MAPLEWOOD
COMMUNITY PLAN

PUBLIC OPEN HOUSE
June 21, 2017
1. Maplewood Village Centre
2. Maplewood North
3. Dollarton Highway Light Industrial
A NETWORK OF CENTRES

Planning to 2030
- 75-90% of growth focused in four key centres:
  - Lynn Valley
  - Lower Lynn
  - Lower Capilano - Marine
  - Maplewood

Key Elements
- Transit Corridor
- Urban Containment Boundary
- Town Centre
- Village Centre
- Industrial & Light Industrial
- Parks & Natural Areas

Maplewood Community Plan
• Complete and balanced **community**

• **Local jobs**, for those living in the community, especially jobs for local young people

• A **high environmental standard** and high aesthetic standards

• Reflect the community’s outstanding **natural environment**

• **Variety of housing** for all ages and incomes and family circumstances

• **Walkable** Maplewood village centre, convenient for **transit**, extensive system of trails connecting community and nearby destinations
WHAT’S HAPPENING? The District has been leading a community and stakeholder engagement process to develop a Community Plan and Guidelines for the design of the Maplewood Community. We are now in Phase 3.

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

YOUR FEEDBACK!

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

For more information:
Visit the website & sign up for the email list at:
dnv.org/Maplewood
Follow us on facebook and twitter @NVanDistrict
Figure 3: MIACC Land Use Planning Criteria

Annual Individual Risk
Chance of fatality per year

100 in a million ($10^{-6}$)
10 in a million ($10^{-5}$)
1 in a million ($10^{-6}$)
0.3 in a million ($0.3 	imes 10^{-6}$)

Risk source
No other land use
Manufacturing, warehouses, open space (e.g., parkland, golf courses, etc.)
Low-density residential (up to 16 units with ground level access, per net hectare) and commercial, including offices, retail centers, restaurants, entertainment centers, sporting complexes
High-density residential and commercial, including places of continuous occupancy such as hotels and tourist resorts
Sensitive developments (e.g., hospitals, child care facilities and aged care housing developments)

Allowable Land Uses
COMMUNITY WORKSHOP
WHAT WE HEARD...

• Create walkability for residents
• Provide connections to transit
• Provide affordable housing closer to employment
• Clarify building height and density of the village
• Ensure higher density results in additional land for green space
• Protect the natural environment
• Create more opportunities for active recreation
• 60 participants – from diverse stakeholders groups
• Worked collaboratively over 2 days – October 18 & 19
• Series of mapping exercises
• Design Concept for Maplewood
DAY 1 RESULTS
MID-POINT CHECK-IN
POST CHARRETTE WORK
ON-LINE QUESTIONNAIRE
COUNCIL WORKSHOPS
STAFF TECHNICAL TEAM WORKSHOPS
REFINEMENT
WHAT WE HEARD

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

• Mixed response for development near Windridge Escarpment
• Consider implications for the concept of a Maplewood Farm expansion & community node
• Need strategies for attracting business and information on how this will not displace, but add to current business
• Further design development on parks, natural areas and watercourse enhancement and protection
• Clarity on building height and density of the village
MAPLEWOOD
THE EMERGING PLAN
VILLAGE HEART – CHARACTER
VILLAGE HEART – HIGH ST.
2 storeys of flexible live/work space

residential only
PLACES TO SIT AND MEET
Intensifying industrial uses

Retail, office

Artisan-industrial Live-work

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

townhouses on Windridge and Seymour River Place

Employee-focused housing in innovation area

Artisan/live-work on Old Dollarton
COMMUNITY PLAN
TOWNHOUSES

MAPLEWOOD COMMUNITY PLAN
Townhouses, apartments, mixed-use residential and live-work

Opportunity for some taller buildings in select locations
• Taller buildings to a maximum of 12-storeys in the Village Heart
• Signal a gateway to the village
• Provide more customers to help the local businesses thrive.
• Avoid shadowing of key open spaces.
• Separated by at least 30 metres and set back from edge of streets.
• Housing geared specifically to employees in Innovation District

• Decrease need to travel
ARTISAN INDUSTRIAL LIVE-WORK
• Use District-owned lands wherever appropriate within the Village Centre to develop non-market housing.
• Require a portion of affordable rental, price controlled/restricted ownership units, or non-market units as part of new market housing development projects.
• Provision of a cash-in-lieu contribution from development projects to the District’s Affordable Housing Fund that will be used to establish new non-market housing units
• Establish new, purpose-built rental buildings, where appropriate.
• Where appropriate, negotiate for additional height and density in order to achieve housing objectives
Rehabilitate natural features

Interactive

PARKS & NATURAL AREAS

MAPLEWOOD COMMUNITY PLAN
RUNOFF MANAGEMENT
PARKS AND RECREATION
BERKLEY CONNECTOR
GREEN NETWORK

Access to river views

Walking & cycling

Multi-use trail
MAPLEWOOD’S EMERGING CHARACTER: ECLECTIC MIXED-USE/INDUSTRIAL
INCORPORATING INDUSTRIAL ELEMENTS INTO THE PUBLIC REALM

MAPLEWOOD CHARACTER
...AND INTO BUILDINGS

MAPLEWOOD CHARACTER
STREET FURNITURE

MAPLEWOOD CHARACTER

COMMUNITY PLAN
BOLD USE OF COLOUR

MAPLEWOOD CHARACTER
PUBLIC ART
MATERIALS

MAPLEWOOD CHARACTER
PLEASE COMPLETE THE ONLINE SURVEY

• Indicate your level of support for the directions we have presented

• Add comments and suggestions for improvement
THANK YOU