Purpose of Council Workshop

- Highlight What We Heard – Phase 3 & Key Components of Draft Plan
- Council Feedback
- Next Steps
Context – District’s Official Community Plan

Network of Centres

- 75-90% growth focused in 4 key centres
- ~ 10,000 new units (~20,000 more people to 2030)
- Urban containment
- Natural areas protected
- Employment lands revitalized
WHAT’S HAPPENING? The District has been leading a community and stakeholder engagement process to develop a Community Plan and Guidelines for the design of the Maplewood Community. We are now in Phase 3.

Tonight’s Open House presents the key directions of the emerging Plan.

**PROJECT PROCESS**

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

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

**PHASE 3**
- **POLICY & PLAN DEVELOPMENT**
- JAN - JUNE 2017
- Refine preferred concept based on review of feedback from Phase 2
- Public Open House
- Online Questionnaire
- Council Meetings

**COUNCIL CONSIDERATION**
- FALL 2017
- Prepare final draft Plan based on review of feedback from Phase 3

**YOUR FEEDBACK!**

Please complete the on-line survey to provide your feedback. Your comments will be used to help refine and finalize the Plan for Council’s consideration Fall 2017.

**For more information:**

Visit the website & sign up for the email list at: dnv.org/Maplewood

Follow us on facebook and twitter @NVanDistrict
Seymour River
Maplewood Conservation Area
Hogan's Pools Park
Seymour Park
Windridge Park
Maplewood Creek Park
Lillooet Park
Largely Undeveloped Lands

MAPLEWOOD PLANNING AREA
3 Precincts

1. Maplewood Village Centre – compact, complete, energy efficient centre
2. Maplewood North Innovation District – mixing uses on employment lands to include options to live, work, play, and learn
3. Dollarton Highway South – light industrial commercial intensification
Engagement Efforts: Phase 3

- Over 3,500 post cards mailed
- Public Open House – June 21, 2017
  (220 in attendance)
- Online questionnaire (2 weeks, 434 responses)
- Community Needs Assessment (2 weeks, 171 responses)
- Numerous Stakeholder presentations (Aug., Sept., Oct.)
- Over 10,450 views of Maplewood page since launch
PHASE 3 FEEDBACK
Summary of What We Heard –

Overall Support – Plan & Policy Directions

Overall significant support for:

- Land use, building heights
- village heart
- employment opportunities, housing
- parks and recreation, green space & environment
- community amenities, mobility network
- urban design & character and location of fire facility
Summary of What We Heard –
Land Use

- Balanced land uses throughout
- Complete Community; people can live, work, learn, play, and meet most of their daily needs in their own neighbourhood
- Local jobs
- Variety of housing options
Summary of What We Heard –

Village Heart

4.2 out of 5

Shared Street
Summary of What We Heard – Building Heights

3.7 out of 5
Summary of What We Heard – Building Heights

Limits heights from 6 – 12 storeys to Old Dollarton Road (within Village heart)

- Human-scaled public space at ground level
- Community amenities/non-market housing provided
**Summary of What We Heard – Housing**

- Townhouse, row house
- Apartment
- Mixed use
- Live/work
- Artisan industrial
- Employee-oriented

3.8 out of 5
Summary of What We Heard –

Housing

Plan includes policies to

• Encourage the use of District-owned lands to generate innovative, non-market housing opportunities
• Require a portion of non-market rental or price controlled/restricted ownership units, or non-market units as part of new market housing development projects
• Consider density bonusing in order to achieve housing objectives
• Consider sale restrictions, housing agreements and other methods to ensure housing in the Innovation District supports local employees
Summary of What We Heard – Employment Opportunities

- Artisan Industrial
- Industrial Intensification
- Innovation District
Summary of What We Heard –

Employment Opportunities

- Artisan Industrial
- Industrial Intensification
- Innovation District

4.0 out of 5
• Housing geared specifically to employees in Innovation District

• Decrease need to travel
Summary of What We Heard –

Parks and Recreation

- New community park
- New Neighbourhood park
- Expand entrance to Maplewood farm
- New trails
- Community gardens, farmers markets
ACTIVE PARKS AND RECREATION
Summary of What We Heard – Green space and Environment

- Protects environmentally sensitive areas (ESAs) – restricts and buffers developments
- Maintains forested vegetation on steep slopes – wildlife habitat corridors
- Enhance stream flows and wetlands – focus flows to areas needing more water
Summary of What We Heard –
Community Amenities

- Land for non-market and/or special needs housing
- Community hub facility in Village
- Plazas
- Community and neighbourhood parks
- Parkland at entrance to farm
- Multi-use pathways
- Child care – Village and Innovation District
Summary of What We Heard –

Urban Design

MATERIALS

BOLD USE OF COLOUR

4.1 out of 5
Summary of What We Heard –

Fire Facility Location

4.0 out of 5
Summary of What We Heard –

Mobility Network

• Improvements for all modes: walking, cycling, transit, driving and goods movement

Multi-use trail

Access to river views

Walking & cycling
Summary of What We Heard – Mobility Network

- Improvements for all modes: walking, cycling, transit, driving and goods movement

Berkley Road
Summary of What We Heard – Mobility Network

- Improvements for all modes: walking, cycling, transit, driving and goods movement
Summary of What We Heard – Mobility Network

- Improvements for all modes: walking, cycling, transit, driving and goods movement

Old Dollarton Road (west of Riverside) – High Street

4.2 out of 5
Summary of What We Heard –

Mobility Network

- Improvements for all modes: walking, cycling, transit, driving and goods movement

Old Dollarton Road (east of Riverside) – High Street

4.2 out of 5
Next Steps

• Council Feedback and Discussion

• Staff prepare final draft plan for Council Consideration – November 6, 2017