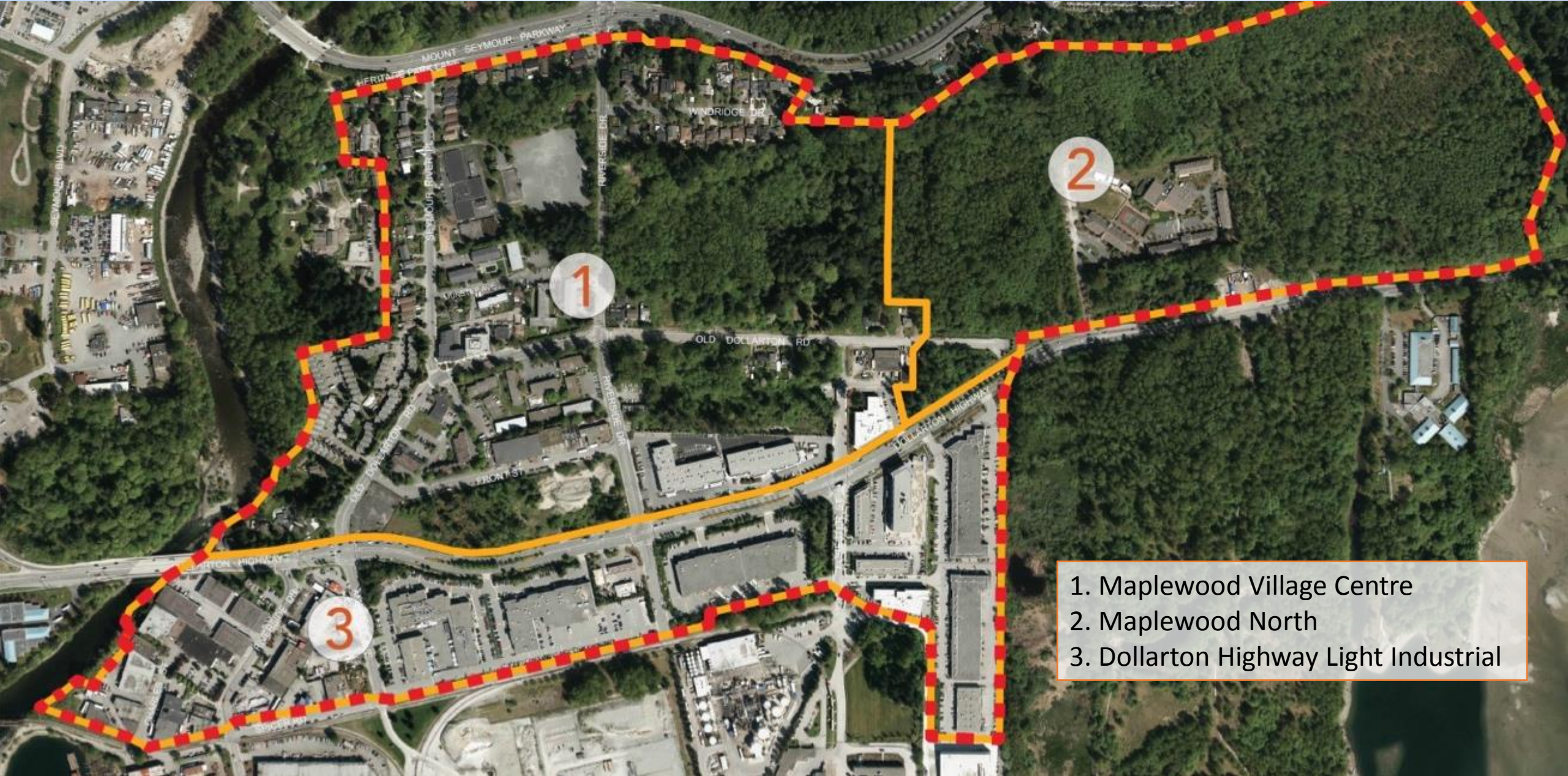




MAPLEWOOD COMMUNITY PLAN

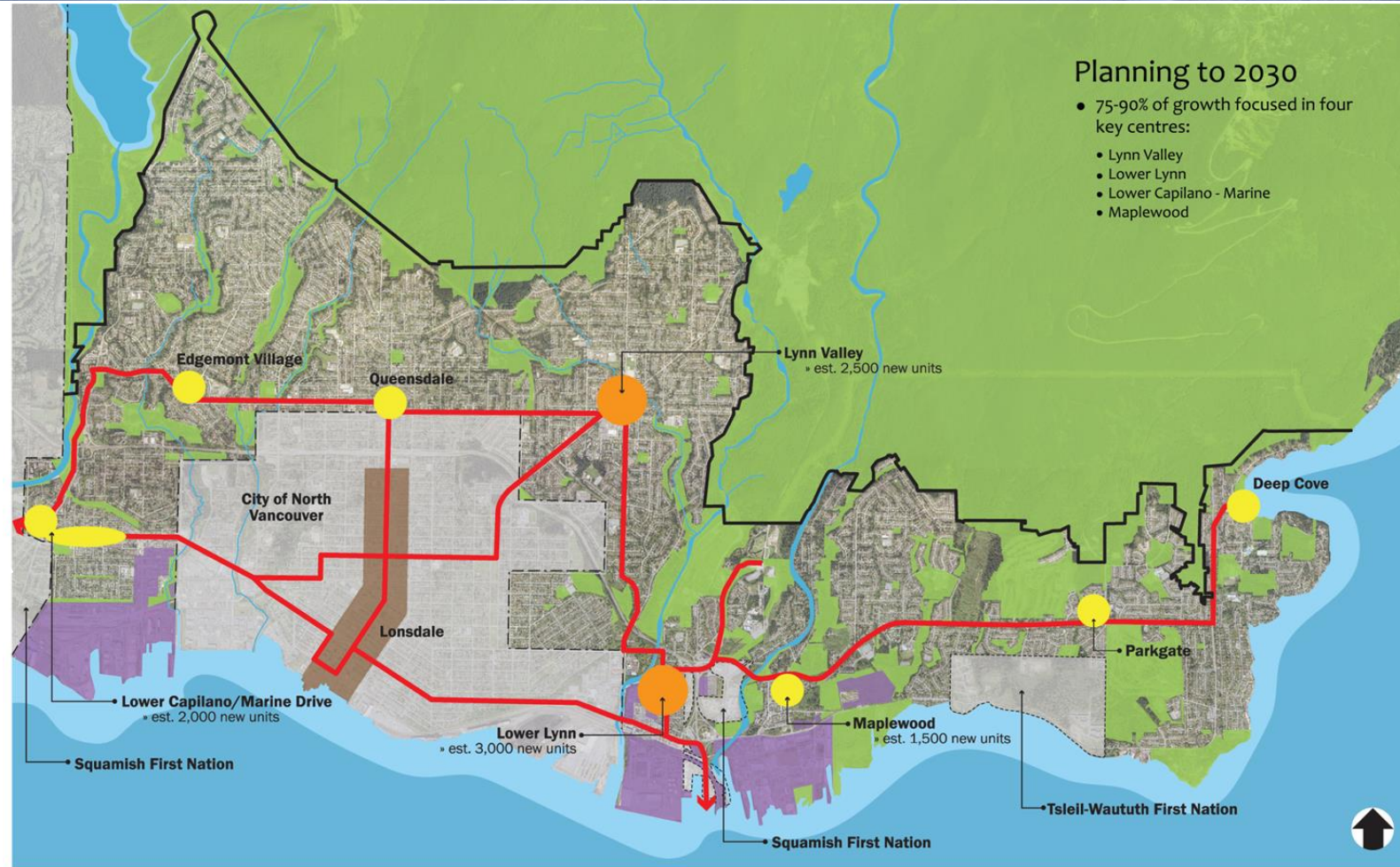
PUBLIC OPEN HOUSE June 21, 2017





- 1. Maplewood Village Centre
- 2. Maplewood North
- 3. Dollarton Highway Light Industrial

A NETWORK OF CENTRES



VISION FOR MAPLEWOOD (OCP)

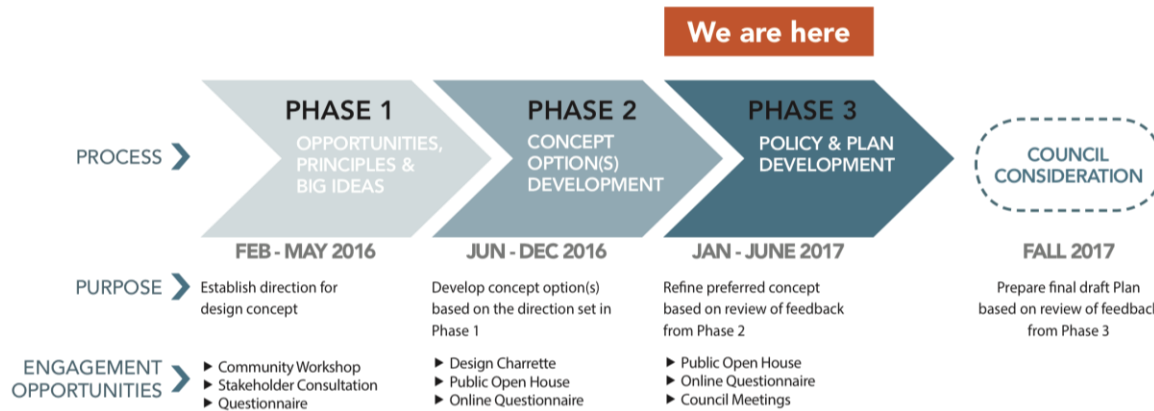
- Complete and balanced **community**
- **Local jobs**, for those living in the community, especially jobs for local young people
- A **high environmental standard** and high aesthetic standards
- Reflect the community's outstanding **natural environment**
- **Variety of housing** for all ages and incomes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



PROJECT PROCESS

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

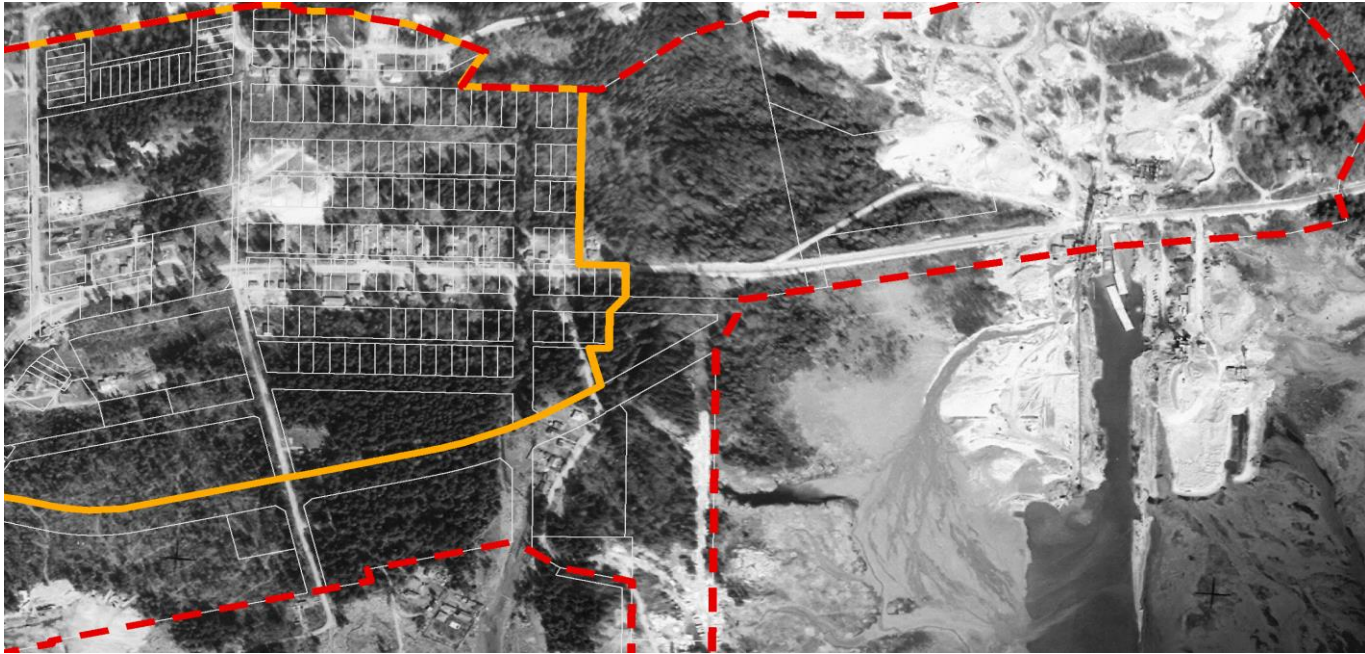
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@NVanDistrict

M MAPLEWOOD

COMMUNITY PLAN

MAPLEWOOD TODAY





Aerial Photo 1953



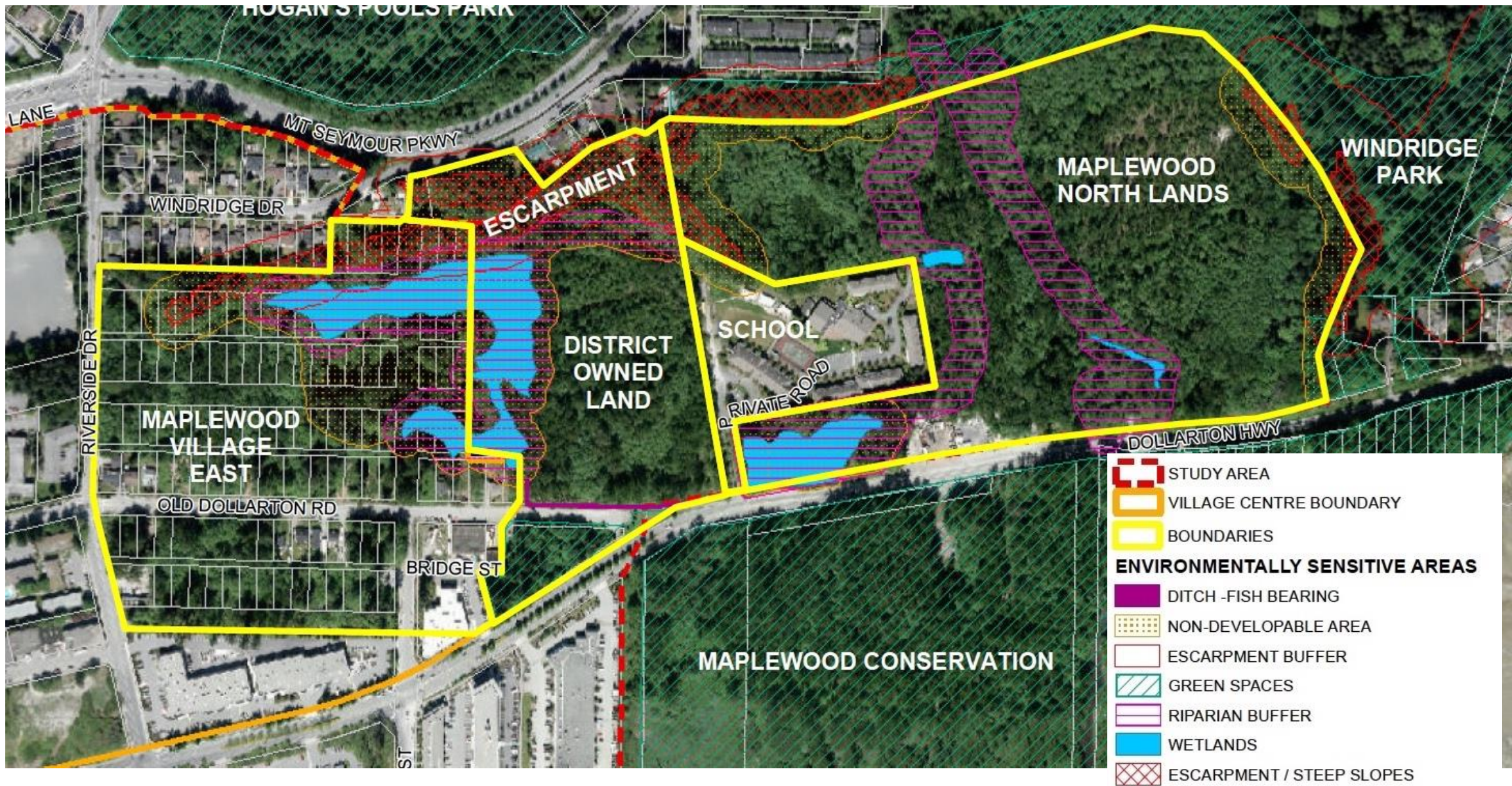
HISTORY



CURRENT OCP - LAND USE

M MAPLEWOOD

COMMUNITY PLAN



ENVIRONMENT



FLOOD RISK (2100)

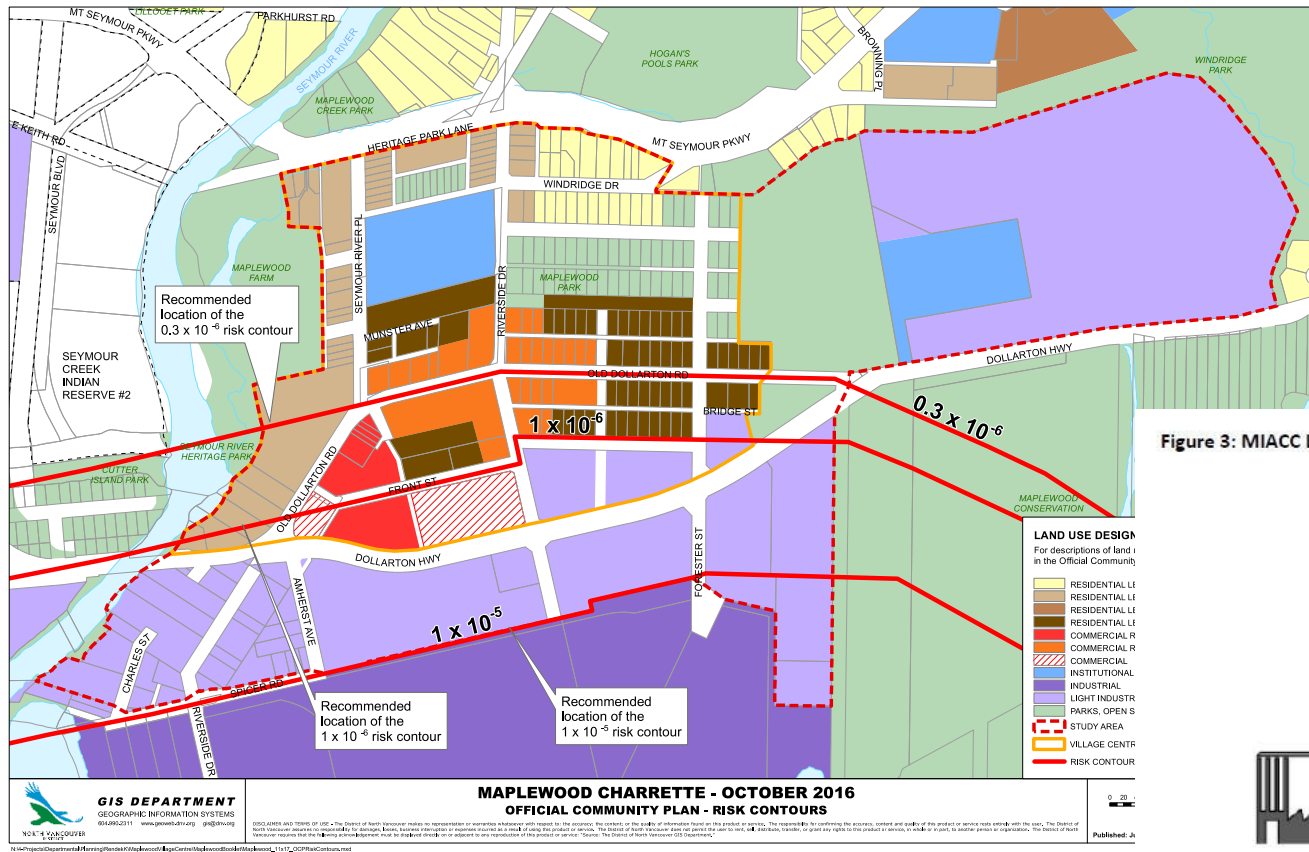
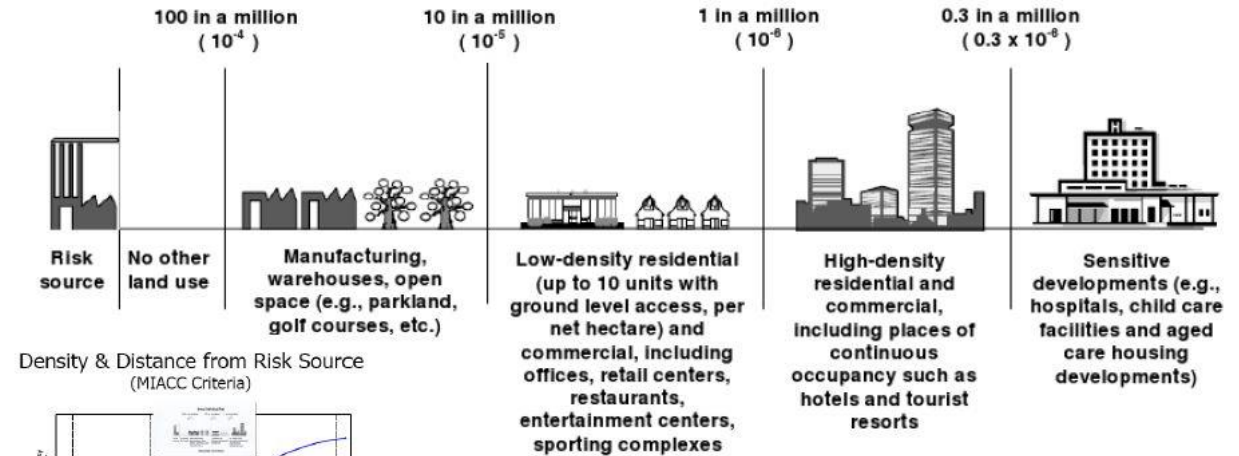


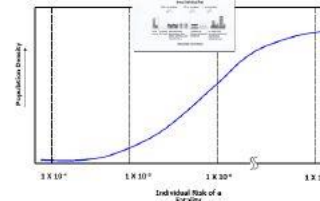
Figure 3: MIACC Land Use Planning Criteria

Annual Individual Risk

Chance of fatality per year



Density & Distance from Risk Source (MIACC Criteria)



Allowable Land Uses

INDUSTRIAL HAZARD

M MAPLEWOOD COMMUNITY PLAN



ANALYSIS & INVENTORY

MAPLEWOOD COMMUNITY PLAN



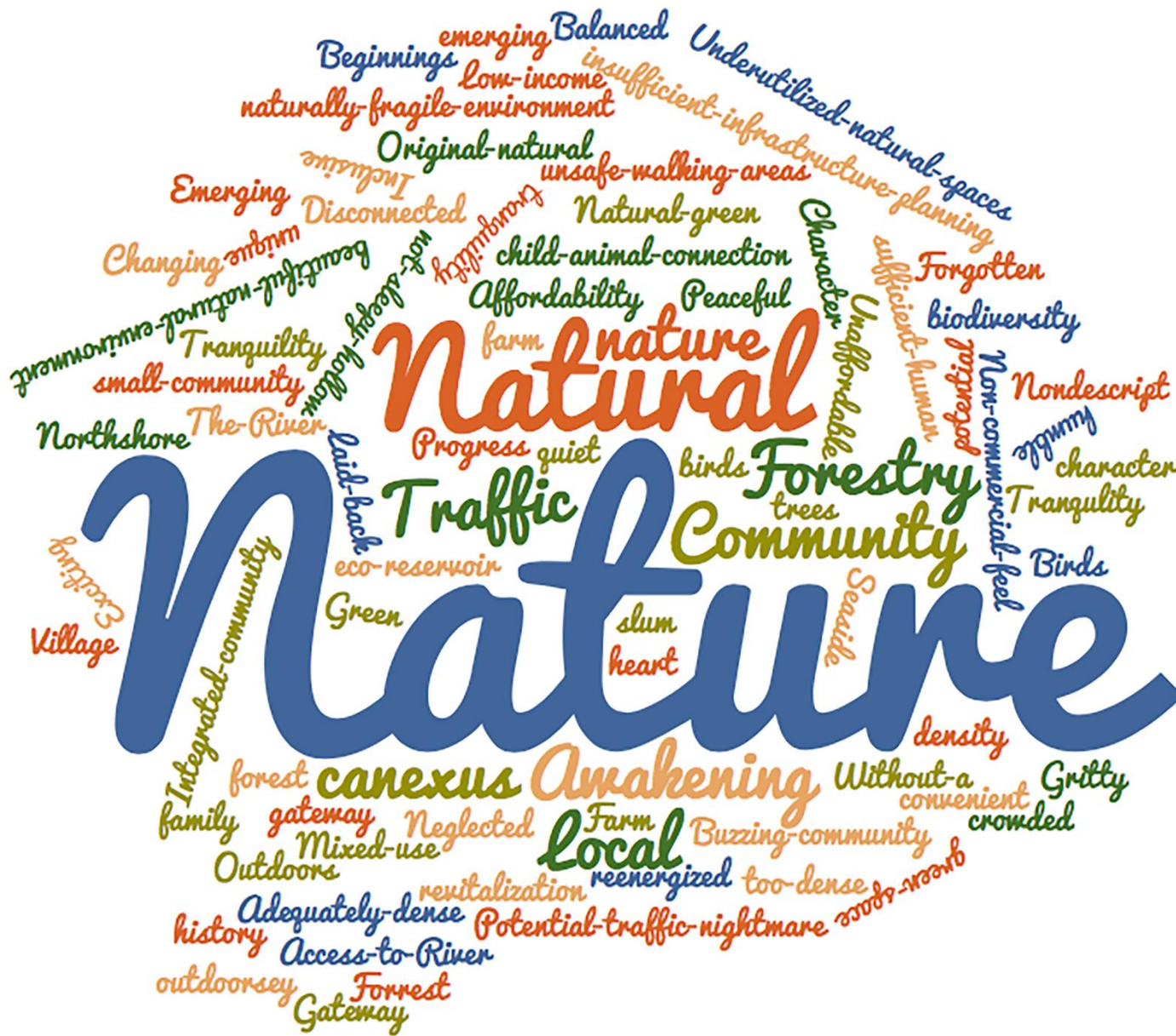
APRIL 2016
PUBLIC WORKSHOP &
OPEN HOUSE



COMMUNITY WORKSHOP

M APLEWOOD

COMMUNITY PLAN



- Create walkability for residents
- Provide connections to transit
- Provide affordable housing closer to employment
- Clarify building height and density of the village
- Ensure higher density results in additional land for green space
- Protect the natural environment
- Create more opportunities for active recreation

WHAT WE HEARD...



TRANSPORTATION

HOUSING & LAND USE

SHOPS & COMMUNITY SERVICES

BUSINESS, INDUSTRY & CIVIC USES

SUSTAINABILITY

LAND USE & ENVIRONMENT

PARKS & RECREATION

URBAN DESIGN & PUBLIC REALM



BALANCING OBJECTIVES

M **MAPLEWOOD**

COMMUNITY PLAN

An aerial photograph of a town nestled in a valley. A river winds through the center of the town. In the background, there are large mountains with some snow on their peaks. The town has a mix of residential houses, commercial buildings, and parking lots. The sky is clear and blue.

MAPLEWOOD DESIGN CHARRETTE

MAPLEWOOD
COMMUNITY PLAN



- 60 participants – from diverse stakeholders groups
- Worked collaboratively over 2 days – October 18 & 19
- Series of mapping exercises
- Design Concept for Maplewood

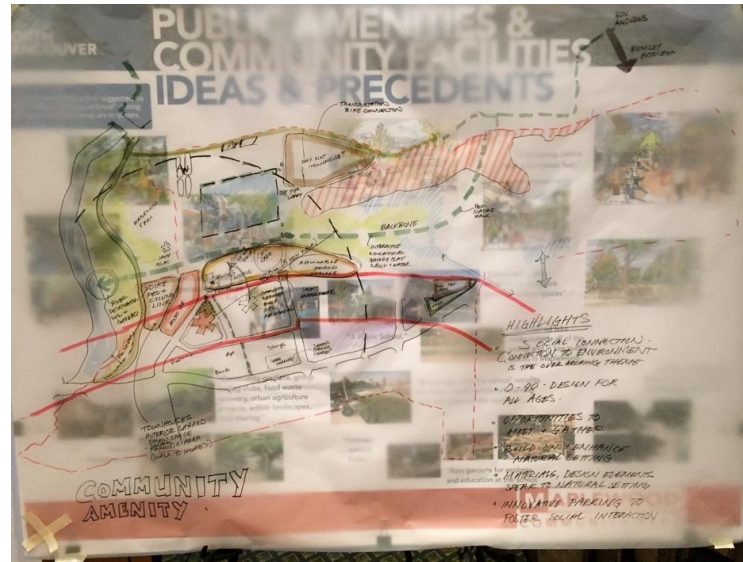


DESIGN CHARRETTE

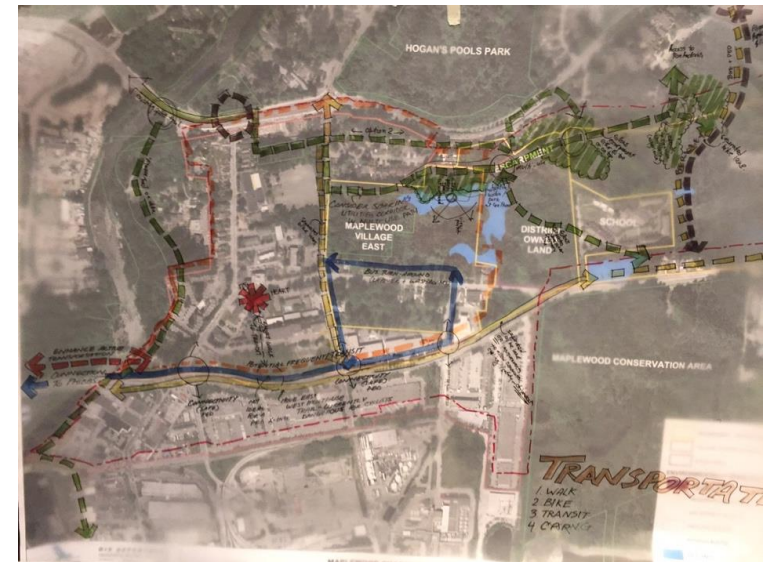
M **MAPLEWOOD**
COMMUNITY PLAN



MAPLEWOOD CHARRETTE - OCTOBER 2016
LAND USE



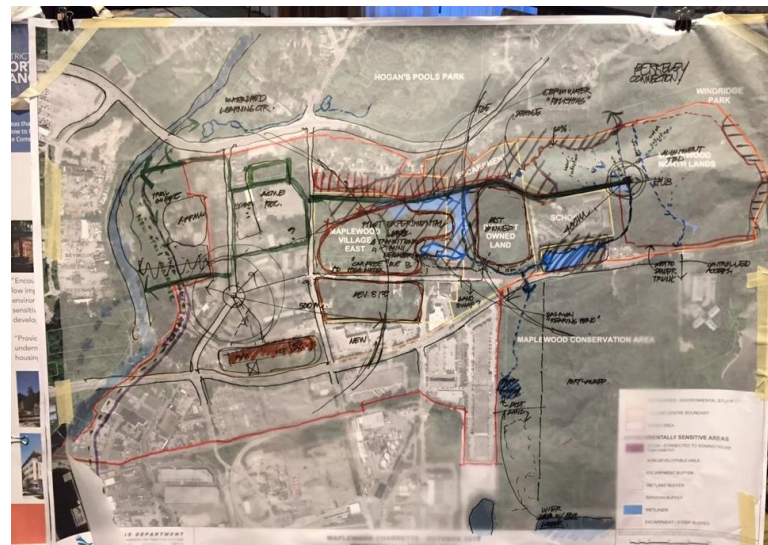
COMMUNITY AMENITIES



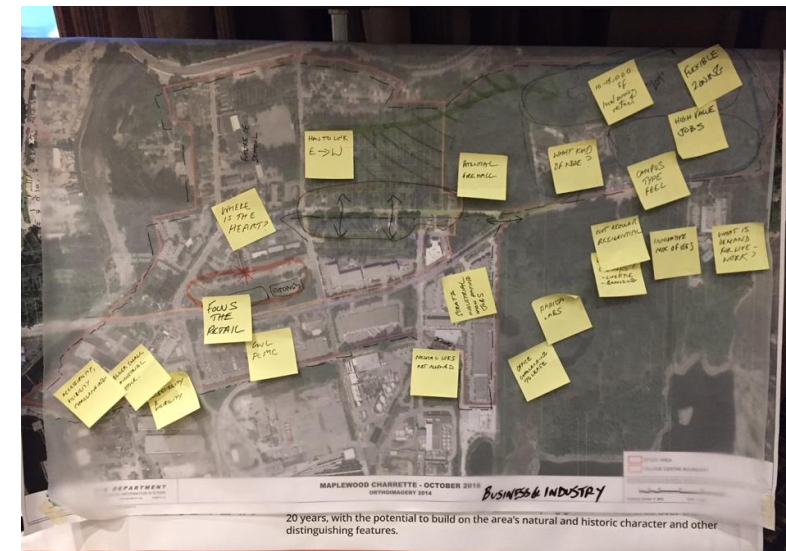
MOBILITY



LAND USE & URBAN DESIGN



ENVIRONMENT



BUSINESS AND INDUSTRY

DAY 1 RESULTS

M MAPLEWOOD COMMUNITY PLAN



MID-POINT CHECK-IN

M MAPLEWOOD

COMMUNITY PLAN



CONCEPT PLAN

M MAPLEWOOD

COMMUNITY PLAN

October 19, 2016
PUBLIC OPEN HOUSE



CHARRETTE OPEN HOUSE

M **MAPLEWOOD**
COMMUNITY PLAN

An aerial photograph of a town, likely Maplewood, showing a river winding through residential and commercial areas. In the background, there are large mountains and a body of water. The text is overlaid on the left side of the image.

POST CHARRETTE WORK

ON-LINE QUESTIONNAIRE
COUNCIL WORKSHOPS
STAFF TECHNICAL TEAM WORKSHOPS
REFINEMENT

M MAPLEWOOD
COMMUNITY PLAN

WHAT WE HEARD

- Further design development required for:
 - transportation, parking (village), community safety
- Detail on specific measures, policy, strategies for:
 - maintaining and/or new development of affordable housing;
 - community amenities, services and programming.
- Reconsider location of Civic Facility (Fire Training)
- A greater focus on varied employment opportunities

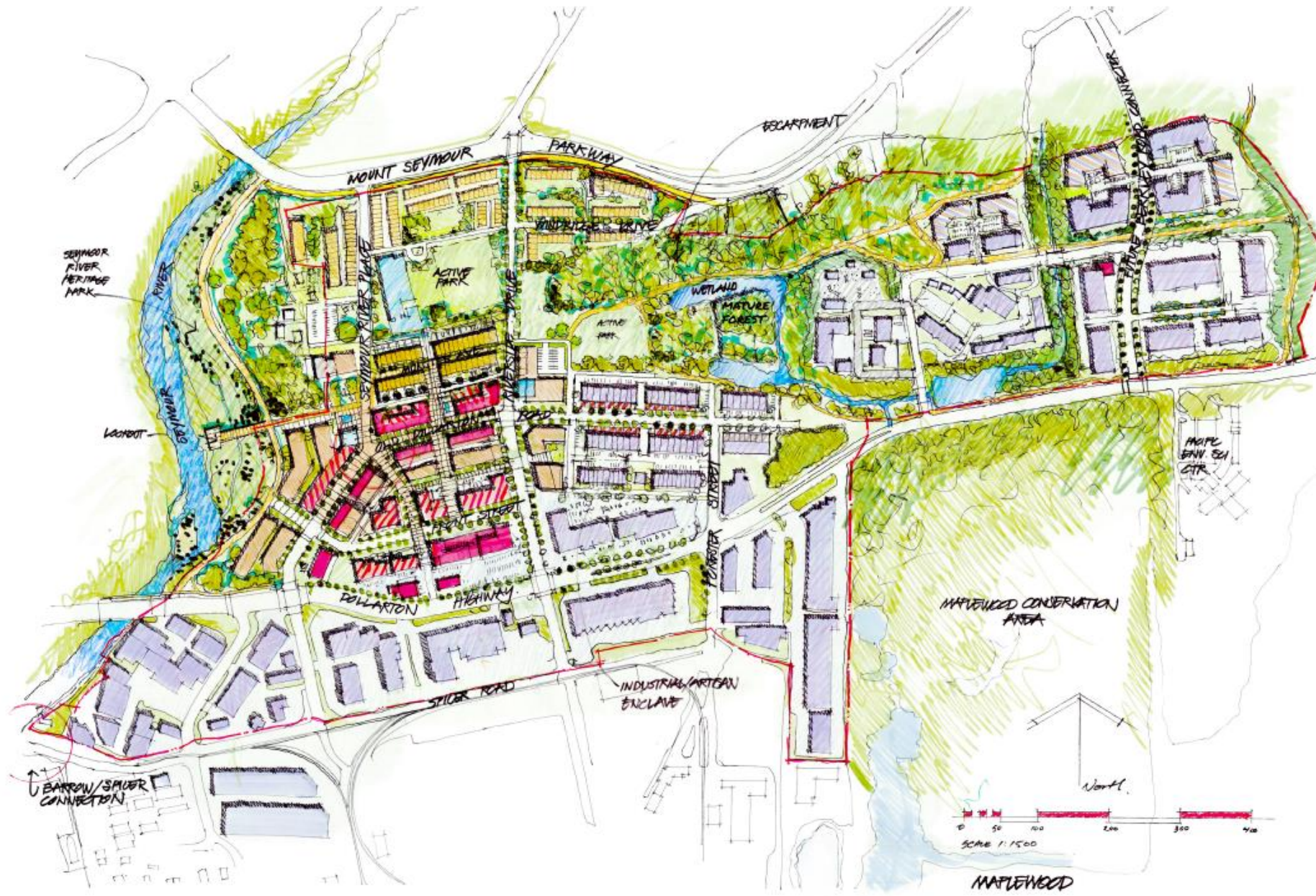
WHAT WE HEARD

- Mixed response for development near Windridge Escarpment
- Consider implications for the concept of a Maplewood Farm 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
- Clarity on building height and density of the village

An aerial photograph of a town, likely Maplewood, showing a river winding through a residential and commercial area. The town is surrounded by dense green forests, and in the background, there are large mountains with patches of snow under a clear blue sky. A large body of water is visible on the right side of the image.

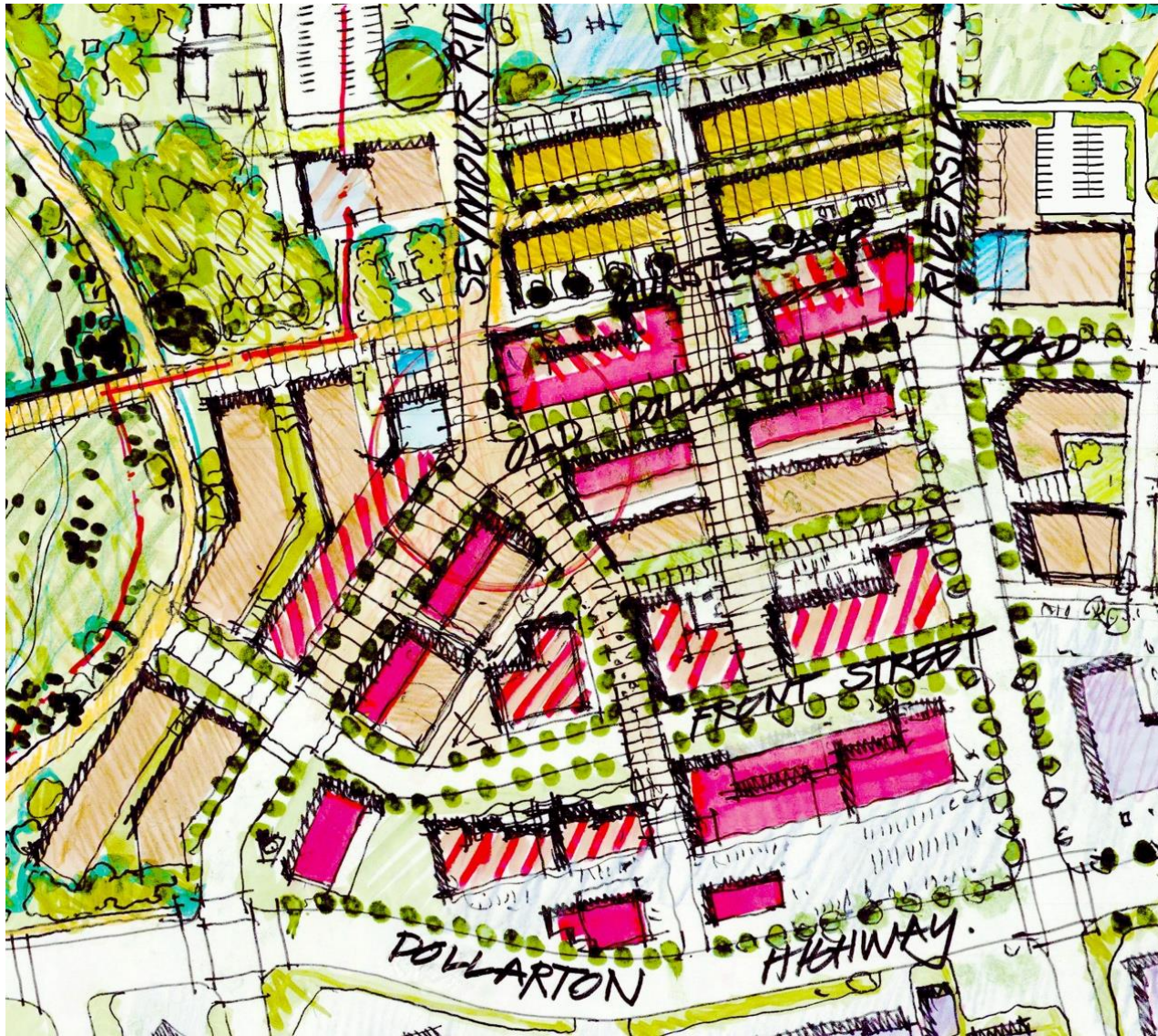
MAPLEWOOD THE EMERGING PLAN

M MAPLEWOOD
COMMUNITY PLAN



Illustrated Concept

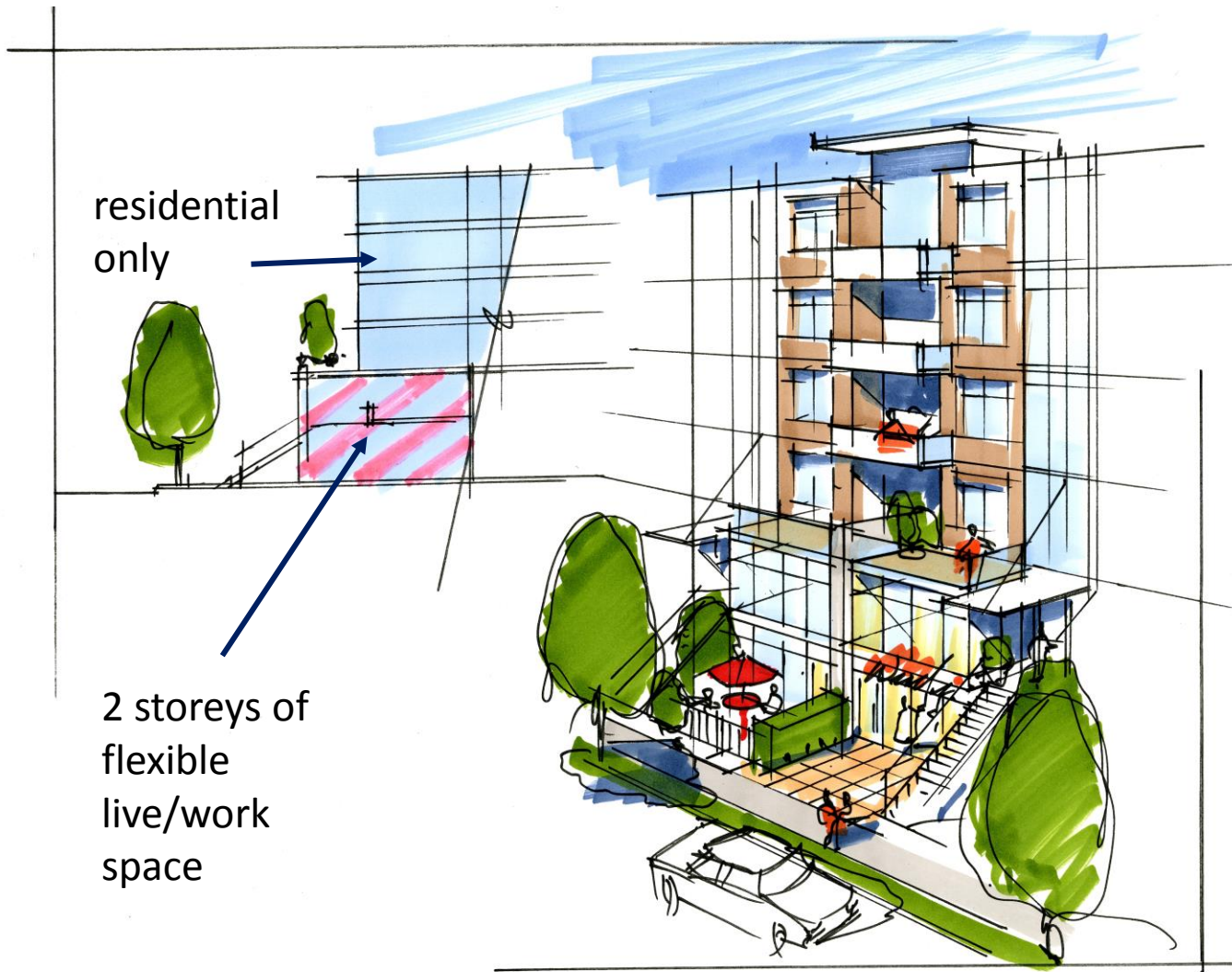
M MAPLEWOOD
COMMUNITY PLAN



VILLAGE HEART – CHARACTER



VILLAGE HEART – HIGH ST.



FLEXIBLE LIVE/WORK

M APLEWOOD
COMMUNITY PLAN

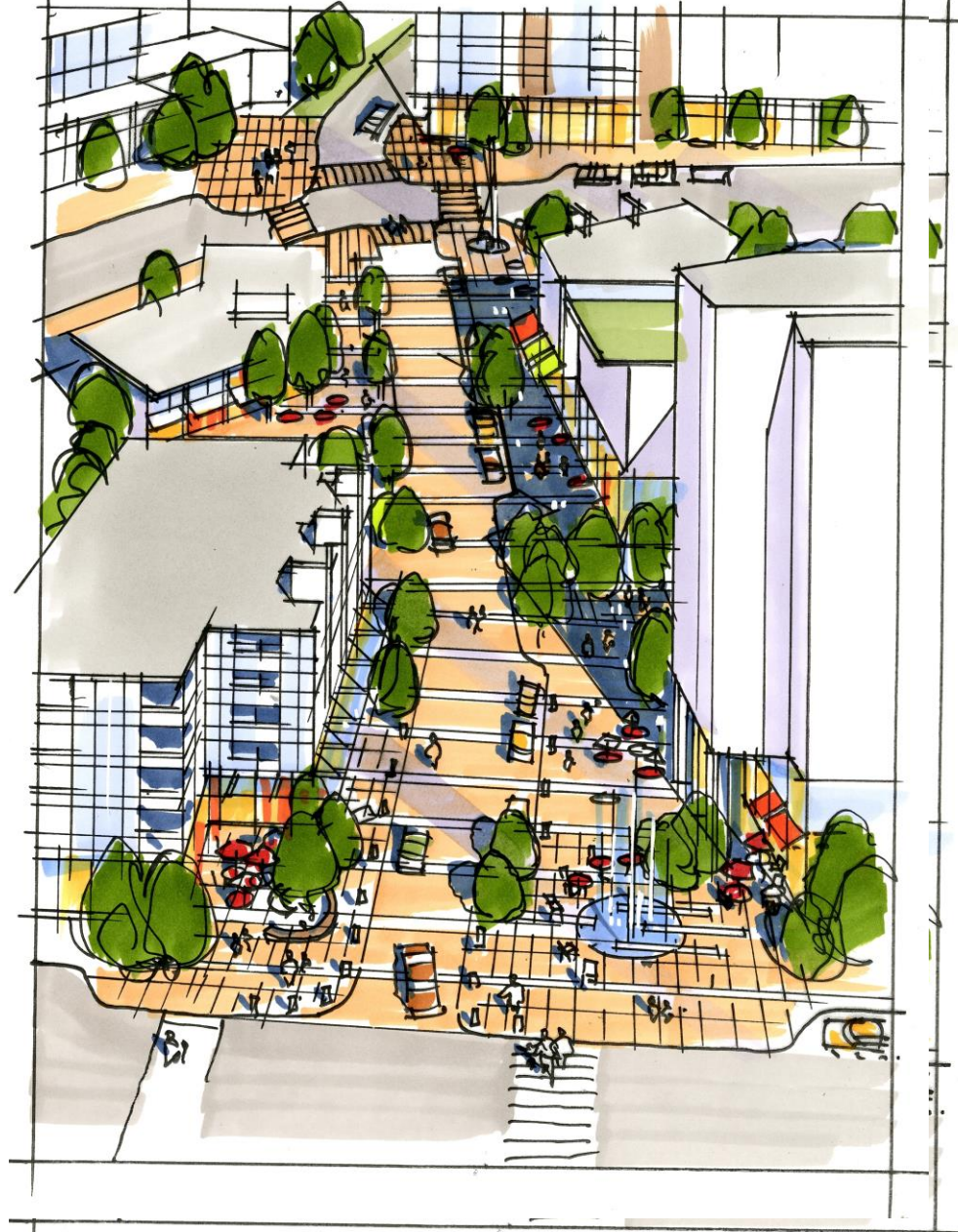
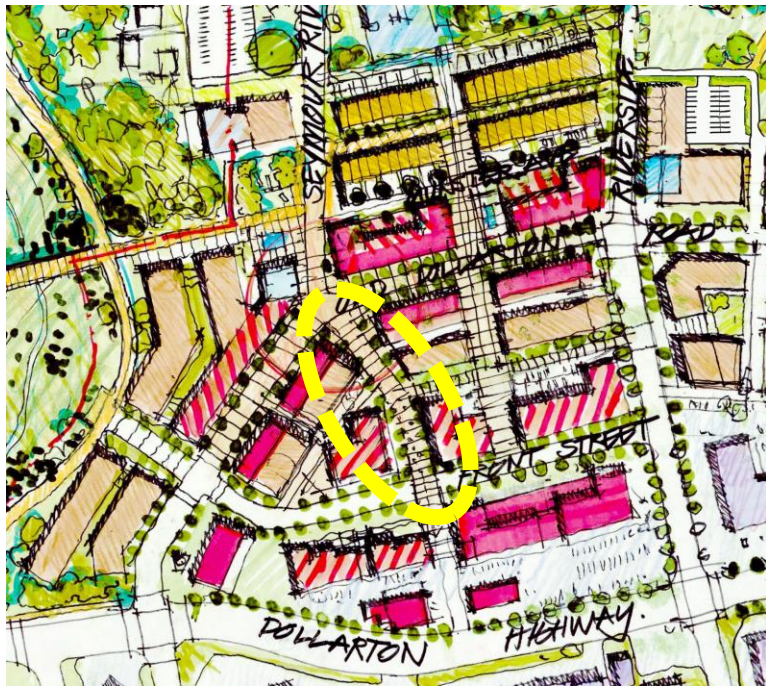


STUDY VIEW OF SITE & GREENWAY PATH - LOOKING EAST.

PLACES TO SIT AND MEET

M MAPLEWOOD

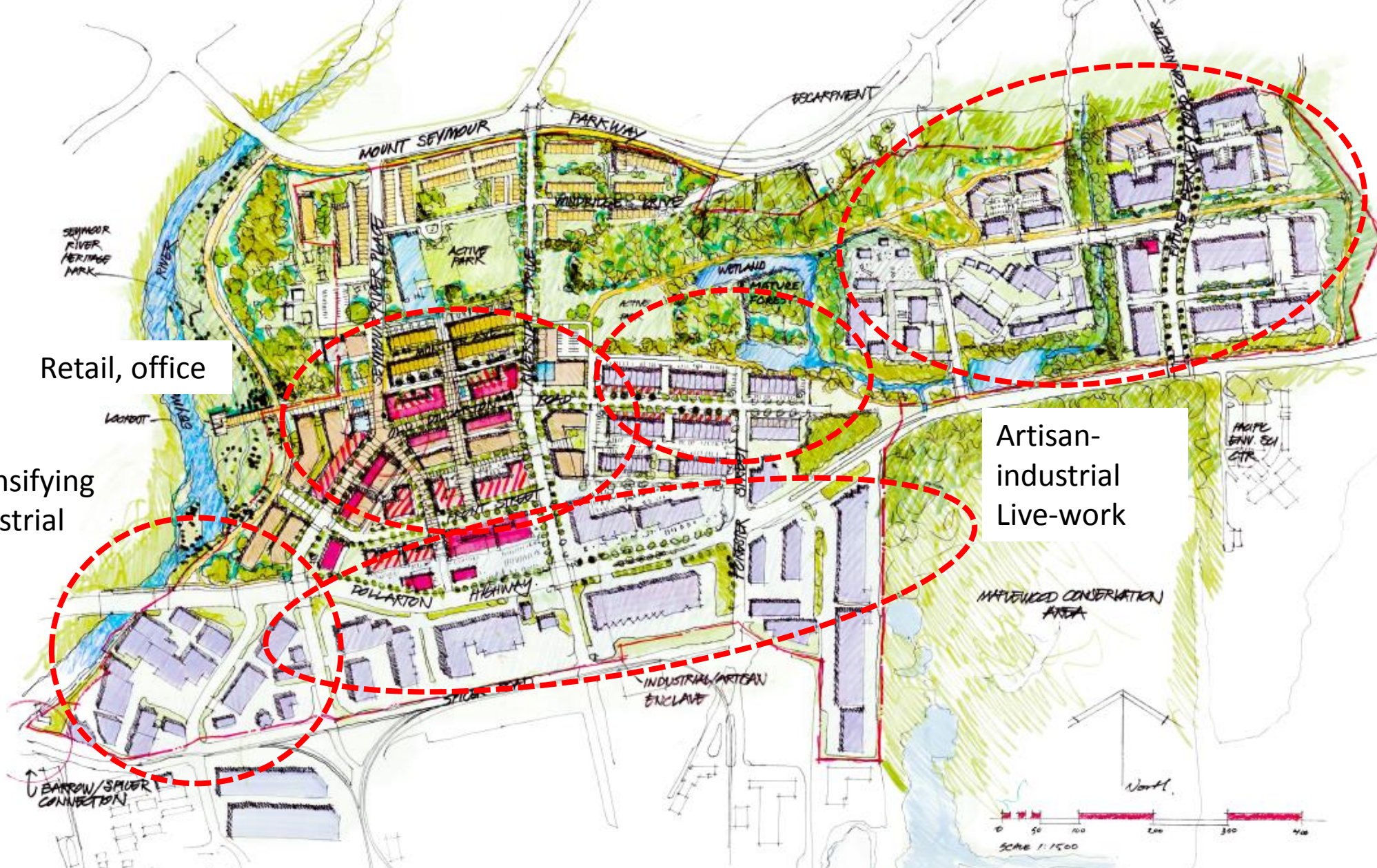
COMMUNITY PLAN



SHARED STREET

M **MAPLEWOOD**

COMMUNITY PLAN



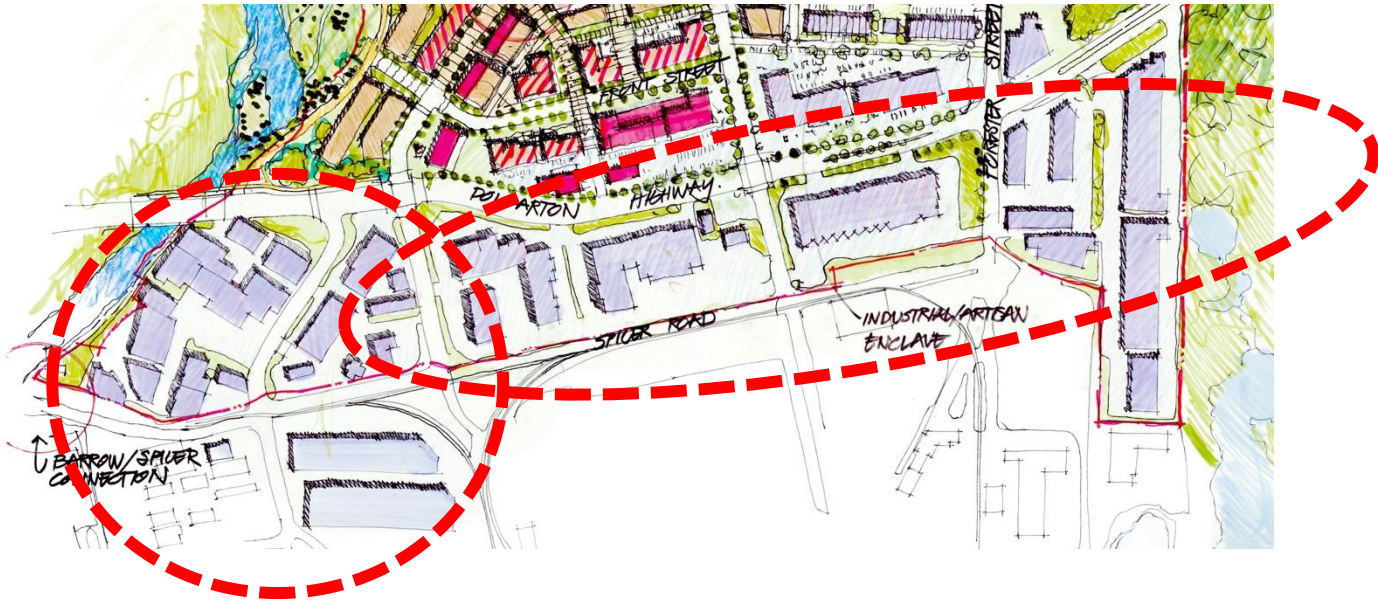
Innovation District

Retail, office

Intensifying industrial uses

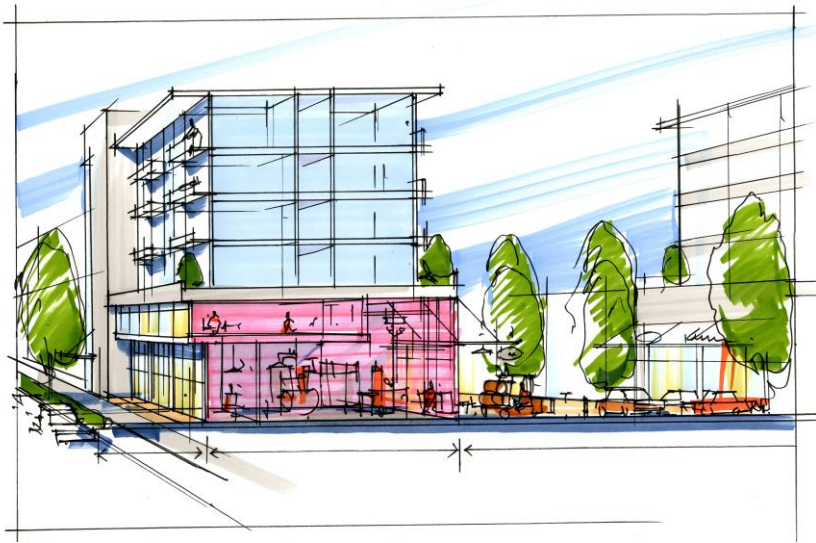
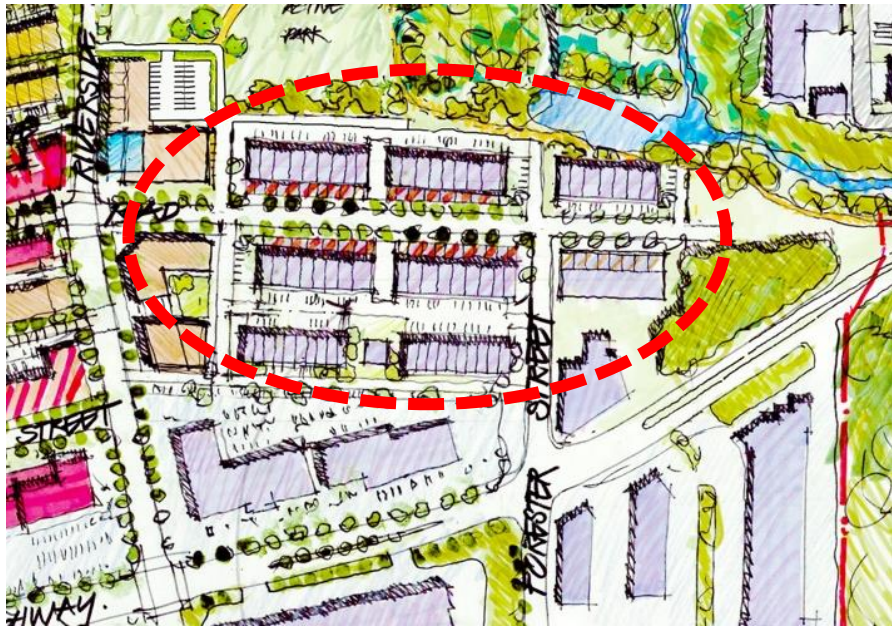
Artisan-industrial Live-work

EMPLOYMENT



INTENSIFYING INDUSTRIAL

M MAPLEWOOD
COMMUNITY PLAN



ARTISAN INDUSTRIAL LIVE-WORK



INNOVATION DISTRICT

M **APLEWOOD**
COMMUNITY PLAN

townhouses
on Windridge
and Seymour
River Place

townhouses,
apartments,
mixed-use
residential
and live-work
in Village Core

Employee-
focused
housing in
innovation
area

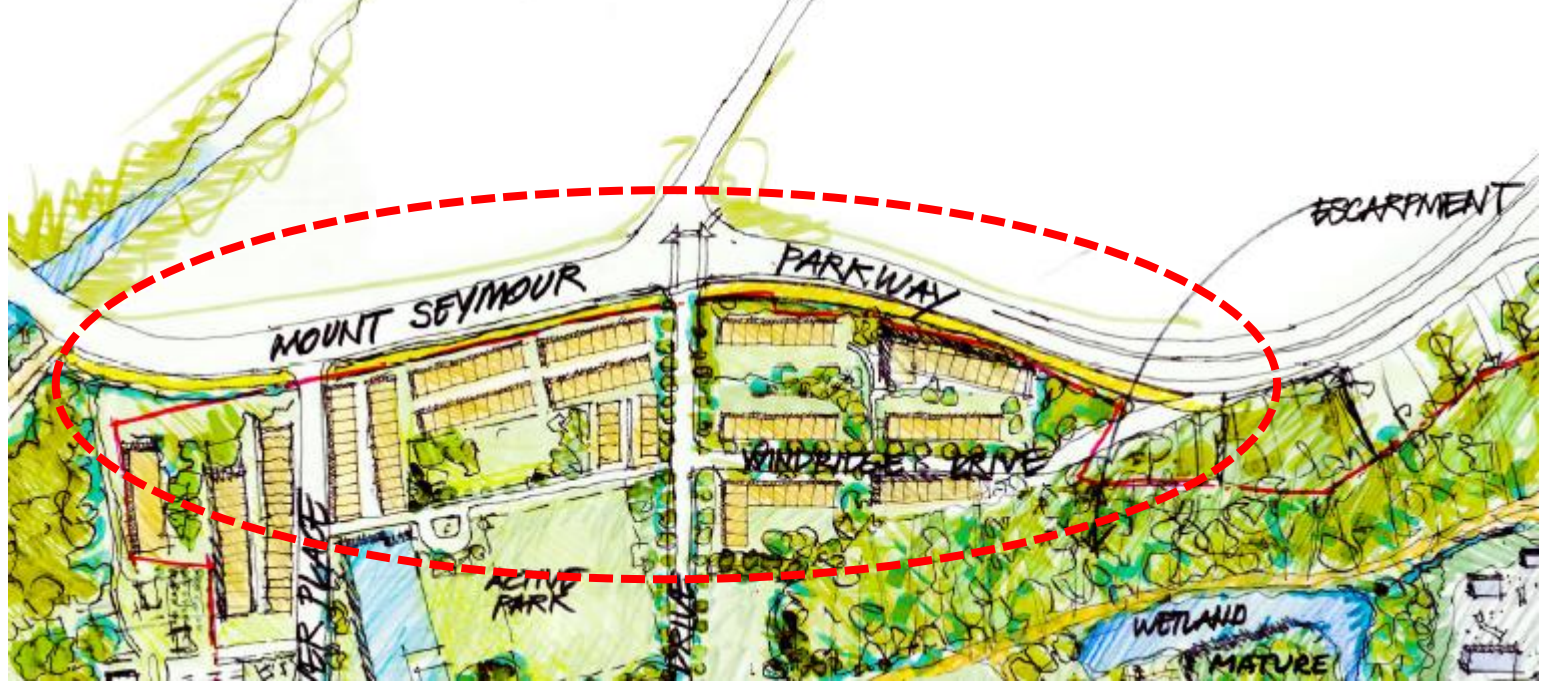
Artisan/live-
work on Old
Dollarton



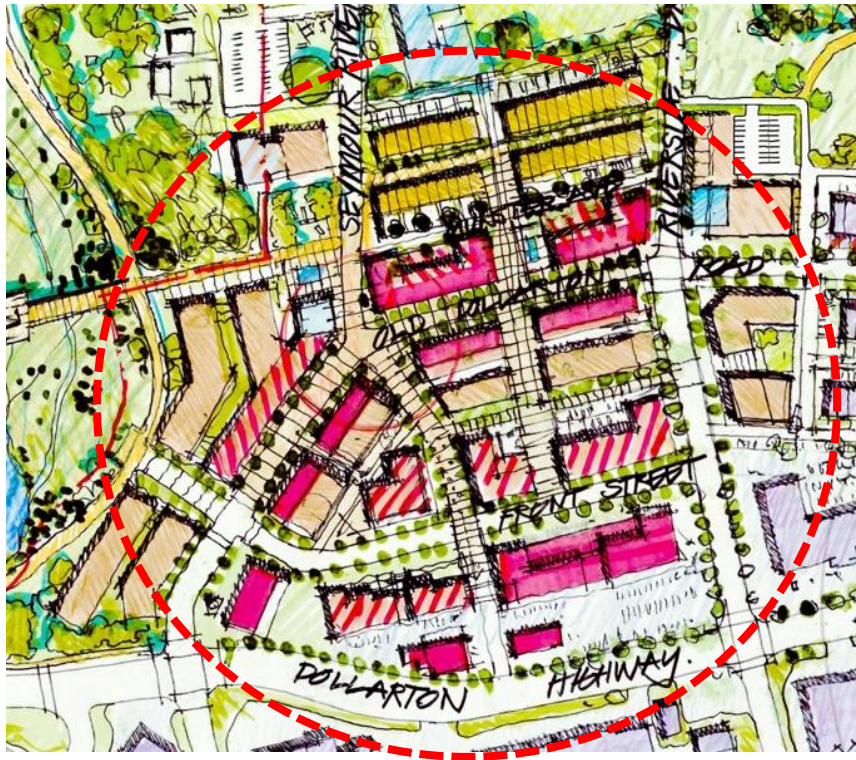
HOUSING

M MAPLEWOOD

COMMUNITY PLAN



TOWNHOUSES



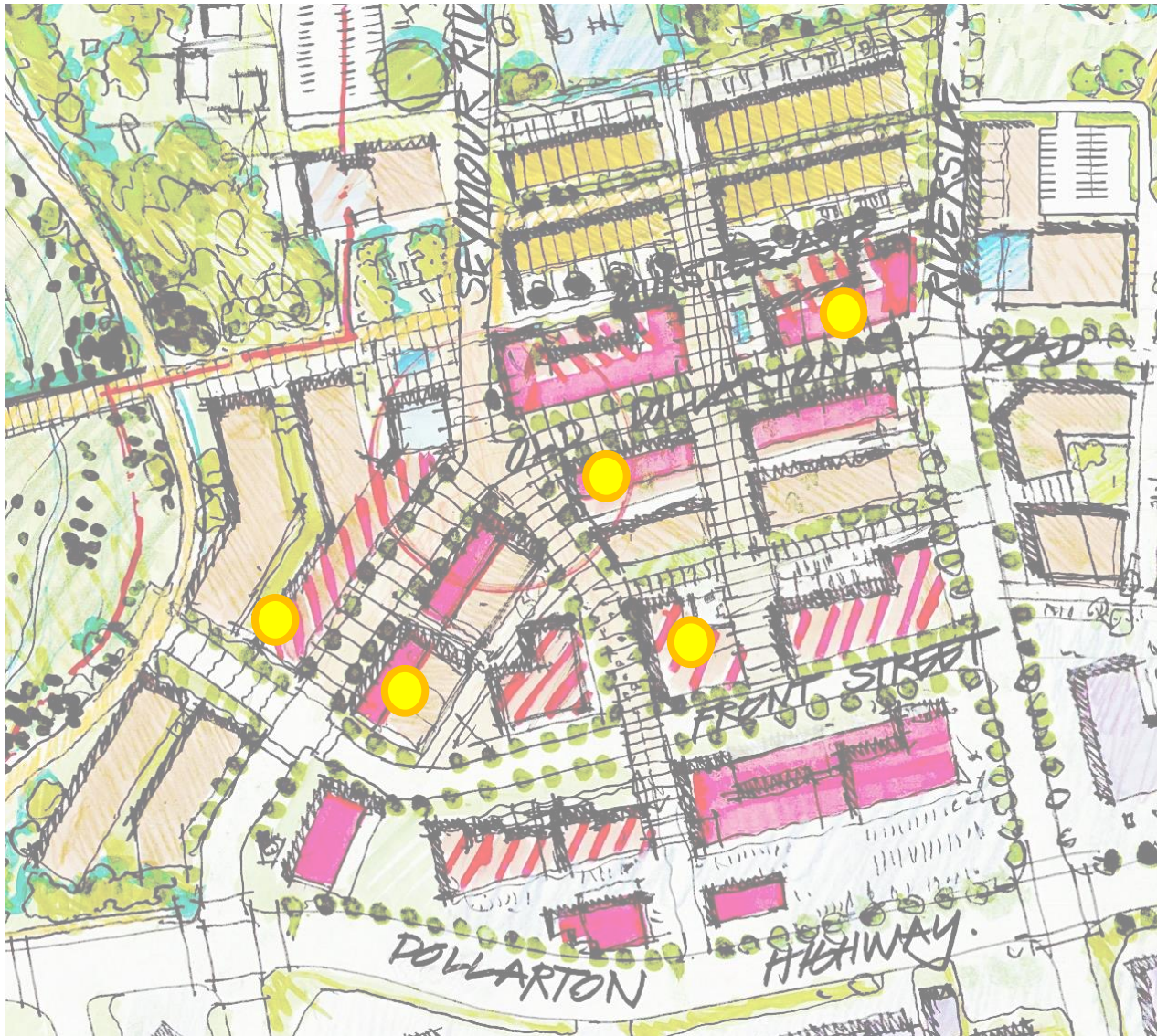
Townhouses, apartments, mixed-use residential and live-work

Opportunity for some taller buildings in select locations



HOUSING IN VILLAGE HEART

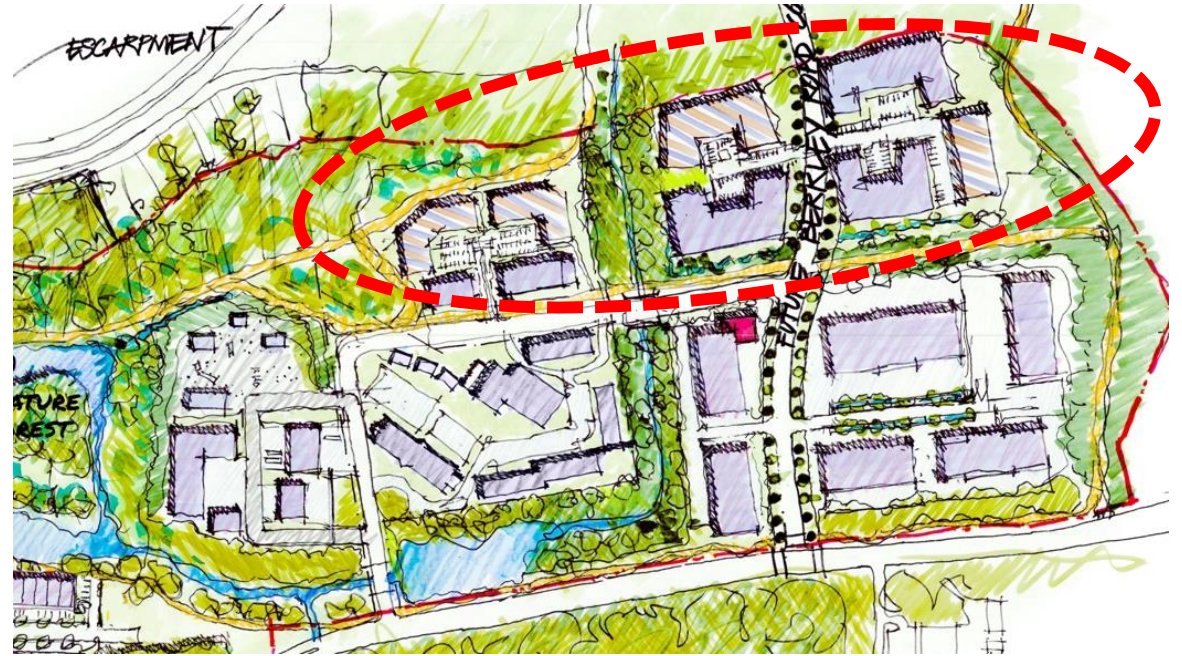
M MAPLEWOOD
COMMUNITY PLAN



- Taller buildings to a maximum of 12-storeys in the Village Heart
- Signal a gateway to the village
- Provide more customers to help the local businesses thrive.
- Avoid shadowing of key open spaces.
- Separated by at least 30 metres and set back from edge of streets.

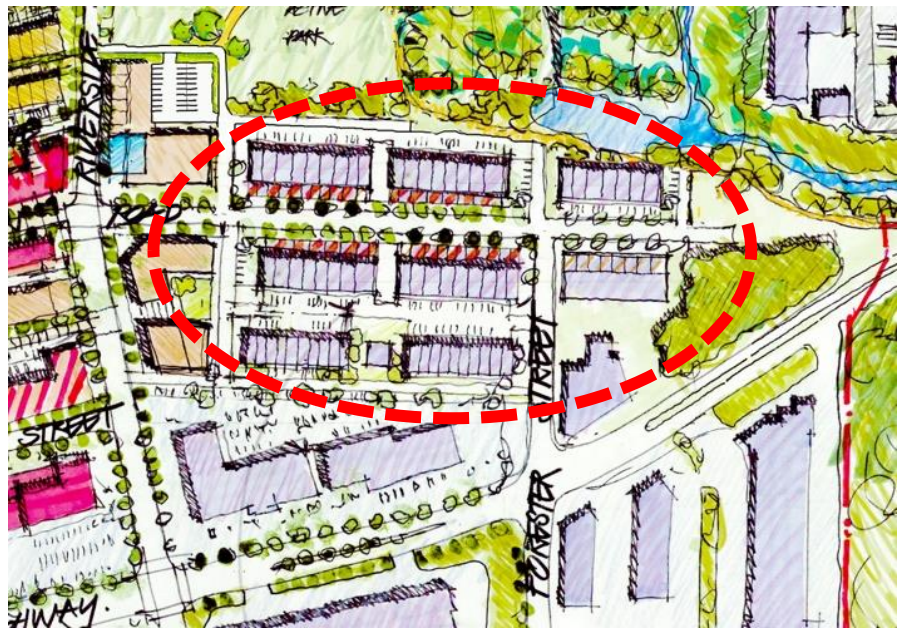
TALLER BUILDINGS

- Housing geared specifically to employees in Innovation District
- Decrease need to travel



EMPLOYEE HOUSING

M **APLEWOOD**
COMMUNITY PLAN

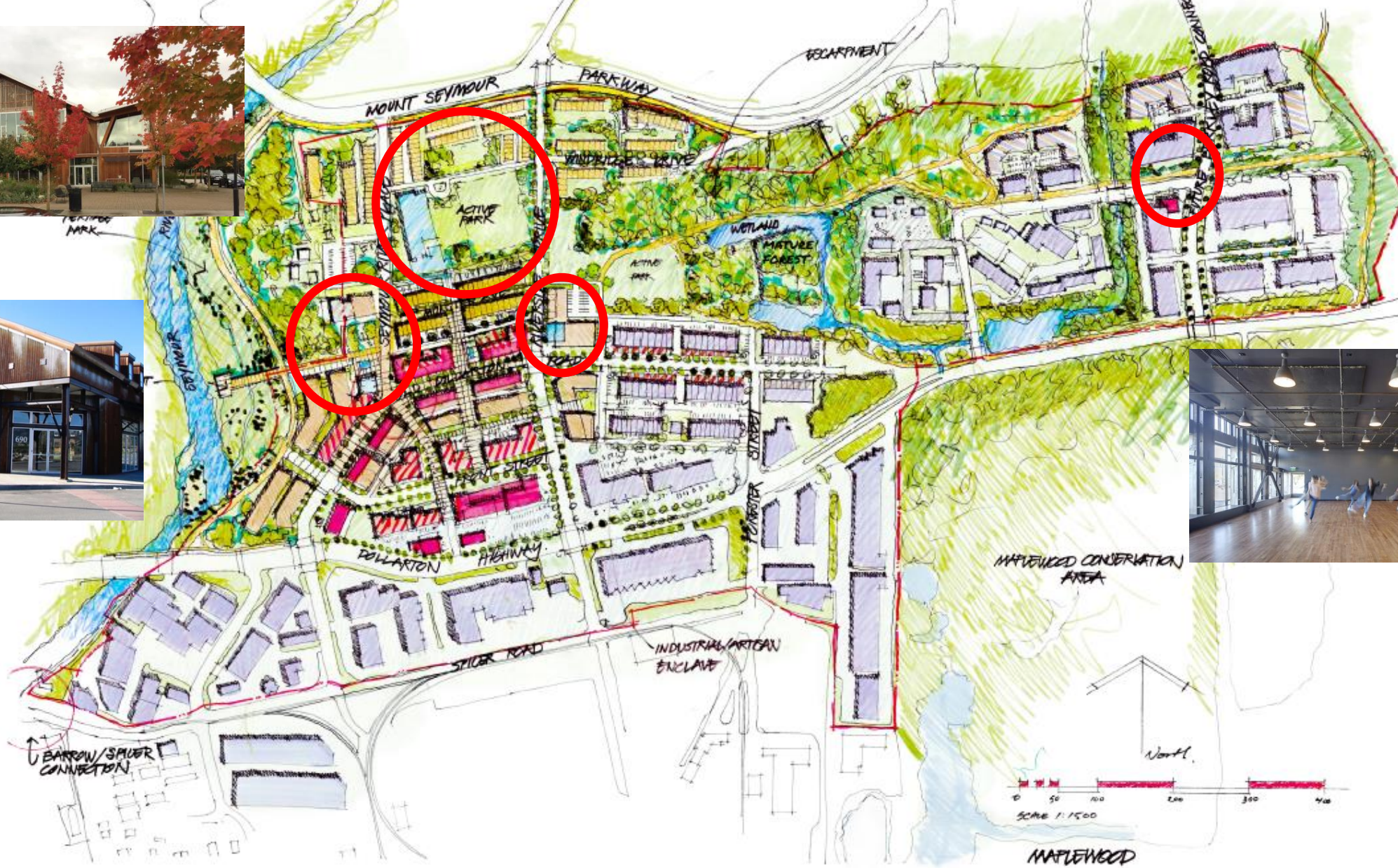


ARTISAN INDUSTRIAL LIVE-WORK



- Use District-owned lands wherever appropriate within the Village Centre to develop non-market housing.
- Require a portion of affordable rental, price controlled/restricted ownership units, or non-market units 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 that will be used to establish new non-market housing units
- Establish new, purpose-built rental buildings, where appropriate.
- Where appropriate, negotiate for additional height and density in order to achieve housing objectives

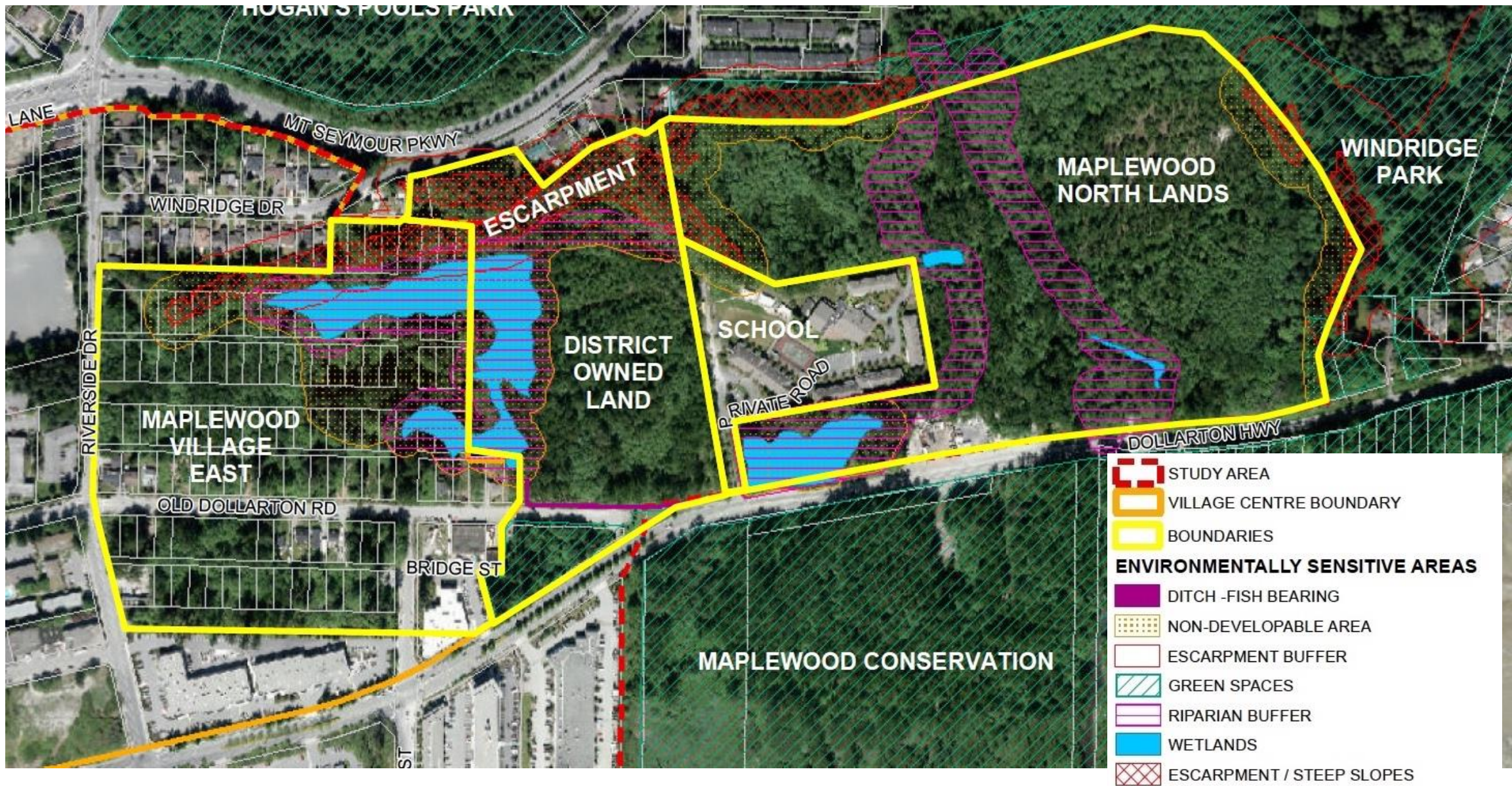
AFFORDABLE HOUSING



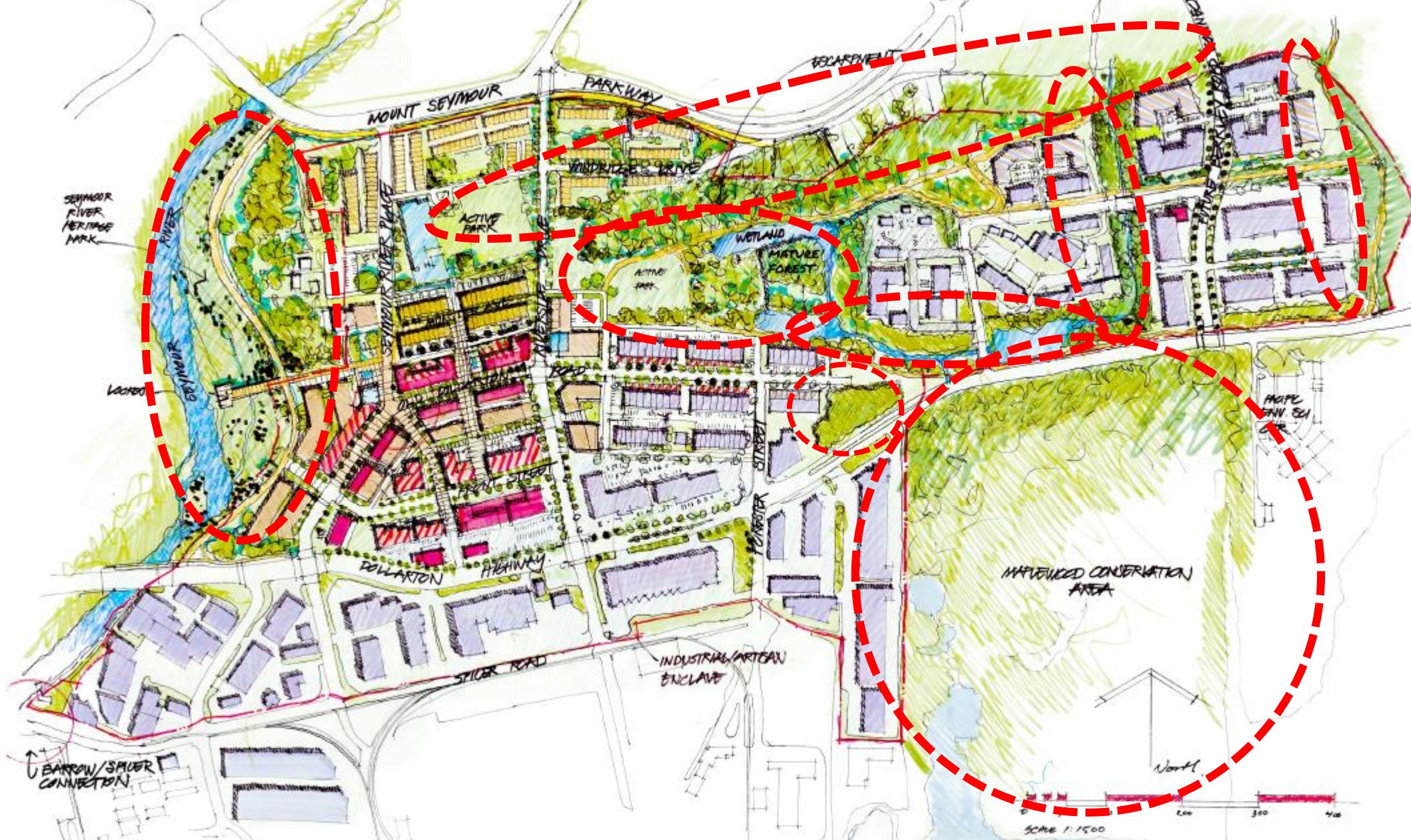
COMMUNITY SERVICES

M MAPLEWOOD

COMMUNITY PLAN



CONSERVATION



PARKS & NATURAL AREAS

M MAPLEWOOD
COMMUNITY PLAN

Rehabilitate natural features



Interactive



PARKS & NATURAL AREAS

M MAPLEWOOD

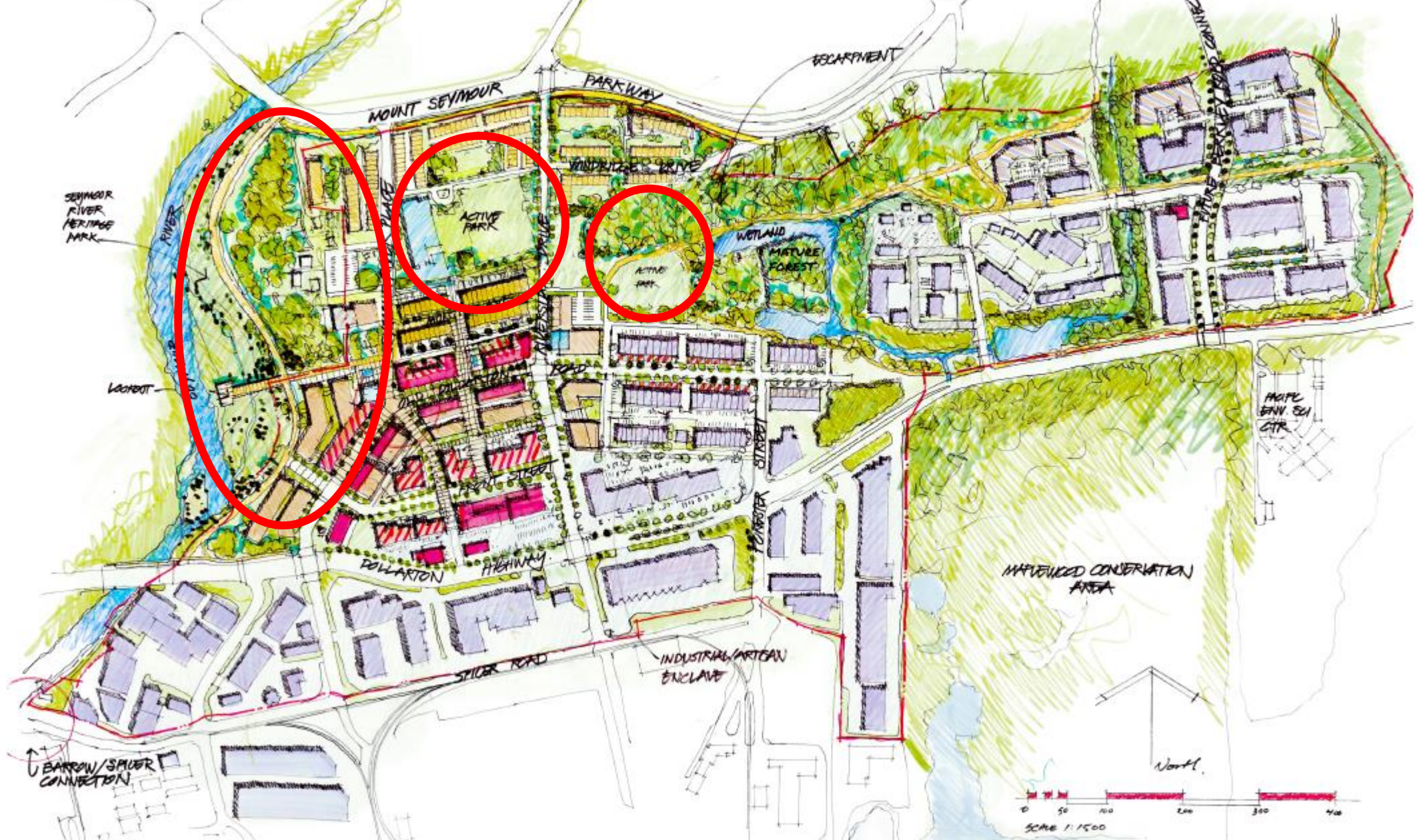
COMMUNITY PLAN



RUNOFF MANAGEMENT

M MAPLEWOOD

COMMUNITY PLAN



ACTIVE PARKS AND RECREATION



PARKS AND RECREATION

M **MAPLEWOOD**

COMMUNITY PLAN

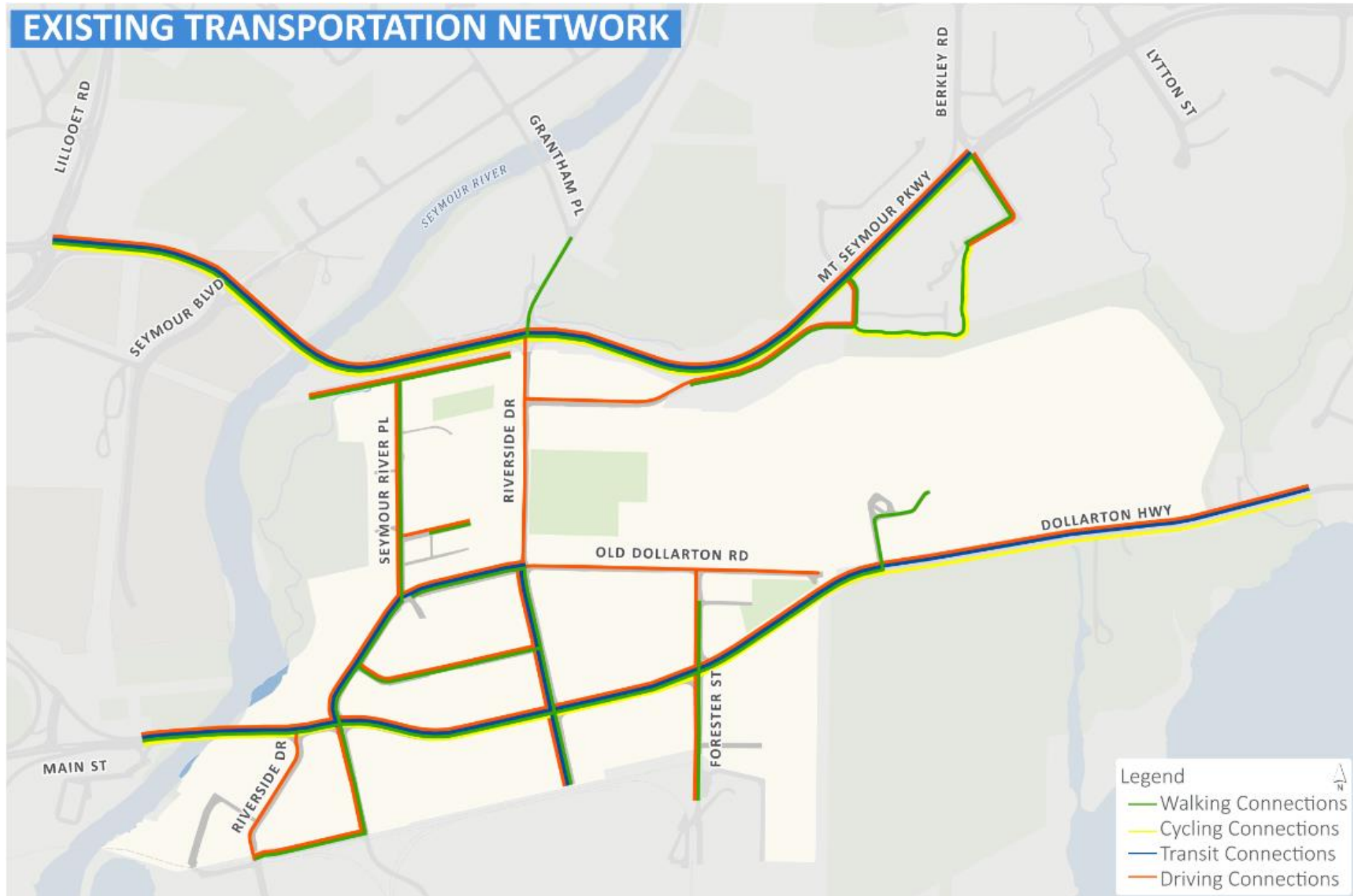


LINKING IT UP

M MAPLEWOOD

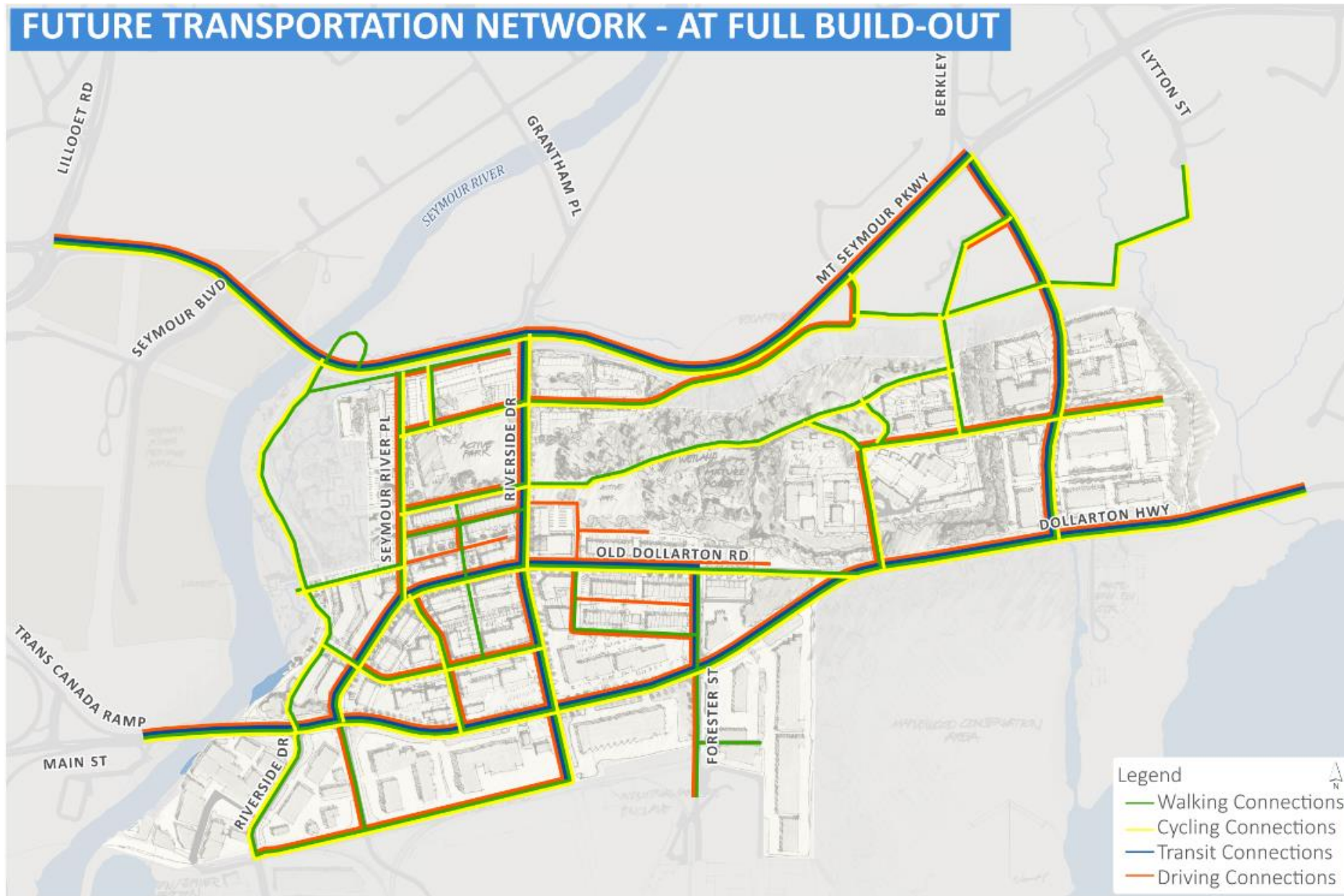
COMMUNITY PLAN

EXISTING TRANSPORTATION NETWORK



EXISTING NETWORK

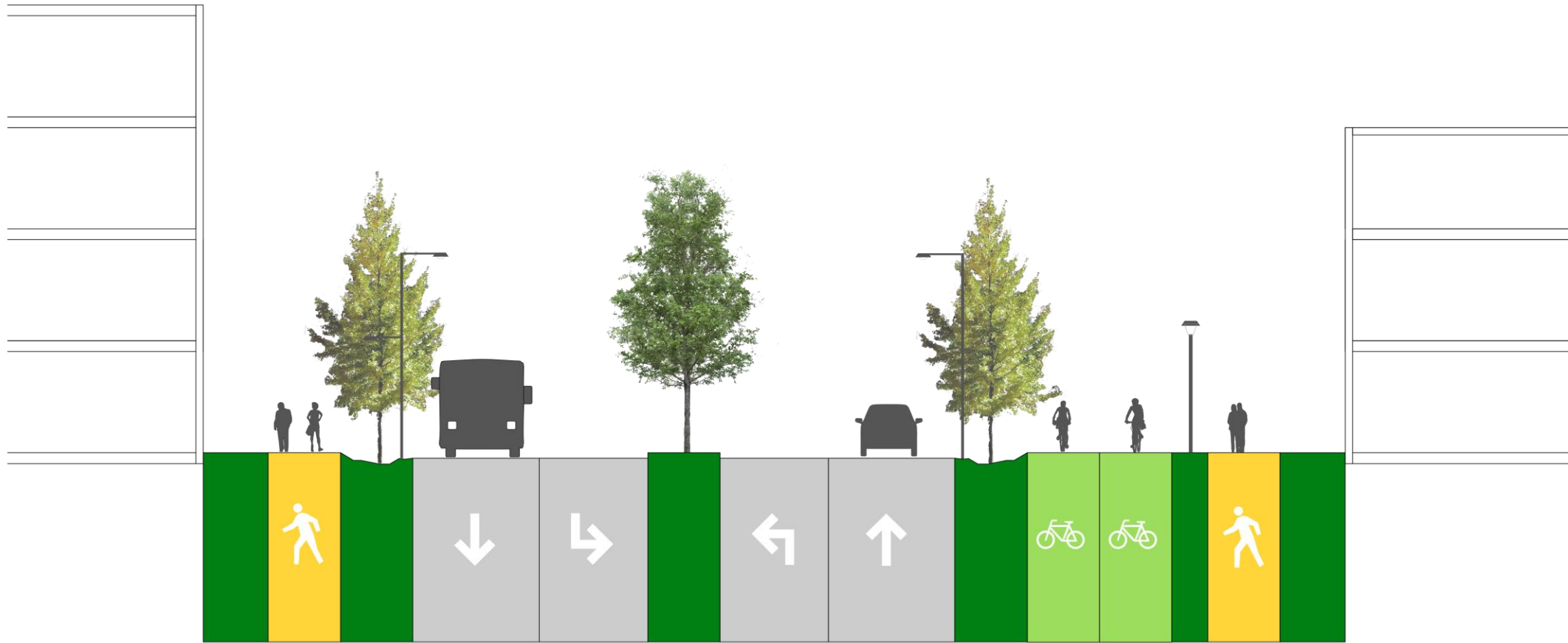
FUTURE TRANSPORTATION NETWORK - AT FULL BUILD-OUT



FUTURE NETWORK

M APLEWOOD

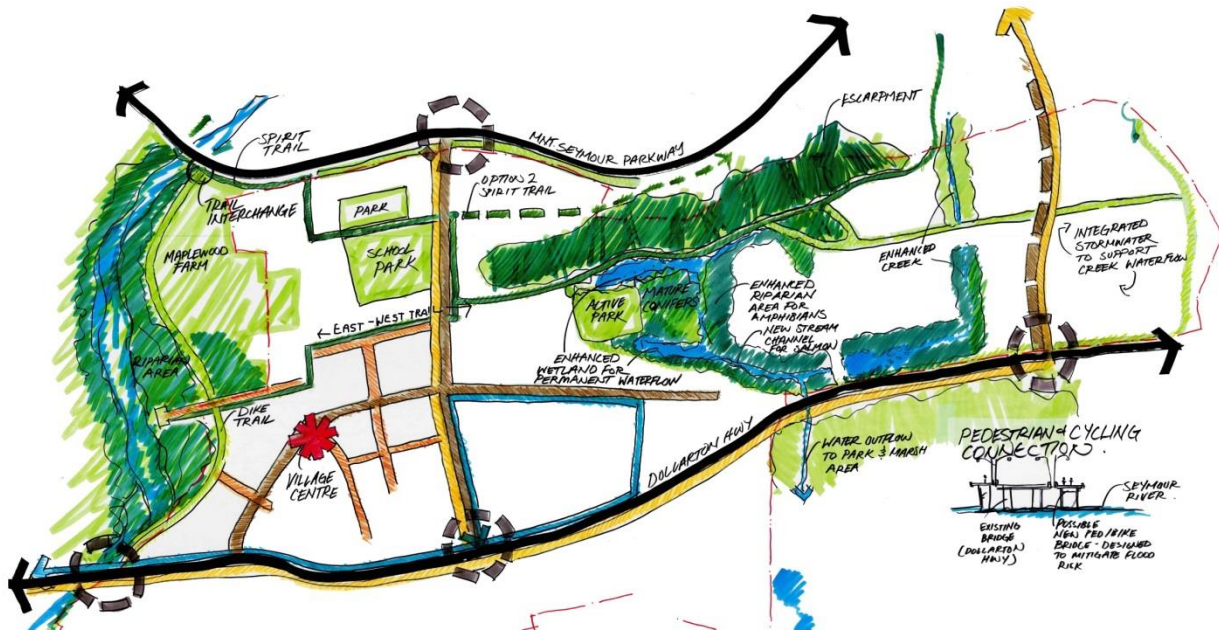
COMMUNITY PLAN



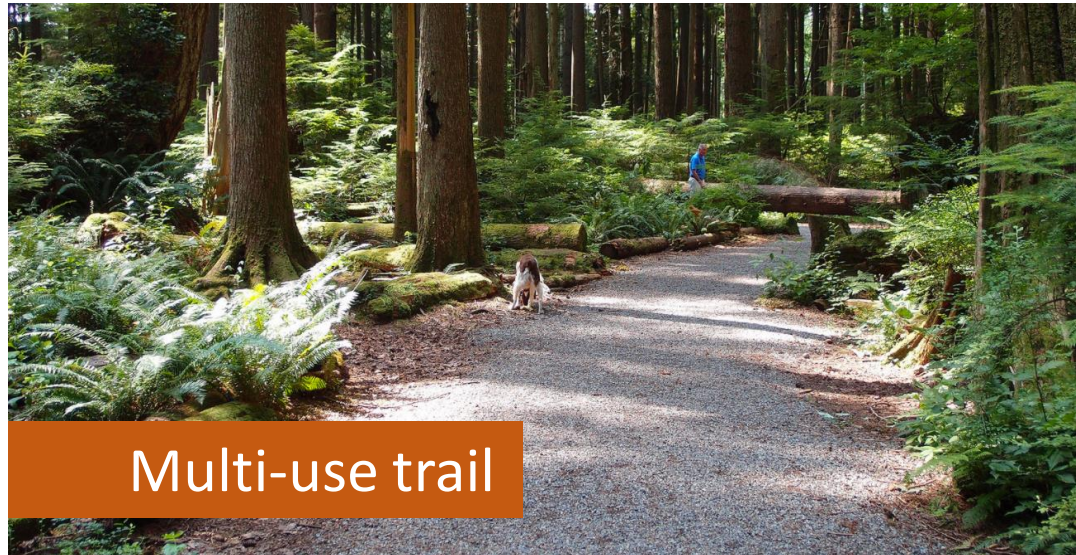
BERKLEY CONNECTOR

M MAPLEWOOD

COMMUNITY PLAN



Access to river views



Multi-use trail



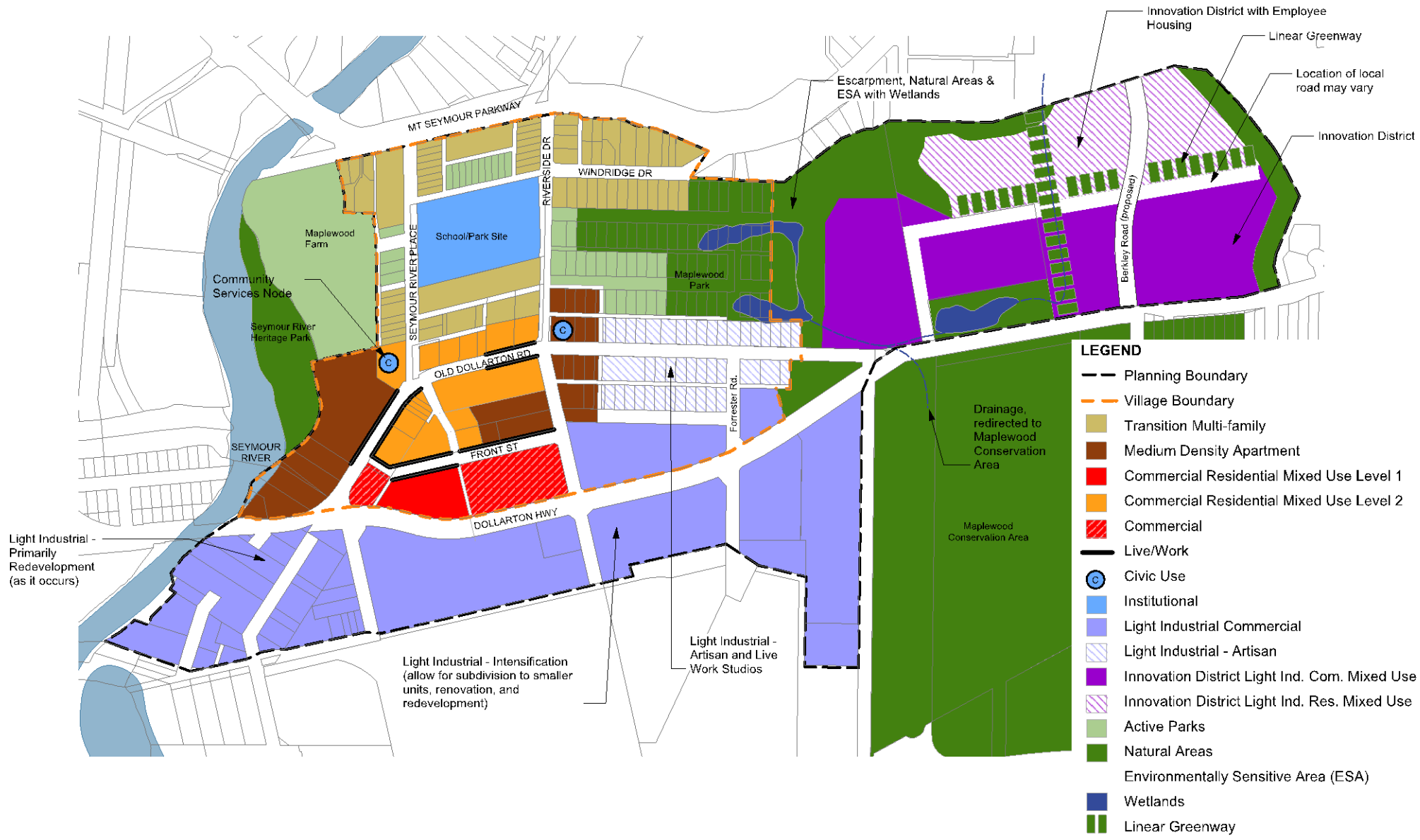
Walking & cycling

GREEN NETWORK



MOBILITY FOR ALL

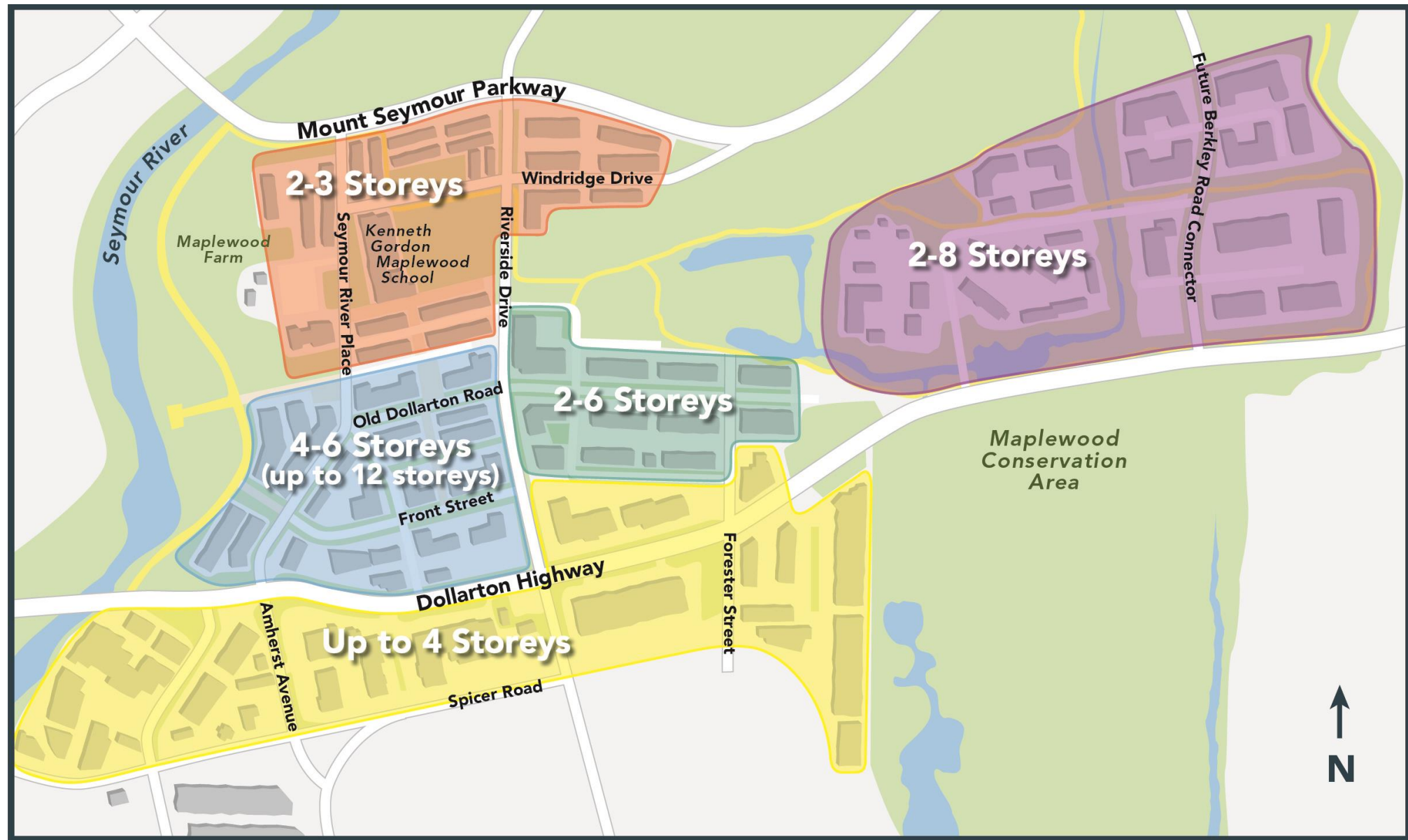
M **APLEWOOD**
COMMUNITY PLAN



DRAFT LAND USE PLAN

M MAPLEWOOD

COMMUNITY PLAN



BUILDING HEIGHTS (TYPICAL) **M MAPLEWOOD**
COMMUNITY PLAN

MAPLEWOOD'S EMERGING CHARACTER: ECLECTIC MIXED-USE/INDUSTRIAL



INCORPORATING INDUSTRIAL ELEMENTS INTO THE PUBLIC REALM



MAPLEWOOD CHARACTER

MAPLEWOOD
COMMUNITY PLAN

...AND INTO BUILDINGS



MAPLEWOOD CHARACTER

MAPLEWOOD

COMMUNITY PLAN

STREET FURNITURE

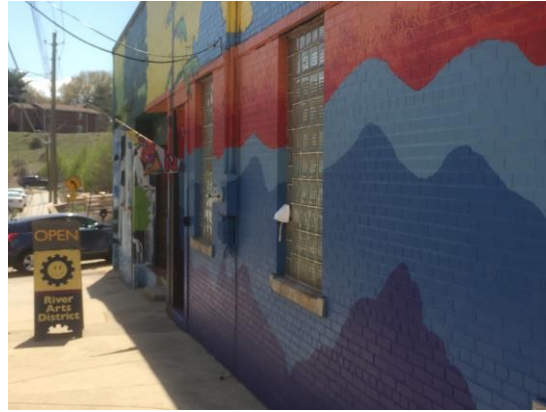
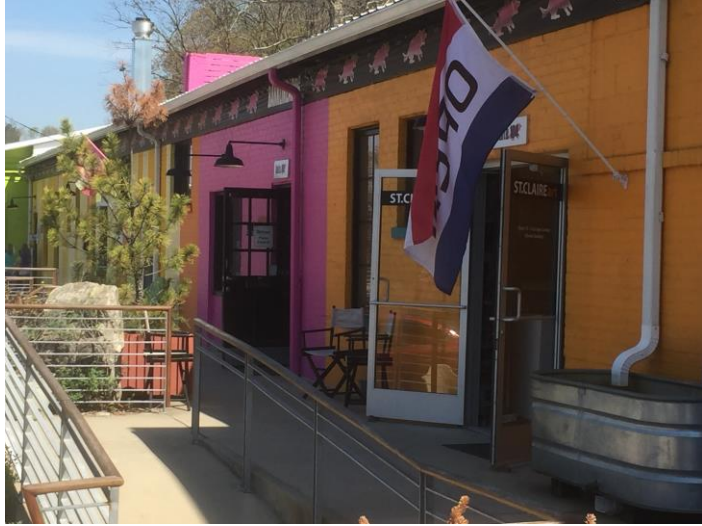


MAPLEWOOD CHARACTER

M MAPLEWOOD

COMMUNITY PLAN

BOLD USE OF COLOUR



MAPLEWOOD CHARACTER

MAPLEWOOD

COMMUNITY PLAN

PUBLIC ART



MAPLEWOOD CHARACTER

MAPLEWOOD

COMMUNITY PLAN

MATERIALS



MAPLEWOOD CHARACTER

MAPLEWOOD

COMMUNITY PLAN



GREEN AND NATURAL ELEMENTS



MAPLEWOOD CHARACTER

MAPLEWOOD

COMMUNITY PLAN

PLACES TO GATHER & CELEBRATE



MAPLEWOOD CHARACTER

MAPLEWOOD
COMMUNITY PLAN

YOUR FEEDBACK

PLEASE COMPLETE THE ONLINE SURVEY

- Indicate your level of support for the directions we have presented
- Add comments and suggestions for improvement

THANK YOU

