

# MAPLEWOOD AREA PLAN

## PHASE 2 CHARRETTE REPORT

November 16, 2016

# ACKNOWLEDGEMENTS

The District of North Vancouver would like to acknowledge and thank all those who participated in the Maplewood Area Plan Charrette and provided technical support and professional expertise throughout the charrette process. The time, knowledge and contribution to the development of the concept made by each of the charrette participants is greatly appreciated.

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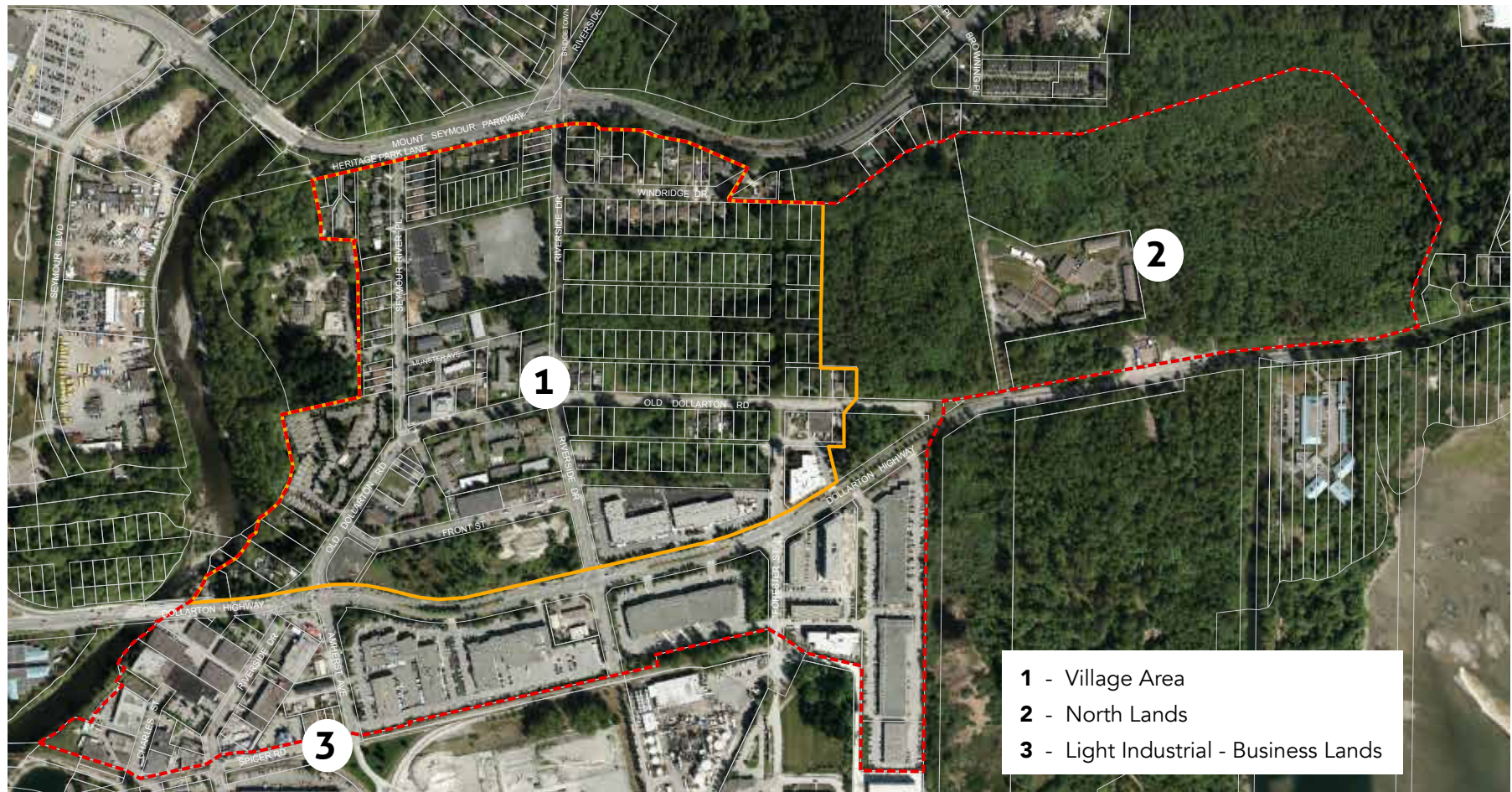
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# MAPLEWOOD PLANNING AREA



The Maplewood planning area, outlined in red, is bounded by the Seymour River to the west, Mount Seymour Parkway and the Windridge escarpment to the north, Bluebridge Creek to the east, and the industrial area, Spicer Road alignment and Dollarton Highway to the south. There are three main areas recognized:

- 1) The Village Centre (east and west)
- 2) District-Owned lands and Northlands (east of the village area)
- 3) Light industrial/business lands south of Dollarton Hwy

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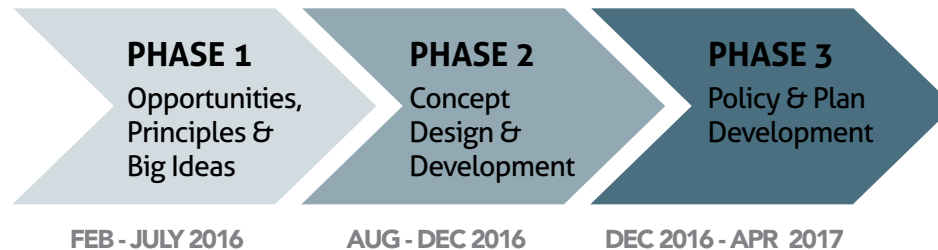
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# OVERVIEW

## Maplewood Area Planning Process

The District of North Vancouver is undertaking a collaborative, community and stakeholder based planning and design process to develop a conceptual plan and implementation program for Maplewood Village and Area. The process is to be completed in three phases, as outlined below.



## Charrette Format and Purpose

The Maplewood Village and Area charrette (an intensive design workshop) was held on October 18th and 19th, 2016 at the Holiday Inn, 700 Lillooet Rd. in North Vancouver. The charrette team included design and planning professionals, community stakeholders representing a variety of interests, external agencies and District resource staff. Participants had expressed an interest to work with the team and had been involved in previous Maplewood planning events.



The intent of the charrette process was to identify:

- proposed land uses (including any that may be different from the OCP and options and uses for District owned lands);
- outline housing forms, including innovative options, and potential opportunities to establish rental and affordable housing within the community;
- a plan for community space to meet community and service needs;
- an access and circulation network outlining future changes and option for all modes (pedestrians, cyclists, transit, vehicular, goods movement);
- an interconnected network of greenspaces (parks, recreation, urban greens, plazas, trails), and;
- environmentally sensitive areas and how they will be integrated and protected with future development, restoration and enhancement opportunities and low impact development measures.

The team worked together through a series of mapping exercises and facilitated discussions over two days to produce a draft (unrefined) concept design with supporting materials (in the form of hand drawn plans and illustrations, diagrams or sections that describe the future vision of the area).

The drawings derived at the Charrette were presented at a public open house in the evening of the second day, and are included in this charrette report.

Materials produced at the charrette are not final plans or drawings. Charrette outcomes are the framework for further refinement and development of the Maplewood Area & Implementation Plan.

## Charrette Considerations

### WHO ARE STAKEHOLDERS?

Stakeholders included those who had expressed interest in the project and had attended or been involved in previous events. Invited stakeholders represented a variety of interests, including:

- Maplewood Community Service Groups
- Maplewood Area Residents
- Special Interest Groups within the North Shore (environmental, recreation, climate change, etc.)
- Maplewood Land Owners or Investors
- Maplewood business owners and operators
- Real Estate Brokers
- External Agencies and First Nations

### WHAT INFORMATION WAS CONSIDERED DURING THE CHARRETTE?

Review of background information, analysis of the area and several input opportunities and events were held prior to the design charrette. This information helped to guide directions within the design charrette, design principles, and concept development overall.

#### 1. Engagement activities in Phase 1 included:

- **Community workshop:** this workshop was the initial public launch for the project and was held primarily for residents, community groups and interested general public to obtain information about the project process and provide early input. This provided the District and team with information about what's important in the community, what residents like and dislike and future ideas for the area.
- **Online questionnaire:** this questionnaire was based on the community workshop content. It was posted for those interested but who could not attend the workshop, yet wanted to provide input.

- **Stakeholder group meeting:** representatives from active local community organizations or community based services were invited to attend a group meeting to learn more about the planning process and provide specific input on key issues and topics related to their organizations interests. This provided the team with more targeted understanding of interests and identified specific needs in the community.
- **Stakeholder phone interviews:** stakeholders with a specific interest or investment in the Maplewood area (e.g. Metro Vancouver, local developers, etc.) were contacted by phone and email to learn about the planning process and provide specific input on their interests or area of jurisdiction.

A summary of Maplewood Engagement from Phase 1 can be found on the project webpage: <http://www.dnv.org/property-and-development/maplewood-village-centre>.

- 2. Technical Studies:** In addition, a number of technical studies were completed to provide additional background and baseline information on environmentally sensitive areas, hydrogeological conditions, and employment land study as well as interviews with local business and industry.
- 3. Inventory and Analysis:** A review of the Maplewood Area today was undertaken, including: population, mix of housing, parks and greenspace, transportation, water access, floodplain, community designations, business and industry, undeveloped and recently developed property, and environment and landscape.

All information was summarized in the Maplewood Area Plan Charrette Brief, and available on the project webpage: <http://www.dnv.org/property-and-development/maplewood-village-centre>.



# VISION FOR MAPLEWOOD VILLAGE

*"A complete and balanced community with local jobs equaling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community's outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centered on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail businesses with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wind through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet."*

*(Maplewood Local Plan, 2002 and OCP, 2011).*



# DAY 1: EXERCISE 1A - IDEAS & INSPIRATION

To kick off the charrette process, participants were asked to discuss and share general or specific interests or ideas for the Maplewood area and how these ideas might be realized through the design charrette process. These ideas were recorded on sticky notes and posted to the ideas board for the design teams reference when drafting the design concept directions.

## KEY THEMES IDENTIFIED:

The following are common themes and ideas identified and used as information to guide concept development and key elements in the design:

- strong centre and gathering places in the village centre (a square, plaza, or park)
- density to support a great village centre, some higher building heights is ok in suitable locations
- a variety of housing options for a diversity of residents (incl. families, seniors, youth, affordable, rental, etc.)
- walkable, fine grain, interesting and creative public realm, focusing on the pedestrian and pedestrian scale for the village centre in particular
- strengthen access to the river
- an expansion of community services, in particular for youth, a community centre-school,
- flood protection
- ensuring industrial uses are maintained, even enhanced or expanded as a part of the design concept
- prioritizing walking, biking and transit over car and truck use
- enhance connectivity, shown clearly within the design concept



# DAY 1: EXERCISE 1B -DRAFT DESIGN PRINCIPLES

The following draft design principles reflect the OCP vision and what we heard in consultation with stakeholders and the public during Phase 1 of the project. These principles were reviewed at the charrette and input provided is outlined here.

- **Compact Village Core:** the highest development density should be contained within the village centre area and directly adjacent to the core commercial area
- **Strong Commercial Centre and Clustered Community Services:** the village serves as the primary commercial and service area for the Maplewood Area and location for community services
- **Distinct Neighbourhoods:** foster distinct, yet connected neighbourhoods within the Maplewood Area with their own unique purpose, character and image
- **Walkable Community:** buildings present a friendly face to the street, with architectural details, and site design elements that are inviting and friendly to pedestrians; centre includes a pedestrian-friendly high street/mews
- **Connected and Diverse Public Realm and Greenspace:** As an organizing feature of the area, there exists an integrated park and trail system – with series of community and smaller active neighbourhood parks that interconnect, linking both the urban and natural park areas.
- **A “Green & Innovative” Sense of Place and Character:** foster an authentic character of place centered on integrating natural elements and places, green infrastructure, green building design, and options to support a sustainable lifestyle (transit density, walkable neighbourhoods, complete community, live-work-recreation, etc.)
- **Diverse Development and Housing Types:** allow for development at various scales, types and forms to offer a range of choices and tenures, options for business and housing choice.
- **Connect to the Water:** where opportunities exist, uncover public connections to the waterfront (River or Inlet), respect and acknowledge river and coastal floodplain in the design of new development.
- **Clear Hierarchy of Streets, Improved Access & Multi-Modal Options:** focus on improving transportation and flow of traffic and multi-modal options (cycling, pedestrians, transit, vehicle).

## INPUT PROVIDED AT THE CHARRETTE TO REFINE DRAFT DESIGN PRINCIPLES:

Participants provide feedback by answering the question: "What's missing, needs to be added, or changed?"

The following input was provided:

### **General changes, comments or considerations, some of which may reflect the need for new principles or changes to existing:**

- design principles should include a firm definition of "village" as context
- central plaza spaces (in the village centre) is missing and should be included
- reword "neighbourhood" to "district" or "community" that reflects areas of similar cultures (eg. Housing, commercial & innovation)
- downstream impacts of Northlands development to Maplewood conservation area and sensitive habitat (salt marsh & mud flats)
- opportunity for new hydro based work in DNV land with Park Street Marsh to facilitate drainage & enhance features in the marsh
- follow upon DNV commitment (1996/7) to capture, filter & redirect stormwater from area 3 (industrial) into Park Street Marsh area
- need to identify & acknowledge groundwater impact from deep foundations and model how foundations with the water table impacts
- opportunity to connect area with watermain under Burrard Inlet to the Seymour Greenway for public waterfront access
- plan should promote permanent ownership of MP conservation area (acquire sensitive lands for biodiversity)
- do not focus on a compact core; density and higher buildings should be permitted in all suitable locations, in particular along the northern area planning boundary
- draw on heritage to create distinct neighbourhoods border
- set environmental boundaries and allow development around this

### **Additions to Existing Principles:**

- 'complete streets' model to principle on transportation
- transit connections and access to/from the community, including emergency routes and flood protection
- limits to density and height of buildings
- a connection of northlands to the centre village
- "...including models for car free development" to "diverse levels & housing types" or pilot projects
- housing types that reflect workforce needs (for residents that want to live near their employment)

### **New Principles to be Added:**

- a new principle supporting shared utilities or integrating utilities as part of engineering design needs to be added
- a new principle specific to trails is required
- prioritize environment - enhance protection of sensitive areas and enhance wildlife corridors (eg. Over Dollarton Highway)
- new industry and what is targeted, recognizing different needs and standards for industry
- education of the environment and preserve, retain and enhance natural areas and wildlife corridor, daylighting of creeks

- focus on local business
- create a live/work/play community
- connect lands east to west in a walkable way (safe, lit, paved trails)

Several key themes emerged, these included a stronger principle or language for environmental protection and enhancement, specific principle(s) for direction on local business and industry, a need for new principle(s) that address risks, infrastructure and emergency, and adjustments to language or focus of the existing draft design principles.

This input provided will be used to refine the draft design principles and/or add new principles where needed within Phase 3 - Policy & Plan Development.

# INVENTORY & ANALYSIS

In preparation for Exercise 2: Big Ideas and Design Directions, a presentation was provided to review key highlights on the Maplewood Area. Each group was also provided with a set of reference maps. These maps are available in the Maplewood Design Brief, and available on the project webpage: <http://www.dnv.org/property-and-development/maplewood-village-centre>.

- **Population:** approx. 1,000 people and 500 units
- **Housing:** a mix of newer strata low rise apartments; older, more affordable rental townhouses and low rise apartments; and a blend of old and new single family homes; a good affordable housing stock, primarily in older low rise and townhouse units, these are important to maintaining a diverse economic profile and options for housing in the community
- **Parks & Greenspace:** significant amount of greenspace surrounds the area, including: Maplewood Conservation Area, Windridge Park, Hogan's Pools Park, Maplewood Creek Park, Maplewood Farm and the Seymour River Heritage Park; these parks are largely natural areas, there is limited active recreational park space located directly in the community
- **Transportation:** access is via Dollarton Hwy or north along Riverside Dr. to Mount Seymour Parkway; pedestrian amenities exist in some areas and not others; bike routes have been designated; the area is served by transit and is close to Phibbs Exchange transit hub; both formal and informal walking trails exist in the area, it is not a complete and connected network
- **Water Access:** there is limited and informal pedestrian access to Burrard Inlet and access to the Seymour River at Seymour River Heritage Park
- **Floodplain:** Maplewood is within both the coastal and river floodplain; much of the area is within this zone
- **Community Destinations:** Maplewood Conservation Area, Maplewood Farm, the small commercial centre and nearby recreational facilities in the north east - Ron Andrews Community Recreation Centre, Seymour Youth Centre and Canlan Ice Sports North Shore
- **Business & Industry:** industrial uses located south of Dollarton Hwy and along Burrard Inlet
- **Undeveloped Property:** east of Riverside Dr. (Northlands), District owned and privately held
- **Environment & Landscape:** Windridge escarpment to the north, tree cover within undeveloped areas; much of the area has been historically modified by human interventions (i.e. gravel extraction) over the years; environmentally valuable and sensitive components recently assessed.



# DAY 1 - EXERCISE 2: BIG IDEAS & DESIGN DIRECTIONS

During the first part of Day 1 stakeholders, DNV staff and the design team worked in groups to generate big ideas and map out general design directions for the Maplewood Area.

There were five groups with the following focus themes:

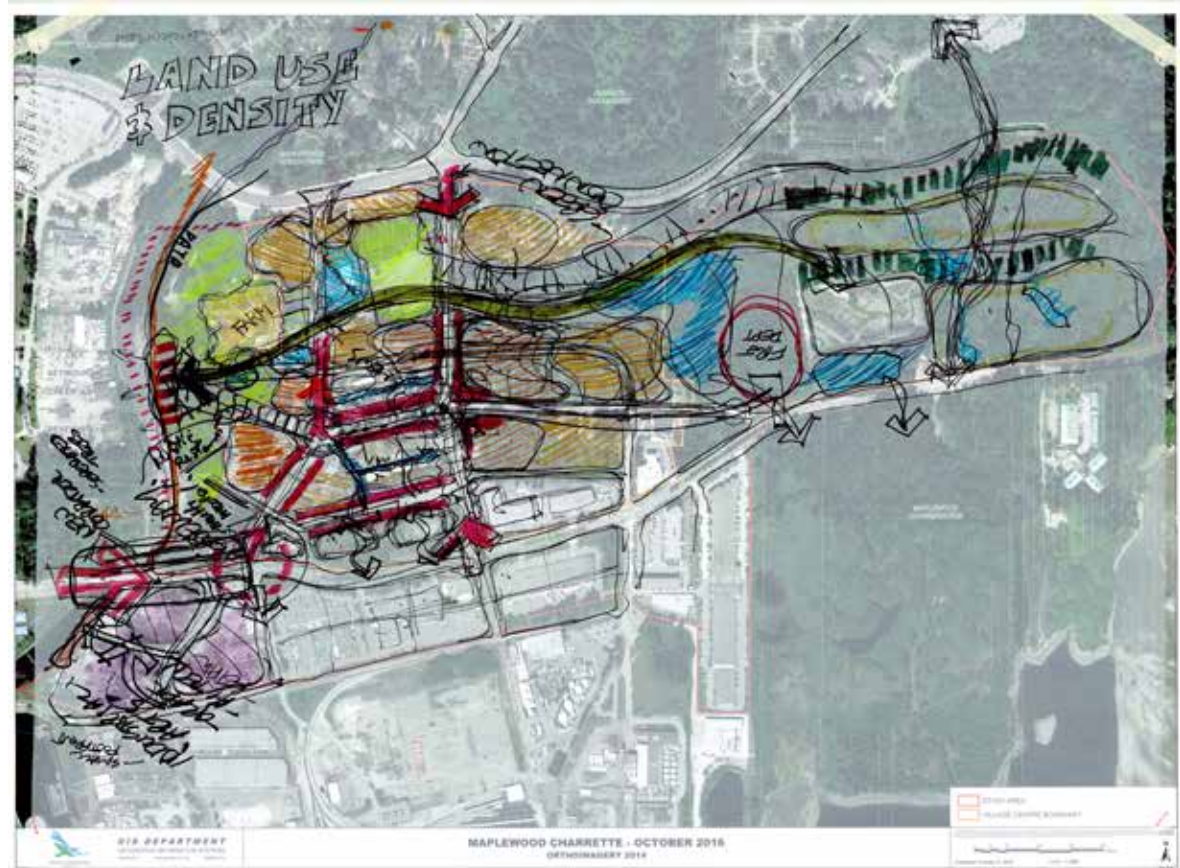
1. Community Amenity and Public Realm
2. Environment and Green Networks
3. Transportation
4. Land Use and Density
5. Business and Industry

Land Use and Density was the most popular theme; two drawings were produced at this table. Each is shown and summarized on the following pages.



## Key Highlights for Land Use and Density - Group 1:

- Strong commercial - mixed use core and heart of the community
- Fine grain pedestrian-oriented village core (short blocks, high connectivity with lanes, pedestrian corridors and streets)
- Strong east - west corridor trail connection, Northlands to the river
- Community hub and farm expansion
- Industrial - arts district, expansion of industrial - 'maker' spaces and small scale artisan manufacturing
- Environmental conservation areas with wetlands and drainage to Maplewood Conservation Area



## Key Highlights for Land Use and Density - Group 2:

- Strong commercial core as the heart of the community
- Community gathering spaces, pedestrian pathways and small scale retail spaces
- Dense residential component at the core, taller buildings ok
- Development intensity and height decreases away from the core
- East - west trail from Northlands to Riverside Dr.
- Environmental conservation areas and drainage connection to Maplewood Conservation Area
- Employment and residential uses within the Northlands area





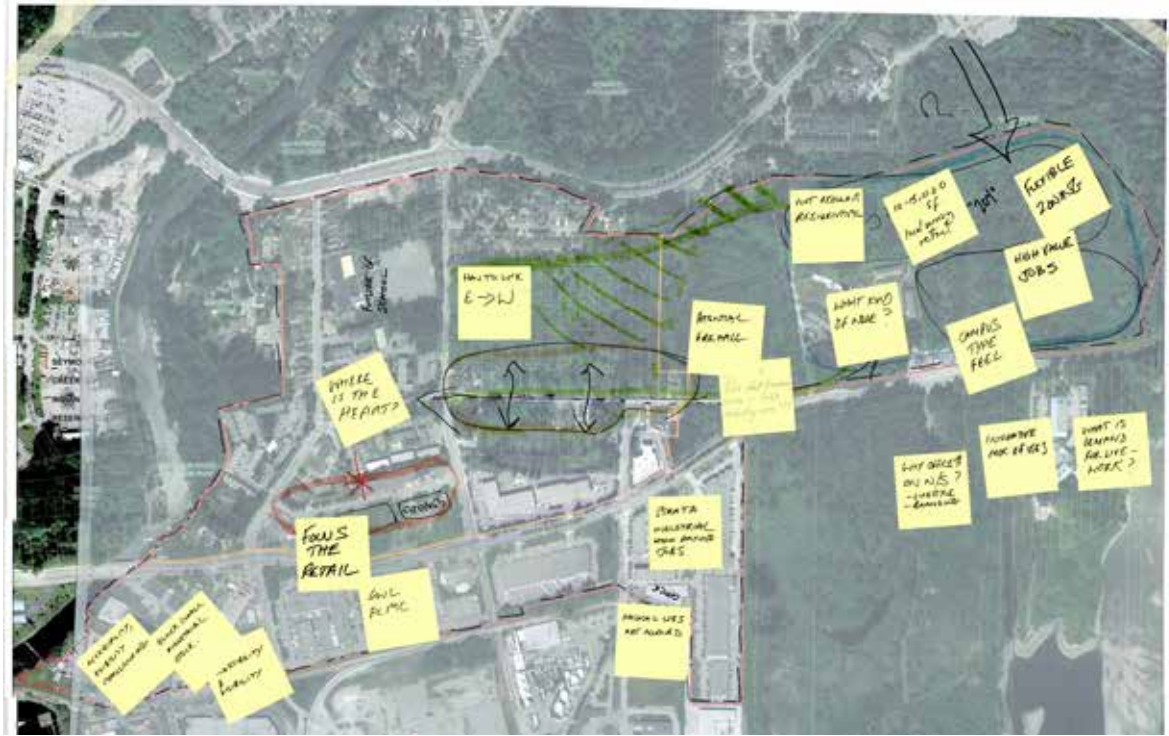
## Key Highlights for Transportation & Mobility - Group 4:

- Priority for modal share - walk, bike, transit, vehicles
- Frequent transit loop to the village core
- Separated commuter cycling routes and an “all ages and abilities” multi-use east-west trail
- Commuter cycling routes along Dollarton Hwy. and Riverside Dr., upgrades required on both streets for safety and completed section south of Northlands
- Strong green spine, east - west trail connection from Northlands to existing and proposed Spirit Trail routes as an all ages and abilities multi-use trail
- Trail responds to conditions and areas with viewpoints, character, materials, etc.
- North - south trail along the dyke at Seymour River Heritage Park, linking south of Dollarton Hwy to water access
- Strong commercial heart and core area with pedestrian routes to connect to frequent transit and nearby employment areas
- Enhanced pedestrian, cycling and transit connections to Phibbs Exchange along Dollarton Hwy



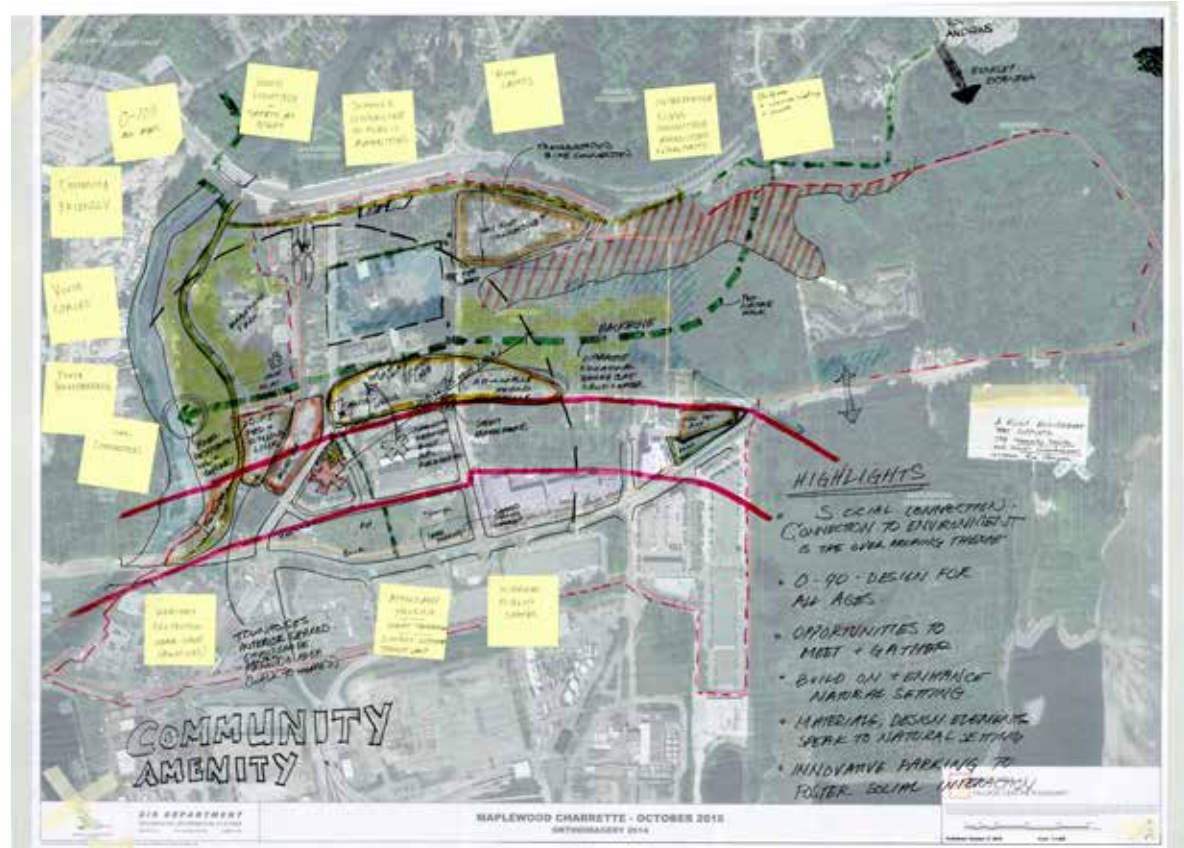
**Key Highlights for Business & Industry - Group 5:**

- Focus retail area where there is existing commercial
- Maintain the older, smaller industrial stock - important to keeping business in the area
- Strata industrial uses and attracting high paying jobs to the area
- 10-15,000 sq ft. of commercial in the Northlands area to support a small amount of local needs
- Flexible mixed zoning for the Northlands area to allow for a broader range of employment uses and opportunities, campus like centre, innovative businesses
- Potential opportunities for live work east of Riverside provides a transition from industrial to residential uses



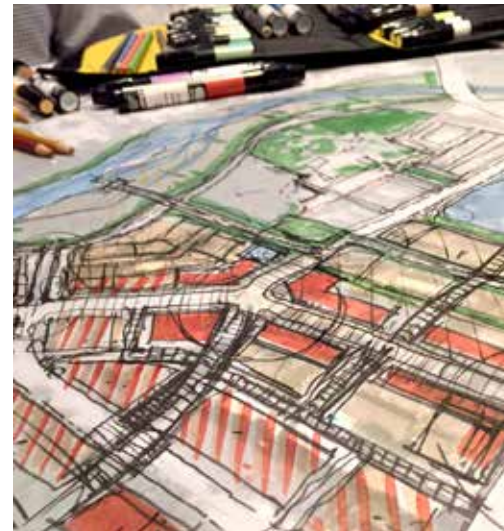
## Key Highlights for Community Amenity - Group 6:

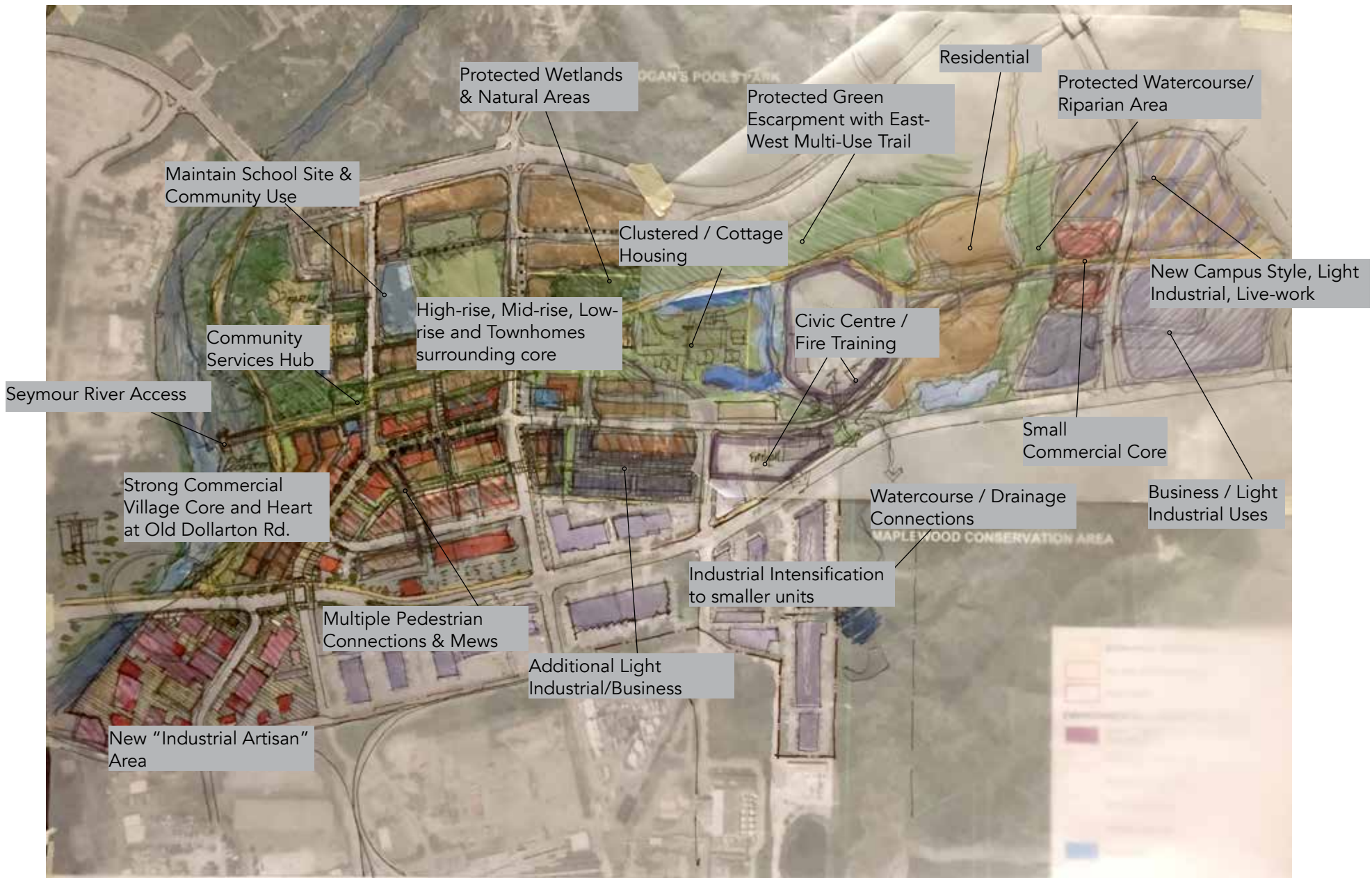
- Social connection (in all design of spaces) and connection to the environment as overarching themes
- 0-90 design for all ages
- Community services, gathering spaces and housing with the central core area and within a 5 min walking radius
- Opportunities throughout to meet and gather in the community - parks, Maplewood Farm, Seymour River, commercial village core, etc.)
- Build on and enhance the natural setting
- Materials and design speaks to the natural setting and green feel
- Innovative parking lot to encourage social interaction



# DAY 1: EXERCISE 2 PRELIMINARY IDEAS & DESIGN DIRECTIONS INTEGRATED

During the second part of Day 1 the design team integrated the morning Exercise: Big Ideas and Design Directions by theme into one emerging design concept. Stakeholders and District staff returned in the morning of Day 2 to review, provide comments, and confirm the directions.







## Emerging Directions - Charrette Team Feedback:

The following are the key comments and changes expressed by individual stakeholders at the check in on the morning of Day 2. These were used to guide the design team in development of the draft concept design:

- shift of the centre and core or heart of the community works well
- additional employment uses adjacent to the core is a good idea
- urban agriculture and farm presence is not pronounced in the concept and should be shown with changes
- the civic precinct and fire facility needs to be better integrated into the plan and network structure
- Artisan industrial area does not work south of Dollarton Hwy. This area provides good spaces at reasonable cost for light industrial and the introduction of pedestrian traffic is not conducive to use there
- Concern for retail amounts and whether there is enough to provide basic services for the community / perhaps too much live-work / study required
- Water/drainage strategy works well and transitions from industrial to residential
- Concern the amount of residential outlined in the Northlands area reduces lands for industrial, however the campus style mix of residential (employee housing) and light industrial/business is ok
- Strengthen connections between the Northlands and Maplewood Flats
- Transportation network doesn't seem clear, this needs to be outlined (cyclist, commuter, multi-use trails)
- Windridge Dr. area should be designated at a much higher density, there are good views and opportunities for higher forms of housing
- Maintain the park/tree canopy north of the school, should this be active park
- Should the fire training facility be located south of Dollarton Highway?
- De-emphasize cars in the village area, the concept should outline where cars park
- School access and safety will be important
- Show pedestrian crossing for Maplewood Flats entrance
- Concept must show public gathering spaces
- More emphasis needed to attract activity to Northlands, building on research facility in Maplewood Flats, this area has great potential to inspire and provide opportunities for new and innovative work on the North Shore, this should be an area that attracts business and cutting edge technology, research, etc.
- How can Maplewood Farm be better positioned and supported?
- Move 'Granville Island' type area to District lands
- Ensure no surface parking
- How important is an east-west vehicle connection, perhaps not needed, Blueridge to the north will be access point
- Urban wildlife corridors should be continuous, important to indicate and protect these routes

# DAY 2: DRAFT DESIGN CONCEPT

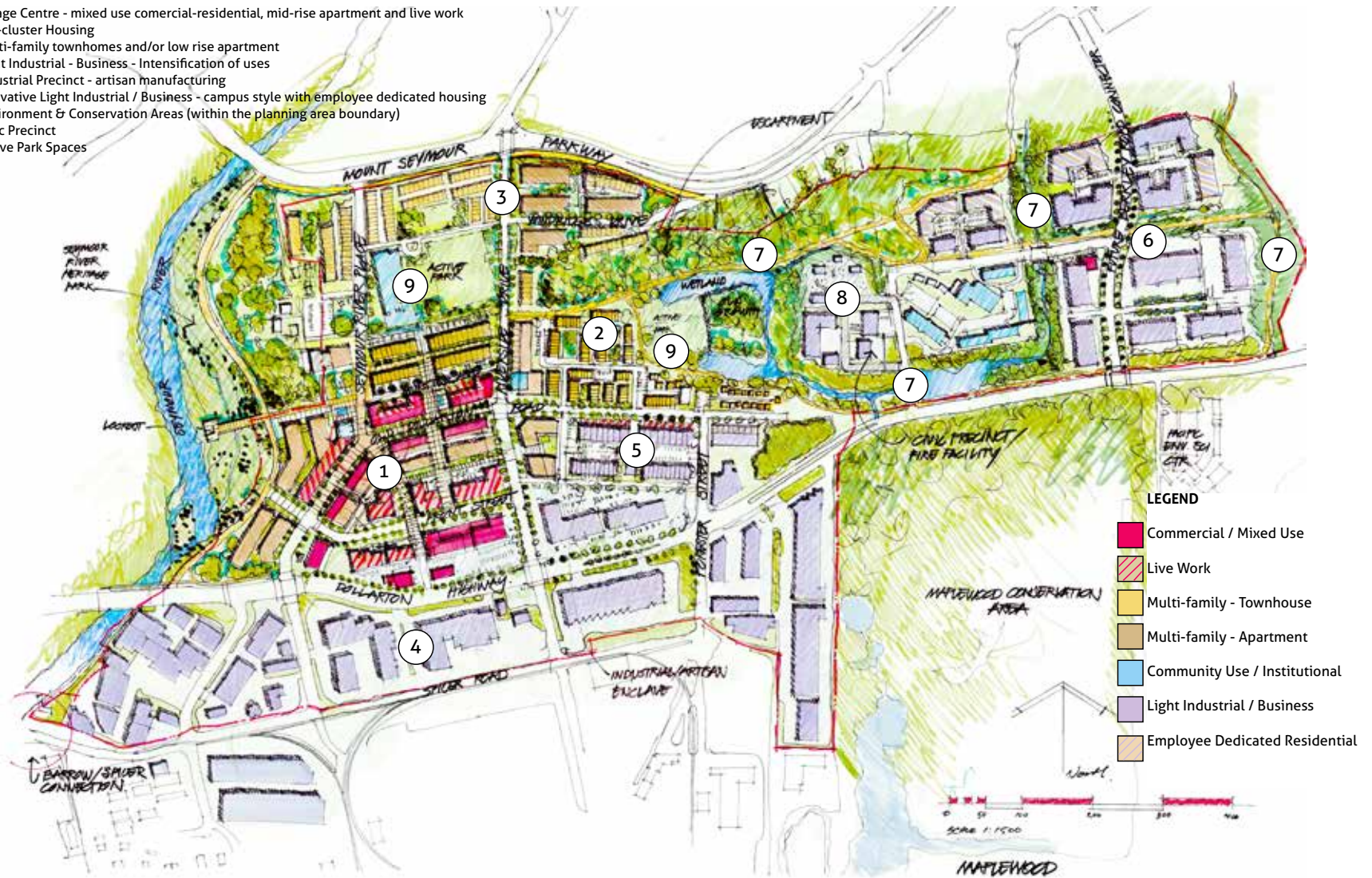
During the second part of Day 2 the design team worked to refine the integrated preliminary ideas based on the charrette team feedback provided in the morning to develop the draft illustrated design concept shown here (right). This following pages outline each key idea and area.

This concept was presented at the public open house for review and input.



**Design Concept Highlights**

1. Village Centre - mixed use commercial-residential, mid-rise apartment and live work
2. Eco-cluster Housing
3. Multi-family townhomes and/or low rise apartment
4. Light Industrial - Business - Intensification of uses
5. Industrial Precinct - artisan manufacturing
6. Innovative Light Industrial / Business - campus style with employee dedicated housing
7. Environment & Conservation Areas (within the planning area boundary)
8. Civic Precinct
9. Active Park Spaces



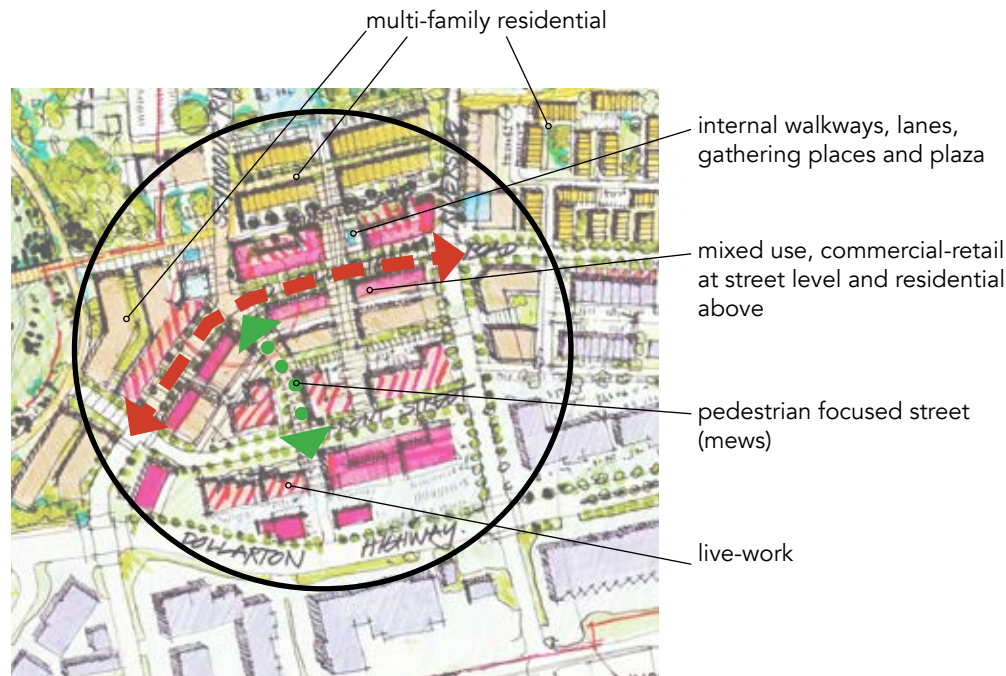
## VILLAGE CENTRE

The design concept outlines the village centre and heart of the community at Old Dollarton Road and Seymour River Place. This area includes buildings with commercial at the street level and residential above, live-work to the south and multi-family residential to the north.

Streets are multi-modal and pedestrian oriented with wide sidewalks, street trees and places to sit. A shared street is imagined to connect north-south between Old Dollarton Rd. and Front street. This street would be pedestrian oriented and could be temporarily blocked off to act as a plaza, space for community events and markets.



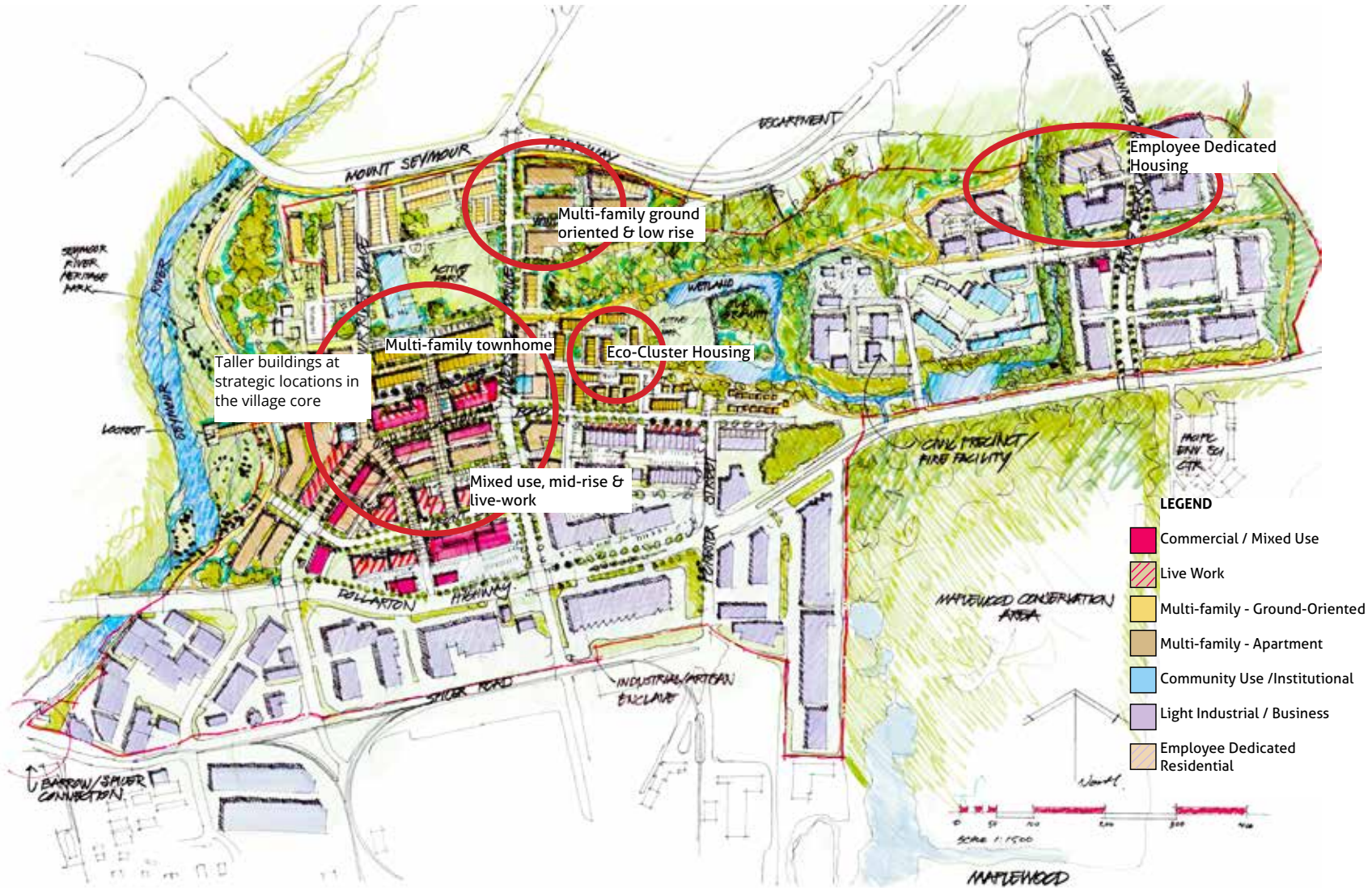
Pedestrian oriented, shared street or "mews".



Internal walkways and plazas, opportunities for gathering spaces.

## LAND USE AND HOUSING

The following shows the location and variety of housing outlined in the design concept.



## LAND USE AND HOUSING

The design concept proposes a diversity of housing types to suit the needs of different household sizes, life stages and economic conditions and seeks to create opportunities for new rental and affordable housing with redevelopment of the village centre.

A number of housing forms expressed in the design concept include mixed use, live-work, and mid-rise apartments within the village core. This central core area also may include opportunities to locate taller buildings (up to 18 storeys) at strategic locations.

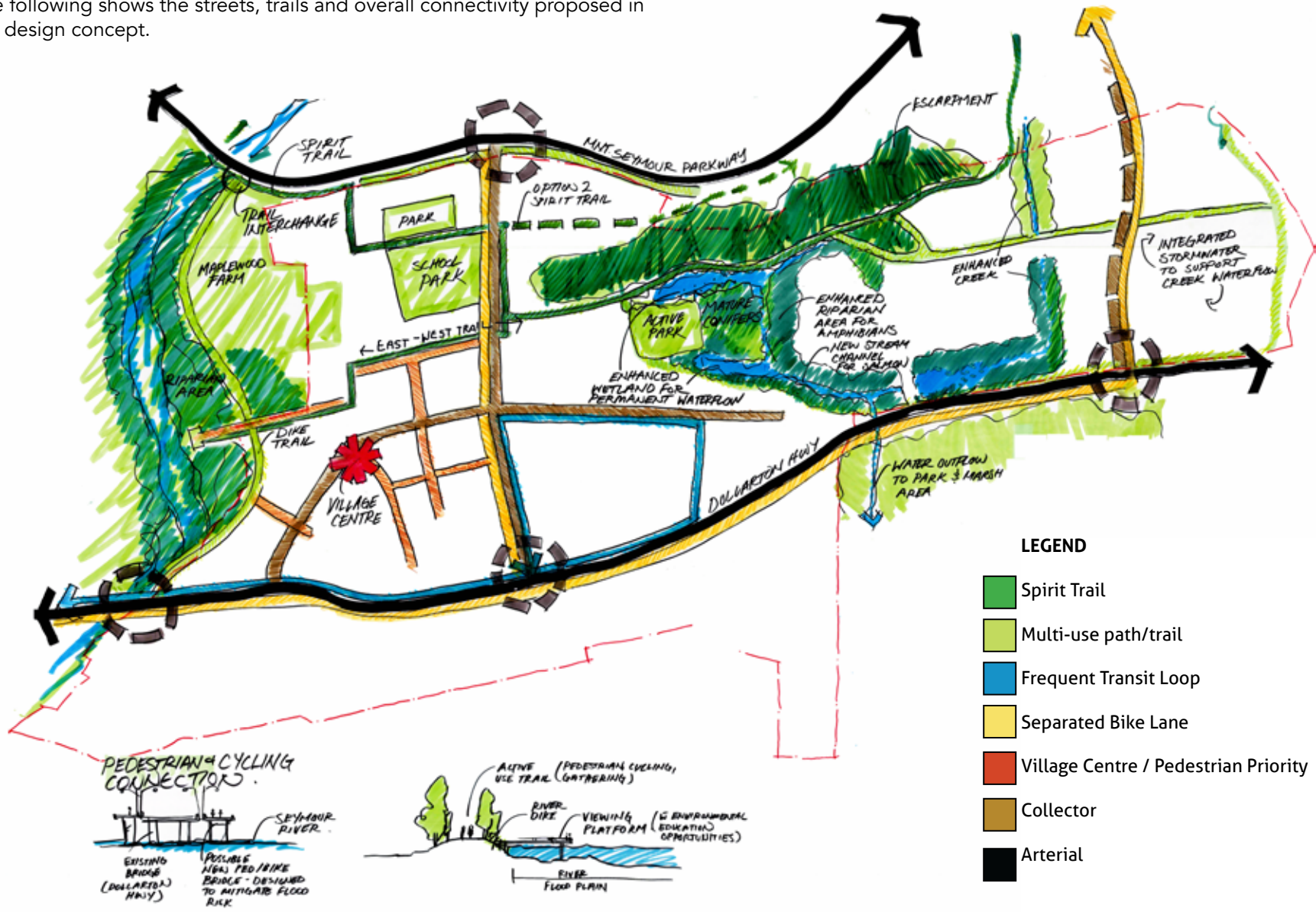
The concept also includes low rise apartment buildings and townhouses. Other innovative ideas for housing include cottage or eco-clustered housing integrated within a natural setting, co-housing, live-work and campus-style dedicated employee housing towards the north eastern portion of the study area. Market housing, secondary suites in townhomes, dedicated seniors housing, affordable rental, non-profit housing and other specific needs housing could be options.



A variety of housing options to meet the needs of different household sizes, life stages and economic conditions.

## NETWORK CONNECTIONS & GREENSPACE

The following shows the streets, trails and overall connectivity proposed in the design concept.



## NETWORK CONNECTIONS & GREENSPACE

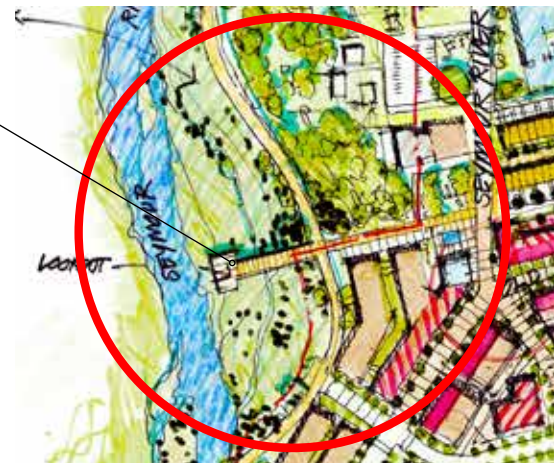
The design concept provides a framework for active transportation. It outlines an expanded trail system for all ages and abilities in addition to a commuter network for cyclists and pedestrian focused public realm within urban areas and streets.

A key feature of the network is a strong east - west multi-use trail for all ages and abilities. This trail would follow the escarpment connecting Canlan and Ron Andrews Community Recreation Centre to the Seymour River Heritage Park trail and riverfront. The trail would respond to the different environments it passes through (such as viewpoints, resting areas, and parklets), a boardwalk and viewing opportunities at the river, would allow water access, but protect the river edge from disturbance. The riverfront area, Maplewood Farm and community services suggested here could be expanded to collectively build on this strong node and key destination within the community.

A north-south trail connection along the Seymour River on the dyke is shown to extend south to a potential future water access at Seymour River and Burrard Inlet and intersect with the east-trail trail connections, providing a main trail network through the community.

Primary vehicle routes and access points remain with some identified improvements for enhanced pedestrian and bike connections to Phibbs exchange and potential future Frequent Transit to the village core.

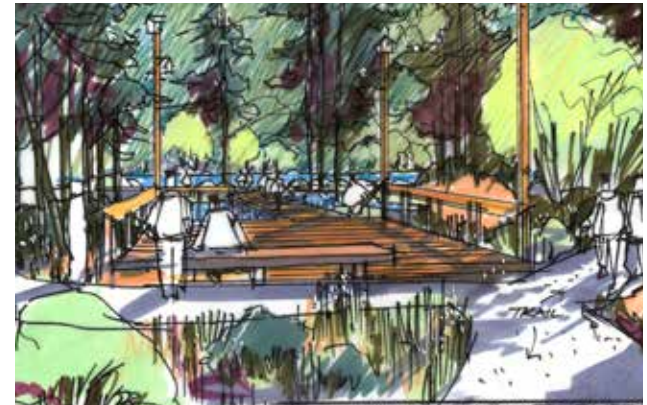
East-west trail connection terminus at Seymour River



Multi-use trails



Urban walkways, corridors, sidewalks, separated bike lanes



Viewpoints and character changes responding to locations



## A STRONG CENTRE FOR EMPLOYMENT

Industrial 'artisan' area east of Riverside Dr.



The design concept maintains industrial lands south of Old Dollarton and adds new opportunities for employment by intensifying existing areas currently used for light industrial and business. Intensification in the design concept was defined as an allowance for additional, light industrial uses north of the Spicer Rd. alignment. This may mean dividing larger spaces into smaller units, or redevelopment of existing buildings.

In addition to intensification of existing light industrial / business areas, the design concept identifies a small industrial precinct to accommodate and generate new business that caters to artisan and small-scale creative works. Defined as a "Granville Island" style district, such businesses, although focused on the creative manufacturing of goods, may allow for



Live-work, small scale manufacturing



minor retail opportunities

The east area is currently designated as light industrial/business but also contains significant environmentally sensitive areas and more pronounced topography with steep sections. The design concept maintains this area with an employment focus but imagines it as a business "campus style" development focusing on innovative technologies and attracting new and possible relocation of existing business with a creative edge. Alongside employment generating uses, the area would also contain employee housing and amenities to support employees lifestyles and needs while working around environmentally sensitive areas and integrated with the landscape of the site.

Intensifying industrial areas to the south of Dollarton Hwy, potential for re-development and/or renovation for smaller units.



Northlands employment node, business campus style with dedicated employee housing and lifestyle amenities to support it.

Employee Dedicated Housing  
Light Industrial / Business



## ACTIVE LIVING & SOCIAL INTERACTION

The design concept proposes two new active park sites, one located at the existing school site within the Village and another east of Riverside Dr. directly adjacent and integrated with a natural area. The intent of these parks would be to provide active recreational spaces (play, sports, etc.) for existing and new residents.

An enhanced trail network connects park spaces to and through the large nearby natural areas and to the urban village core with plazas and urban gathering spaces.

Natural areas provide habitat, wildlife corridors and allow for watercourses and riparian areas. For recreation, these spaces offer trails, viewpoints and rest areas with a focus on environmental protection and education or interpretative elements.



Two primary active spaces connected to a network of smaller urban gathering places and larger natural areas.



Active parks to offer a variety of spaces to meet a diverse range of active recreational opportunities for existing and new residents.

## CONSERVATION OF ENVIRONMENTAL AREAS

Conservation of key environmentally sensitive areas provided the foundation of the design concept for where new development could occur and where rehabilitation and improvement of other existing environmental features and systems could be established. The design concept outlines a framework to protect key areas, link them to each other and connect with existing large natural areas nearby, in particular, the Maplewood Conservation Area. Important features include:

- 1) maintaining the Windridge escarpment with buffer area;
- 2) protection and enhancement of identified wetlands;
- 3) facilitating the rehabilitation and enhancement of primary watercourses;
- 4) improved water quality and flow of drainage integrated with the system, and;
- 5) protection, rehabilitation and enhancement of habitat within natural park spaces.

Access to natural areas may be restricted where significant environmental sensitivity has been identified, however, most areas will be accessible via a connected trail network, including the east - west multi-use Spirit Trail. This network will respond to conditions and maximize viewpoints, include rest areas and interpretive or educational opportunities.



The design concept outlines a framework to protect key areas, link them to each other and connect with existing large natural areas nearby, in particular, the Maplewood Conservation Area

## COMMUNITY SERVICE NEEDS

Locations and spaces for current and future community services within the Maplewood area were considered within the design concept. With this, several key sites were identified:

- a node of services at Seymour Heritage River Park and Maplewood Farm directly adjacent to the village centre;
- community services (daycare, community meeting spaces, farmer's market, etc.) within the village centre with redevelopment;
- supported seniors and/or alternative non-market housing east of Riverside Dr. at Old Dollarton Rd.;
- maintaining the public school site within the village, and;
- a small node of community amenities within the Northlands area.

Further analysis of the types of community spaces needed, and the potential locations for these spaces is the subject of a Maplewood Community Needs Assessment (currently in progress).



Clustered in the village core



Community services - expanded and located in the core village areas, accessible for existing and new residents.



## A CIVIC PRECINCT / FIRE FACILITY

In addition to a centre for employment, the area is anticipated to host a new civic precinct that would include a fire hall, training centre and administrative services, and possibly other civic functions. This precinct would provide emergency services and possibly offer some meeting space for use by outside organizations.



Civic facility integrated and connected to the community village centre and Northlands area, buffered by larger natural areas.



# PUBLIC OPEN HOUSE & NEXT STEPS

All working materials and design charrette drawings were presented at the public open house on the evening of Day 2. This event was an opportunity to invite charrette team participants back to see how their ideas formed the design concept and for residents and community members to review and provide input on the process and design concept outcome.

An online questionnaire was available for public input from November 1 - November 16, 2016. A summary of this input will be provided and used to further refine the draft Maplewood design concept developed at the charrette.

