

City of Maple Ridge

COUNCIL WORKSHOP AGENDA
January 22, 2019
3:00 p.m.
Blaney Room, 1st Floor, City Hall

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDERS

DATE

Public Hearing

7:00 p.m.

1. **APPROVAL OF THE AGENDA**

2. **ADOPTION OF MINUTES - Nil**

3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**

4. **UNFINISHED AND NEW BUSINESS**

4.1 **Albion Flats Area Planning Process Background and Next Steps**

Staff report dated January 22, 2019 providing information on the Albion Flats Area Planning Process Background and Next Steps.

5. **CORRESPONDENCE**

5.1 **Upcoming Events**

January 23, 2019
5:00 p.m. - 8:00 p.m.


Hometown Heroes Night, MRSS (21911 122 Ave)
Meadowridge Sports Heroes Society

January 24, 2019 Fraser River All Nations Aboriginal Society Open House
4:00 p.m. – 7:00 p.m. #202 – 19141 Ford Road, Pitt Meadows

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

7. *MATTERS DEEMED EXPEDIENT*

8. *ADJOURNMENT*

Checked by: 
Date: Jan 17/19

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council **MEETING DATE:** January 22, 2018
FILE NO:

FROM: Chief Administrative Officer **MEETING:** Workshop

SUBJECT: Albion Flats Area Planning Process Background and Next Steps

EXECUTIVE SUMMARY:

Through this report, the background and next steps of the Albion Flats Area Planning Process are presented for information with the intent of seeking Council feedback on its land use priorities. The Albion Flats have been the subject of various concept planning efforts over the years, with the most recent 2010 charrette-driven land use concepts being the most influential. These concept plans form the basis for the current Albion Flats Area Planning Process. As well, the 2010 concept plans generated comments from the Agriculture Land Commission (ALC) following the City's submission of the concepts in anticipation of an eventual block exclusion application for the Albion Flats.

From these combined considerations, staff has been working towards a revised land use concept as well as undertaking baseline technical studies. At the same time, much work and community dialogue has been held on the possibility of the Albion Flats becoming an expanded recreation hub. Specifically, a number of recreation facilities across the City were explored through the Community Facilities Conversation, with an expansion of the Planet Ice facility located within the Albion Flats Area receiving electoral assent for borrowing through the subsequent Alternative Approvals process.

With the recent recreation conversations now concluded, staff will now move to prepare a revised land use concept for the Albion Flats. In doing so, staff sees a timely opportunity to have the new Council identify its land use priorities for the Flats, towards clarifying the preparation of the revised Albion Flats land use concept.

In anticipation of moving forward through the remaining phases of the Albion Flats Area Planning Process, a number of internal and inter-governmental considerations are also presented for consideration. These include technical assessments on how drainage is being addressed as well as the steps ahead should the preparation of a block exclusion application for the Albion Flats be directed as well as the implications stemming from the ALC required approval for the proposed expansion of the Planet Ice Facility. The report also notes that an application to exclude lands located on the north side of Jim Robson Way was deferred by Council in October 2018, pending completion of the Albion Flats Area Plan.

RECOMMENDATION:

- 1. That the report titled Albion Flats Area Planning Process Background and Next Steps and dated January 22, 2018, be received for information.**

BACKGROUND:

The Albion Flats south of Jim Robson Way (JRW – formerly 105th Avenue) is comprised of approximately 63 ha (154 acres), within which is located the City-owned 29 ha (72 acre) Albion Sport Complex (see Appendix A). The Albion Flats area as a whole is located within the Agricultural Land Reserve (ALR) and has been the subject of various area planning efforts over the years.

While an extensive history is provided in more detail in Appendix B, generally speaking, there have been two key land use planning processes undertaken for the Albion Flats:

- The first concept plan was completed in 1999 and was approved by the ALC, subject to conditions for agri-industrial uses for a number of properties fronting the Lougheed Highway, south of JRW. This plan also included a sizable recreational component and included a limited number of large lot residential adjacent to 104th Avenue, as well as a small amount of service commercial adjacent to the historic commercial node near Bruce's Market.
- In 2010, a second concept plan was developed through an interactive two-day design charrette process. Following the conclusion of the charrette event, Council directed in May 2011 that its preferred land use concept be submitted to the ALC for comment. The concept proposed regional serving retail and office uses to the north of JRW, while to the south, the land use concept identified opportunities for the agriculture fairgrounds, farm clusters, multi-purpose recreation facilities, residential and mixed-use developments, community gardens, agri-industrial and mixed employment uses (see Appendix C).

In October 2011, in response to the City's submission, the ALC commented that the lands north of JRW have agricultural capability, are suitable for agricultural use, and are appropriately designated as ALR. While the lands south of JRW were conceded to have limited viability for agriculture with the exception of the agricultural fairgrounds, overall the City's draft concept plan was determined to be inconsistent with the objectives of the ALC Act to preserve agricultural land.

The Commission further moved the following:

- *"That the Commission is prepared to cooperate towards future commercial or industrial development in the Albion Flats south of JRW on the condition that lands north of JRW be restored for agricultural use;*
- *That Maple Ridge is expected to undertake a comprehensive drainage and stream flow conditions review for the lands within the Dyking District;*
- *That Maple Ridge undertake preliminary consultation with Fisheries & Oceans Canada;*
- *That Maple Ridge prepare an agricultural remedial action plan in consultation with the ALC to address all relevant issues including drainage, long term access, buffering or consolidation;*
- *That Maple Ridge ensures eventual traffic patterns enable practical access by farm vehicles."*

In June 2012, representatives from Ridge Shopping Centres Inc. (Smart Centres) made a formal public presentation to Council and proposed to build a shopping centre in the Albion Flats on the south side of JRW (105th Avenue). Council directed staff to work with Smart Centres on this proposal which would necessitate a land exchange agreement given that a large portion of Smart Centres' land holdings were located to the north of JRW (105th Ave). As part of this agreement, Smart Centres engaged Golder Engineering to complete a comprehensive drainage analysis to address the requirements of the ALC. This drainage assessment is discussed later in this report. However, the City was later notified in December 2014 that Smart Centres would not be pursuing any land exchange for financial reasons.

In 2013, and stemming from a privately initiated exclusion application north of JRW, the ALC added a further comment to the list it generated in 2011: namely, that soil reclamation for the lands north of JRW be added to the former 2011 list of issues identified by the ALC.

In January 2015, Council directed staff to prepare an options report for moving forward with the preparation of a revised land use concept and area plan for Albion Flats.

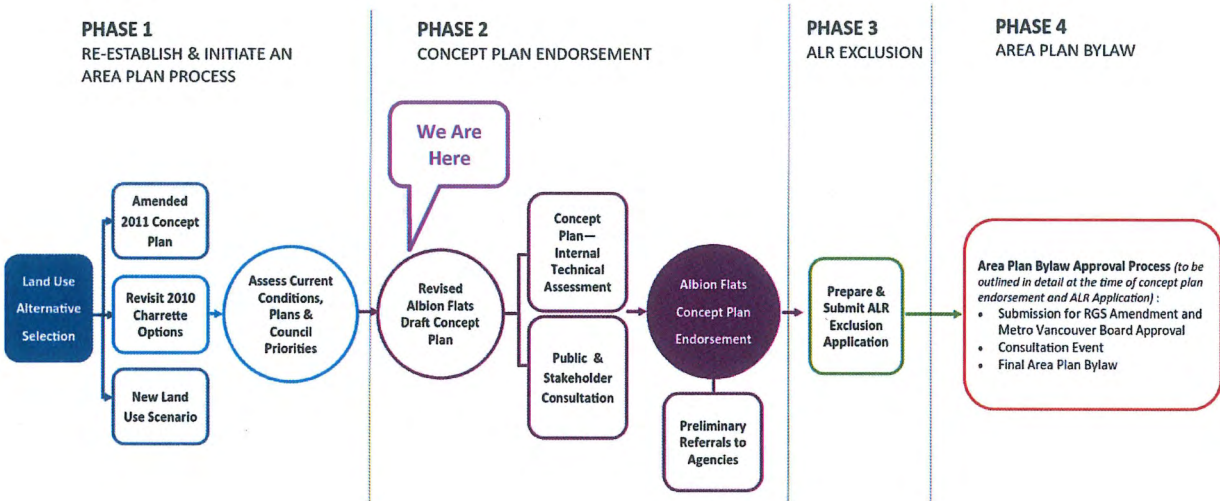
In October, 2015, Council endorsed a renewed planning process to complete a revised land use concept plan and Albion Flats Area Plan Bylaw. Specifically, Council moved:

That Option 2: Revisit 2010 Charrette Options, as outlined in Section 3 of the staff report titled Albion Flats – Area Planning and Alternative Options for Land Use and dated October 5th, 2015 be endorsed.

DISCUSSION:

a) Current Albion Flats Area Planning Process:

Following on Council’s direction, the most recent Albion Flats Area Planning process commenced in 2016. The Albion Flats Area Plan process was proposed to have four phases:



Key to the renewed process was the identification of Council’s preferred land use directions for the Flats. Specifically, as part of a 2016 staff facilitated land use workshop, Council reviewed the four 2010 charrette-driven land use options (Appendix C) and identified the below opportunities and challenges for the Albion Flats.

Opportunities	Challenges
<ul style="list-style-type: none"> • The Albion Flats are unique to the City. Few lands available for light industrial park; • Interest in balancing industrial uses with opportunities for retail; • Create local jobs with good salary levels; • Expand employment tax base; • Create a transit-oriented retail village; 	<ul style="list-style-type: none"> • Concerns about creating an auto-oriented development; • Lack of public transportation; • Acknowledgement that the lands are within Dyking District 13; • Drainage mitigation requirement north of 105th Avenue; • Questions about how any retail uses in Albion Flats would impact Town Centre;

Opportunities (con't)	Challenges (con't)
<ul style="list-style-type: none"> • Create a recreation/sports tournament destination; • Expand fields and recreation facilities; • Expand walking trails and dog-park • Agriculture, community gardens and a community food hub are best located north of 105th Ave. 	<ul style="list-style-type: none"> • Uncertainty about impacts on Ag Fair/events, if fairgrounds relocated.

In general, Council acknowledged the comments provided by the ALC in 2011 and recognized the value of maintaining agricultural uses north of JRW. Specifically, Council commented on focusing agriculture uses and various forms of agri-industry permitted in the ALR to the lands north of JRW. For the lands to the south of JRW, Council again put emphasis on generating jobs and our local economy with a focus on creating a recreational destination, in combination with light-industrial or retail forms of development. Access to transit, walkability and environmental considerations were also consistent messages raised by Council.

b) Community Facilities Conversation:

Throughout the remainder of 2016 and into the Fall of 2017, a number of recreation initiatives were explored through the Community Facilities Conversation, including options for the Albion Flats. The intent of the Community Facilities Conversation was to engage the community on their preferred recreational priorities. Pursuit of this concurrent process shifted the timeline for Phase 1 of the Albion Area Planning Process.

With regards to the Albion Flats, the expansion of the Planet Ice facility was ultimately identified as a public preference. The Planet ice expansion later received elector assent for borrowing through the Alternative Approval Process in 2018. Expansion of the Planet Ice Facility will require ALC approval as it is considered a non-farm use and the facility is located within the ALR, with more details regarding this issue provided later in this report.

c) Drainage Studies:

The advancement of the Albion Flats Area Planning Process and pursuit of a block exclusion application will necessitate consideration of the ALC's commentary on the 2011 Albion Flats concept plan. Through their comments, the ALC indicated that support for the block exclusion of the lands south of JRW is contingent upon the restoration of the agricultural future for that part of the Albion Flats located to the north of JRW. Key interests expressed by the ALC related to the drainage and stream flow conditions, towards ensuring that past as well as future development does not negatively impact the agricultural viability of the lands north of JRW.

As mentioned earlier in this report, part of the Smart Centres proposal included a requirement for Smart Centres to address the drainage requirements identified by the ALC. Smart Centres engaged Golder Engineering and a drainage plan was completed. This plan was completed in consultation with ALC staff at the time.

Moving forward, the past drainage studies undertaken for the Flats will need to be updated using more current information and data. The consideration of drainage in the Albion Flats, specifically north of Jim Robson Way is a complex issue that must take into account three disparate elements – the consideration of groundwater to improve agricultural viability, the determination of capacity in Spencer Creek to convey rain water, along with the maintenance of the environmental habitat within Spencer Creek. City staff has therefore consulted with a team comprised of civil engineering, environmental and agricultural expertise with the intent of identifying potential opportunities related to the drainage, agricultural viability, and riparian areas and natural habitats for the Albion Flats as a whole. More specifically, a monitoring study of the groundwater and stream flow conditions on the Albion Flats has been initiated, where access through public lands could be achieved. At the same time, a review of the environmental sensitive areas and habitats found within the Flats is pending and staff is intending to undertake a similar and subsequent review of the agricultural conditions.

Staff notes that these updated technical drainage assessments, especially the data gained throughout the upcoming winter/wet season, will be valuable in establishing a technical baseline upon which subsequent land use concepts may be assessed towards evaluating possible drainage and agricultural implications.

d) Albion Flats Process Next Steps:

Based on the land use priorities identified by Council in 2016, and with the community conversations about recreational priorities now resolved, staff will prepare a revised land use concept for the Flats. However, staff also see a timely opportunity to engage the new Council towards identifying its preferred land use mix. Specifically, and noting that employment uses (be it light industrial, service commercial or retail) have been consistently proposed across the previous land use planning efforts, staff are asking Council to speak to their preferred forms of employment land uses as well as any other possible types of uses and activities it would like to see occur within the Flats south of JRW.

With Council's input, and clarity on the preferred land use mix now received, staff will continue to collaborate towards re-drafting a revised land use concept plan for the Albion Flats, incorporating as needed initial outcomes from the technical studies currently underway. At a future Council Workshop, the revised Albion Flats land use concept and a summary of the technical studies will then be brought back to Council for review, prior to discussing the land use concept to the community.

Following the Council review of the revised land use concept, and in an effort to raise awareness of the Albion Flats process, a community outreach process will be undertaken as a further next step to present and discuss the draft land use concept for the Albion Flats south of JRW. The outreach effort is intended to re-engage the community about the Flats and is envisioned to include an advertised public open house as well as smaller stakeholder discussions.

Discussions with Metro Vancouver, the Katzie and Kwantlen First Nations, and the ALC are also anticipated in the steps ahead. Land owners south of JRW will also be contacted to gain an understanding of their level of interest in participating in a possible block exclusion application for the lands south of JRW, consistent with ALC requirements.

Following the engagement with the community, a consultation summary report will be prepared and presented for Council's consideration. A finalized Albion Flats land use concept will be subsequently prepared based on all comments received, and brought forward for Council endorsement. This will draw to a close Phase 2 of the process.

POLICY CONSIDERATIONS:

a) Maple Ridge Official Community Plan:

Currently, the Albion Flats are mostly designated in our Official Community Plan as Agriculture or Park in the ALR. Smaller portions such as the Bruce's Market site are designated as Commercial and the Albion Elementary School site is designated as Institutional.

The majority of the Albion Flats is located outside of the City's Urban Area Boundary, requiring an Urban Area Boundary amendment in order to make the area available for typical urban development and levels of servicing. The rationale for not including the Albion Flats in the Urban Area Boundary is reflective of the fact that most of the land area is located within the Agricultural Land Reserve. The exceptions are generally found along 240th Street, south of 104th Avenue where there is residential, the Albion Elementary School and the historic Bruce's Market.

Section 6.2.3 of the OCP, and specifically Policy 6-15 and 6-16 address the Albion Flats by stating:

- 6-15 *Maple Ridge will work with Metro Vancouver, the Greater Vancouver Sewerage and Drainage District (GVS&DD) and the Agricultural Land Commission (ALC) to determine the future of the Albion Flats in conjunction with community, Regional and Provincial goals.*
- 6-16 *Prior to Council giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will:*
 - *collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic and environmental goals.*

b) Commercial and Industrial Strategy:

The City's Commercial and Industrial Strategy provides an industrial land demand forecast based on employment growth, which indicates that Maple Ridge will require between 170 and 230 acres (69 to 93 hectares) of additional industrial lands by 2040.

The Strategy recognized the inherent challenge of finding industrial land that is suitable and viable in the medium to long term in an already competitive region. Various long-term directions were offered as ways to meet future demand, however, the Strategy emphasizes that the City should begin planning for the anticipated long-term growth now so it can best accommodate demand for industrial lands whenever it occurs.

The Strategy identifies the Albion Flats as some of the best located lands in Maple Ridge to create a major employment hub. It puts forth recommendations that the area be considered for light industrial space as well office space, which could coexist alongside limited space for commercial uses, in order to create a vibrant hub within relative proximity to the Town Centre. Specifically, the Strategy provides the following comments:

"...given the dearth of quality lands for family-supporting jobs and industries in the District (City of Maple Ridge) we recommend that any future exploration of ALR exclusion for part of the Albion Flats focus on developing it as a mixed use employment node with a smaller retail component..."

c) Metro Vancouver:

The Metro Vancouver 2040 Shaping Our Future Regional Growth Strategy (RGS) identifies the Albion Flats area as a Special Study Area, with underlying Regional land use designations of Agricultural, Conservation and Recreation, and General Urban. The intent of the Special Study Area is to signify that the municipality and Metro Vancouver acknowledge that the current land uses within will change at some point in the future, following the preparation of an area plan and application to amend the Regional Growth Strategy. The required RGS amendment would be considered a Type 3 Minor Amendment, requiring an affirmative 50%+1 weighted vote of the Metro Vancouver Board, but it will not require a regional Public Hearing.

d) Fraser Sewer Area:

The Albion Flats is not located within the Fraser Sewer Area Boundary (FSA). As such, and as part of the RGS amendment process, the City will also need to apply to the Greater Vancouver Sewerage and Drainage District to have these lands included within the FSA in order to permit sewer services to be extended.

OTHER PROCESS CONSIDERATIONS:

a) ALC Block Exclusion Process:

Throughout the Albion Flats Area Planning Process, staff has been working with the ALC to clarify the likely process involved in an Albion Flats Block Exclusion application for the lands south of JRW, if so directed. Based on those discussions and past ALC commentary, the ALC has reiterated its willingness to consider a block exclusion application for the lands south of JRW. Such an application and accompanying fee would need to be submitted by the City through an online application portal, which would trigger the preparation of a City staff report and a required Public Hearing, undertaken by the City in advance of Council's consideration of the exclusion application. Following the Public Hearing, Council would then consider whether to forward, or not to forward, the application to the ALC.

As well, the ALC has indicated that a block exclusion application for the Albion Flats lands south of JRW would be considered by the ALC's Executive Committee. The Executive Committee is comprised of the ALC Chair and Vice Chairs from each of the six regional panels, and although most applications are considered by the various regional panels, Section 11.2 of the Agricultural Land Commission Act gives the ALC Chair the discretion to refer an application to the Executive Committee if the application is determined to: be of provincial significance; raise a novel or otherwise important issue for the administration of the ALC Act; or affect more than one panel region.

b) Planet Ice Expansion – Non-Farm Use Application Process:

Through the previous Community Facilities Conversation and recent Alternative Approval Process, the expansion of the Planet Ice facility was identified as a community recreation priority and ultimately gained electoral approval.

Subsequently, staff has worked with the ALC to assess the implications of the expansion project to the ALC's approval currently in place, noting that the site is located in the ALR and the Planet Ice facility is considered a non-farm use. ALC Resolution # 214/95 supports the operation of the Planet Ice facility as a permitted non-farm use and did anticipate a 4th Ice Sheet, but the previous approval

limited the total developable floor area to a maximum of 10,000 sq. m. (107,639 sq. ft.). The existing Planet Ice facility is approx. 9,034 sq. m. (97,241 sq. ft.) in building area. Based on expansion estimates, the new ice sheet and auxiliary spaces could require up to 3,369 sq. m. (36,264 sq. ft.), exceeding the ALC's permitted floor space by approximately 2,403 sq. m. (25,866 sq. ft.). Staff also notes that any Planet Ice expansion would not include altering the siting, size or location of the existing and adjacent search and rescue building.

As a result of the discussions with the ALC, it has been indicated that such expansion would require either a non-farm use application or that it be included as part of a block exclusion for Albion Flats. Given the community's interest in the expansion project and the timeline anticipated for the City's and ALC processes surrounding a block exclusion of the lands south of JRW, City staff agree that pursuit of a specific a non-farm use application for the Planet Ice expansion project is the better process option.

At a high-level, the process for a non-farm use application for the expanded Planet Ice Facility would require that the City prepare and submit an application via the ALC's online application portal. After which, a staff report would be prepared and introduced for Council to then consider whether to forward, or not to forward, the non-farm use application to the ALC for decision.

c) ALR Exclusion Application 2018-323-AL:

At the October 2, 2018 Council meeting, staff presented application 2018-323-AL that was received under Section 30 (1) of the Agricultural Land Commission Act to exclude 24.7 hectares (61 acres) of land located north of JRW in the Albion Flats from the Agricultural Land Reserve. The subject site is comprised of 2 contiguous properties addressed as: 23623 and 23451 Jim Robson Way.

Through the subsequent discussion, Council expressed an interest in receiving an update on the Albion flats Area Planning process in advance of making a decision on application 2018-323-AL.

With that, Council moved and seconded motion R/2018-539:

That Application 2018-323-AL be deferred until after the completion of the Albion Area Plan.

It is noted that Council can, at its discretion, request that application 2018-323-AL be brought forward for further discussion at an earlier period of time than the conclusion of the Albion Flats Area Planning Process.

INTERDEPARTMENTAL CONSIDERATIONS:

The Planning Department will continue to work collaboratively throughout the Albion Flats Area Planning process with various internal Departments. This will include supportive contributions from the Economic Development; Engineering; Parks, Recreation and Culture; and Finance Departments.

FINANCIAL CONSIDERATIONS:

The Albion Flats Area Planning Process is outlined in the Planning Department 2019 Work Program. It is expected that much of the draft concept plan and area planning work will be completed in-house and that the communications and engagement efforts will be accommodated through existing internal budgets.

CONCLUSION:

This report presents for information the background of the current Albion Flats Area Planning Process, as well as outlines a timely opportunity for Council to discuss and identify its land use priorities south of JRW so that they might be included in the preparation of a revised land use concept for the Flats. As a next step and through a follow-up Council Workshop, the revised Albion Flats land use concept would then be brought back for Council consideration prior to commencing a community consultation process to re-engage the public and gain their input on the draft land use concept for the Flats. Such efforts will also further inform ongoing discussions with the ALC related to the block exclusion of Albion Flats lands south of JRW and the non-farm use approvals required to expand the Planet Ice facility.



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



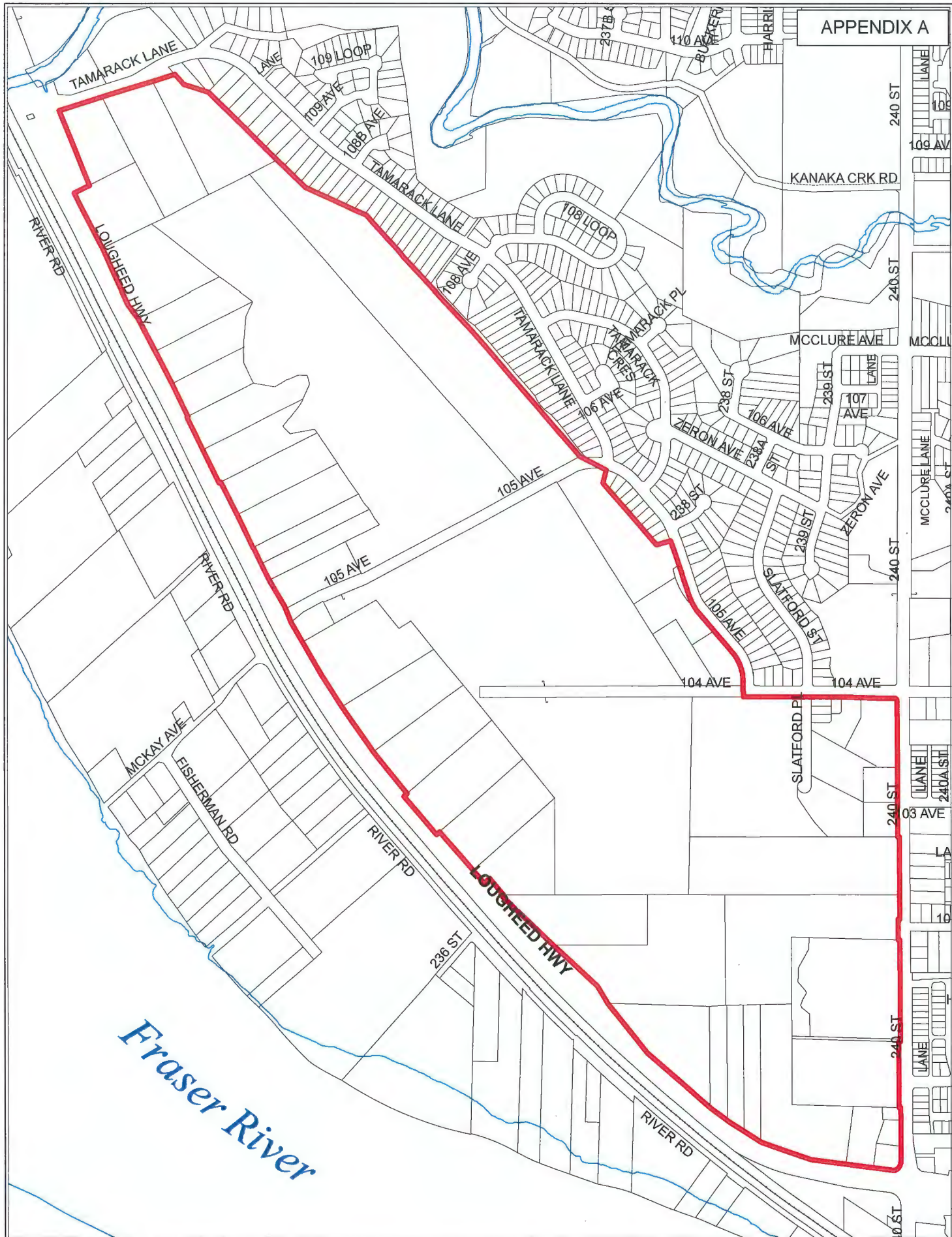
Approved by: Frank Quinn, MBA, P. Eng.
General Manager, Public Works and
Development Services



Approved by: Paul Gill, CPA, CGA
Chief Administrative Officer

Attachments:

- Appendix A – Map of Albion Flats
- Appendix B – Albion Flats Chronology and Key Decisions (2011-2018)
- Appendix C – Albion Flats 2010 Charrette Options



Albion Flats Area Planning Boundary



Albion Flats Area Planning Boundary

Scale: 1:2,000

ALBION FLATS CHRONOLOGY AND KEY DECISIONS

The following chronology and key decisions related to land-use planning within the Albion Flats has been prepared to provide Council with a more detailed overview and background.

Mar. 1993: The ALC notified the municipality that it would consider a range of uses within the Albion Flats Area and would work with staff to identify those uses; identify and address stormwater runoff and mitigation; address uncontrolled weed growth in the area and identify appropriate site planning standards.

Aug. 1998: The City was notified by the ALC that a site at the south-west corner of Slatford Place and 104th Avenue had been excluded from the ALR. The ALC also indicated that the remaining lands in the south-east portion of the Albion Flats (south of 105th Ave.) could be considered for exclusion and that the City may wish to consider a block exclusion application.

Jan. 1999: A concept plan for the Albion Flats was submitted to the ALC for approval. This concept plan has been attached to this report as Appendix B.

Oct. 1999: The ALC met with Maple Ridge Council to discuss the future land uses within the Albion Flats.

The ALC sent a letter to the City identifying that the January 1999 Concept Plan had been endorsed with conditions. The lands to the north of 105th Ave. were to remain within the ALR and that once a zone for agri-industrial uses was prepared, the ALC would consider delegating authority to Council to decide subdivision and non-farm use applications within that portion of the Plan area (located south of 105th Ave. along Lougheed Highway).

May 2000 –
Sept. 2001: Public open house held to discuss and receive feedback on the Concept Plan.

Council directs issues identified at the May open house be addressed and that an exclusion application be brought forward for consideration.

Council advises property owners in the area and potential applicants that development applications within the Albion Flats cannot be supported in the absence of an adopted area plan.

Report to Council outlining a revised area planning process along with the required supporting studies and reports. Staff recommended that the area planning process occur following the Official Community Plan review.

Council discussion of the Planning Department work program, noting that the area planning process for the Albion Flats would delay the OCP Review. Council directed that the OCP Review would remain the priority and deferred area planning discussions.

- Nov. 2006: OCP adopted by Council that includes policies related to area planning, the Albion Flats, growth management, agriculture as an employment activity and long-term implementation of the OCP.
- Nov. 2009: Report to Council outlining the area planning process for the Albion Flats. This report provided Council with a history of discussions with the ALC, relevant chapters and policies contained within the OCP, Provincial and Regional interests and a number of alternatives for consideration.
- Jan. 2010: Council directed that a concept plan for the Albion Flats be prepared.
- Feb. 2010: Council approved the process and planning area boundaries for the preparation of a concept plan for the Flats.
- May – Aug. 2010: Seven background reports prepared to provide information for the development of the concept plan. HB Lanarc (former Planning and Design consulting firm) was awarded the contract to prepare the concept plan. The process included a background research phase; charrette design event and public consultation; and preparation of the final concept plan for Council’s consideration.
- Invitations sent to stakeholder groups inviting them to a meeting to discuss the forthcoming charrette event.
- Sept. 2010: Preparations for the charrette included the preparation and distribution of a workbook for the meetings with stakeholder groups and community forum event.
- Stakeholder meetings were held to discuss topics including agriculture, food systems, recreation, environment and ecosystem, heritage resources, and economic considerations.
- All background reports were compiled and made available on the municipal website and binders containing all the background reports were provided to Council and the Library.
- A community forum was held to provide interested residents with an opportunity to provide input into the development of the concept plan for the Flats.
- Oct. 2010: Property owners were invited to a meeting on each of the two days of the charrette.
- A two-day design charrette was held on October 20 and 21, 2010. In addition, a public open house was held on Oct. 21 for interested residents to see the results of the design event and provide feedback and comments.
- Nov. 2010: Council was provided with an update on the charrette event. Staff was directed to hold an additional consultation event for those groups not present during the charrette as well as those that participated in the charrette.
- Feb. 8, 2011: Council was presented with a Charrette Summary Report that included four land use scenarios. Staff recommended that all four scenarios be referred to the ALC for comment. Council defeated that recommendation and directed further discussion.

Feb. 14, 2011: The following Resolution was passed at Council Workshop:

That the outcome from the February 14th Workshop discussion be moved to a Public Information meeting, with the comments and results of that work being forwarded to the ALC for comment. If an exclusion application is determined, following the comments from the ALC, a Public Hearing on the exclusion application will be held.

That Council request staff to prepare for consideration at the next available Workshop, Scenario 2 with the following additional components:

- 1. Agricultural buildings reflected from Scenario 1, appropriately located in Scenario 2 to enhance food distribution;*
- 2. Neighbourhood pub component from Scenario 1;*
- 3. Community centre/recreation/meeting space as defined in Scenario 4.*

The following amendment to the above motion was also passed

- 4. Expectations that alternative agricultural activities and environmental practice plus agricultural offset options be reflected.*

March 2011: Council discussed the revised Scenario 2 Concept Plan and directed further consultation to be held.

An open house was held for the public to provide comments and feedback on the revised Concept Plan. Comments received were split on support for the revised plan.

May 2, 2011: Council was provided an update on the results of the open house for the revised Concept Plan, including the requested information on agricultural offsets.

Council directed a letter be prepared to the ALC asking for comments on the revised Albion Flats Concept Plan. The package of information to the ALC also included all the background reports, public feedback received, and staff reports, including all attachments and appendices.

May 6, 2011: The Albion Flats Concept Plan and all related background information were sent to the ALC for comment.

Oct. 2011: The ALC discussed the Albion Flats Concept Plan and provided the following decision:

The conclusions of the ALC in respect of the draft Concept Plan are as follows:

- 1. The land north of 105th Avenue has agricultural capability, is suitable for agricultural use and is appropriately designated as ALR.*
- 2. Apart from the agricultural fairgrounds, the land south of 105th Avenue is of very limited interest to agriculture, thus previous Commission proposals for limiting land use options may be reconsidered.*
- 3. The draft concept plan, as proposed, will have an overall negative impact on agriculture in Maple Ridge.*

4. *The draft concept plan is inconsistent with the objective of the Agricultural Land Commission Act to preserve agricultural land.*

The Commission also included requirements for additional works in the portion of the Albion Flats north of 105th Avenue, for the “restoration of an agricultural future”, in conjunction with future land uses other than agriculture south of 105th Avenue.

A copy of the decision is attached for Council’s information as Appendix B.

- June 2012: Smart Centres made a formal public presentation to Council, proposing a land exchange to build a shopping centre south of 105th Avenue and moving the Fairground buildings to the north of 105th Ave.
- June 2012: Council directs staff to enter into negotiations with Smart Centres on the land exchange.
- Nov. 13, 2012: Council reaffirmed by Resolution, that the Albion Flats was the priority for the preparation of an Area Plan.
- Dec. 22, 2014: Smart Centres notifies the City in writing that they would not be proceeding with the land exchange agreement based on financial reasons.
- Jan. 2015: Council directed staff to prepare an options report for moving forward with the preparation of a revised land use concept and area plan for Albion Flats.
- Jan. 6, 2015: Press Release from the City outlining that the Albion Land Exchange deal with Smart Centres would not be proceeding.
- Oct. 5, 2015: Council endorsed a renewed planning process to complete a revised land use concept plan and Albion Flats Area Plan Bylaw. It was proposed to revisit the 2010 charrette outcomes and community stakeholder input as the basis for identifying preferred land uses and moving forward to complete an Area Plan Bylaw. The Albion Flats Area Plan process was proposed to have four phases:
Phase 1: Re-Establish & Initiate an Area Plan Process
Phase 2: Re-Draft a Land Use Concept Plan and Seek Council Endorsement
Phase 3: Submit Block Exclusion Application to ALC
Phase 4: Undertake Albion Flats Area Plan Bylaw Approval
- 2016 Council discussed opportunities for future recreation facilities, including options for the Albion Flats. These investigations were a priority and shifted the original Albion Flats Area Plan timeline.
- Nov. 2017 Council initiated the Community Facilities Conversation, engaging the community on their preferred recreational infrastructure projects. The expansion of the Planet Ice facility within the Albion Flats was included as one possible project for community input.
- Feb. 2018 The Planet ice expansion later received elector approval through the Alternative Approval Process.

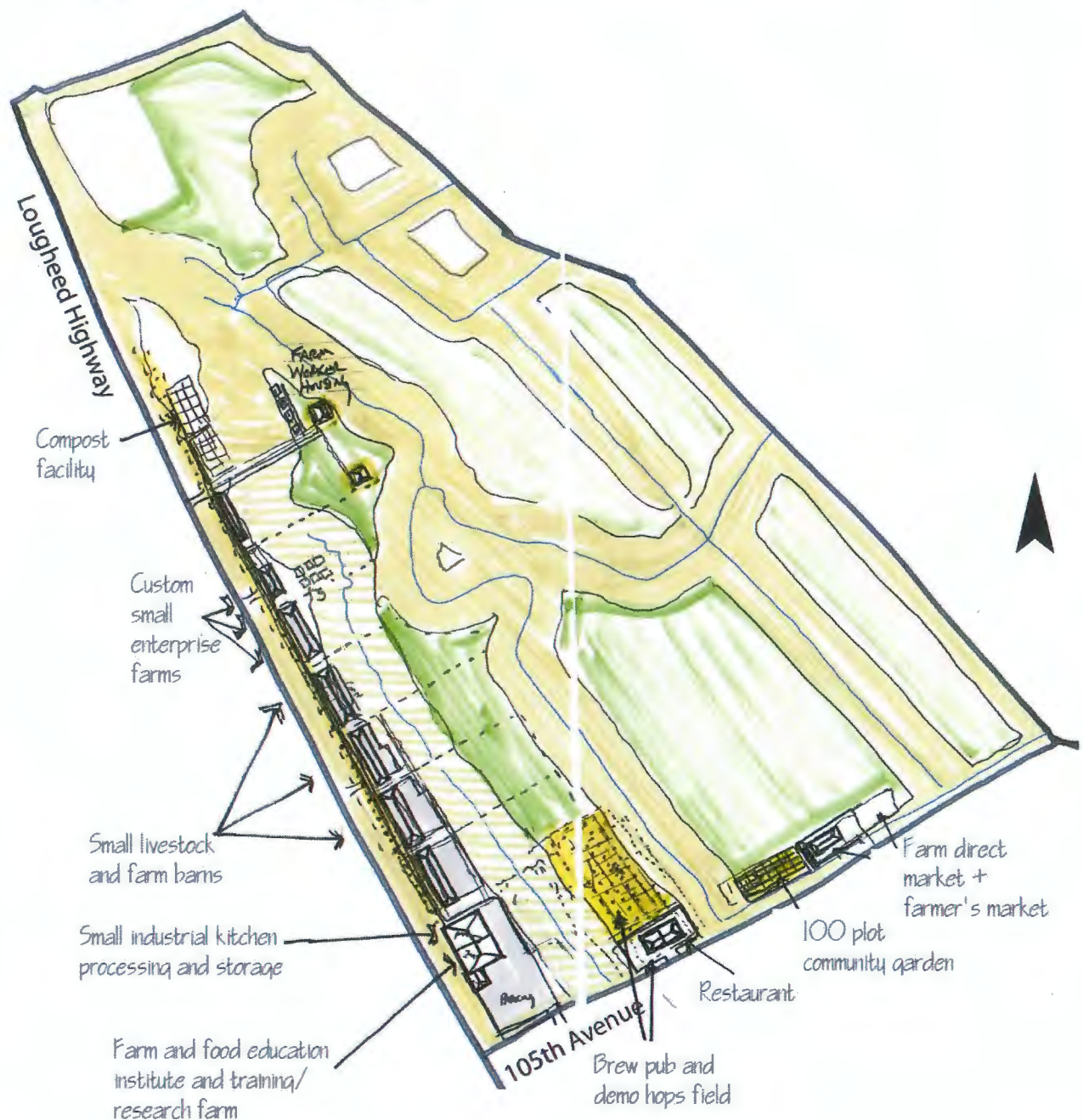
Albion Flats 2010 Charrette Options

Option 1: Agriculture

This option shows little change to the overall agricultural use of lands north of 105th Ave. However the concept adds a component of agricultural focused development with supportive commercial activity (a 'farm-food hub') along Lougheed Hwy and 105th Ave. The 'food hub' could include valued added agriculture and related commercial uses, such as farm gate markets, farm school, micro-enterprise farming, industrial community kitchen, a restaurant, brew pub, etc.

Land Uses:

- Agriculture
- Agri-Industrial
- Commercial supportive of agriculture
- Environmental conservation areas



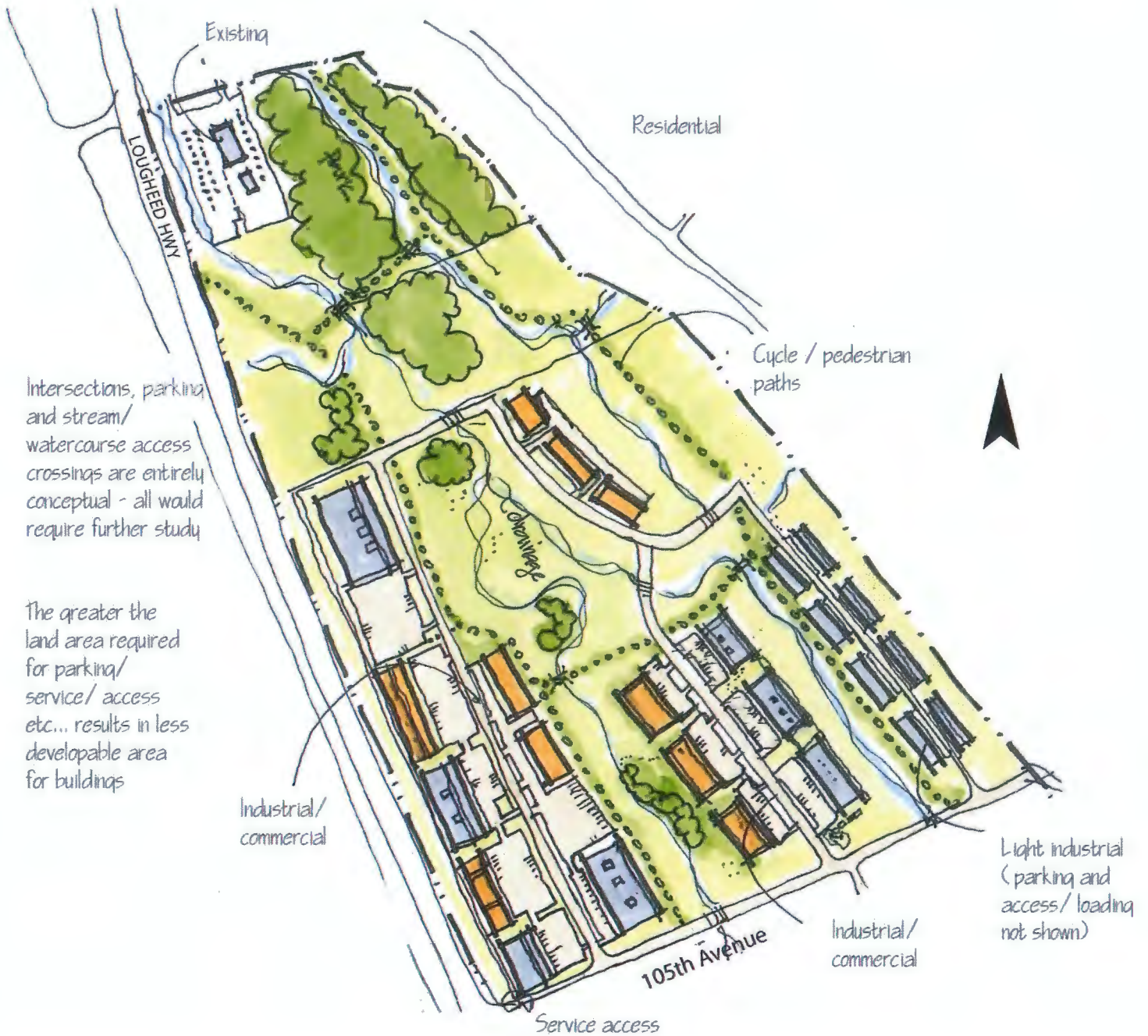
Albion Flats 2010 Charrette Options

Option 2: Auto-oriented Commercial

This concept shows a significant change of use and development of lands north of 105th Ave. as a mixed employment node, including both auto-oriented large format commercial and light industrial uses. The concept tested additional shopping opportunities in Maple Ridge.

Land Uses:

- Auto-oriented retail shopping centre
- Office / Industrial
- Habitat compensation



Intersections, parking and stream/watercourse access crossings are entirely conceptual - all would require further study

The greater the land area required for parking/service/access etc... results in less developable area for buildings

Industrial/commercial

105th Avenue

Industrial/commercial

Light industrial (parking and access/loading not shown)

Service access

Albion Flats 2010 Charrette Options

Concept A: Jobs and Commercial

This concept shows an assemblage of several different and somewhat discreet nodes of use including:

- two mixed employment nodes, one extending along Loughheed Hwy and one small pocket to the south towards 240th St.;
- two transit oriented mixed use residential/commercial areas along 240th St.;
- the existing Albion Fairgrounds with some minor expansion or reconfiguration of lands for recreational purpose to the east, and;
- the existing commercial corner at Loughheed Hwy and 240th St.

Land Uses:

- Recreation & Park (Park in the ALR)
- Agri-Industrial
- Institutional
- Office /Light Industrial
- Retail
- Environmental / Conservation areas



