

MAPLEWOOD VILLAGE & COMMUNITY PLAN

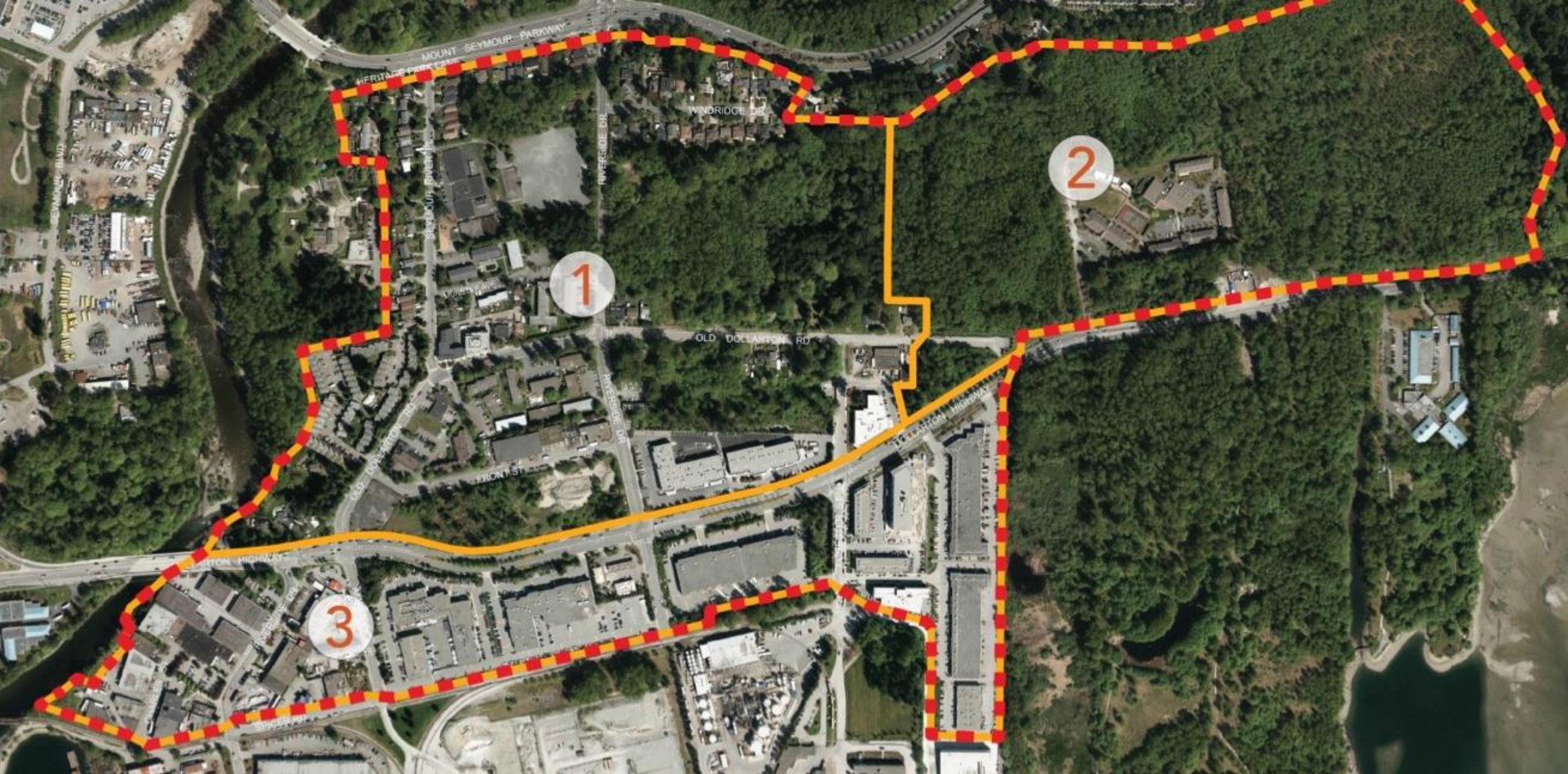
December 5, 2016
Council Workshop



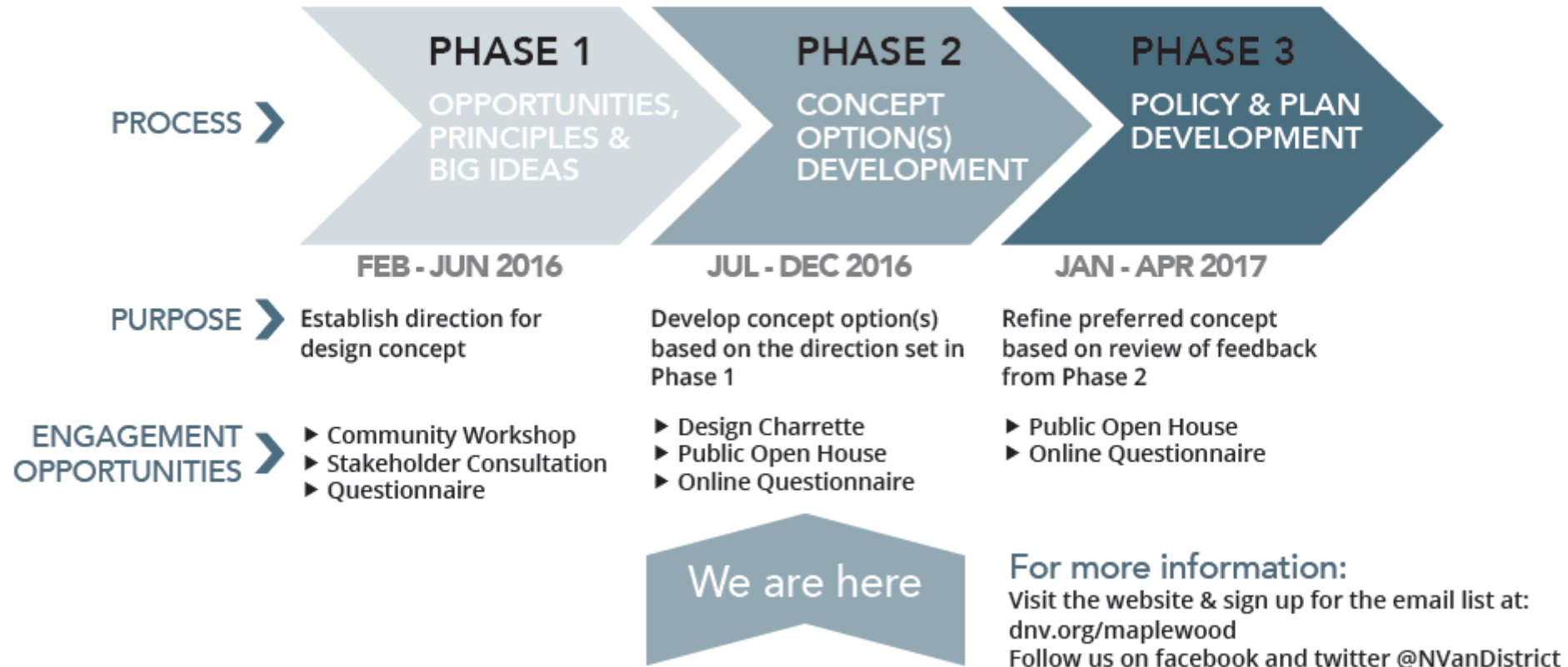
Purpose of Council Workshop

- Brief Overview of Planning and Engagement Initiative
- Phase 2 Design Workshop (Charrette)
 - Charrette Concept
 - Feedback Received
- Next Steps





PROJECT PROCESS



CHARRETTE INPUTS

- Community Workshop – April 20, 2016
- 150 people attended, majority were residents of Maplewood
- Stakeholder Workshops & Phone Interviews (May – July)
- Summary Report of Phase 1 Feedback
dnv.org/maplewood



CHARRETTE INPUTS

Employment Land Strategy

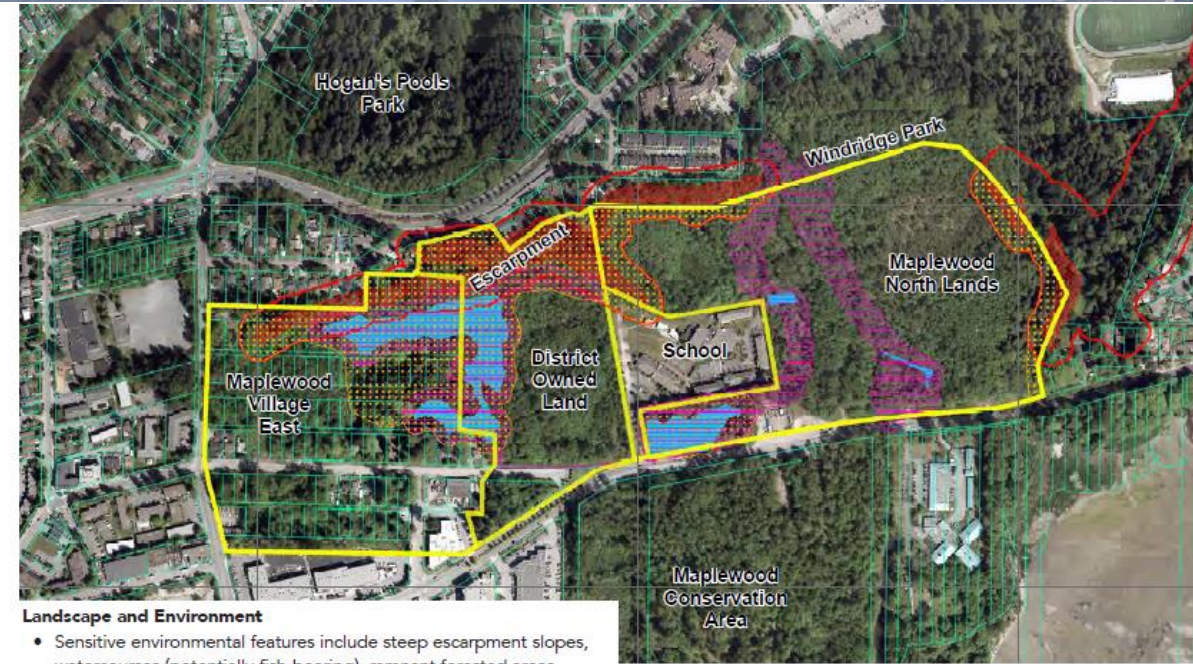
- Maplewood key to achieve employment growth
- Intensify, strengthen, flexible and adaptable
- Enough density to sustain Village
- Transportation infrastructure improvements – goods movement



CHARRETTE INPUTS

Environmental Sensitive Areas

- Environmental and Hydrogeological Assessment
- Environmentally sensitive lands identified including recommendations for protection



Landscape and Environment

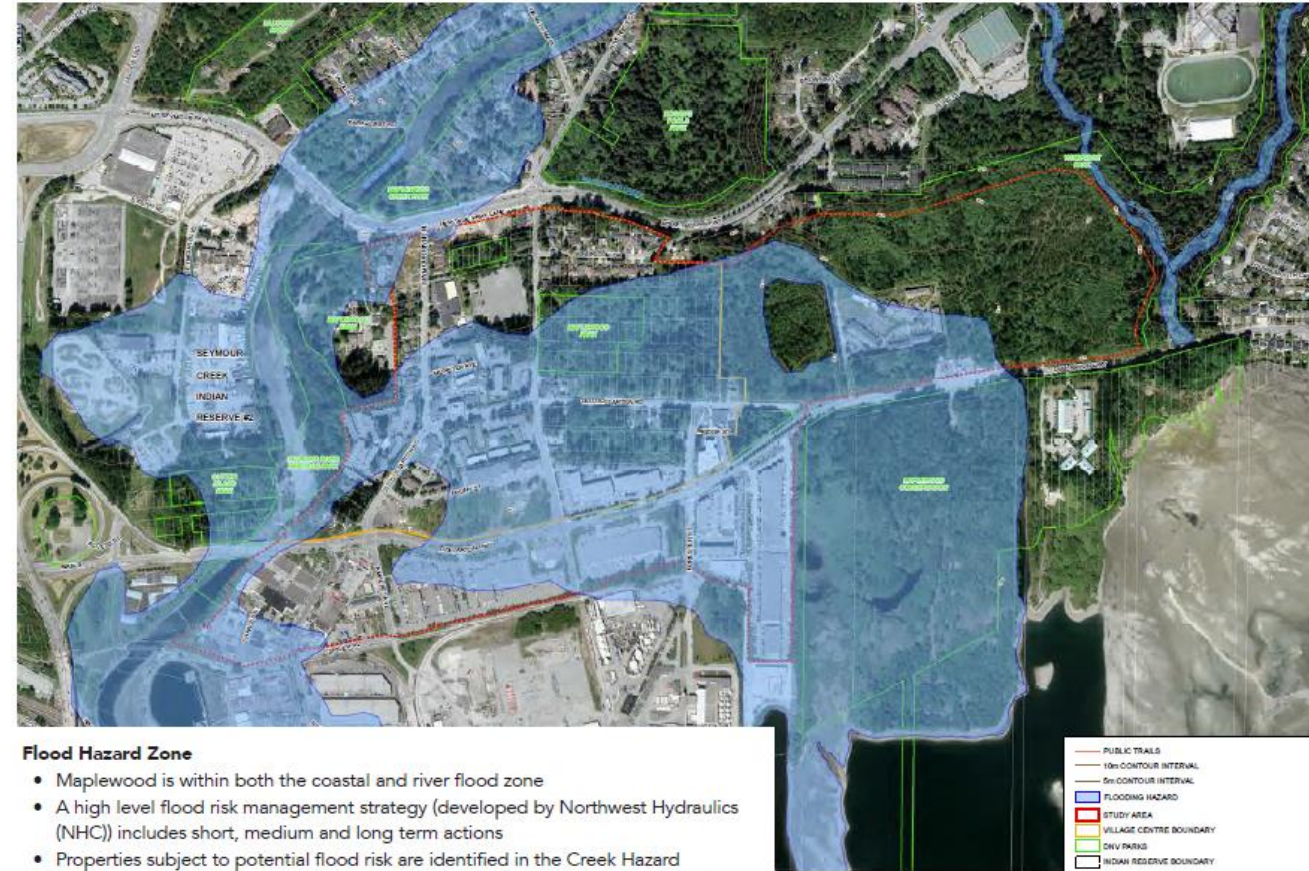
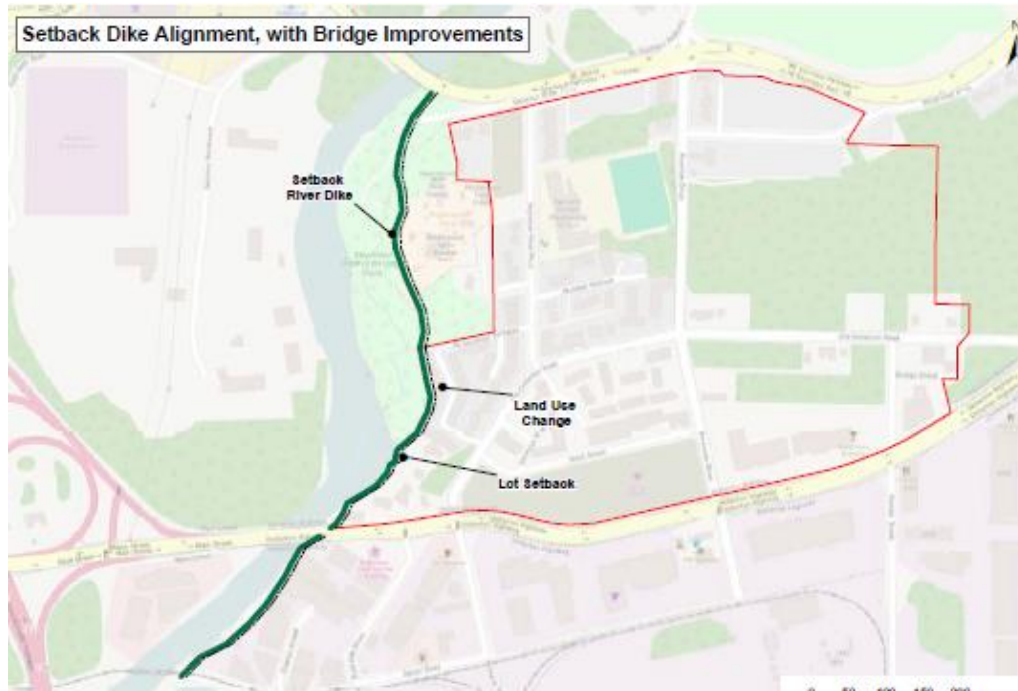
- Sensitive environmental features include steep escarpment slopes, watercourses (potentially fish-bearing), remnant forested areas identified as provincially designated ecosystems at risk, riparian and mature forests which provide foraging and nesting habitat to wildlife and resident and migratory bird species
- Escarpment slopes are a source of surface water seeps feeding watercourses and wetlands, provide wildlife habitat and are known to be unstable in areas
- Development is not likely to impact groundwater conditions at Hogan's Pools Park. Similarly, sediments underlying much of the Northlands are also unlikely to have a strong impact on groundwater or in the Maplewood Conservation Area

| Legend | | |
|--|-------------------|-------------------------|
| Boundaries | Riparian Buffer | Property Lines |
| Environmentally Sensitive Areas | | |
| Non-developable Area | Wetlands | Escarpment/Steep Slopes |
| Wetland Buffer | Escarpment Buffer | |

CHARRETTE INPUTS

Flood Hazard Zone

- Flood Risk Management Strategy
 - Mitigation options to address flood hazards identified

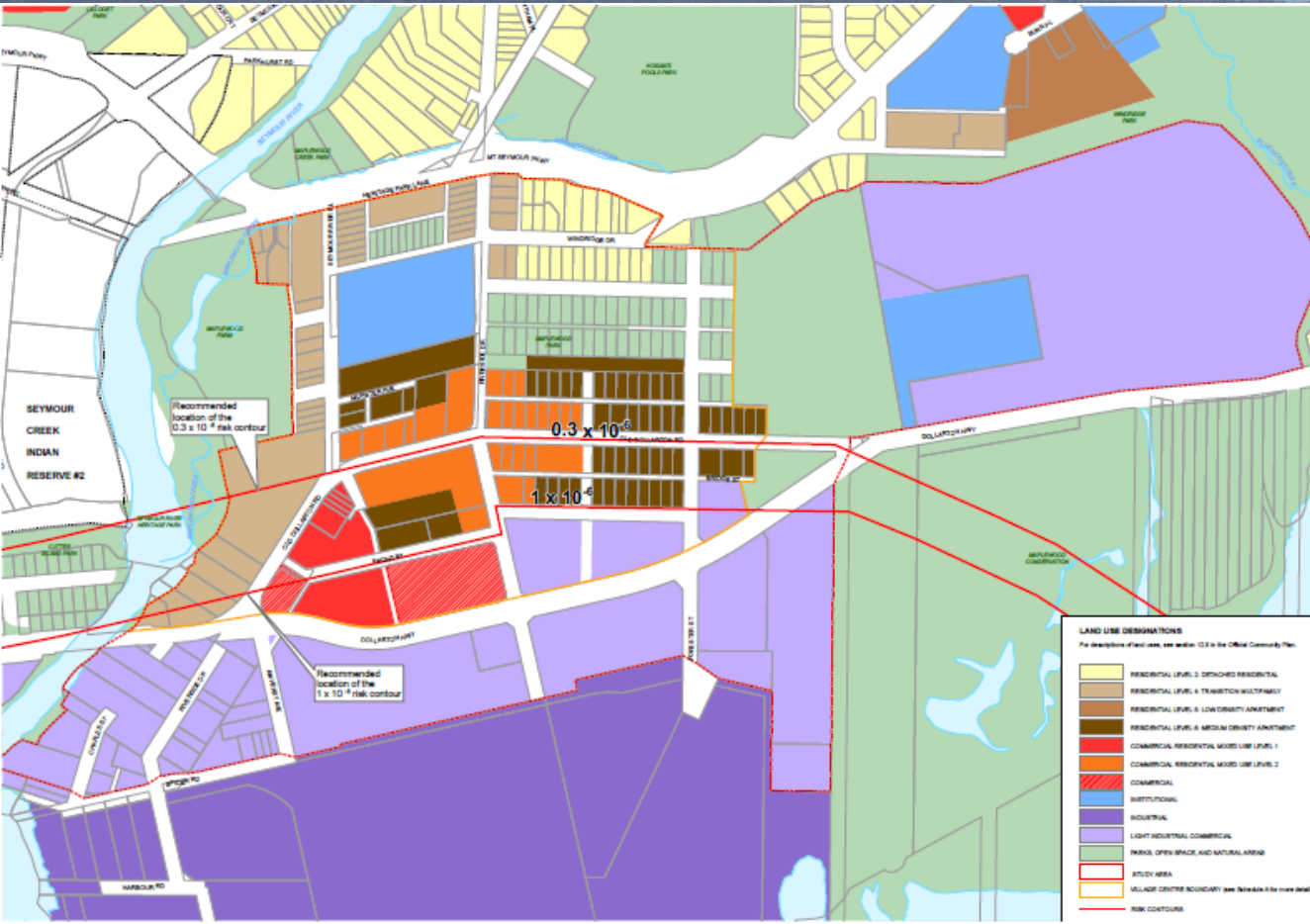


Flood Hazard Zone

- Maplewood is within both the coastal and river flood zone
- A high level flood risk management strategy (developed by Northwest Hydraulics (NHC)) includes short, medium and long term actions
- Properties subject to potential flood risk are identified in the Creek Hazard Development Permit Area on GeoWeb and includes Flood Construction Levels (FCLs) for each parcel

CHARRETTE INPUTS

Chemical Hazard Contours

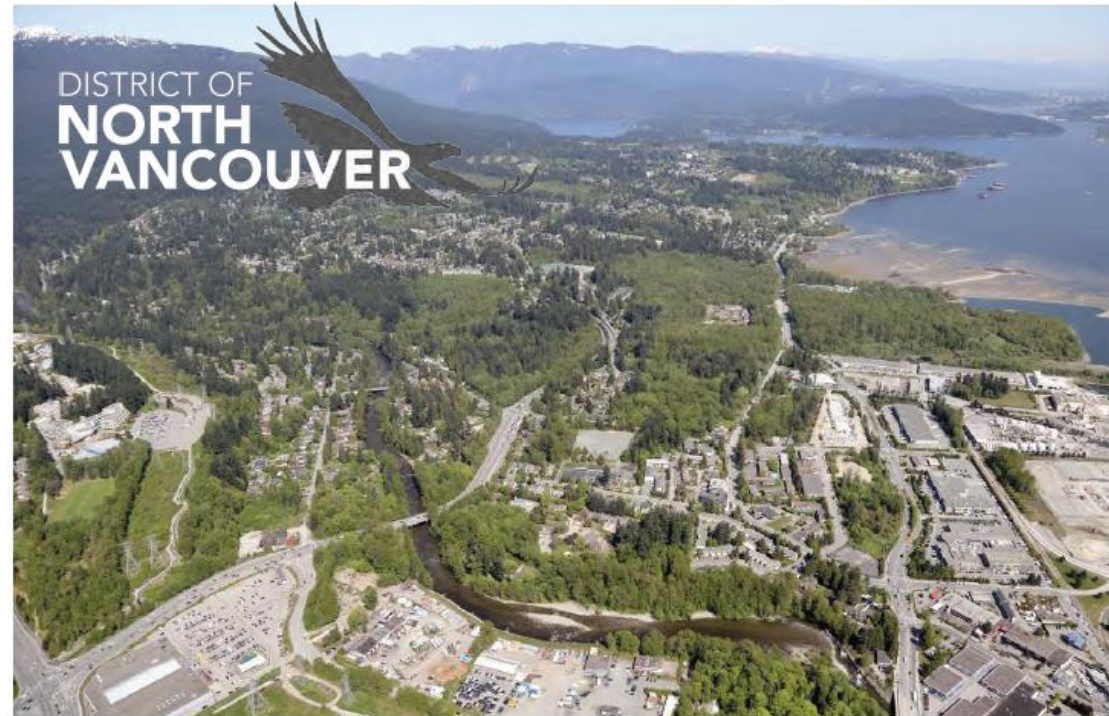


MIACC Criteria



CHARRETTE TEAM

- 60 participants – diverse stakeholders
- Worked collaboratively over 2 days – October 18 & 19
- Series of mapping exercises
- Design Concept for Maplewood



MAPLEWOOD AREA PLAN CHARRETTE DESIGN BRIEF

October 18th & 19th, 2016 - Holiday Inn & Suites North Shore – 700 Old Lillooet Road





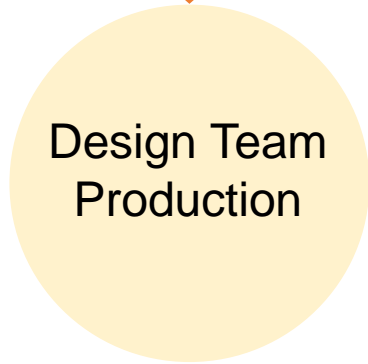
Maplewood Design Charrette

DAY 1

- Breakfast Meeting with Charrette Team Participants
- Exercise 1: Review Principles
- Exercise 2: Design Directions



Provide framework



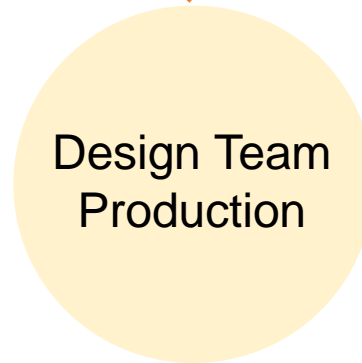
Get Feedback

DAY 2

- Concept “Check-in” with Charrette Participants
- Determine Changes, New Ideas, Additional Work



Revise



Get Feedback

PUBLIC OPEN HOUSE

DAY 1:

Stakeholder Review of
Vision & Design Principles

Vision for Maplewood

HIGHLIGHTS:

- Complete and balanced **community**
- **Local jobs**, for those living in the community, especially jobs for local young people
- A **high environmental standards** 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



Design Principles

- Compact Village Core
- Strong Commercial Centre and Clustered Community Services
- Distinct Neighbourhoods
- Walkable Community
- Connected and Diverse Public Realm and Greenspace
- A “Green & Innovative” Sense of Place and Character
- Diverse Development and Housing Types
- Connect to the Water
- Clear Hierarchy of Streets, Improved Access & Multi-Modal Options

Feedback on Design Principles

- **What's missing, needs to be added, or changed?**
 - A number of general comments received
 - Several additions with respect to complete streets, transit, access, density and housing types
 - Several requests to add new principles for:
 - shared utilities or integrated utilities;
 - multi-use trails (separate from parks);
 - protection of sensitive natural areas;
 - new industry;
 - environmental education.

DAY 1:

Stakeholder Development of
Design Directions



LAND USE & HOUSING



COMMUNITY SERVICES



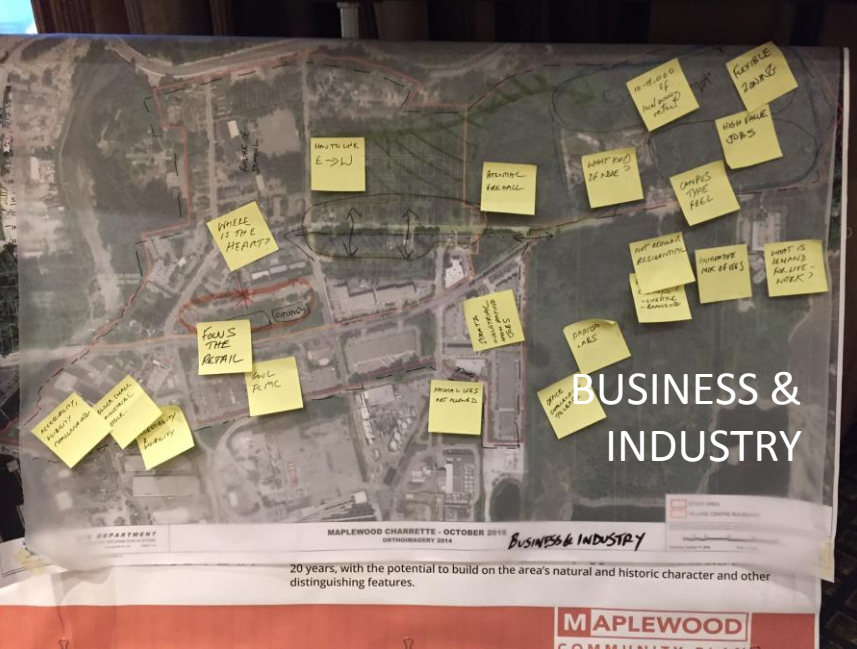
TRANSPORTATION



LAND USE & HOUSING



GREEN SPACES & ENVIRONMENT



BUSINESS & INDUSTRY

Preliminary Concepts

M MAPLEWOOD
COMMUNITY PLAN

How was the Concept Developed?

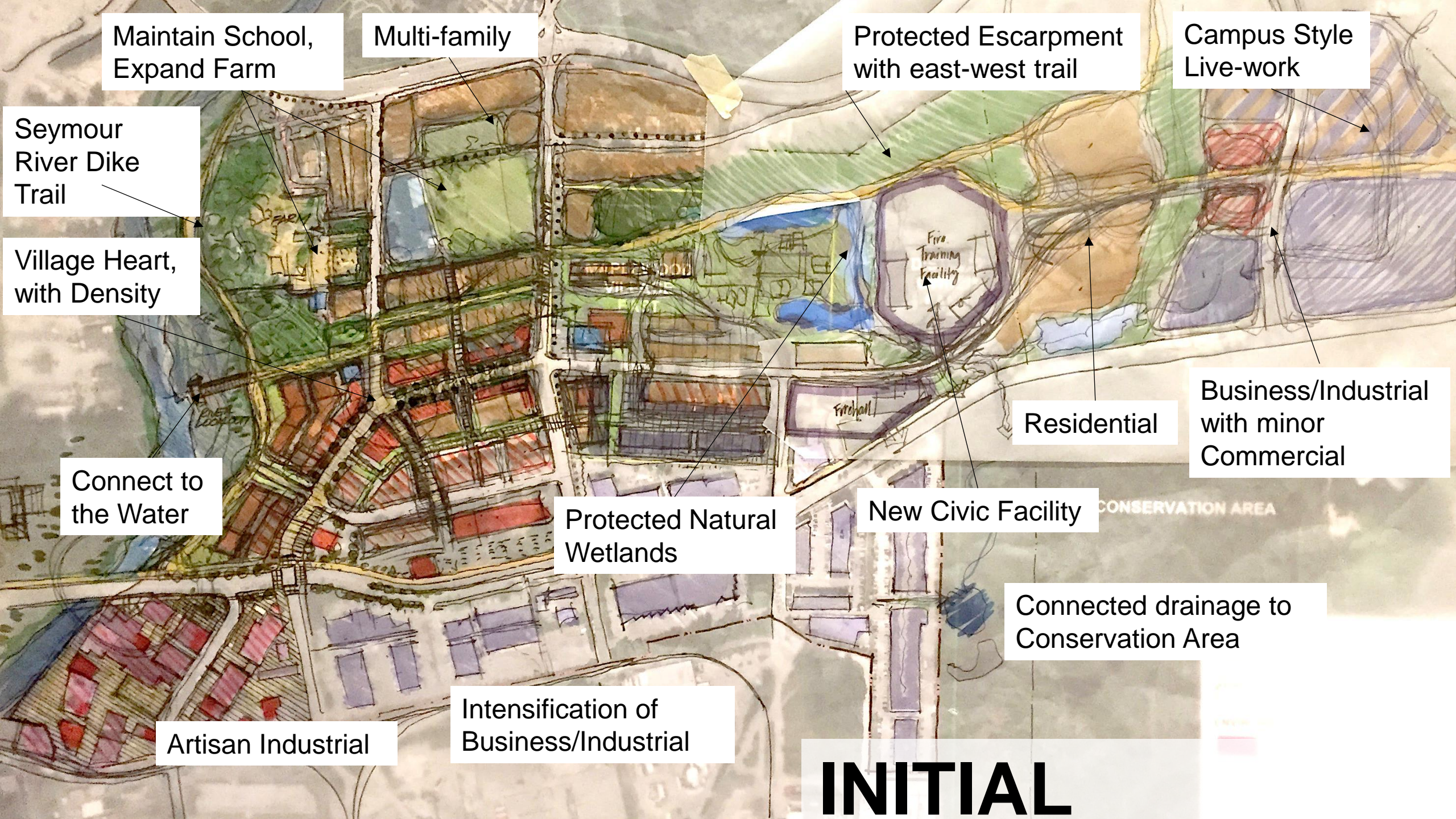


- Common “big ideas”
- Capture key themes
- Resolve differences
- A vision for each component

DAY 2:

Charrette Participants “Check-in”

Did we get it right?



Maintain School,
Expand Farm

Multi-family

Protected Escarpment
with east-west trail

Campus Style
Live-work

Seymour
River Dike
Trail

Village Heart,
with Density

Connect to
the Water

Protected Natural
Wetlands

New Civic Facility

Residential

Business/Industrial
with minor
Commercial

Artisan Industrial

Intensification of
Business/Industrial

Connected drainage to
Conservation Area

INITIAL

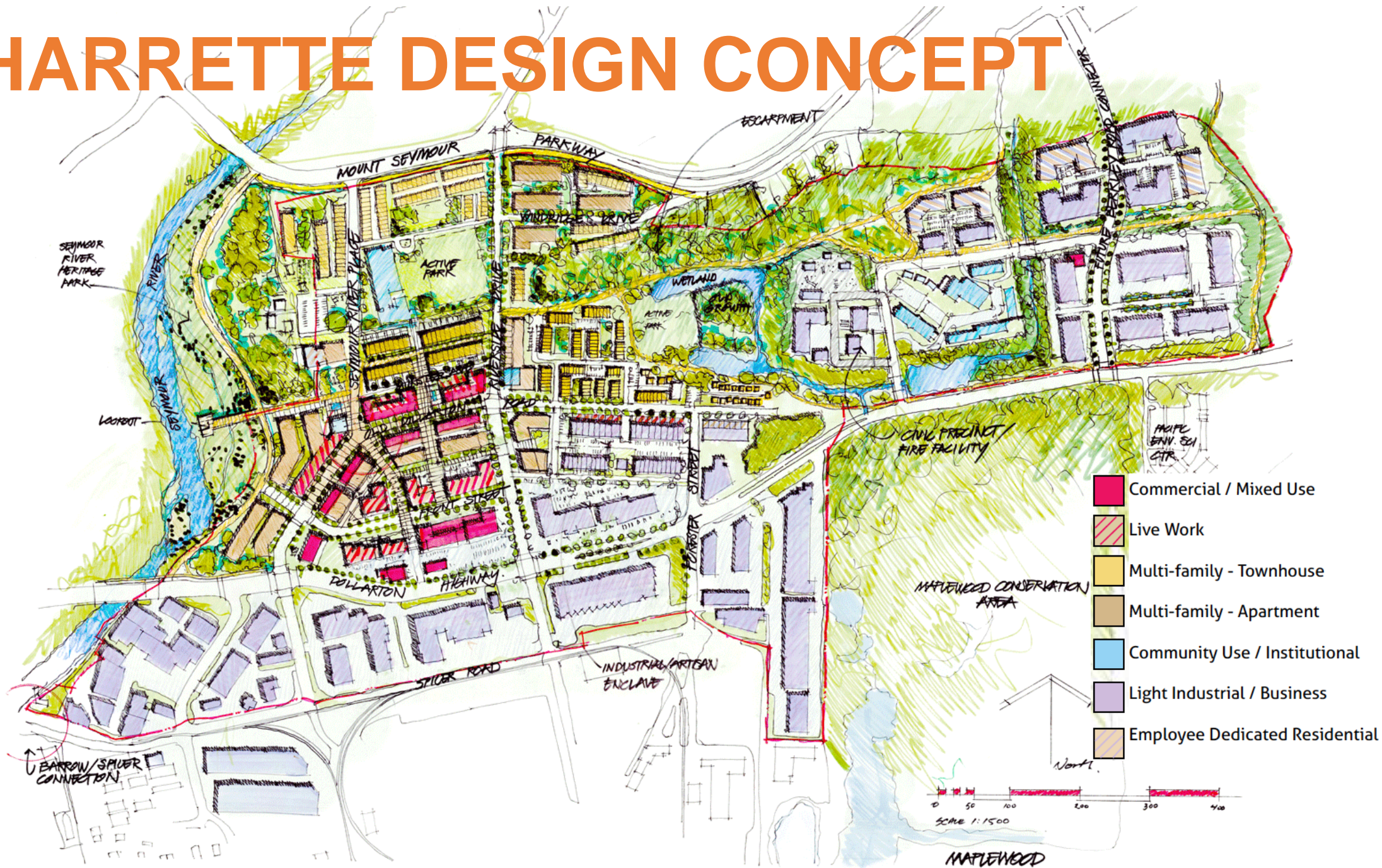
Charrette Participant Feedback:

- Approved of direction
- What's working
- What isn't
- Changes

DAY 2:

Charrette Design Concept

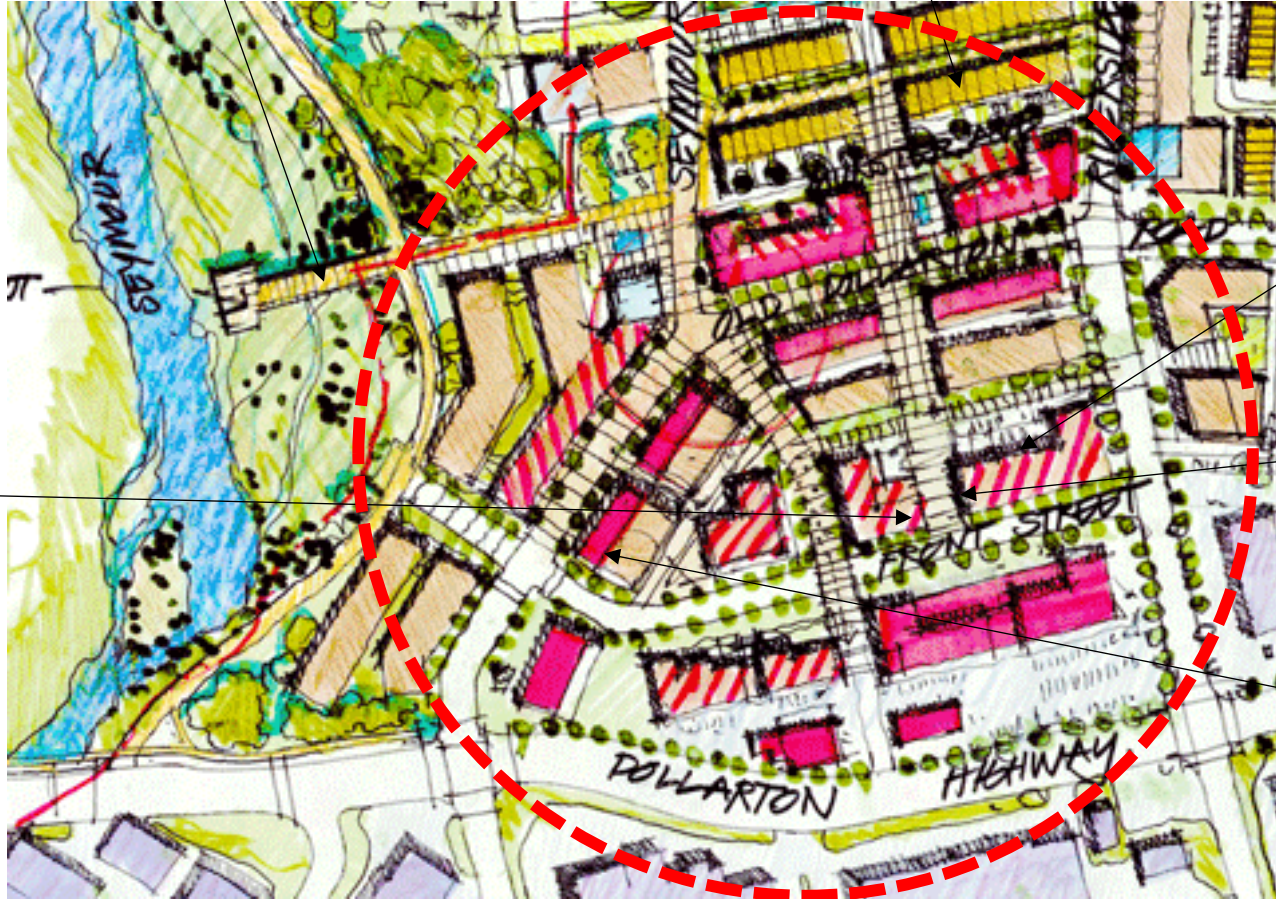
CHARRETTE DESIGN CONCEPT



connections to the
Seymour River

surrounded by multi-family residential,
potential for higher density in strategic
locations

live-work,
maintaining
working areas,
layered into
the fabric of
the village
area



pedestrian oriented -
fine grain, internal
walkways, lanes,
gathering places,
plazas, place for market

pedestrian focused street
(mews), flexible space

mixed use,
commercial-retail,
activating streets,
residential above to
populate the area

VILLAGE CENTRE



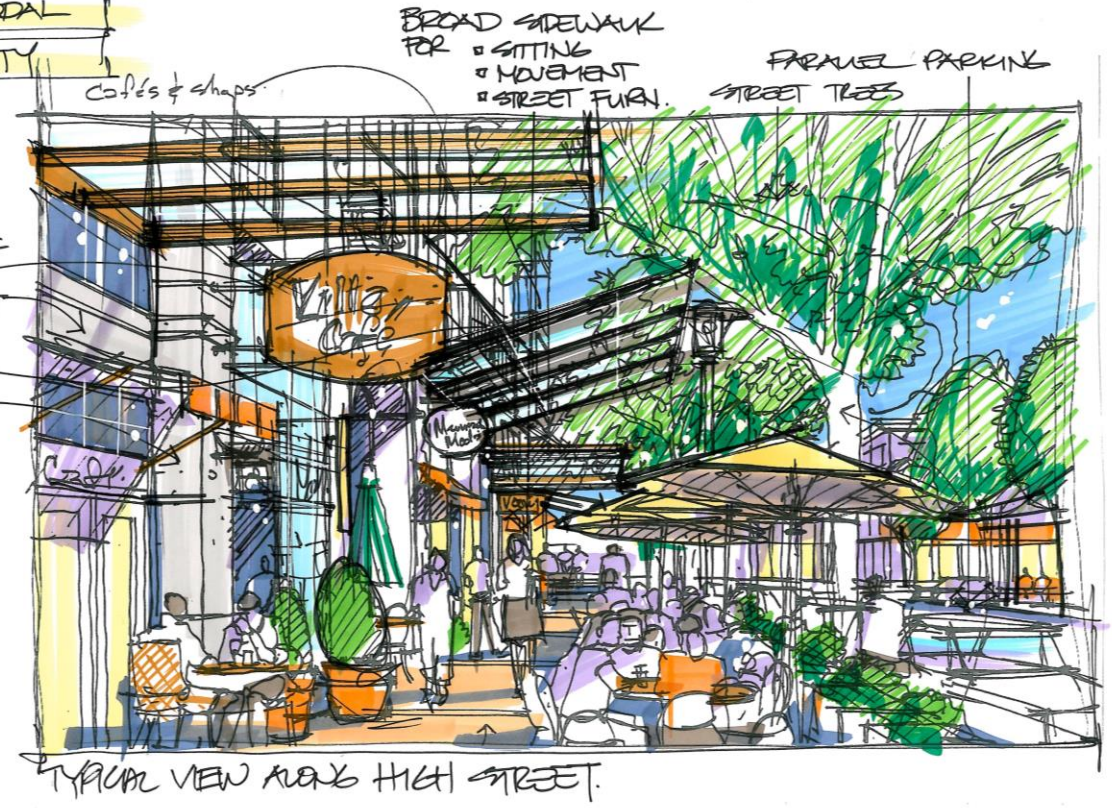






- ▣ REAL STREET
- ▣ MULTI MODAL
- ▣ SERENDIPITY

- VARIETY OF
- ▣ SIGNAGE
- ▣ STOREFRONT
- ▣ CANOPY DESIGN
- ▣ MATERIALS

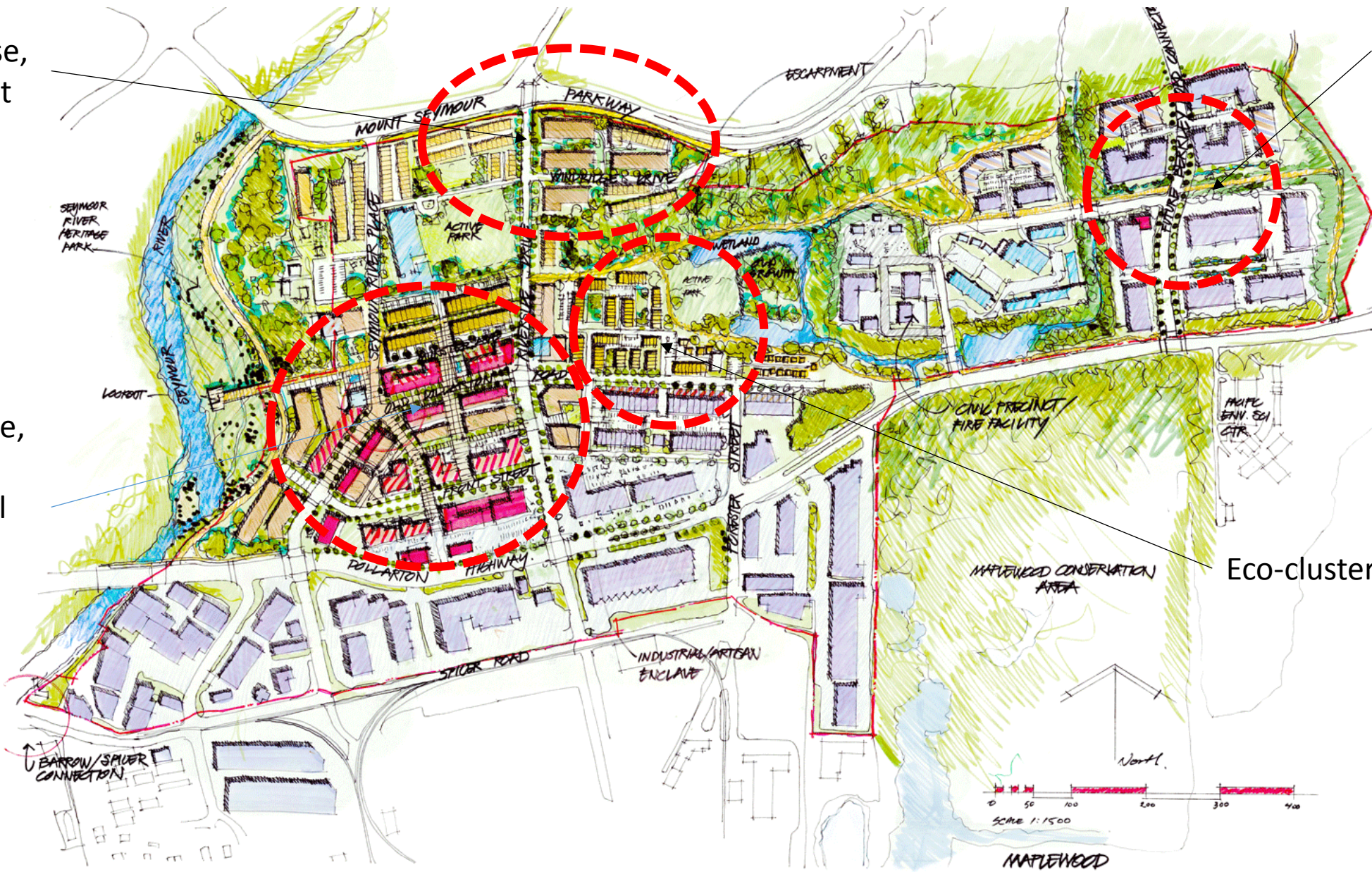


townhouse,
apartment

employee
housing

townhouse,
mixed use
residential
and live-
work

Eco-cluster housing



HOUSING





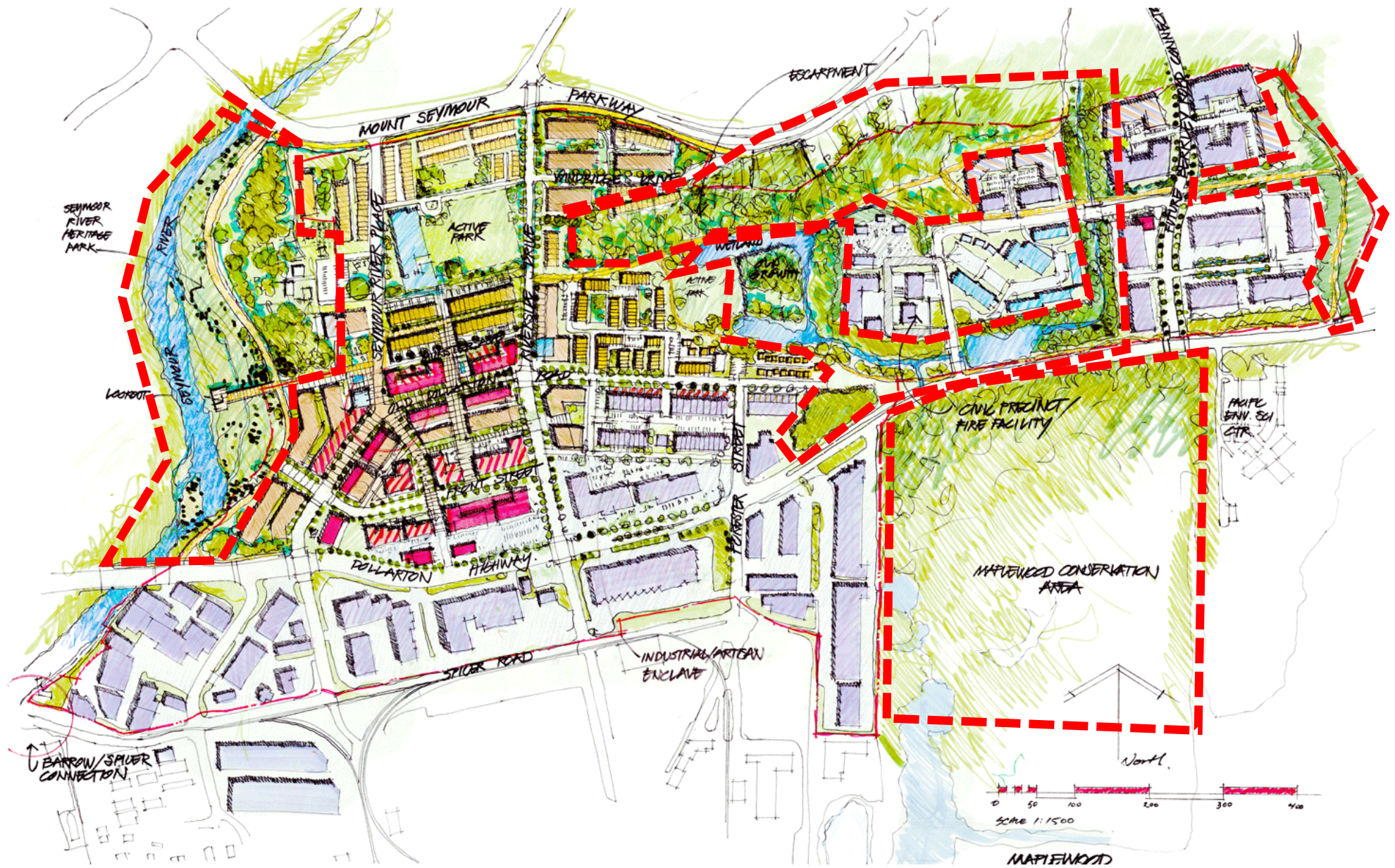
LOOKING EAST











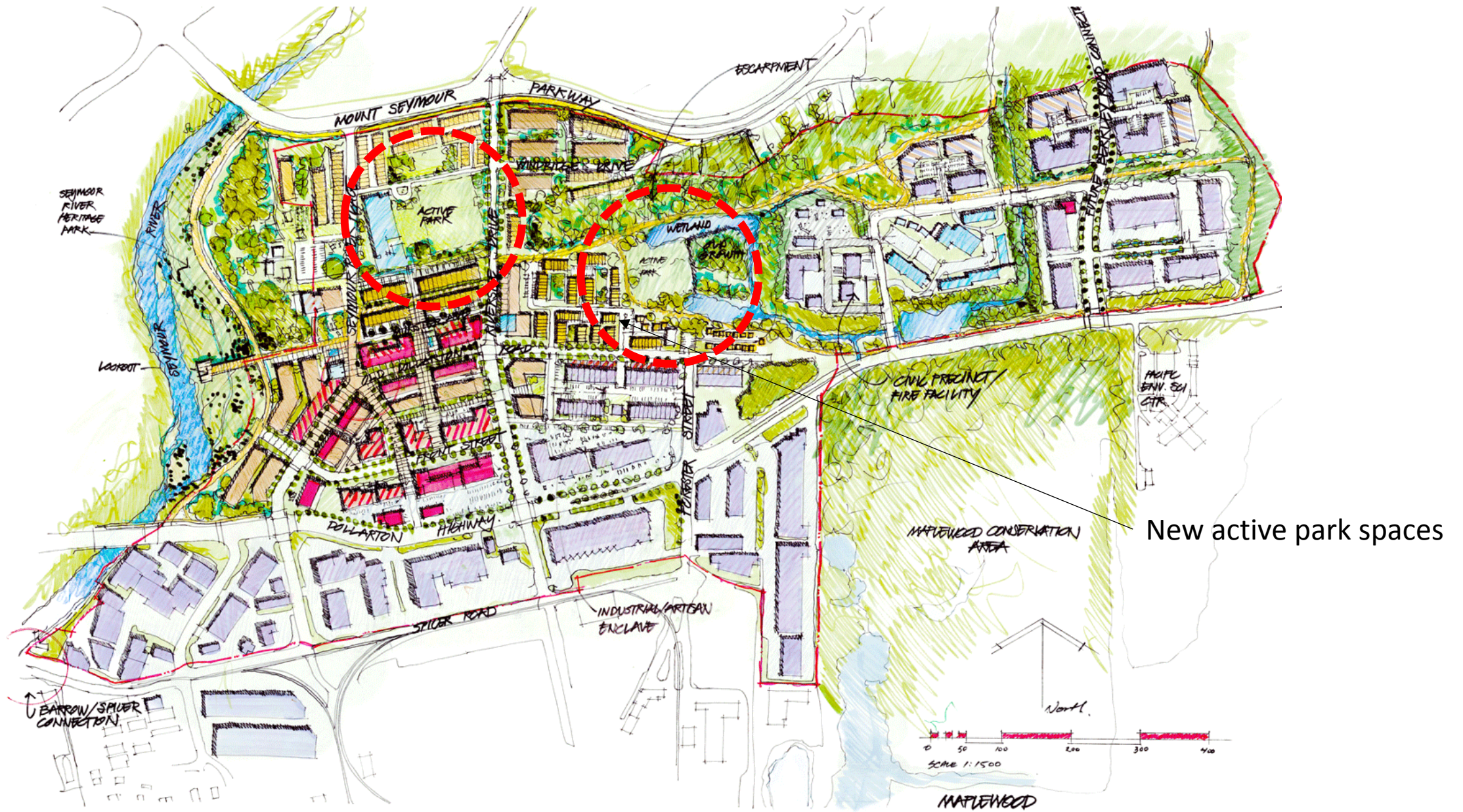
NATURAL-ENVIRONMENTAL MAPLEWOOD COMMUNITY PLAN











New active park spaces

ACTIVE LIVING & SOCIAL

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COMMUNITY PLAN

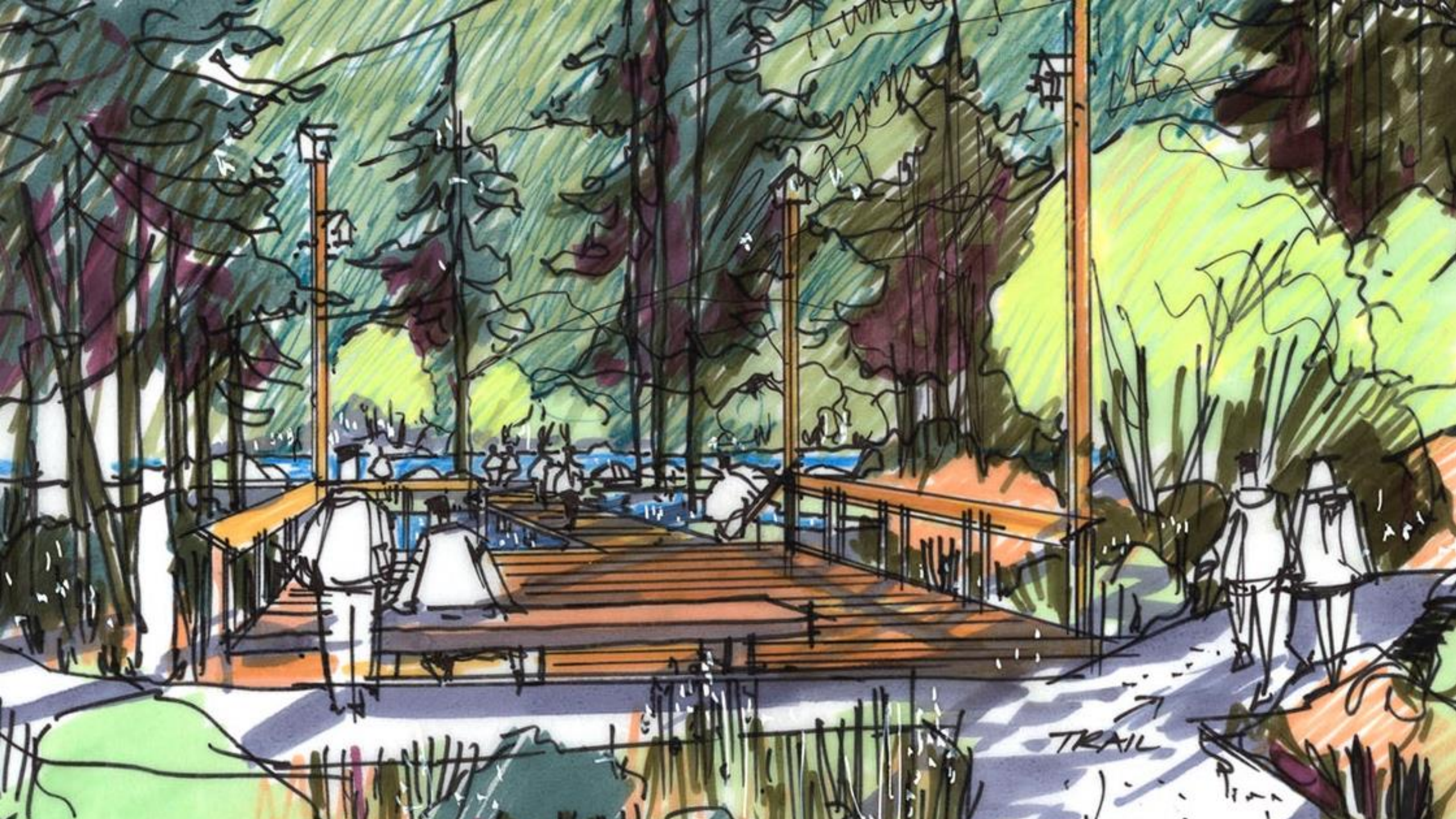








NETWORK & GREENSPACE MAPLEWOOD COMMUNITY PLAN







4 STORY
BOUND ORIENTED
T.H. & APT

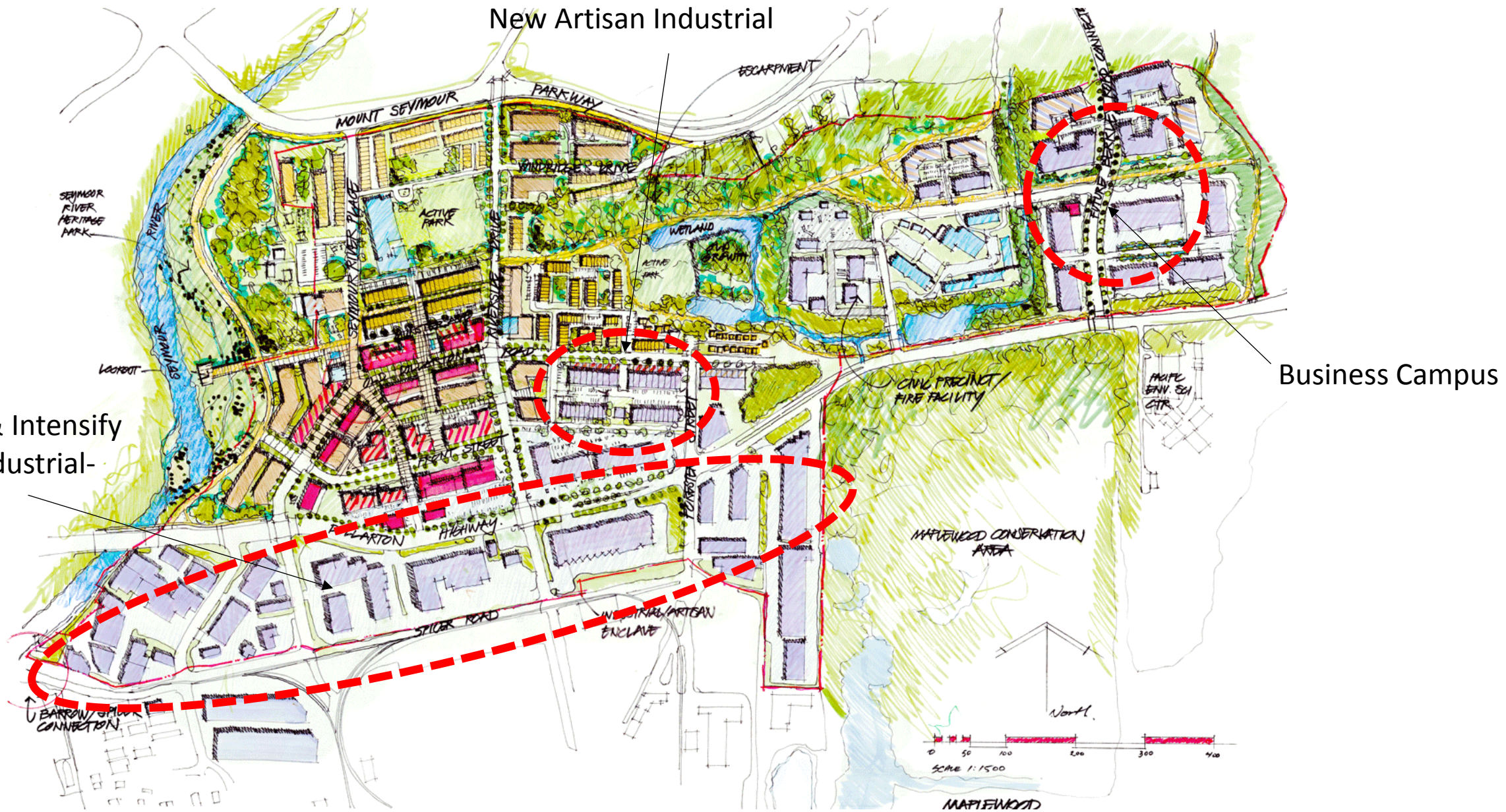
HUME PARK

EXISTING
NEIGHBOURHOOD

PEDESTRIAN

RAIN
GARDEN

BIKE



CENTRE FOR EMPLOYMENT

MAPLEWOOD

COMMUNITY PLAN





dragon
work

Pond Supplies

1345



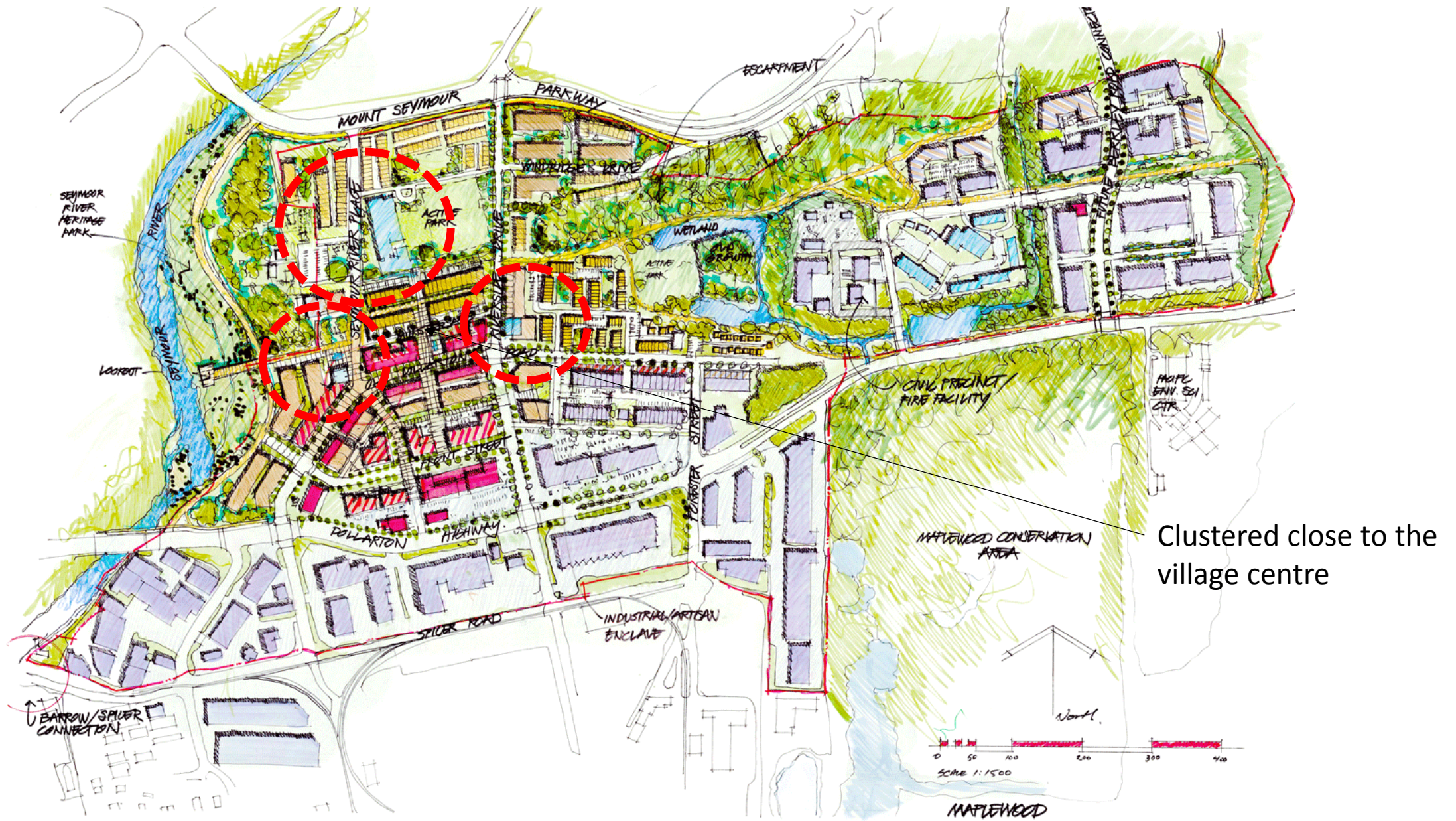
BREWERY CREEK Small Boat Shop

NO
PARKING
LOADING
ZONE
MAX. 20 MIN.
7 AM - 7 PM
↓

NO
PARKING
LOADING
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7 AM - 7 PM
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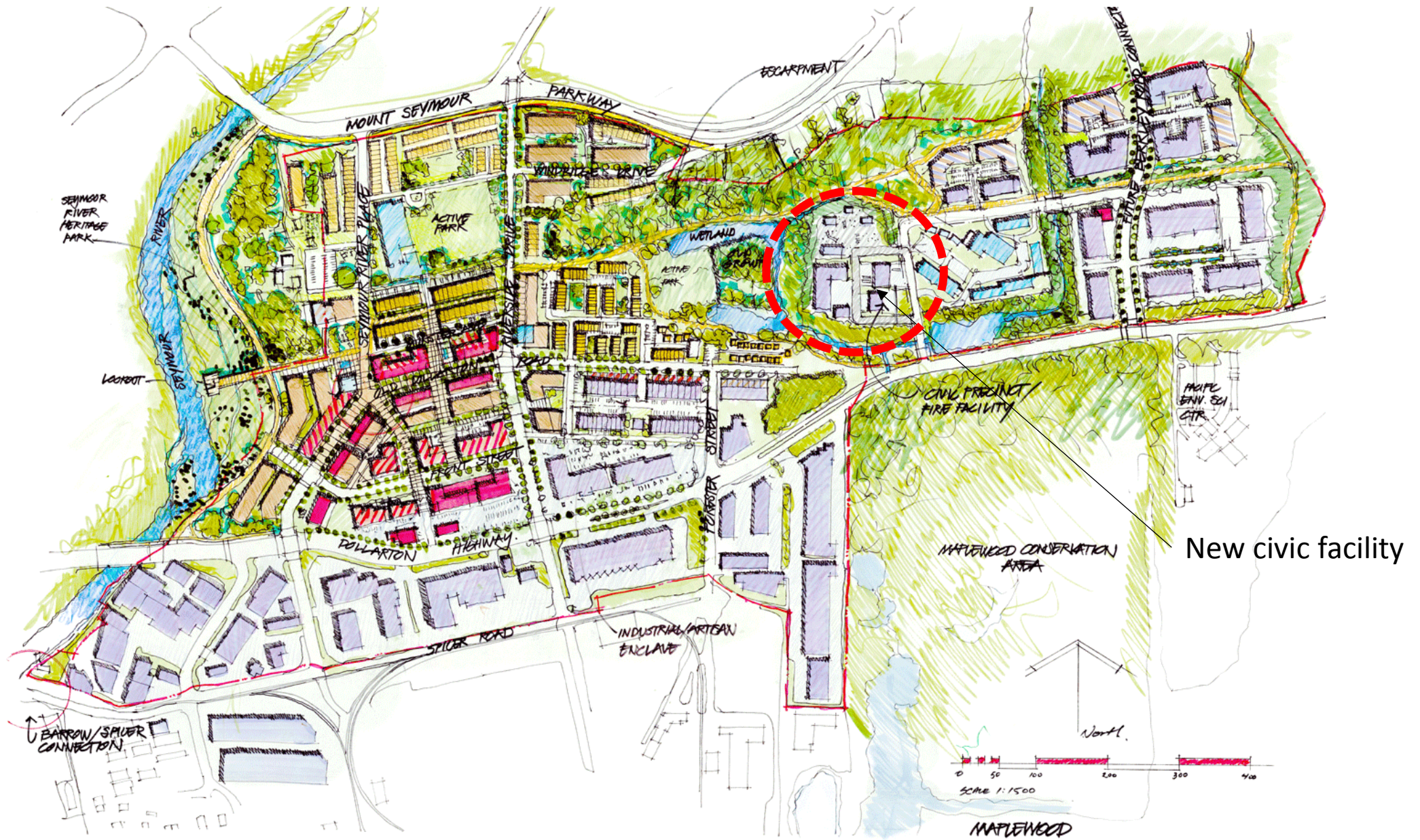




COMMUNITY AMENITIES

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CIVIC PRECINCT

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COMMUNITY PLAN



FIRE STATION 39

POST CHARRETTE

Summary of Feedback



Feedback:

- Feedback form
- Online questionnaire
(2 weeks, 130 responses)

Summary of What We Heard:

- Further design development required for:
 - transportation, parking (village), community safety
- Detail on specific measures, policy, strategies and appropriate locations for:
 - maintaining and/or new development of affordable housing;
 - community amenities, services and programming.
- Integration and location of Civic Facility (Fire Training)

Summary of What We Heard:

- Mixed response for development near Windridge Escarpment
- 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.

Next Steps

- Refine Concept Plan and feasibility testing
- Develop draft policies and design guidelines
- Present draft Maplewood Area Plan – Open House, early 2017
- Council consideration Spring 2017