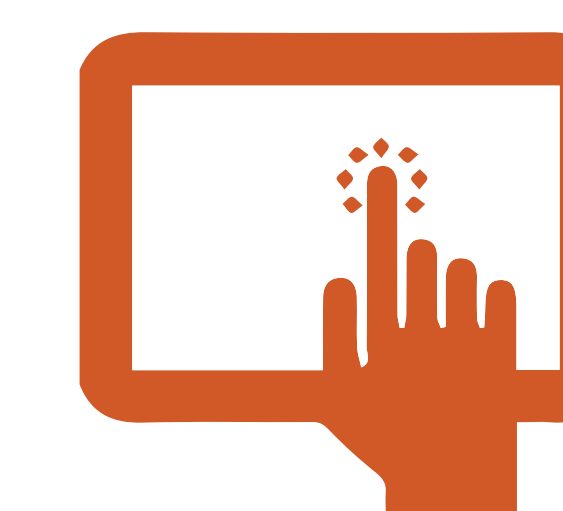
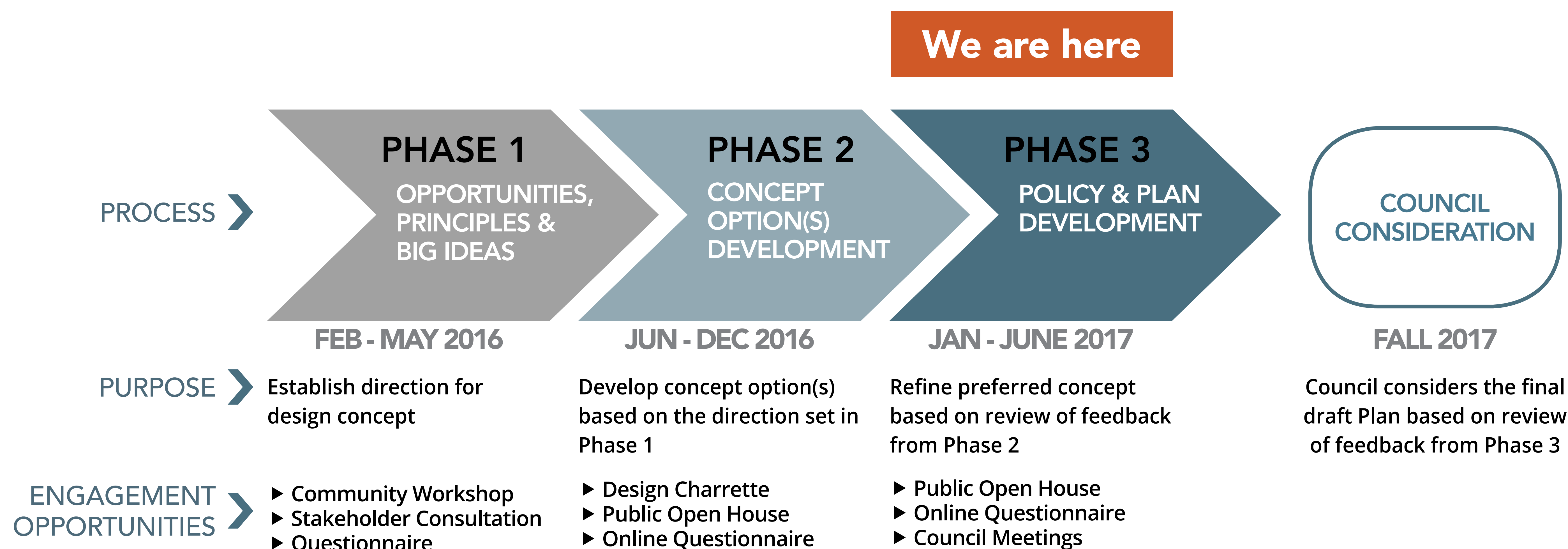


WELCOME!

WHAT'S HAPPENING? The District has been leading a community and stakeholder engagement process to develop a Community Plan and Guidelines for the design of the Maplewood Community. We are now in Phase 3.

Tonight's Open House presents the key directions of the emerging Plan.



YOUR FEEDBACK!

Please complete the on-line survey to provide your feedback. Your comments will be used to help refine and finalize the Plan for Council's consideration Fall 2017.

For more information:

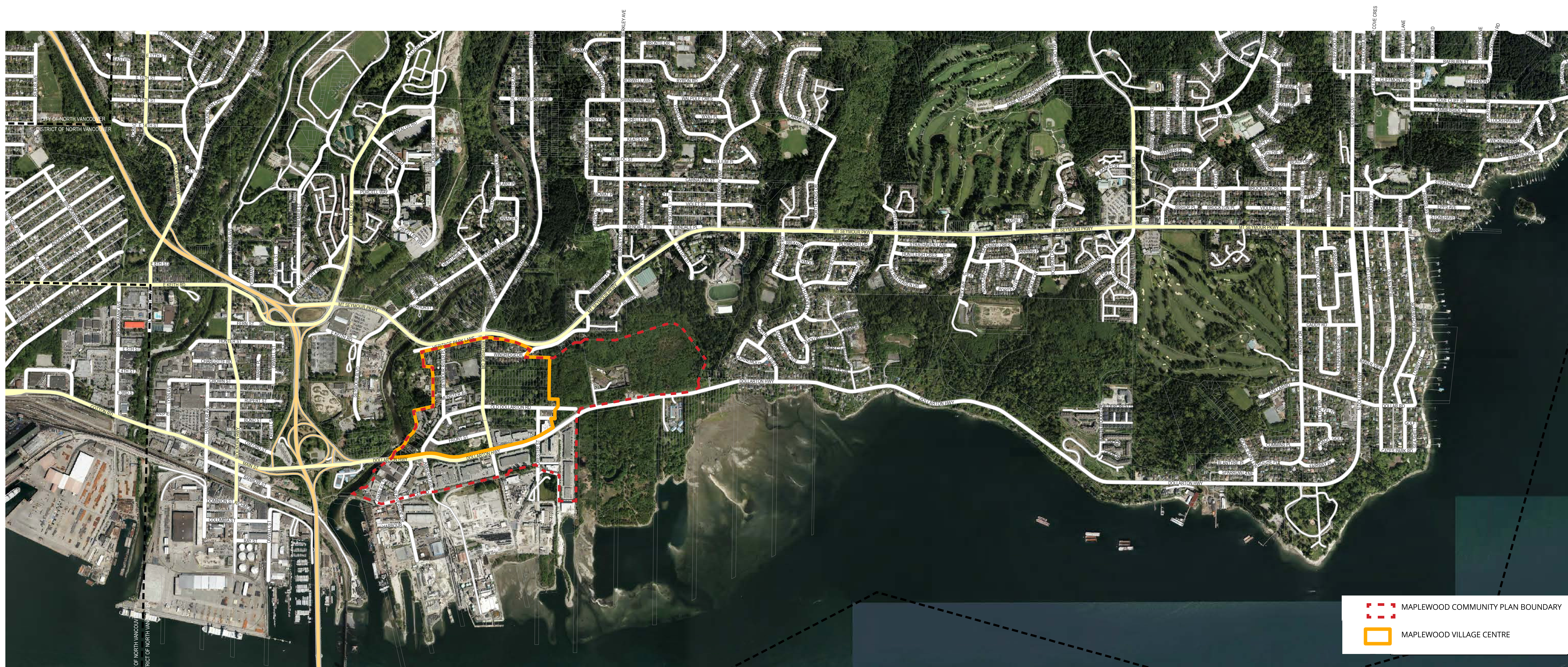
Visit the website & sign up for the email list at:

dnv.org/Maplewood

Follow us on facebook and twitter @NVanDistrict

WHERE DO YOU LIVE?

Use a sticky dot to show where you live!

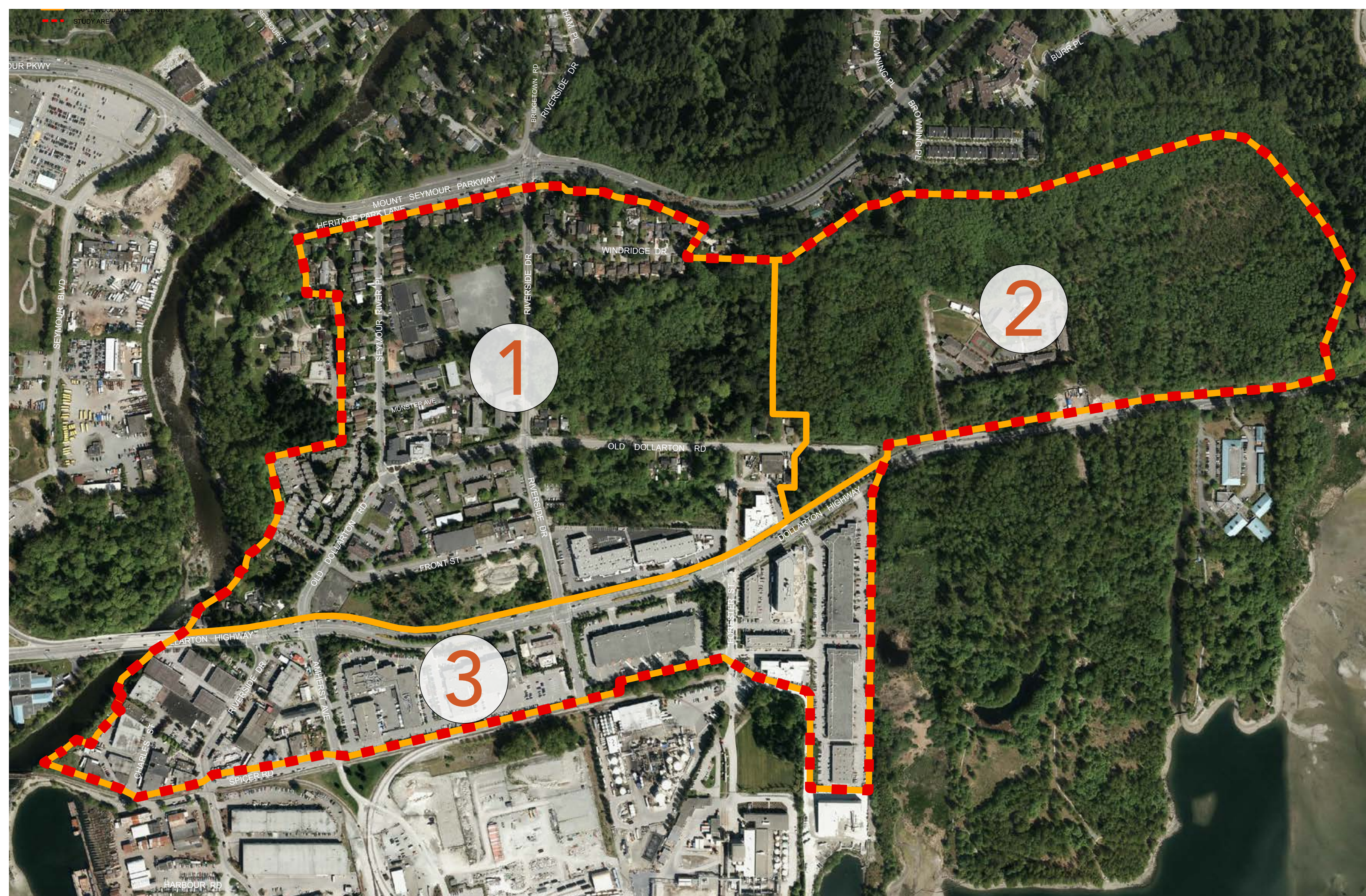


If you live outside the area shown, please put a sticker in this box and write down your neighbourhood.

MAPLEWOOD AREA

MAPLEWOOD VILLAGE

is one of four key centres identified in the Official Community Plan (OCP) - along with Lions Gate, Lynn Creek, and Lynn Valley - and is the final implementation plan to be completed as part of the District's 'Network of Centres'.



Map of Maplewood Community Plan Areas

- 1 MAPLEWOOD VILLAGE**
The western area has seen the most recent redevelopment. The eastern area has good potential for new residential, a mix of uses or employment uses. These uses are subject to the identification of environmentally
- 2 UNDEVELOPED LANDS**
This area is largely undeveloped and includes Maplewood North to the east and the District lands to the west, adjacent to the Village. The OCP currently designates these areas as light industrial/commercial and parks, open space and natural areas, respectively.
- 3 DOLLARTON HIGHWAY LIGHT INDUSTRIAL**
This area includes existing light industrial /commercial areas along Dollarton Highway. There may be opportunities to intensify light industrial uses here to create more employment opportunities in this area.

Planning for these areas as one unit is important to creating a complete community.

The MAPLEWOOD PLAN

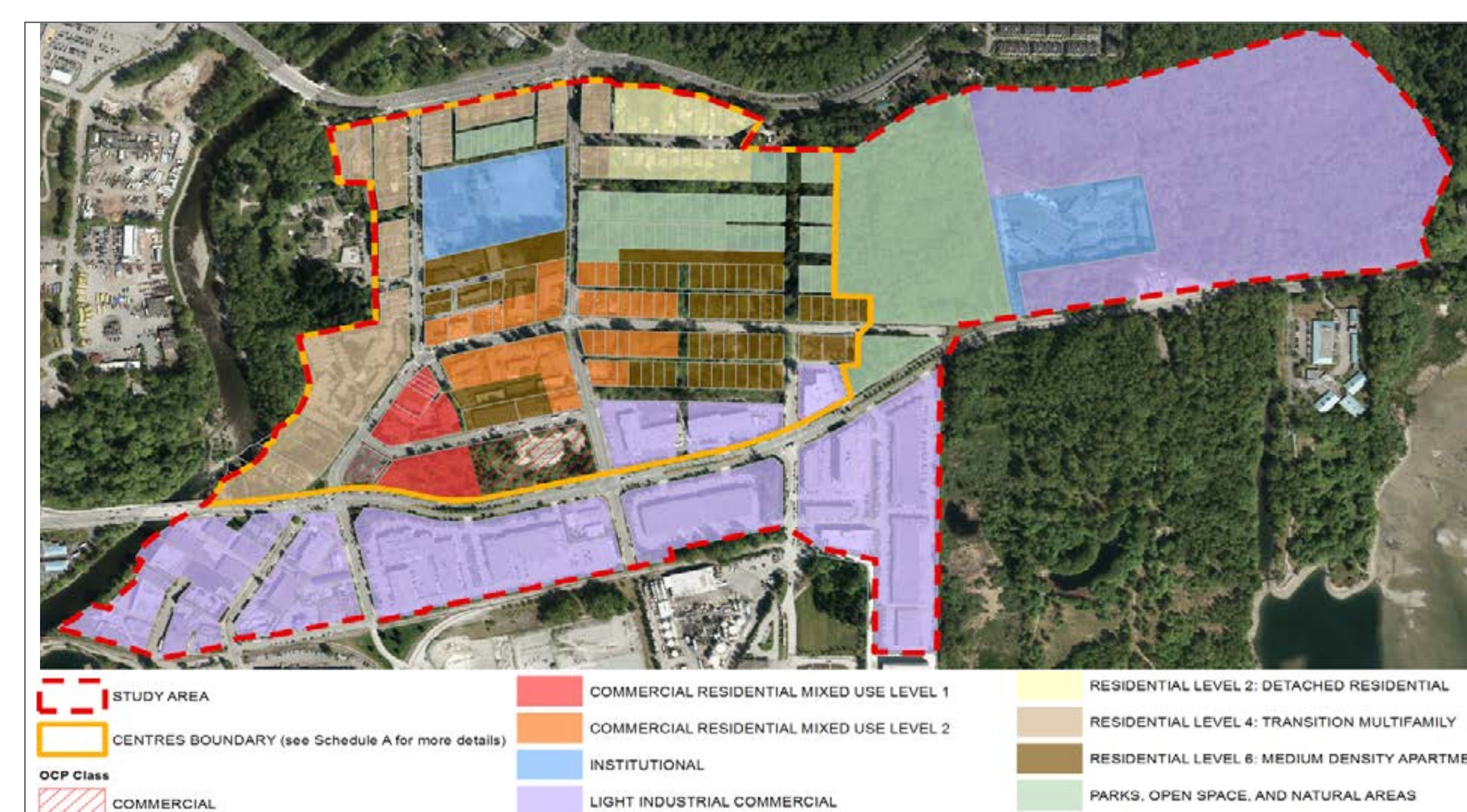
will set the long-term direction for managing and shaping growth in this area over the next 20 years, with the potential to build on the area's natural and historic character and other distinguishing features.

Background research and analysis was undertaken to help inform a collaborative, community and stakeholder-based design charrette process to develop a preliminary concept plan for the Maplewood community.



Historical Aerial - 1953

Maplewood has seen significant changes over the last 60 years.



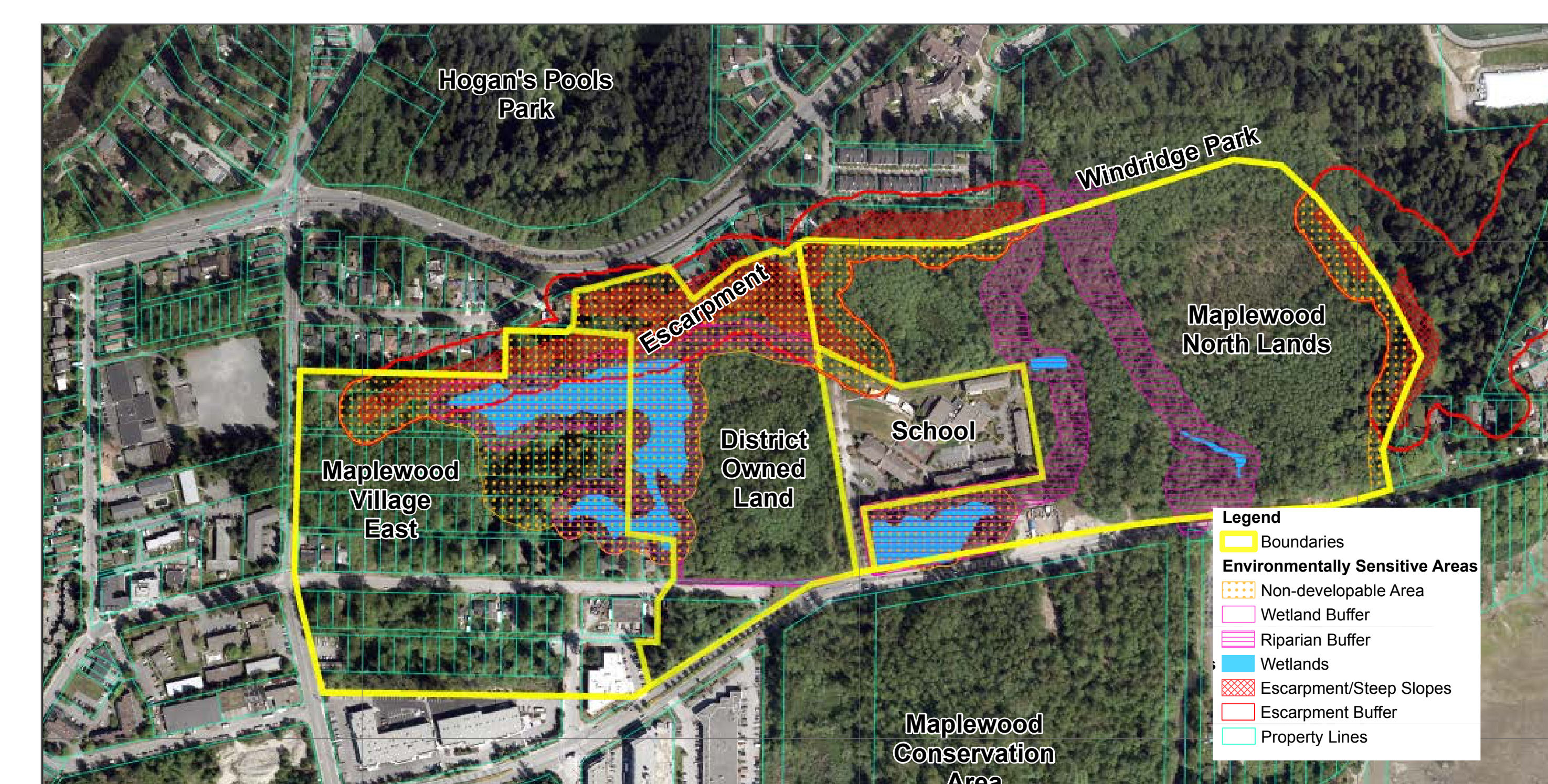
Official Community Plan (OCP) Land Use Designation Map

The OCP Network of Centres identifies Maplewood as a village centre to:

- ▶ Accommodate approximately 1,500 more residential units;
- ▶ Create a vibrant village centre with a mix of building types (low-rise, mid-rise, mixed use buildings);
- ▶ Include a variety of unit sizes and number of bedrooms;
- ▶ Provide private outdoor space.

Designations:

- ▶ A local pedestrian focused commercial mixed use centre surrounded by multi-family residential options;
- ▶ Additional business/light industrial and commercial uses located along Dollarton Hwy;
- ▶ Large areas designated as parks, open space and natural areas and two school/institutional sites.



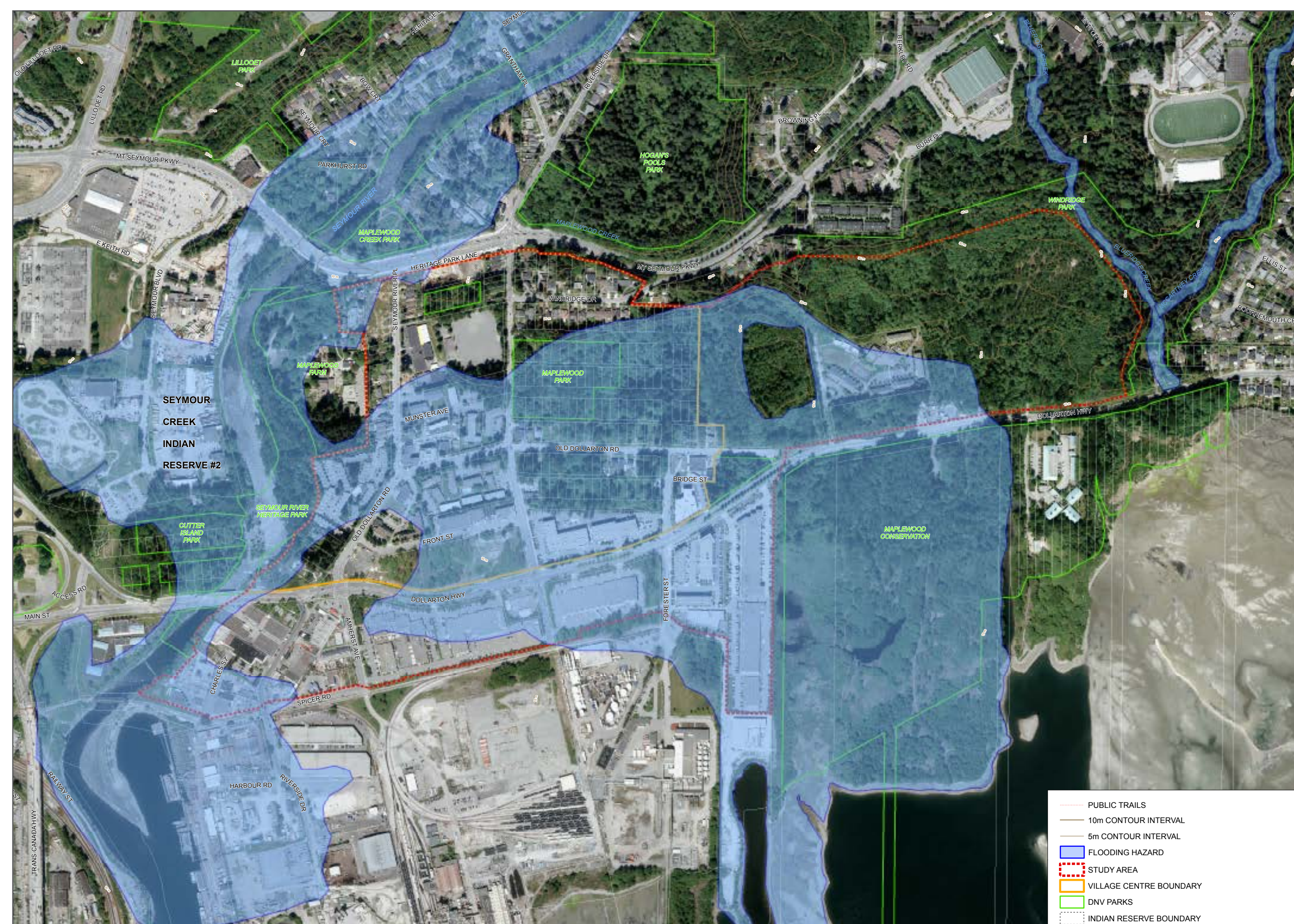
Environmentally Sensitive Areas (ESA)

McElhanney Consulting Services, and Piteau Associates, mapped the environmentally-sensitive features of Maplewood, including steep escarpment slopes, watercourses, remnant forested areas and riparian and mature forests which provide foraging and nesting habitat to wildlife and resident and migratory bird species. This information was used as the basis for identifying areas that are environmentally sensitive where development should not occur.

Maplewood is surrounded by diverse natural assets, which are part of its charm and attraction. These include Seymour River Park, Windridge Escarpment, Maplewood Conservation Area and Bird Sanctuary, Riparian Areas and Hogan's Pools.

CONTEXT + ANALYSIS

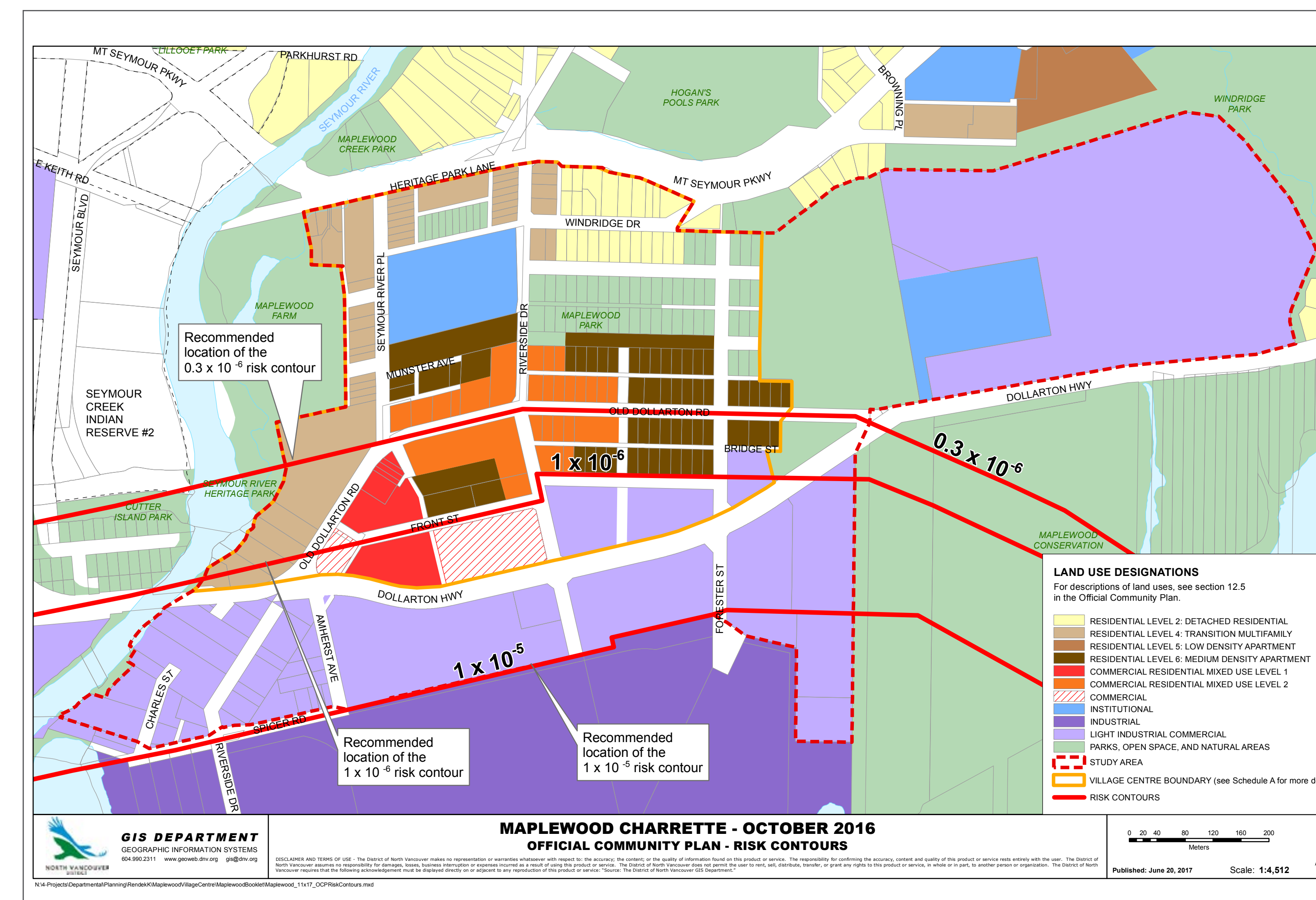
Background research and analysis was undertaken to help inform a collaborative, community and stakeholder-based design charrette process to develop a preliminary concept plan for the Maplewood community.



Flood Hazard Zone 2100 (October 2016)

A flood risk management strategy along the Seymour River is being developed to help protect the area from flood risk.

A 30-metre setback from top-of-bank will be required for any new development along the Seymour River.



Hazard Risk

Risk contours have been established for the Maplewood area due to the proximity of hazardous substances potentially used in areas designated for heavy industrial. Each risk contour identifies the allowable land uses and densities recommended, based on the distance from the risk source. MIACC (Major Industrial Accidents Council of Canada) best practices have been followed within the plan area

ANALYSIS + INVENTORY

Existing opportunities and constraints were mapped at the beginning of the process. An inventory map was created to help guide future planning in the area.

Inventory Map



Community Destinations

Maplewood is a hub for a number of significant destinations including:

- ▶ Maplewood Conservation Area
- ▶ Maplewood Farm
- ▶ A small commercial centre and nearby recreational facilities in the northeast - Ron Andrews Community Recreation Centre, Seymour Youth Centre and Canlan Ice Sports North Shore.

Water Access

There is limited and informal pedestrian access to Burrard Inlet and access to the Seymour River at Seymour River Heritage Park.

Transportation

Vehicles can access Maplewood by Mount Seymour Parkway or Dollarton Highway. Riverside Drive links these two roadways and travels through the heart of the Maplewood Village. The Maplewood area is currently served by transit and is close to Phibbs Exchange transit hub. TransLink plans to increase the frequency of transit to this area in the future. Although both formal and informal walking trails exist in the area, the sidewalk network is discontinuous and there is not a complete and connected walking network. There are some bicycle routes, including both Mount Seymour Parkway and Dollarton Highway; however, there are also gaps in the cycling network.

Floodplain

Much of the Maplewood area is within both the coastal and river floodplain zones.

Undeveloped Property + Maplewood North

There is a significant area of undeveloped property east of Riverside Drive.

ANALYSIS + INVENTORY

Maplewood Village is a unique place in the District. It is located in close proximity to the water, has a diverse community of businesses and industry and has many outstanding natural features and open spaces.

Housing



Approximately 1,000 people live in Maplewood today. Housing includes a blend of old and new single family homes, townhomes, new apartments above retail and a number of older, less expensive rental townhouses and low rise apartments.

Parks & Greenspace

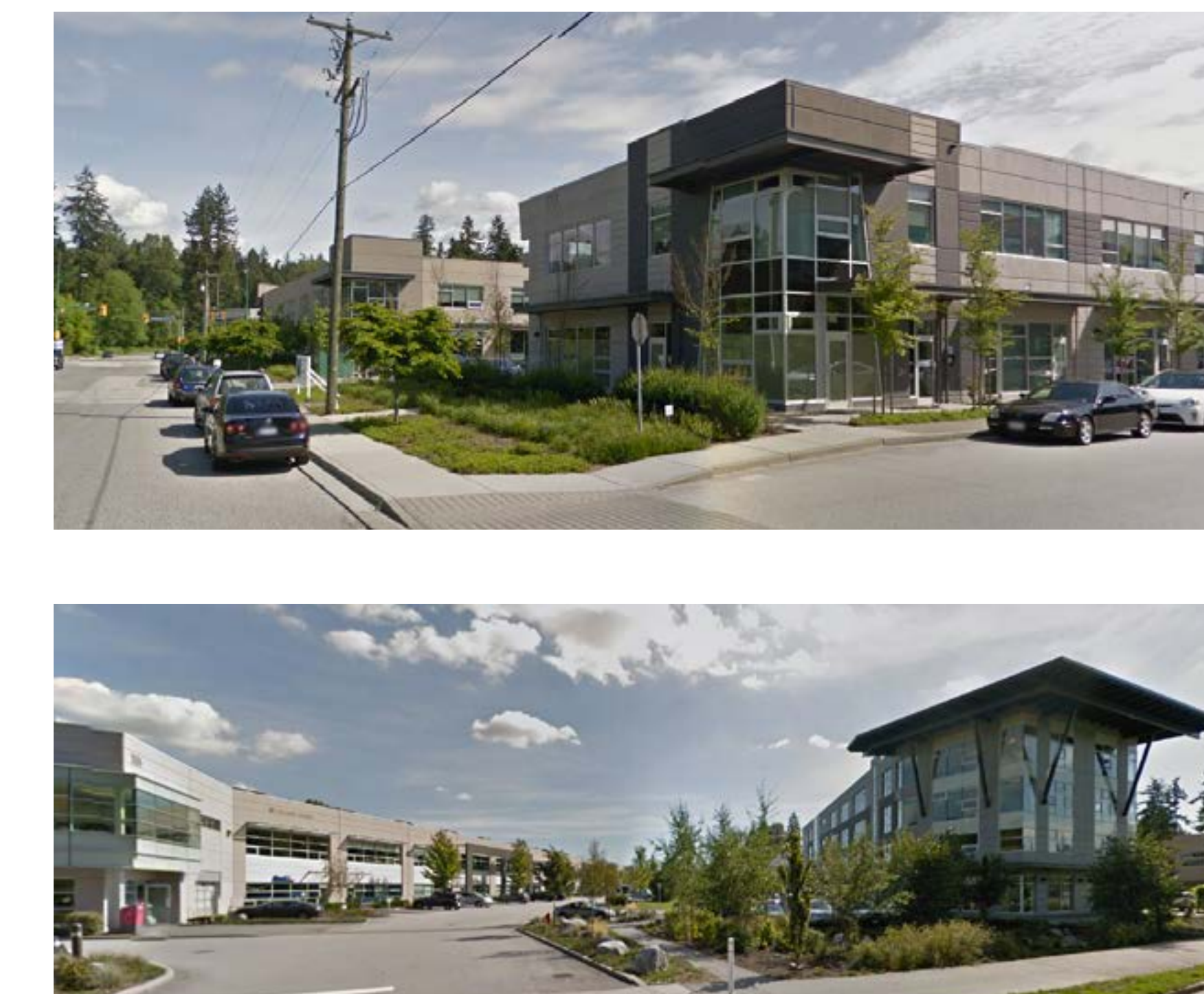


The Maplewood area is rich in parks and trails. Parks include natural parkland areas and regional parks and conservation areas.

- ▶ Maplewood Conservation Area;
- ▶ Windridge Park;
- ▶ Hogan's Pools Park;
- ▶ Maplewood Creek Park; and,
- ▶ Maplewood Farm and the Seymour River Heritage Park

These parks are largely natural areas, with limited active recreational park space located directly in the community.

Business & Industry



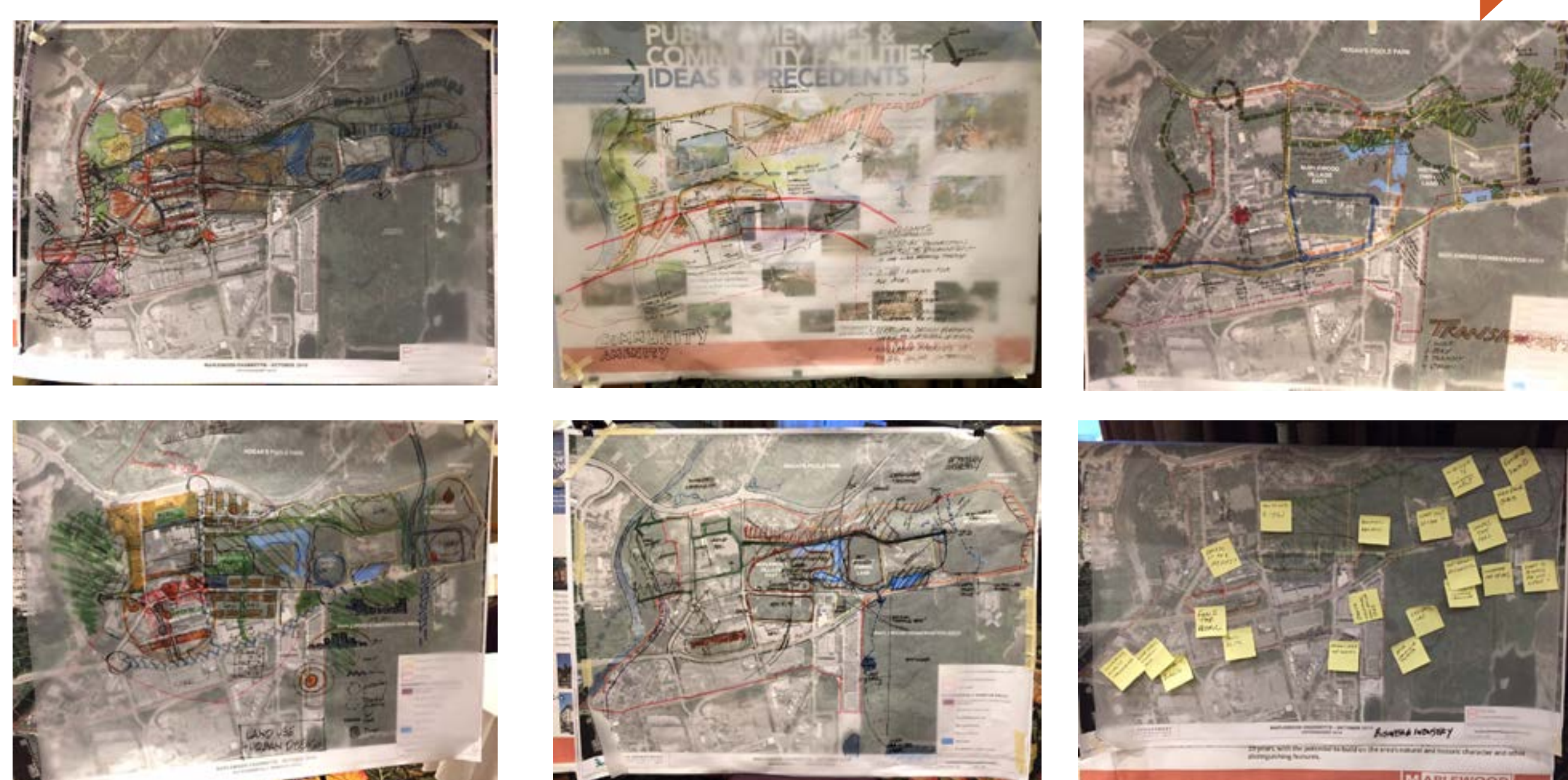
The Maplewood area has a number of existing businesses that provide important employment opportunities and economic benefits for the community and the region. Over 220 businesses currently operate in the area.

DESIGN CHARRETTE

Phase 2's Design Charrette was the centerpiece of the public engagement process, as it brought design experts and community stakeholders together to build a vision for the future of Maplewood, layer by layer, which was then presented to the public to receive feedback.



Charrette map layer series



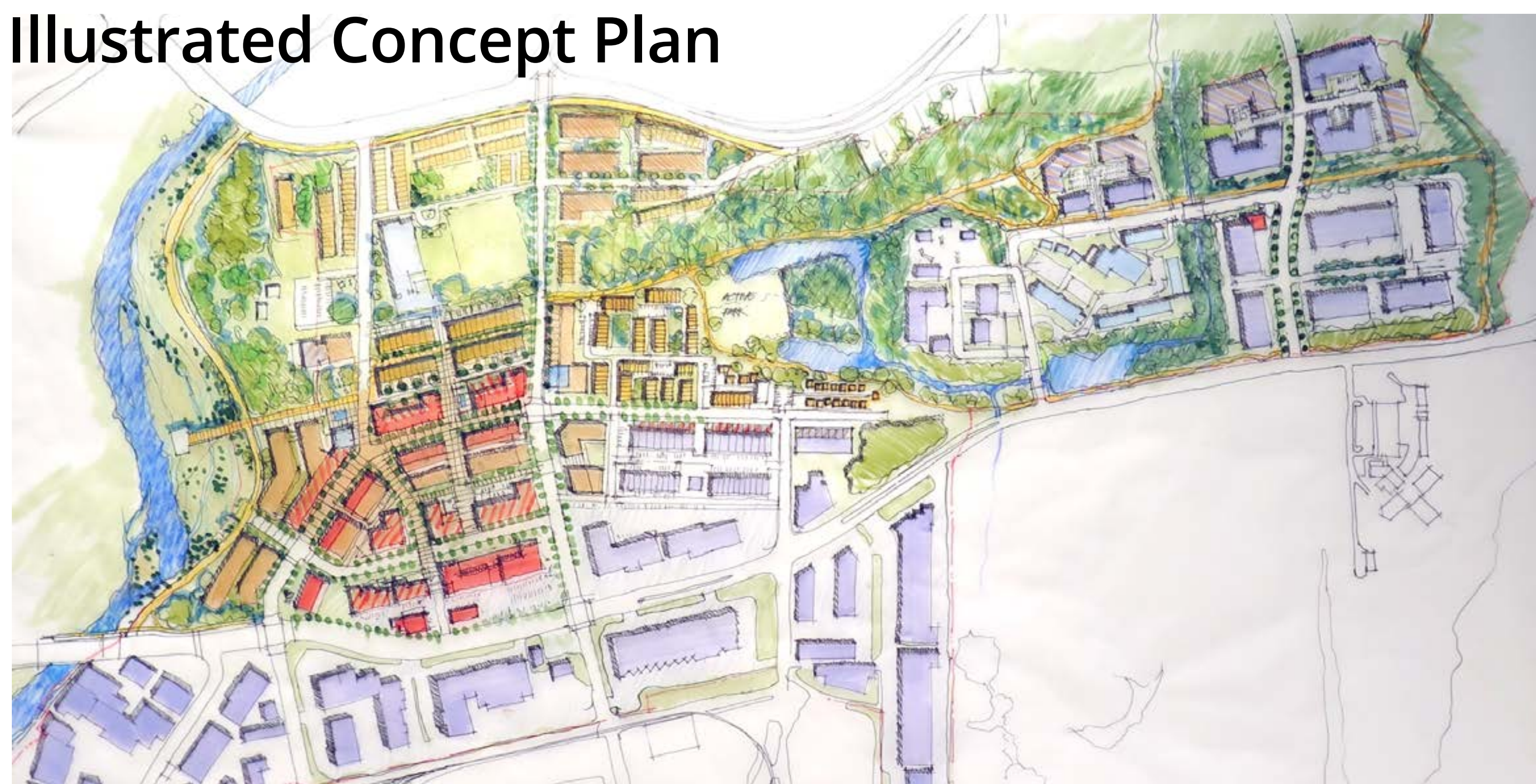
Interim Diagram



Working with stakeholders in small teams, the planning team discussed 5 key topics for the future of Maplewood – land use + density, transportation, environment, business, community. These were illustrated on a series of map layers.

The topic-based map layers were integrated into a preliminary concept diagram that was then vetted by the stakeholder groups.

Illustrated Concept Plan



Several changes were made that resulted in an illustrated Concept Plan for Maplewood.

Charrette Photos



Post-charrette Open House



At the end of the Charrette, a Public Open House was held to present ideas to the public and receive feedback.

AN EMERGING VISION

Following the Charrette and Open House, the planning team met with District Council, technical staff and consultants to further refine the concept plan. The following boards describe an emerging vision and key elements of a draft



What we heard from the Post-Charrette feedback:

Further design development is required for:

- ▶ Transportation, parking (village), community safety;
- ▶ Detail on specific measures, policies and strategies;
- ▶ Maintaining and/or new development of less expensive housing;
- ▶ Community amenities, services and programming;
- ▶ Reconsider location of Civic Facility (Fire Training);
- ▶ A greater focus on varied employment opportunities;
- ▶ Mixed response for multi-family development near Windridge Escarpment;
- ▶ Consider implications for the concept of Maplewood Farm's expansion & community node;
- ▶ Need strategies for attracting business and information on how this will not displace, but add to current business;
- ▶ Further design development on parks, natural areas and watercourse enhancement and protection; and,
- ▶ Clarity on building height and density of the village.

VISION FOR MAPLEWOOD (OCP)

- Complete and balanced **community**
- **Local jobs**, for those living in the community, especially jobs for young people
- A **high environmental standard** and high aesthetic standards
- Reflect the community's outstanding **natural environment**
- **Variety of housing** for all ages and incomes and family circumstances
- **Walkable** Maplewood village centre, convenient for transit, extensive system of trails connecting community and nearby destinations

REFINED CONCEPT



LAND USE PLAN

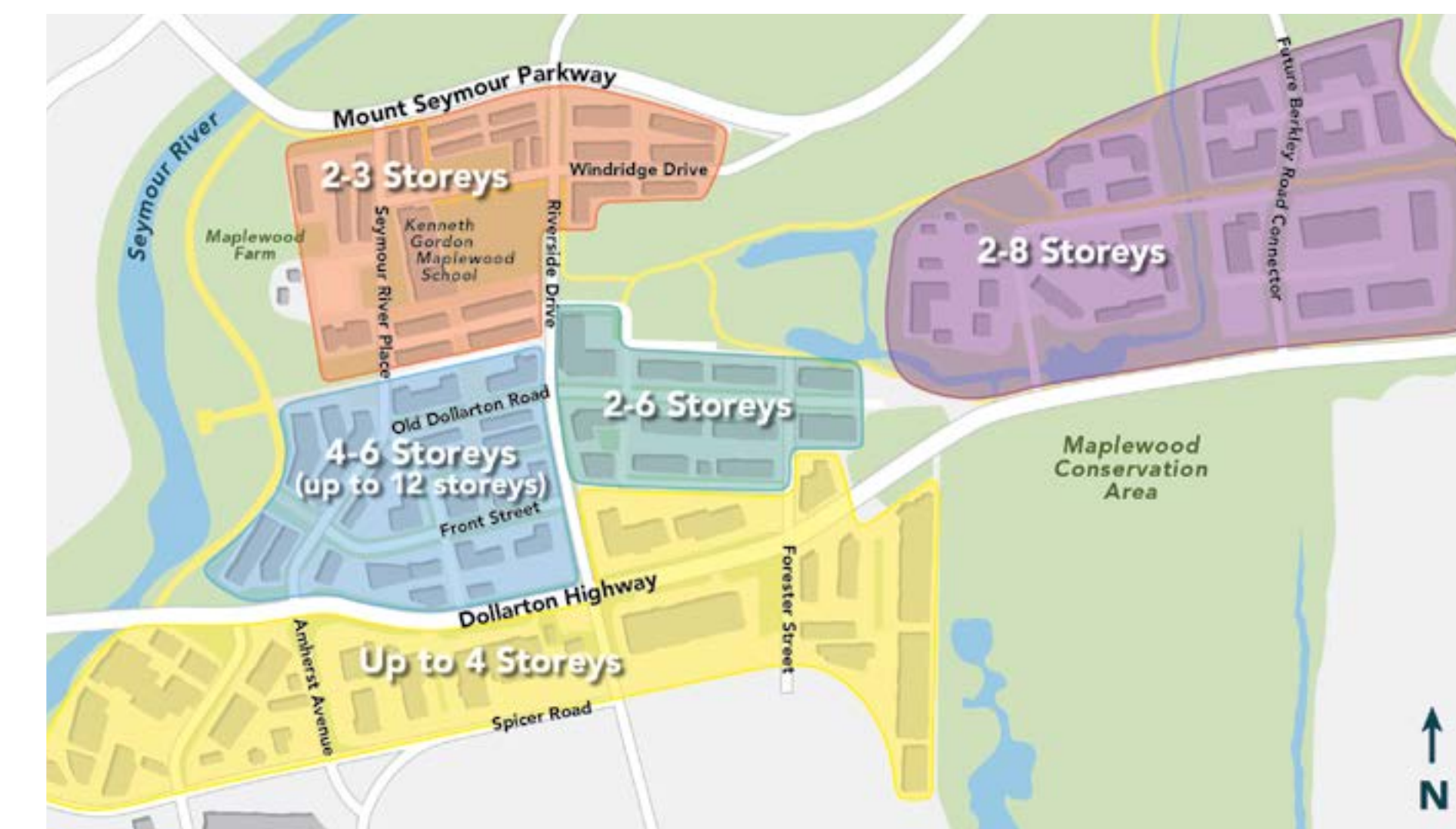
The draft Land Use Plan reflects the types of uses identified in the refined charrette concept based on feedback received during the planning process in Phases 1 and 2.

Maximum Height - Land Use Table

LU Category	Description	FSR*	Heights * Indicates potential taller buildings
Residential Level 4: Transition Multi-Family	Mix of townhouse, row house, apartment developments	up to 1.20	3 storeys with consideration up to 4 storeys where appropriate
Residential Level 6: Medium Density Apartment	Medium rise apartment, commercial use may be permitted at street level	up to 2.5	6 storeys
Commercial Residential Mixed-Use Level 1	Commercial uses such as retail, service and office. Residential uses above commercial uses at street level are encouraged	up to 1.75	4 storeys
Commercial Residential Mixed-Use Level 2	Commercial uses such as retail, service and office with medium density residential above commercial uses at street level	up to 2.50	6 storeys
Commercial	Variety of commercial and service type uses, residential uses generally not permitted	up to 1.0	2 storeys
Institutional	Range of public assembly uses, such as schools, churches, recreation centres and public buildings	-	Case specific
Light Industrial Commercial	A mix of industrial, warehouse, office, service, utility and business park type uses	-	4 storeys
Innovation District Light Ind. Com. Mixed Use	Mix of light industrial, warehouse, office, service, utility, business park type uses. Commercial uses, such as retail, service and offices, are typically expected above light industrial uses. Light industrial uses at street level are generally encouraged. Institutional and recreational uses may be permitted where appropriate	up to 1.1	8 storeys
Innovation District Light Ind. Res. Mixed Use	A mix of light industrial and residential uses. Residential uses are typically expected above light industrial uses. Residential only uses may be considered where appropriate. Limited institutional and recreational uses may be permitted where appropriate	up to 1.1	8 storeys
Small Scale Light Industrial Residential Mixed Use	Range of small scale light industry uses, such as manufacturing, warehousing, transportation, service uses, limited office and limited retail may be permitted. Residential uses above small scale light industrial uses are generally encouraged	up to 2.5	6 storeys

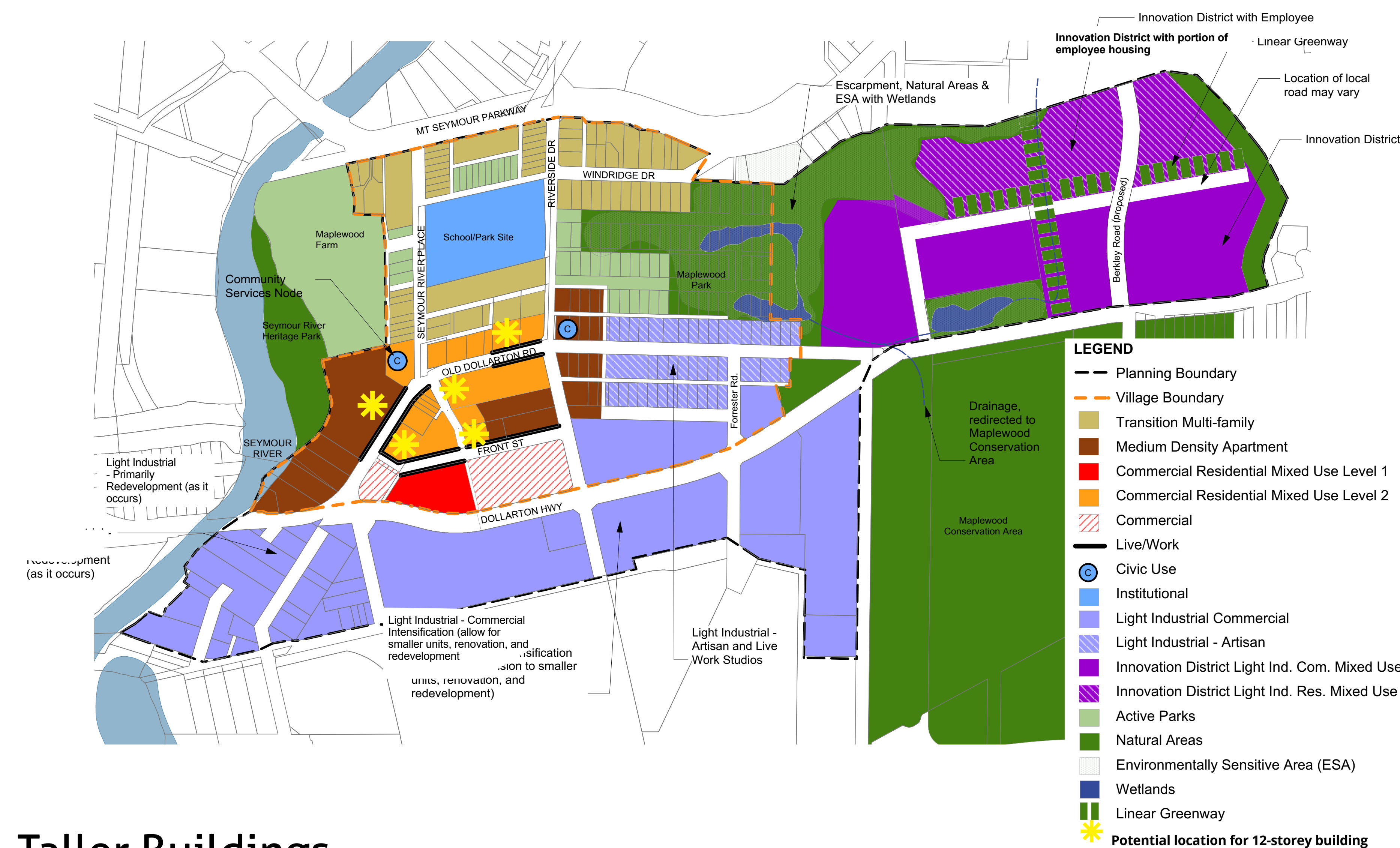
*Floor Space Ratio (FSR) is the ratio of the floor area of a building to its site area.

Maximum Height - Land Use Plan



Maximum building heights will vary throughout the area as shown on the diagram above. Generally, the direction is to allow taller buildings at strategic locations, but maintain a low to mid-rise form that feels appropriate for an urban village. This will allow enough density to support frequent transit and local retail to create a vibrant, bustling village centre, while not impacting views from upslope or creating too many shadows on public spaces. There are a few limited opportunities for taller buildings in the village core.

Draft Land Use Plan



Taller Buildings

The location of taller buildings, up to 12 storeys, have been strategically considered. The potential locations are indicated on the Draft Land Use Plan above (*). Taller buildings can help signal a gateway to the village. It is important to avoid over-shadowing of key public open spaces. Taller buildings should be separated by at least 30 metres and set back from the edge of streets.

VILLAGE HEART

VILLAGE CHARACTER

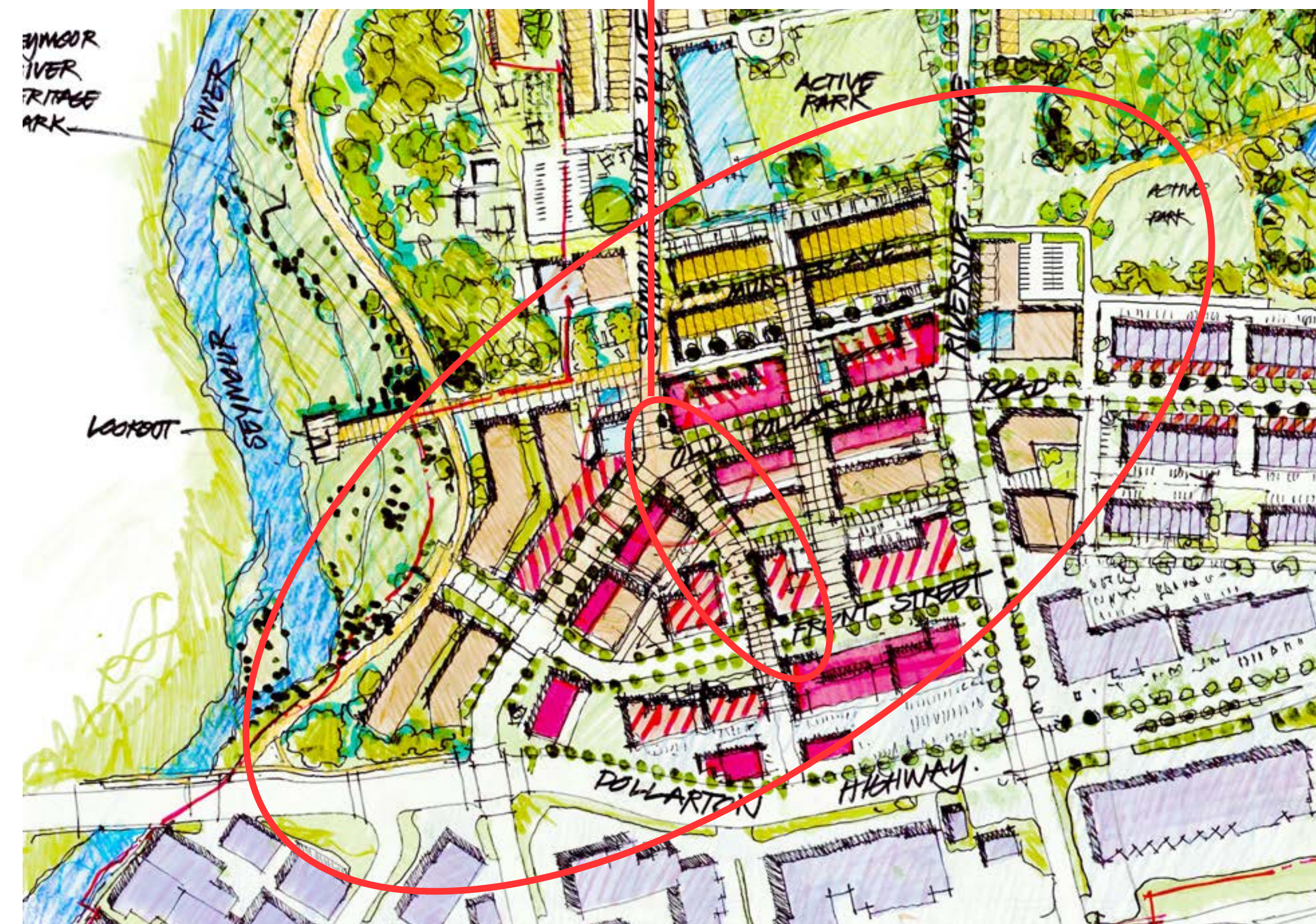


Strengthening Maplewood's connections to the Seymour River, a **vibrant Village Heart with a high street** is envisioned along Old Dollarton Road. This street would be lined with ground level retail with housing above. Imagining a place enlivened with banners, places to sit, street trees, and colourful awnings.

PLACES TO SIT AND MEET



The Village Heart will feature **high quality public spaces** where people can sit and meet. There will be a variety of larger and smaller spaces; some exposed to the sun, and others protected from the elements.

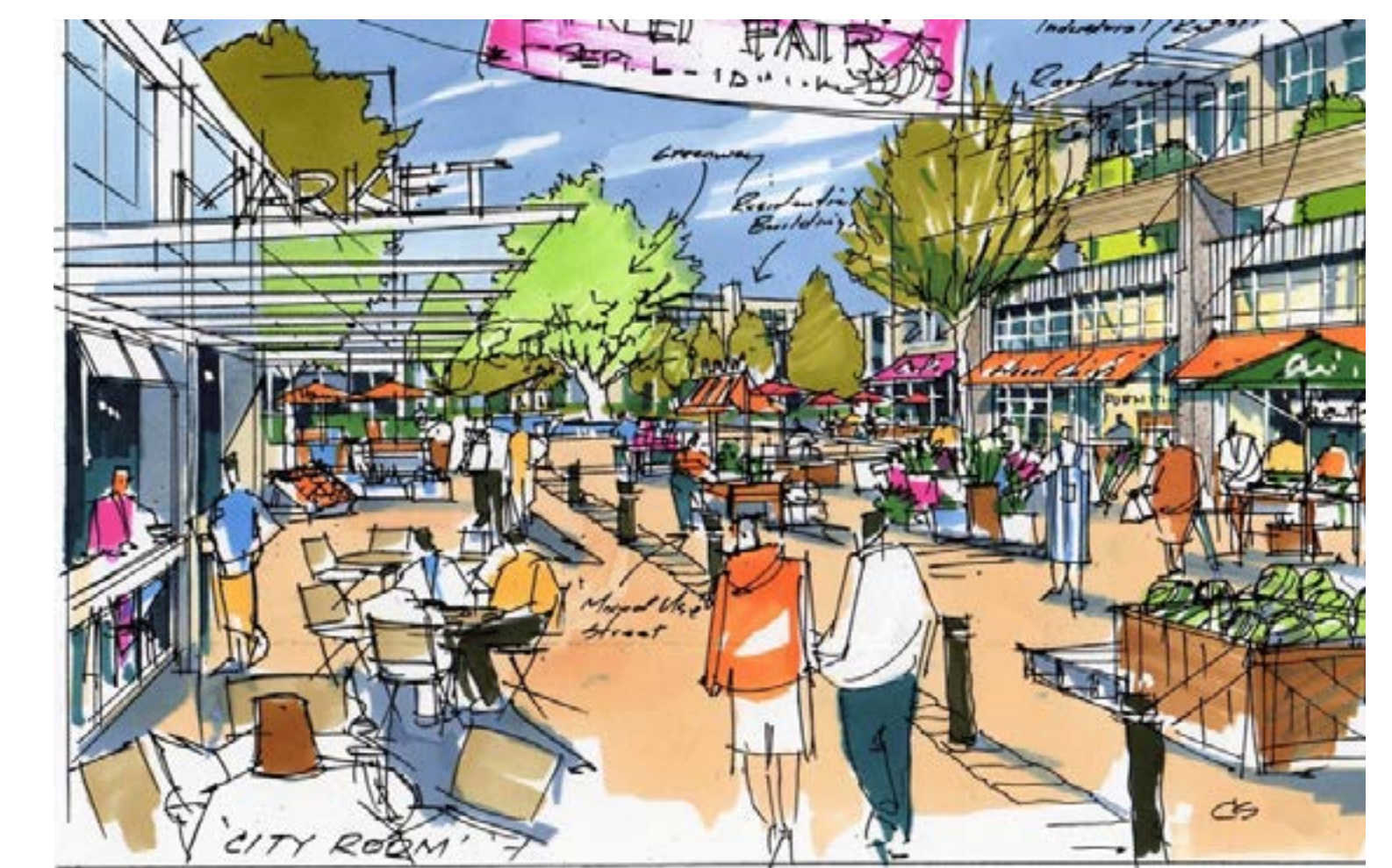


FLEXIBLE LIVE/WORK



In areas designated **mixed-use** there will be opportunities for **flexible live-work uses** on the ground floor in the Village Heart, with 12 to 14 foot ceiling heights at the ground-level that could allow people to live on the ground floor initially, but convert to commercial uses over time. Opportunities for live-work scenarios will be layered into the fabric of the village area. With residential on the floors above the street level, these mixed-use and live-work spaces will help to activate and enliven Maplewood Village's streets.

SHARED STREET



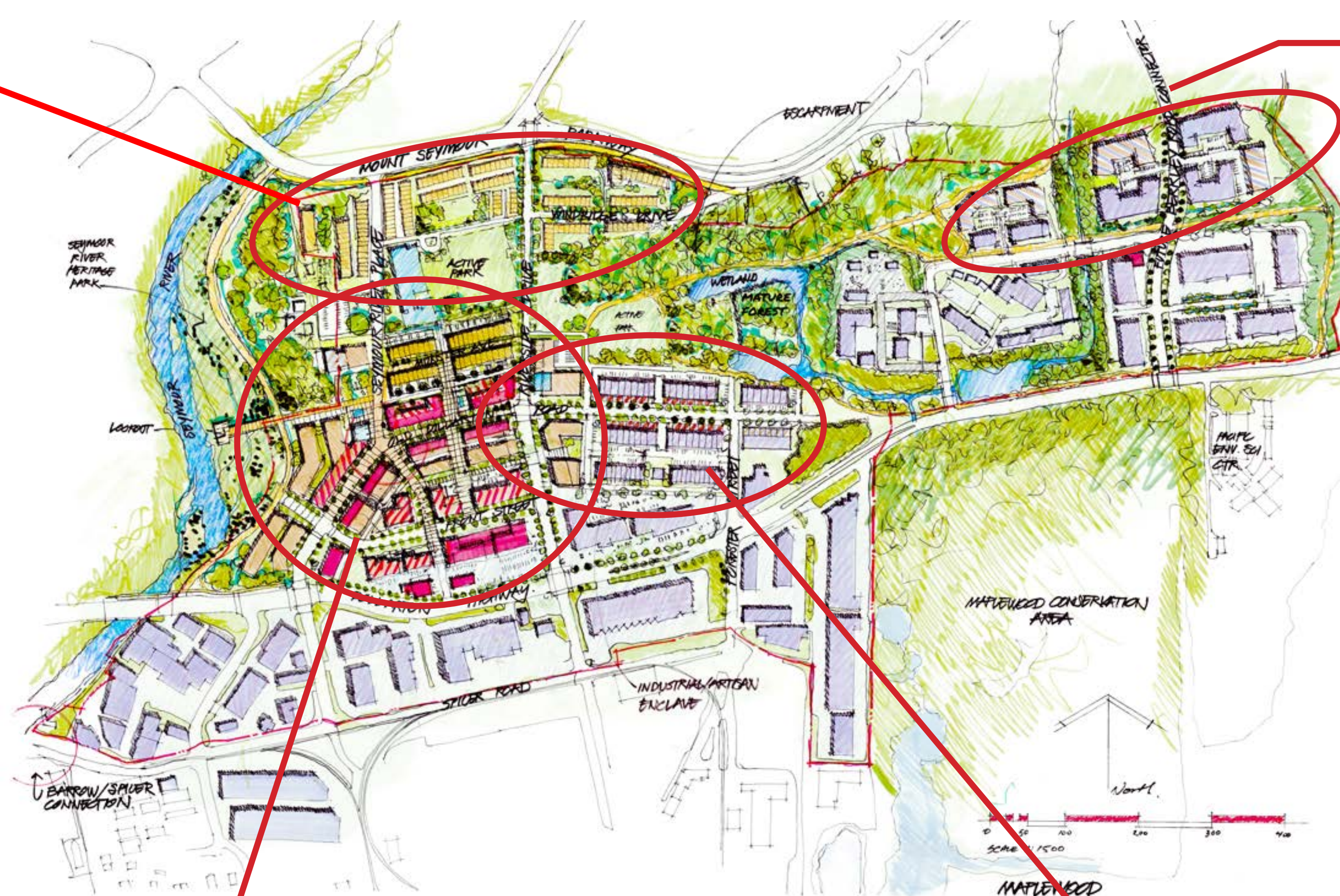
A "shared street" will join the high street to Front Street. This will prioritize pedestrians but be open to bicycles and slow-moving vehicles, creating a flexible shared space including gathering places, plazas, and markets. Mixed use commercial and multi-family residences will line both sides of the street with the potential for taller buildings in strategic locations.

HOUSING MIX

Maplewood Village is identified as a one of the District's four key Centres and has a target of 1,500 new residential units in the OCP. The Maplewood Community Plan aims to provide a diversity of housing types to accommodate all ages, incomes, and family circumstances.

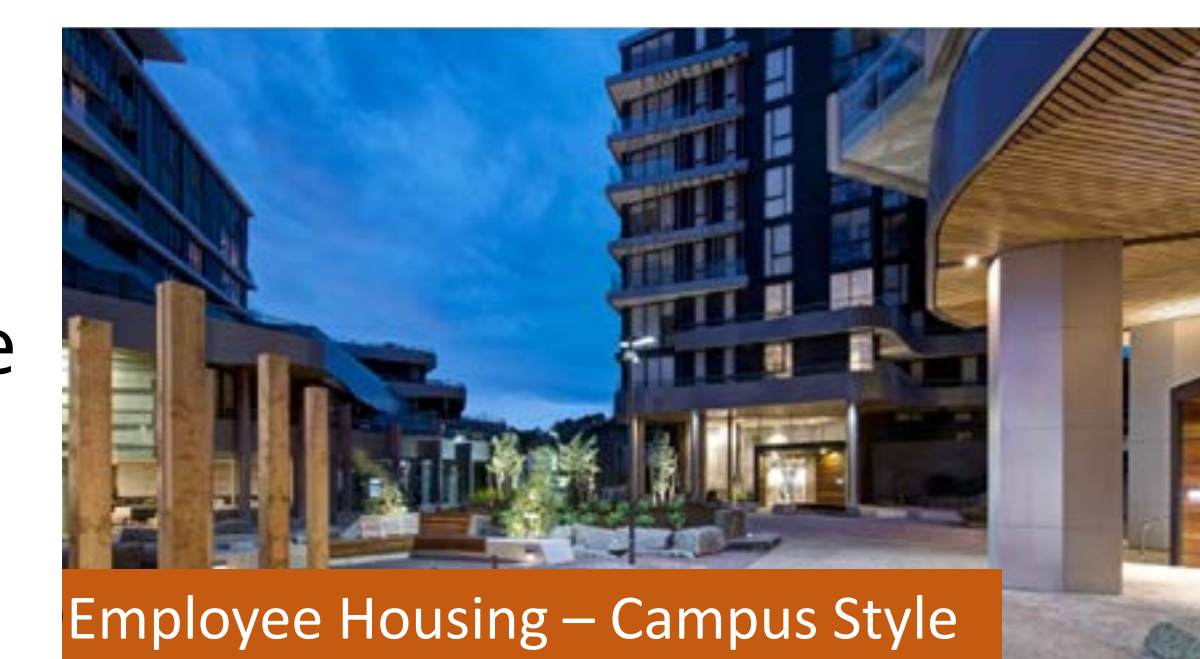
TOWNHOUSES

The northern part of the village will be predominantly townhouses, some in a stacked townhouse format.



EMPLOYEE HOUSING

The plan proposes a proportion of housing geared specifically to employees in the Innovation District. This will decrease the need for people to travel and provide a proportion of employee-oriented housing, as well as opportunities for townhouses and row houses in the steeper portions of Maplewood North.



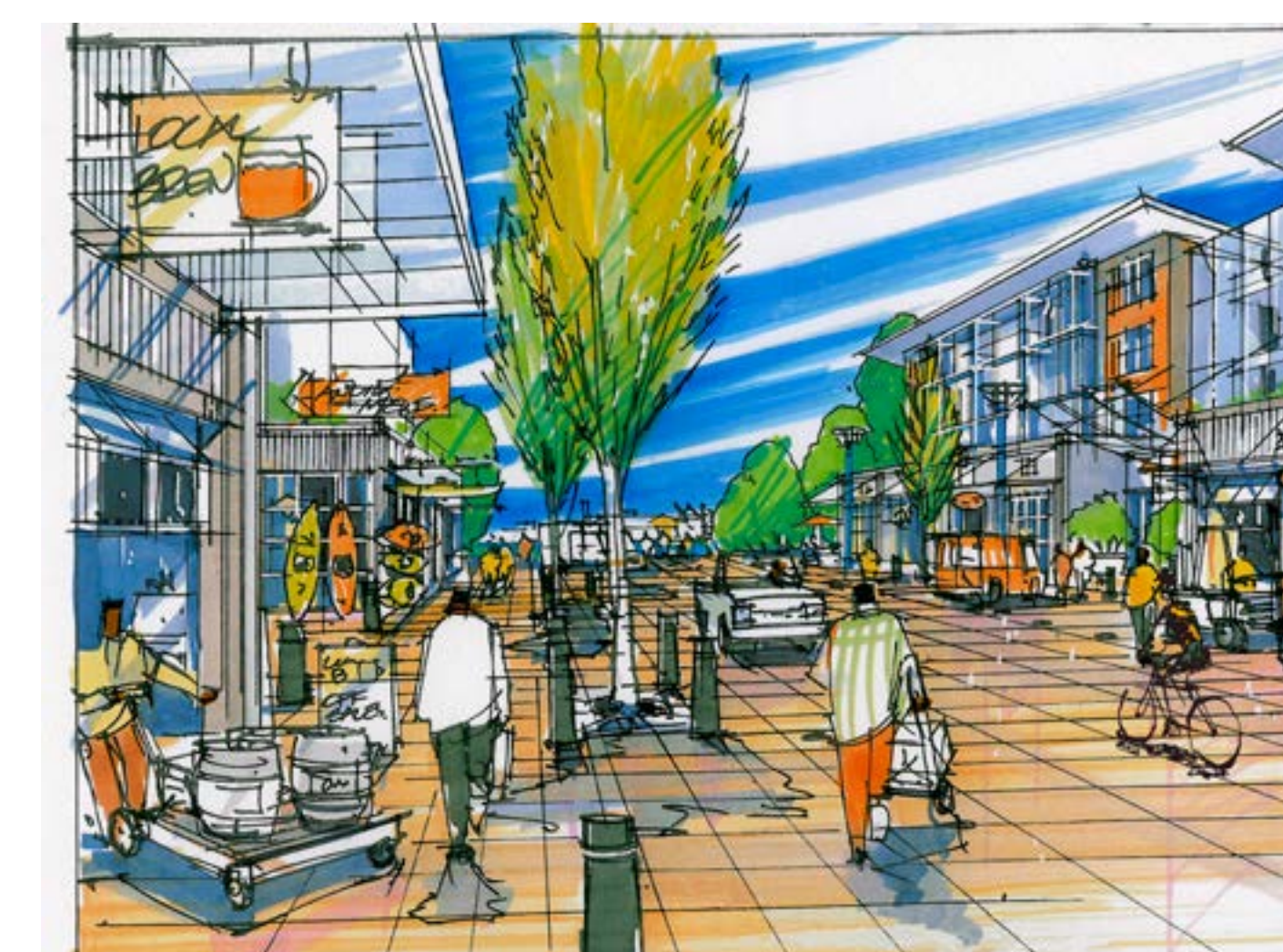
MEDIUM DENSITY APARTMENTS + MIXED-USE

The plan will require a diversity of housing types including townhouses, rowhouses, condominiums, and live-work housing in mixed-use buildings in the Village, with opportunities for some taller buildings in select locations.



ARTISAN LIVE-WORK

The plan introduces innovative forms of artisan-industrial live-work housing east of Riverside Drive.



BUSINESS, INDUSTRY + INNOVATION

Maplewood is already an important employment centre for the North Shore, with most jobs currently located south of Dollarton Highway. This area includes heavy industrial port-related uses, older light industrial commercial uses, and newer light industrial commercial business park uses. The plan proposes new types of employment opportunities in Maplewood.

INTENSIFYING INDUSTRIAL

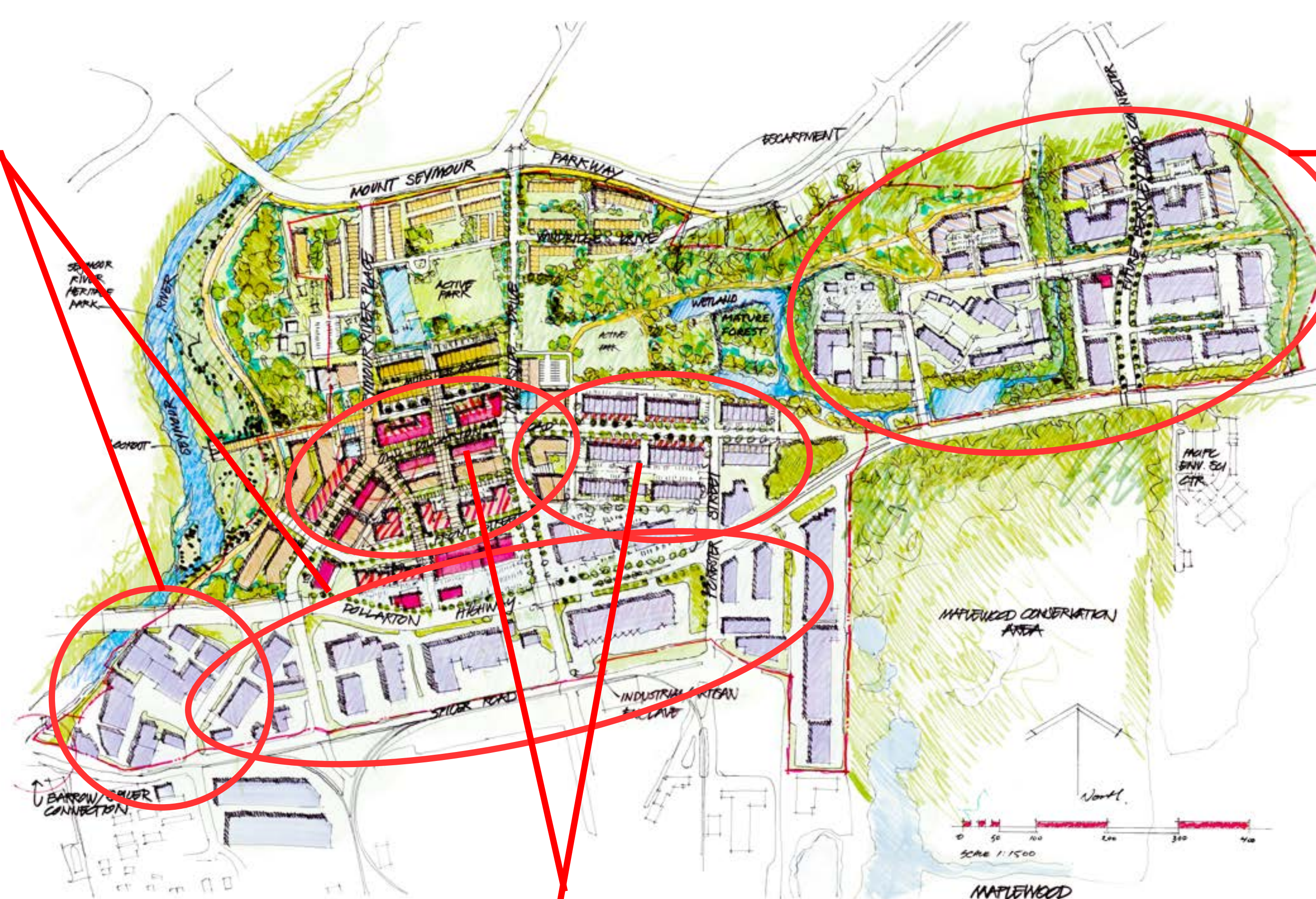


Intensifying light-industrial commercial uses will encourage smaller format units and provide additional opportunities for businesses and jobs.

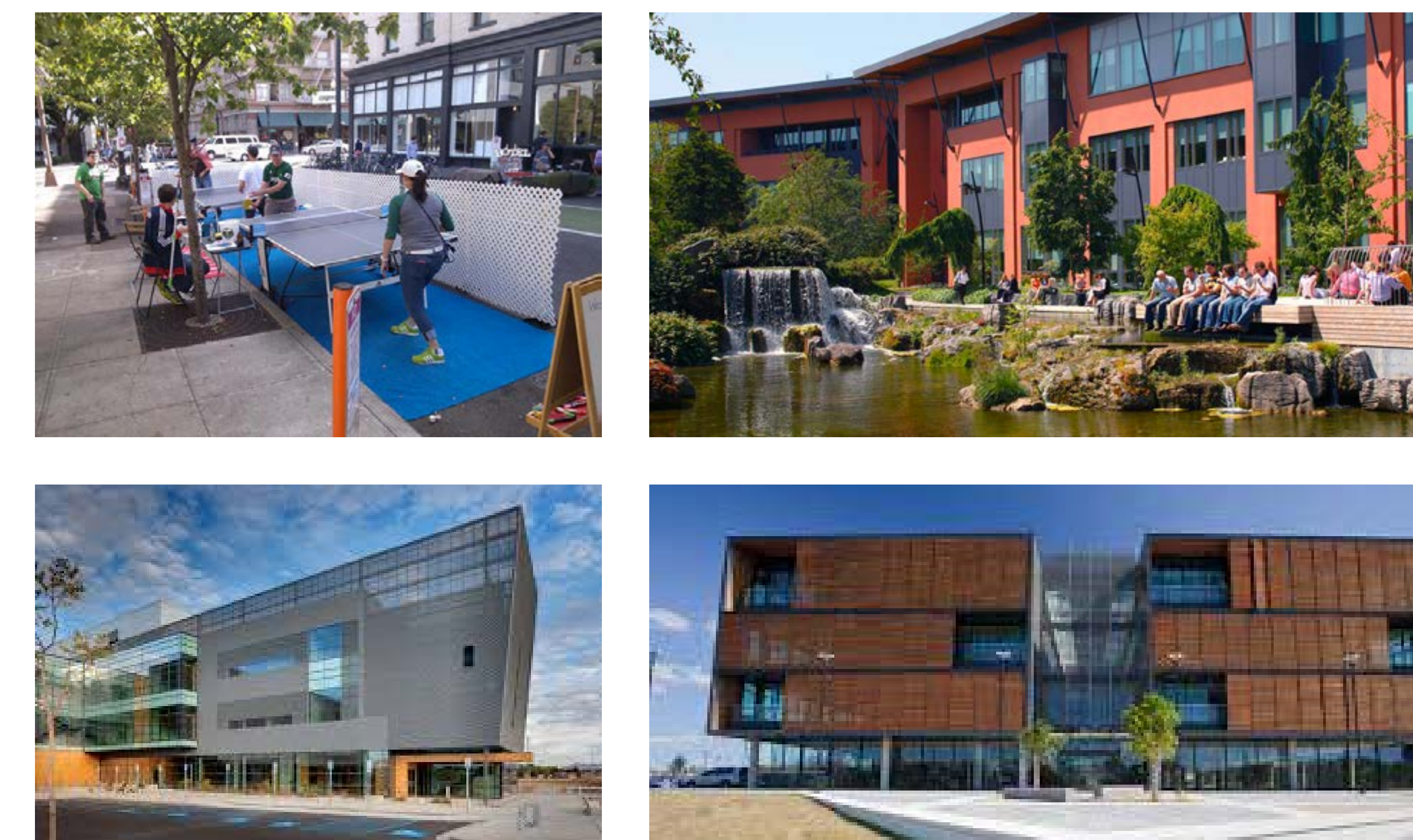
ARTISAN INDUSTRIAL & INNOVATIVE MIXED USE



The Artisan-Industrial and Live-Work uses will allow Craftspeople and small-scale manufacturers to live and work in a gritty but vibrant, pedestrian-friendly environment.



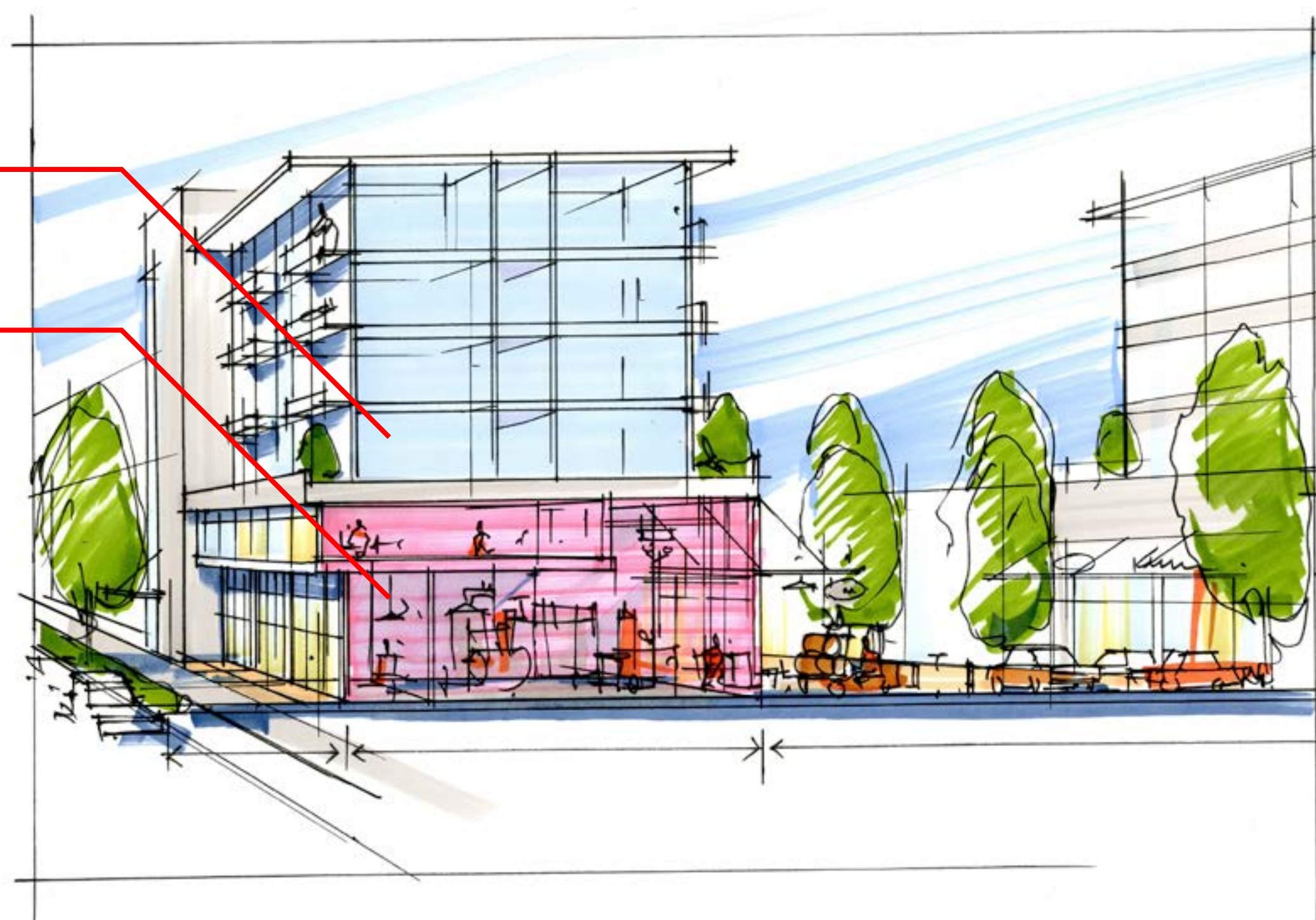
INNOVATION DISTRICT



The new Innovation District concept will focus on a job-dense mix of flexible, high tech office, business park campus, educational, and recreational uses. The northern (steeper) part of this area will also allow residential uses above the ground floor to co-locate people with jobs and provide a proportion of employee-oriented housing.

This district will likely attract existing businesses from elsewhere in Maplewood, freeing up space for more traditional industrial uses south of Dollarton Highway.

Residential
Office /
Industrial



PARKS + GREEN SPACE

The Community Plan protects the most important natural areas of Maplewood, avoiding sensitive ecosystems, as well as enhancing and adding to the community's parks and recreation facilities.

NATURAL AREAS AND PASSIVE PARKS



Maplewood's future policy directions seek to:

- ▶ **Protect environmentally-sensitive areas (ESA)** by restricting and buffering development;
- ▶ **Enhance stream flows and health of wetlands** by focusing flows to areas needing more water, and managing stormwater through infiltration and surface management;
- ▶ **Create or protect ecological and recreational connections** between key natural areas with recreational trails and wildlife connections; and,
- ▶ **Explore opportunities in the natural parkland** areas to incorporate interpretative trails and educational signage.

RUNOFF MANAGEMENT



Maplewood's runoff management strategy seeks to enhance stream flows and wetlands by focusing flows to areas needing more water and managing stormwater through infiltration and surface management.



ACTIVE PARKS AND RECREATION

Maplewood is served by the existing Kenneth Gordon Maplewood School playing fields, Seymour River Park, Maplegrove Farm, Maplegrove Conservation Area, the Canlan Ice Sports Arena, and Ron Andrews Community Recreation Centre. Pedestrian connections to these latter two facilities are somewhat restricted by a lack of formalized trails and the steep Windridge escarpment, which will be addressed in future policies by connecting park spaces with a network of trails and multi-use pathways.

Other policies seek to:

- ▶ **Support a variety of park amenities**, including active sports fields, passive grass areas for informal use, seating, play spaces (natural and active play), public art, street trees, hard surfaced sport court, lit trails, and community gardens;
- ▶ Create a **community park** on DNV parkland north of Kenneth Gordon Maplewood School;



- ▶ Create an **active recreational site** that includes the existing lit gravel field and incorporates the natural parkland and Spirit Trail to the north of the playing field to provide recreational amenities with natural features;
- ▶ Create a **neighbourhood park** on DNV parklands East of Riverside Drive providing active parkland for residents living in this area; and,
- ▶ Provide an **additional sports field** if Maplegrove School sports field is not permanently secured for public use.

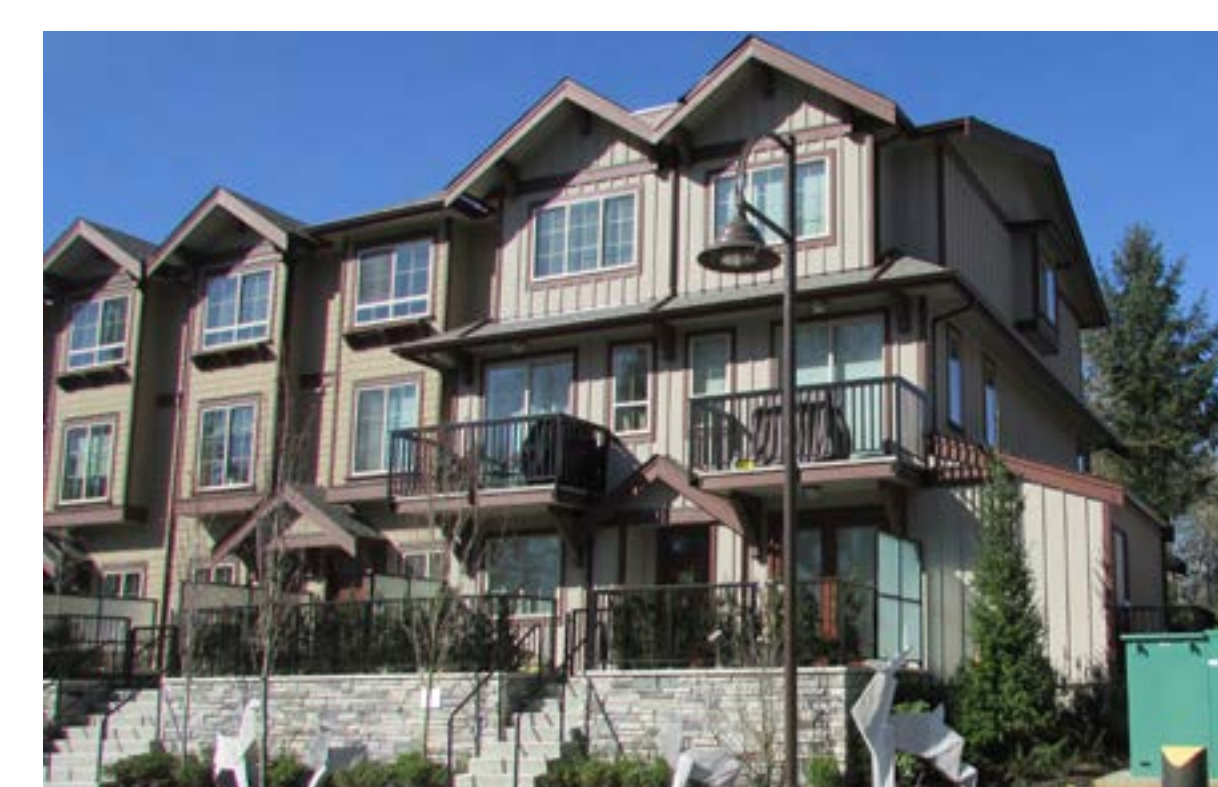
Maplewood has 250 units of affordable rental accommodation that should be protected or replaced as development occurs.

COMMUNITY SERVICES



Key policies directions include:

- ▶ Relocate the iHope Centre and North Shore Arts into a new purpose-built facility in Maplewood.
- ▶ Require new community amenities to serve the Innovation District.
- ▶ Ensure child care spaces adequately meet future needs.
- ▶ Include public art that celebrates Maplewood heritage and reflects Maplewood's eclectic mixed-use character.
- ▶ Create spaces to meet, gather, and interact both indoors and outdoors.



HOUSING



Maplewood currently has approximately 250 units of purpose-built rental housing within the Village. While these buildings are getting towards the end of their functional life, they still provide valuable, less expensive housing for many individuals and families on the North Shore. The District has a Rental and Affordable Housing Strategy and the Maplewood Community Plan will deliver non-market housing units through a number of innovative approaches.

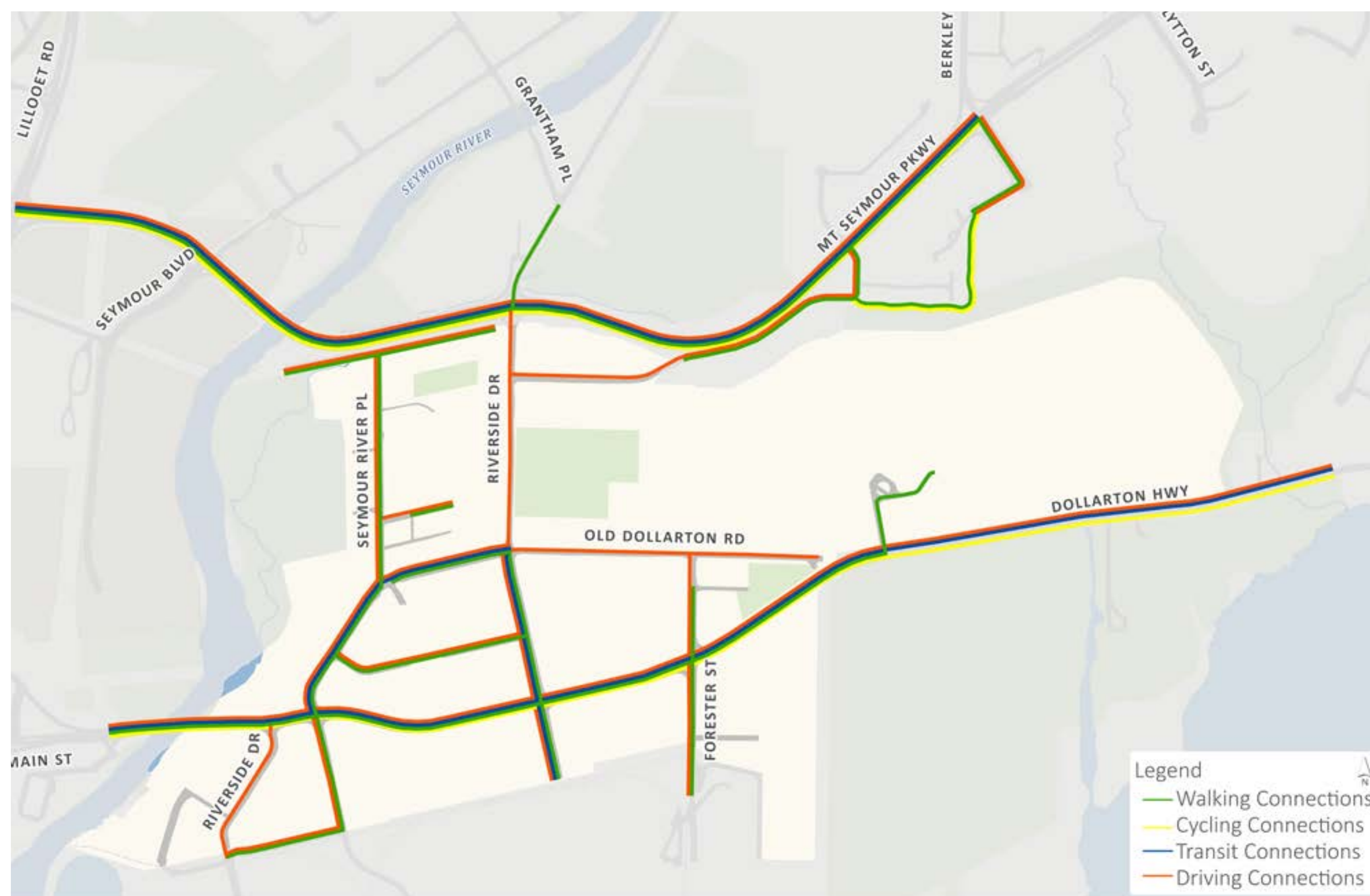
Key policy directions include:

- ▶ Use of District-owned lands where appropriate to develop non-market housing units.
- ▶ Require a portion of units to be non-market rental, price controlled, or restricted ownership, as part of new market housing development projects.
- ▶ Provision of a cash-in-lieu contribution from development projects to the District's Affordable Housing Fund.
- ▶ Establish new, purpose-built rental buildings, where appropriate.
- ▶ Where appropriate, negotiate for additional height and density in order to achieve housing objectives.

MOBILITY NETWORK

The vision for Maplewood includes a walkable Village Heart, interconnected walking and biking networks that are well-connected to transit. There will be a clear hierarchy of streets, improved access, and multi-modal options.

EXISTING TRANSPORTATION NETWORK



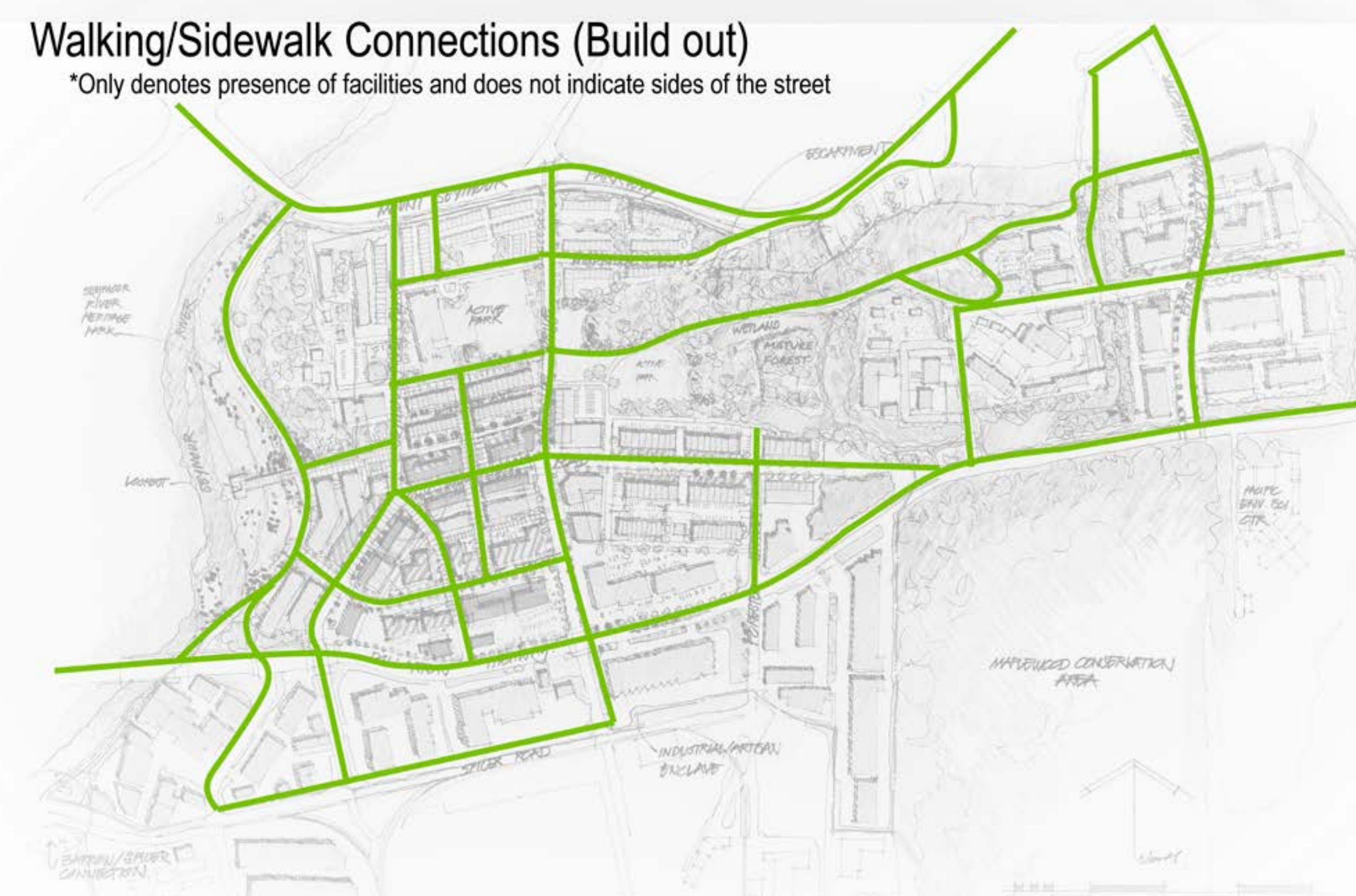
Areas for improvement:

- ▶ Limited connectivity for walking;
- ▶ Incomplete network of local cycling infrastructure;
- ▶ Low network resiliency;
- ▶ Limited north-south connectivity; and,
- ▶ Traffic shortcutting through the Village Centre.

What we heard:

- ▶ More pedestrian amenities;
- ▶ Meet cycling needs;
- ▶ Conflicts between vehicles and active modes near key intersections need to be addressed; and,
- ▶ Increase walkability.

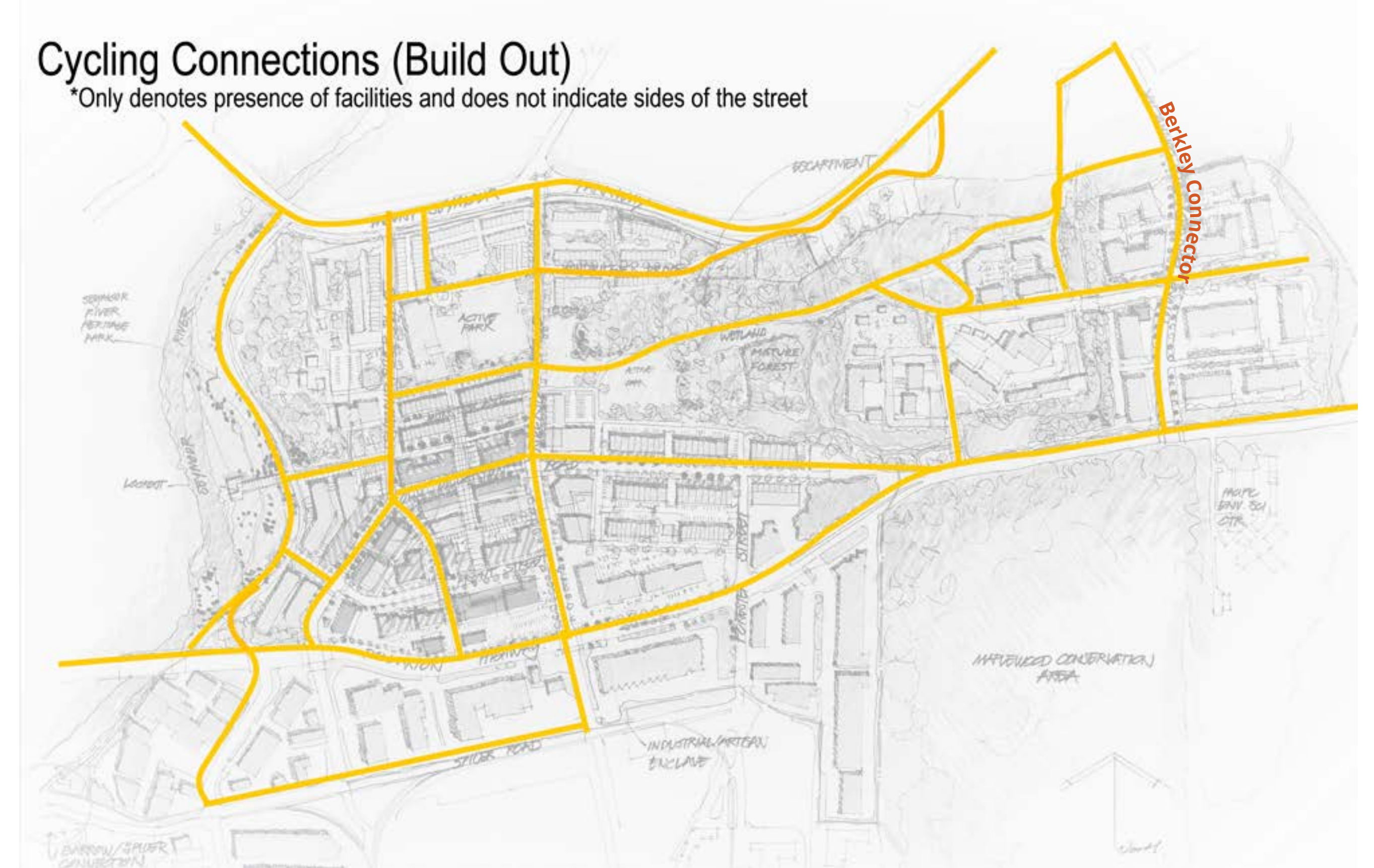
RECOMMENDED WALKING NETWORK



What we propose for walking:

- ▶ Improved pedestrian amenities on Riverside Drive;
- ▶ Pedestrian through-connections; and,
- ▶ Additional walking connections.

RECOMMENDED BIKING NETWORK



What we propose for biking:

- ▶ Provide **east-west cycling connections including Spirit Trail.**
- ▶ Separated facilities on main roads; and,
- ▶ Local neighbourhood bikeways.

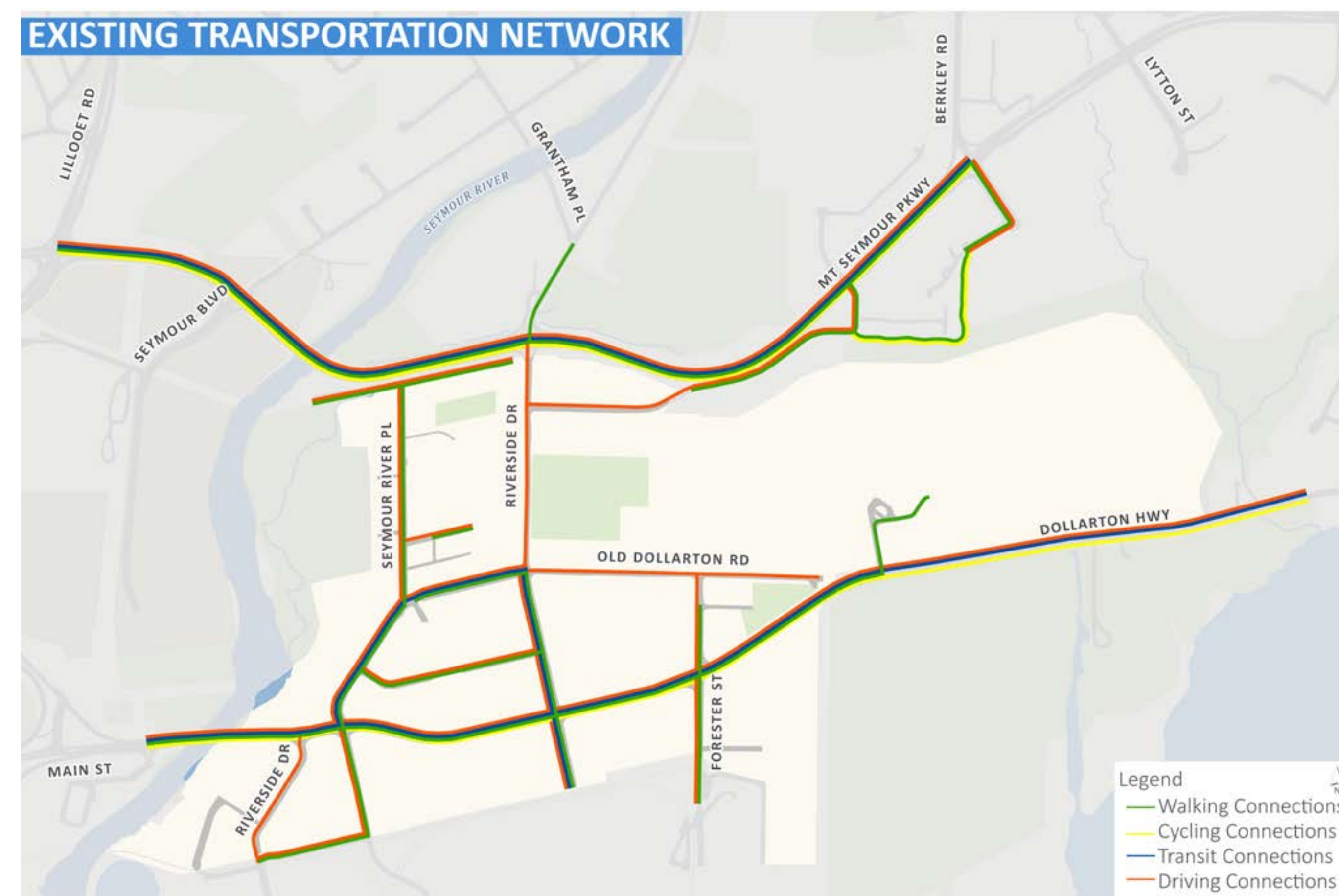
What will the **Berkley Connector** do?

- ▶ Reduced short-cutting of vehicles through the village core will result in reduced conflicts between people walking/cycling and driving, especially at key intersections (Seymour River Place at Old Dollarton).
- ▶ Additional cycling routes provide direct North-South connections and more options for people choosing to travel by bike.
- ▶ Allows Riverside to become more of a human-scaled road that accommodates all users.

MOBILITY NETWORK

The vision for Maplewood’s mobility network is to connect people with transit within a clear hierarchy of streets that includes improved access for vehicular movement.

EXISTING TRANSPORTATION NETWORK



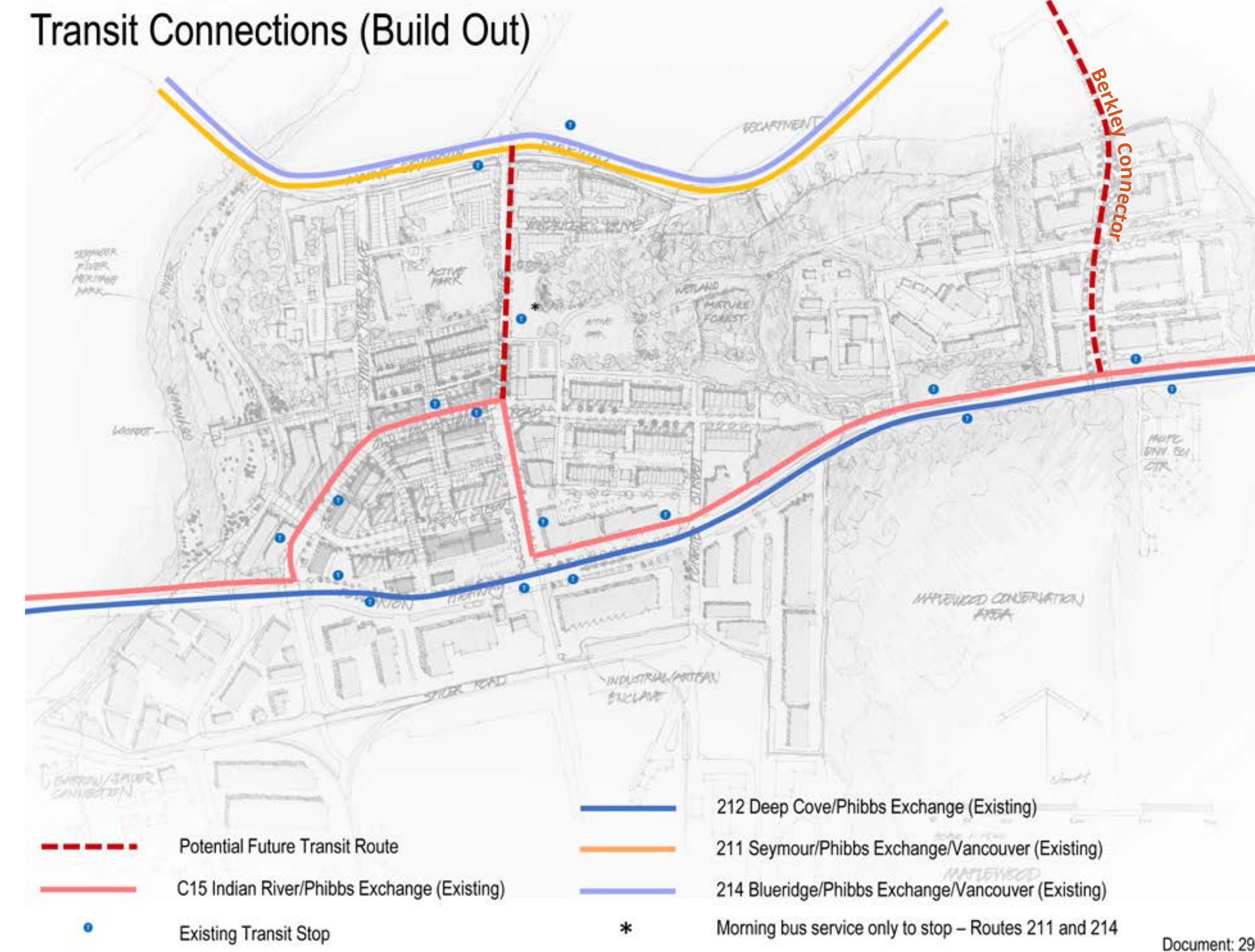
Areas for improvement:

- ▶ Low network resiliency (not many alternative options);
- ▶ Limited north-south connectivity;
- ▶ Traffic shortcutting through the Village Centre; and,
- ▶ Periodic left-hand turn delays in some locations.

What we heard:

- ▶ Concerns about traffic flow, volumes, and delays;
- ▶ Need to improve traffic safety; and,
- ▶ Concerns about transit frequency and access.

RECOMMENDED TRANSIT NETWORK



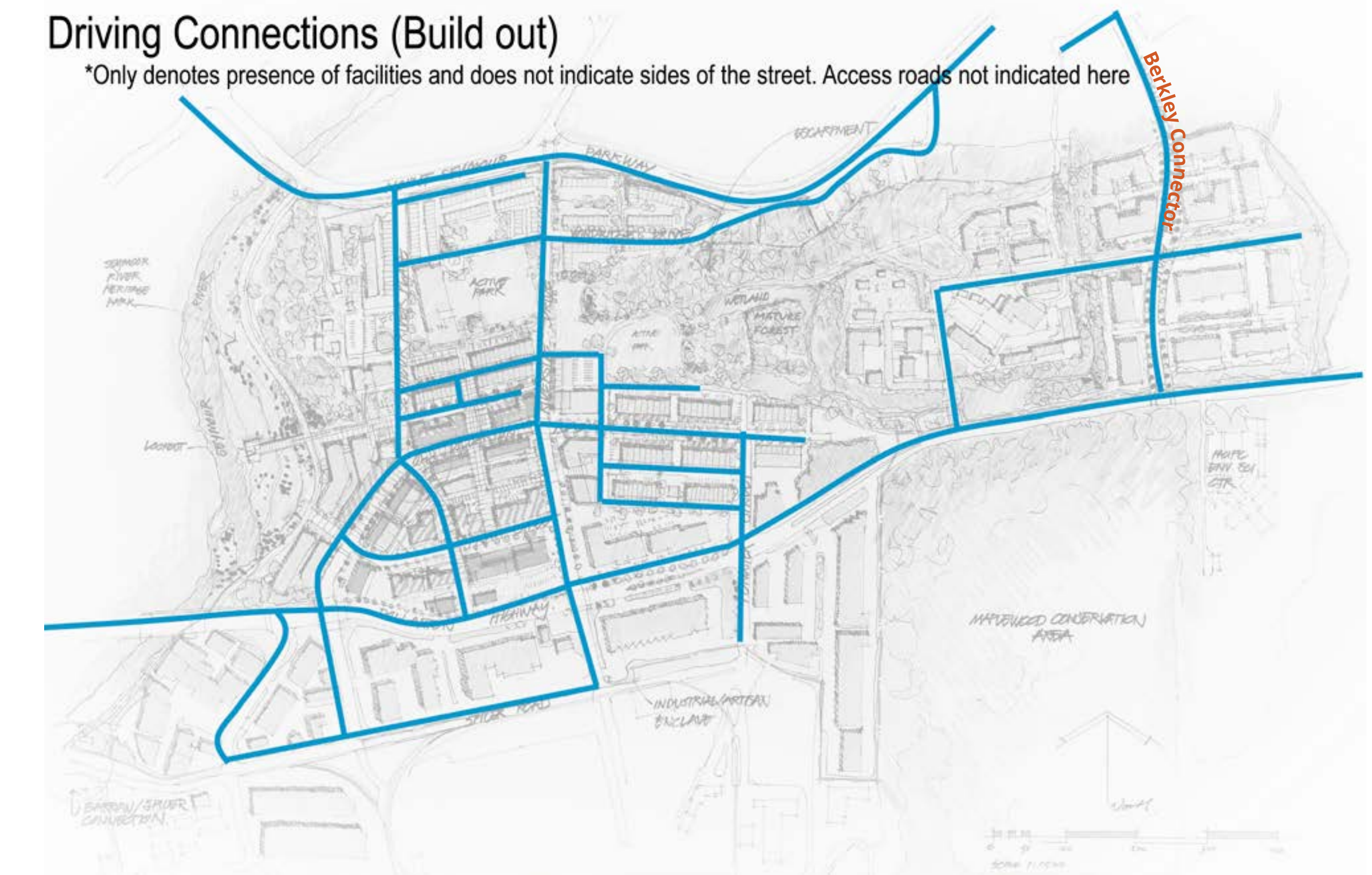
What we propose for transit:

- ▶ Extension of frequent transit service into Maplewood and additional services along Riverside Drive and through the Berkley Connector.

What will the **Berkley Connector** do?

- ▶ Shifting traffic onto Berkley Road will reduce volumes and delays on Riverside Drive, Mount Seymour Parkway, and Old Dollarton Road.
- ▶ Shifting traffic onto Berkley Road will take the pressure off Riverside Drive, allowing better functionality.
- ▶ Reducing delays at the intersections on these roadways will benefit transit vehicles using these routes.

RECOMMENDED DRIVING NETWORK



What we propose for driving:

- ▶ A clear hierarchy of streets;
- ▶ Better access throughout Maplewood; and
- ▶ Easier and more predictable route-finding for drivers.

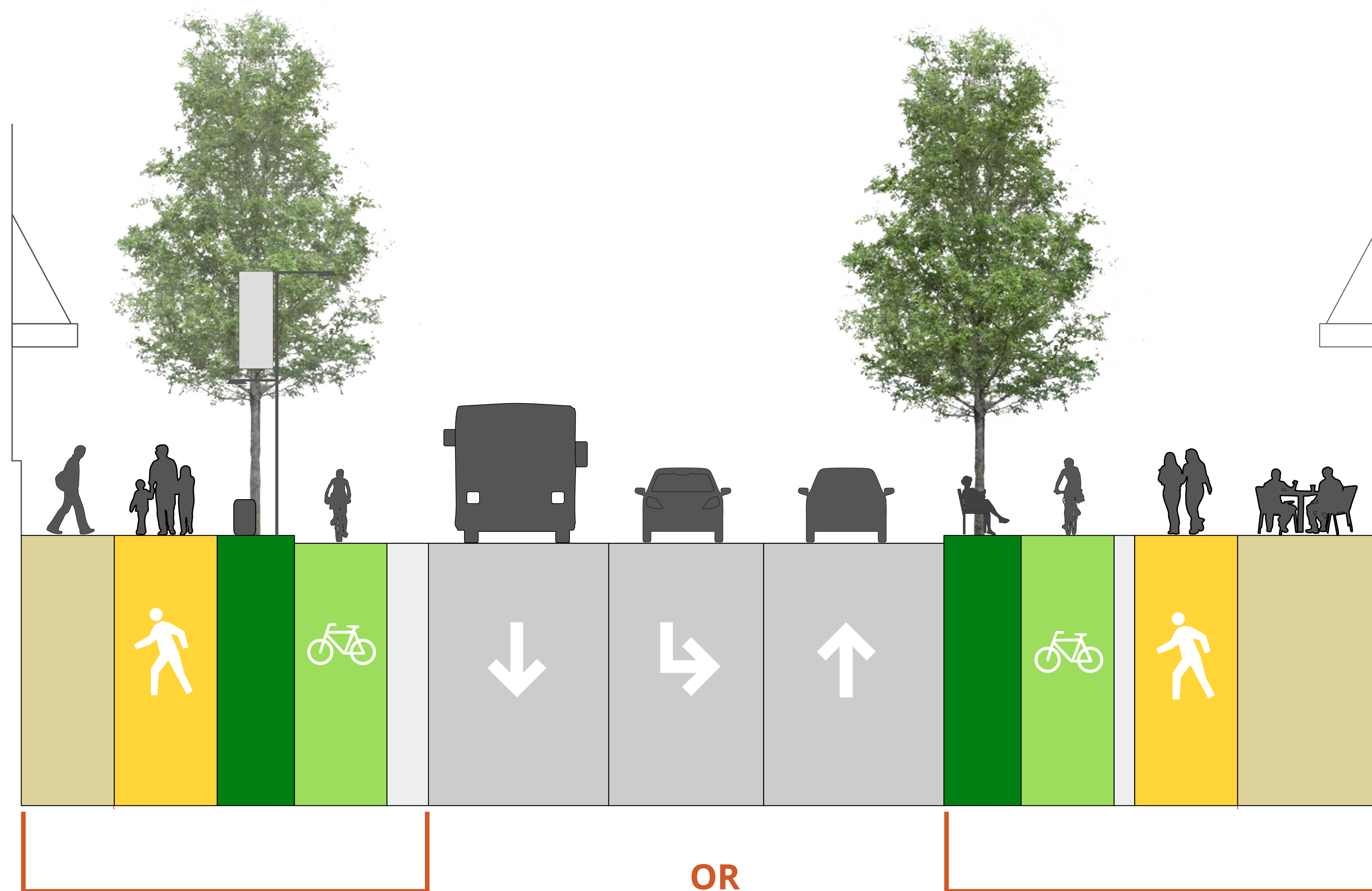
What will the **Berkley Connector** do?

- ▶ Disperse westbound traffic evenly between Dollarton Highway and Mount Seymour Parkway, and reduce short-cutting through the village.
- ▶ More and better options for driving should improve the flow of traffic at Riverside Drive and Windridge Drive, as well as at Seymour River Place and Old Dollarton Road.
- ▶ Diverting through-traffic away from key intersections makes for safer and more enjoyable walking and cycling experiences.

STREET CHARACTER

TYPICAL 3-LANE STREET CROSS-SECTION

Cyclists will be separated from people walking and driving. In the village core, the boulevard will include street furniture and trees. Landscaped boulevards will be provided where there is sufficient space.



Cyclists use a dedicated buffered bike lane at road level

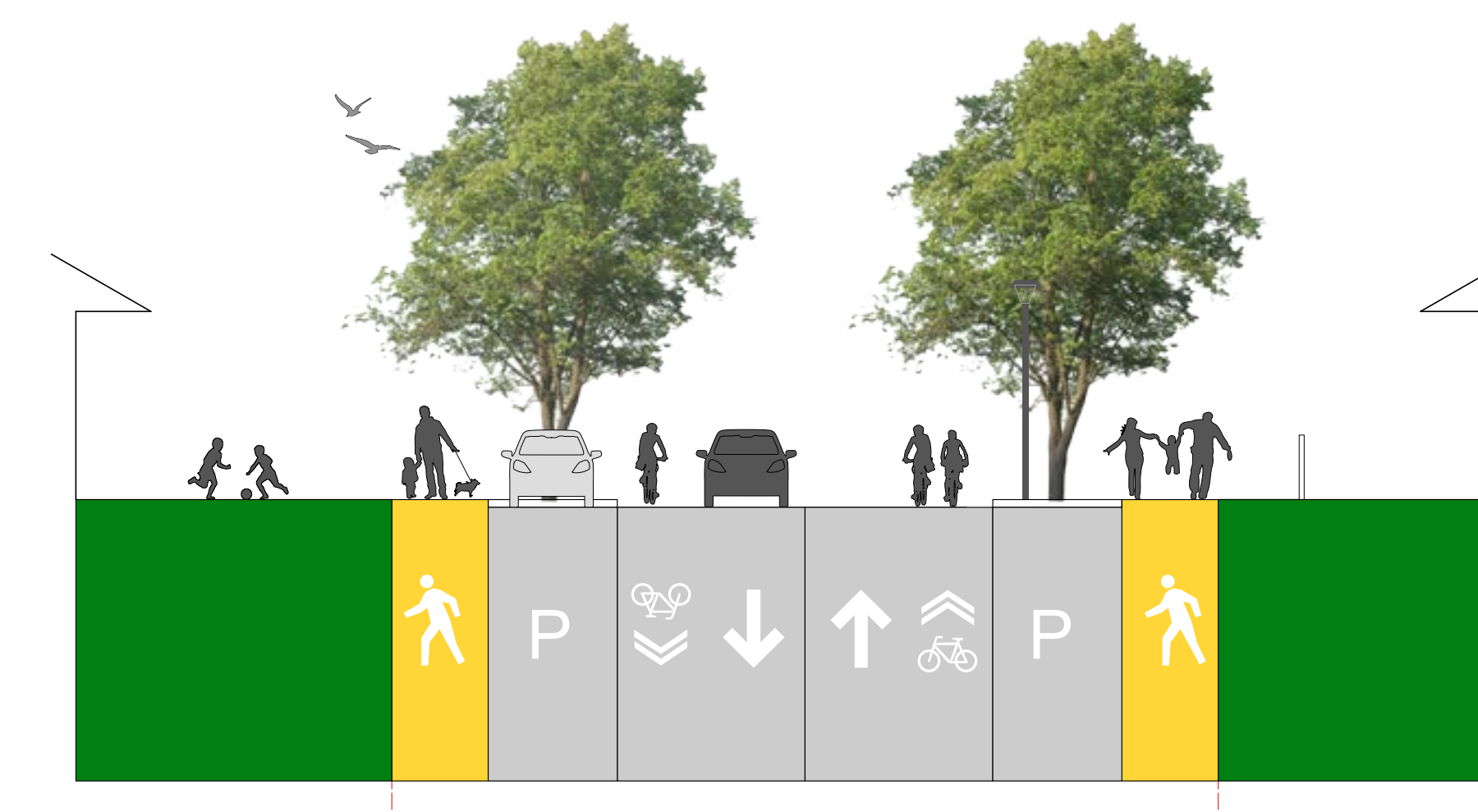
OR

Cyclists use a dedicated bike lane at sidewalk level

WHICH SIDE OF THE ROAD DO YOU PREFER?

NOTE: SECTIONS ARE NOT TO SCALE

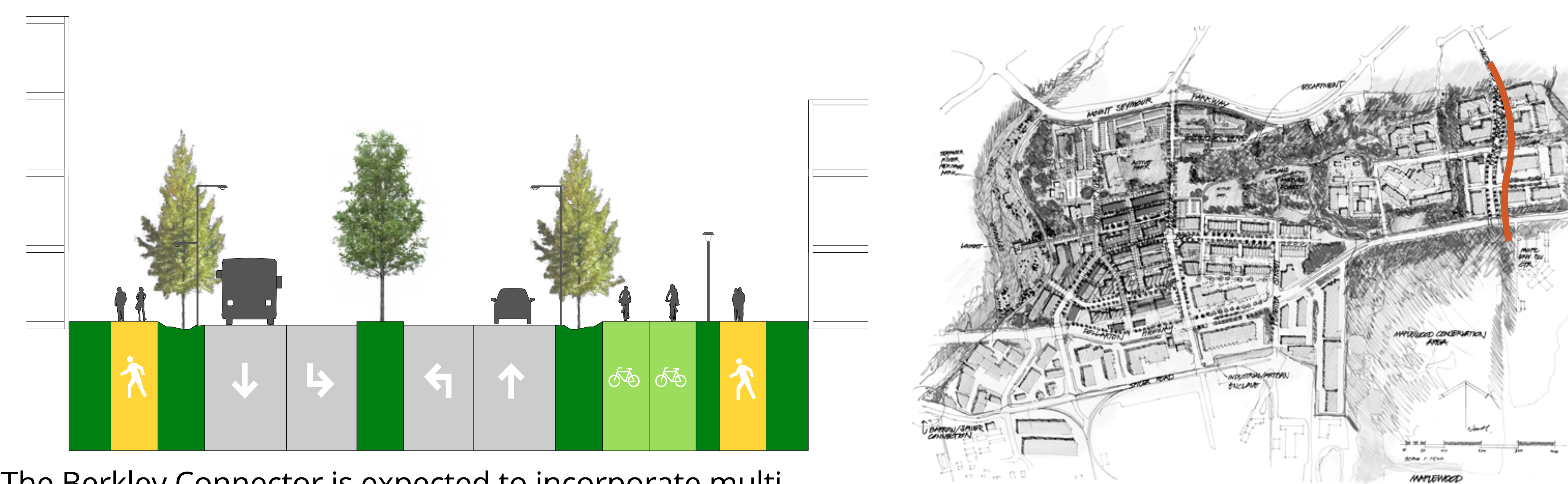
TYPICAL LOCAL STREET



Local streets will have a combination of different elements, which may include parking pockets, neighbourhood bikeways, sidewalks, and treed boulevards. The exact design will depend on the available space and other design opportunities and constraints.

POTENTIAL CONFIGURATION - BERKLEY CONNECTOR

The concept for the Berkley Connector is still under development. It is expected to include two lanes of traffic, turning lanes at some intersections, a multi-use pathway, treed boulevards, and sidewalks.



The Berkley Connector is expected to incorporate multi-use pathways and significant vegetation. Runoff could be managed using bioswales.

WHAT IS YOUR VISION FOR THE BERKLEY CONNECTOR?

TRAILS + PATHWAYS

Maplewood's non-motorized connections will be enhanced and extended to create better access and connections between the Riverfront, Village Centre and the new Innovation District.

The new Community Plan seeks to:

- ▶ Establish **two types of cycling networks** by design: (1) on street and (2) recreational off-street trail network for all ages and abilities.
- ▶ **Extend the multi-use pathway** as a 'green spine' outlined in the illustrated design concept (along Windridge at the base of the escarpment) connecting destinations east to west across the Maplewood area.
- ▶ **Extend and improve the trail connection** north-south within Seymour River Heritage Park, with a focus on the Seymour Greenway Trail.
- ▶ **Extend the separated cycling infrastructure** along the north side of Dollarton Highway east to the Berkeley Connector.

Two types of trails within Maplewood will be considered:

- ▶ **Urban trails in the village core** that connect through the Village Heart. They will be well lit, minimum 3.5 m wide, multi-use asphalt (or concrete) pathways with seating and landscaping. 4 m width should be provided for Spirit Trail sections.
- ▶ **Urban trails outside of the village core** through the environmentally sensitive areas (ESA) - minimum 3.5 m wide multi-use gravel pathway (compacted rock dust) pathways with habitat protection fencing and boardwalks, as required, to protect ESAs. These "natural trails" would interlink with the urban trail system and connect to other neighbourhoods, and ultimately link up to the Maplewood Conservation Area. 4 m width should be provided for Spirit Trail sections.

MOBILITY FOR ALL



MULTI-USE PATHWAY



MAPLEWOOD CHARACTER

EMERGING CHARACTER: ECLECTIC MIXED-USE / INDUSTRIAL

Maplewood has an emerging character which that can be defined as “eclectic mixed-use-industrial”. Maplewood’s charm is in the diversity of uses and styles that co-exist within a green, natural setting close to the Burrard Inlet. Design guidelines will encourage and reinforce a diversity of of architecture and urban design to create this unique character.

INCORPORATING INDUSTRIAL ELEMENTS INTO THE PUBLIC REALM



MARINE INDUSTRIAL ELEMENTS



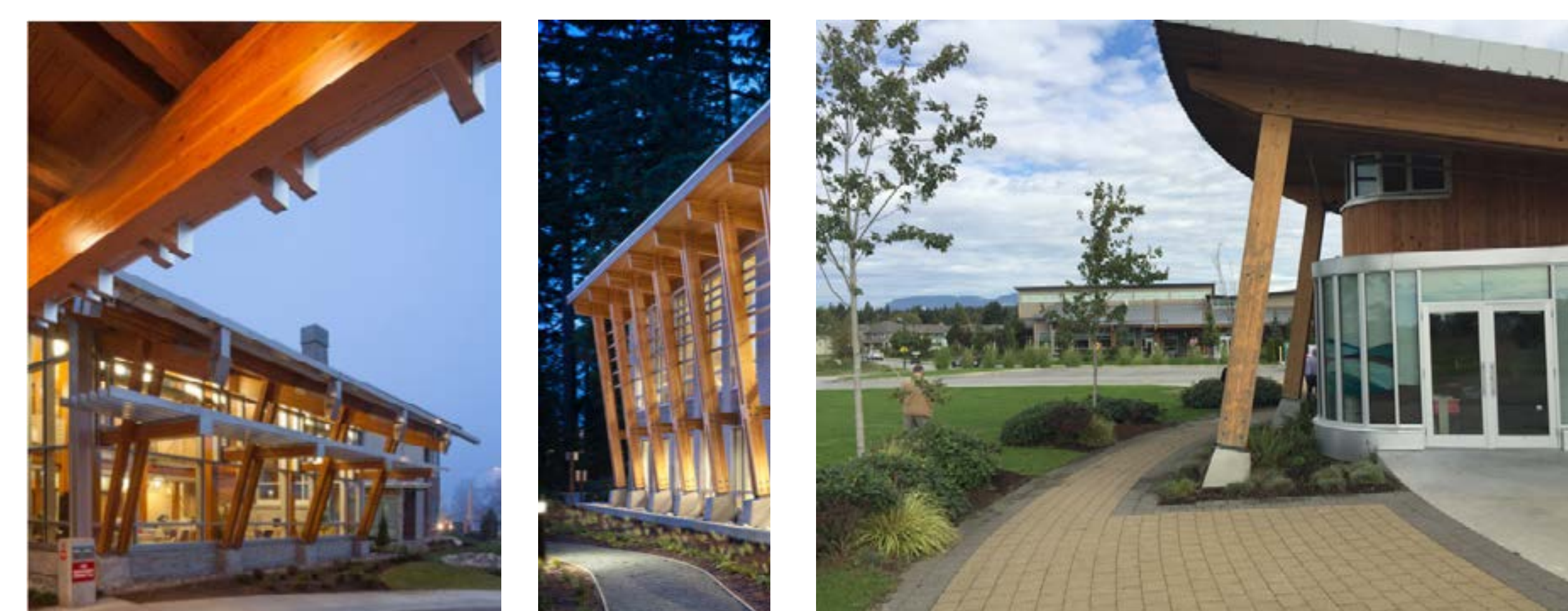
...AND INTO HOUSING



BOLD EXPRESSION OF COLOUR



HEAVY TIMBERS



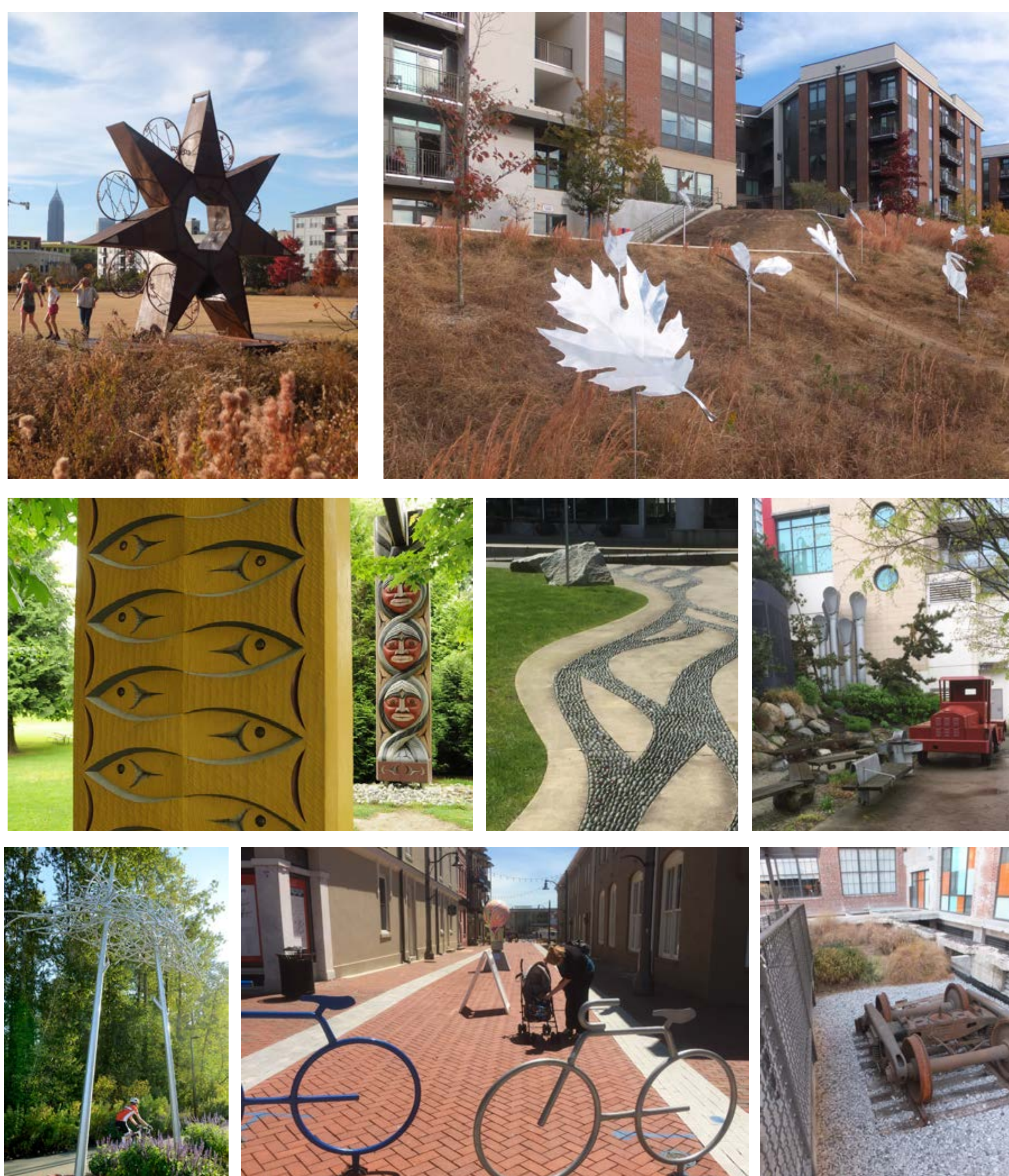
MAPLEWOOD CHARACTER

PUBLIC ART, NATURE AND PLACES FOR CELEBRATION

Public art and street furniture will reflect the working history of the area and the natural environment.

PUBLIC ART

Public art marks gateways, enhances pedestrian streetscapes, and animates public plazas and gathering spaces. Designed and implemented as part of the public realm, art reflects and gives expression to local stories while at the same time providing an opportunity to celebrate the character and identity of Maplewood.



STREET FURNISHINGS

Street furniture and lighting will reference the industrial, and marine-industrial heritage of the area, using wood, steel, and bold colours to support Maplewood's unique character and enhance the public realm.



PLACES FOR CELEBRATION

Local events and celebrations will animate Maplewood, promoting inclusion and participation while reinforcing the spirit and identity of the community. Events, musical evenings, artisan markets, and other gatherings will be accommodated in an outdoor plaza space that has been designed with those, and other uses in mind.



GREEN SPACE CHARACTER

New green spaces and features will respect, celebrate, and enhance the environment. This can include natural spaces such as Seymour River Park, neighbourhood parks with active recreation elements, and streetscapes and plazas that support the urban forest and include innovative approaches to runoff management.

