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.

PHASE 1
OPPORTUNITIES, PRINCIPLES & BIG IDEAS
FEB - MAY 2016
- Establish direction for design concept
- Community Workshop
- Questionnaire

PHASE 2
CONCEPT OPTION(S) DEVELOPMENT
JUN - OCT 2016
- Develop concept option(s) based on the direction set in Phase 1
- Design Charrette
- Public Open House
- Online Questionnaire

PHASE 3
POLICY & PLAN DEVELOPMENT
OCT - DEC 2016
- Refine preferred concept based on review of feedback from Phase 2
- Public Open House
- Online Questionnaire

PURPOSE
- 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.
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’.

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.

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.

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.

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.
COMMUNITY PLAN

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.

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.

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.

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.

Studies currently underway in Maplewood:
• Environmental Assessment
• Employment Strategy
• Engineering Utilities and Servicing Analysis
• Transportation Update
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?
Maplewood is home to approximately 1,000 people and 315 dwelling units.

Rate the types of housing that are most needed in Maplewood, including the importance of maintaining affordable housing.

**Priorities for the Future**

- **Single Family**
- **Duplex**
- **Townhouse/Rowhouse**
- **Mixed Use**
- **Affordable & Rental Housing**
- **Apartment**
- **Co-Housing**
- **Live-Work Townhouse**
- **Modular - Micro Units**

Other comments, ideas, or opportunities:
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.

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

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

**TODAY**

**PRIORITIES FOR THE FUTURE**

- 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:
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.

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

Other comments, ideas or opportunities:
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.

**TODAY**

**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:
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.
- Low Priority
- Neutral
- High Priority

Quality Pedestrian Environment:
Comfortable and inviting streets, sidewalks and plazas.
- Low Priority
- Neutral
- High Priority

Transit:
Frequent Transit Service that provides regular connections to and from Maplewood.
- Low Priority
- Neutral
- High Priority

Automobiles:
Berkley Road extension enhanced east-west connections to provide alternate routes and facilitate traffic flows.
- Low Priority
- Neutral
- High Priority

Continuous sidewalk connections
- Low Priority
- Neutral
- High Priority

Pedestrian & bicycle linkages:
to connect Maplewood Village w/ surrounding neighbourhoods
- Low Priority
- Neutral
- High Priority

Other comments, ideas or opportunities:
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.

What would make Maplewood a more attractive, vibrant community?

- Unique and identifiable places
- Streets, parks and plazas that integrate stormwater and ecology
- Improved landscaping
- Well designed buildings
- Public art

Other comments, ideas or opportunities:
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.

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

**Priorities for the Future**

- 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:
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 ‘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.

Encourage sustainable local businesses.

Encourage public art projects, sculpture gardens, gallery spaces.

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

Provide parking underneath condo housing.

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