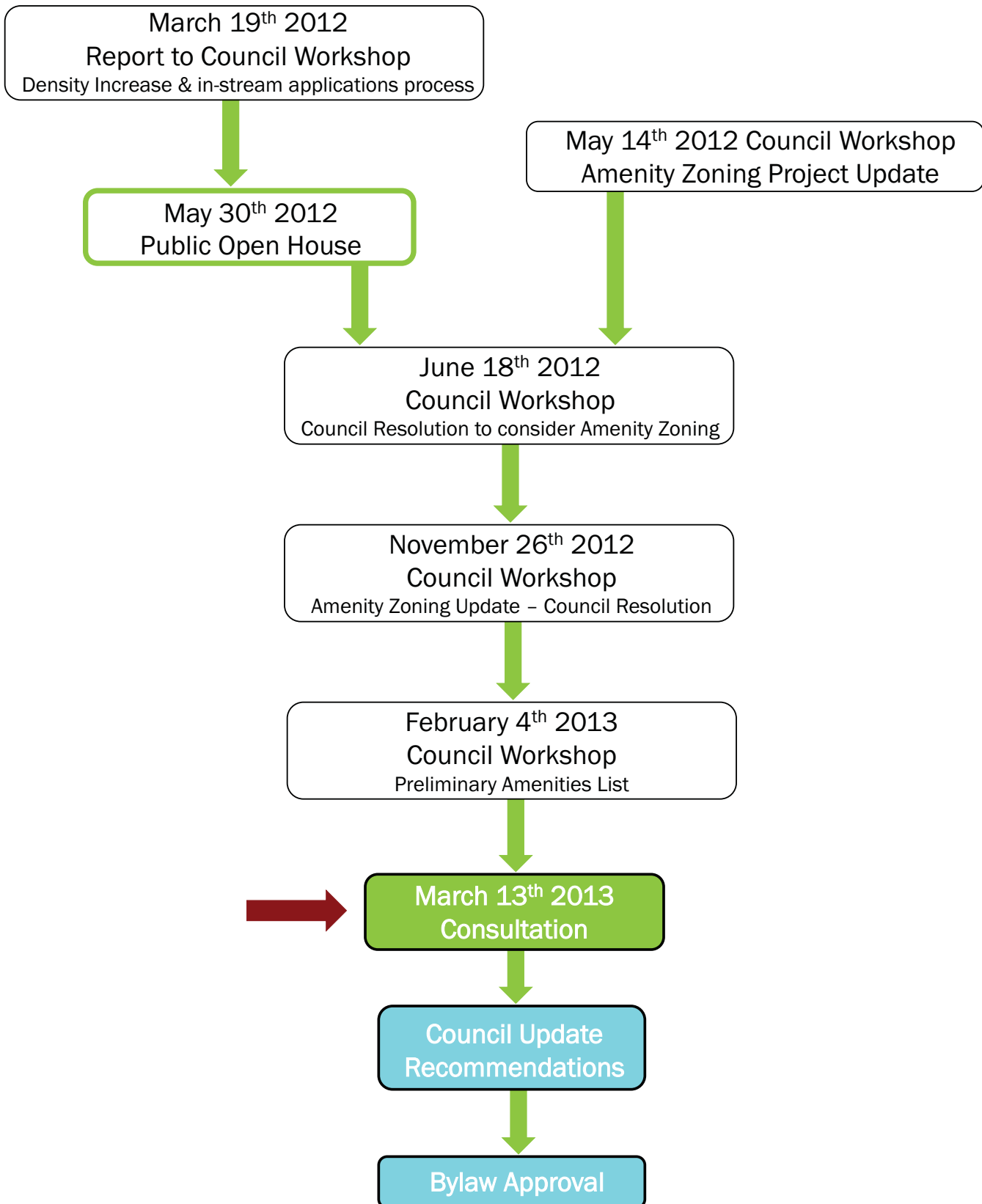


## Albion Area Plan

## Amenity Zoning



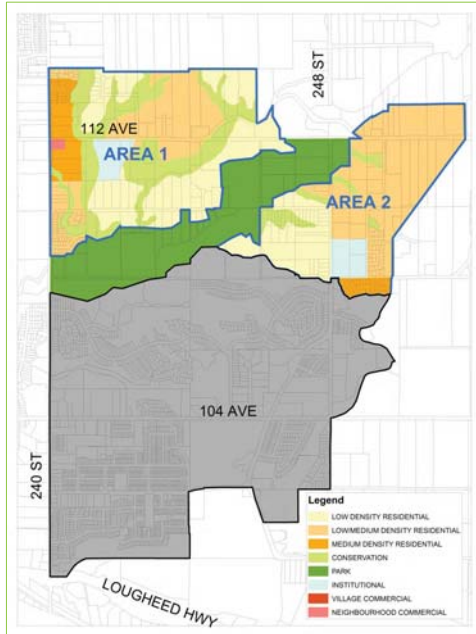
## Process

### Albion Area Plan & Amenity Zoning



MAPLE RIDGE  
British Columbia

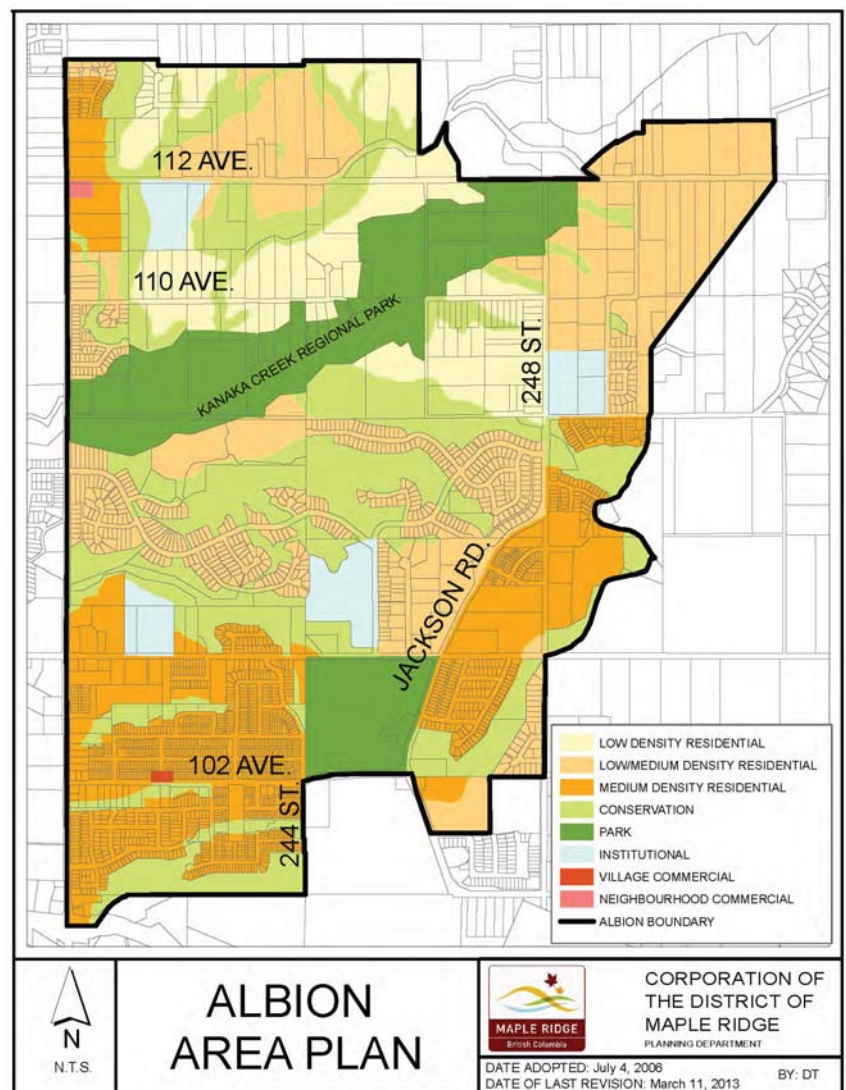
# May 2012



Council Resolution  
November 27, 2012



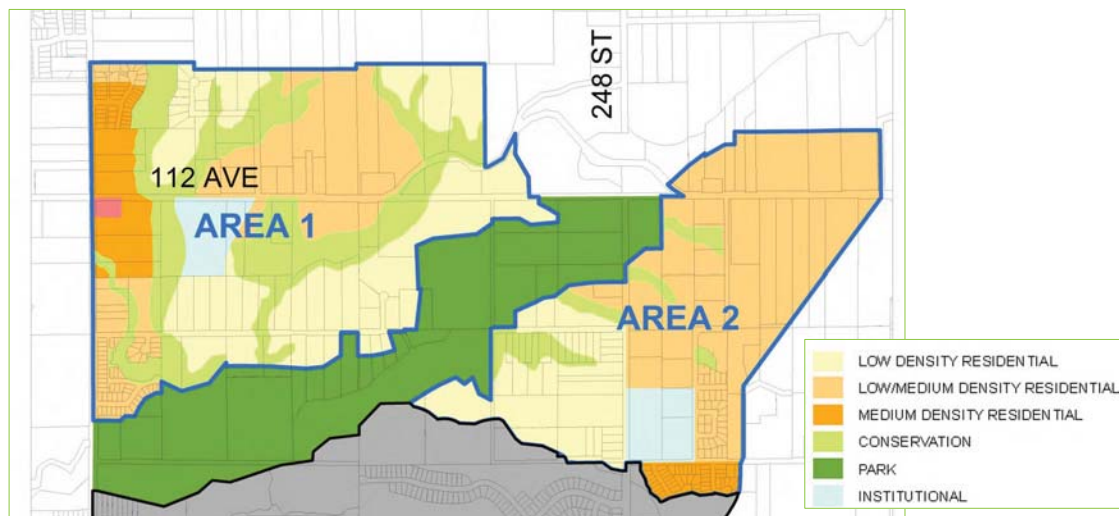
# March 2013



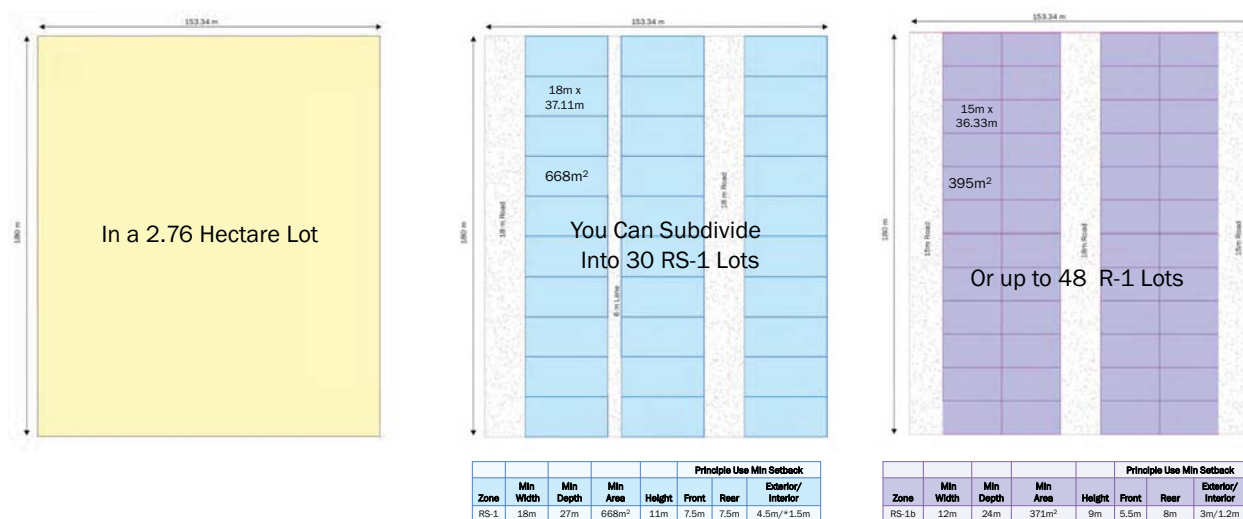
## Albion Area Plan

### 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

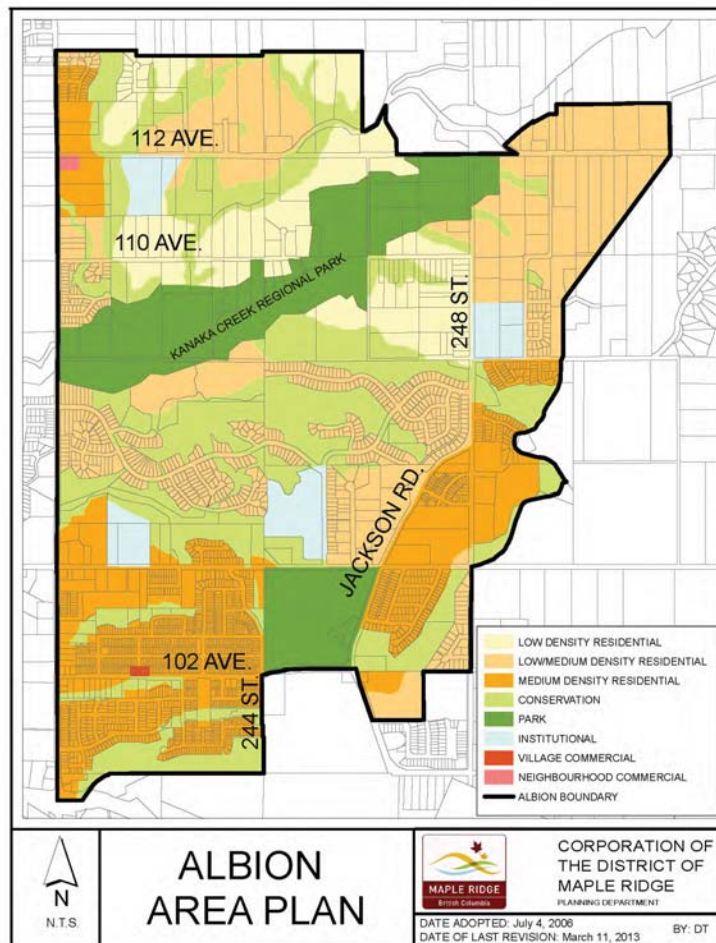


## Feedback

- 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 30<sup>th</sup> 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 <b>RS-1 One Family Urban Residential</b>
Residential Low – Medium Density	SRS Special Urban Residential RS-1b One Family Urban (Medium Density) Residential RT-1 Two Family Residential <b>R-1 Residential District</b>
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:

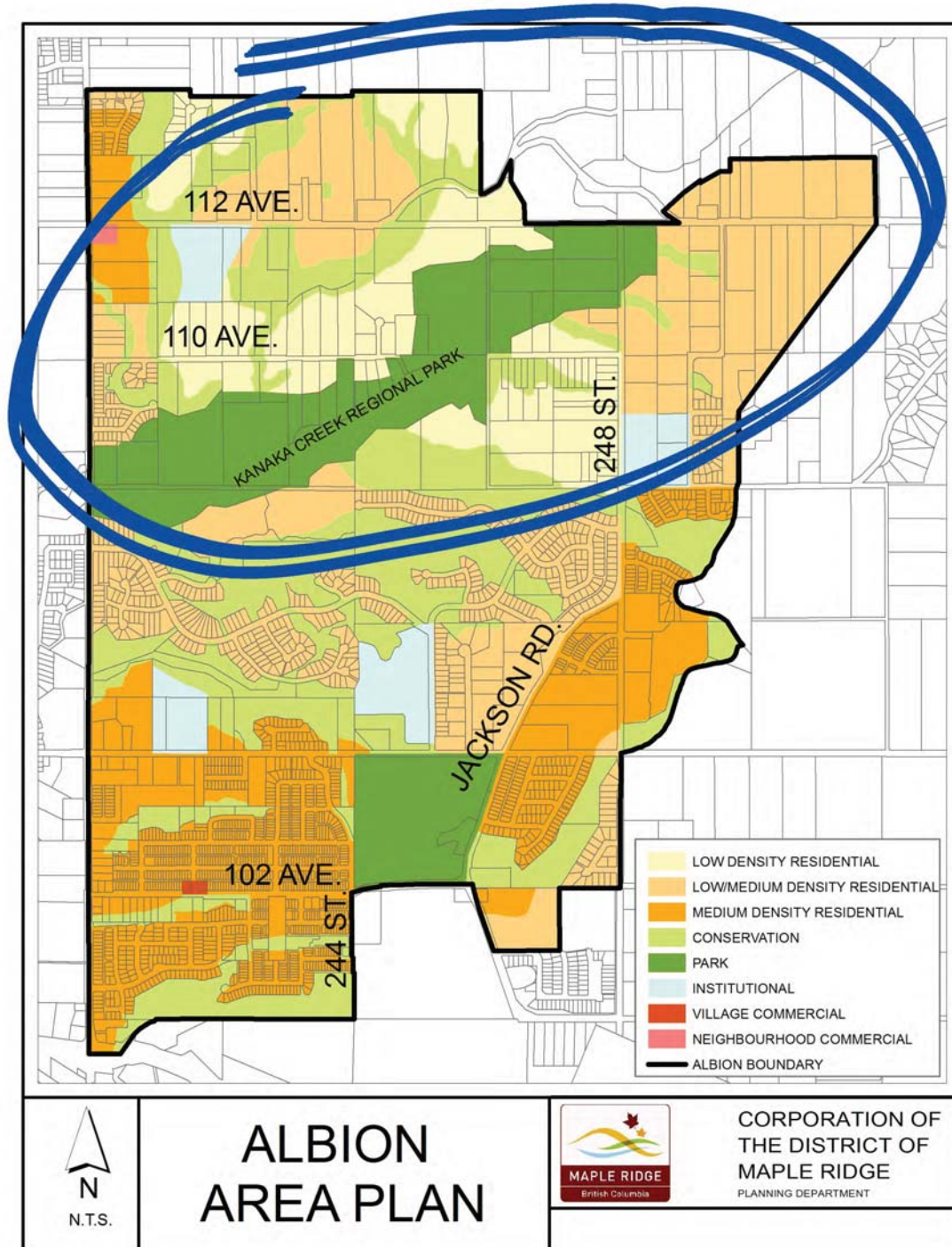
- The District will consider the use of Density Bonuses to provide non-market, seniors and/or rental housing within the Plan Area boundaries.
- The District will consider the use of Density Bonuses to provide for the conservation or provision of community amenities.
- Land assembly or lot consolidation 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



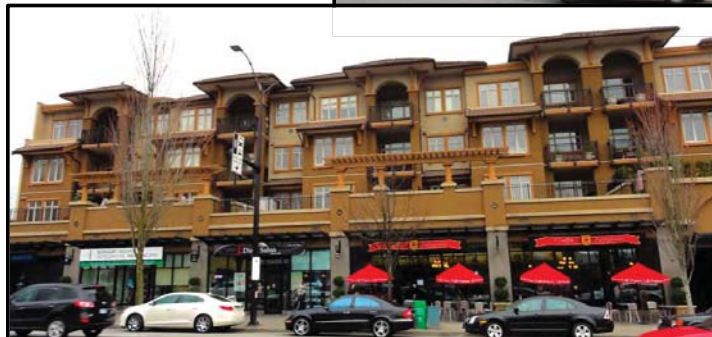
3) 3 - 5 storey multi-family



4) Commercial development



5) Mixed-use



## Potential Land Use Options



MAPLE RIDGE  
British Columbia



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

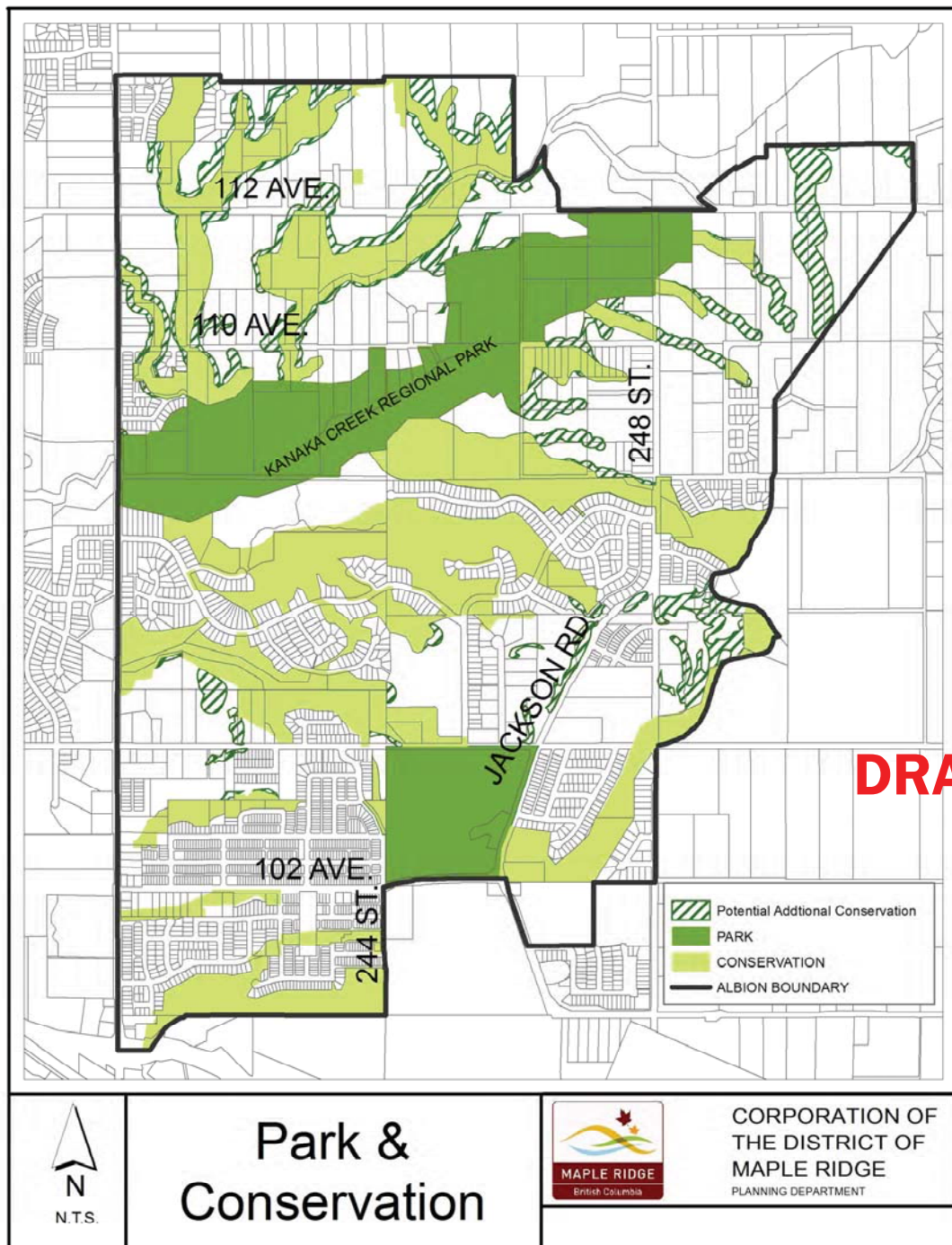


## **Albion Area Plan**

### **Potential Amenities List**







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

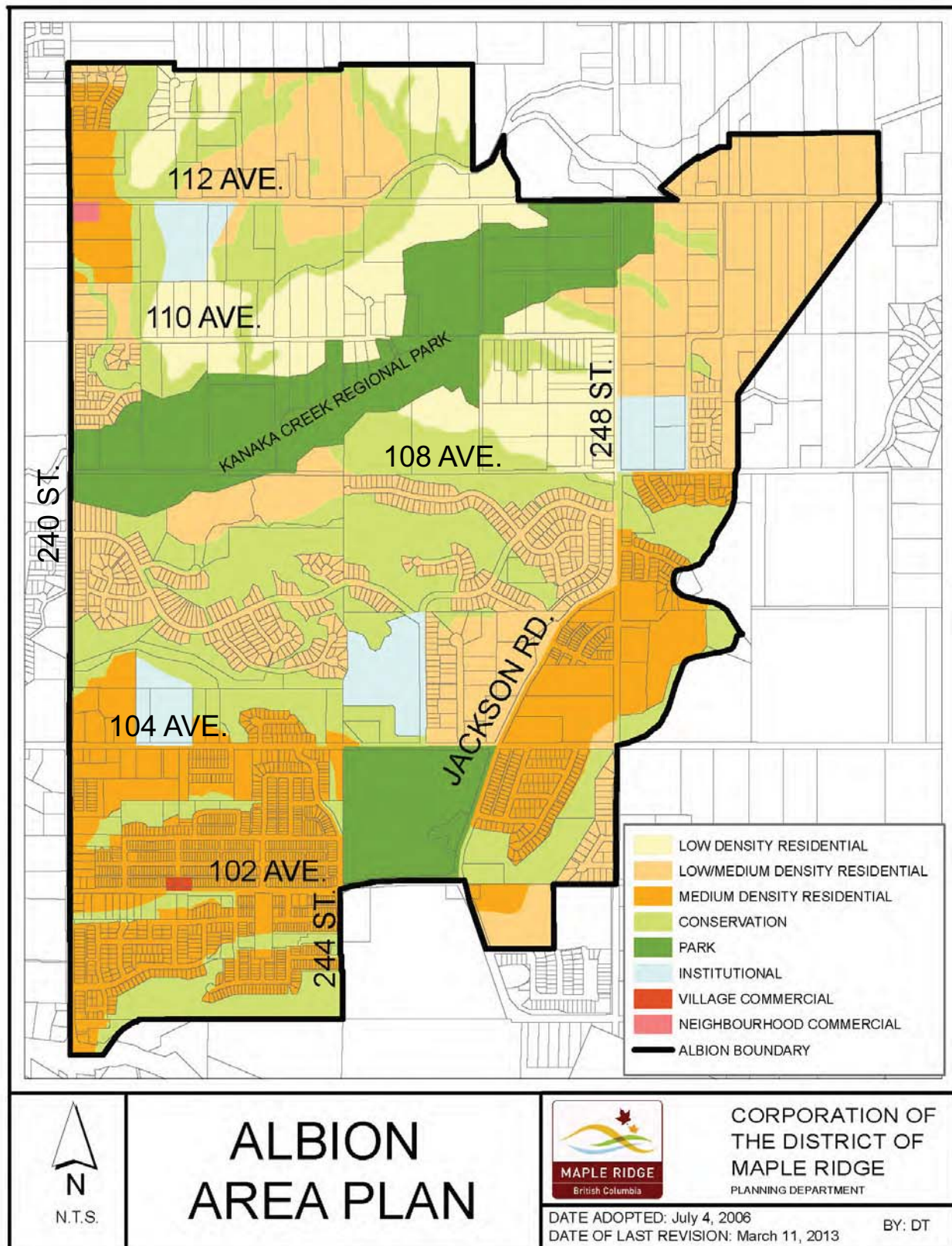
# Albion Area Plan

## Potential Addition to Conservation



MAPLE RIDGE  
British Columbia

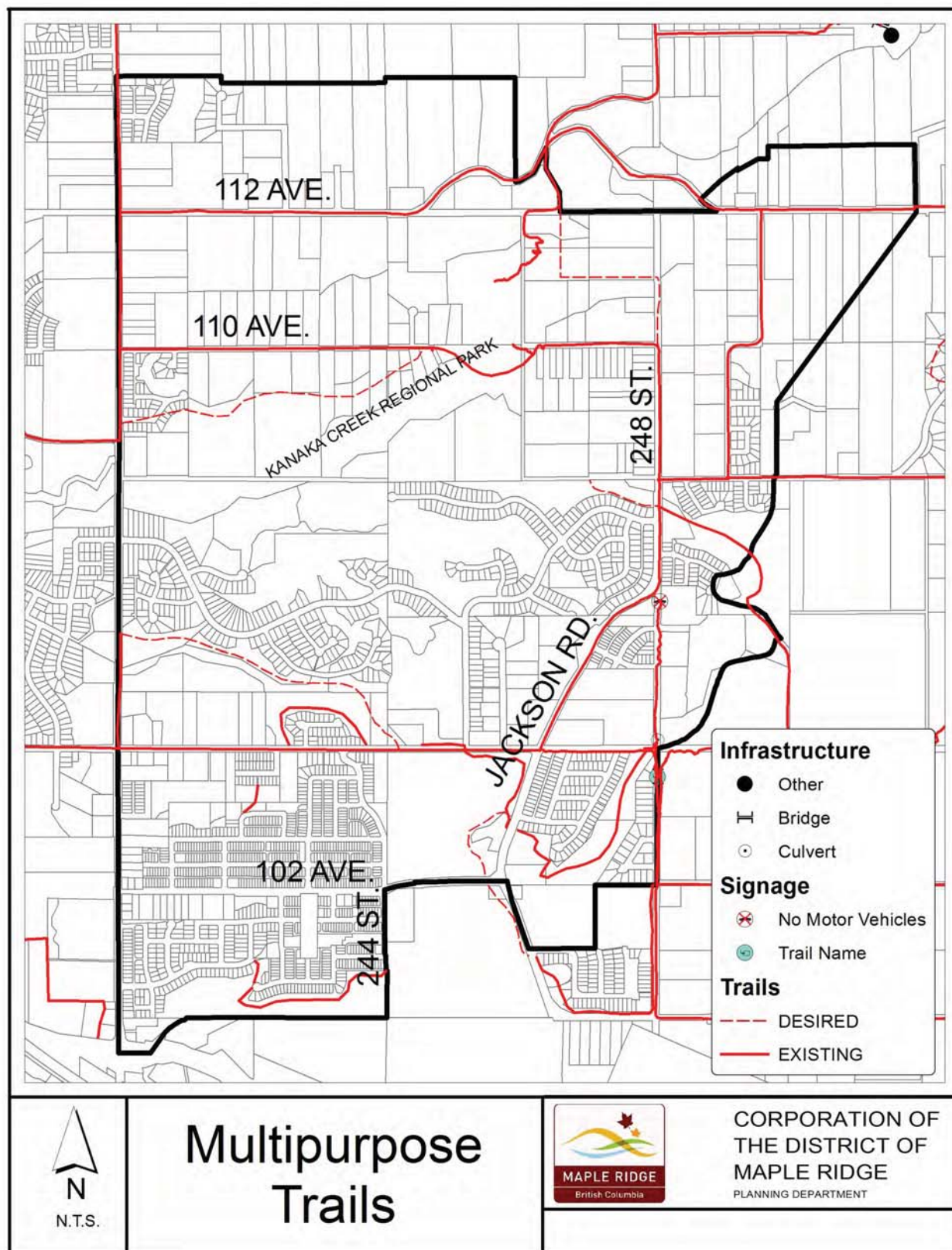




# Albion Area Plan







# Albion Area Plan

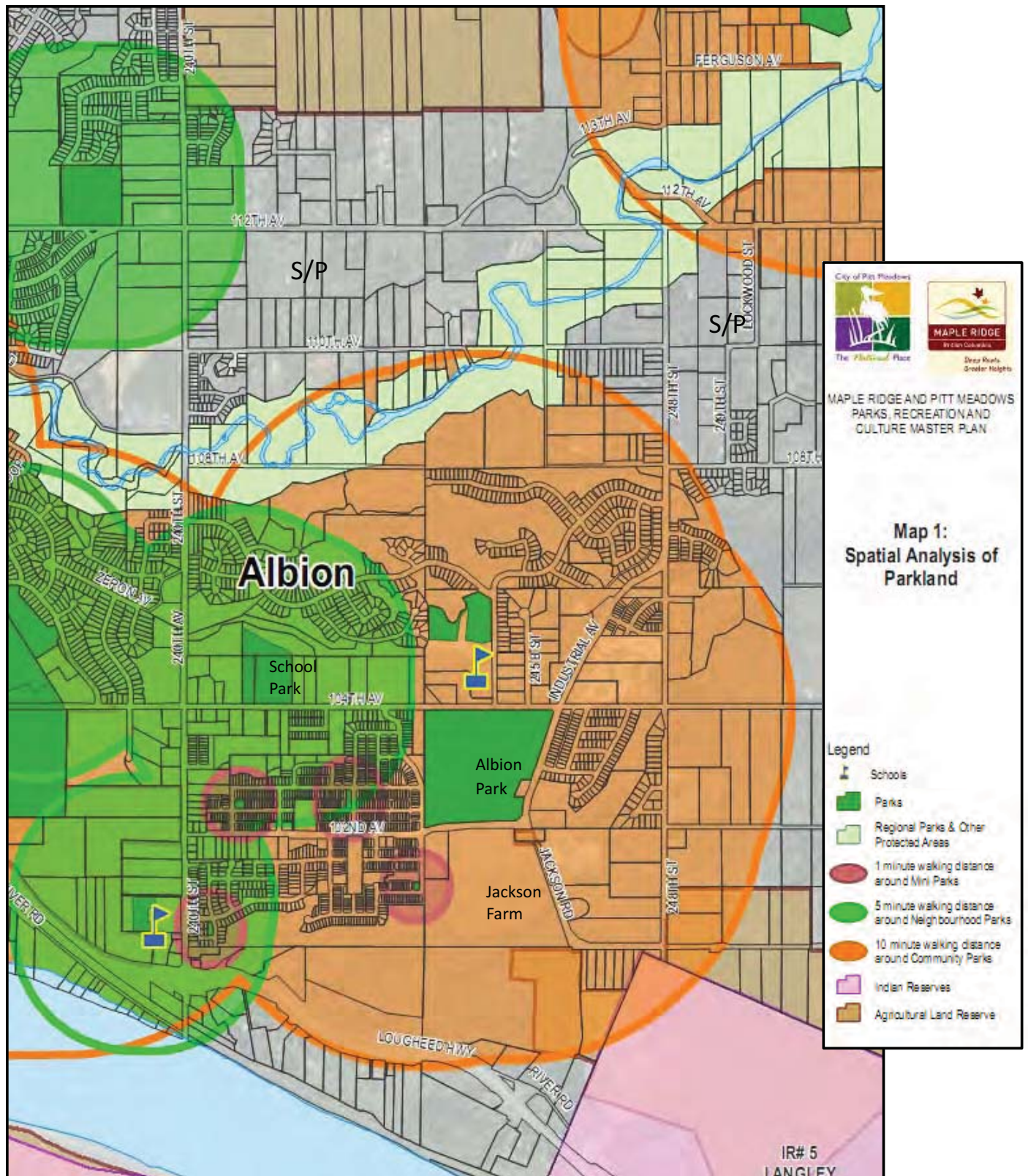
## Multipurpose Trail Network





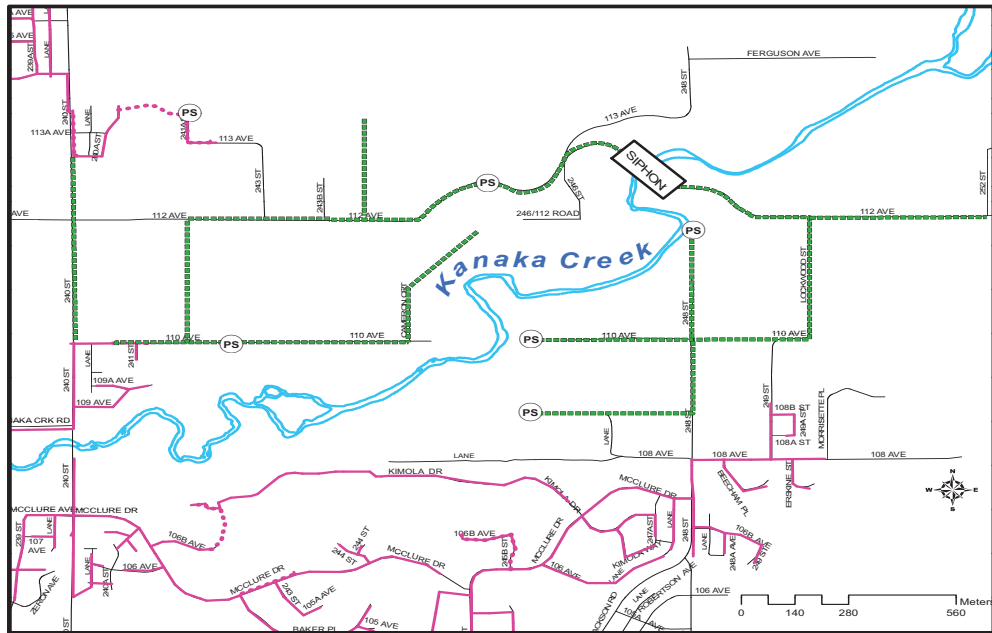
# Park Amenities



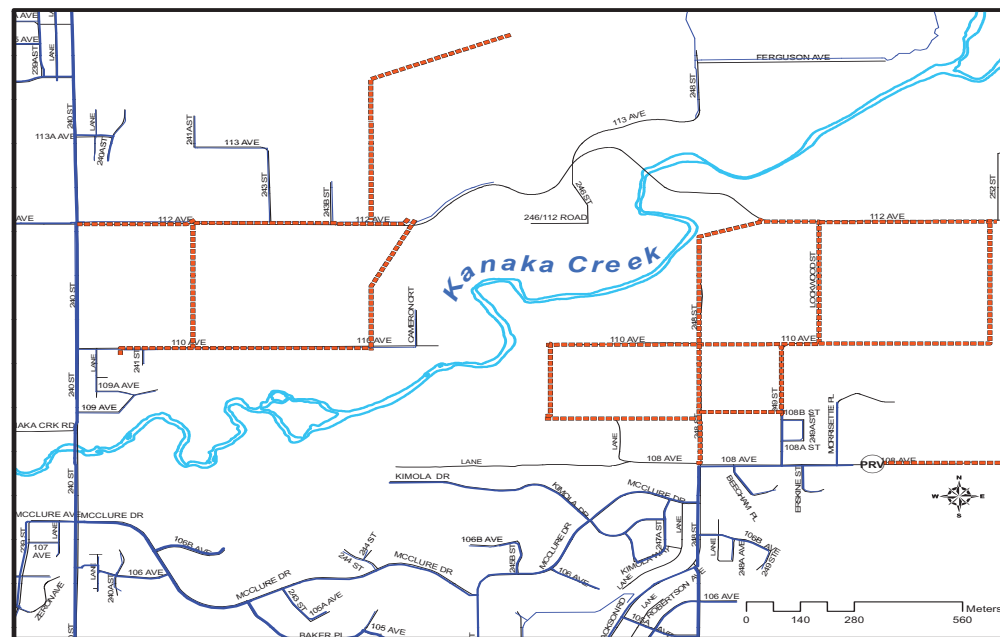


# **Spatial Analysis of Parkland in Albion**

## 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?

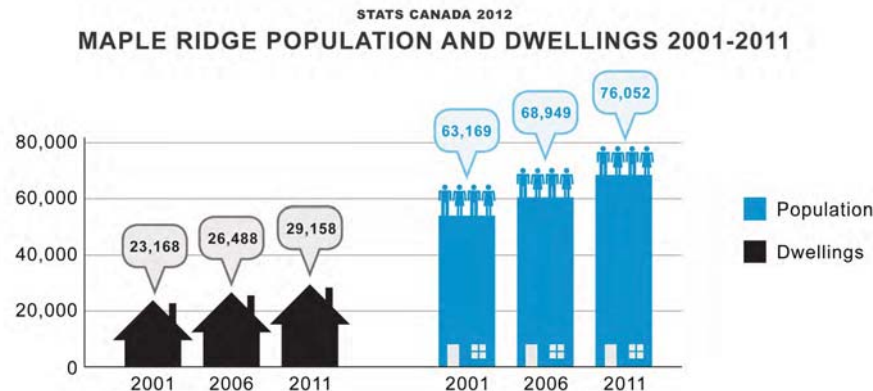
- Community centres
- Libraries
- Child care facilities
- Heritage conservation
- Affordable Housing
- Endowment/reserve fund
- Recreation facilities
- Visible measures of sustainability (i.e. green buildings, GHG reductions)



# 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.

Section 904 of the Local Government Act

(1) A zoning bylaw may:

- (a) establish different density regulations for a zone, one generally applicable for the zone and the other or others to apply if the applicable conditions under paragraph (b) are met; and
- (b) establish conditions in accordance with subsection (2) that will entitle an owner to a higher density under paragraph (a).

(2) The following are conditions that may be included under subsection (1) (b):

- (a) conditions relating to the conservation or provision of amenities, including the number, kind and extent of the amenities;
- (b) conditions relating to the provision of affordable and special needs housing, as such housing is defined in the bylaw, including the number, kind and extent of the housing;
- (c) a condition that the owner enter into a housing agreement under section 905 before a building permit is issued in relation to property to which the condition applies.

(3) A zoning bylaw may designate an area within a zone for affordable or special needs housing, as such housing is defined in the bylaw, if the owners of the property covered by the designation consent to the designation.

## 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-5
A-2	\$	\$	\$\$	\$	\$\$\$	\$\$\$
RS-3	\$	\$	\$\$	\$	\$\$\$	\$\$\$
RS-1	\$	\$	\$	\$	\$\$\$	\$
RS-1B	\$	\$	\$	\$	\$\$\$	\$