

An aerial photograph of a coastal town, Maplewood, showing a mix of residential neighborhoods, commercial buildings, and green spaces. A river flows through the center of the town. In the background, there are large mountains with some snow on their peaks. The sky is clear and blue.

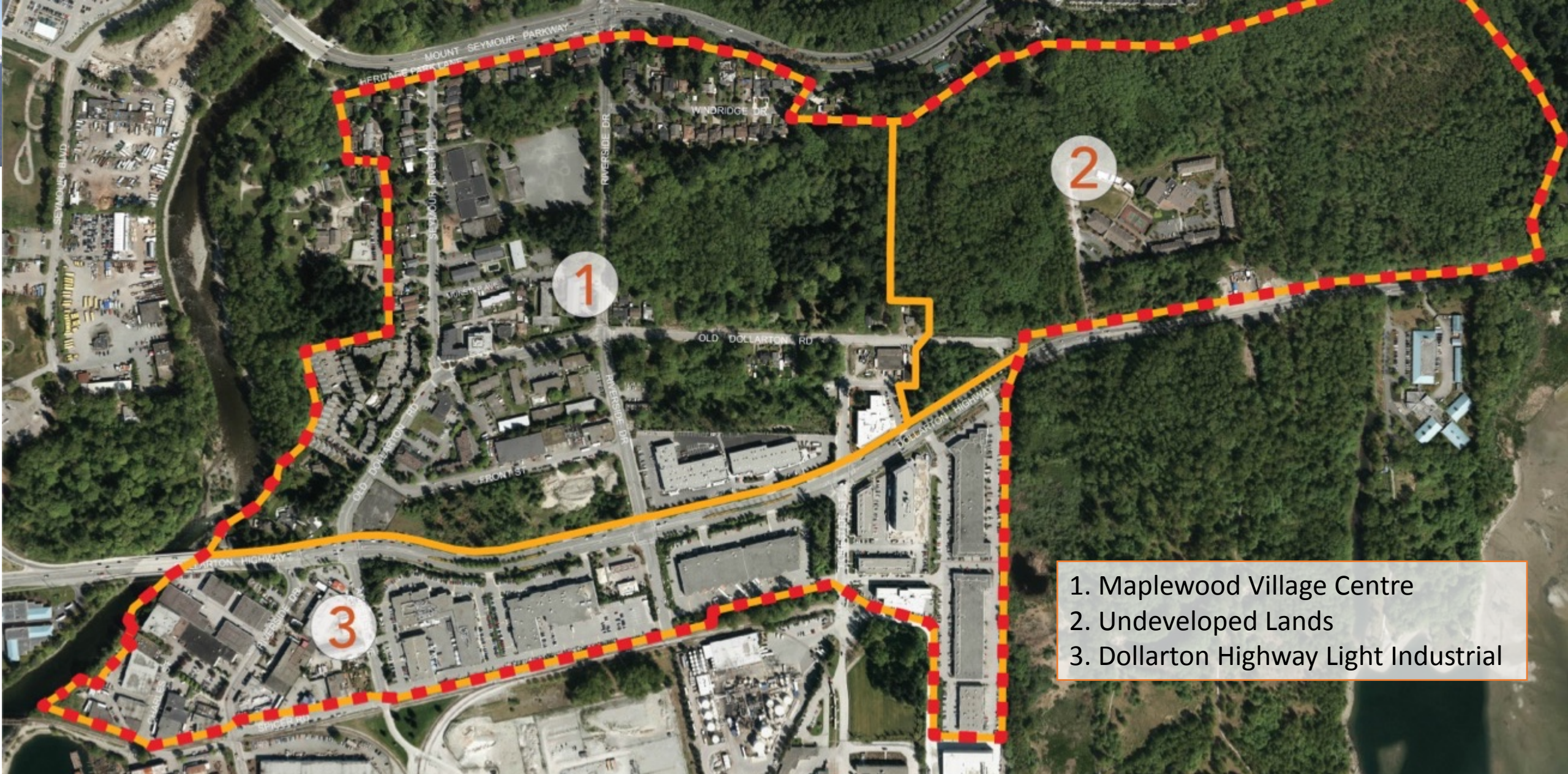
MAPLEWOOD VILLAGE & COMMUNITY PLAN Council Workshop July 18, 2016

M MAPLEWOOD
COMMUNITY PLAN

Purpose of Council Workshop

- Update Council on:
 - Phase 1: Planning and Engagement Initiative
 - Ongoing Technical Reviews
 - Employment Lands Study
 - Environmental Assessment Results
- Next Steps





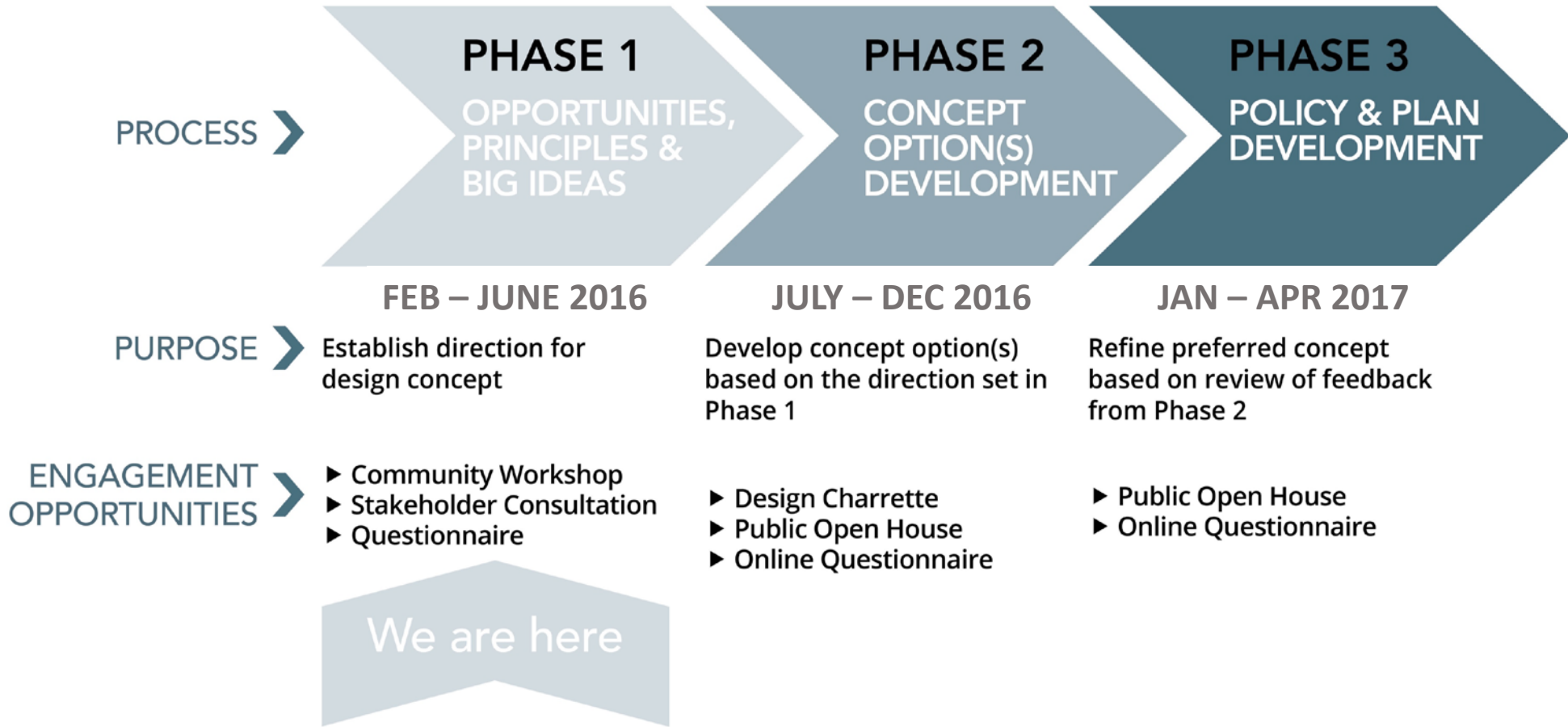
- 1. Mapewood Village Centre
- 2. Undeveloped Lands
- 3. Dollarton Highway Light Industrial

KEY ELEMENTS OF THE PLAN

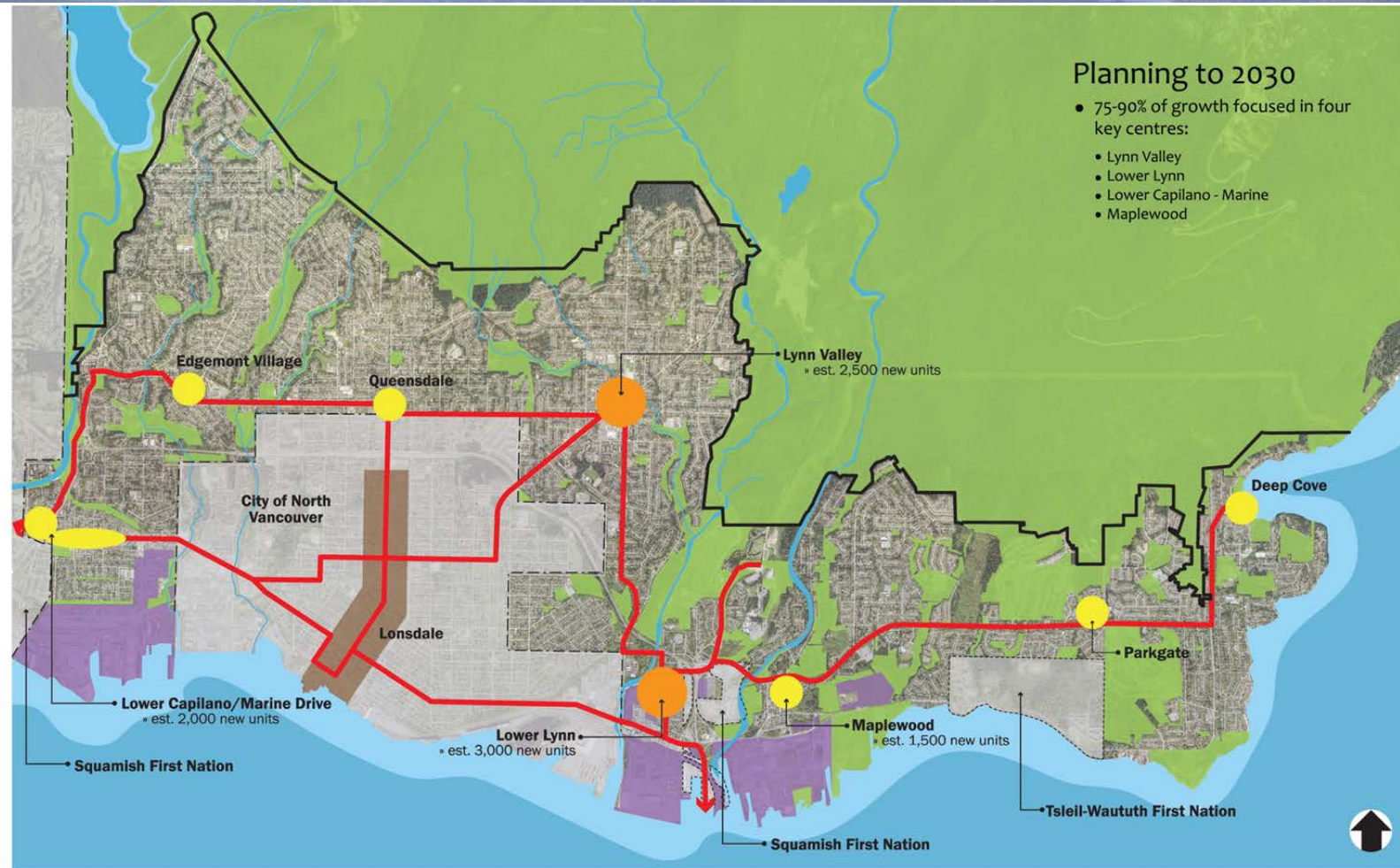
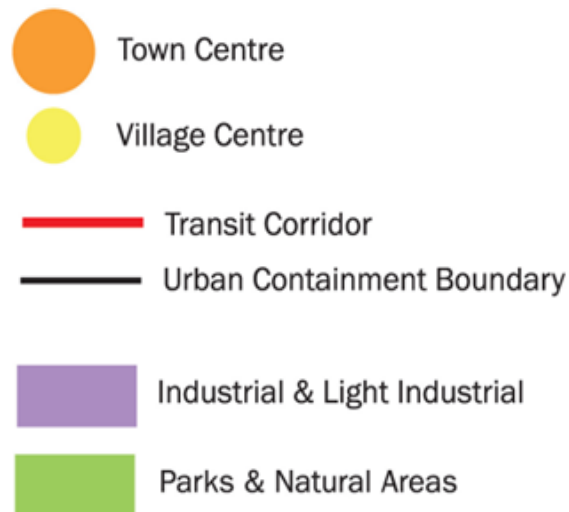
- Land Use & Density
- Transportation and Infrastructure Networks
- Parks & Open Space
- Community Amenities & Facilities
- Public Realm & Design Guidelines



PROJECT PROCESS

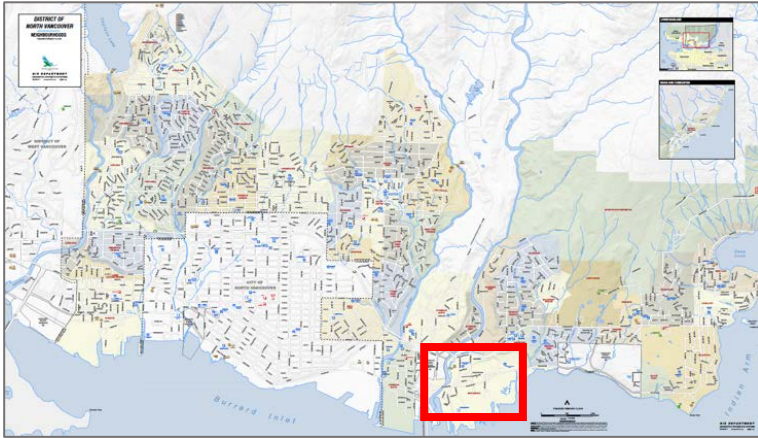


NETWORK OF CENTRES



CONTEXT

- Maplewood Planning Area
- Maplewood Village Area
- Parcels
- Parks/Greenspace



COMMUNITY WORKSHOP

- Held on April 20, 2016
- 150 people attended, majority were residents of Maplewood
- Asked to share ideas & information about their community
 - Presentation
 - Interactive display boards
 - Community mapping



STAKEHOLDER CONSULTATIONS

- Stakeholder Workshops & Phone Interviews (May - July)
- Summary Report prepared by Modus available dnv.org/maplewood by end of July

COMMUNITY PRIORITIES

- **Transportation:**

- Active transportation, pedestrian environment, safety, good flow of traffic and access

- **Housing:**

- Townhouse, row house, mixed use, family housing, affordable housing

- **Business, Industry, Civic Uses:**

- Shops for daily needs, space for community services (daycares, flexible meeting spaces)

- **Urban Design/Public Realm:**

- rainwater management, ecological functioning, highlight natural setting

COMMUNITY PRIORITIES

- **Sustainability:**
 - resiliency, water conservation, renewable energy, active living, local food security
- **Landscape/Environment:**
 - Protect and enhance wetlands, watercourses, native trees, manage invasives
- **Parks/Recreation:**
 - neighbourhood parks, includes playgrounds, open spaces, trails and trail connections to Seymour River, local parks and other key destinations






Economic Review

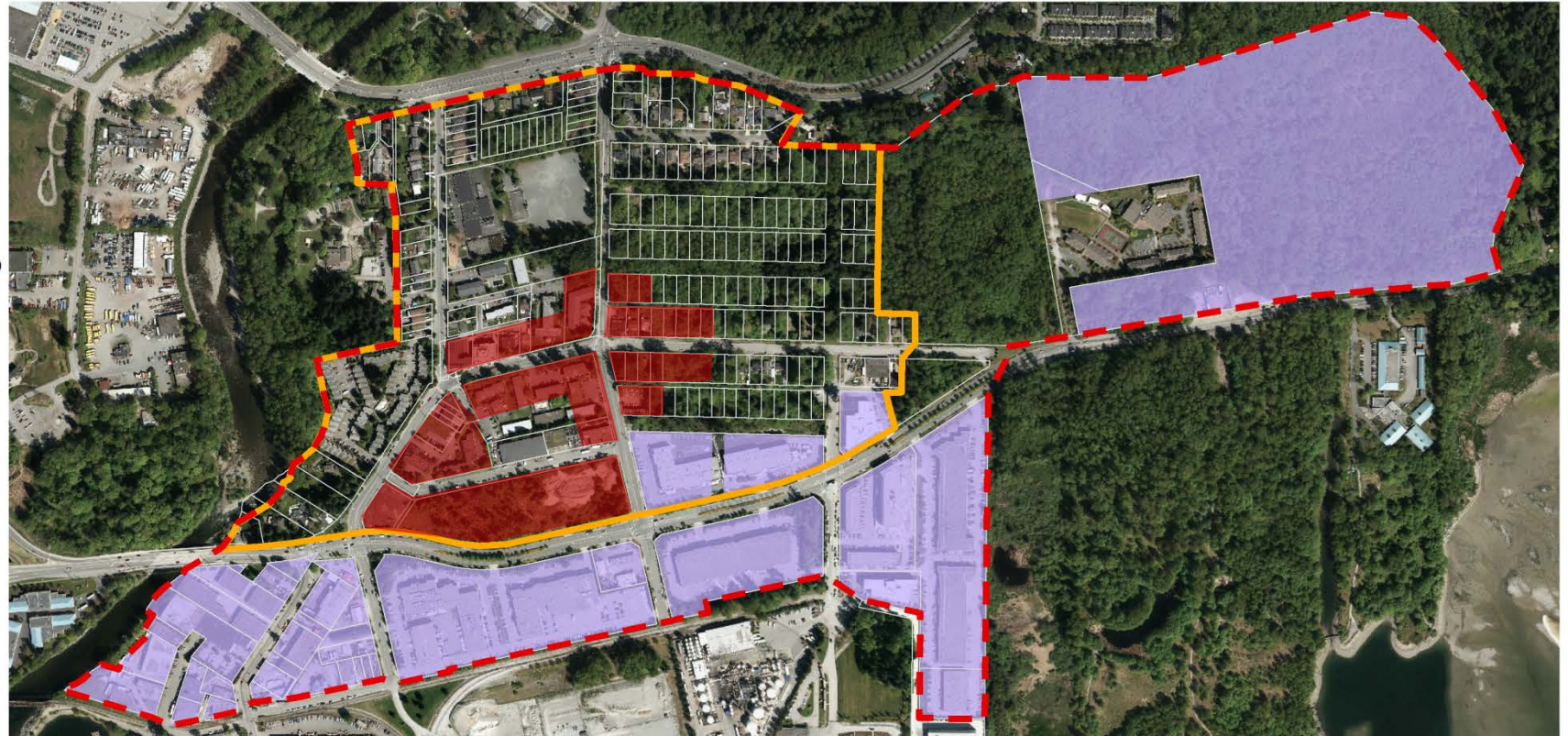
- **Consultants – Rollo & Associates and Urban Systems Ltd.**
- Review of existing economic role – potential market demand/capacity

Stakeholder Feedback

- Opportunities
- Constraints

EMPLOYMENT LANDS

-  CENTRES BOUNDARY (see Schedule A for more details)
-  Parcels
-  STUDY AREA
- OCP Class**
-  LIGHT INDUSTRIAL COMMERCIAL
-  COMMERCIAL/MIXED USE



Employment Projection

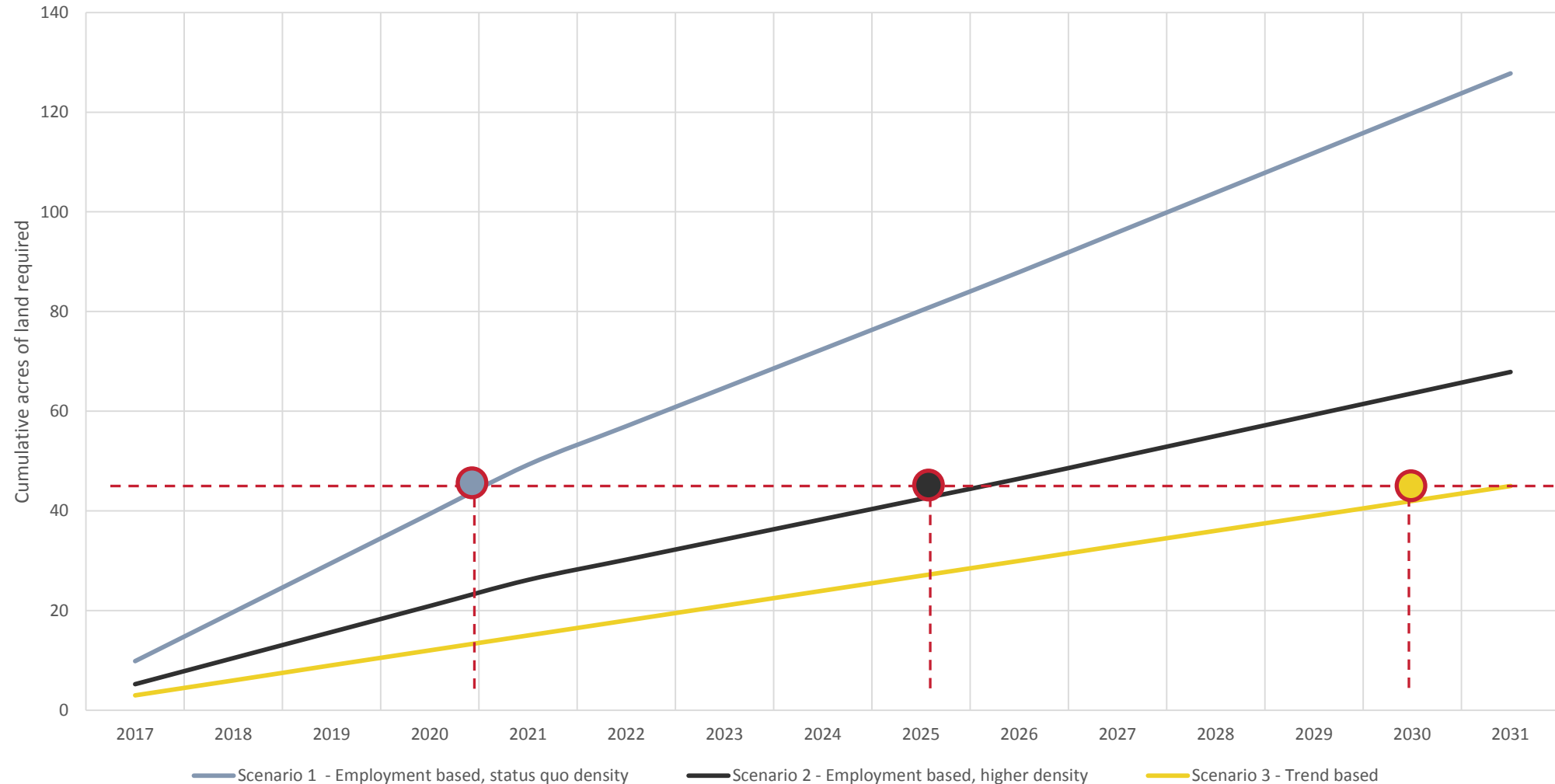
- Employment projections: 2016 – 2031
- Employment will grow from about 1.3 million to about 1.6 million by 2031 in the region
- District from about 30,000 to almost 35,000

Employment Space Demand

- Employment space demand: 2016 – 2031
- Employment-based forecasts show a need for approximately **915,000** square feet of floor area in the District of North Vancouver on employment lands

Employment Land Demand

- District's 42 acres of vacant employment land: 5 – 14 years



Strengths & Opportunities

- Market extremely hot
- Flexibility and proximity to key transportation and infrastructure in high demand
- Mixed uses on same site
- Demand for smaller (e.g. 1,500 sf) units
- Fitness and lifestyle-oriented users – i.e. spa
- Peripheral port services
- Brewery-related space
- Key group – local business owners




Weaknesses & Constraints

- Shortage of appropriate housing
- Lack of appropriate commercial space (i.e. medical offices)
- Market forces and high prices – i.e. distribution and large warehouse operations

Environment Review

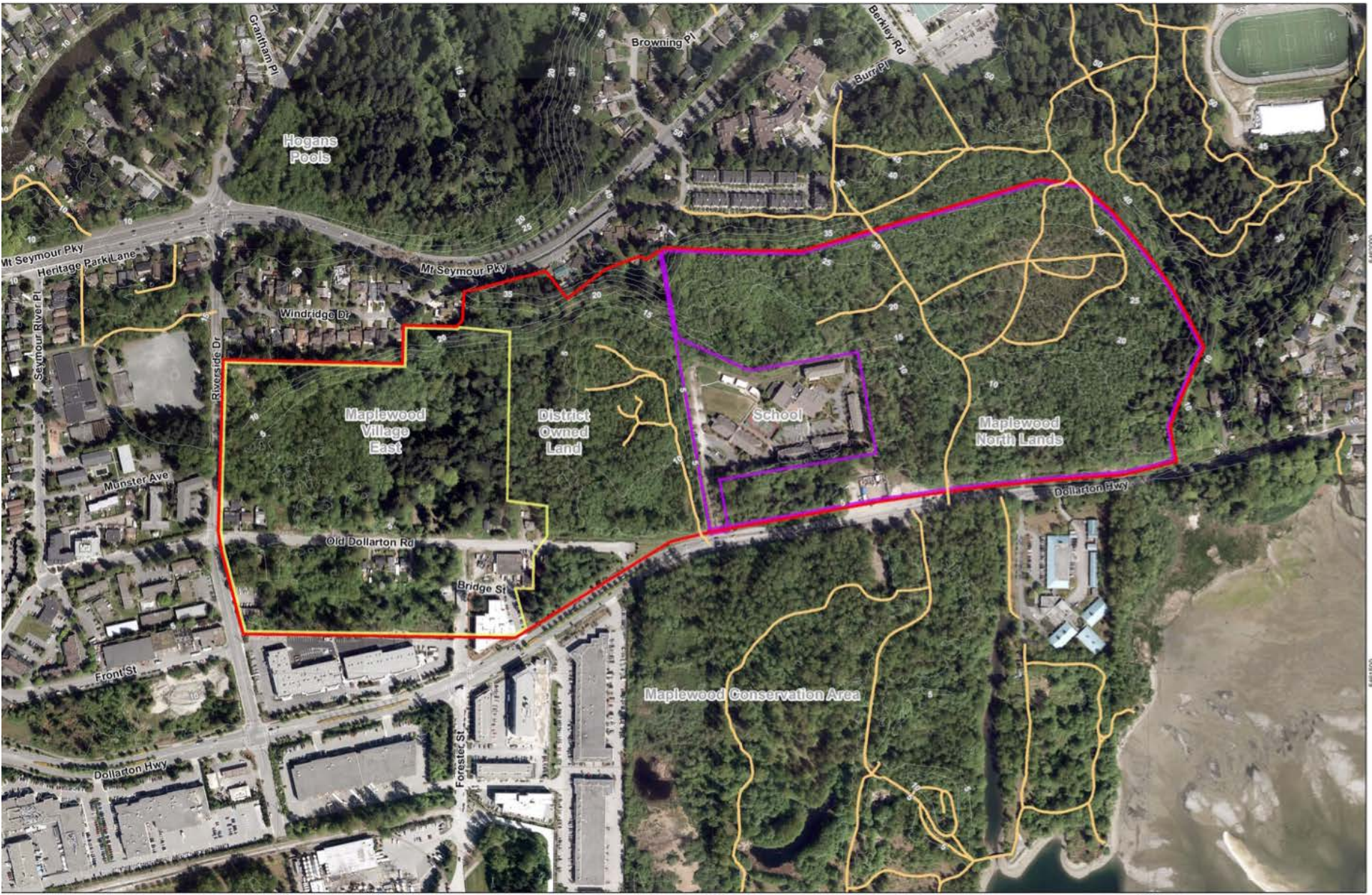
- **Consultants – McElhanney Consulting Services Ltd. and Piteau Associates**
- Review of:
 - Topography & Trails
 - Wetland & Watercourse
 - Wildlife Observation
 - Hydrogeological Flows

Environment Review – Maplewood 1953

-  CENTRES BOUNDARY (see Schedule A for more details)
-  Parcels
-  STUDY AREA



Topography & Trails



Legend

- Mapped Trails (Official and Unofficial)
- Contours (5m)
- Study Area
- Maplewood North Lands
- Maplewood Village East



District of North Vancouver Environmental Assessment Maplewood Lands		McElhanney				
TOPOGRAPHIC AND TRAILS MAP		<table border="1" style="border-collapse: collapse;"> <tr> <td style="font-size: small;">ES</td> <td style="font-size: small;">JUN 21</td> </tr> <tr> <td style="font-size: small;">—</td> <td style="font-size: small;">1</td> </tr> </table>	ES	JUN 21	—	1
ES	JUN 21					
—	1					

PREPARED SOLELY FOR THE USE OF OUR CLIENT AND NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH MCELHANNNEY CONSULTING SERVICES LTD. HAS NOT ENTERED INTO A CONTRACT.

Wetlands & Watercourses



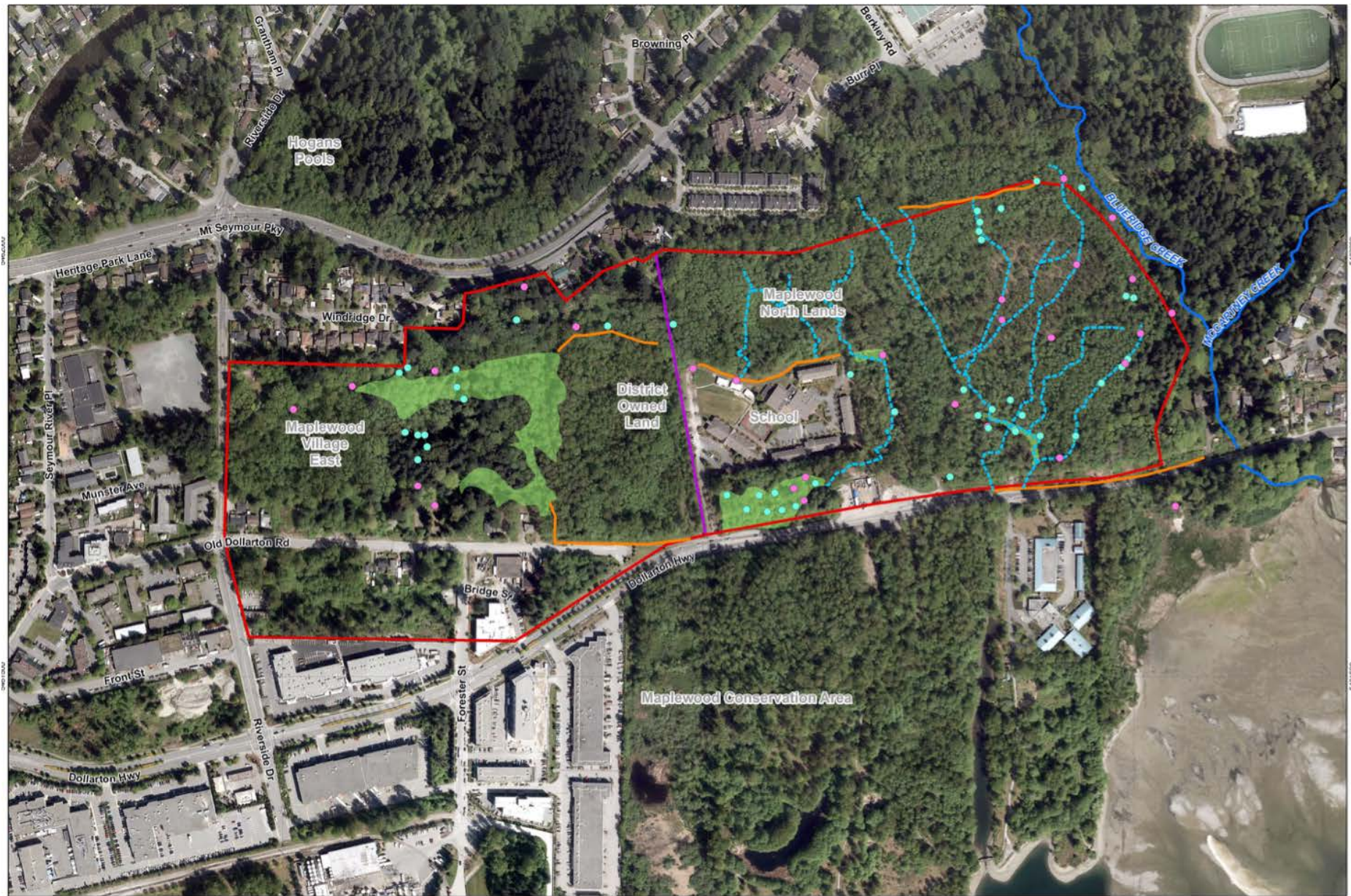
Legend

- Culvert
- Potential Fish Barrier
- District Mapped Watercourses
- Ditch with flow direction
- Ephemeral Watercourse with flow direction
- Contours (5m)
- Study Area
- Wetlands
- Maplewood North Lands
- Maplewood Village East



PREPARED SOLELY FOR THE USE OF OUR CLIENT AND NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH McELHANNEY CONSULTING SERVICES LTD. HAS NOT ENTERED INTO A CONTRACT		McElhanney
District of North Vancouver Environmental Assessment Maplewood Lands		
WETLAND AND WATERCOURSE MAP		ES JUN 22 1

Wildlife Observations



Legend

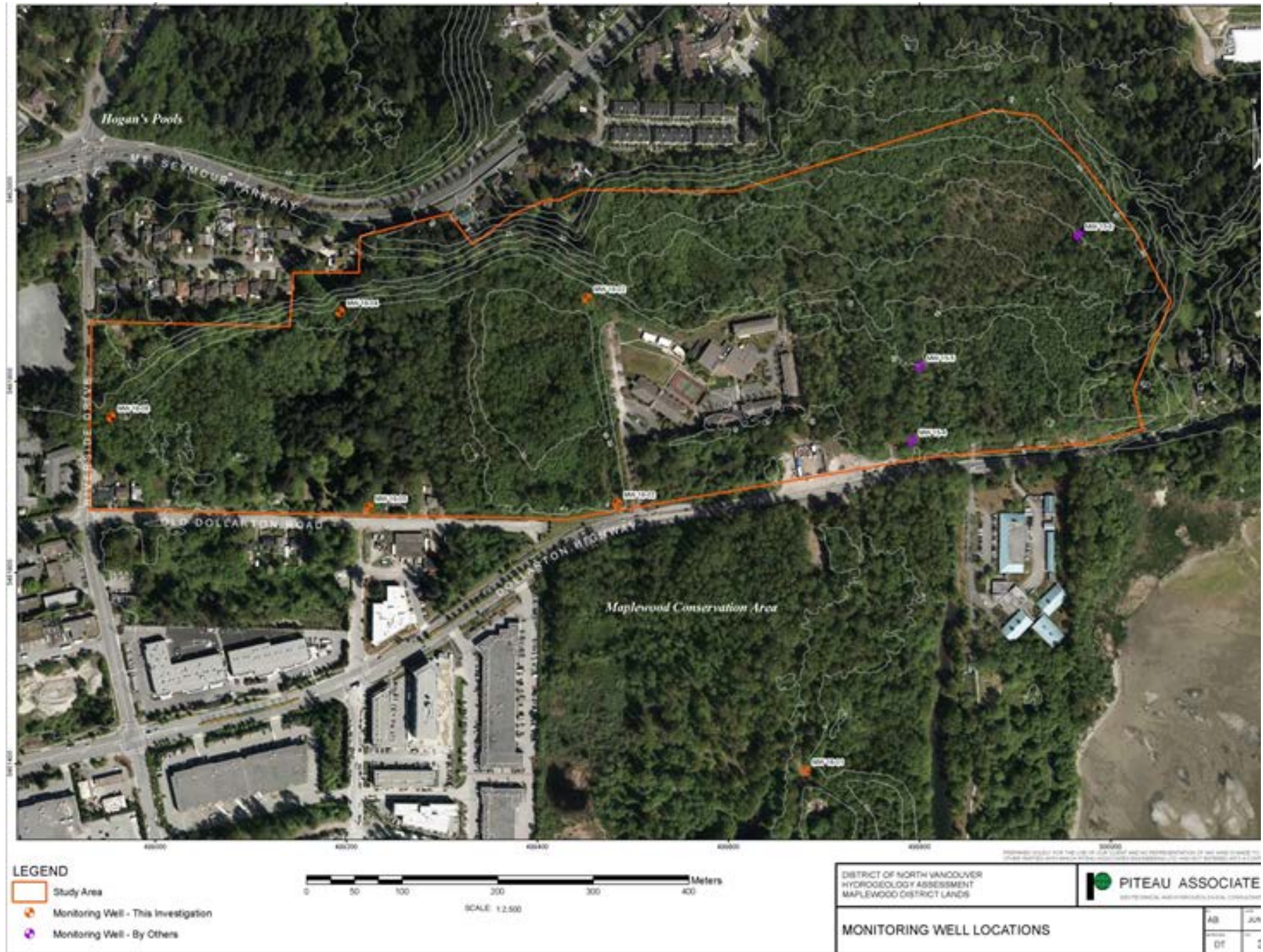
- Bird Observation (March, May 2016)
- Wildlife Observation (March, May 2016)
- ~ District Mapped Watercourses
- ~ Ditch
- ~ Ephemeral Watercourse
- Maplewood North Lands
- Maplewood Village East
- Wetlands
- Study Area



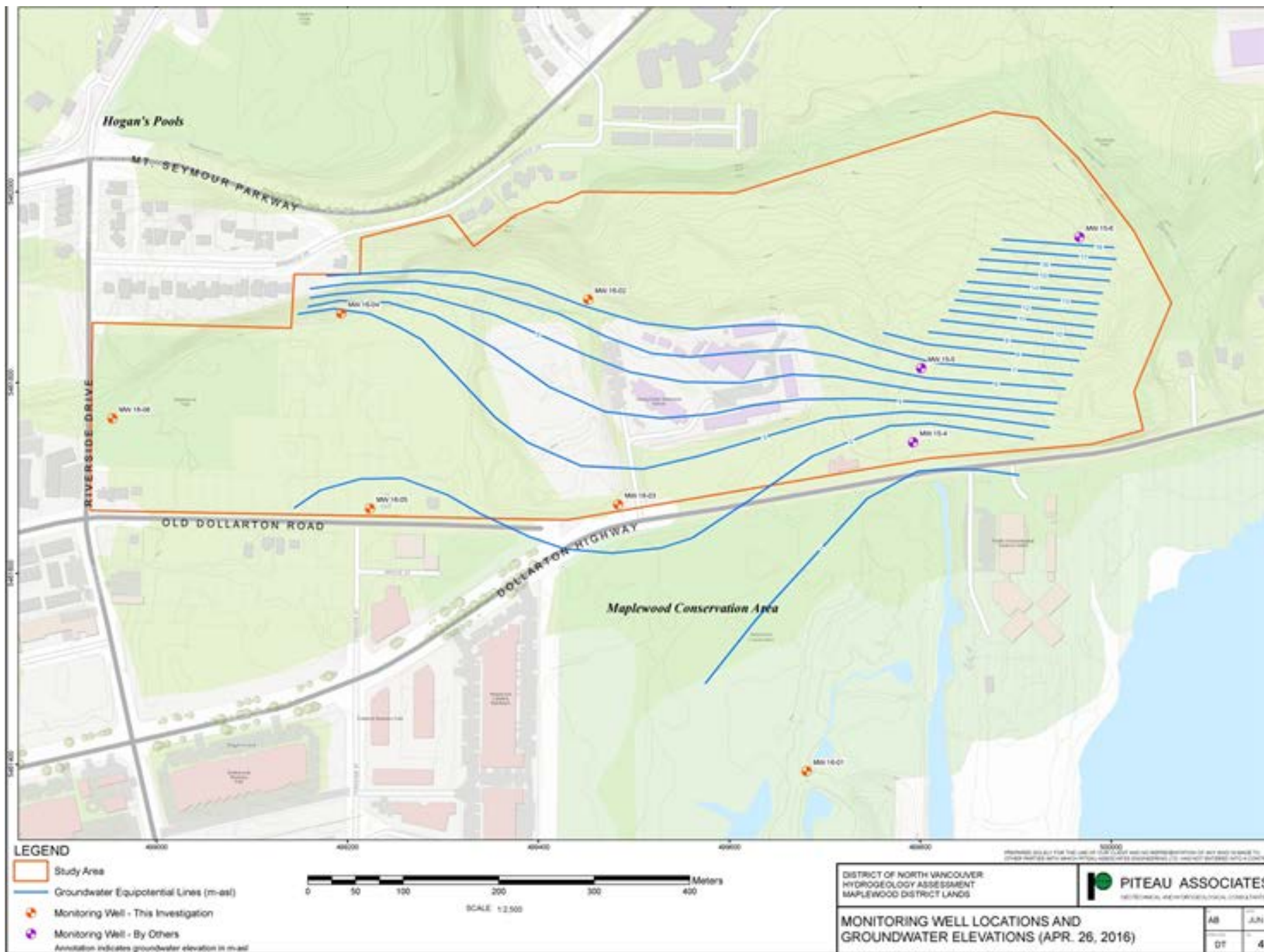
District of North Vancouver Environmental Assessment Maplewood Lands		McElhanney	
WILDLIFE OBSERVATIONS MAP		ES	JUN 21
		1	1

500000
PREPARED SOLELY FOR THE USE OF OUR CLIENT AND NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH MCELHANNNEY CONSULTING SERVICES LTD. HAS NOT ENTERED INTO A CONTRACT

Hydrogeological Monitoring well locations



Groundwater Flow



NEXT STEPS

- Complete and Post Public and Stakeholder Engagement Summary (end of July)
- Continue works on technical reviews
- Design Charrette (Fall 2016)
- Concept Plan Options (December 2016)
- Draft Maplewood Area Plan for Council consideration (Spring 2017)