MAPLEWOOD VILLAGE & COMMUNITY PLAN
Council Workshop
July 18, 2016
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. Maplewood 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

PHASE 1
OPPORTUNITIES, PRINCIPLES & BIG IDEAS
FEB – JUNE 2016
Establish direction for design concept

PHASE 2
CONCEPT OPTION(S) DEVELOPMENT
JULY – DEC 2016
Develop concept option(s) based on the direction set in Phase 1

PHASE 3
POLICY & PLAN DEVELOPMENT
JAN – APR 2017
Refine preferred concept based on review of feedback from Phase 2

PURPOSE

ENGAGEMENT OPPORTUNITIES
- Community Workshop
- Stakeholder Consultation
- Questionnaire
- Design Charrette
- Public Open House
- Online Questionnaire
- Public Open House
- Online Questionnaire

We are here
NETWORK OF CENTRES

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

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


- Review of existing economic role – potential market demand/capacity

Stakeholder Feedback
- Opportunities
- Constraints
EMPLOYMENT LANDS

Maplewood Planning Area
Maplewood Village Area
Parcels
Building Footprint

CENTRES BOUNDARY (see Schedule A for more details)

STUDY AREA

GCP 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
• District’s 42 acres of vacant employment land: 5 – 14 years

![Employment Land Demand](chart.png)
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
Topography & Trails
Wildlife Observations
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)