

District of North Vancouver, October 29, 2002

C.7 MAPLEWOOD LOCAL PLAN

1. The Maplewood Local Plan

The District Official Community Plan is a municipal bylaw adopted by Council expressing social, environmental and economic objectives and policies relating to the general form and character of future land use patterns and related servicing requirements for the District of North Vancouver. The Maplewood local plan covers a smaller local area (Map 1) and deals in more detail with local concerns. It forms a part of the District Official Community Plan.

The local plan is based on a long-term vision developed by Maplewood community representatives. The Plan itself is intended to guide and protect the community for the first ten years after which there will be a plan review and an adjustment of the plan to take into account changes in technology and society. This local plan will provide growth management direction in Maplewood over the coming decade or more.

2. Community Vision

Any plan must be based on visions of the future, not necessarily tied to the past, with the ability to see beauty and opportunity where none before have realised it. So Maplewood, which seems today like a neglected and unorganised community, has abundant opportunities available to it to transform into a new exciting and vibrant community. Such forward-looking visions become the foundation of the plan.

The key vision of the community is that of a **complete and balanced community** with local jobs equalling 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 centred on a newly invigorated, walkable Maplewood village centre. Front Street 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.

Sustainability - defined as better energy efficiency in the design of new buildings and business/ industrial areas, diminished use of the automobile through provision of live /work units, local jobs and better local transit, increased walkability through a new pedestrian trail system and better home-work relationships and overall green space protection- will be strongly encouraged in the name of conservation of the Earth's resources. The riverfront will be open and accessible to all and there will be better access and viewing opportunities on the Burrard Inlet waterfront. Conservation and protection will be emphasised and all creeks, wetlands, steep slopes and the remaining saltwater marshes will be rigorously protected and enhanced. Entranceways into the community will reflect its social history and environmental assets and new buildings will be encouraged to adopt an architectural theme which pays tribute to Maplewood's long and distinguished history as one of the North Shores pioneer communities.

3. Plan Goals

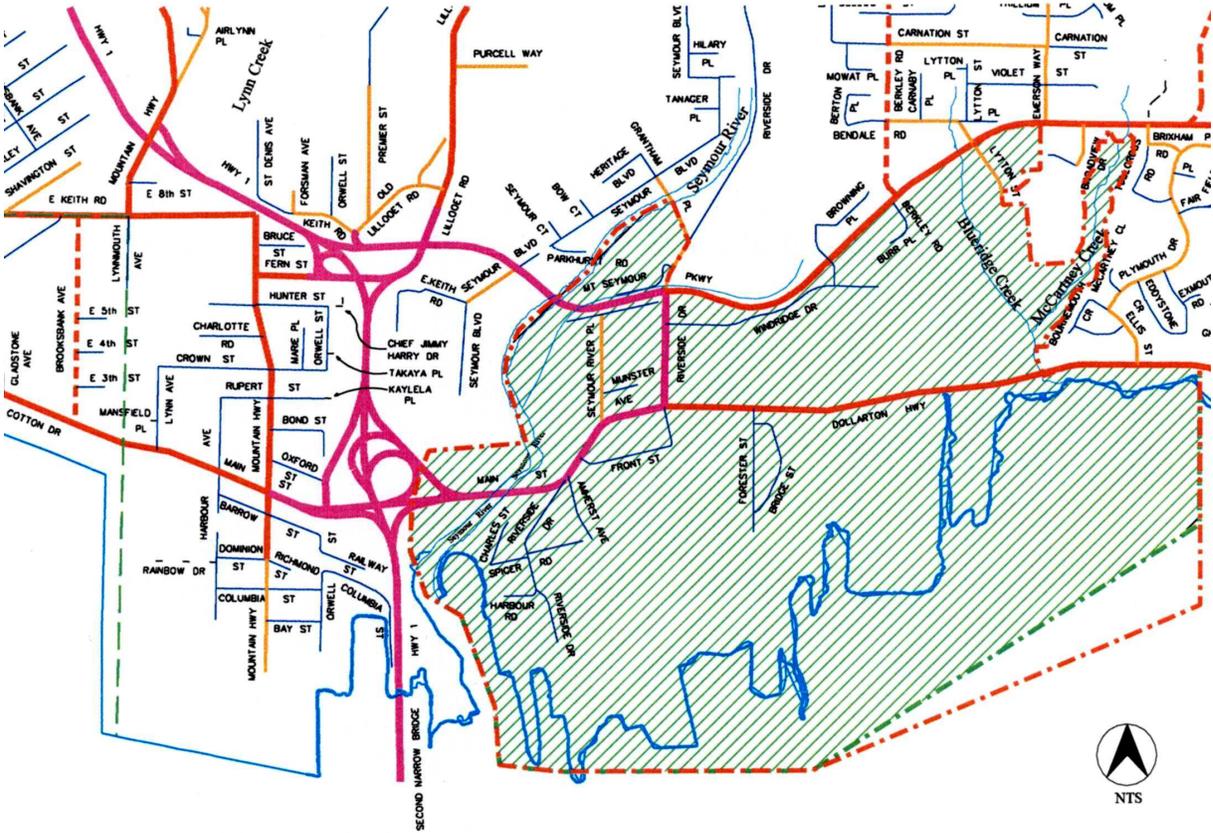
Social - creation of a vibrant and complete community where one can live, work, recreate and shop in a friendly and welcoming environment.

Environment- recognition and enhancement of the community's unique environmental assets of river frontage and salt water frontage, treed slopes and natural creeks, saltwater marsh and mudflats, logged old growth forest and forested spaces; promoting efficient use of energy resources.

Map1

Maplewood Local Plan - Location

MAY 15, 2002



Burrard Inlet

Transportation – provision of accessible and widespread pedestrian/cycling routes so that walking and cycling are major activities; realise the benefits of Maplewood ‘s location as a transportation axis for transit, rail, water and road transportation; minimize the impact of commuter vehicle trips on a sustainable community.

Economic- provision of local employment that will enable local people to work and live in the same neighbourhood or in the same building, including the creation of a vibrant and attractive central business area and business parks that are energy efficient, attractively designed and are an asset to the community.

4. Environment and Conservation

Key Plan Strategy: to protect and enhance Maplewood’s environmental assets with emphasis on watercourse and shorelands.

Maplewood has a varied natural environment, the two dominant features being the valley of the Seymour River and the shore of Burrard Inlet. Other dominant natural features are the Windridge escarpment and the various creeks, which wind through Maplewood - Maplewood Creek, Blueridge Creek and McCartney Creek. 2 illustrates the variety of environmental assets in this community.

The shoreline of Burrard Inlet was once a natural mudflat, the home of numerous flocks of birds. With its freshwater/saltwater mix it was a productive area for wildlife, waterfowl and fish. With industrialization, much of the salt-water marsh was dredged and filled for industry. However, prodigious preservation efforts by the Wildbird Trust in the Maplewood Conservation Area on land infilled and previously used for industrial purposes have demonstrated how a productive bird habitat can be sustained in this area. The remaining tidal mudflats in the area east of the Maplewood Conservation area complement the habitat provided in the Conservation Area and will be protected in their natural state, as the contribution of tidal flats to bird and fish habitat is substantial. Additional community and neighbourhood level open space 6.9ha (17ac) - provided north of Dollarton Highway, will complement the Conservation Area. The major rivers and creeks of Maplewood – the Seymour River, Maplewood Creek, Blueridge Creek and McCartney Creek also all need environmental protection -a key feature of this plan.

The plan also recognises the existence of hazardous conditions in Maplewood and so the Windridge escarpment will be protected as a forested greenbelt featuring an east-west trail and the upper springs and lower seepage areas must be carefully controlled for slope stability while still providing base-flow to the creeks. The trees, streams, shores and wildlife are all part of Maplewood’s character and are assets to the community and must therefore be treasured, preserved and protected. The existence of potentially hazardous conditions relating to the air quality around the Nexen Inc chemical plant is recognised in the application of development restrictions around the plant according to the MIACC guidelines.

Objective 4.1 To protect the Seymour River as an important community resource

Policy 4.1.1 Any development bordering the Seymour River shall be set back according to current Provincial legislation.

Policy 4.1.2 Natural riverbank vegetation on the Seymour River shall be retained and the riparian area rehabilitated where possible.

Policy 4.1.3 The fish bearing capacity of the Seymour River shall be documented and a plan put in place to increase such capacity over the next 10 years.

Policy 4.1.4 The advisability of designating low lands near the river as a flood plain will be examined in consultation with the Province.

Objective 4.2 All streams and creeks shall be protected, preserved and enhanced

Policy 4.2.1 Any development bordering McCartney or Blueridge Creeks shall be set back according to current Provincial legislation. Development close to other streams or creeks shall have setbacks as determined by Provincial legislation and by required environmental studies.

Policy 4.2.2 Natural streamside or creek side vegetation shall be retained and the riparian areas rehabilitated where possible.

Policy 4.2.3 The fish bearing capacity of all streams and creeks shall be documented and a plan put in place to increase such capacity over the next 10 years.

Policy 4.2.4. All streams and creeks shall have identification signs erected at prominent locations providing the stream/creek name and information about its environmental and habitat qualities.

Policy 4.2.5 Fresh water flow from streams and creeks into the Maplewood Conservation area is beneficial and should be enhanced where possible.

Policy 4.2.6 Natural waterways shall be protected from harm caused by storm water discharge.

Policy 4.2.7 Protect water quality in streams and creeks by the use of environmentally sensitive land development practices and related engineering designs.

Objective 4.3 To protect other natural water features

Policy 4.3.1 The Maplewood Farm duck pond shall be restored and enhanced for fish and wildlife habitat as a community effort.

Objective 4.4 To protect and enhance the natural and vegetative qualities of the Windridge escarpment.

Policy 4.4.1 An environmental study shall be prepared to document the physical, vegetative and wildlife assets of the Windridge escarpment.

Policy 4.4.2 All streams, groundwater levels and water seepage areas within the escarpment shall be carefully protected and monitored to ensure slope stability and vegetation survival.

Policy 4.4.3 Where it is documented that an existing public trail might jeopardise the stability of the escarpment, such trail may be closed and re-routed, where possible.

Policy 4.4.4 All tree and vegetation removal from the escarpment shall require an environmental permit and such permit shall not be issued where it might adversely affect the stability of the escarpment.

Policy 4.4.5 Any new road or trail traversing the escarpment shall require a detailed environmental assessment to ensure the best route is chosen from a slope stability /environment viewpoint.

Objective 4.5 To protect air, water or land quality

Policy 4.5.1 All industrial developments greater in size than 0.5 ha (1.23 ac), either new, expanded or redeveloped, shall be required to prepare environmental impact studies detailing any potential pollution of air, water or land.

Policy 4.5.2 Encourage the development of site remediation plans for all polluted industrial sites with, approximate timelines, to assist in succession planning of such sites.

Policy 4.5.3 Protect the quality of groundwater by ensuring that surface activity does not adversely affect surface water percolation so leading to pollution of groundwater resources.

Objective 4.6 To ensure new development is environmentally sound.

Policy 4.6.1 All new development to reflect current environmental design principles and practices.

Policy 4.6.2 The landscaping of development parcels shall reflect and complement the natural areas.

Policy 4.6.3 All environmentally critical areas shall be identified prior to development approval and measures taken to protect them.

Policy 4.6.4 An independent wildlife survey shall be required prior to the development of natural or forested areas.

Policy 4.6.5 Encourage energy conservation in the design of new buildings in Maplewood.

Objective 4.7 To support and protect the efforts being made to increase wild life in the Maplewood Conservation Area.

Policy 4.7.1 Ensure no developments incompatible to wild life habitat occur on the perimeters of the Maplewood Conservation Area.

Policy 4.7.2 Work with the Wild Bird Trust to enhance the Conservation Area.

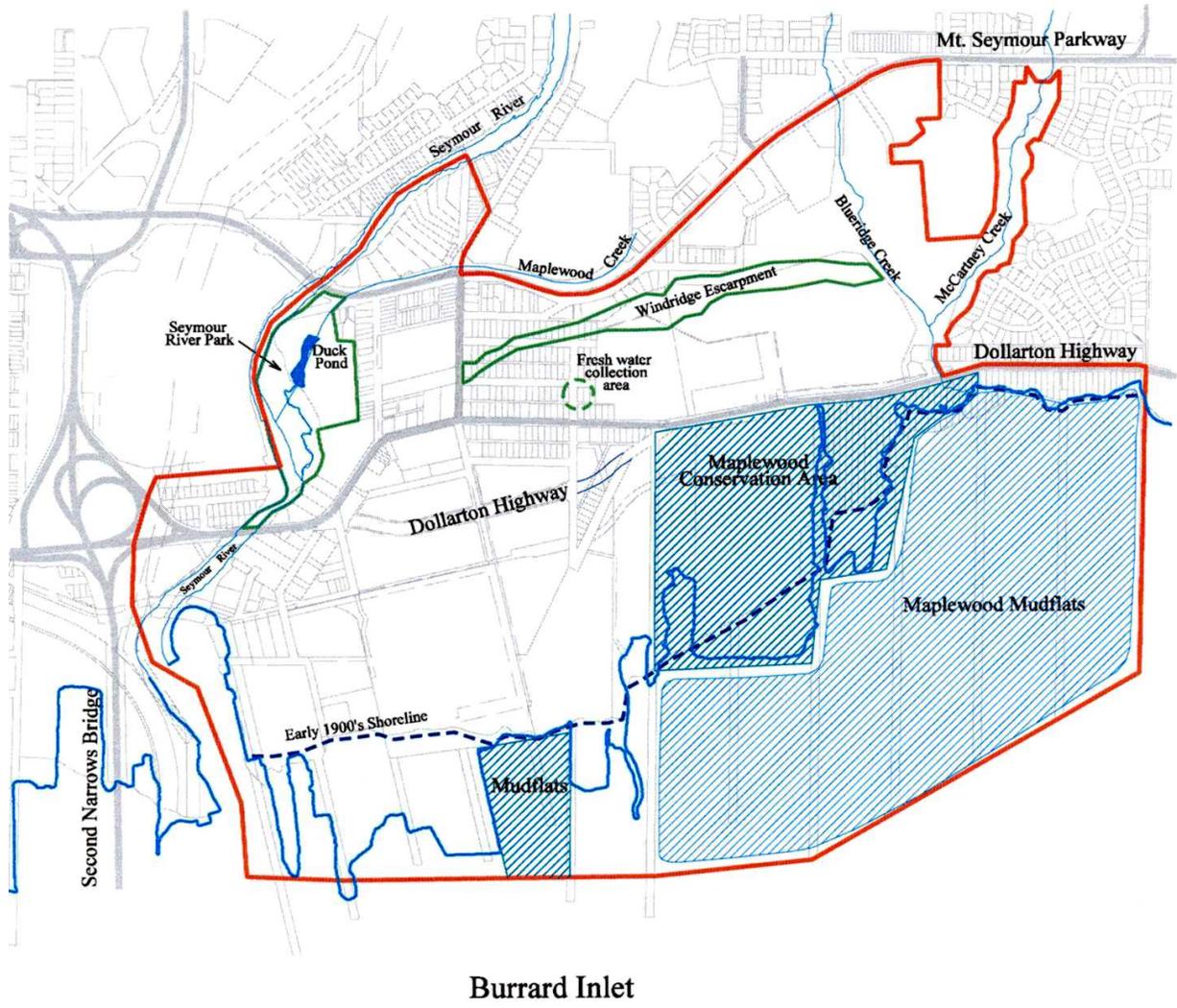
Objective 4.8 To protect and enhance the remaining natural intertidal shores in Maplewood.

Policy 4.8.1 Ensure public access to the remaining natural intertidal shores is strictly controlled to protect such areas.

Map 2

Maplewood Local Plan - Environment

M A Y 1 5 , 2 0 0 2



Policy 4.8.2 The Burrard Inlet Environmental Review Committee (BERC) should be requested to ban the infilling and the dredging of the remaining natural intertidal shores in Maplewood excepting where dredging is required for vessel safety and maintaining established shipping channels.

Policy 4.8.3 Studies shall be undertaken to establish the feasibility of reclaiming former intertidal shores for wildlife habitat.

Objective 4.9 To expand and Improve greenway corridors for wildlife

Policy 4.9.1 Provide a protected corridor for Blueridge Creek in the Windridge area to where it joins McCartney Creek.

Policy 4.9.2 Provide a protected wildlife corridor along McCartney Creek.

Policy 4.9.3 Expand the corridor where McCartney creek crosses the Dollarton Highway.

Policy 4.9.4 Develop an inventory of wildlife in the area to determine wildlife corridor needs.

Policy 4.9.5 Protect streamside areas and strive to maximise these where possible.

5. Parks, Open Space and Trails

Key Plan Strategy: to create many new park opportunities and a new community trail system.

Maplewood, under this local plan, will possess a large amount of parks and open space (Map 3) totalling 76.92 ha (190 ac). In terms of District parks standards, there is a surplus in community level space and neighbourhood level parks space. In addition, the community has easy access to a considerable amount of district level space (Maplewood Conservation Area and Maplewood Farm) and also has 10.7ha (26ac) of greenbelt open space (McCartney Creek, the Windridge escarpment and Cutter Island), as indicated below:

MAPLEWOOD OPEN SPACE			
TYPE & AMOUNT	PARKS STANDARD ha/1000 pop.	LOCATION and STATUS	SIZE
District level 38.1ha (94ac)	N/A	Maplewood Conservation Area- existing	34 ha (84ac)
		Maplewood Farm- existing	4.1 ha (10ac)
Community level 10.62ha (26.24ac)	Standard: 1ha/1000 Local Plan: 3.0ha/1000*	Seymour River Heritage park- existing	5.8 ha (14.3ac)
		Area north of Dollarton-proposed	4.8ha (11.86ac)
Neighbourhood level 17.5ha (43.24ac)	Standard: 1ha /1000 Local Plan: 4.97ha/1000*	Windridge park- existing and proposed**	14.3ha (35.5ac)
		Playground north of school- proposed	0.3ha (0.9ac)
		Playground off Riverside Dr- existing	0.4 ha (1ac)
		West of International College-proposed	2.5ha (6.2ac)
Greenbelt Open Space 10.7ha(26.4ac)	N/A	McCartney Creek-existing	4.9ha (12ac)
		Windridge escarpment-existing	4ha (10ac)
		Cutter Island-existing	1.8ha (4.5ac)
TOTAL:	* based on local plan estimate pop of 3520		76.92ha (190ac)

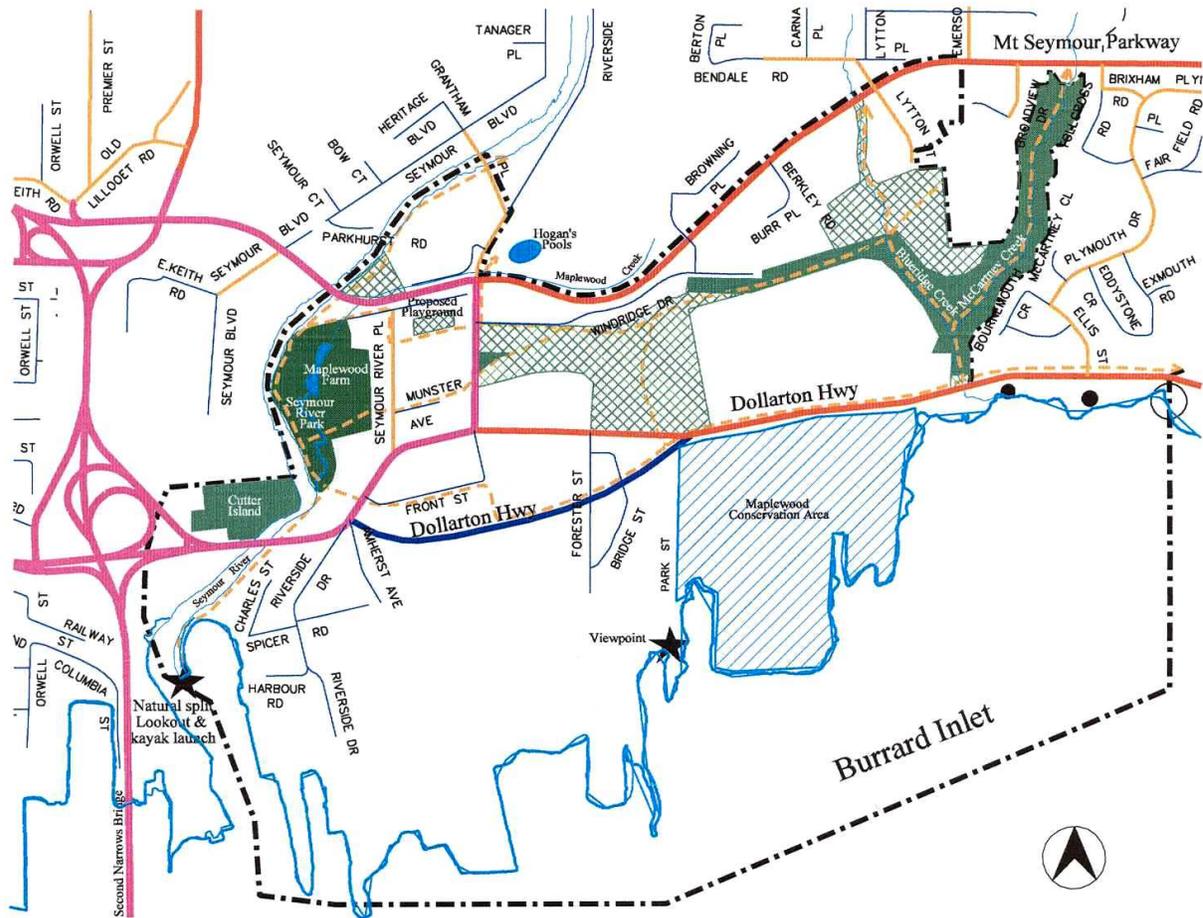
**Windridge Park partially exists but is not dedicated and is only partially zoned for park use. An area of approximately 8.7ha (21.5ac) is currently used as a de facto park and the local plan proposes an additional 5.6ha(14ac) expansion into a new dedicated and zoned Windridge Park of 14.3ha (35.5 ac).

Maplewood has a number of parks and also areas with greater park potential. The Maplewood Conservation Area is a district level open space and although it is primarily a bird sanctuary, it does provide for public access to the shoreline and this has been a valuable attraction for the community. The 4.1ha (10ac)

Map 3

Maplewood Local Plan - Parks, Open Spaces & Trails

MAY 15, 2002



LEGEND :

-  Existing parks / open space
-  Proposed parks / open space
-  Maplegrove conservation area
-  Proposed trail
-  Street end to be opened
-  Street end opened
-  Proposed viewpoint
-  Plan boundary

Maplewood Children's Farm is both a district level open space and a regional attraction and should be encouraged to constantly upgrade and diversify its attractions.

Good public access to the Seymour River is offered by Seymour River Heritage Park, a 5.8ha (14.3ac) community level park and in the long term it is the intent of this plan to create the opportunity for a sea-to-sky walkway along the river starting at the mouth and proceeding as far as the Seymour Demonstration Forest. More community level open space is provided by an additional 4.8ha (11.86ac) area north of Dollarton, currently a wooded area, and this may further complement the Conservation Area.

The 14ha (35ac) neighbourhood level park in Windridge will protect the Blueridge Creek valley and will preserve the magnificent second growth forest with its remnants of the old growth logging industry as another link to Maplewood's past. Additional neighbourhood level open space will be provided north of Dollarton and east of Riverside Drive with a 2.5ha (6.2ac) area open space located on a former fill site immediately west of the Canadian International College.

Greenbelt open space within the community is represented by the McCartney Creek Valley, currently protected by PRO zoning, the east-west Windridge escarpment and Cutter Island, a 1.8ha (4.5 ac) dedicated park space lying west of the Seymour River. This open space will be left in its natural condition and so not developed for any form of park. A possible community trail running along the Windridge escarpment linking the new Windridge Park with the Seymour River should be investigated.

Objective 5.1 To expand the range of waterfront access opportunities to Maplewood residents.

Policy 5.1.1 Prepare an independent environmental impact and feasibility study of the development of a public viewpoint at the foot of Park Street, and the required connecting public trail alternatives, in consultation with the Wild Bird Trust, Maplewood residents and adjacent landowners.

Policy 5.1.2 Ensure ongoing consultation with the Wild Bird Trust in any trail proposal, which might affect the Maplewood Conservation Area.

Policy 5.1.3 Develop a trail along the length of the Seymour River starting at the river mouth, respecting riparian protected areas along the river.

Policy 5.1.4 Develop public access on the spit at the mouth of the Seymour River with new viewing opportunities.

Policy 5.1.5 Review the feasibility and safety of a public canoe/kayak launching area on the spit, in conjunction with the Vancouver Port Authority and BERC.

Policy 5.1.6 Future industrial or commercial developments on the waterfront should be people-friendly and provide for public access opportunities.

Policy 5.1.7 Maintain the Horton, Daly and Ellis waterfront-access street ends for public viewing of Burrard Inlet, but not for boat launching.

Policy 5.1.8 Consult with the GVRD regarding the future use of the log sort area at the foot of Riverside, including the possibility of using part of the site as public waterfront park, when such site is surplus to GVRD requirements.

Objective 5.2 To expand park opportunities in the community.

Policy 5.2.1 Create a park in the Windridge Centre area over all District land along and east of Blueridge Creek. Such park to utilize existing trails, preserve existing vegetation and preserve the Blueridge Creek valley, linking with the McCartney Creek valley. Any park plan for this new park shall also examine the needs of new residents in Windridge, including new seniors housing and the needs of the Kiwanis Lodge residents.

Policy 5.2.2 Create a Windridge escarpment park with provision of an east-west trail, the boundaries of such park to be decided in consultation with adjacent property owners and after environmental studies.

Policy 5.2.3 Develop as a children's park, the current undeveloped park lying north of Maplewood School but emphasize tree and vegetation retention to provide privacy for neighbours.

Policy 5.2.4 Create new community level and neighbourhood level open space north of Dollarton Highway, between Riverside and the Canadian International College to provide opportunities for a playground, community trails, a sculpture walk and conservation of wetland areas.

Policy 5.2.5 The Seymour River Heritage Park should be expanded to serve the community with provision for a dog walk, a public washroom and a canoe/kayak launching area should the Seymour River spit launch be inoperable due to safety or environmental concerns.

Policy 5.2.6 Cutter Island, on the west bank of the Seymour River, shall remain as a natural area but pedestrian links with Maplewood Centre and along the Seymour River should be examined.
 Policy 5.2.7 Ensure that current and proposed park space is developed to provide for community needs.
 Policy 5.2.8 Examine opportunities for a public allotment garden in the community, in partnership with a non-profit agency.

Objective 5.3. To enhance the recreational experiences offered by Maplewood Farm.

Policy 5.3.1 Encourage the continuous improvement of the Maplewood Children's' Farm.
 Policy 5.3.2 Provide additional interpretative material to commemorate the first District council meeting held at this location in 1891.
 Policy 5.3.3 Provide better directional signage to the farm.
 Policy 5.3.4 Examine the vehicular access and parking needs of the farm.
 Policy 5.3.5 Encourage the retention of a tree-covered, natural-looking entrance to the farm from Seymour River Place.

Objective 5.4 To create a network of trails connecting all parts of the community.

Policy 5.4.1 Create a trail master plan linking the Seymour River, Windridge escarpment, Maplewood Farm, the new Windridge park, the Park Street viewpoint, other new open spaces, streams, creeks and the new Dollarton Highway linear trail.
 Policy 5.4.2 Ensure that new development in Maplewood Centre, Windridge and new Business Parks are all connected to the community trail system.
 Policy 5.4.3 The trail system to be developed with a distinctive Maplewood motif reflecting the history of Maplewood and with interpretative plaques provided along the trails.
 Policy 5.4.4 All trails in Maplewood to be linked with important features in Maplewood such as the Environment Canada Science Centre, the International College and the Maplewood Centre.
 Policy 5.4.5 Ensure that Maplewood trails are functionally connected to trails in adjacent communities.
 Policy 5.4.6 Plan so that trails are wheelchair accessible where possible.
 Policy 5.4.7 Establish trails where bicycles are compatible with pedestrian use of the trail.
 Policy 5.4.8 Riverside /streamside trails to be designed to respect riparian areas, wildlife corridors and other identified sensitive areas.

6. Residential

Key Plan Strategy: to improve opportunities for a larger variety of housing types.

Maplewood is a small community from a residential viewpoint. There are 2492 people in Maplewood according to the 1996 census, amended to include the Kiwanis Lodge in Windridge and the Seymour Estates apartment complex at Lytton Street and Mt Seymour Parkway. The breakdown of existing housing types and population age groups is shown in the table below:

1996 Census as updated to 2000:

UNITS							
Single family	Town Houses	Apartments	Sec Suites	Windridge	Kiwanis	Total Units	Population
264	135	210	70	0	192	871	2492

POPULATION				
0-19 yrs	20-44 yrs	45-64 yrs	65+yrs	Total
700 (28%)	1005 (40.3%)	475 (19%)	312 (12.5%)	2492

It is proposed that there be an increase (to 1362 units) in the number and type of residential accommodation in the community. Many of the town house and apartments are rental units and this should be encouraged to continue. The diversion of heavy traffic from the Dollarton Highway to the new Dollarton Highway will act to reduce noise, smell and congestion for residences along the current Dollarton Highway and so increase the opportunity to improve the residential ambience of Maplewood. There is some opportunity in the village centre for some live/work residences, for artists' loft and live/work units on Front Street. This would contribute to the "completeness" of Maplewood and would bring more residential character to the community. Along the old Dollarton Highway, opportunities exist for an eclectic mixture of low density housing types, ranging from existing single-family units, to small lot housing, duplexes, triplexes and innovative low-density live/work units. Existing single-family areas will remain primarily the same, except in specifically noted areas. The following table summarizes the breakdown of housing types in the local plan.

2002 Local Plan Estimates:

UNITS							
Single Family	Town Houses	Apartments	Sec Suites	Windridge	Kiwanis	Total Units	Population
328	178	250	70	344	192	1362	3526

It should be noted that all new residential development must comply with the land use guidelines set out by the former Major Industrial Accidents Council of Canada (MIACC) relating to distance from the Nexen Inc (formerly CXY Chemicals) chemical plant lying south of the CNR tracks on Amherst Road. In all cases in lower Maplewood (not including Windridge) in areas designated RS and RM, this means an average density of 19.76 units/ha (8 units/ac) for all new developments. Such developments are noted in the following table:

Table 1 Density Averaging in lower Maplewood

Site and Location (See Map 7 for site locations)	Size Ha/ac	Current Use	Total Units	Proposed Use
a) Dollarton Highway	1.2(2.99)	Single Family	24	Single Family, Townhouses/Apts
b) Seymour River Pl	0.5(1.28)	Single Family	20	Single Family, Townhouses/Apts
c) Front Street N	0.4 (1.1)	Industry	10	Apartments over retail, Live/work
d) Front Street S	2.3(5.6)	Vacant	30	Apartments over retail, Live/work
e) Dollarton Highway S	1.0(2.5)	Single Family/Vacant	20	Single Family, Live/work units, Duplex etc
f) Dollarton Highway N	3.6(8.9)	Single Family/Vacant	75	Single Family, Live-work units, Duplex etc
Total Average Density	9.05(22.37)		179 units 19.76 units/ha (8 units/ac)	

Note: The 8 units/acre average density restriction will be either removed at such time as chlorine production ceases permanently at the Nexen Inc chemical plant, or reviewed should Nexen Inc make plant changes that reduce risk.

In the **Windridge Centre** area, opportunities are noted in the plan for an expansion of apartments or congregate care residential units south of the Kiwanis Lodge and for family- oriented or seniors housing east of Kiwanis Lodge. Additional apartment units above ground floor retail are proposed for a 0.4ha site at the southwest corner of Berkley Road and Mt Seymour Parkway and the Seymour Estates apartment complex on Lytton has some intensification potential.

Objective 6.1 To provide a variety of housing types and tenures

Policy 6.1.1 Expand multi-family housing opportunities within and around the Maplewood Centre, including housing affordable to all income groups.

Policy 6.1.2 Provide for additional multi-family housing in Windridge to cater to families or seniors.

Policy 6.1.3 Strive to protect existing rental housing stock.

Policy 6.1.4 Conserve existing single-family housing areas where designated RS on the Plan Map.

Policy 6.1.5 Allow for low-density housing options –single family/town housing/ apartments, duplex/triplex/artist lofts/live-work units- in areas designated RM.

Policy 6.1.6 Encourage the development of adaptable housing in Maplewood so that people may live their lifecycle in Maplewood if so desired.

Policy 6.1.7 Make provision for small single-family lots and duplexes or triplexes on Dollarton Highway near Forester.

Policy 6.1.8 Residential densities in excess of MIACC guidelines will not be supported in lower Maplewood in all areas designated RM on the Plan Map. This means that the allowable residential development shall not exceed the projected number of units listed on Table 1. These density restrictions to be removed when production of chlorine ceases permanently at the Nexen Inc chemical plant, or reviewed should Nexen Inc make plant changes that reduce risk.

Policy 6.1.9 Make provision for artists' loft units and low density live /work units on Dollarton Highway near Forester, allowing for a variety of commercial and service commercial uses.

Objective 6.2 To revitalise existing residential areas

Policy 6.2.1 Conduct a municipal audit of infrastructure in current residential areas to determine a replacement plan for sidewalks, streets, lighting standards, sewers and waterlines, with new streetscape guidelines for the old Dollarton Highway.

Policy 6.2.2 Develop residential design guidelines to be applied to new housing. Such guidelines to be drawn up with community input with the intention that new housing reflect the spirit of Maplewood.

Policy 6.2.3 Examine traffic patterns near the Maplewood Farm to determine if the traffic impact on the neighbourhood can be reduced.

Policy 6.2.4 Ensure that new single family housing is in scale with existing neighbourhood housing unless the community sets different standards.

Policy 6.2.5 Improve current streetscapes and lanes where possible.

Policy 6.2.6 Embark on a residential street tree-planting programme.

Policy 6.2.7 Support a density increase on the Seymour Estates property to a maximum Floor Space Ratio (FSR) of 1.2 to allow for creative redevelopment and improvement of the complex (residential density of 98-123 units /ha or 40-50 units/acre).

Objective 6.3 To ensure that all new residential development provides positive benefits to the community

Policy 6.3.1 Develop a Public Benefits Strategy with community input.

Policy 6.3.2 Include protection of existing rental housing, provision of new seniors housing, provision of park space and improvement of community services in such strategy.

Policy 6.3.3 On RM Medium Density sites where densities up to 138.32 units/ha (56 units/ac)are allowed, seniors housing or congregate care developments to a maximum floor space ratio (FSR) of 2.0 are allowed.

7. Commercial

Key Plan Strategy: to create an exciting, dynamic village centre in Maplewood and revitalise the commercial core.

Maplewood has a small commercial base of approximately 51,900 sq ft (Retail/ Service and Office space) according to the 1997 Urban Systems Economic Development Strategy Study. The five main commercial areas in Maplewood are the Maplewood Plaza, Dollarton Plaza, Maplewood Market, a former Petrocan service station converted to automotive repair and the Maplewood Pub on Spicer Street. Other small retail type uses, a small café on Riverside Drive and a doughnut drive-through on Dollarton, exist within industrially zoned areas. The strategy of this plan will be to focus commercial activity into the Maplewood and Dollarton Plaza areas (Map 4). The Maplewood Centre will be the dynamic, diverse and pedestrian/transit friendly commercial/retail focus of Maplewood. Front Street will be developed as a new “High Street” with mixed uses retail and apartments on both sides of the street. More multi-family housing in Maplewood Centre will also provide a better customer base. Emphasis will be on improved pedestrian activity and aesthetics- street furniture, attractive paved pedestrian areas, better signage and the history of Maplewood will be highlighted in street signs and historic markers. A space capable of hosting a weekly “farmers market“ will be sought to allow Maplewood Centre to act as a true village core. A small vigorous commercial centre will better serve the needs of residents and workers and that includes the retention and improvement of existing retail areas. The north side of Front Street will be redeveloped to provide about 10,000 sq ft of ground level retail while the Nexen Inc. property on the south side of Front Street has potential for 97,000 sq ft of commercial use (site 12 on Map 4). A minor commercial presence of about 10,000 sq ft is also planned for Windridge, for a total increase in commercial space of 117,000sq ft (or 11,700 sq ft/year over 10 years). Home-based businesses will also be encouraged as a means of creating a work/live environment.

The whole commercial/light industrial complex centred on Charles Street also offers opportunities for redevelopment and expansion to complement the Maplewood Centre and take advantage of the increased business opportunities and the improved access to Maplewood provided by the new Dollarton Highway. The entranceways to Maplewood are very visible and this is where first impressions of the community are made so care must be taken with redevelopment of such sites.

Objective 7.1. To create a village centre for Maplewood.

Policy 7.1.1 Prepare a master plan for the Maplewood Centre vicinity to include provision for a new “high street” centred on Front Street.

Policy 7.1.2 Ensure a strong pedestrian flavour to redevelopment within the Maplewood Centre with options for alternative modes of transport- transit and bicycles.

Policy 7.1.3 Develop design guidelines for all new commercial and residential development in the village centre. New buildings to carry a “Maplewood“ theme reflective of the community’s history and geographic setting.

Objective 7.2 To Increase pedestrian- friendliness within the village centre

Policy 7.2.1 Encourage better weather protection for pedestrians.

Policy 7.2.2 Provide more pedestrian resting places with benches.

Policy 7.2.3 Encourage the provision of bicycle storage.

Policy 7.2.4 Increase live-work opportunities within the village centre to reduce auto dependence.

Objective 7.3. To Increase employment opportunities in Maplewood

Policy 7.3.1 Encourage more small and diverse retail businesses.

Policy 7.3.2 Explore possibilities of more live/work residences either in the Maplewood village centre on Front Street or within parts of the Dollarton Business Park.

Policy 7.3.3 Encourage home-based businesses by the provision of proper zoning regulations.

Policy 7.3.4 Support small business and create a business climate which helps all businesses.

Policy 7.3.5 Encourage the creation of a local business association to promote Maplewood businesses.

Objective 7.4. To provide more mixed-use (residential/commercial)

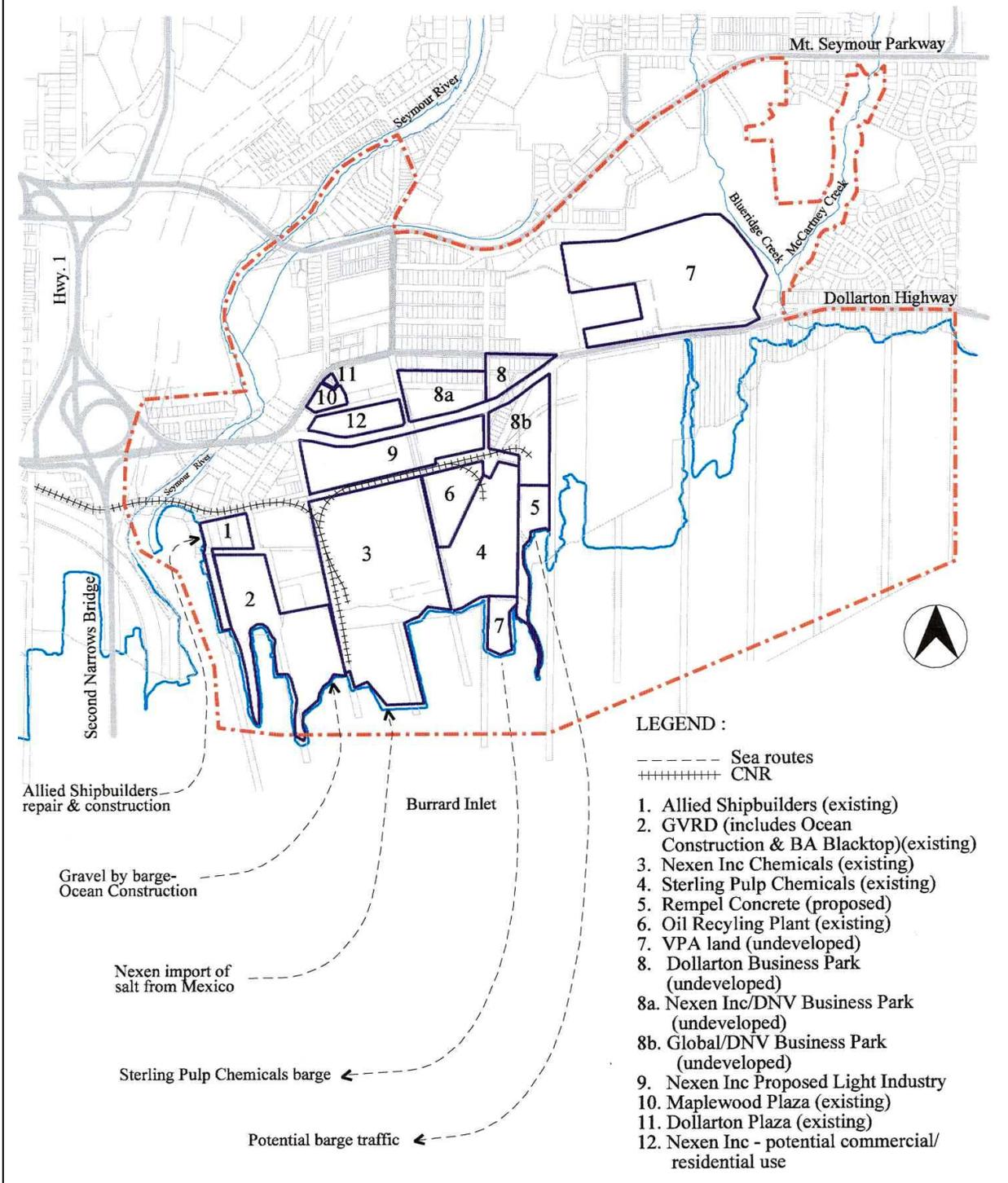
Policy 7.4.1 Provide for a mixed use development on a site at the south-west corner of the Berkley Road/ Mt Seymour Parkway intersection with retail businesses to support the diverse population of the Windridge area.

Objective 7.5. To ensure that business uses at Maplewood's gateways are of a high aesthetic standard

Policy 7.5.1 Require a high standard of building design and landscaping on all business sites at the approaches to Maplewood.

Policy 7.5.2 Require that any redevelopment of the "Swedish Park" site, currently used for a storage unit business, reflects the history of the site and is of a high aesthetic standard as befits this most important entranceway site.

Policy 7.5.3 Develop site, sign and landscape standards, based on Maplewood's environment and history on sites 3 and 4, identified on Map 7.



8. Business Parks

Key Plan Strategy: to create new employment within a stimulating physical environment

Maplewood will be changed dramatically with the development of four substantial areas for business park purposes (Map 4):

- a) The Dollarton Business Park of 1.4ha (3.5ac) ([Site 8 on Map 4](#)) located at Dollarton and Forester. This will be a high quality environment for business/ office and light industrial use. Landscaping and tree planting will be emphasised and design guidelines introduced to make attractive buildings and high quality landscaping the norm.
- b) Nexen/DNV 3.5 ha (8.8 ac) north of the new Dollarton Highway, bounded by Riverside Drive, Forester Street and the lane south of Dollarton, ([Site 8a on Map 4](#)) will be a business park-type development that will feature tree retention and high tech office type use. The 4.97ha (12.2 ac) of land south of Dollarton Highway ([Site 9 on Map 4](#)), currently owned by Nexen Inc will tend more to light industrial use but of high quality and allow for R& D uses.
- c) The 10ha (25 ac) site lying between Windridge Drive and Dollarton Highway, between Blueridge Creek and the Canadian International College ([Site 7 on Map 4](#)), currently owned by the Vancouver Port Authority (VPA), will feature mixed-use office/ business park with minor commercial. Part of this land may be developed for a film studio. Any retail uses except for purely local use are discouraged as this will act negatively on Maplewood Centre. Live/work uses are encouraged and in-house transient residential uses within a film studio complex are acceptable. Provision has to be made for the development of the extension of Berkley Road to connect with Dollarton Highway.
- d) Approximately 5.2ha(13 ac) of land bounded by Dollarton Highway, Forester Street and the Maplewood Conservation Area ([Site 8b on Map 4](#)). This will be an attractively located business park which will take advantage of the views offered by the adjacent Maplewood Conservation Area and will contain office space, research and development and, possibly, film-related activities.

Developments of such business parks will, over the next 20 years, provide a substantial tax base to the District and a ready market for Maplewood's local businesses, leading to a revitalisation of businesses in the Maplewood village centre.

Objective 8.1 To encourage the development of business park uses

Policy 8.1.1 Work with private owners within the Dollarton Business park to ensure comprehensive development of this business park.

Policy 8.1.2 Start negotiations with VPA leading to the development of a master site plan for its holdings in east Maplewood, such plan to be preceded by environmental studies to assess the impact of development on natural vegetation, wildlife, wildlife corridors, surface and subsurface hydrology and slope stability.

Policy 8.1.3 Do not allow major retail uses in business parks or retail businesses along Dollarton Highway, uses of such a nature that would adversely affect existing or planned retail areas in Maplewood Centre.

Policy 8.1.4 Encourage the provision of a fibre optics network into all business parks.

Objective 8.2 To create attractive business parks

Policy 8.2.1 Develop building and landscape design guidelines for all business park areas with the emphasis on high quality buildings that reflect a Maplewood theme of environmental conservation and history.

Policy 8.2.2 Ensure that all business park designs encourage the use of bicycles.

Policy 8.2.3 Allow only micro- scale retail uses in business parks to serve purely business park needs in order not to compete with businesses in the Maplewood village centre.

Policy 8.2.4 Preserve as much of the natural existing vegetation as possible and concentrate on heavy replanting to create an oasis of green.

Policy 8.2.5 Develop a consistent business park signage that emphasises the natural environment of Maplewood.

Policy 8.2.6 Encourage the provision of public art within all business park areas.

Objective 8.3. To integrate residential uses within business parks

Policy 8.3.1 Develop new zoning that allows a mixture of residential uses such as live/work buildings within business parks.

Objective 8.4 To ensure that new business parks contribute to the community's well-being

Policy 8.4.1 Require community improvement levies to provide for improved recreational, cultural and community facilities.

Policy 8.4.2 Include community recreational activities in business park design.

Policy 8.4.3 Explore a business park tie in to Windsor High school business programmes to create work experiences for students.

9. Industrial

Key Plan Strategy: to plan for the replacement of the chemical industry in the long term with a range of industrial uses, including light industry, opening opportunities for public access to the waterfront.

Maplewood has a strong industrial employment base (Map 4) dating from the 1920's with the development of coastal sawmills. The non-wood industrial base is of more recent origin- dating from the late 1950's with the Nexen Inc chlorine plant. The plan now encourages the removal of hazardous industry from Maplewood. When the chemical industry south of the CNR tracks – represented by Nexen Inc, Sterling Pulp Chemicals and Mohawk Oil - decides to relocate, it will open the door to a redevelopment of this area for a larger number of lighter industrial uses, which may eventually generate a higher municipal tax base, as well as allowing opportunities for improved public shoreline access. The filled shore lands belong to Vancouver Port Authority and any changes in the industrial nature of this area will require VPA agreement. VPA also has the right to retain such lands for port-related industry. Since industrial site remediation may take decades to complete, conversion of the heavy industrial areas will take well beyond the time scale of this plan. Nexen Inc owns 4.97 ha (12.3 ac) of zoned and serviced light industrial land south of the new Dollarton Highway, which should develop following the highway opening in summer 2002.

Other major industrial uses in the area include Global Pacific (lumber re-export), Ocean Construction Supplies, Allied Shipbuilders, B.A. Blacktop, International Bio-Recovery (waste food-to-fertiliser) and Rempel Brothers Concrete, currently relocating to a new enclosed plant on the waterfront south of Global Pacific (Site 5 Map 4). The light industrial area centred on Charles Street and Riverside Drive West is in the process of transition and more attractive buildings, landscaping and streetscapes should be encouraged when redevelopment occurs.

The plan divides industry into three categories:

- light industrial: light manufacturing and storage, some office space.
- medium industrial: medium manufacturing and storage with minimal office space.
- port industrial: port-oriented heavy industry with some water transport needs - ship repair, gravel and construction supplies, heavy truck and rail traffic.

Objective 9.1 To create attractive light industrial areas

Policy 9.1.1 Ensure that all new light industrial areas are of a high visual standard, with attractive landscaping and underground services.

Policy 9.1.2 Encourage the upgrading and improvement of the light industrial area west of Amherst with emphasis on upgrading of roads, sewers, provision of sidewalks and other infrastructure.

Policy 9.1.3 Review the zoning in the above area to determine if more uses of a commercial nature are warranted.

Policy 9.1.4 Consider expansion of additional entertainment-type attractions that would complement the existing Maplewood neighbourhood pub on Spicer Street.

Objective 9.2 To plan for the eventual removal of all the chemical industry from Maplewood

Policy 9.2.1 Upon redevelopment, chemical industry lands lying south of the CNR tracks should be considered for port-related uses in the short to intermediate term and for high tech marine R&D or other suitable port-related uses such as small specialised niche terminals, marine construction and light industrial uses in the long term.

Policy 9.2.2 All heavy industrial land occupied by chemical industry uses shall be remediated once vacant to allow for replacement by lighter industrial uses.

Policy 9.2.3 Ensure that no hazardous industries replace the vacating chemical industry.

Policy 9.2.4 In the meantime support existing heavy industry by creating a positive business climate that encourages upgrading of equipment and investment in such businesses and that further recognises the positive contributions in job creation and municipal taxes of these businesses.

Policy 9.2.5 Actively involve the Vancouver Port Authority in any long range planning affecting the industrial waterfront.

Objective 9.3 To provide for more public access to the waterfront

Policy 9.3.1 Work with the GVRD to examine the feasibility of providing some waterfront public access at the log sort site on Riverside Drive, or some long term park space when the land becomes surplus to GVRD.

Policy 9.3.2. Feasibility studies should be undertaken to establish if there is any potential for a commuter ferry terminal on the site of the GVRD log sort.

Policy 9.3.3 Fashion better public access to the waterfront by working with Industry to effect more public access to industrial sites and to the industrial waterfront where safety allows opportunities for viewing platforms. Opening up closed street ends and re-creating historic street ends should all be considered.

Policy 9.3.4 Encourage industrial site tours to acquaint residents with the variety of industry in Maplewood.

Objective 9.4 To clean up and improve current industrial areas

Policy 9.4.1 The recycling receiving depot on Spicer Street should be phased out and removed to a site with better truck access, possibly close to the current transfer station on Riverside Drive.

Policy 9.4.2 The operation of the GVRD transfer station on Riverside should be reviewed with regards to minimising disturbance to the residential and business areas of Maplewood in terms of smell, litter and truck noise.

Policy 9.4.3 Streetscapes and public infrastructure in the industrial areas should be upgraded with better provision for landscaping, sidewalks, street trees and streetlights.

Policy 9.4.4 Industrial signage shall be improved.

Policy 9.4.5 Should the industrial waterfront site on Harbour Road become available for redevelopment it should be considered for more intensive urban uses such as waterfront restaurant, marina, public market, entertainment uses, marine technology research, college outreach facility and other public-oriented commercial uses commensurate with a lively waterfront location. Public waterfront access should be a condition of this type of redevelopment.

Objective 9.5 To improve safety in industrial areas

Policy 9.5.1 All uses within, and surrounding, the Nexen Inc chemical plant shall be governed by the standards set by MIACC, until the plant ceases operation.

Policy 9.5.2 Minimize the manufacture, storage and transportation of hazardous materials within the community.

10. Transportation, Circulation and Utilities

Key Plan Strategy: to provide a transportation system that better meets both the needs of the residents and the expanded commercial/industrial base.

Maplewood is a community shaped by its transportation links, a product of its key location. It sits at the entrance to the Second Narrows bridgehead and also guards the approaches to Seymour. The Seymour River constricts road circulation to a few bridge crossings. The rail system is also focussed on the rail crossing of Second Narrows and the CNR tracks have to cross the Seymour River in the same location, making Maplewood a very congested spot. The Iron Workers' Memorial Second Narrows Bridge is at capacity and constrains movement into and out of Maplewood. Traffic accessing this bridge is sometimes backed up in the morning peak period. The proposed doubling of the Dollarton Bridge will improve east-west traffic flow over the river and will improve access to Main Street and to the Phibbs transit exchange.

The new Dollarton Highway will divert commercial and heavy truck traffic from the residential areas adjacent to the old Dollarton Highway improving quality of life and pedestrian safety. There will be minor improvements to Riverside Drive East and the proposed extension of Berkley Road to join Dollarton Highway will provide a much-needed north-south road link. The Berkley Road extension connecting Dollarton and Mt Seymour Parkway will provide a better alternative to using Riverside Drive and thus will reduce traffic on Riverside Drive. When the Trans-Canada Highway was built in the late 1950's, Keith Road was severed from the Seymour/Maplewood area. It is necessary to re-initiate this historic Keith Road–Mount Seymour Parkway direct link to tie Seymour and Maplewood with the rest of North Vancouver to allow inter-community links without the traffic entanglement of the Second Narrows bridgehead.

Some utilities will need to be upgraded to support future land uses. The water supply and sanitary mains are adequate for the proposed developments, however, there will be some water main replacement needed along main arterials in the area. The sewage pump station at Forester will need to be expanded. The GVRD is proposing to install a new water main (Main Number 5) from the Seymour Dam to the Burrard Inlet and some sections have already been pre-built. A street improvement programme in the industrial area should be undertaken in conjunction with local businesses. A fibre optics network serving the new business parks should also be considered.

Maplewood also has a concentration of District-serving waste treatment and disposal facilities, including the GVRD waste transfer station on Riverside, the District of North Vancouver recycling yard on Riverside and the International Paper Industries (IPI) recycling centre on Spicer Street. Other related waste treatment uses include the International Bio Recovery plant (waste food into fertiliser) on Riverside and the Mohawk recycled oil treatment plant on Forester. This concentration of waste treatment uses provides Maplewood with the potential of a base for other sustainable environmental industries. At the same time, consideration should be given to effecting a move of the IPI site closer to the GVRD Transfer station thus releasing the Spicer Street site for more intense urban use (Policy 9.4.1).

Objective 10.1 To provide better external road connections

Policy 10.1.1 Mt Seymour Parkway should be extended over the Trans Canada Highway to link directly with Keith Road.

Policy 10.1.2 The Grantham Street Bridge crossing of the Seymour River should be maintained.

Policy 10.1.3 The Dollarton Bridge over the Seymour River should be twinned to improve east-west traffic flow.

Objective 10.2 To improve internal road circulation

Policy 10.2.1 Examine improvements to school child safety by the provision of an onsite drop-off/pick-up zone and a lighted crosswalk on Riverside Drive.

Policy 10.2.2 Provision should be made for a pedestrian crossing of Mt Seymour Parkway to facilitate schoolchildren crossing and to connect neighbourhoods separated by this road.

Policy 10.2.3 The old Dollarton Highway and Riverside Drive shall be retained as collector/minor arterial roads, retaining their public transit service.

Policy 10.2.4 Berkley Road shall be extended to join Dollarton Highway as a high priority. The final route selected to be determined after environmental and geo-technical studies and in conjunction with the Vancouver Port Authority.

Policy 10.2.5 Ensure the safe and efficient movement of truck traffic by providing convenient access to the new Dollarton Highway, in consultation with industrial users.

Policy 10.2.6 Forester Street will act as the primary access to the eastern commercial and industrial areas.

Policy 10.2.7 Conduct a traffic and parking study for Maplewood Farm with emphasis on provision of parking on “special event” days.

Policy 10.2.8 Review traffic calming options for the portion of Riverside Drive- connecting Dollarton Highway and Mt Seymour Parkway- and for the old Dollarton Highway.

Policy 10.2.9 After the new Dollarton Highway opens, conduct traffic monitoring to ensure that traffic does not continue to use the old Dollarton Highway as a convenient bypass route.

Objective 10.3 To improve bus and bicycle service

Policy 10.3.1 Translink to be encouraged to provide a transit service plan that reflects the community’s needs for transit services –such as better links to Ron Andrews Rec Centre, Maplewood Farm and better access to Park and Tilford shopping centre.

Policy 10.3.2 Expand the Bicycle Master Plan to take advantage of the proposed extensive trail system in Maplewood.

Policy 10.3.3 Promote education programmes to improve bicycle safety.

Policy 10.3.4. Translink should be requested to substantially upgrade the comfort level and attractiveness of the Phibbs bus exchange and to look in the long term to a new conveniently located replacement site.

Policy 10.3.5 Work with Translink to effect better transit service in future to the Maplewood Centre.

Objective 10.4 To optimise use of rail facilities

Policy 10.4.1 The use of current rail facilities should be considered in the design of any new industrial or employment areas.

Objective 10.5 To ensure both a road network and a utility system capable of meeting future demand for service

Policy 10.5.1 Work with the public and private utilities in planning for a utility system that reflects the future growth of Maplewood.

Policy 10.5.2 Undertake a road improvement programme for industrial areas in conjunction with local businesses.

Objective 10.6 To ensure that all road and public utility hardware is attractively designed to reflect the community’s history

Policy 10.6.1 Introduce public art into the design of street signs, utility manhole covers, pump stations etc, art that reflects on Maplewood’s history.

Objective 10.7 To improve water transportation connections

Policy 10.7.1 In conjunction with the VPA Harbourmaster, examine the feasibility of a new commuter ferry connection to Maplewood near the foot of Riverside Drive.

Policy 10.7.2 Work with the VPA to determine the long-range need for industrial water transport to Maplewood.

11. Community Facilities and Services

Key Plan Strategy: to upgrade and improve Maplewood's community facilities so they are primed for the challenge of new population and growth.

Maplewood is a small community with a varied institutional base (Map 5). The Maplewood Elementary School on Seymour River Place provides elementary school services for 222 students and is an important public facility for the community. This school is slated for replacement in the near future by the North Vancouver School District. Plymouth Elementary School (300 students) is outside Maplewood but does service the Windridge area. Windsor High School, east of Windridge with 1000 students, serves Maplewood. The Canadian International College provides language training for overseas students and is the aim of this plan to see this college integrated better with the community so that its facilities- meeting rooms and recreational services-can be accessed by the community.

The Ron Andrews Recreation Centre provides gym, pool and meeting facilities for west Seymour and is a magnet for people with young families so improved transit services to this facility are of prime importance. The nearby Youth Centre and Ice Rink are complementary uses. Nearby is the Kiwanis Lodge providing care for the elderly. This plan seeks to integrate this home into the fabric of the community with better pedestrian trail links and school visits. The new Windridge Centre plan will create better physical integration of all these important public facilities in Windridge, which were planned and built in isolation of each other. The Environment Canada Science Centre is also quite isolated but may have the potential as serving as an interpretative centre for the nearby mudflats and bird sanctuary.

Maplewood is an interesting community in that within a small and compact area resides an historic community with a substantial heavy industrial base that co-exists with a significant wildlife refuge and shares the community with beautiful rivers and streams, the Burrard Inlet waterfront, mudflats and substantial open space and park areas. This character should be reflected in any public art planned for Maplewood, but more than that, Maplewood should capitalize on its unique character and central location by encouraging public art, festivals and events and by creating a plan for community-based cultural facilities.

Objective 11.1 To improve the Arts and Culture sector in Maplewood

Policy 11.1.1 Ensure that the public art is encouraged within all new developments and especially in any new community facilities.

Policy 11.1.2 Encourage provision of artists' loft units within Maplewood Centre.

Policy 11.1.3 Develop a plan for community-based cultural facilities (rehearsal, exhibition and performance space) to serve the performing, visual and media arts and other cultural industries.

Policy 11.1.4 Support the development of local festivals/events that celebrate the unique character of the Maplewood Community.

Objective 11.2 To ensure that schools can accommodate increased residential development

Policy 11.2.1 Work with the North Vancouver School District in identifying new residential development and in planning for school capacity capable of handling any population increase.

Objective 11.3 To ensure that recreation services are accessible and adequate for the future

Policy 11.3.1 Ensure that the new Maplewood population is properly provided with recreational facilities.

Policy 11.3.2 Examine the need for an additional soccer field close to Windsor School.

Policy 11.3.3 Provide a basketball court adjacent to the Youth Centre in Windridge.

Policy 11.3.4 Work with Translink to identify youth and seniors transit access needs to recreational facilities in Maplewood.

Objective 11.4 To provide for community facilities for all population segments

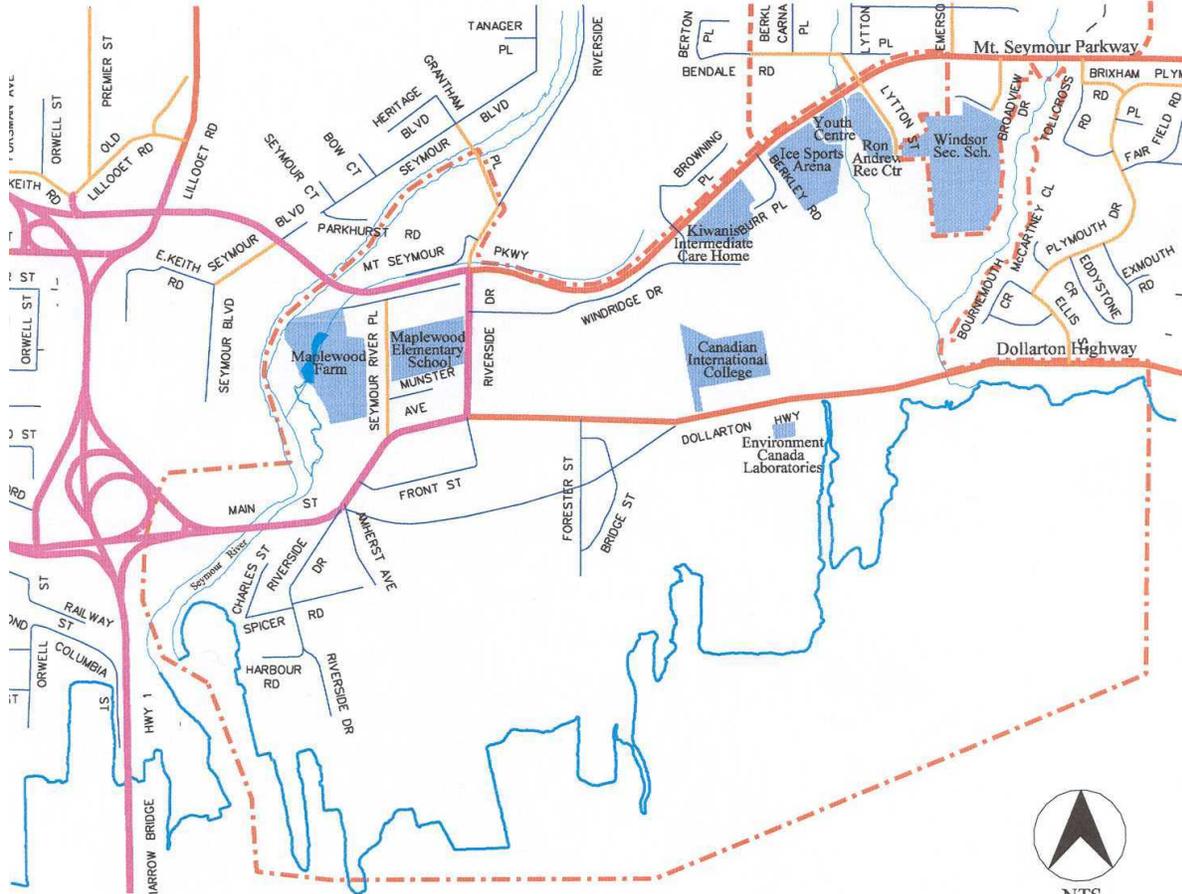
Policy 11.4.1 Provide additional youth space in lower Maplewood.

Policy 11.4.2 Provide additional space for seniors' programmes in lower Maplewood.

Policy 11.4.3 Provide some small office space for community organizations.

Map 5 Maplewood Local Plan - Community Facilities

MAY 15, 2002



----- Plan boundary

Policy 11.4.4 Ensure that all new facilities are accessible to the disabled and that those barriers to mobility are reduced.

Policy 11.4.5 Work with the Kiwanis Lodge Intermediate Care Home and other seniors-oriented complexes to determine what additional recreational programmes might be required at the Ron Andrews Recreation Centre in the future.

12. Urban Design and Heritage

Key Plan Strategy: to upgrade the appearance of Maplewood so that its distinguished history and natural setting are reflected in new building and public works; to respect the community's historic past and preserve what remains.

The plan emphasises building on Maplewood's past as a means of re-creating a strong sense of community. Maplewood is not some new suburb; it is a community with a proud and distinguished past. This past has been obscured especially within the industrial areas. Nevertheless it is felt to be important to ensure that any new development is in keeping with the feeling of Maplewood – that of an historic settlement, endowed with a lovely natural environment, with strong maritime and transportation connections and a robust industrial image. Architectural design and landscape design guidelines will be needed to have this Maplewood image emerge. There will be much new development and redevelopment in Maplewood's future. Since Maplewood is at the entranceway of North Vancouver and of Seymour, certain strategic sites will also be designated as "entranceway sites" where special design guidelines will prevail. Maplewood Centre provides a transition from the industrial areas to the south – with functional industrial architecture- to the residential areas to the north- with the emphasis on nature and landscaping –so the village centre has the opportunity of straddling both landscapes in any architectural theme that is developed.

Objective 12.1 To create an identity for the community by reflecting community history and sense of place in any new development

Policy 12.1.1 Develop a policy for new entranceways to Maplewood featuring Maplewood history.

Policy 12.1.2 Develop an architectural theme for new design in Maplewood.

Policy 12.1.3 Develop landscape guidelines that are appropriate for the Maplewood identity and apply such guidelines to all new public and private development.

Objective 12.2 To preserve the community's past

Policy 12.2.1 Prepare a survey of all historic buildings.

Policy 12.2.2 Identify and protect early remnants of the logging industry.

Policy 12.2.3 Erect heritage information plaques at strategic sites.

Policy 12.2.4 Encourage the recording of the First Nations influence in this area.

Policy 12.2.5 Fund the preparation of a history of Maplewood and distribute this to all local schools.

Objective 12.3 Improve the appearance of Maplewood

Policy 12.3.1 Prepare a street and streetscape improvement plan for all industrial areas.

Policy 12.3.2 Actively use District bylaws to clean up untidy sites and illegal dumping sites.

Policy 12.3.3 Designate specific locations as 'entranceway sites' and develop special architectural and landscape guidelines for these sites, which recognise the great impact of these sites in forming the first impressions of Maplewood.

Policy 12.3.4 Work with the Ministry of Transport and Highways towards better landscaping and identification signs at the community approaches off the Second Narrows bridge.

13. Special Areas- Windridge Centre/ Maplewood Village Centre

Key Plan Strategy: to provide for the comprehensive planning of the Windridge Centre and Maplewood Village Centre so that these areas will become dynamic and attractive focal points.

Windridge Centre and Maplewood Village Centre are two areas where the image of Maplewood can be most effectively enhanced:

Windridge Centre-contains a variety of recreational and community uses (Map 6) at the top of a steep embankment with a major creek dissecting it and with an attractive forest cover, much of which should be retained within an expanded park around Blueridge Creek. There is an extensive network of pedestrian trails already in existence. This area has been developed incrementally and contains a variety of uses ranging from an intermediate care home for the elderly to a private ice arena and a youth centre. Future uses include a site suitable for congregate care or apartments lying south of Kiwanis Lodge, new multi family site suitable for families or seniors housing and a mixed-use retail /apartment site at the corner of Berkley Road and Mt Seymour Parkway. A site suitable for a new ambulance facility has been identified south of the Ice Rink. Blueridge Creek and Mc Cartney Creek will be protected with wider corridors and attention will be paid to vegetation retention along the creeks, to fish habitat restoration and to the development of a pedestrian trail system that knits the area together.

Maplewood Village Centre - this is the commercial and residential heart of Maplewood and a comprehensive layout plan is needed to guide future development. The concept plan (Map 7), contains the following features:

- a new retail /live-work/apartment "high street" street aligned along Front Street
- improvements to the Maplewood Plaza to focus better to Front Street
- new multi-family housing sites
- better pedestrian and transit services to Maplewood village centre
- more pedestrian-friendly public open space and new street furniture
- streetscape design guidelines
- new building design guidelines to reflect a Maplewood theme
- a place attractive to all ages with street trees and improved landscaping
- emphasis on Maplewood's heritage
- a community trail system linking the village to the river and to Windridge
- adequate and convenient parking

Objective 13.1 To encourage the development of Windridge in a comprehensive manner

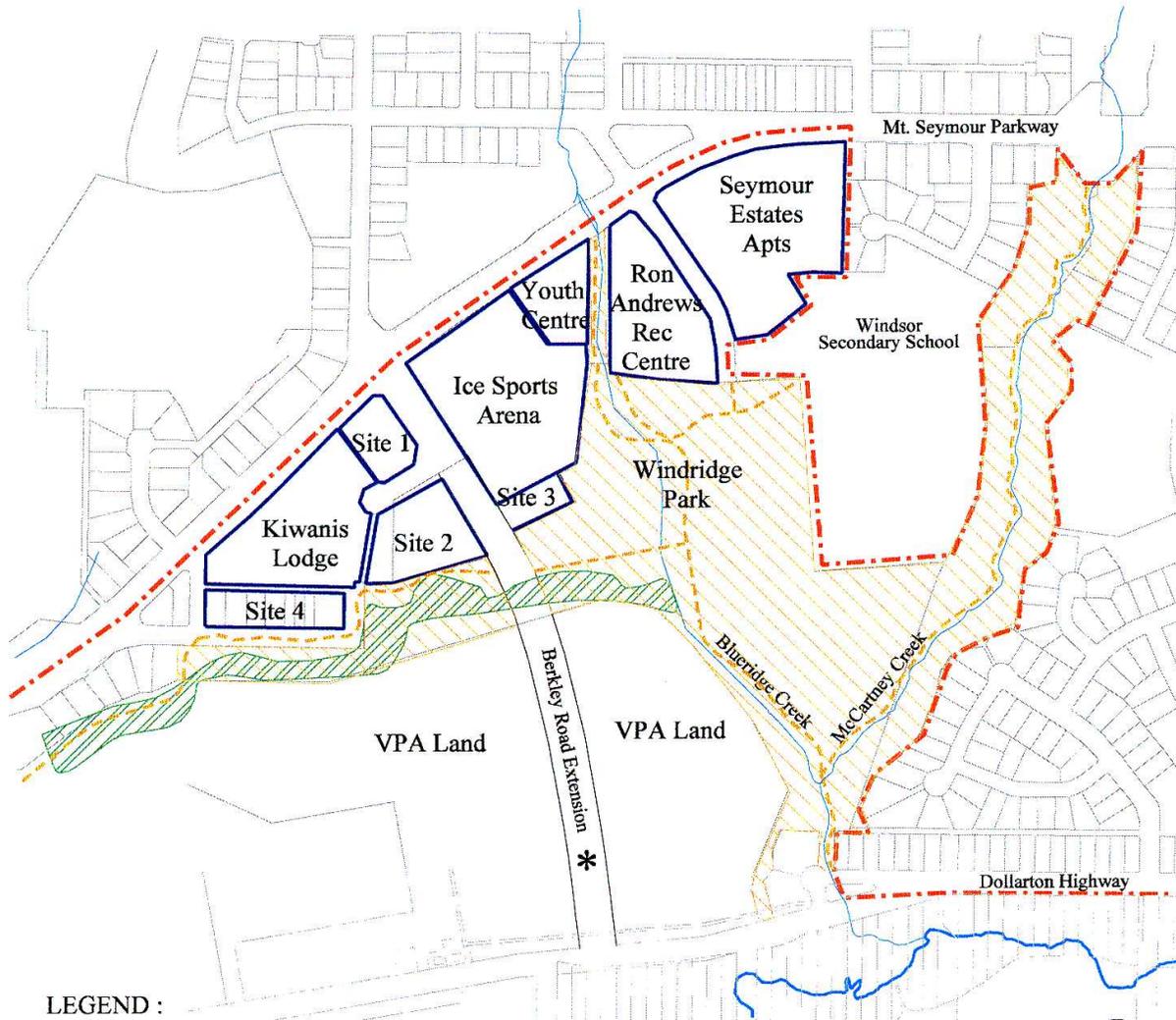
Policy 13.1.1 The District should proceed with rezoning and subdivision of the site based on the concept plan illustrated on Map 6.

Objective 13.2 To encourage the comprehensive development of Maplewood village centre to emphasise its role as the heart of Maplewood

Policy 13.2.1 Prepare a comprehensive design plan for Maplewood Centre based on Map 7 and the principles cited in this local plan.

Map 6 Maplewood Local Plan - Windridge Concept

MAY 15, 2002



LEGEND :

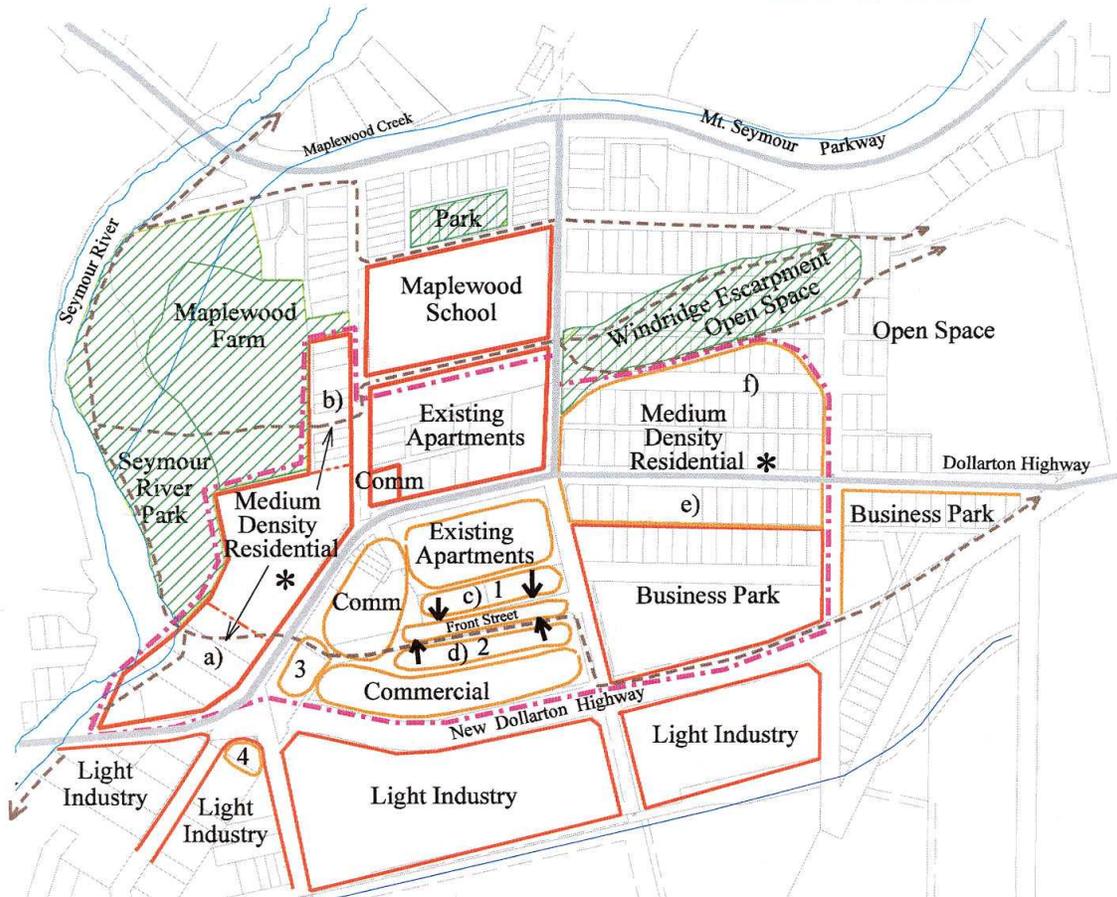
- SITE 1 - Ground level commercial - 2 storeys of apts above
- SITE 2 - Family or seniors oriented medium density apartments
- SITE 3 - BC Ambulance Service
- SITE 4 - Congregate care facility / medium density apartments / town housing
- VPA - Land owned by Vancouver Port Authority
- * - Berkley Road extension - route shown is diagrammatic
- Major trail
- Ridge
- Creek
- Open space
- Local plan boundary



NTS

Map 7 Maplewood Local Plan - Maplewood Village Centre Concept

MAY 15, 2002



- a) - development sites (Table 1 Chapter 8)
- Site 1 - live / work lofts / retail
- Site 2 - apartments above retail
- Site 3 - entranceway - commercial
- Site 4 - entranceway - commercial
- ↑ ↑ - focus on Front Street as new "High Street"
apartments above retail
- - - - - trail
- · - · - · - Maplewood Village Centre
- ▨ - open space
- * - MIACC guidelines apply. 8 units/acre. See Policy 6.1.8.



14. Plan Implementation and Staging

There are a number of specific major steps recommended following the completion and its incorporation into the District Official Community Plan. These are separate from the myriad of actions needed to realize the policies of this plan.

Plan Implementation:

1. **Annual monitoring of plan** -an annual audit should be undertaken in conjunction with the community to assess what steps are taken annually by the District to implement the plan- financially and physically.
2. **Windridge Centre** -new zoning designations and subdivision should be implemented after plan adoption.
3. **Maplewood Village Centre Concept Plan**- priority should be given, in conjunction with Maplewood residents and businesses, to a concept plan for the village centre. Such a plan to contain recommendations of probable uses and density, type and location of public art, traffic and pedestrian circulation, parking and transit provision, trail development, landscaping, open space provision and the overall urban design framework, including recommendations on building form and sign guidelines. This concept plan should be completed within 24 months of the adoption of this plan.
4. **Entranceway Plan and Urban Design Guidelines** – specific entranceway sites on Map 7 shall have design guidelines prepared, with substantial resident input, to emphasise the important visual dominance of these sites and the special architectural, historic and artistic features that might come into play on development of such sites.
5. **Streetscape Design Guidelines**, in particular for Front Street and old Dollarton Highway.
6. **Transportation and traffic impact studies** as required for specific developments.
7. **Maplewood Industrial Strategy** -working with industry and residents to define the future needs of industry in Maplewood in terms of road, rail and water access, public access to the waterfront, infrastructure demands, defining industrial succession, environmental requirements etc.
8. **Development costs charge bylaw**- fees generated by development in the District could be used to fund additional open space and utility improvements in Maplewood.
9. **Public Benefits Strategy**- all new developments in Maplewood should be measured by the contribution they make to improvements in the quality of life in Maplewood. A new Public Benefits Strategy will be developed to so define such contributions.
10. **Zoning Bylaw**- the zoning bylaw will be reviewed to determine what innovations in zoning designations and regulations are needed to implement the plans objectives with respect to the Windridge Centre, Maplewood Village Centre and the proposed business parks.

Staging:

1. **Residential staging**- there are currently 871 units within the local plan area and this is expected to increase to 1362 units by the end of the 10 year planning period, a difference of 491 units, some of which might be seniors housing/congregate care units. Over the 10-year period, residential construction will average approximately 49 units/year. .
2. **Commercial Staging** -Maplewood has an existing commercial base of approximately 51,900 sq ft (retail/service and office space (see Chapter 7). It is estimated that an additional 117,000 sq ft of space will be constructed in Maplewood Centre and Windridge over the next 10 years. This translates into 11,700 sq ft on an annual basis.

3. Light Industrial/Business Park staging- the 1997 Urban Systems report *Economic Development Strategy Study* recommended staging based on the supply of 1.0ha (2.5 ac) per year for the first 5 years and then 1.4ha (3.5 ac) per year for the remainder of the 25-year period. There are approximately 25.5 ha (63 ac) of light industrial/business park development land provided for in this plan, which would mean that there is sufficient land available to fulfil the District's needs for light industrial/business park land for just under 20 years.

Costs:

Capital items are shown in the following table. Items, which are already identified in the 5-year Financial Plan, are so identified:

	Transportation/Utilities	Parks/ Opens Space / Trails
Identified in 5 year Financial Plan (all costs in 2001 dollars)	<ul style="list-style-type: none"> - New Dollarton Highway: fully funded - Old Dollarton Highway- Riverside Drive East to east of Forester: \$1.5m - Old Dollarton Highway- Riverside Drive East to Amherst: \$1.2m - Riverside Drive East- Old Dollarton to Mt Seymour Parkway: \$1.5m - Front Street: \$1m - Forester Street- Ewen St to Old Dollarton: \$400k - Upgrading of Forester St sewage lift station: \$450k - Dollarton Bridge: \$315k (design only) - Dollarton Bridge: \$5.68m (construction) unfunded 	<ul style="list-style-type: none"> - Seymour River Park upgrade: \$150k - Maplewood Farm upgrade: \$75k
Beyond 5 year Financial Plan (all costs in 2001 dollars)	<ul style="list-style-type: none"> - Old Dollarton upgrade Canadian Intl College to McCartney Ck: \$2.4m (VPA cost only) - Berkley Road Extension: \$3m (DNV \$1.0m, VPA \$2.0m) 	<ul style="list-style-type: none"> - Windridge Escarpment: \$100k - Community level park north of Old Dollarton: \$100k - Street Ends Openings: \$100k - Neighbourhood level park: \$250k - Playground north of school: \$80k - Windridge Park: \$75k

15. Plan Map

The Plan Map (Map 8) illustrates, graphically, the objectives and policies of this local plan. The following legend pertains to uses designated on the plan map:

Residential:

RS Residential Low Density. Single family homes and low-density residential development with densities not in excess of 19.76 units/ha (8 units/ac).

RM Residential Medium Density. Multi-family residential development, including apartments, town houses, artists lofts, live/work units and other forms of multiple family housing with densities up to 138.32 units/ha (56 units/ac), but in the case of seniors housing or congregate care developments, densities to a maximum floor space ratio (FSR) of 2.0 are acceptable.

In all areas of lower Maplewood affected by MIACC guidelines, residential densities shall not exceed 19.76 units/ha (8 units /ac) except as noted in Table 1, Chapter 6, where an average density shall be permitted on specific sites as per policy 6.1.8. However, such density restriction in areas designated on this plan as RM shall be removed when chlorine production at the Nexen Inc chemical plant stops permanently, or reviewed should Nexen Inc make plant changes that reduce risk.

Commercial:

C Commercial. Small business catering to local market.

CR Commercial/Residential. Ground level retail/office with residential multi-family units above or such alternate combination of residential/commercial as befits the site.

Employment:

BP Business Park. Comprehensively developed business parks featuring co-ordinated building and landscape elements. Office, research and development, high quality industrial and light manufacturing uses which are environmentally safe and clean.

LI Light Industrial. Clean, light manufacturing, indoor storage, some offices.

MI Medium Industrial. Medium manufacturing and storage. Minimal office space.

PI Port Industrial. Port-oriented heavy industry with some rail/water transport needs. Contains heavy chemical industries which will be eventually relocated.

Open Space and Conservation:

OS Open Space. Includes developed parks and undeveloped, informal open spaces.

CL Conservation Land. Contains the Maplewood Conservation Area, a wildlife sanctuary.

CW Conservation Water. Contains parts of the original intertidal foreshore, some original, some as modified by dredging.

Institutional:

S School Elementary. Public elementary school (Maplewood Community School)

SR School Residential. Private residential school (Canadian International College)

RC Recreation Centre. Ron Andrews Recreation Centre; Ice Arena

YC Youth Centre. Seymour Youth Centre

CH Care Home. Kiwanis Lodge, intermediate care home

A Ambulance. BC Ambulance Services facility

Map 8 **Maplewood Local Plan - Plan Map**

MAY 15, 2002

- LEGEND :**
- RESIDENTIAL**
 - RS Residential Low Density
 - RM Residential Medium Density
 - COMMERCIAL**
 - C Commercial
 - CR Commercial/Residential Mix
 - EMPLOYMENT**
 - BP Business Park
 - LI Light Industrial
 - MI Medium Industrial
 - PI Port Industrial
 - OPEN SPACE AND CONSERVATION**
 - OS Open Space
 - CL Conservation-Land
 - CW Conservation-Water
 - INSTITUTIONAL**
 - S School - Elementary
 - SR School - Residential
 - RC Recreational Centre
 - YC Youth Centre
 - CH Care Home
 - A Ambulance Service
- * Berkley Road extension is diagrammatic. Actual route to be determined after study

