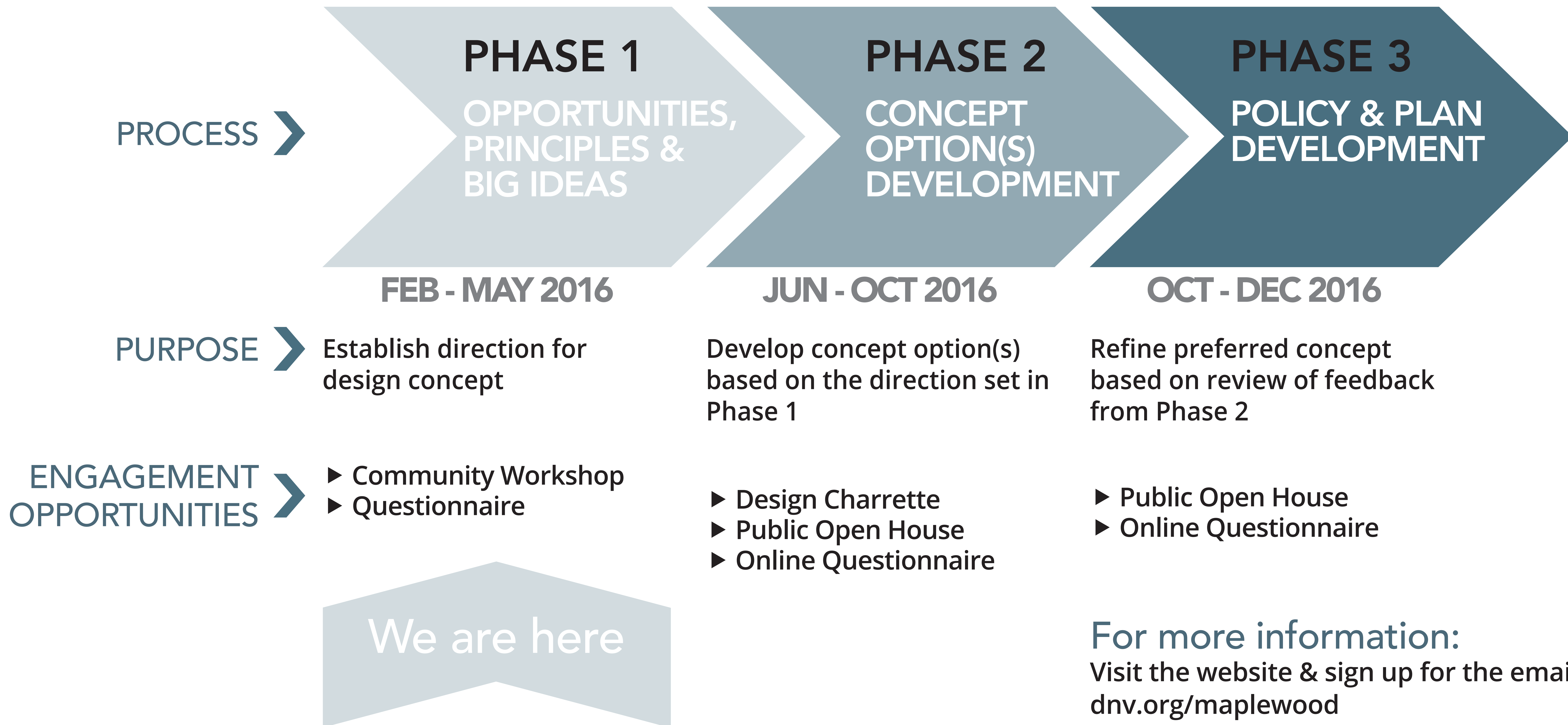


WELCOME!

LEARN ABOUT THE PROJECT AND SHARE YOUR IDEAS!

WHAT'S HAPPENING? The District is leading a community and stakeholder engagement process to develop an implementation plan and design guidelines for the Maplewood area.



We are here

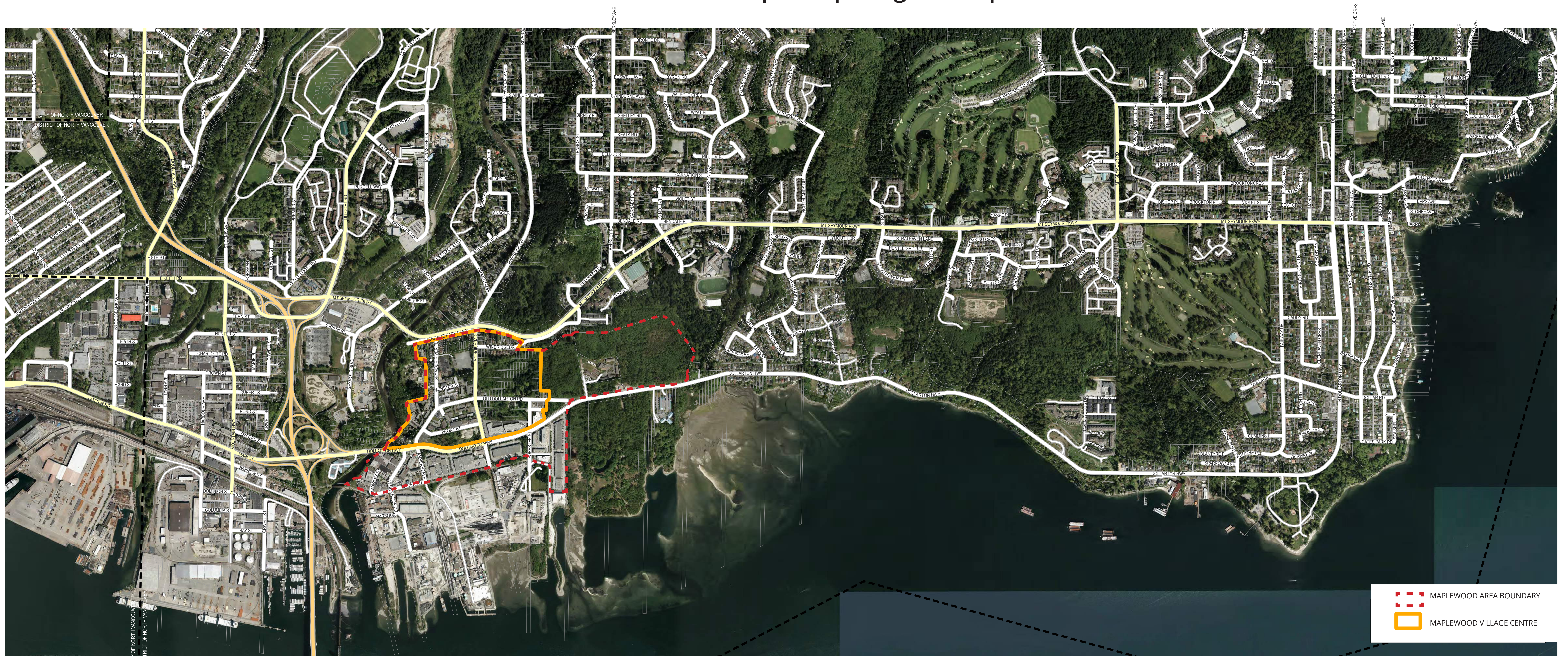
For more information:

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!
We'd like to know who is participating in this process.

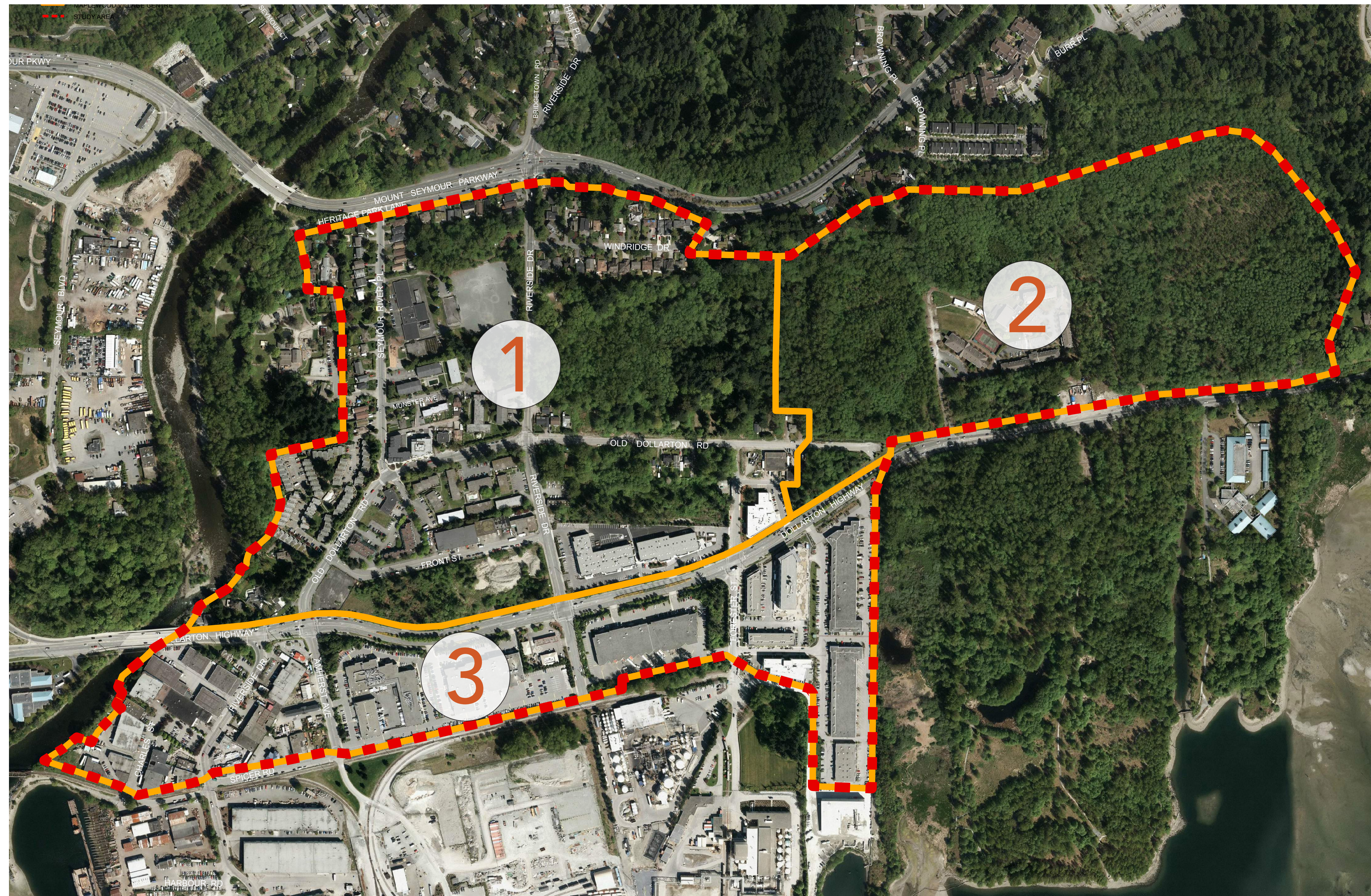


If you live outside the area shown, please put a sticker in this box and write down your neighbourhood.

MAPLEWOOD AREA

MAPLEWOOD VILLAGE

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



Map of Maplewood Plan Areas

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

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

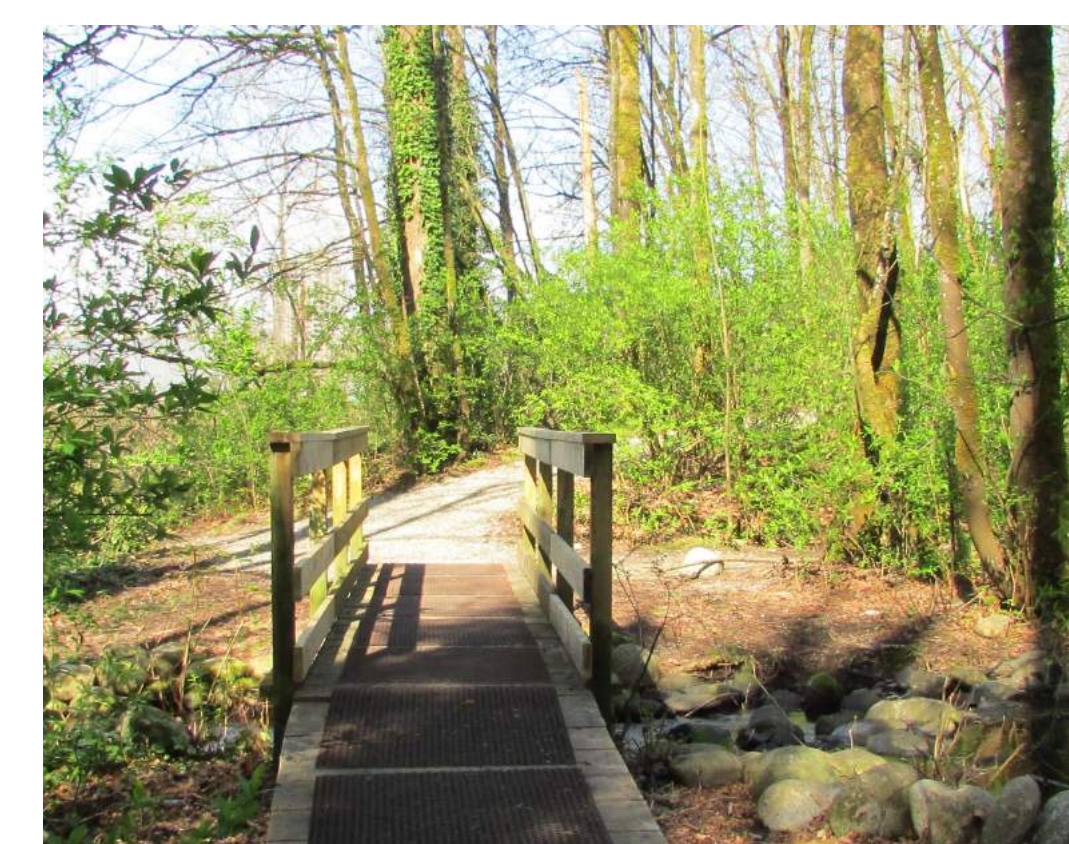
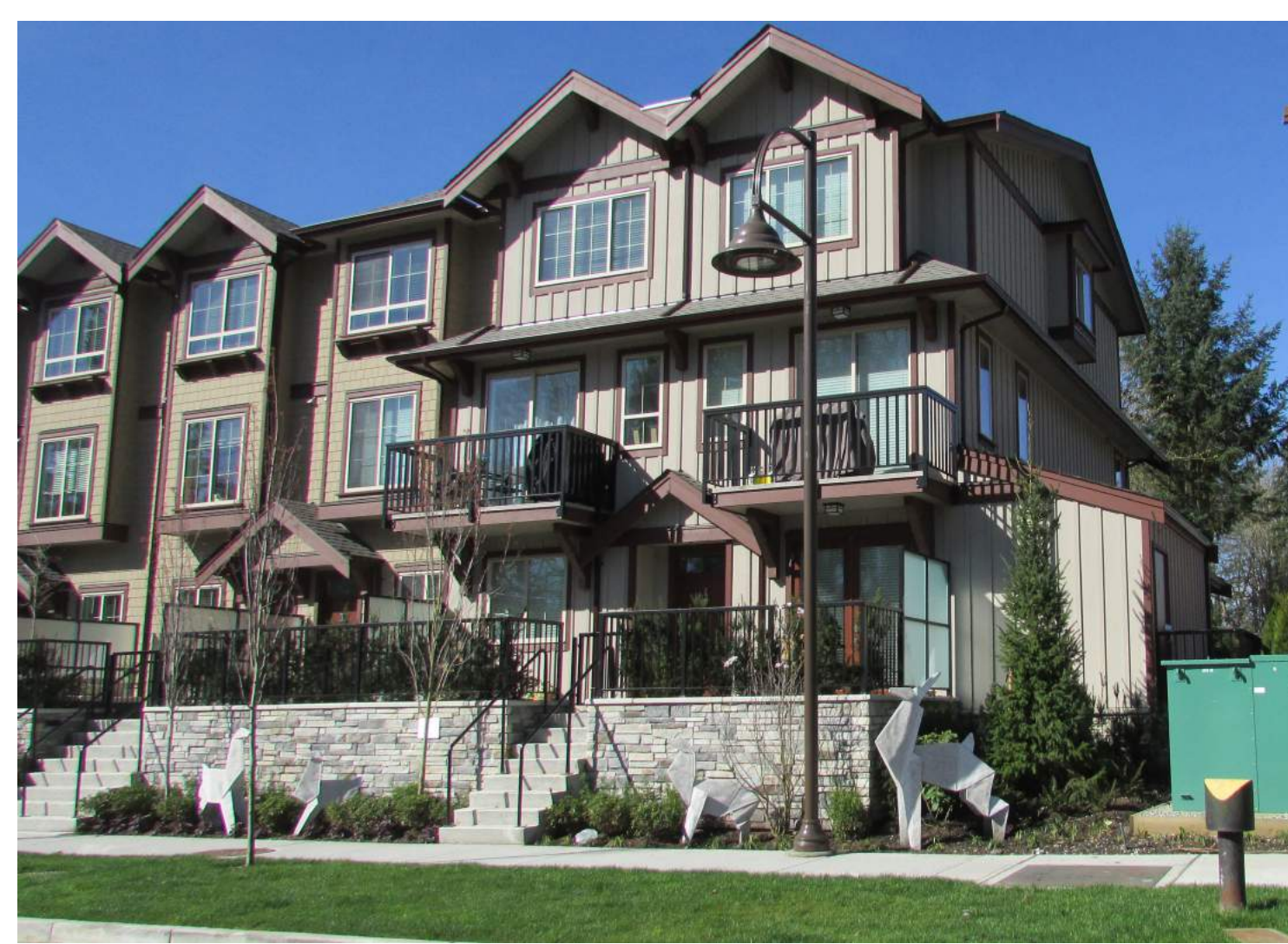
The MAPLEWOOD PLAN

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.

MAPLEWOOD TODAY

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.



COMMUNITY

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, more affordable rental townhouses and low rise apartments.

AREA AMENITIES

In addition to an abundance of nearby natural amenities, area residents enjoy Maplewood Farm, the commercial development along Old Dollarton Road and Ron Andrews Community Recreation Centre. Natural amenities include the Seymour River and various creeks, Burrard Inlet foreshore and mudflats, Cutter Island Park and the Windridge Escarpment.

ECONOMY

Maplewood has a strong employment node. Business park and light industrial areas are located north and south along the Dollarton Hwy and south to Burrard Inlet. These businesses contribute significantly to the District's job base and economy.

CURRENT CONTEXT

LOCATION (■ ■ AREA BOUNDARY)

Maplewood is bounded by the Seymour River to the west, Mt. Seymour Parkway to the north, Dollarton Hwy and the industrial area to the south and a large undeveloped greenspace to the east. As this area redevelops over time, it will emerge as a destination and complete community in and of itself.

ESTABLISHED RESIDENTIAL

There are many well established residential areas in Maplewood. It will be important to consider how future redevelopment fits within the community and continues to provide a mix of housing choices and affordability.

MAPLEWOOD FARM

Maplewood Farm is a key community attraction and destination for visitors. It's important to consider how to support and improve the farm.

✦ VILLAGE CENTRE

An important outcome of this community planning process will be to identify the location of the "heart" of the Maplewood area that offers local commercial and pedestrian-oriented services. Helping shape the design, character and amenities within this community focal point will also be important.

🚶 KEY TRAIL CONNECTIONS

There are many existing public trails to, from and within Maplewood. These provide great connections to destinations within and outside the community. Finding ways to add and improve these connections will be an important consideration for planning.

SEYMOUR RIVER FLOODPLAIN

Parts of the Maplewood area lie within the Seymour River floodplain and/or could be impacted by sea level rise. This may affect the type, scale, design and location of development that can occur and is an important consideration in planning for future growth and climate change mitigation/adaptation.

RECENT DEVELOPMENT

A number of areas within Maplewood have recently undergone redevelopment, or are expected to undergo redevelopment within the near future.

✦ NEARBY DESTINATIONS & AMENITIES

There are a number of established destinations in and around Maplewood.

1. Kayak Launch
2. Maplewood Farm, I hope Family Centre and NV Community Arts Council
3. School
4. Maplewood Plaza - local community hub
5. Maplewood Conservation Area
6. Pacific Environmental Science Centre
7. Hogan's Pools Park
8. Kiwanis Care Centre
9. Canlan Ice Centre
10. Ron Andrews Community Recreation Centre

The planning process will consider ways to integrate and connect these and other, key destinations and amenities.

ENVIRONMENTAL SENSITIVITIES & STEEP SLOPES

The Windridge Escarpment is located within the North Lands and there are a number of potentially environmentally sensitive areas within the planning area which are currently being assessed. These environmentally sensitive areas are important community assets that need to be identified early in the planning process.

BERKLEY RD. EXTENSION

The Official Community Plan identified the need for a connection between Mt. Seymour Parkway and Dollarton Hwy (actual alignment TBD). Considering opportunities for this connection will be a part of planning for this area.

🌿 UNDEVELOPED GREEN AREAS

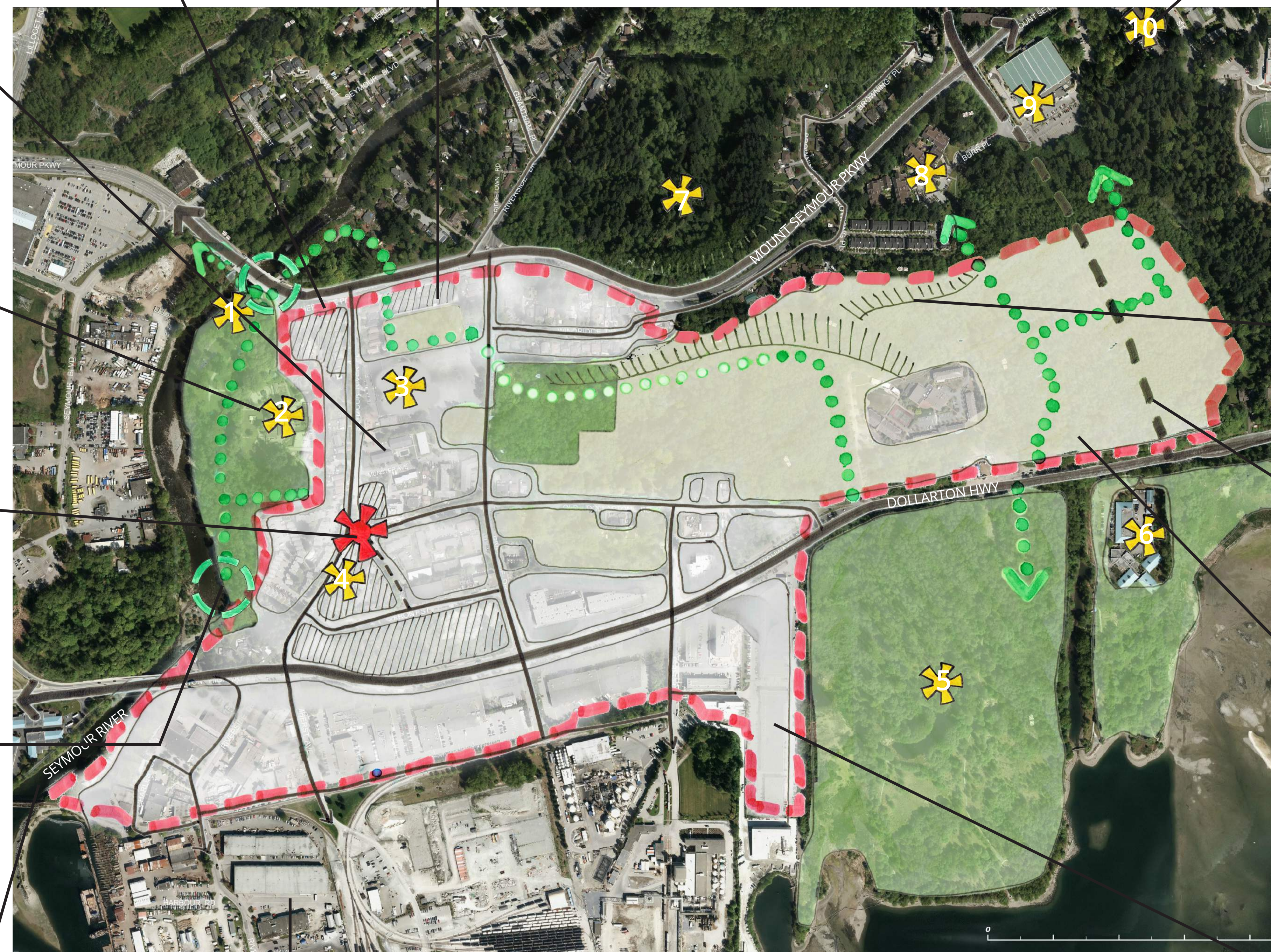
The Maplewood North Land area represents a significant area of land that has potential for environmentally sensitive redevelopment as light industrial/commercial use. The planning process will explore this potential and opportunities to integrate and connect these lands to the Village Centre.

BUSINESS & INDUSTRIAL

Maplewood has a significant business/industrial component. This is an important node for employment in the District and business activity contributes to the character, and economic vitality of the community.

HEAVY INDUSTRIAL & GOODS MOVEMENT

Heavy industrial uses are in close proximity to the Village. This may affect the type and location of development that can occur near these areas.



Studies currently underway in Maplewood: •Environmental Assessment
•Employment Strategy

•Engineering Utilities and Servicing Analysis
•Transportation Update

CHARACTER & IDENTITY

The character and identity of a place is important to its community look and feel. Consider the character and identity of Maplewood today and what makes it special.

What is one word that captures or describes the 'spirit' of Maplewood?

Use a sticky note to write down words that describe the character & identity of Maplewood. Place it on this board!

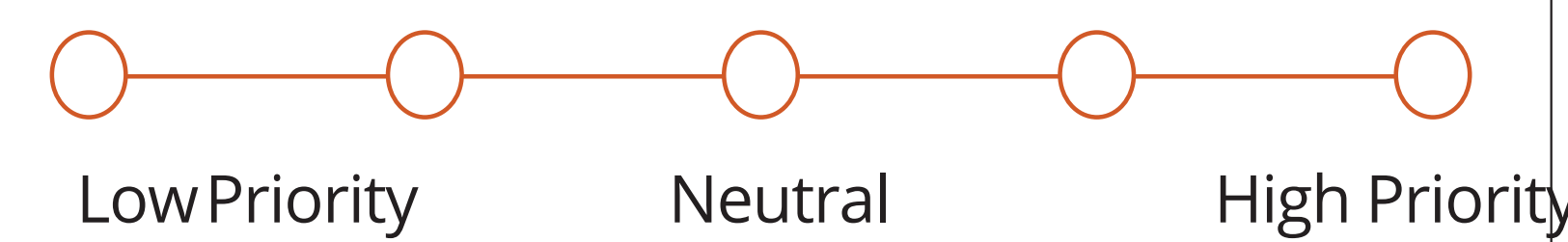


HOUSING

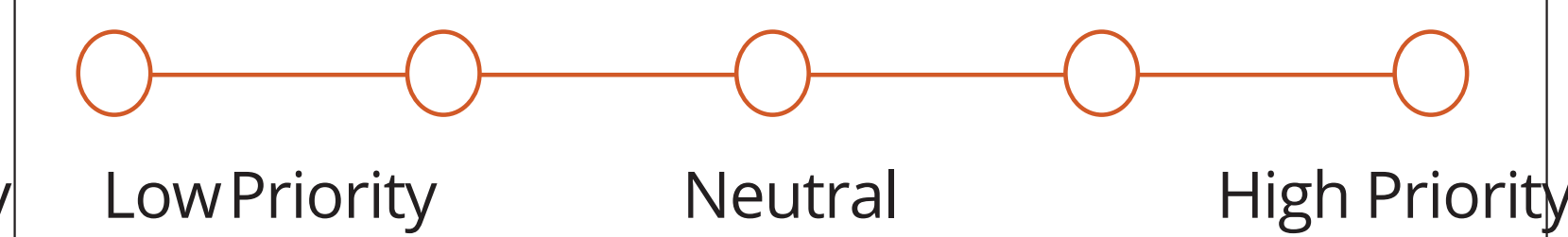
TODAY ➤ Maplewood is home to approximately 1,000 people and 315 dwelling units.

PRIORITIES FOR THE FUTURE ➤ Rate the types of housing that are most needed in Maplewood, including the importance of maintaining affordable housing.

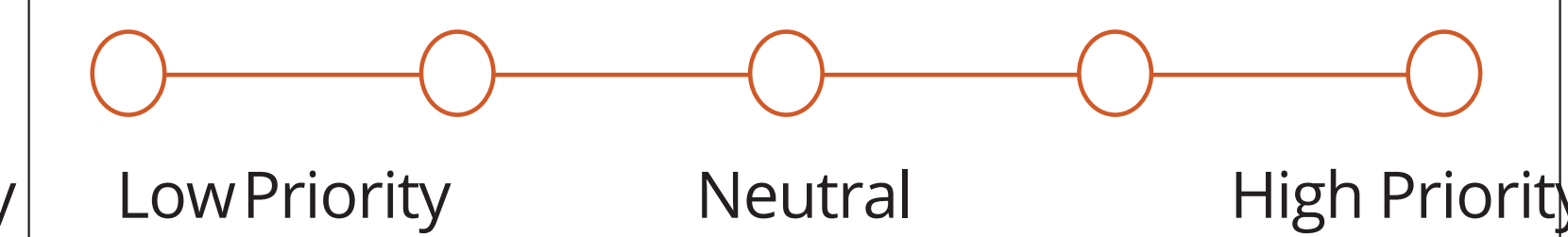
Single Family



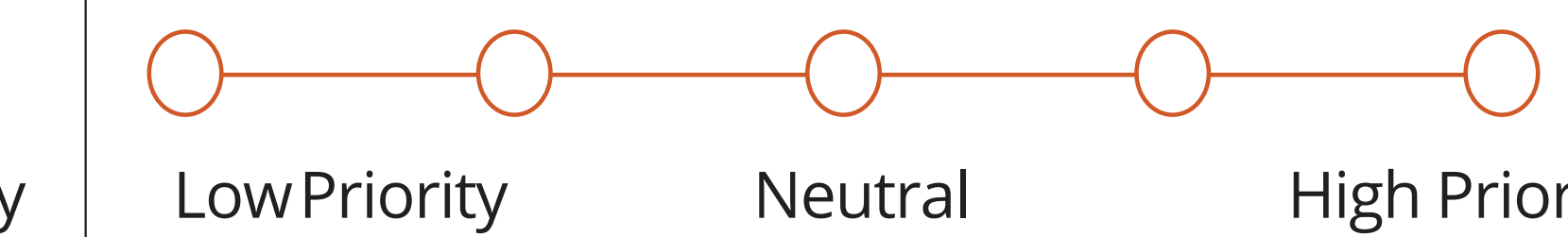
Duplex



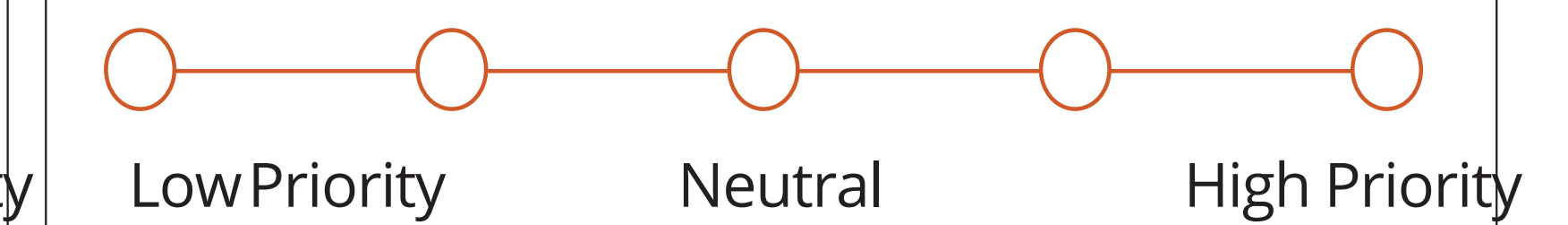
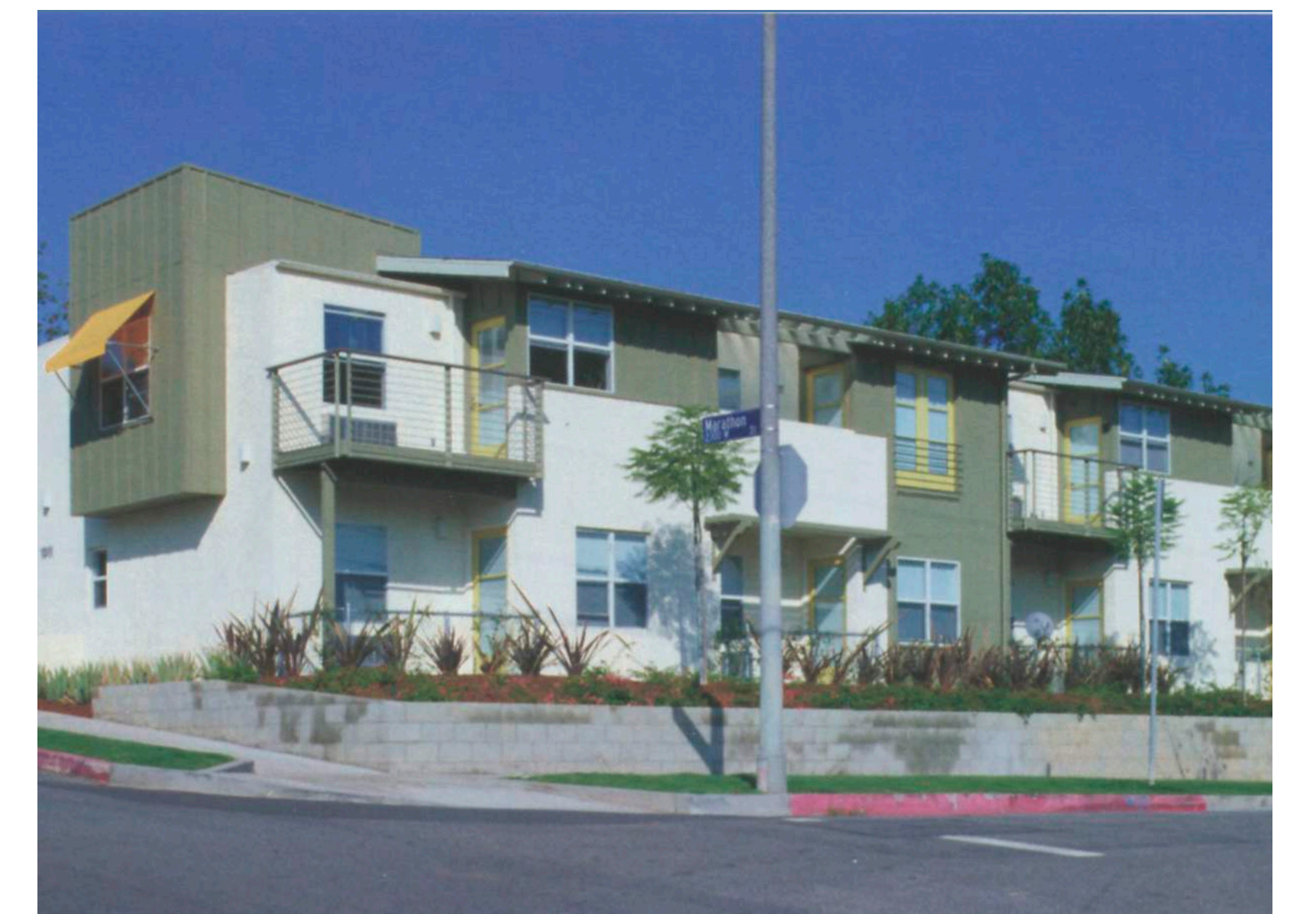
Townhouse/Rowhouse



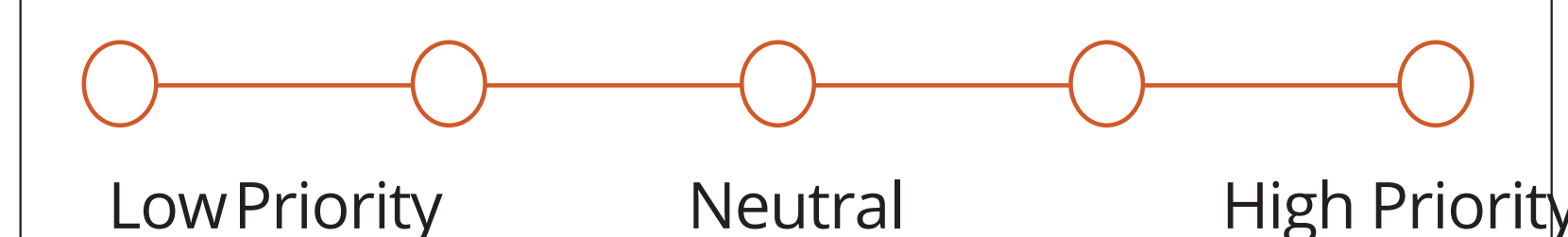
Mixed Use



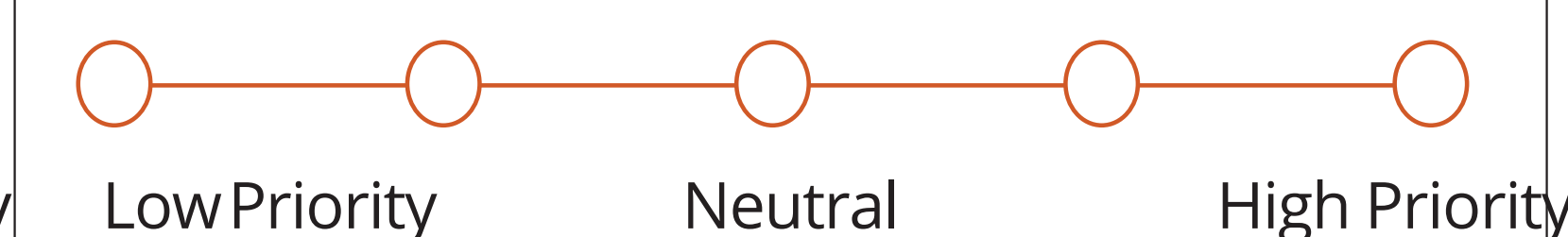
Affordable & Rental Housing



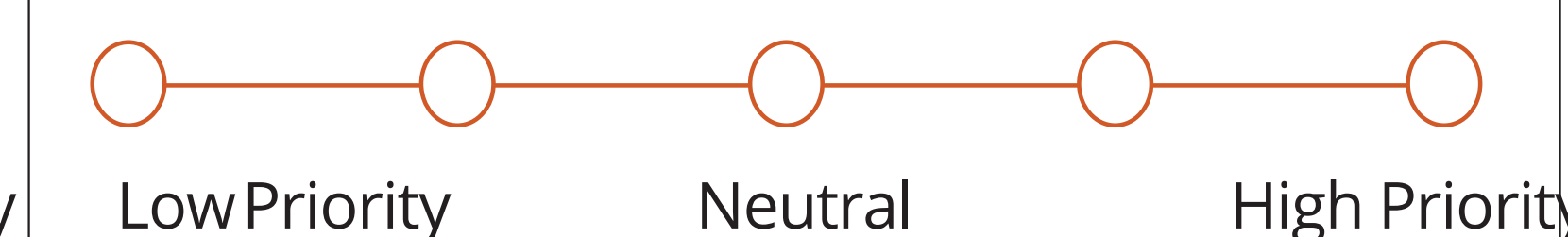
Apartment



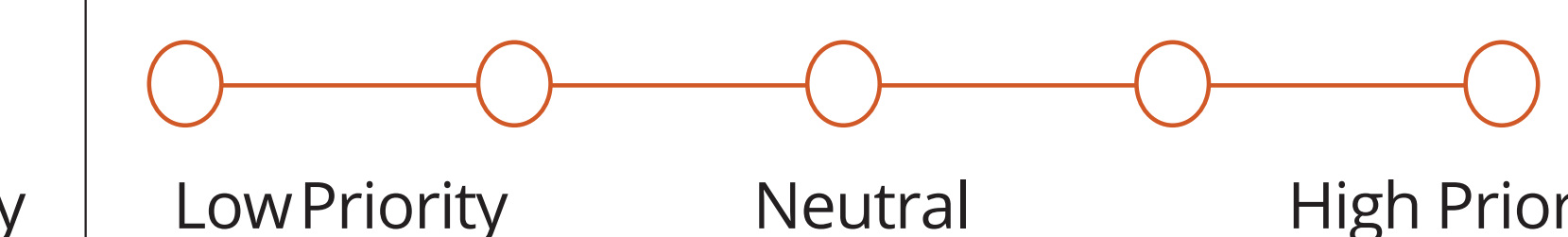
Co-Housing



Live-Work Townhouse



Modular - Micro Units



Other comments, ideas, or opportunities:

BUSINESS, INDUSTRY & CIVIC USES

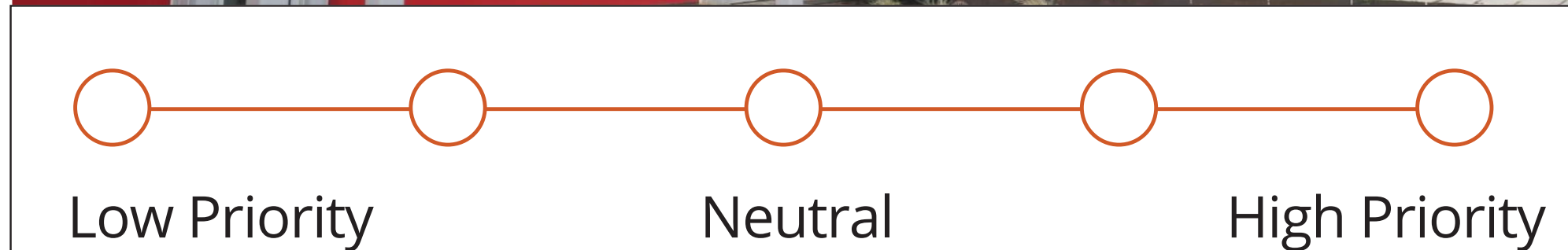
TODAY ➤

The Maplewood area has a number of existing businesses that provide important employment opportunities and economic benefits for the community and the region. A significant portion of the undeveloped area is currently designated for light industrial and commercial uses.

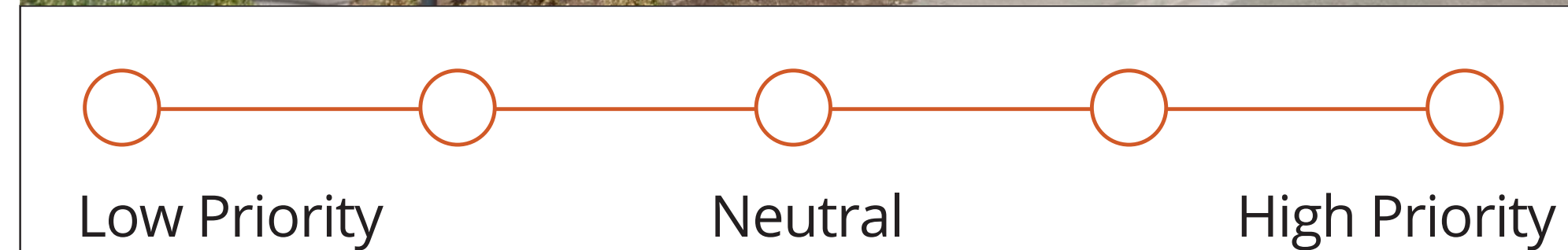
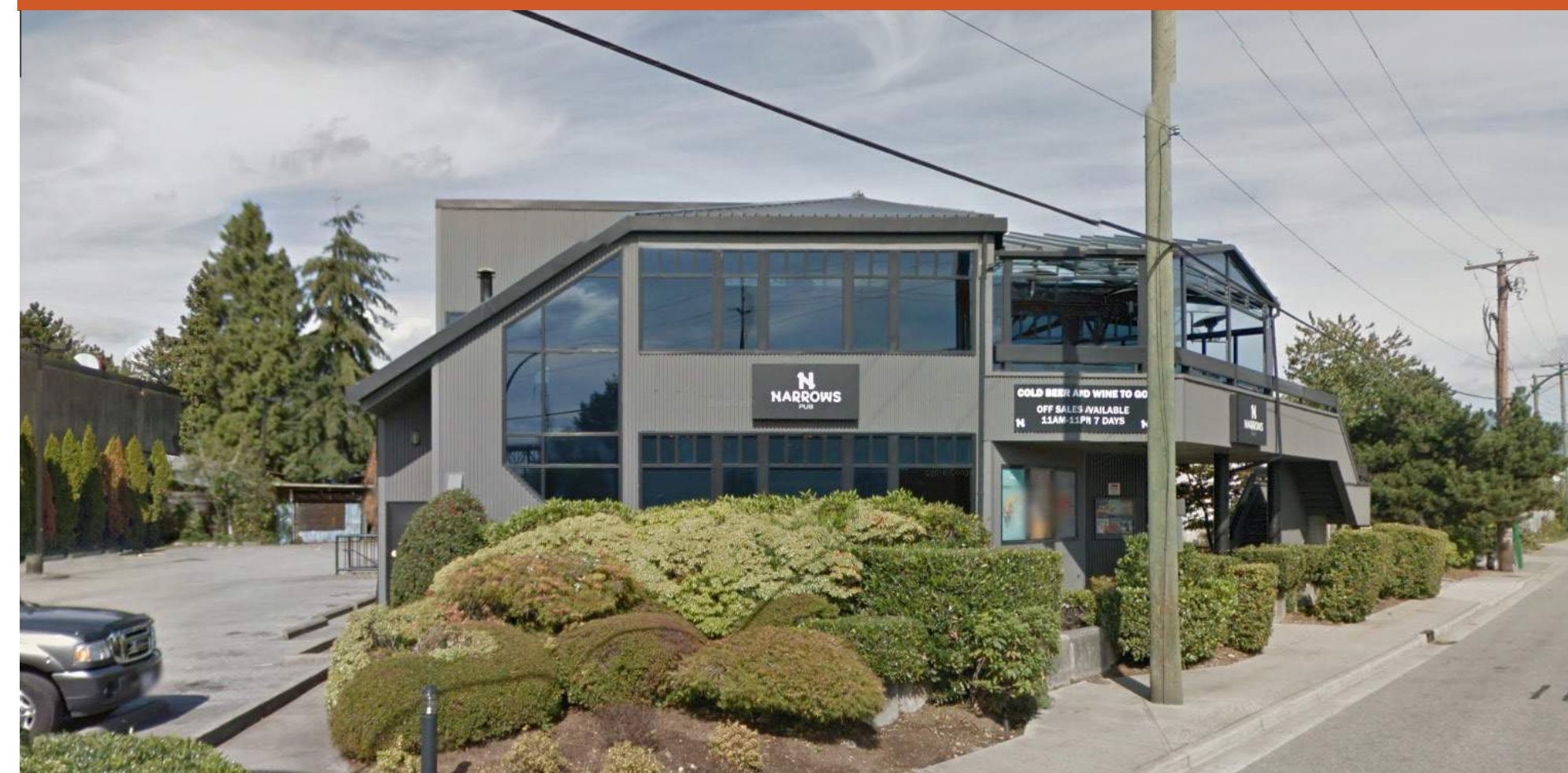
PRIORITIES FOR THE FUTURE ➤

What do you think the priorities should be for future economic development in the Maplewood area?

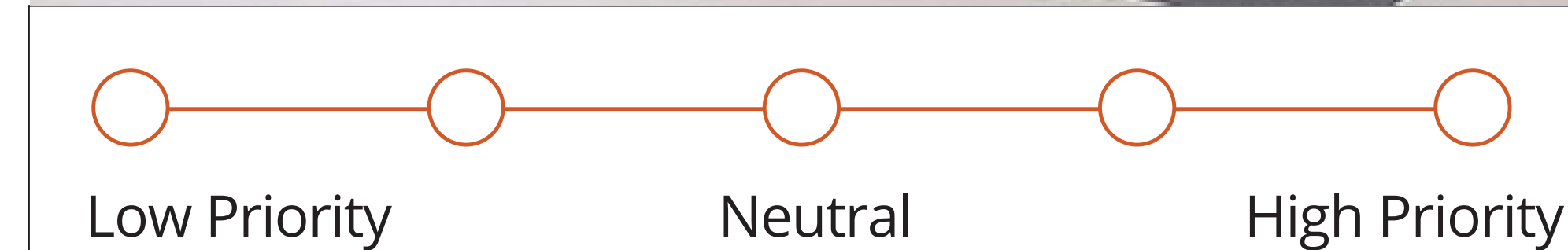
Introducing civic uses (fleet, firehall, etc.)



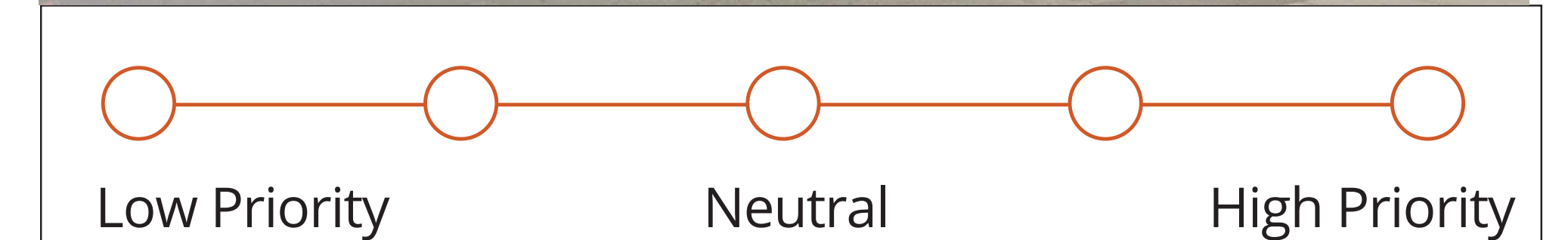
Creating more industrial/commercial mixed use areas



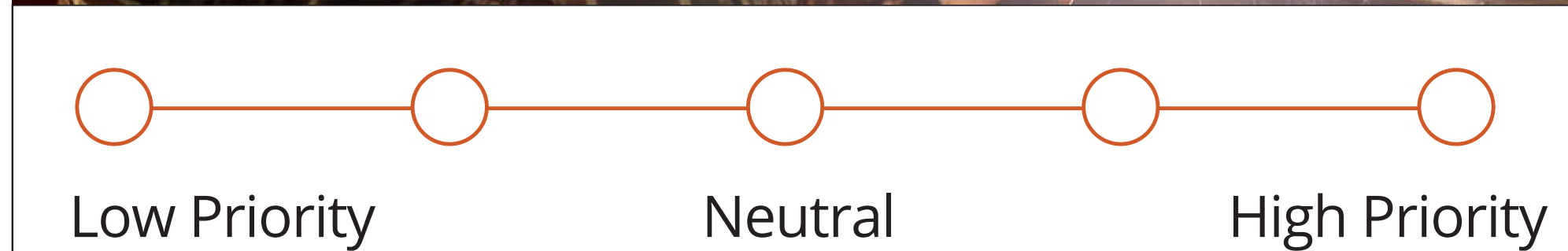
Introducing office uses



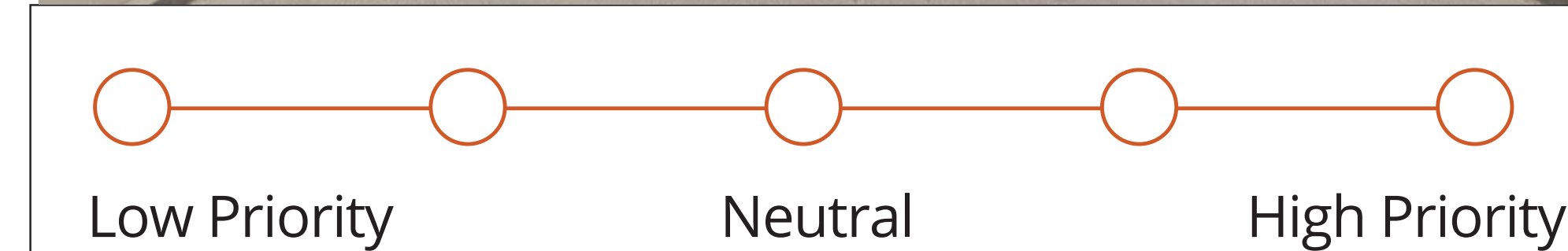
Infill and intensification of the current industrial areas



Additional light industrial uses



Additional business park uses



Other comments, ideas or opportunities:

SHOPS & COMMUNITY SERVICES

TODAY ➤

Maplewood currently includes small, local serving retail stores, gas stations, sports stores, and cafes. The I hope Family Centre and the NV Community Arts Council provide limited community services. A grocery store is due to open on Front Street later this year.

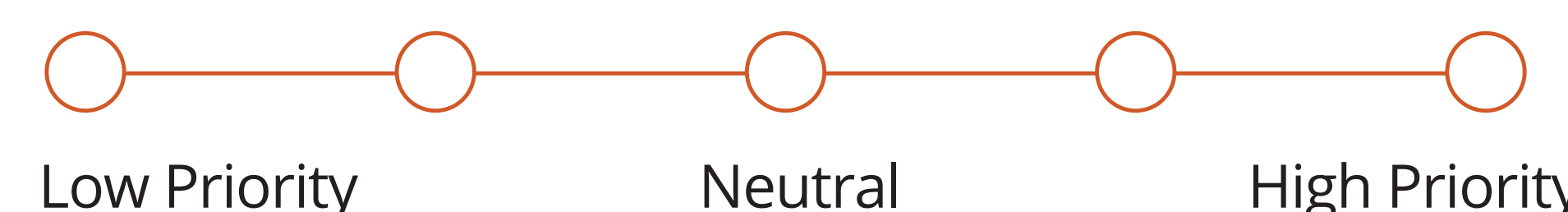
PRIORITIES FOR
THE FUTURE ➤

What other types of shops or additional community services do you think are needed in Maplewood?

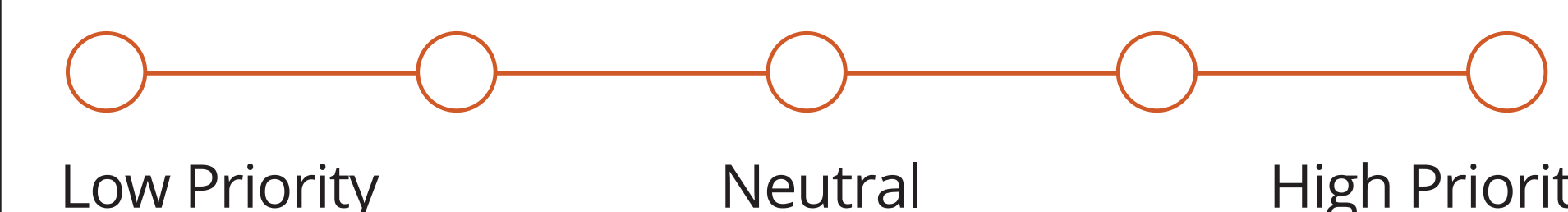
Shops and services to support daily needs like food and grocery



Specialists such as accountants, lawyers, dentists etc.



Community services such as daycares and meeting spaces



Other comments, ideas or opportunities:

LANDSCAPE & ENVIRONMENT

TODAY ➤ The Maplewood area is characterized by lower lying areas closer to the Seymour River and towards Burrard Inlet, and a ridge of steep slopes that form part of the Windridge escarpment. There are also a number of significant wetland areas that provide important habitat for birds and wildlife.

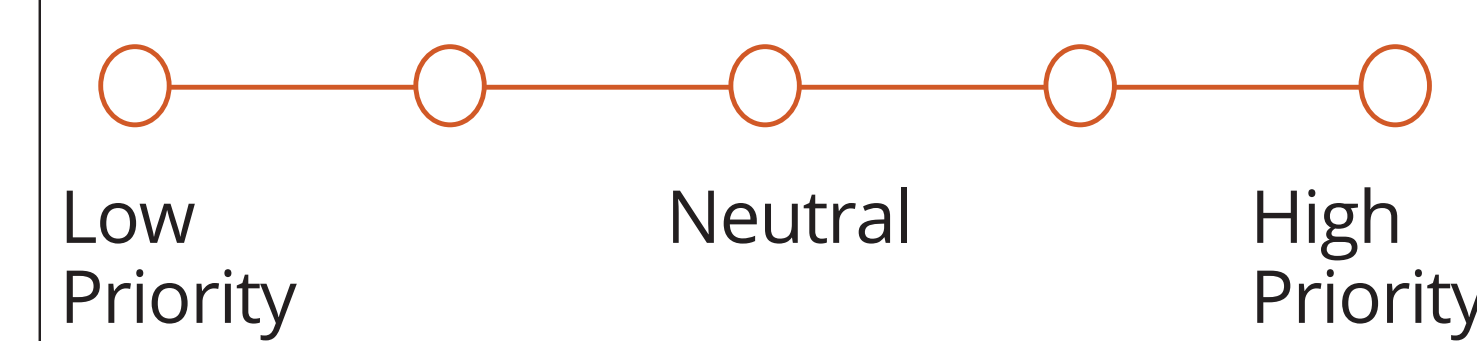
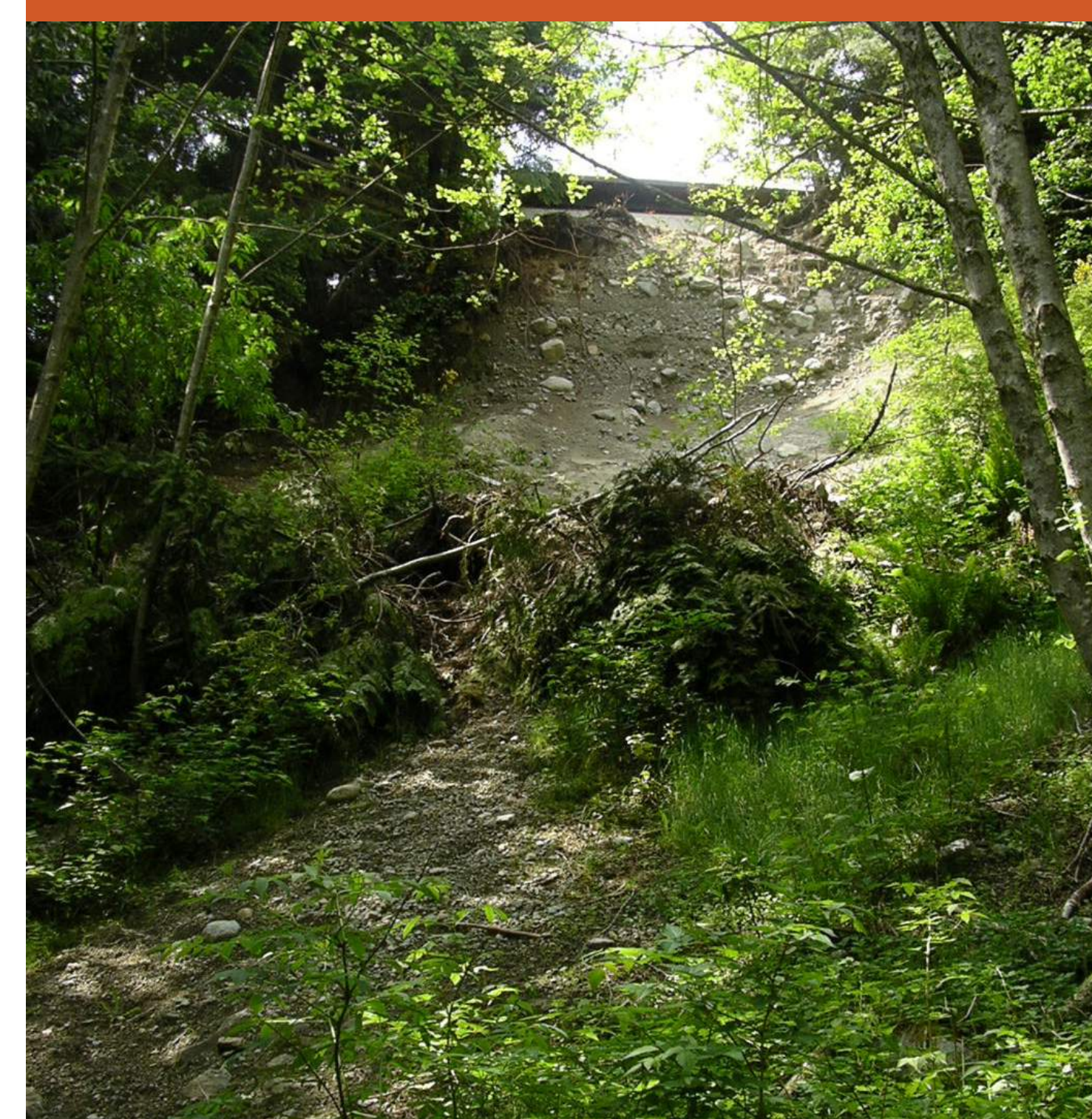


PRIORITIES FOR THE FUTURE

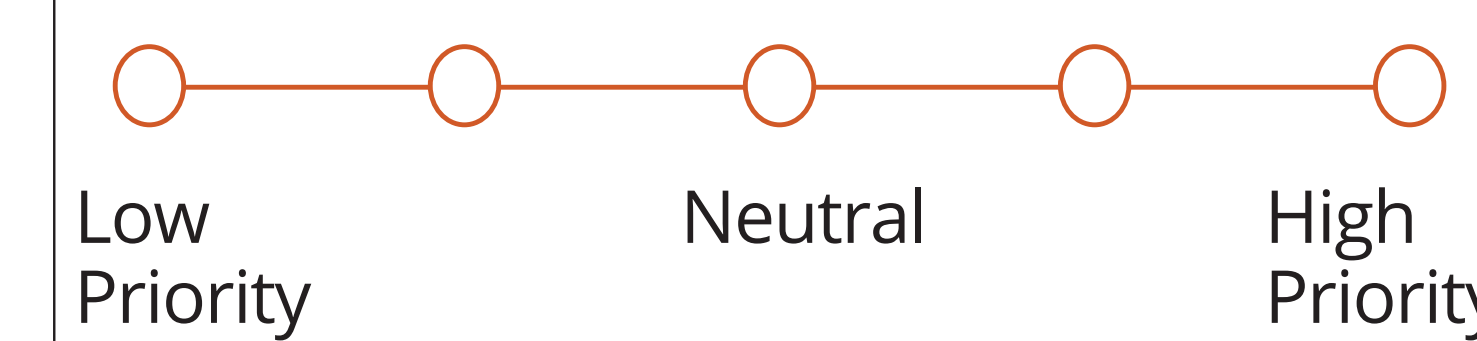
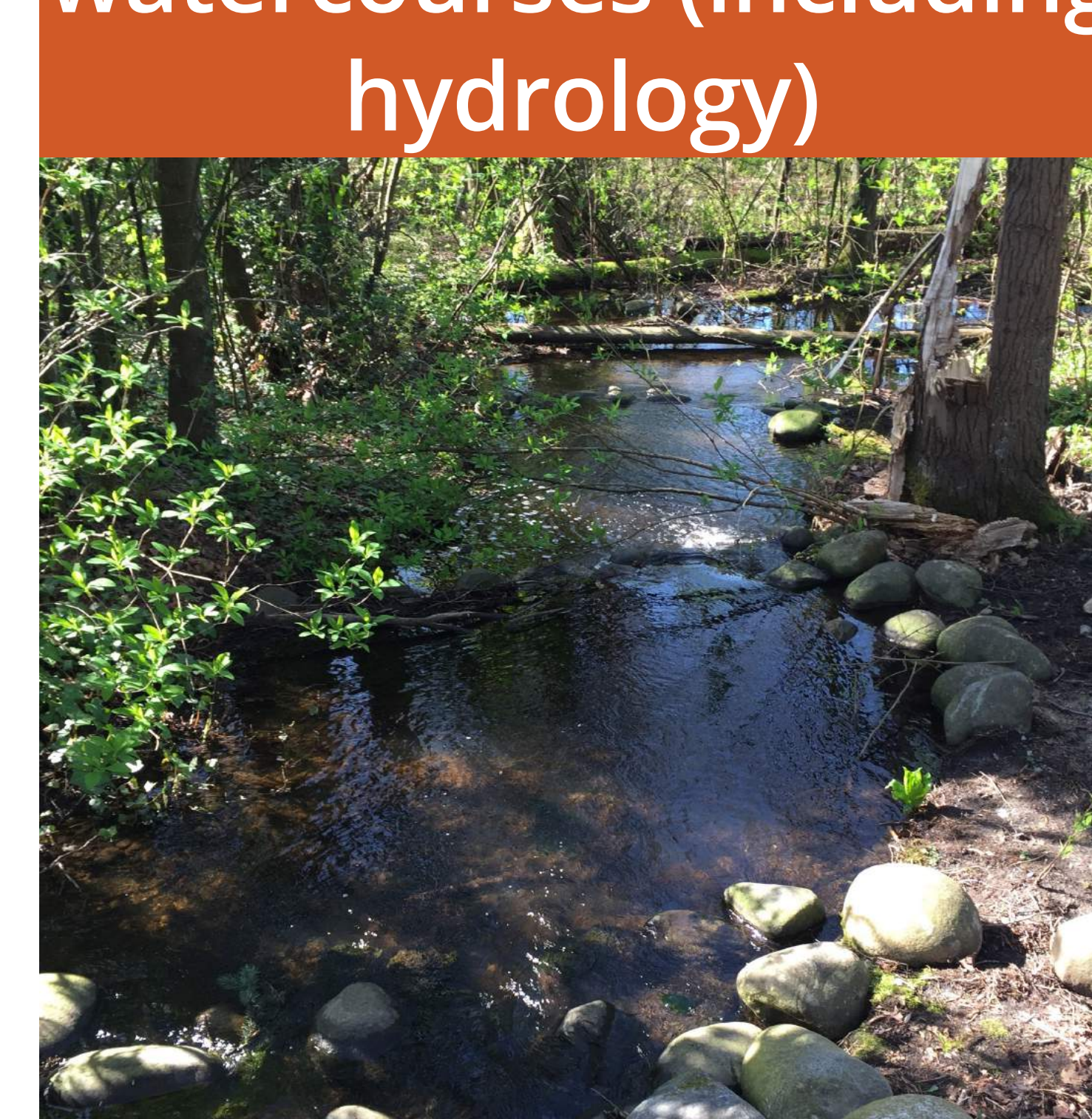
➤ What do you feel are the highest priority areas for environmental protection and/or mitigation?

Other comments, ideas or opportunities:

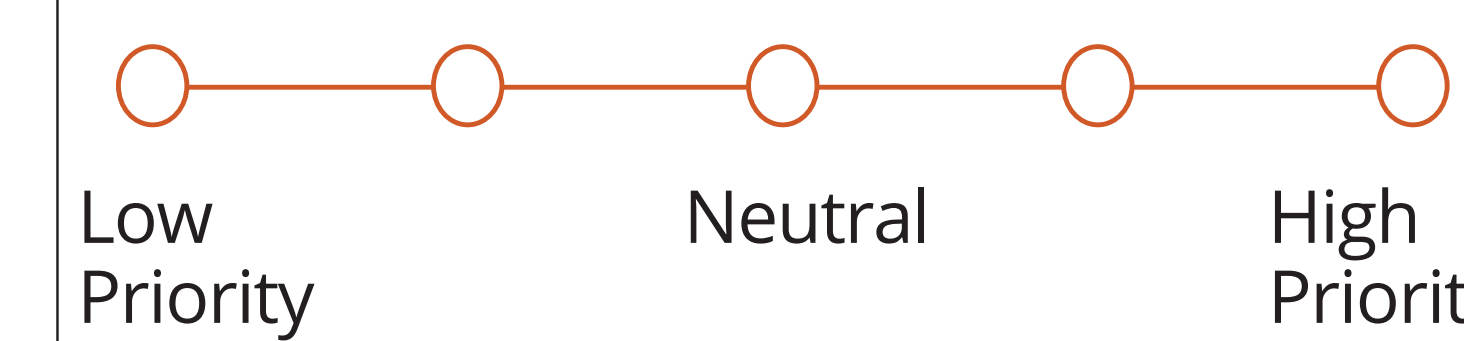
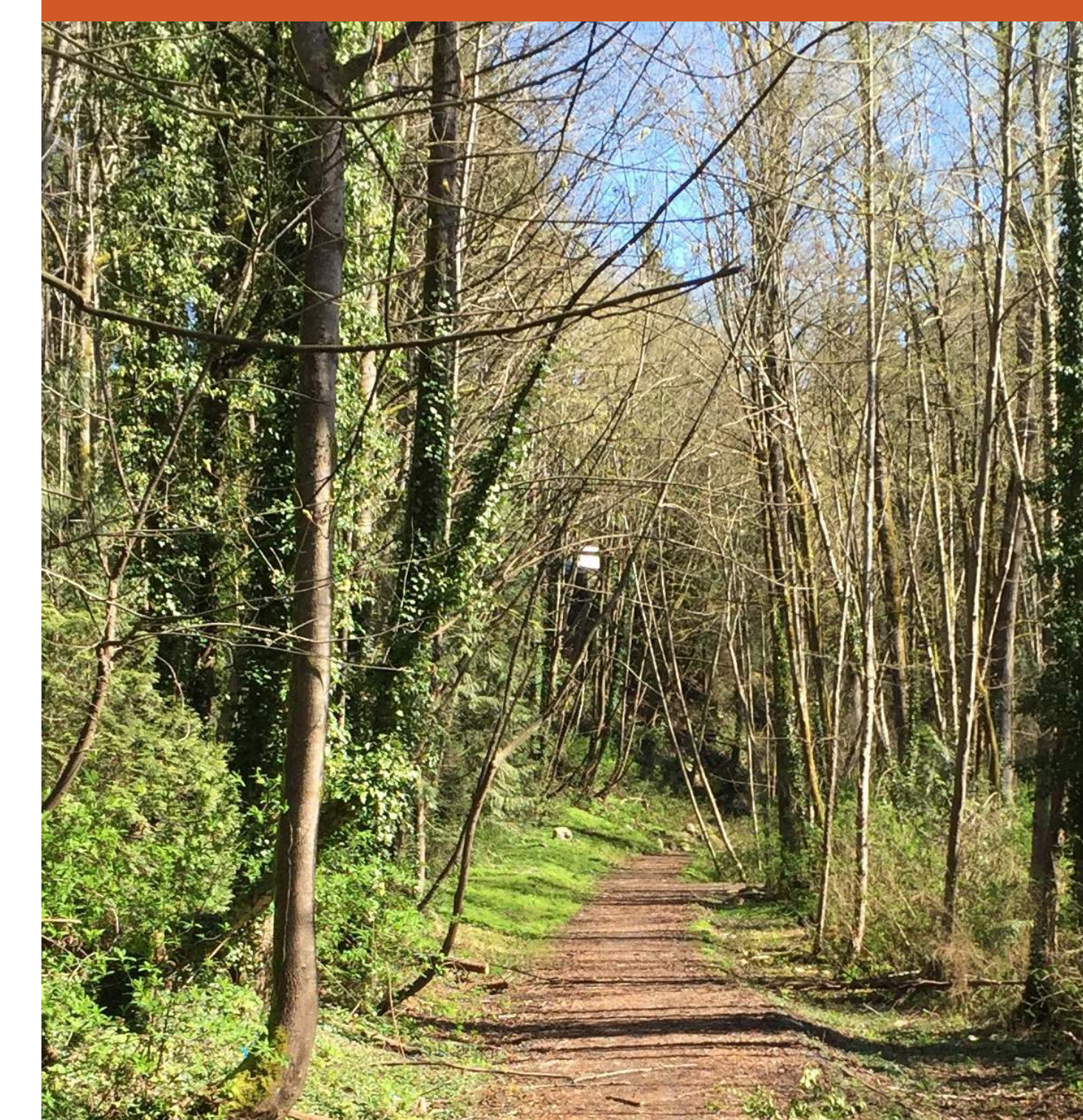
Steep slopes



Wetlands and watercourses (including hydrology)



Treed areas



PARKS AND RECREATION

TODAY

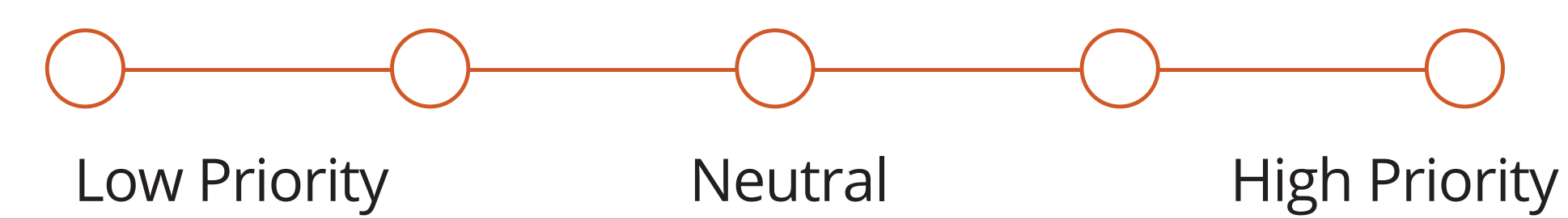
The Maplewood area is rich in parks and trails. Parks include natural parkland areas (e.g. Hogan’s Pools Park, Windridge Park), District and community parks (e.g. Maplewood Farm and Maplewood Park) and regional parks and conservation areas (e.g. Maplewood Conservation Area). Trails provide important linkages between parks and other community destinations including the Ron Andrews Community Recreation Centre and Canlan Ice Sports North Shore.



PRIORITIES FOR THE FUTURE

How important are the following:

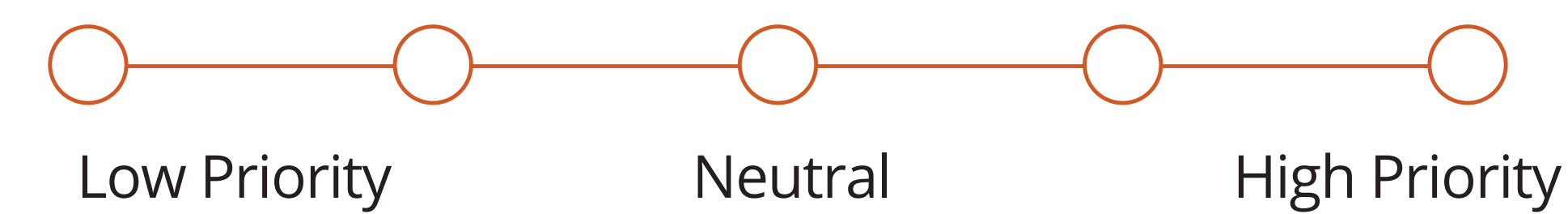
Trail linkages to connect Maplewood Village w/ surrounding neighbourhoods



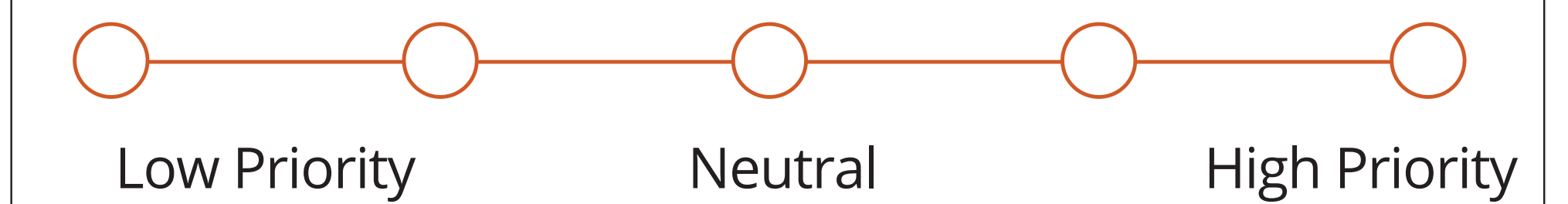
Expand natural parkland to protect environmentally sensitive areas



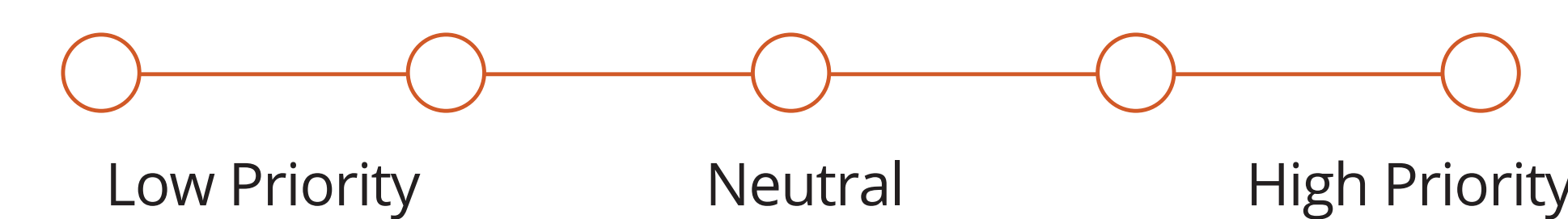
Neighbourhood park (e.g. playground, open grass areas, seating)



Central plazas / open spaces



Community gardens



Indoor community / service spaces



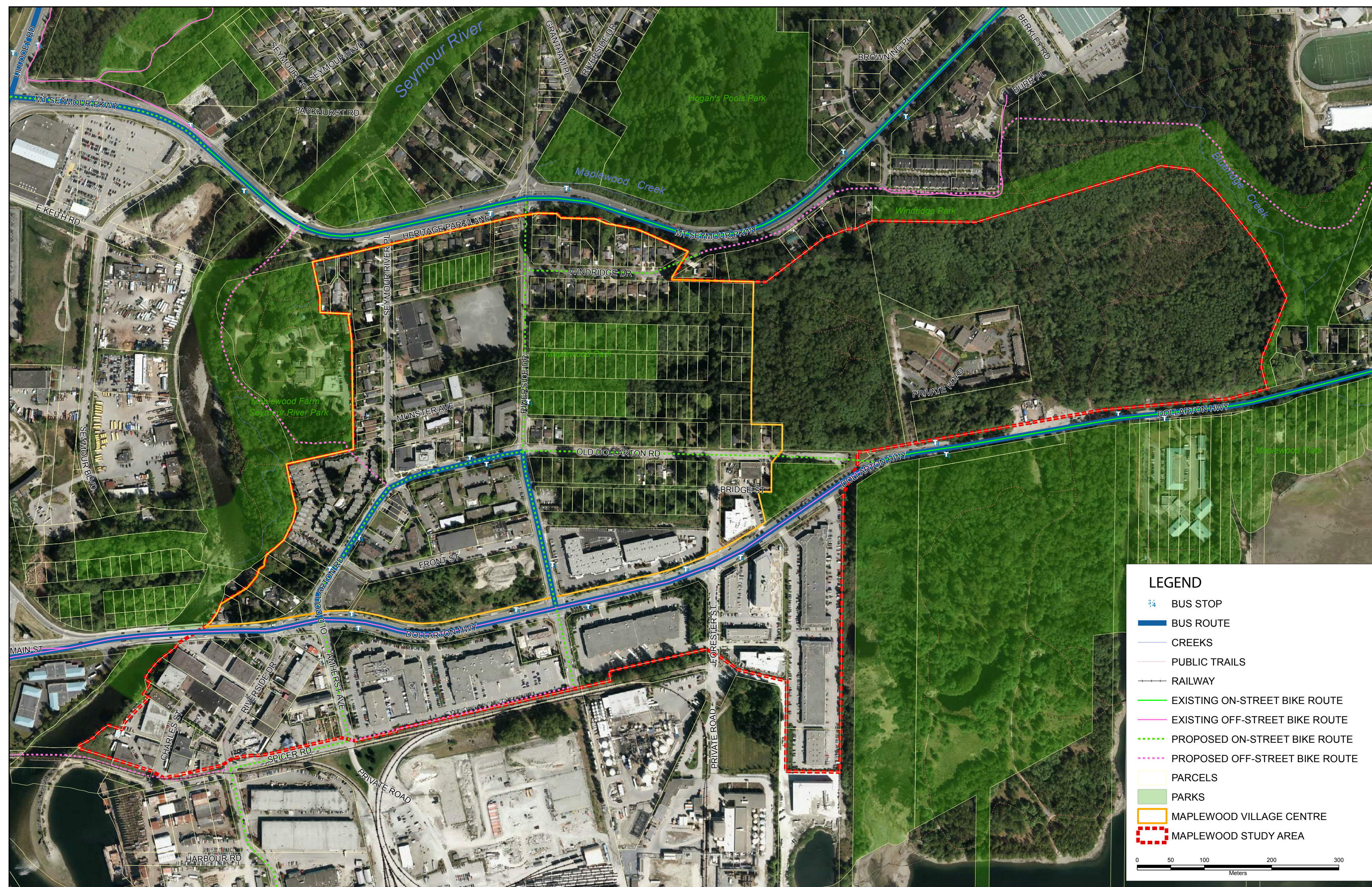
Other comments, ideas or opportunities:

TRANSPORTATION

TODAY



Maplewood includes a road network, transit service including several bus routes, sidewalks and trails.



How do you most often get around within your neighbourhood? (Use a dot to select one only)

Bus	
Bicycle	
Walking	
Car/Truck as driver	
Car/Truck as passenger	
Other	

How do you most often get to and from Maplewood? (Use a dot to select one only)

Bus	
Bicycle	
Walking	
Car/Truck as driver	
Car/Truck as passenger	
Other	

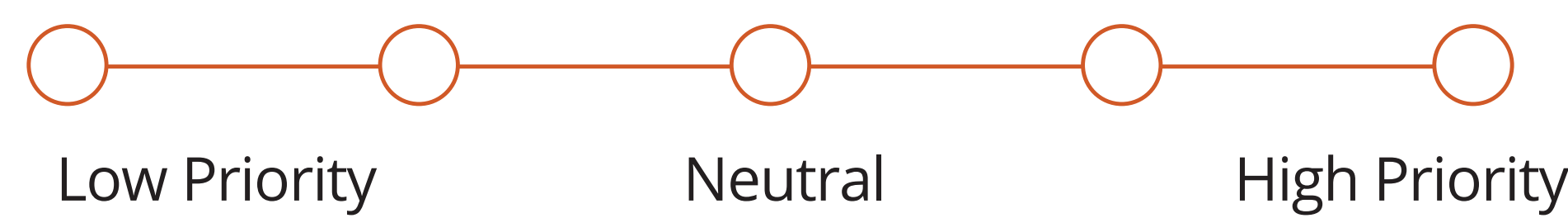
PRIORITIES FOR THE FUTURE



How important are the following:

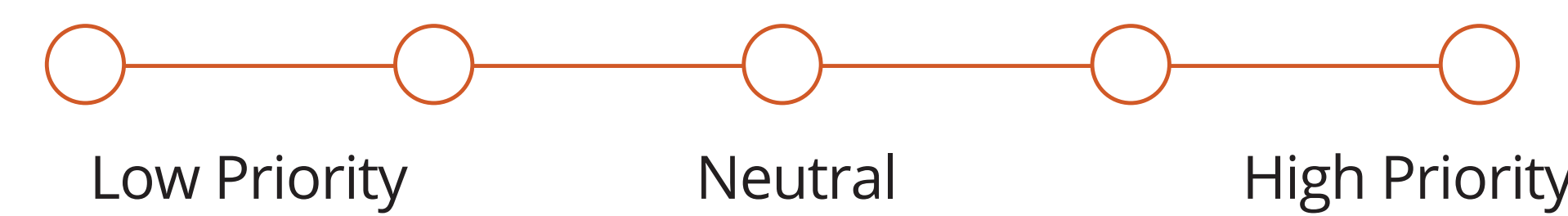
Active Transportation:

A rich network of pathways, trails, and bike facilities.



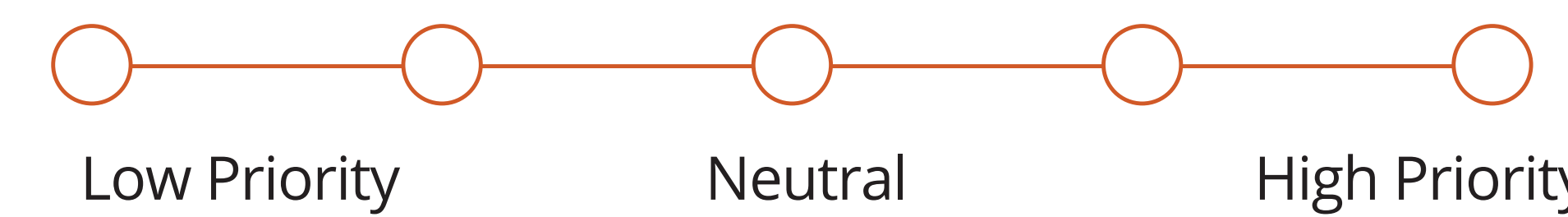
Quality Pedestrian Environment:

Comfortable and inviting streets, sidewalks and plazas.



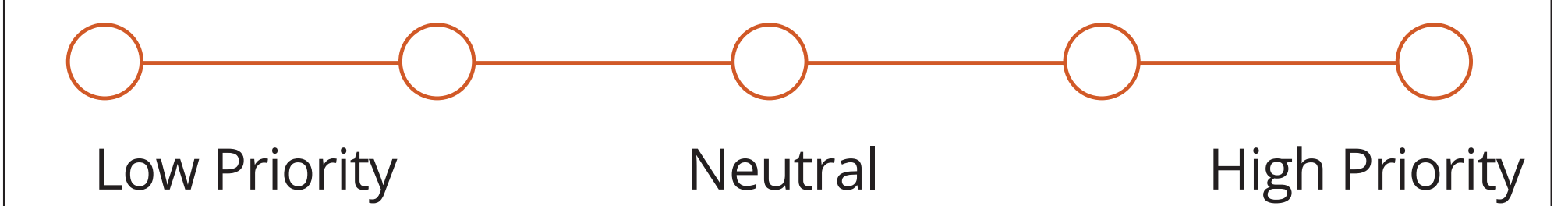
Transit:

Frequent Transit Service that provides regular connections to and from Maplewood.

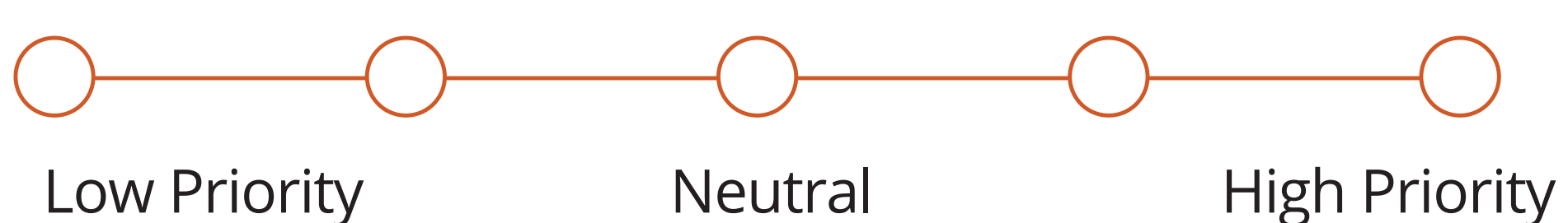


Automobiles:

Berkley Road extension enhanced east - west connections to provide alternate routes and facilitate traffic flows.

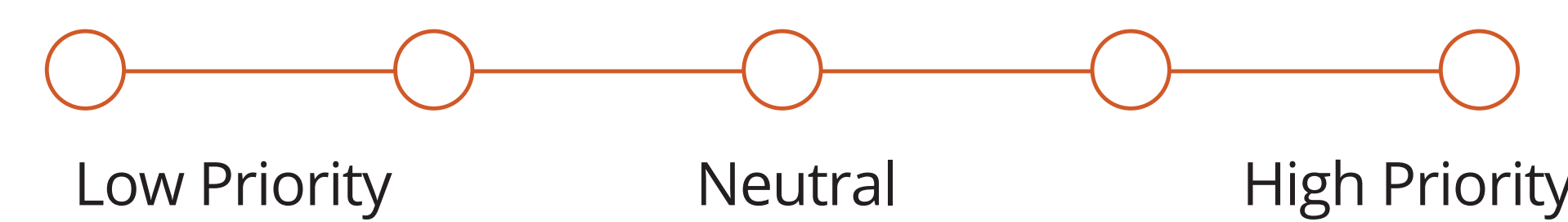


Continuous sidewalk connections



Pedestrian & bicycle linkages:

to connect Maplewood Village w/ surrounding neighbourhoods



Other comments, ideas or opportunities:


TODAY ➤

The design of public spaces (streets, sidewalks, plazas etc.) and the relationship to adjacent uses influences community use and experience of this space. Well designed public spaces that welcome pedestrian activity and interaction create more attractive and vibrant community places.

PRIORITIES FOR
THE FUTURE ➤

What would make Maplewood a more attractive, vibrant community?

Unique and identifiable places



○ — ○ — ○ — ○ — ○
Low Priority Neutral High Priority

Streets, parks and plazas that integrate stormwater and ecology




○ — ○ — ○ — ○ — ○
Low Priority Neutral High Priority

Improved landscaping




○ — ○ — ○ — ○ — ○
Low Priority Neutral High Priority

Well designed buildings



○ — ○ — ○ — ○ — ○
Low Priority Neutral High Priority

Public art



○ — ○ — ○ — ○ — ○
Low Priority Neutral High Priority

Other comments, ideas or opportunities:

SUSTAINABILITY

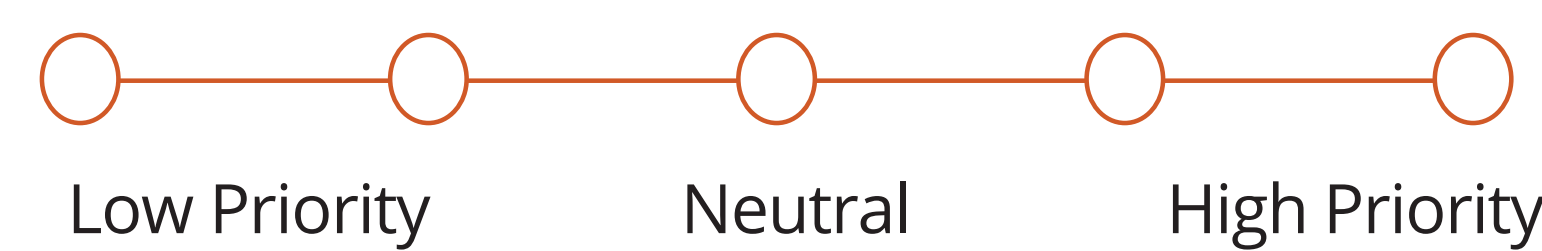
TODAY ➤

In B.C., we use about an average of 490 litres of water per person per day and about 98 gigajoules of energy per household per year.

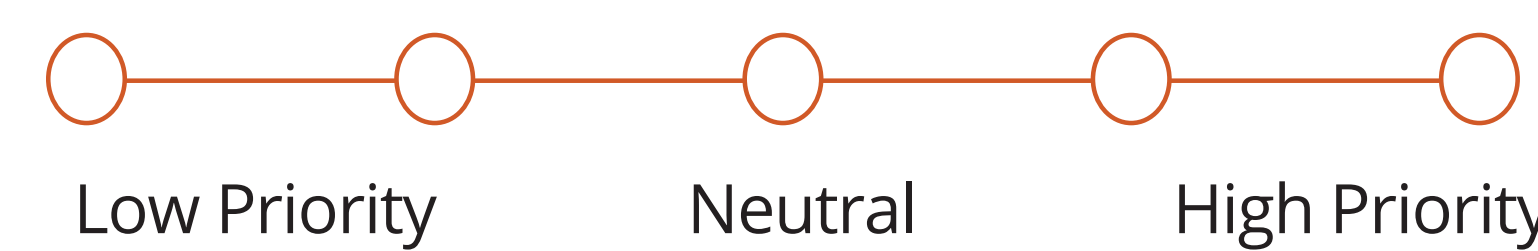
PRIORITIES FOR
THE FUTURE ➤

What should be done in Maplewood to create a more sustainable, resilient community ?

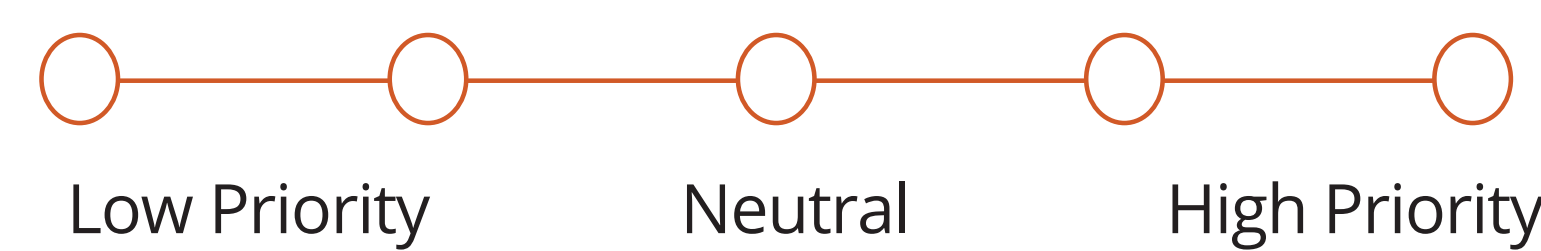
Prepare for climate change
resilience – such as stormwater
and flood risk management



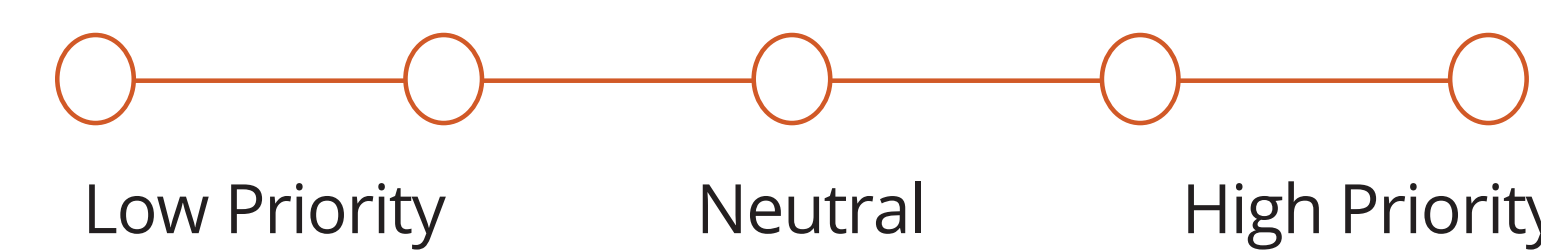
Invest in renewable energy and
energy efficiency



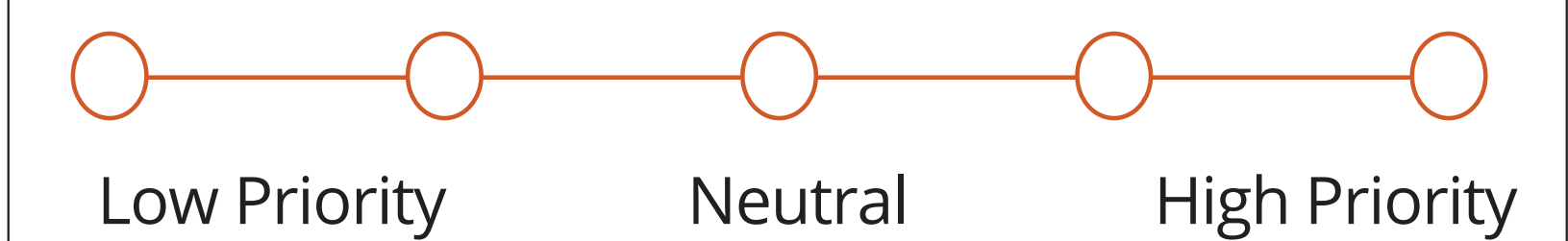
Promote water conservation



Promote active living
and alternative forms of
transportation



Promote food security and local
food systems



Other comments, ideas or opportunities:

MAKING MAPLEWOOD GREAT

As we embark on the planning process we would like to know from residents, businesses and others what makes Maplewood a truly great community. There's so many possibilities. Suggestions will be used to inform big ideas and principles to help guide the planning process.

What are your ideas? Add sticky notes to add ideas and place sticky dots next to ideas that you love.



Explore biomass-based energy system using waste from Maplewood Farm.



Encourage public art projects, sculpture gardens, gallery spaces



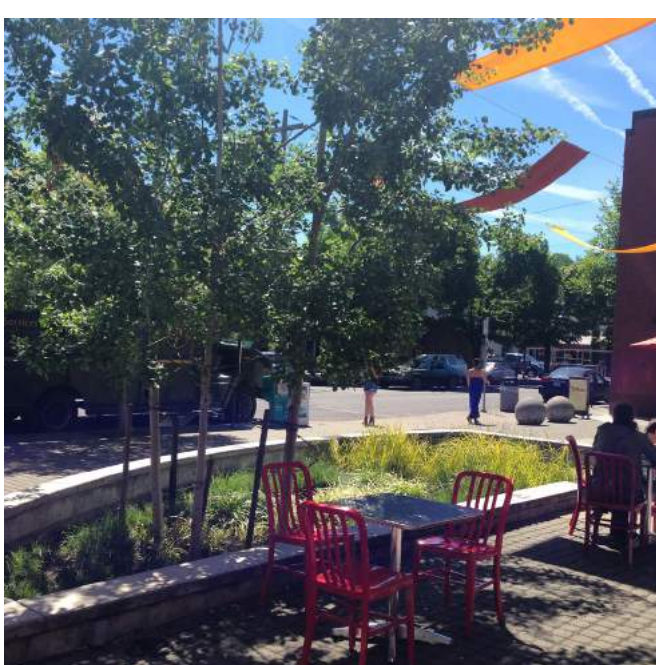
Art inspired bike racks outside all of the stores and in key public places in Maplewood



Encourage sustainable local businesses



Provide safe pedestrian environments and road spaces that can be closed to vehicles for community events.



Celebrate and harvest rainwater to connect people to the natural environment



Encourage 'cool the school' retrofits to create a multi-functional learning and play space on the roof.



Raingardens for ecology and education at the school

Encourage low impact, environmentally sensitive development.



Provide parking underneath condo housing

Provide innovative opportunities for local businesses (e.g. live-work town houses)

MAKING MAPLEWOOD GREAT

As we embark on the planning process we would like to know from residents, businesses and others what makes Maplewood a truly great community. There's so many possibilities. Suggestions will be used to inform big ideas and principles to help guide the planning process.

What are your ideas? Add sticky notes to add ideas and place sticky dots next to ideas that you love.



Habitat restoration projects, tree planting programs, bird nesting boxes, wildlife rescue initiatives, climate change campaigns



Community events, educational displays, environmental campaigns, social justice campaigns, community courses



Playground equipment, green space improvements

Educational opportunities at the farm - community gardens at the school, or adjacent to the school site.



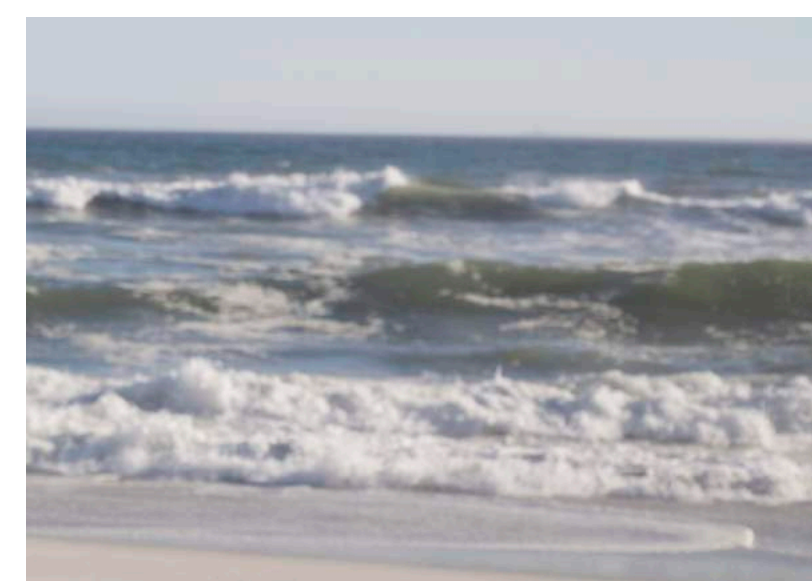
Community gardens, group buying clubs, food waste recovery, urban agriculture projects, edible landscapes, land sharing



Some of the blank walls are needed to protect from traffic noise, these could be painted community murals.



Restore and enhance Maplewood Creek



Ocean-loop based geexchange system, Biomass-based energy system using waste from Maplewood Farm (petting zoo).

Community interaction initiatives, "happy city" projects



Maplewood Brewery



Seasonal food-truck parklets within the business area



Maplewood car-share program.



Woonerfs (shared streets)



Bike share program