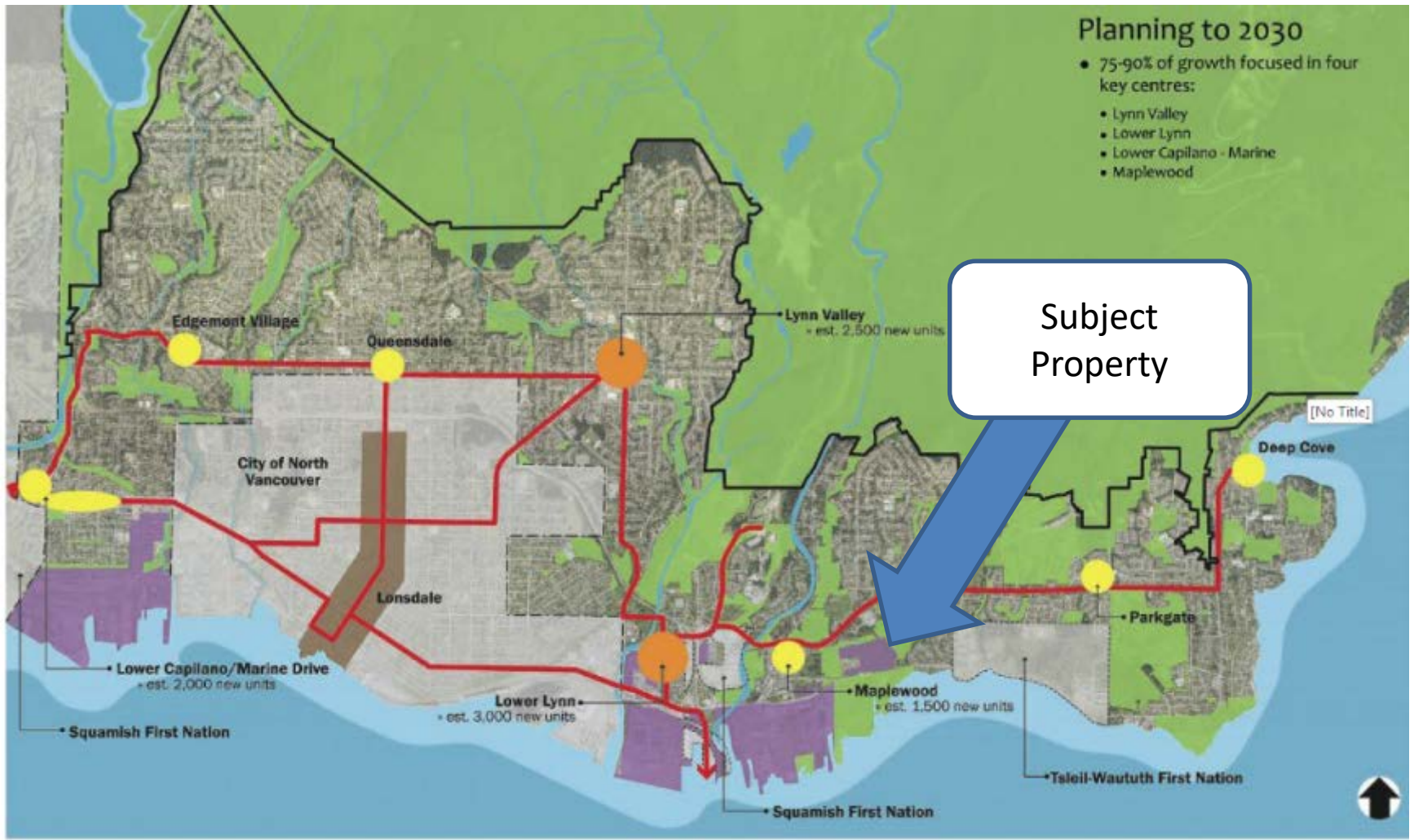


2420 – 2468 Dollarton Highway

First Reading – June 25, 2018



Bylaws 8347, 8348, 8349, 8350, 8354, 8355 - Rezoning from Interim Industrial (I4) to Comprehensive Development 125 (CD 125)



Subject Property

Map 1
Network of Centres Concept Map

Note: This map is conceptual in nature only

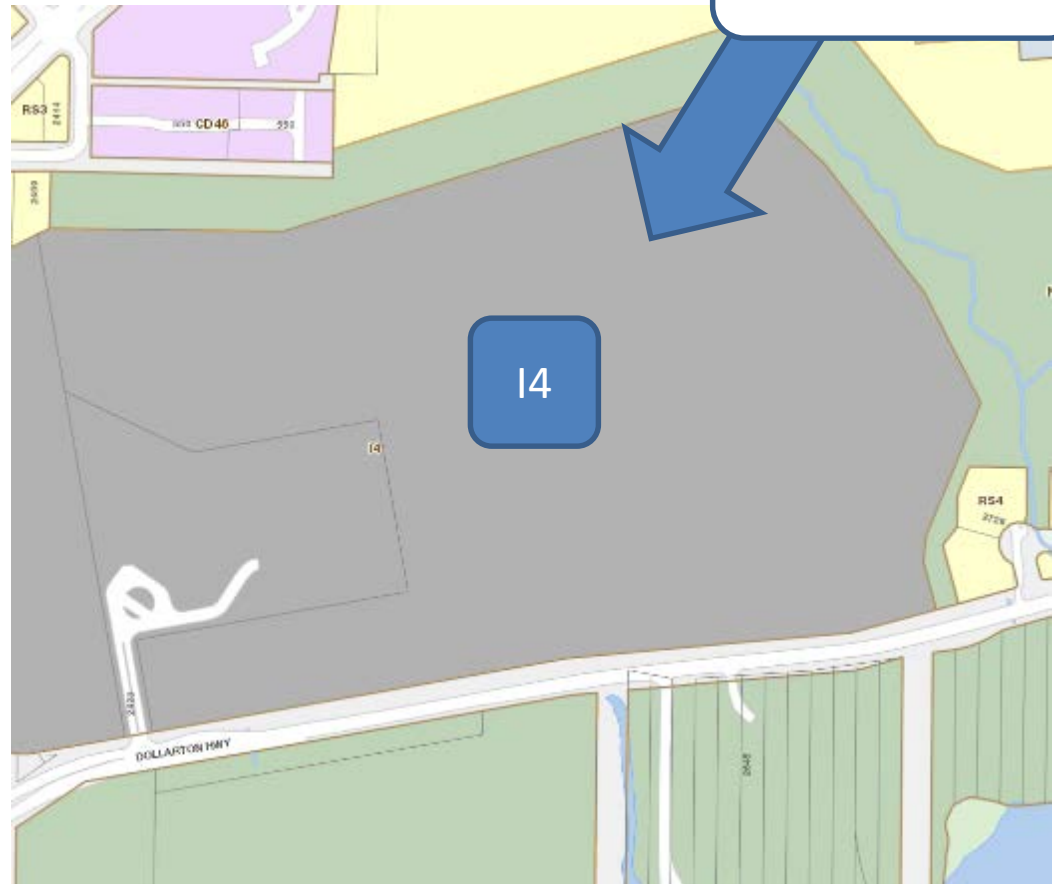
Legend

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

Zoning:
Interim Industrial
(I4)

Permitted Uses:

- Mining purposes
- Disposal of garbage
- Soil screening



District Policy Context

DNV Official Community Plan

- 3.1** Protecting the Employment Function of Employment Lands
- 3.2** Intensifying Uses on Employment Lands
- 3.3** Enabling a Diverse Range of Economic Uses within Employment Lands
- 3.4** Ensuring a High Quality Business Environment in Employment Lands

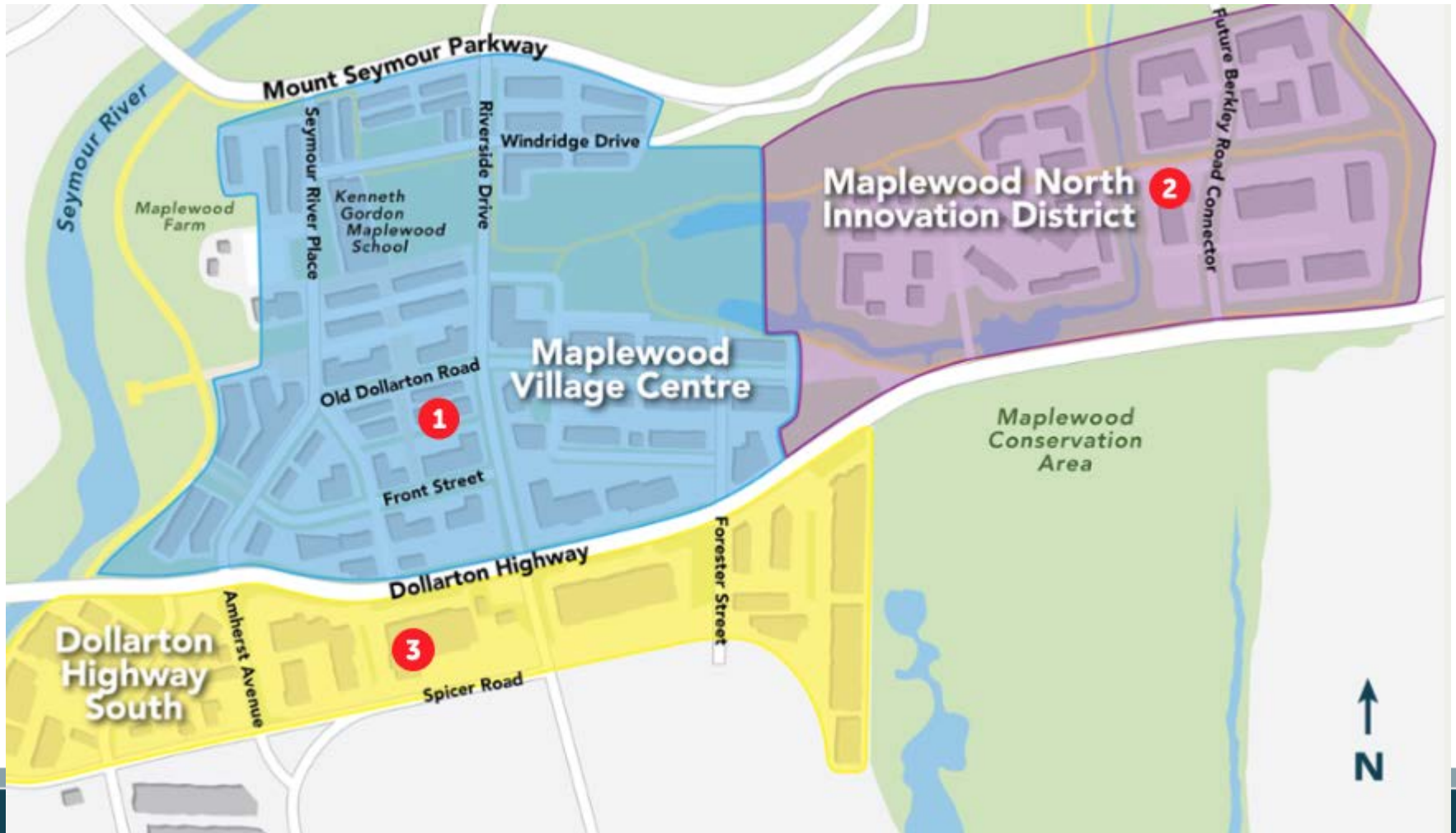


2030 TARGET

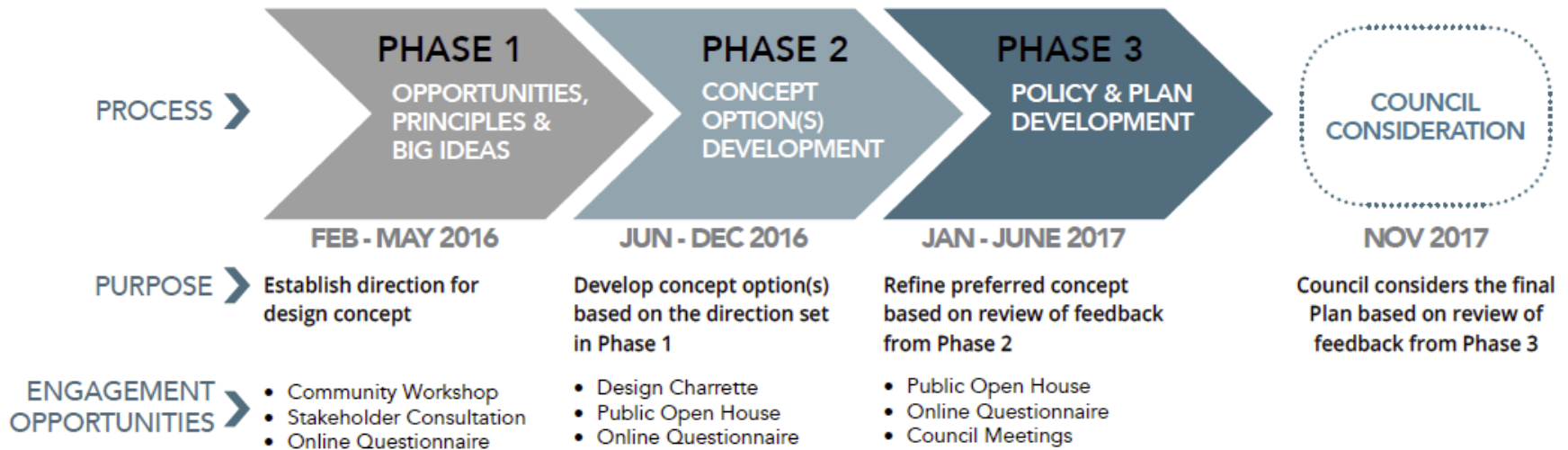
» 33% increase in built square feet in employment lands



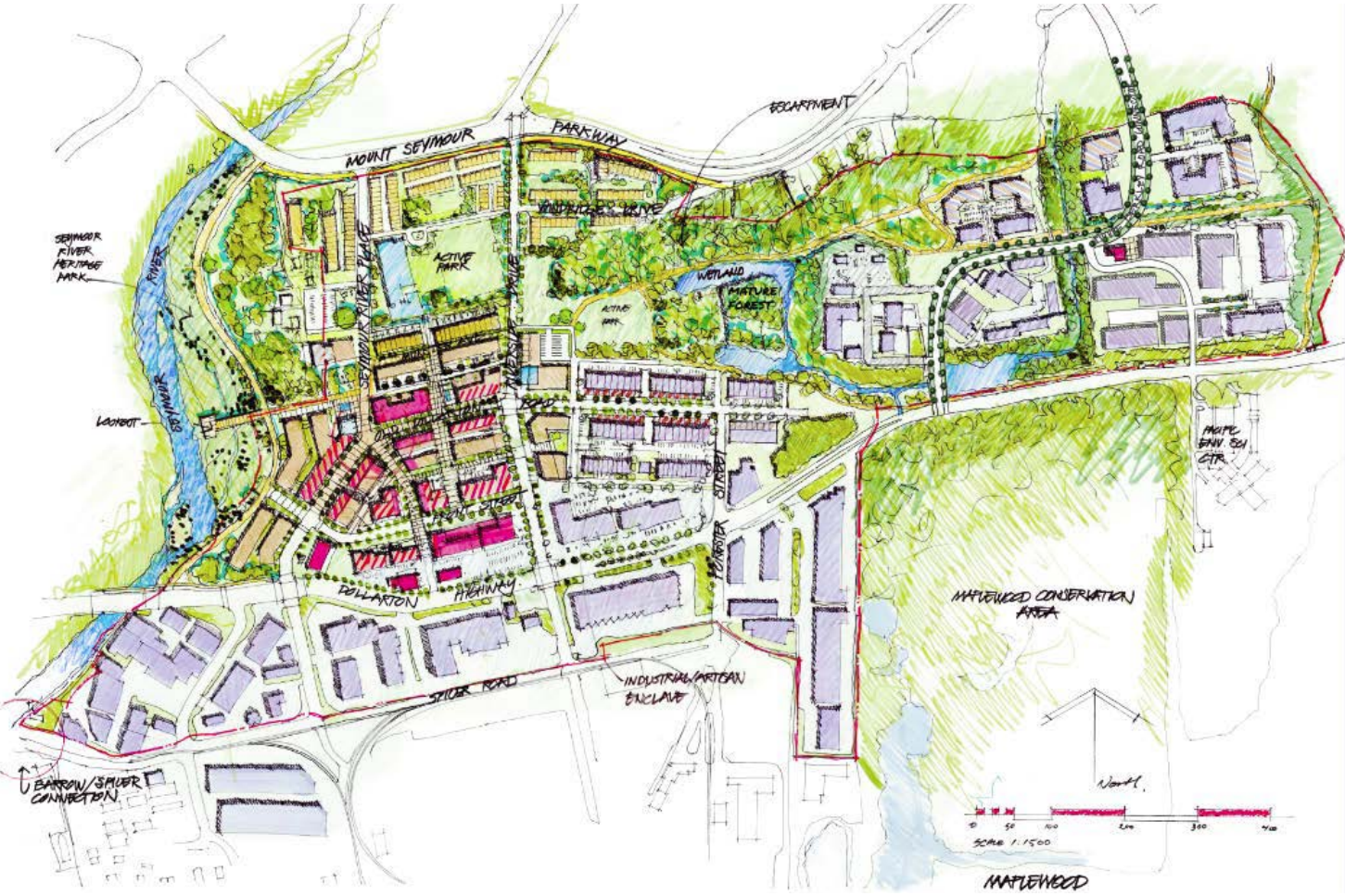
Maplewood Planning Process



Maplewood Land Use Plan

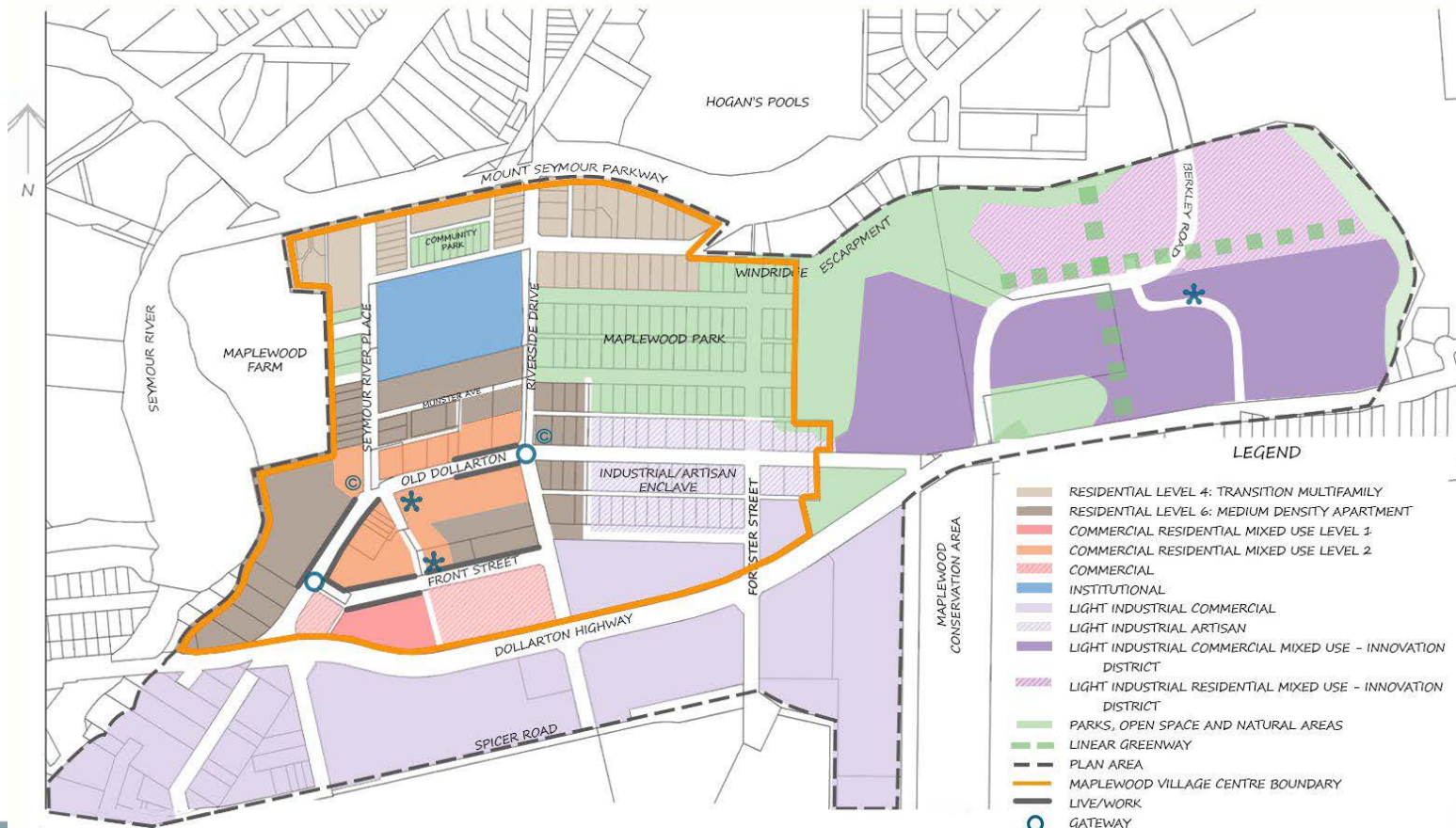


Maplewood Land Use Plan



Official Community Plan Amendment

MAPLEWOOD LAND USE PLAN



- LEGEND**
- RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMILY
 - RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT
 - COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1
 - COMMERCIAL RESIDENTIAL MIXED USE LEVEL 2
 - COMMERCIAL
 - INSTITUTIONAL
 - LIGHT INDUSTRIAL COMMERCIAL
 - LIGHT INDUSTRIAL ARTISAN
 - LIGHT INDUSTRIAL COMMERCIAL MIXED USE - INNOVATION DISTRICT
 - LIGHT INDUSTRIAL RESIDENTIAL MIXED USE - INNOVATION DISTRICT
 - PARKS, OPEN SPACE AND NATURAL AREAS
 - LINEAR GREENWAY
 - PLAN AREA
 - MAPLEWOOD VILLAGE CENTRE BOUNDARY
 - LIVE/WORK
 - GATEWAY
 - CIVIC AMENITY
 - GATHERING SPACE/PLAZA

NOTE: THIS MAP IS CONCEPTUAL IN NATURE ONLY



Bylaws 8347, 8348, 8349, 8350, 8354, and 8355: Rezoning Bylaw, Phased Development Agreement, and Housing Agreement Bylaws for the Maplewood Innovation District (2420 - 2468 Dollarton Highway)