

Albion Area Plan



Chapter 10.2

Background

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

A land use designation describes an area of land within which a specific set of policies are intended to achieve orderly growth and development within the community.



10.2.1 | Land Use Designations

A. Residential Designations

The following residential land use designations are identified for the Albion Area Plan (Schedule 1):

- 1. Low Density Residential** corresponds with single detached residential development at a low-density urban standard with lot sizes at 2000 m² (half acre).
- 2. Ground-Oriented Residential** is intended to provide housing options that range from a low density detached to medium-high density attached form of ground-oriented housing that will generally be with ground level access to each unit. The development forms include a single detached with secondary suite and/or detached garden suite, duplex, triplex, and fourplex. These variations provide for a range of housing styles and densities, including smaller lot housing.
- 3. Cluster Residential** land use is located within areas that are environmentally sensitive and where some development may be accommodated through integrated site design that considers the natural features and topography of the area. The designation permits clustered forms of ground-oriented multi-units, including townhouse, courtyard and fourplex units that minimizes impacts to the land and environment.
- 4. Townhouse** permits multi-unit housing forms. This designation is in areas with access to major corridors, commercial areas, as well as public amenities. While intended for Townhouse form, there may be circumstances where smaller single detached residential forms may be incorporated onto a townhouse site, with the focus on minimizing the development footprints on the land.

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

10.2.1 | Land Use Designations cont.

B. Albion Village Commercial Designation

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

C. Park Designation

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

D. 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.

E. 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 10.2.6 Zoning Matrix.

10.2.2 | Albion Area Residential Development

Background

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

General Development Policies

- 10 – 1** 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 City. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.
- 10 – 2** 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 – 3** Land assembly or lot consolidation proposed in conjunction with development or development should meet the following conditions:
 - A) That any residual lots or remaining land parcels are left in a configuration and lot area which are suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcel and would be able to comply with the applicable Land Use Designation(s) and Policies of this Plan;
 - B) The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designation and Policies of this Plan;
 - C) Residual abutting lots or land parcels are not to become isolated or left in a condition which is unsuitable for redevelopment or unsuitable for the maintenance of the existing land use; and
 - D) The land assembly proposal will incorporate adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with abutting existing land uses.
- 10 – 4** Development proposals adjacent to the Agricultural Land Reserve generally located north of 112 Ave, between 240 Street and 246 Street should incorporate building setbacks, vegetative buffering, and lot layout considerations consistent with Agricultural Land Commission and Ministry of Agriculture and Food guidelines to ensure long-term land use compatibility at the urban-agricultural interface.

General Multi-Unit Housing Development Policies

- 10 – 5** The siting, form, character and massing of multi-unit residential development and areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single detached residential developments.
- 10 – 6** Multi-unit housing should be provided with appropriate amenities to enhance the character of development.
- 10 – 7** 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 neighborhood and protect the visual character of the landscape.
- 10 – 8** Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.
- 10 – 9** Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan.
- 10 – 10** Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Area Guidelines.
- 10 – 11** The intersection on 240 Street and 112 Avenue will provide commercial services for the area while also allowing for residential units above in a compact village form.

10.2.3 | Density Bonus Framework

Background

The Density Bonus 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 Density Bonus Program provides the opportunity for a Density Bonus within a number of zones identified within the Albion Zoning Matrix, see Section 10.2.6. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Albion Area Plan

Objective

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

Policies

- 10 – 12** The city-wide Community Amenity Program, established through Section 2.1.2 Compact and Unique Community, will apply to the entire Albion Area Plan.
- 10 – 13** 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.



10.2.4 | North East Albion Area Development

Background

The North East Albion Area is bound by the Kanaka Creek Regional Park to the north, existing Albion Area residential developments and conservation areas to the southwest, including the Kanaka Creek Regional Park, and rural residential developments to the east.

The North East Albion Area Plan emphasizes the development of a complete community by integrating environmental stewardship, the protection of natural resources and the preservation of ecosystems, while balancing the social and economic objectives of the community.

The North East Albion Area Plan sets out residential pockets nestled between existing watercourses and linked by a network of pathways and trails. A multi-modal network links neighbourhood amenities, such as an elementary school, and shopping nodes within the community and to the larger Albion Area and Kanaka Creek Regional Park.

The North East Albion Area Plan focuses multi-unit development around commercial and amenity nodes; offering residents gathering spaces and commercial opportunities and bringing to life one of the City's growth neighbourhoods. It is intended that the Area Plan policies facilitate the creation of an inclusive and sustainable community with equal opportunities for people of all ages, cultures, lifestyles, and abilities.

Development in the North East Albion Area is to be reflective of the consultation with area residents and other stakeholders and should align with the principles and intent laid out in this Plan.

Policies

10 – 14 Development in the North East Albion Area (Schedule 1) will be subject to the North East Albion Servicing Strategy Policy 6.37 as well as other relevant City documents policies and regulations.

Environment

10 – 15 Maple Ridge will continue to apply regulations for the protection of watercourses and steep slopes in North East Albion (Figure 1) in order to enhance and maintain environmental health integrity.

10 – 16 Development in the North East Albion Area is to be conducted in such a manner as to mitigate impact on the environment by increasing connections for wildlife, preserving existing hydrological processes, protecting fish and fish habitat, minimizing the potential for stream erosion, preventing surface flooding, and ensuring major storm conveyance systems are capable of conveying significant flows and minimize damage to life and properties under extreme storm conditions.

10 – 17 Maple Ridge will encourage the retention of significant tree stands that are not already protected through existing legislation, bylaws, or policies, through thoughtful site design.

10.2.4 | North East Albion Area Development

- 10 – 18** For sites identified on North East Albion Figure 1, additional floorspace or a reduction in permissible lot size may be supported if environmentally sensitive areas are protected and permanently preserved beyond what is required through the land dedication process.
- 10 – 19** Maple Ridge recognizes that Kanaka Creek Regional Park provides valuable habitat for wildlife and movement corridors, and as such, supports preserving existing movement corridors along Kanaka Creek and Grant Hill. Enhancement of landscaping and stormwater management features is also encouraged with the aim of supporting wildlife conservation and resident safety.
- 10 – 20** Maple Ridge will connect the North of 112 Avenue precinct, including the trailhead to Kanaka Creek Regional Park, to the co-located school and park site in the south via a ‘Spine Trail’, that will serve as an important stormwater feature and protect and celebrate the water resources of the area (Figure 2).
- 10 – 21** Envisioned as a key feature of the North East Area Plan, a series of connected ponds will be woven into the Spine Trail system (Figure 3).
- 10 – 22** Maple Ridge will integrate a Northern Greenway trail, which will include similar features as the Spine Trail (Figure 3), along Kanaka Creek Regional Park at the north end of the North East Albion Plan Area.
- 10 – 23** Maple Ridge will establish a buffer (Figure 2) between the Kanaka Creek Regional Park and future areas of residential development to protect and improve wildlife passage and resident safety in and around the North East Albion Area.
- 10 – 24** Maple Ridge encourages strata developments adjacent to regional park land to ensure better stewardship of the environmental buffer.
- 10 – 25** The North East Albion Area Plan outlines a vision and strategy for sustainable water stewardship practices. As such, development is to:
- A) Maximize groundwater protection and water conservation efforts;
 - B) Incorporate stormwater management best practices, including the integration of visible stormwater management features, into the site design; and
 - C) Require a geotechnical investigation, including a ground-water impact assessment and subsequent impact mitigation measures, in order to protect Kanaka Creek and drinking water resources.

10.2.4 | North East Albion Area Development

Servicing

- 10 – 26** Maple Ridge will encourage the integration of aesthetically pleasing designs with appropriate siting, building form, landscaping and screening into the civic infrastructure necessary for the build-out of the North East Albion Area, such as the proposed pump station on 112th Street.
- 10 – 27** Development in the North East Albion Area will be subject to the outcomes of the water analysis, conducted for the development of the North East Albion Servicing Strategy, as well as other relevant City documents.
- 10 – 28** Development in the North East Albion Area will be subject to the proposed transportation network identified in Figure 4 & 5 as well as the City's Strategic Transportation Plan, as amended from time to time.

Mobility

- 10 – 29** Maple Ridge will ensure that the design of new development aligns with the City's requirements for creating a safe, integrated, multi-modal transportation system.
- 10 – 30** The North East Albion Area Plan sets out an integrated active transportation network (Figure 6) which includes proposed bike lanes, trails and multi-use pathways.
- 10 – 31** North East Albion is identified in the City's Strategic Transportation Plan as an area intended for improved connectivity for active travel modes. It is anticipated that future streetscape improvements will be provided through the development process.
- 10 – 32** The North East Albion Area Plan sets out an equestrian trail (Figure 6) that connects riders from the existing Kanaka Creek Crossing to Grant Hill. This trail will help to create a buffer between environmentally sensitive areas and future development.
- 10 – 33** North East Albion is identified as an area that is not well served by transit. It is anticipated that long-term transit services will continue to be provided via Community Shuttle transit services, and that Maple Ridge will continue to support TransLink for the development of an efficient transit system through the North East Albion Area.

10.2.4 | North East Albion Area Development

Parks and Community Amenities

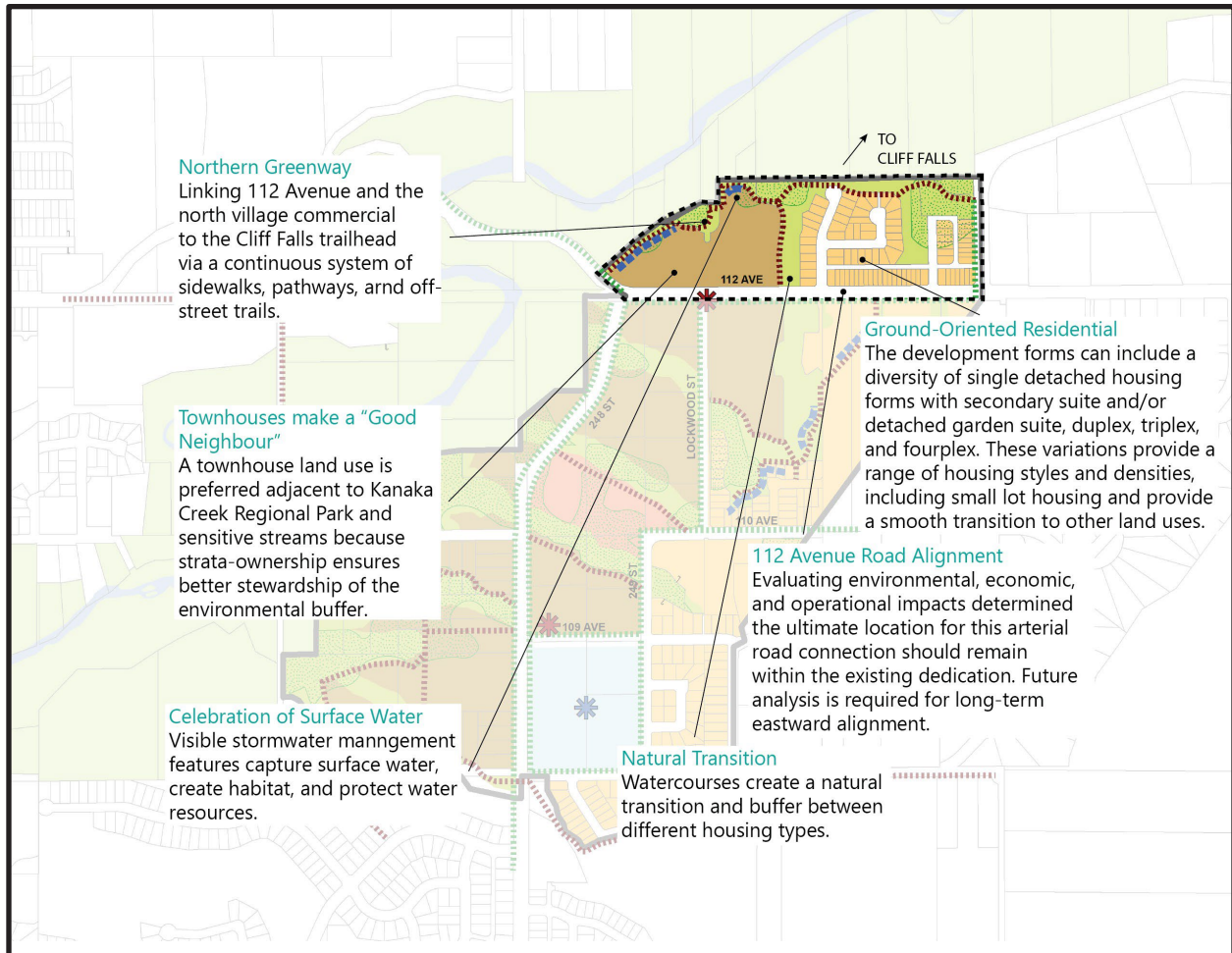
- 10 – 34** The North East Albion Area Plan identifies the co-location of a park and elementary school with a sports field, playground, and pathways to meet the needs of the growing community (Figure 2).
- 10 – 35** The North East Albion Area Plan proposes an additional neighbourhood park space (Figure 2) to the co-located park and elementary school. Neighbourhood parks provide important amenities such as as neighbourhood parks are important components of complete, liveable communities, and will include amenities such as playgrounds, sports courts, dog off leash areas, small splash pads, open areas, seating areas and looping pathways. The specific park amenities will be determined through a park design and engagement process with future residents.
- 10 – 36** The North East Albion Area Plan stipulates that all residents will have access to a park within a 10- minute walk.
- 10 – 37** North East Albion Area park amenities will include spaces for dogs, such as a dog-off leash park nearby.
- 10 – 38** The North East Albion Area Plan includes a network of trails and multi-use pathways to provide neighbourhood connections to community amenities. These trails and pathways will act as a greenway and buffer to the sensitive environmental areas while creating an attractive trail network and public realm for residents.
- 10 – 39** Maple Ridge will encourage the inclusion of Public Art into residential and community amenities.

Residential Development

- 10 – 40** The North East Albion Area is broken up into the following neighbourhood precincts:
- A) North of 112 Avenue
 - B) East of Lockwood Street
 - C) Between 248 Street and Lockwood Street
 - D) West of 248 Street

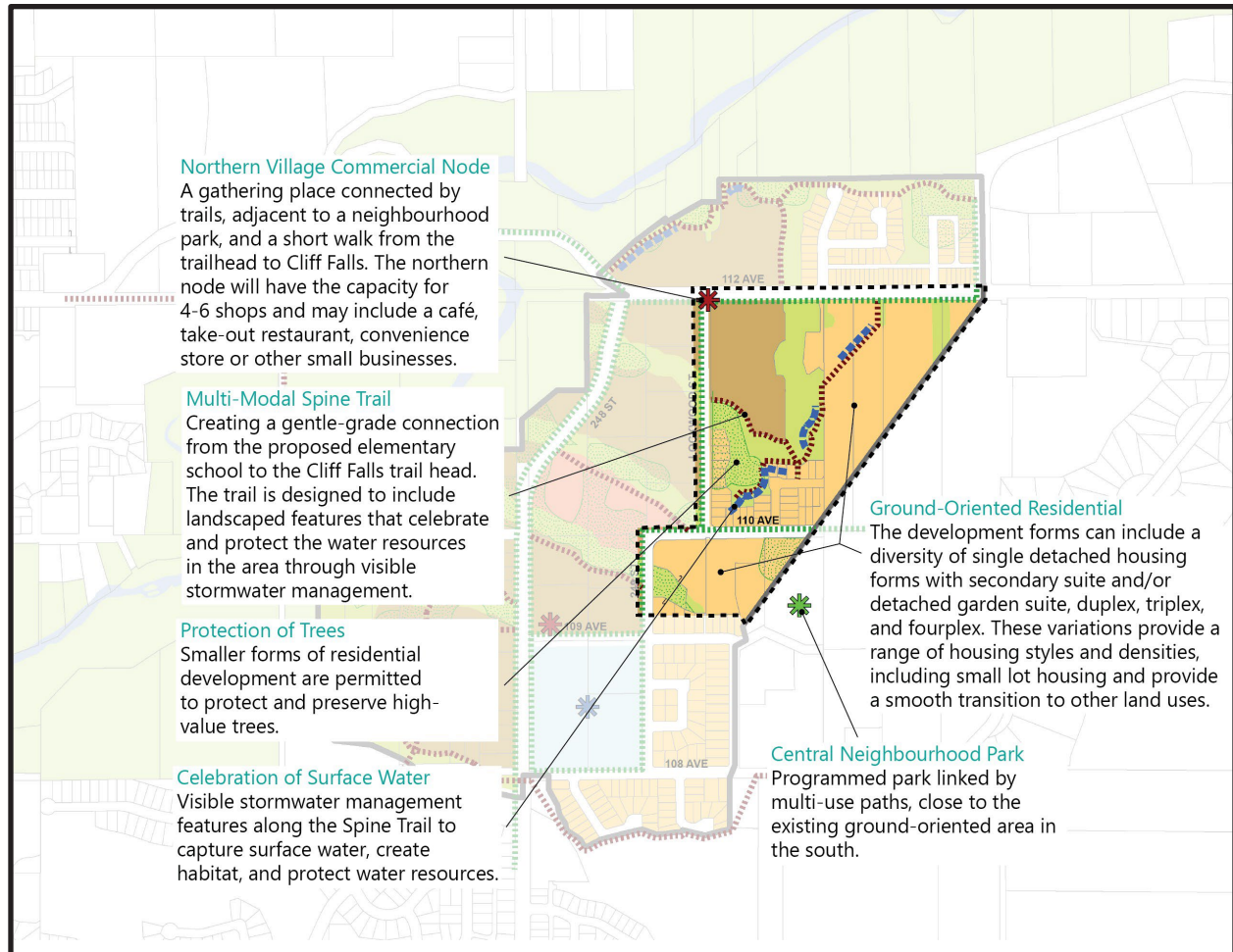
10.2.4 | North East Albion Area Development

A) North of 112 Avenue



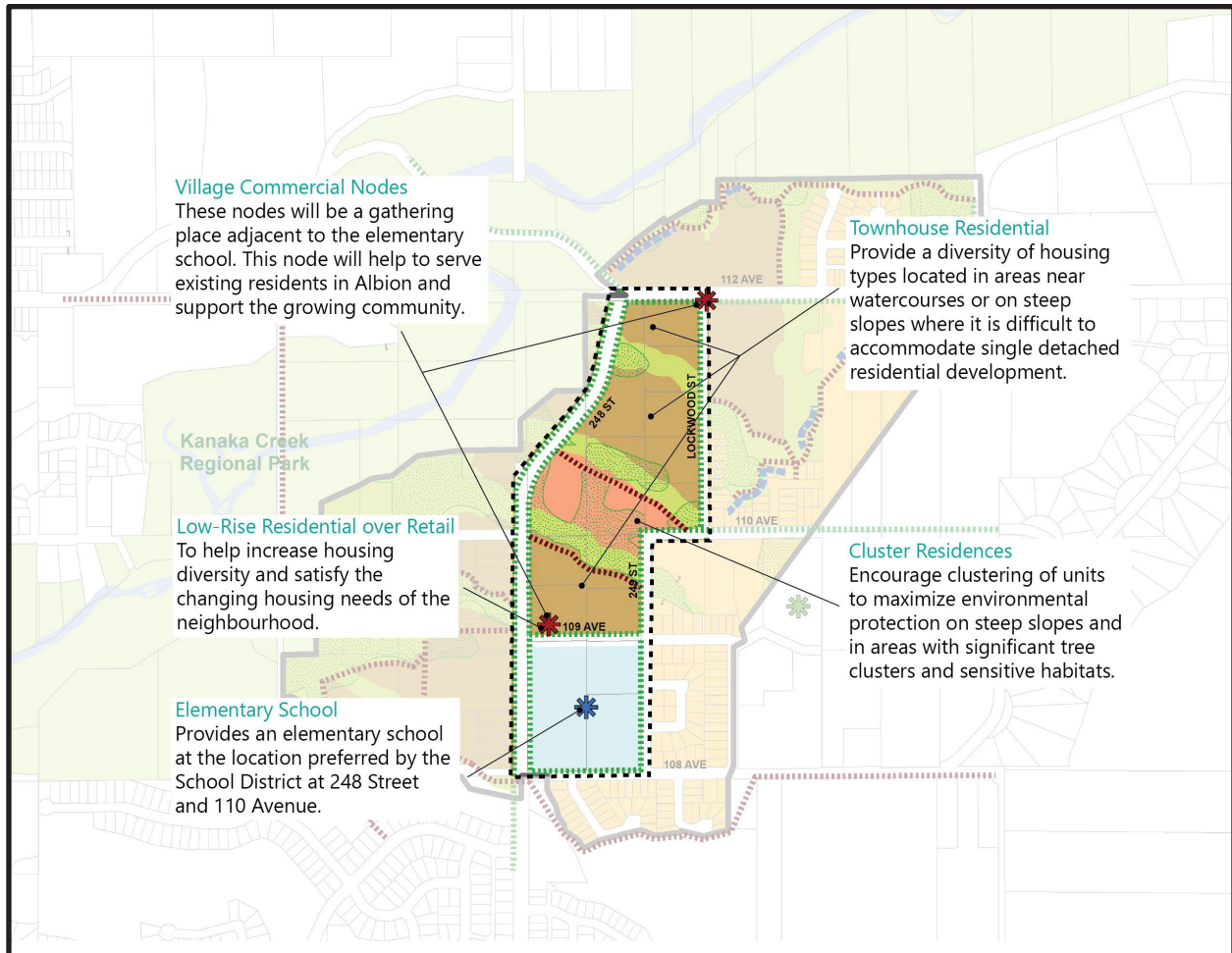
10.2.4 | North East Albion Area Development

B) East of Lockwood Street



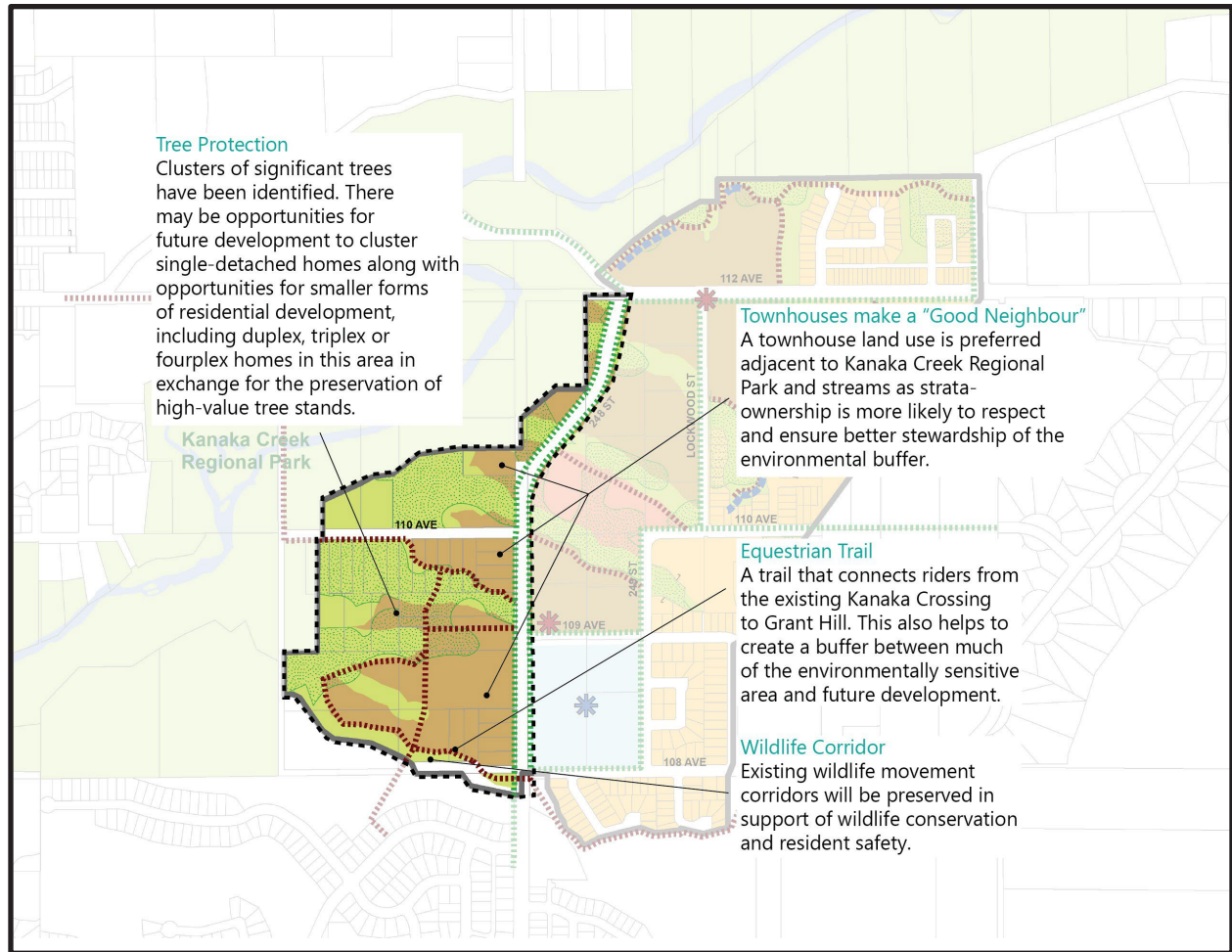
10.2.4 | North East Albion Area Development

C) Between 248 Street and Lockwood Street



10.2.4 | North East Albion Area Development

D) West of 248 Street



10.2.4 | North East Albion Area

10 – 41 North East Albion residential developments are to reflect and respect character elements of the existing residential inventory, North East Albion Plan and North East Albion Servicing Strategy Council Policy 6.37 and Albion Area Plan.

Ground-Oriented Residential

The North East Albion Ground-Oriented Residential corresponds with the single detached residential housing form as well as different combinations of multiplexes and accessory dwelling units.

10 – 42 The location of larger residential lots will be encouraged along the eastern Plan boundary, adjacent to the rural properties outside of the Urban Area Boundary, to respect and protect the Urban Area Boundary.

10 – 43 Rear-loaded forms of housing will be encouraged along collector and arterial roads.

10 – 44 A smooth transition between single detached homes and more intensive forms of housing development, in particular for housing developments along 112th Avenue, 110th Avenue and 248th Street, should be provided through a range of lot sizes.

Cluster Residential

The North East Albion Cluster Residential Land Use Designation is intended for multi-unit developments that are clustered together to minimize the development footprint and maximize environmental protection in sensitive areas. This designation is intended for ground-oriented multi-unit housing forms.

10 – 45 Maple Ridge encourages thoughtful site design for Cluster Residential sites that is considerate to the natural features and topography of the area. Site designs should protect environmentally sensitive areas and permanently preserve important natural features and open space.

10 – 46 Cluster residential developments are to locate ground-oriented, rear-loaded housing forms along 248th Street and 110th Avenue and along internal development roads, where possible.

10 – 47 Cluster residential developments are encouraged to provide more areas for open space, recreation and social interaction on site.

Townhouse

The North East Albion Townhouse Land Use Designation is intended to accommodate urban townhouses in areas with access to transportation, commercial services and public amenities.

10 – 48 Townhouse or strata developments are encouraged to locate adjacent to Kanaka Creek Regional Park as well as sensitive streams to ensure better stewardship of the environmental buffer.

10 – 49 North East Albion Area townhouses will consist primarily of two (2) to three (3) storey building forms that house multiple dwelling units. Stacked townhouses may also be considered.

Background

The Albion Area Plan 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 accommodate apartments above commercial space. The traditional shopping centre development form with large expanses of parking will not serve the village centre function.

Policies

General Commercial

10 - 50 The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the development presents a coherent image, identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

North East Albion Area Commercial

10 - 51 The North East Albion Area identifies two commercial nodes (Schedule 1), which are envisioned as anchors for community activity: connected by trails, adjacent to new neighbourhood parks, and a short walk from trailheads into Kanaka Creek Regional Park.

10 - 52 The North East Albion Area intends to blend commercial, residential and institutional uses to create an activated and animated street presence at the commercial nodes.

10 - 53 The North East Albion Area anticipates the northern commercial node developing during early- stages of the Plan build-out. The second commercial node, adjacent to the elementary school site, allows for additional commercial space when sufficient demand exists.

10 - 54 Commercial nodes are to be sized appropriately to meet the needs of the growing North East Albion community with additional room to expand, as demand evolves.

10 - 55 Commercial nodes are anticipated to have capacity for approximately 4 – 6 shops with possible retail uses including café's, restaurants, or other small businesses. At least one commercial node, if not both, should contain childcare or related services, subject to local demand.

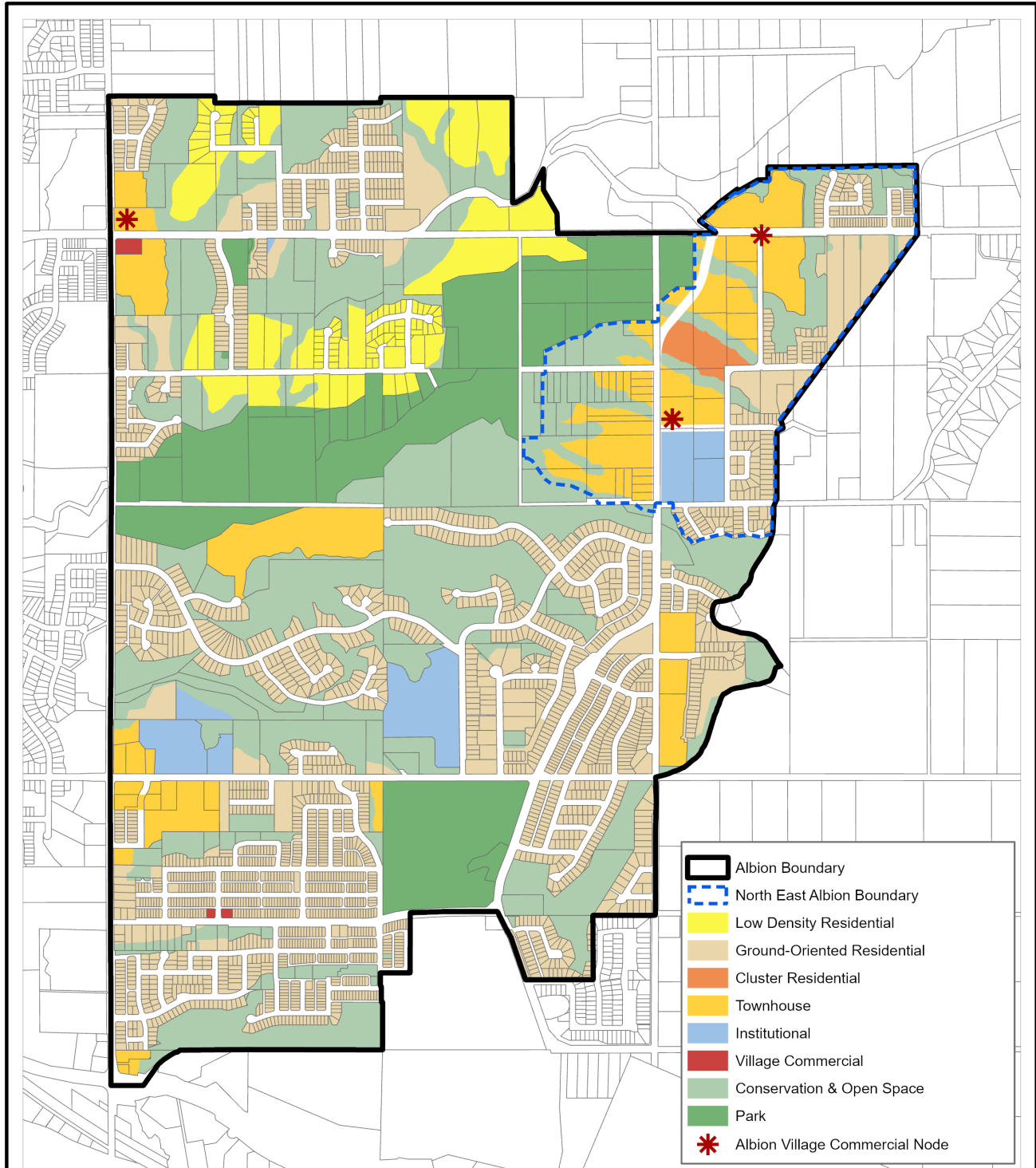
10 - 56 Commercial nodes are anticipated to be two (2) – three (3) storeys, with multi-unit apartments or townhouses stacked above ground-level commercial, allowing for both affordable home ownership and the possibility of rental housing. Commercial building heights should taper to adjacent lower density land uses to provide a sensitive transition.

10 - 57 Co-locating the commercial nodes adjacent to multi-units is encouraged to help support commercial units and create areas of activity and gathering. To animate the streetscape, ground- oriented and street facing units are encouraged along 112th Ave, Lockwood Street, and 248th Street.

10 - 58 Village Commercial Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

10.2.6 | Albion Zoning Matrix

Land Use Designation	Zone(s)
Low Density Residential	RS-1d Single Detached (half acre) Residential*
Ground-Oriented Residential	RS-1 Single Detached Residential RS-1b Single Detached (Medium Density) Urban Residential R-1 Single Detached (Low Density) Urban Residential ** R-2 Single Detached (Medium Density) Urban Residential ** R-3 Single Detached (Intensive) Urban Residential ** R-4 Single Detached (Infill) Urban Residential RUR Urban Infill Residential RT-1 Two-Unit (Duplex) Urban Residential RT-2 Ground-Oriented Residential Infill
Cluster Residential	RM-1 Townhouse Residential* RST-NEA Street Townhouse Residential – North East Albion
Townhouse	RM-1 Low Density Townhouse Residential RST-NEA Street Townhouse Residential – North East Albion† RT-3 Ground-Oriented Residential North East Albion†
Albion Village Commercial	C-5 Village Commercial
Park	P-1 Park and School
Conservation	Current or proposed zoning would apply
Institutional	P-1 Park and School P-2 Special Institutional P-3 Children’s Institutional P-4 Place of Worship Institutional P-4a Place of Worship Institutional & Educational P-6 Civic Institutional
* Density Bonus provisions are provided in each of these zones ** Legacy Use zones “zone no longer in use” † Zone to be developed	
<p>Conditions:</p> <ul style="list-style-type: none"> 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; 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; 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; <p>The P-4 Place of Worship Institutional zones would be considered in all Land Use Designations subject to satisfying all requirements of the zone.</p>	



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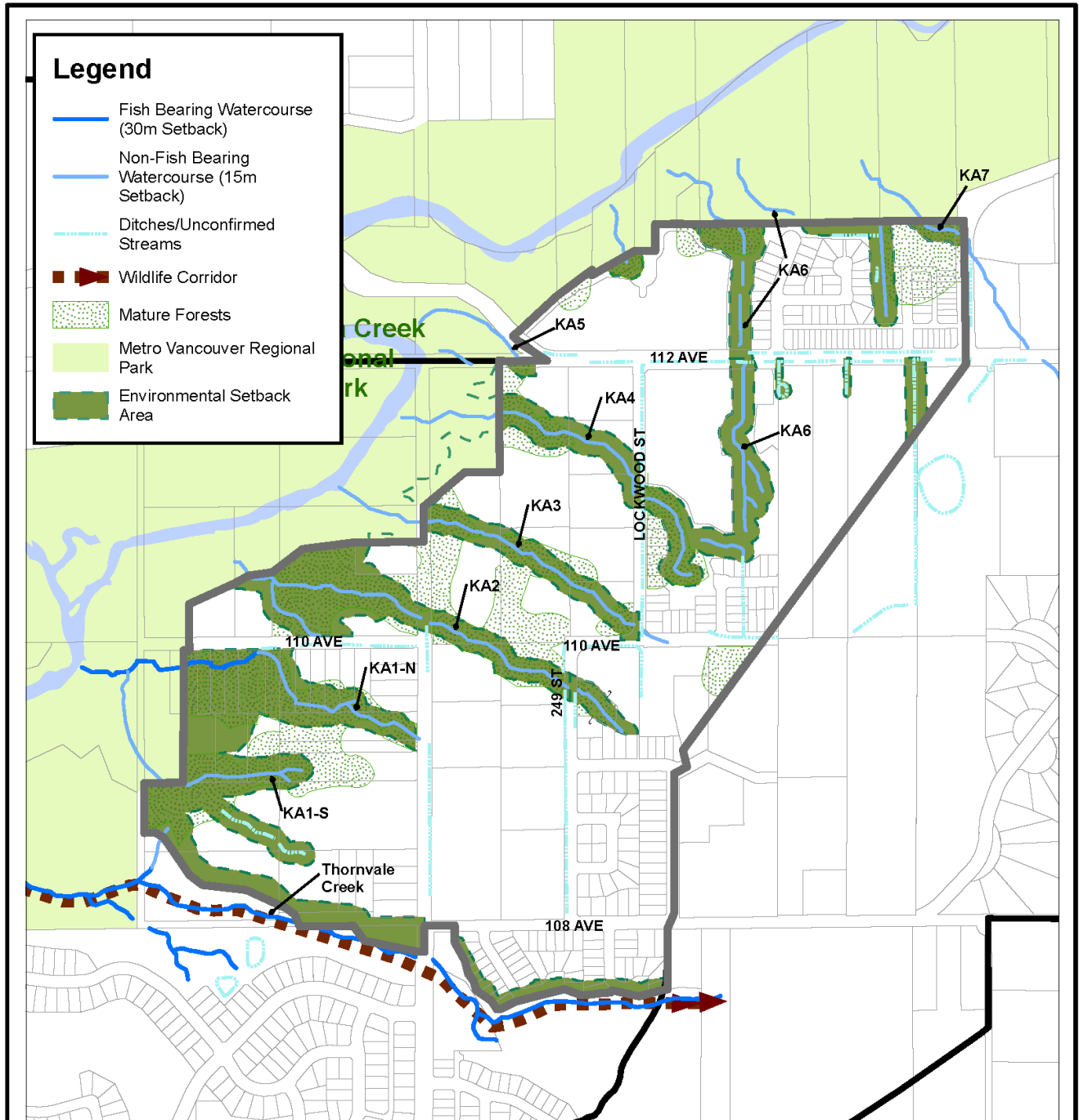
ALBION AREA PLAN "SCHEDULE 1"



Maple Ridge

Date Adopted: July 4, 2006
Date of Last Revision: June 18, 2025

BY: DT



N.T.S.

FIGURE 1
Watercourses and
Mature Forests

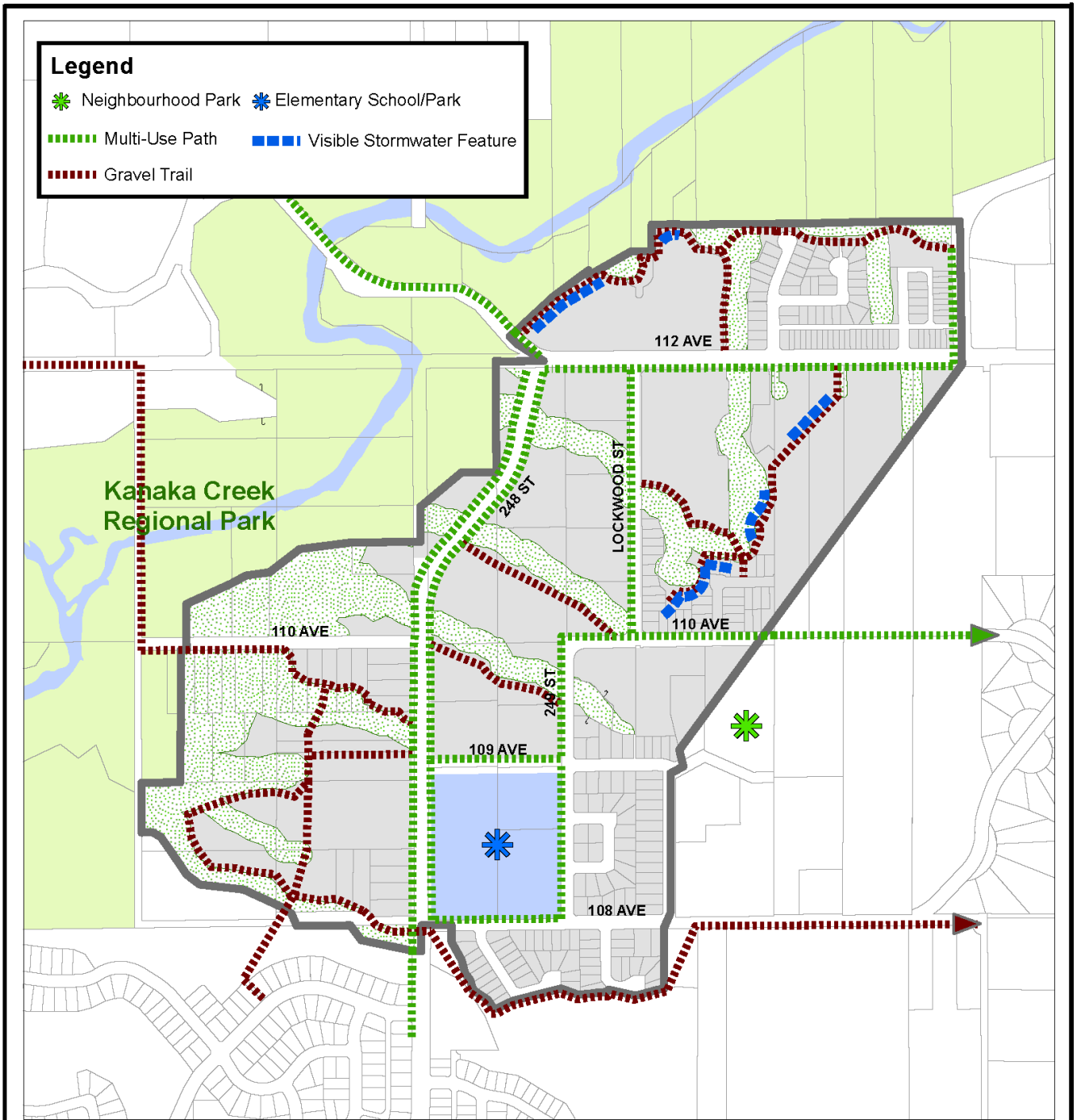
North East Albion Area Plan
Figure 1



Maple Ridge

FILE: NEAAP Figure 1
DATE: Oct 28, 2025

BY: DT



Legend

- ✱ Neighbourhood Park
- ✱ Elementary School/Park
- - - Multi-Use Path
- - - Visible Stormwater Feature
- . . . Gravel Trail



N.T.S.

FIGURE 2
 Proposed
 Neighbourhood
 Parks and Trails

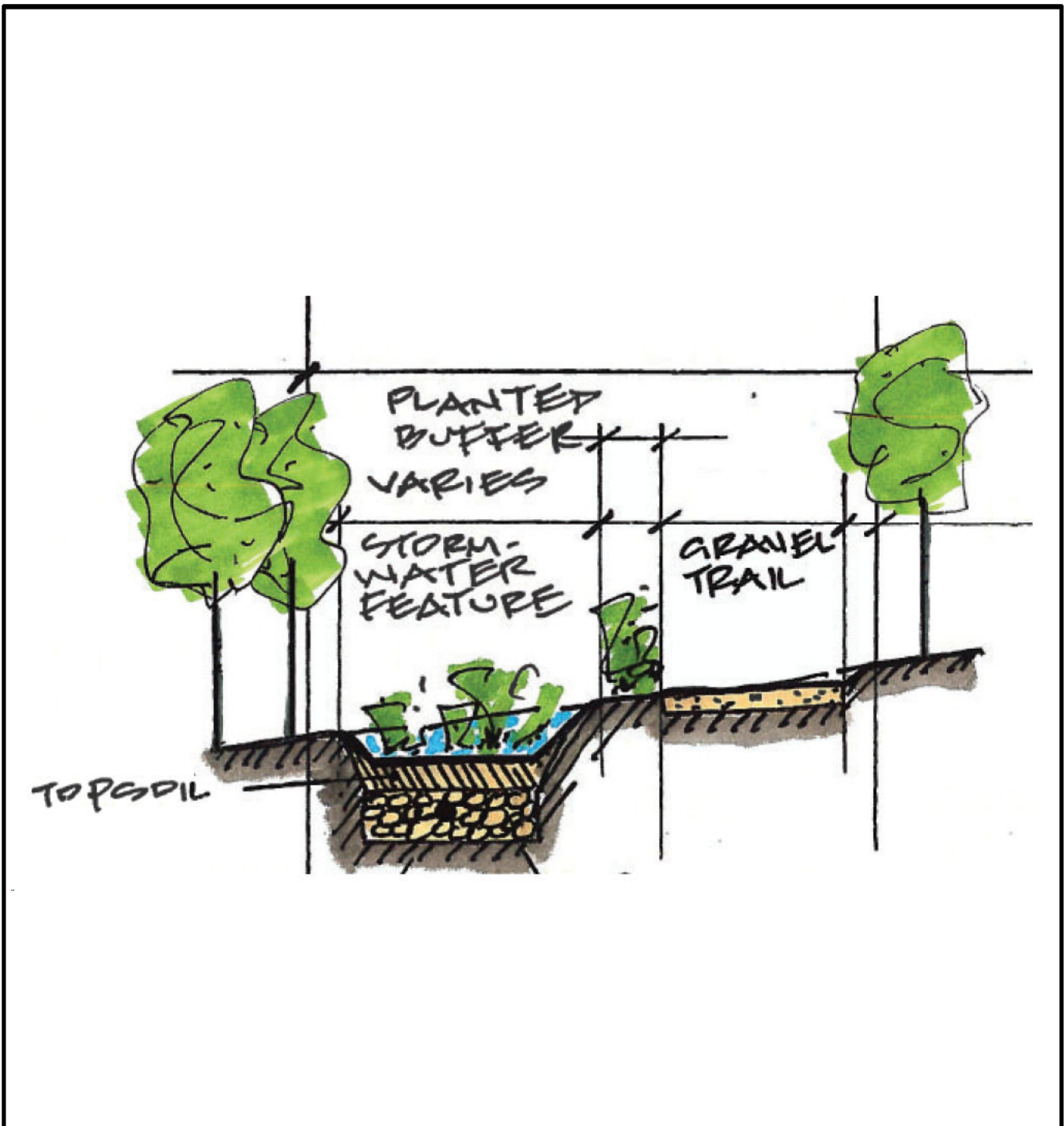
North East Albion Area Plan
 Figure 2



Maple Ridge

FILE: NEAAP Figure 2
 DATE: Oct 28, 2025

BY: DT



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FIGURE 3
Trail and Stormwater
Feature Section

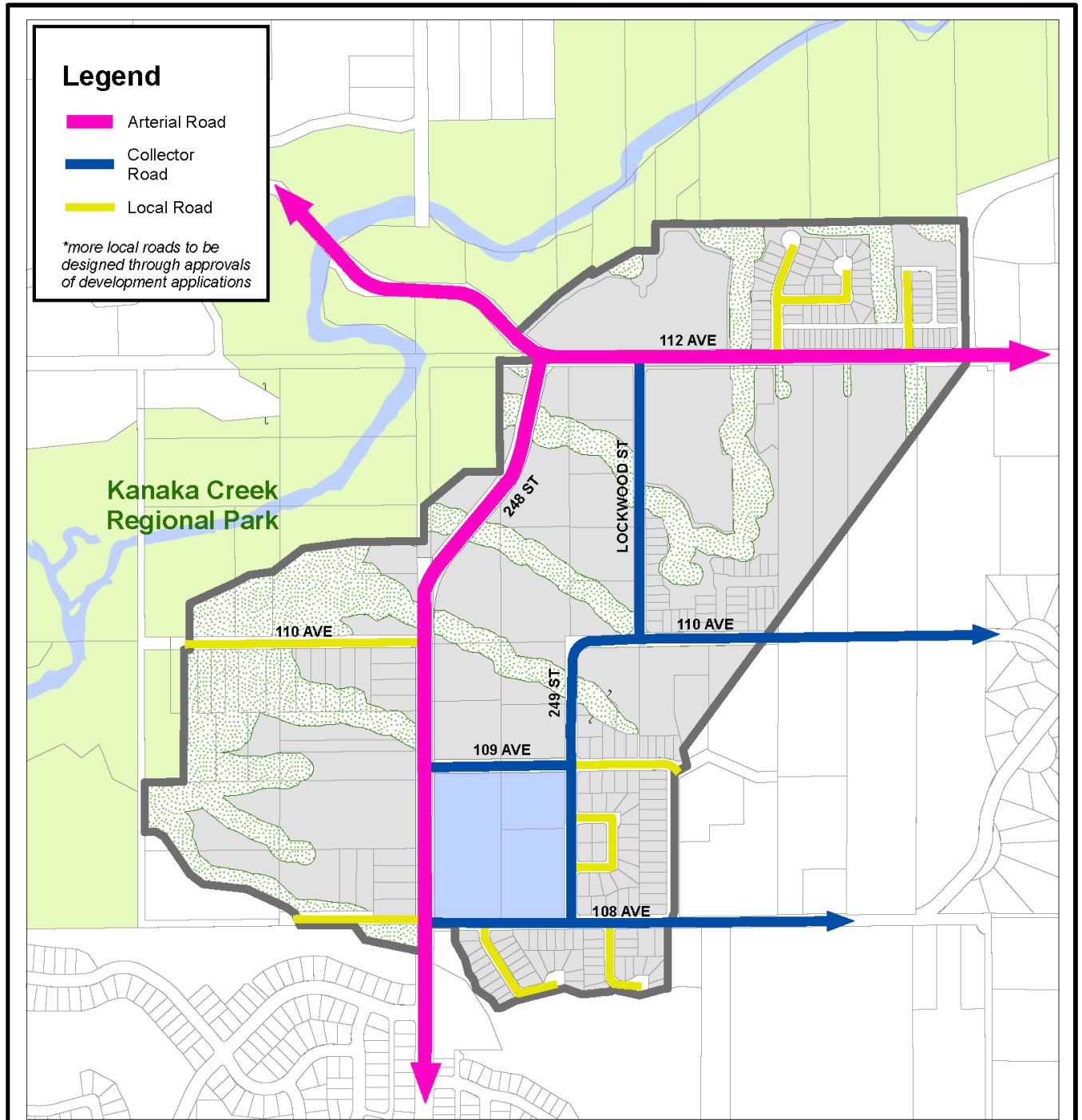
North East Albion Area Plan
Figure 3



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BY: DT



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FIGURE 4
Proposed
Road Network

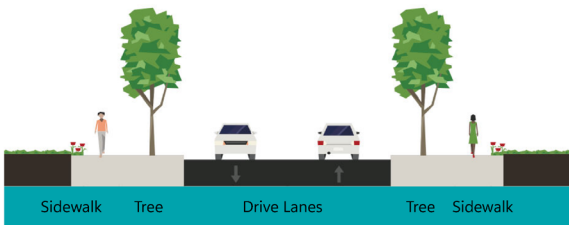
North East Albion Area Plan
Figure 4



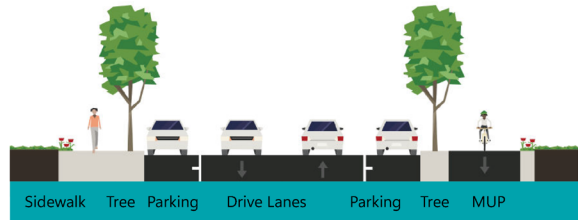
Maple Ridge

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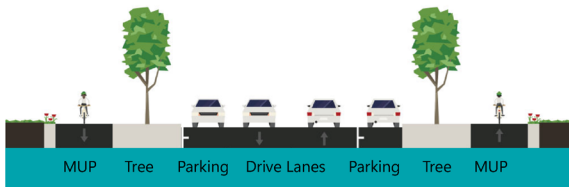
BY: DT



*Typical Section, Local Road
18m ROW*



*Typical Section, Collector Road
20m ROW*



*Typical Section, 248 Street
26m ROW*



*Typical Section, 112 Avenue
26m ROW*



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FIGURE 5 Road Sections

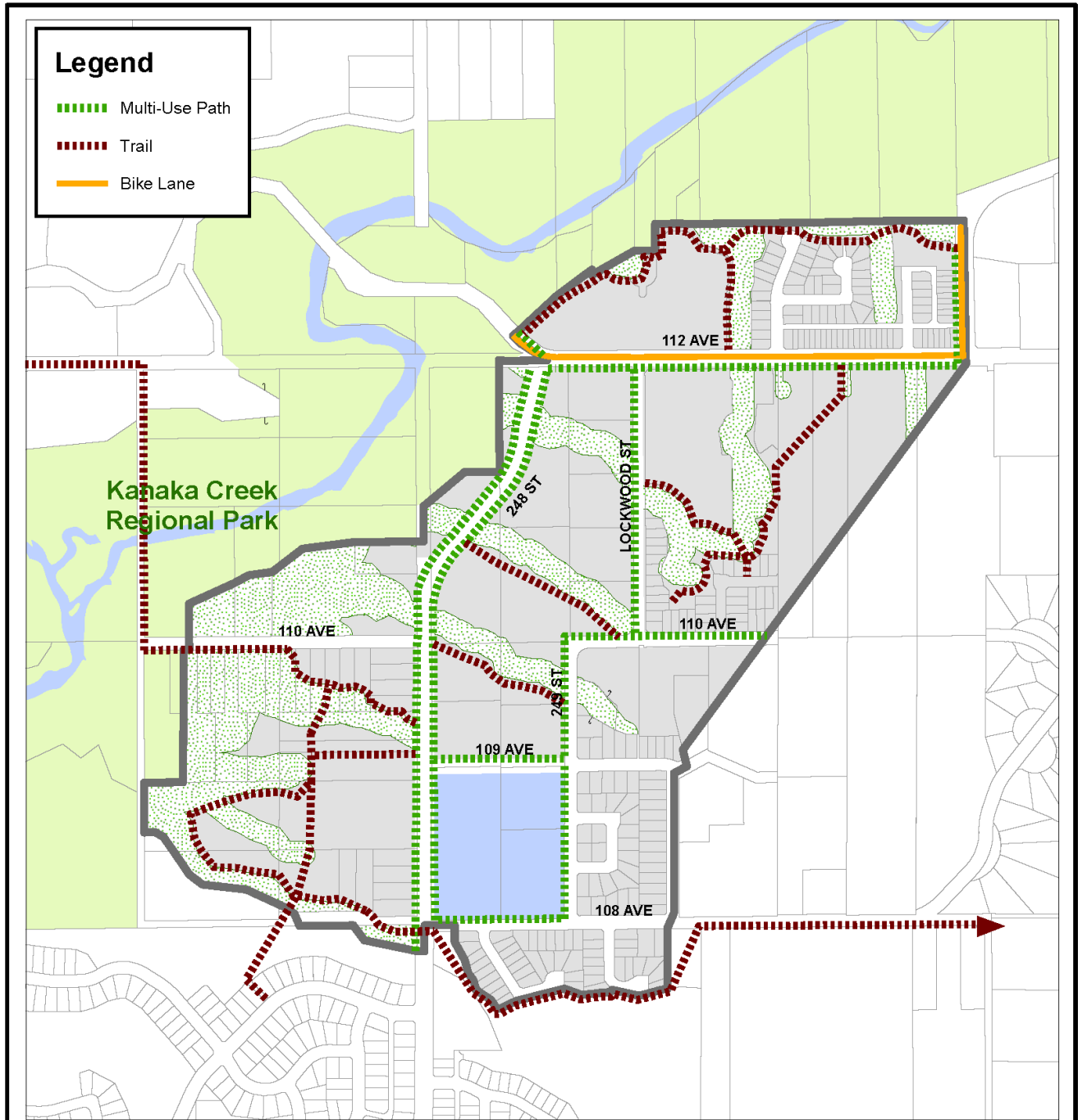
North East Albion Area Plan
Figure 5



Maple Ridge

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DATE: Oct 28, 2025

BY: DT



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FIGURE 6

Proposed
Bike Lanes, Multi-Use
Path and Trails

North East Albion Area Plan
Figure 6



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DATE: Oct 28, 2025

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