and minimum lot depth of 40m. A Density Bonus is an option in the RS-1d zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m<sup>2</sup>, payable when the Approving Officer approves the subdivision.
- b. The maximum density permitted through the Density Bonus option is:
  - i. minimum net lot area of 557m<sup>2</sup>;
  - ii. minimum lot width of 15.0m;
  - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone will apply and supersede the zoning requirements for the RS-1d zone.

2) For the RS-1b zone, the base density is a net lot area of 557m<sup>2</sup>. A Density Bonus is an option in the RS-1b zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 557m<sup>2</sup>, payable when the Approving Officer approves the subdivision.
- b. The maximum density permitted through the Density Bonus option is:
  - i. minimum net lot area of 371m<sup>2</sup>;
  - ii. minimum lot width of 12.0m;
  - iii. minimum lot depth of 24m.
- c. Zoning requirements consistent with the R-1 Residential District zone will apply and supersede the zoning requirements for the RS-1b zone.

3. **PART 6 RESIDENTIAL ZONES**, is amended as follows:

- a. **Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) A. PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES** be amended by adding a row after “Hobby Beekeeping Use (subject to Section 402)” and inserting into the new row as follows:
  - a. Adding “Density Bonus Option (subject to Section 402)” under the “USE” column;
  - b. Adding check marks under the RS-1b column and the RS-1d column.

- b. **Section 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT** is amended by adding the following at the end of the zone after section 8. Other Regulations:

## **9. DENSITY BONUS AMENITY CONTRIBUTION REGULATIONS**

### **DENSITY BONUS AMENITY CONTRIBUTIONS**

Density Bonus Amenity Contributions are permitted on properties zoned RM-1 and located within the boundaries of the Albion Area Plan (see Schedule I). Amenity funds received will contribute to any of the following eligible amenities to be located within the Albion Area Plan boundaries:

- Park Construction;
- Park Maintenance;
- Multi-Use Trail Construction;
- Multi-Use Trail Maintenance;
- Civic Facility/Community Gathering Place Construction;
- Civic Facility/Community Gathering Place Maintenance.

**Intent:** This Density Bonus provision provides for a density that is consistent with the RM-4 zone.

1. Despite Section 602.5 “Density”, the floor space ratio may be increased to not more than 0.75 times the lot area, thereby incurring a Density Bonus, if an Amenity Contribution per unit is provided. Where the resulting site density exceeds a floor space ratio of 0.6, an Amenity Contribution of \$3,100 per unit will be required and be payable upon issuance of the Building Permit.
2. If using a Density Bonus, as described in 602.9(1) above and despite Sections 602.1, 602.3, 602.6, and 602.7 and 602.8 the following regulations shall be applied instead:

|                |   |
|----------------|---|
| Principal Uses | 1. apartment residential use; and<br>2. townhouse residential use.                  |
| Lot Dimension  | No lot shall be created less than 1115m <sup>2</sup> in area.                       |
| Lot Coverage   | Unenclosed off-street parking shall not occupy more than 2% of the area of the lot. |

|                   |   |
|-------------------|---|
| Setbacks          | <p>1. Minimum setbacks for principal buildings and structures for apartment residential use, townhouse residential use and accessory buildings and structures shall not be less than:</p> <p>(a) from a front lot line 7.5 metres</p> <p>(b) from a rear lot line 7.5 metres</p> <p>(c) from an interior side lot line 7.5 metres</p> <p>(d) from an exterior side lot line 7.5 metres</p> <p>2. Minimum setbacks for accessory off-street parking located within a structure, as described in item 1 “Other Regulations” below, shall be sited not less than:</p> <p>(a) from a front lot line 3 metres</p> <p>(b) from a rear lot line 1.5 metres</p> <p>(c) from an interior side lot line 1.5 metres</p> <p>(d) from an exterior side lot line 3 metres</p>   |
| Height            | <p>1. No principal building or structure shall exceed a height of 11 metres.</p> <p>2. No accessory building or structure shall exceed a height of 4.5 metres.</p>  |
| Other Regulations | <p>1. Accessory off-street parking, except for that provided as visitor parking, shall be located within a structure all parts of which are 0.8 metres or less above the average finished grade of the site and which are landscaped and integrated to become a useable part of the yard area.</p> <p>2. At grade visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.</p> <p>2. Useable open space shall be provided on the lot for each unit contained in an apartment and townhouse building, based on the following ratio:</p> <p>(a) 45.0 m<sup>2</sup> for each 3 or more bedroom unit; and</p> <p>(b) 30.0 m<sup>2</sup> for each unit with less than 3 bedrooms.</p> <p>3. A common activity area or areas shall be provided on the lot on the basis of 5.0m<sup>2</sup> for each unit. This area may form part of the useable open space requirement.</p> <p>4. An apartment residential and townhouse residential use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.</p> |

4. Add **“SCHEDULE I” ALBION AREA PLAN BOUNDARY** after “Schedule H, Town Centre Boundary and Port Haney and Fraser River Waterfront Area”.

Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended is hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013.

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013.

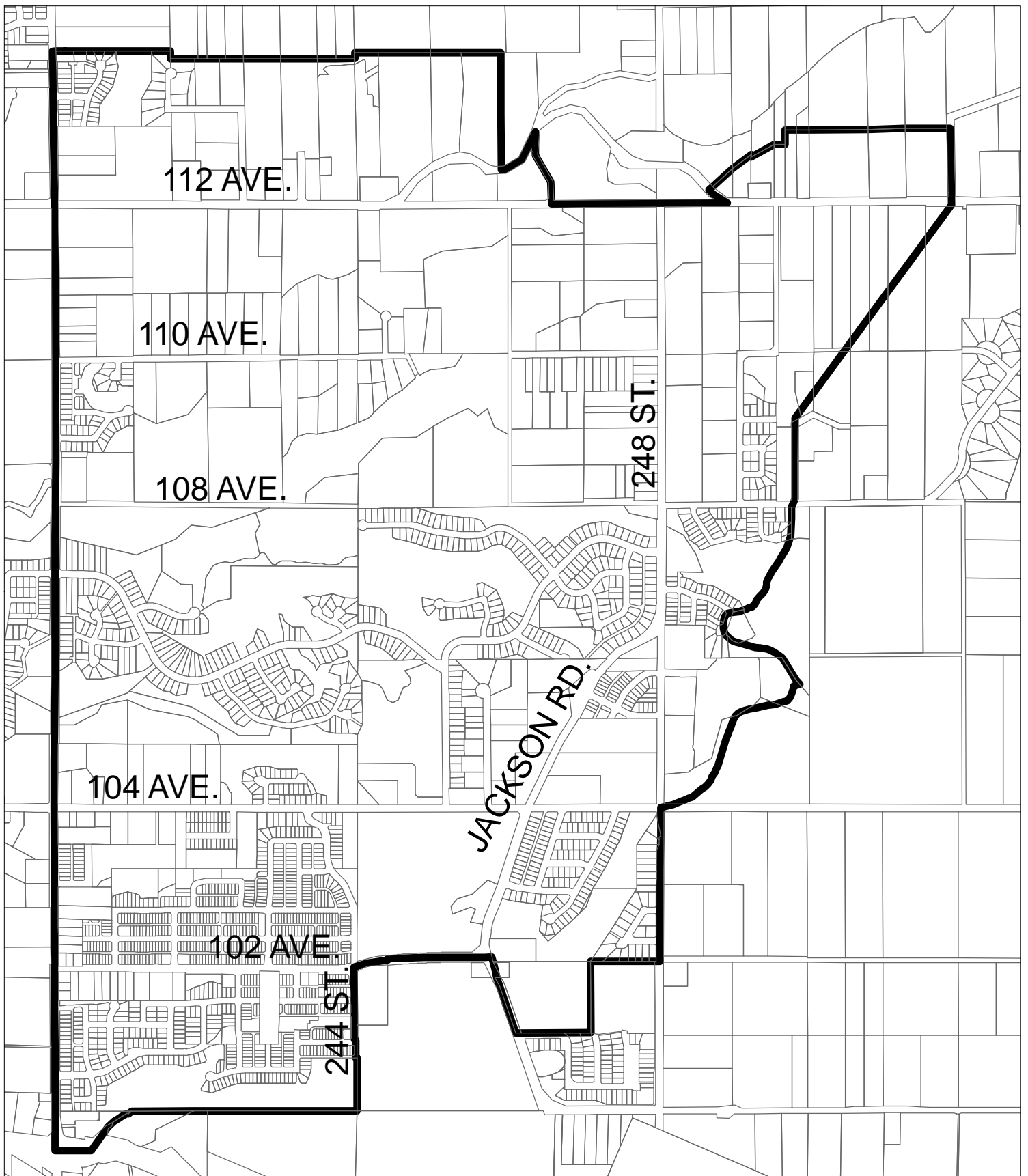
**PUBLIC HEARING** held the       day of       , A.D. 2013.

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013.

RECONSIDERED AND FINALLY ADOPTED, the                      day of                      , A.D. 2013.

**MAYOR**

CORPORATE OFFICER



N.T.S.

# ALBION AREA PLAN BOUNDARY



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

BYLAW NO. 6996-2013  
SCHEDULE "I"

DATE: June 28, 2013

BY: DT

**DISTRICT OF MAPLE RIDGE**

**BYLAW NO. 6997-2013**

A Bylaw to establish an Amenities Reserve Fund in the Albion Area

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**WHEREAS**, Council may establish a reserve fund for a specific purpose.

**AND WHEREAS**, Council has endorsed a community amenity program and amendments to the Official Community Plan and Zoning Bylaw which identify various amenities which may be provided with contributions made for Density Bonuses.

**NOW THEREFORE**, The Council of the District of Maple Ridge **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited for all purposes as “Albion Area Amenities Reserve Fund Bylaw No. 6997-2013”.
2. There shall be and is hereby established a reserve fund to be known as Albion Area Amenities Reserve Fund.
3. Amenity contributions made for Density Bonuses under the Zoning Bylaw shall be deposited into the Amenities Reserve Fund. For administrative purposes, separate accounts may be set up for different types of amenities as detailed in the Zoning Bylaw, and the Council may determine from time to time the allocation of amenity contributions as among the separate accounts.
4. Funds from current revenue, from General Revenue Accumulated Surplus, or as otherwise provided, may also be deposited into the Amenities Reserve Fund.
5. Interest earned from the money deposited in the Amenities Reserve Fund shall accrue to the Amenities Reserve Fund.
6. Money in the Amenities Reserve Fund shall only be used to provide amenities in the Albion Area as detailed in the Zoning Bylaw.

READ a first time the                      day of                      2013

READ a second time the                      day of                      2013

READ a third time the                      day of                      2013

RECONSIDERED AND FINALLY ADOPTED the                      day of                      2013.

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER



## 10.2 Albion Area Plan

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

### 10.2.1 Land Use Designations

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

#### A. Residential Designations

1. **Residential Low Density** corresponds with single family detached residential development at a low density urban standard with lot sizes at 2000 m<sup>2</sup> (half acre).
2. **Residential Low-Medium Density** corresponds with single detached or duplex housing with lot sizes ranging from 891 m<sup>2</sup> (9590 ft<sup>2</sup>) to 557 m<sup>2</sup> (5996 ft<sup>2</sup>).
  - a) notwithstanding the above, a minimum parcel area of “371m<sup>2</sup> (3993 ft<sup>2</sup>)” is only permitted for the properties located at Lot A Section 15 Township 12 New Westminster District Plan 22387 and Lot 1 Section 15 Township 12 New Westminster District Plan 7709.
3. **Medium Density Residential** allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units.

6898-2012

Notwithstanding the above, higher densities may be supportable in compliance with the Community Amenity Program regulations prescribed in the Zoning Bylaw.

#### B Neighbourhood Commercial Designation

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

#### C Village Commercial Designations

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

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**D Park Designation**

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

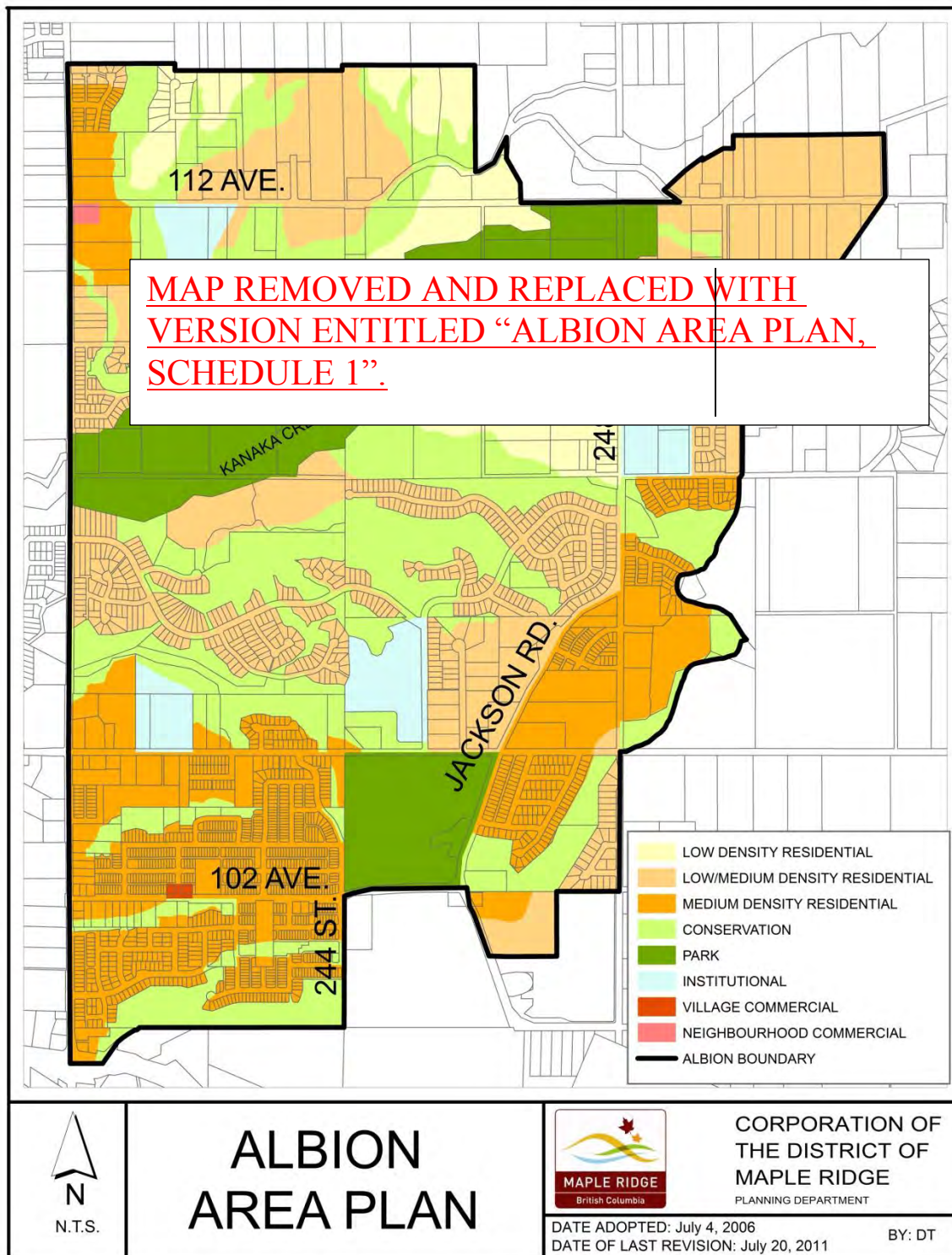
**E Conservation Designation**

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

**F. Institutional Designation**

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

The corresponding zones for these designations are outlined in Section ~~10.2.7~~ 10.2.4 Zoning Matrix.



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## 10.2.2 Residential Development and Density Transfers Community Amenity Program

### BACKGROUND

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

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

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

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

~~Density transfers are only supportable if the resulting form, character and density of the project is compatible with the surrounding neighbourhood. For this reason, the maximum number of calculated~~

~~units based on Density Transfer policies may not be realizable given neighbourhood context. To balance these objectives, the Density Transfer policies are accompanied by Housing Compatibility policies.~~

The Albion Area Plan strives to balance new residential development, the protection of environmentally sensitive areas, and the provision of a range of housing styles to meet diverse housing needs.

The Community Amenity Program is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities.

The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified within the Albion Zoning Matrix, see Section 10.2.4. Within these zones, “bonus” density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Area Plan.

## OBJECTIVE

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

To support increases in density as a means of providing additional amenities in the Albion Area Plan.

## POLICIES

### Housing Compatibility

~~10-4 A variety and mix of housing forms within developments is encouraged within a range of compatible densities and housing forms. While predominant housing forms within an area should be consistent with its designated densities, the following could be permitted as a density transfer:~~

- ~~a) Residential Low Density — single detached housing with average lot sizes of 2000 m<sup>2</sup> (half acre) may include some single detached housing with lot sizes of 668 m<sup>2</sup> (7190 ft<sup>2</sup>).~~
- ~~b) Residential Low — Medium Density — includes ground oriented detached single detached housing neighbourhoods with lot sizes of 668 m<sup>2</sup> (7190 ft<sup>2</sup>), and may include some proportion of ground oriented attached family housing, such as townhouse forms.~~
- ~~e) Medium Density areas of ground oriented attached family housing may contain some low rise apartments where~~

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~~suitable for environmental protection or for provision of greater green space.~~

### **Density Transfers**

~~10 - 5 Density transfers of 2.5 dwelling units per net hectare of unbuildable lot area may be considered for the buildable portion of the site of the same lot, subject to compatibility with the resulting level of residential density. The density transfer does not apply to conservation lands outside of the urban area boundary.~~

~~10 - 6 The clustering of dwelling units at compatible densities may be supported on the buildable portion of a site if the following conditions exist:~~

- ~~a) the site is within an environmentally sensitive area;~~
- ~~b) the average site cross slope is over 10%;~~
- ~~c) the site contains significant natural physical, biological or cultural features or functions;~~
- ~~d) proximity to existing or potential noise sources or incompatible uses;~~
- ~~e) where the site offers view opportunities or requires view protection;~~
- ~~f) when the site has unique servicing constraints.~~

~~10 - 7 The resulting densities, form and character should be compatible with the surrounding neighbourhood.~~

~~10 - 8 Additional density should be distributed throughout the site, away from areas of high environmental sensitivity, although clustering of denser residential units is possible when the development siting and building mass and form is compatible with surrounding land use.~~

### **Albion Area Community Amenity Program**

10 - 4 A Density Bonus through the Community Amenity Program will be permitted on lands designated *Low Density Residential*, *Residential Low-Medium Density* and *Medium Density* in the Albion Area Plan.

10 - 5 Where a Density Bonus option is utilized in a single-family subdivision, an Amenity Contribution is to be applied to all of the single-family lots in the subdivision that exceed the base density permitted in the zone.

10 - 6 Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all of the dwelling units on the site.

10 - 7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land-use designation change that would permit a higher density than currently permitted.

10 - 8 A Density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.

### **General Development Policies**

10 - 9 Growth in North East Albion (Figure 1) may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

10 - 10 The sequence of development is to proceed in the most efficient manner, with capital costs and ongoing servicing costs to be minimized. To achieve this, a lot consolidation may be required.

10 - 11 Development applications seeking a land use designation change through an Official Community Plan amendment, to allow an increase in density, will be submitted with an analysis of the existing downstream system to a limit determined by the District. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.

### **Multi-Family Housing**

10 - ~~129~~ The siting, form, character and massing of multi-family residential development and their areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single family residential developments.

10 - ~~10-13~~ Multi-family housing should be provided with appropriate amenities to enhance the character of development.

10 - ~~14-14~~ The siting of development and construction techniques employed should avoid impacts to watercourses, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.

10 - ~~12-15~~ Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or



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natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.

- | 10 - ~~43~~16 Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan. Multi-Family and Intensive Residential Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

### | **10.2.6-3 Village Centre**

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

#### **POLICIES**

- | 10 - ~~44~~17 The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the area presents a coherent image identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

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

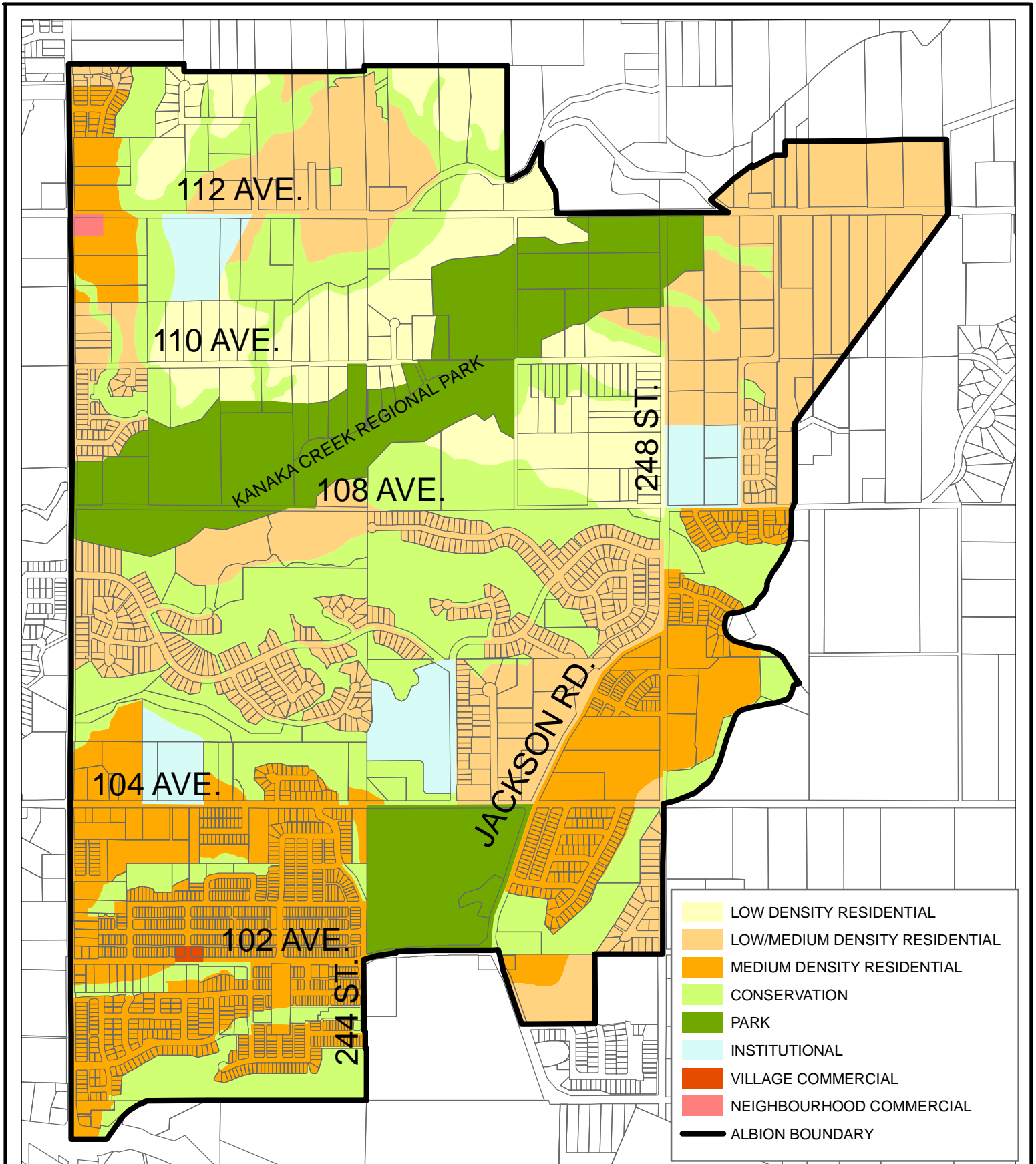


## 10.2.7 Albion Zoning Matrix

| LAND USE DESIGNATION  | ZONE   |
|---|--|
| * Residential Low Density   | RS-1d One Family Urban (half acre) Residential zone.   |
| * Residential Low-Medium Density  | SRS Special Urban Residential<br>RS-1b One Family Urban (Medium Density) Residential<br>RT-1 Two Family Urban Residential<br>6898-2012 R-1 Residential District, Subject to Policy 10.2.1A(2)(a)   |
| * Medium Density Residential  | R-1 Residential District<br>R-2 Urban Residential District<br>CD-1-93 Amenity Residential District<br>R-3 Special Amenity Residential District<br>RM-1 Townhouse Residential<br>RM-4 Multiple Family Residential<br>RMH Mobile Home District |
| Neighbourhood Commercial  | C-1 Neighbourhood Commercial   |
| Village Commercial  | C-5 Village Centre Commercial  |
| Park  | P-1 Park and School  |
| Conservation  | Current or proposed zoning would apply.  |
| Institutional   | P-1 Park and School<br>P-2 Special Institutional<br>P-3 Childrens Institutional<br>P-4 Place of Worship Institutional<br>P-4a Place of Worship Institutional & Educational<br>P-6 Civic Institutional  |
| * Other zones may correspond with the Residential Land Use designations where a density transfer has been applied, subject to Section 10.2.2 Residential Development and Density Transfers. |  |

## 10.2.4 Albion Zoning Matrix

| <u>LAND USE DESIGNATION</u>   | <u>ZONE</u>  |
|---|--|
| <u>Residential Low Density</u>  | <u>RS-1d One Family Urban (half acre) Residential*</u>   |
| <u>Residential Low-Medium Density</u>   | <u>RS-1 One Family Urban Residential</u><br><u>RS-1b One Family Urban (medium density)*</u><br><u>RT-1 Two Family Urban Residential</u><br><u>6898-2012 R-1 Residential District, Subject to</u><br><u>Policy 10.2.1A(2)(a)</u>                      |
| <u>Medium Density Residential</u>   | <u>R-1 Residential District</u><br><u>R-2 Urban Residential District</u><br><u>R-3 Special Amenity Residential District</u><br><u>RM-1 Townhouse Residential*</u><br><u>RMH Mobile Home District</u>   |
| <u>Neighbourhood Commercial</u>   | <u>C-1 Neighbourhood Commercial</u>  |
| <u>Village Commercial</u>   | <u>C-5 Village Centre Commercial</u>   |
| <u>Park</u>   | <u>P-1 Park and School</u>   |
| <u>Conservation</u>   | <u>Current or proposed zoning would apply</u>  |
| <u>Institutional</u>  | <u>P-1 Park and School</u><br><u>P-2 Special Institutional</u><br><u>P-3 Children's Institutional</u><br><u>P-4 Place of Worship Institutional</u><br><u>P-4a Place of Worship Institutional &amp; Educational</u><br><u>P-6 Civic Institutional</u> |
| <u>* Density Bonus and Amenity Contribution provisions and details are provided in each of these zones.</u>   |  |
| <u>Conditions:</u>  |  |
| <u>a) This Matrix is to be read in conjunction with the policies and criteria in the Albion Area Plan and Official Community Plan and is not the only source for determining applicable zones;</u><br><u>b) All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;</u><br><u>c) Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;</u><br><u>d) The P-4 Church Institutional Zones would be considered in all Land Use Designations subject to satisfying all requirements of the zone.</u> |  |



N.T.S.

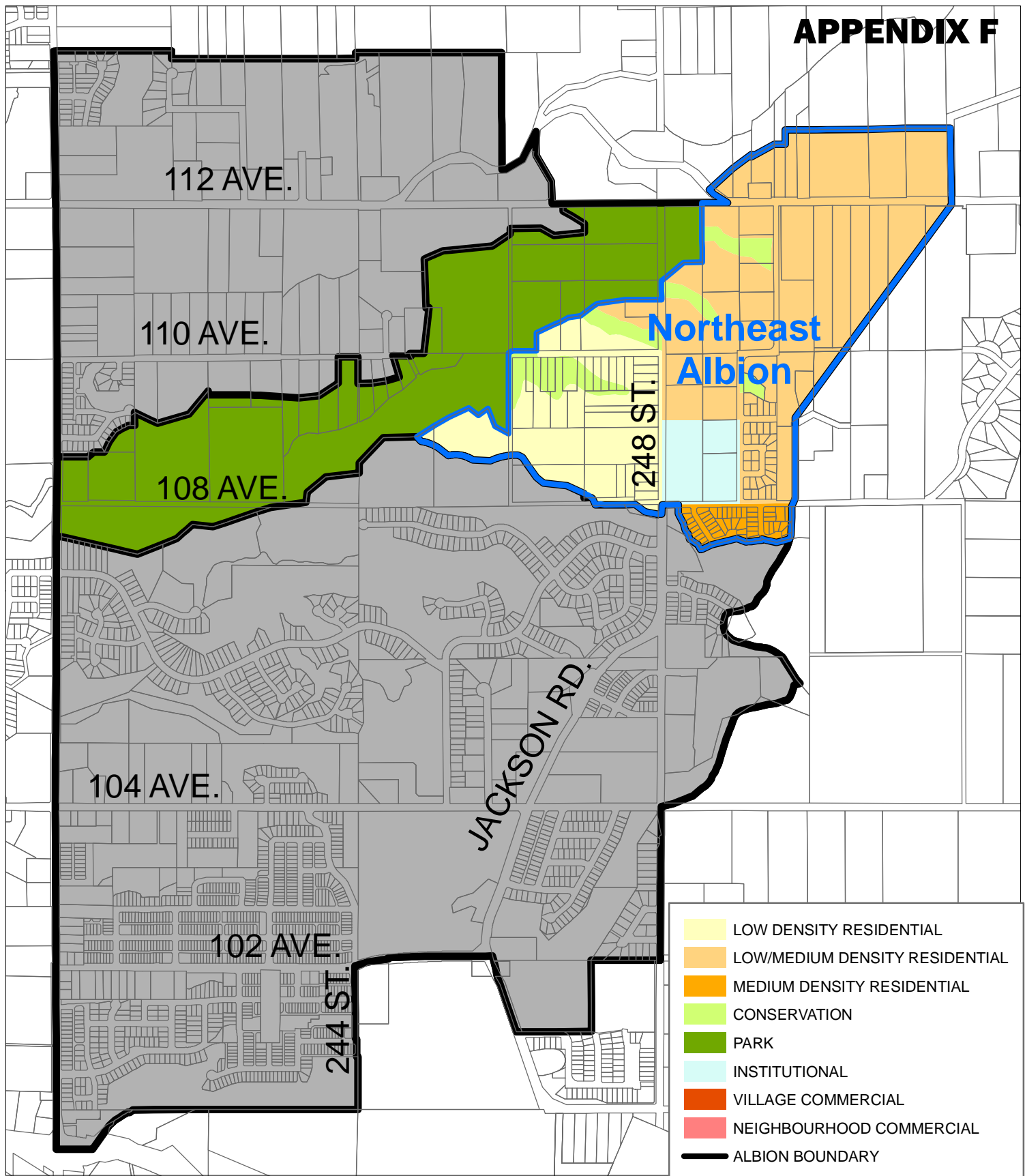
# ALBION AREA PLAN "SCHEDULE 1"



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE ADOPTED: July 4, 2006  
DATE OF LAST REVISION: March 11, 2013

BY: DT



N.T.S.

# **NORTHEAST ALBION FIGURE 1**



**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**  
PLANNING DEPARTMENT

FIGURE 1

DATE: Jul 3, 2013

BY: DT