

An aerial photograph of a town nestled in a valley. A river winds through the center of the town. The background features a range of mountains under a clear sky. The foreground shows a mix of residential houses, commercial buildings, and parking lots.

MAPLEWOOD VILLAGE CENTRE AND INNOVATION DISTRICT IMPLEMENTATION PLAN & DESIGN GUIDELINES

October 23, 2017
Council Workshop

MAPLEWOOD
COMMUNITY PLAN

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

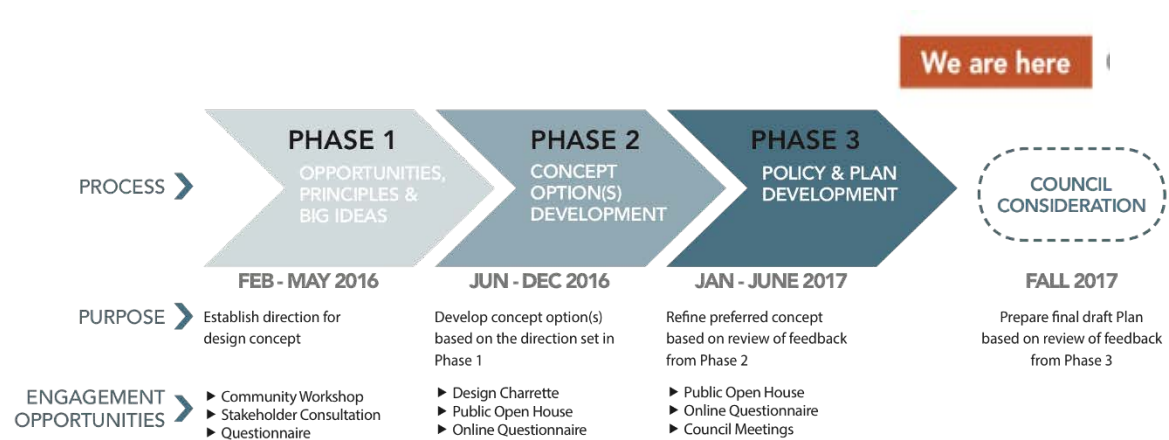


- 75-90% growth focused in 4 key centres
- ~ 10,000 new units (~20,000 more people to 2030)
- Urban containment
- Natural areas protected
- Employment lands revitalized

PROJECT PROCESS

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.



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:

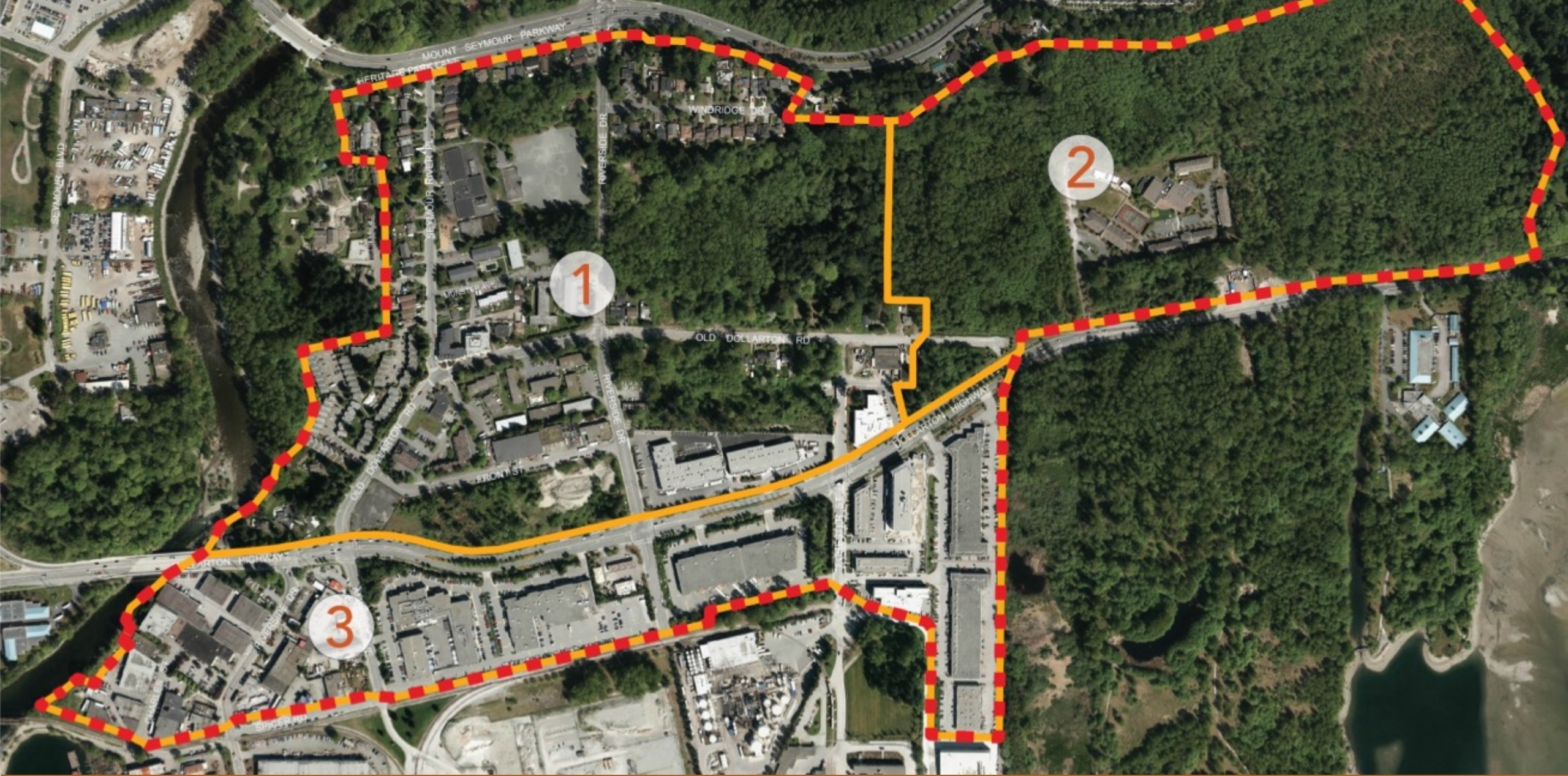
Visit the website & sign up for the email list at:

dnv.org/Maplewood

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M MAPLEWOOD

COMMUNITY PLAN

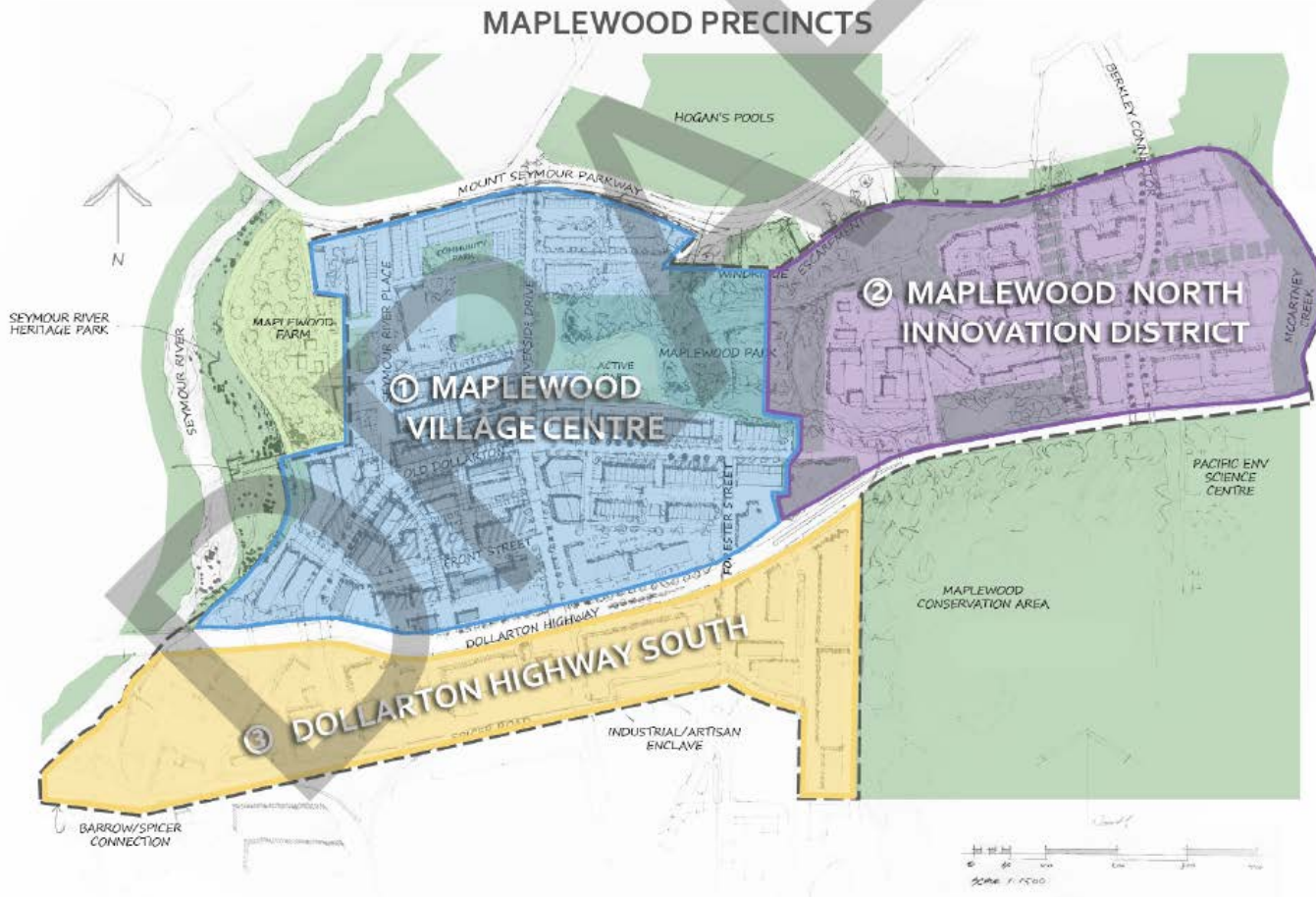


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2

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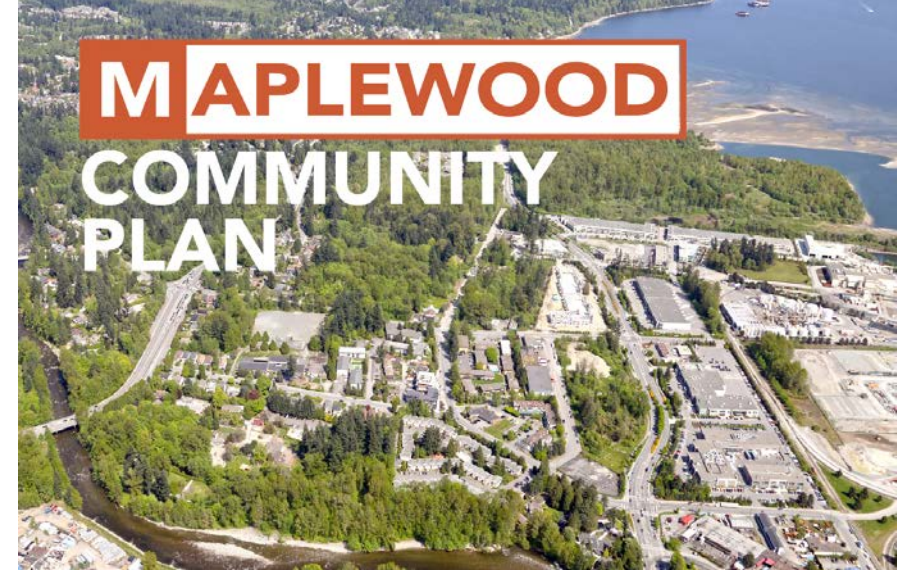
3 Precincts



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



**PLEASE JOIN US AT THE
MAPLEWOOD COMMUNITY PLAN
OPEN HOUSE!**

We invite you to learn how public input is helping to shape the plan for Maplewood's future.

Date: Wednesday, June 21, 2017
Time: 6:30pm - 8:30pm
Location: Kenneth Gordon Maplewood School,
420 Seymour River Place

 **Visit the project website:**
dnv.org/maplewood

 **Follow us:**
[@NVanDistrict](https://twitter.com/NVanDistrict)

 **Like our page:**
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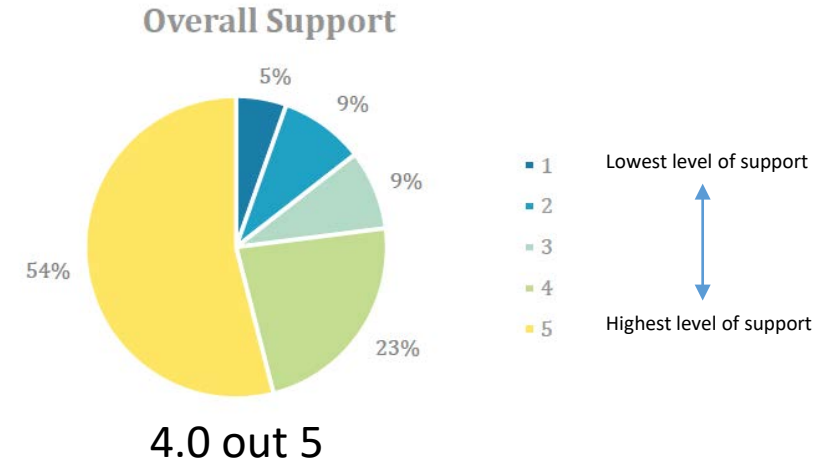


PHASE 3 FEEDBACK

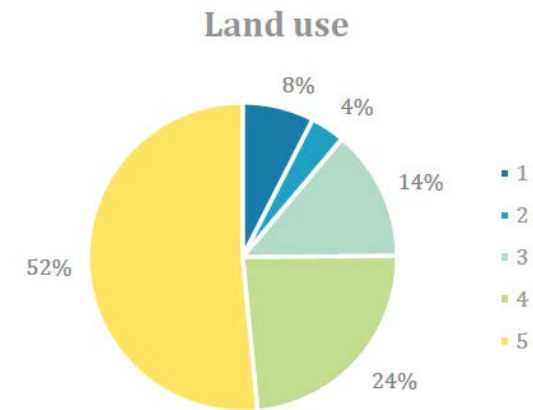
Summary of What We Heard – Overall Support – Plan & Policy Directions

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



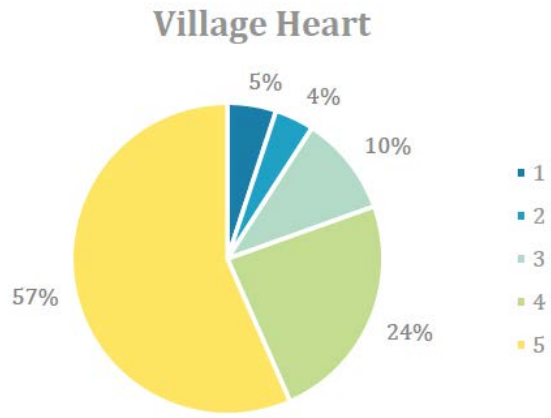
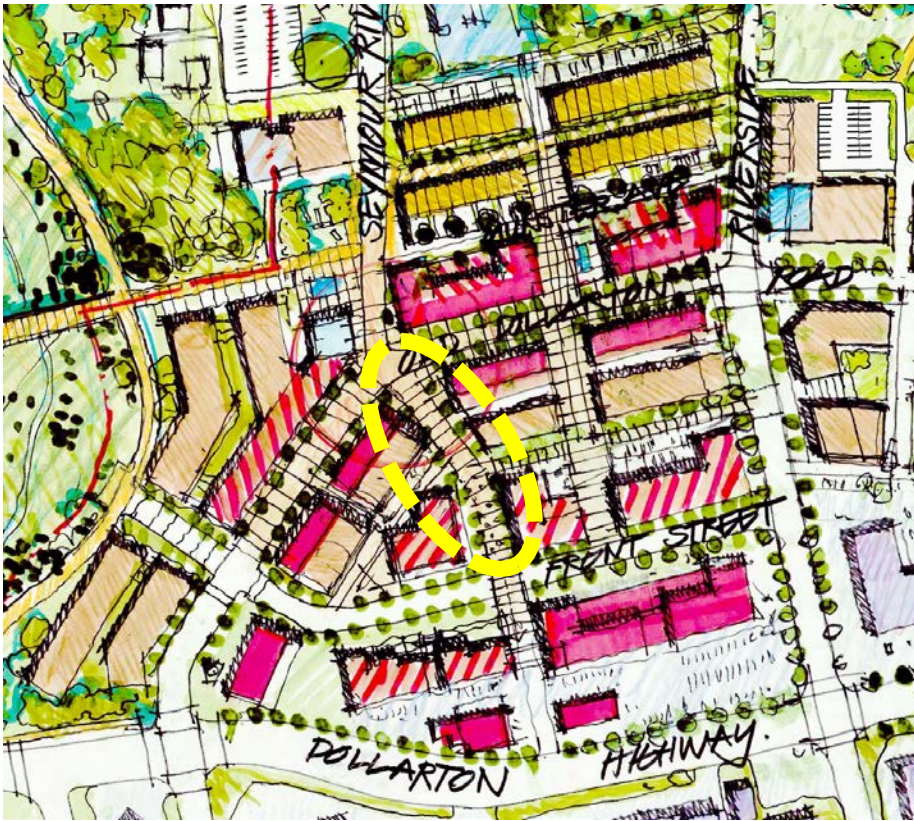
Summary of What We Heard – Land Use



4.1 out of 5

- 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

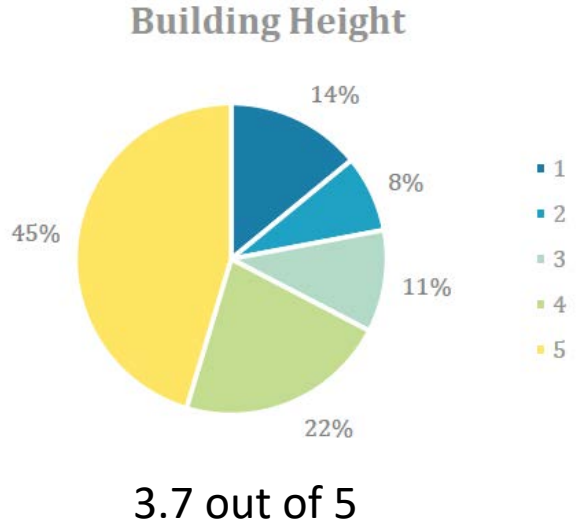


4.2 out of 5

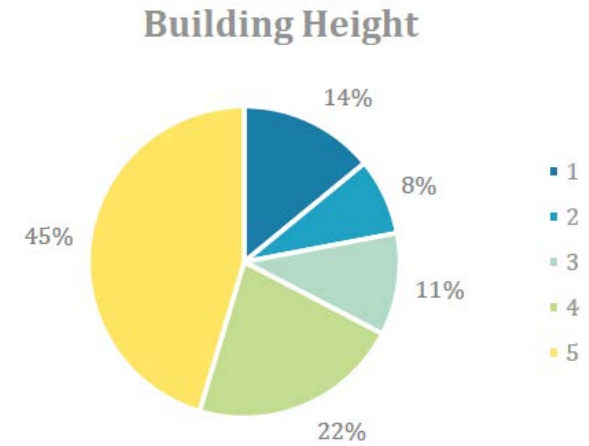
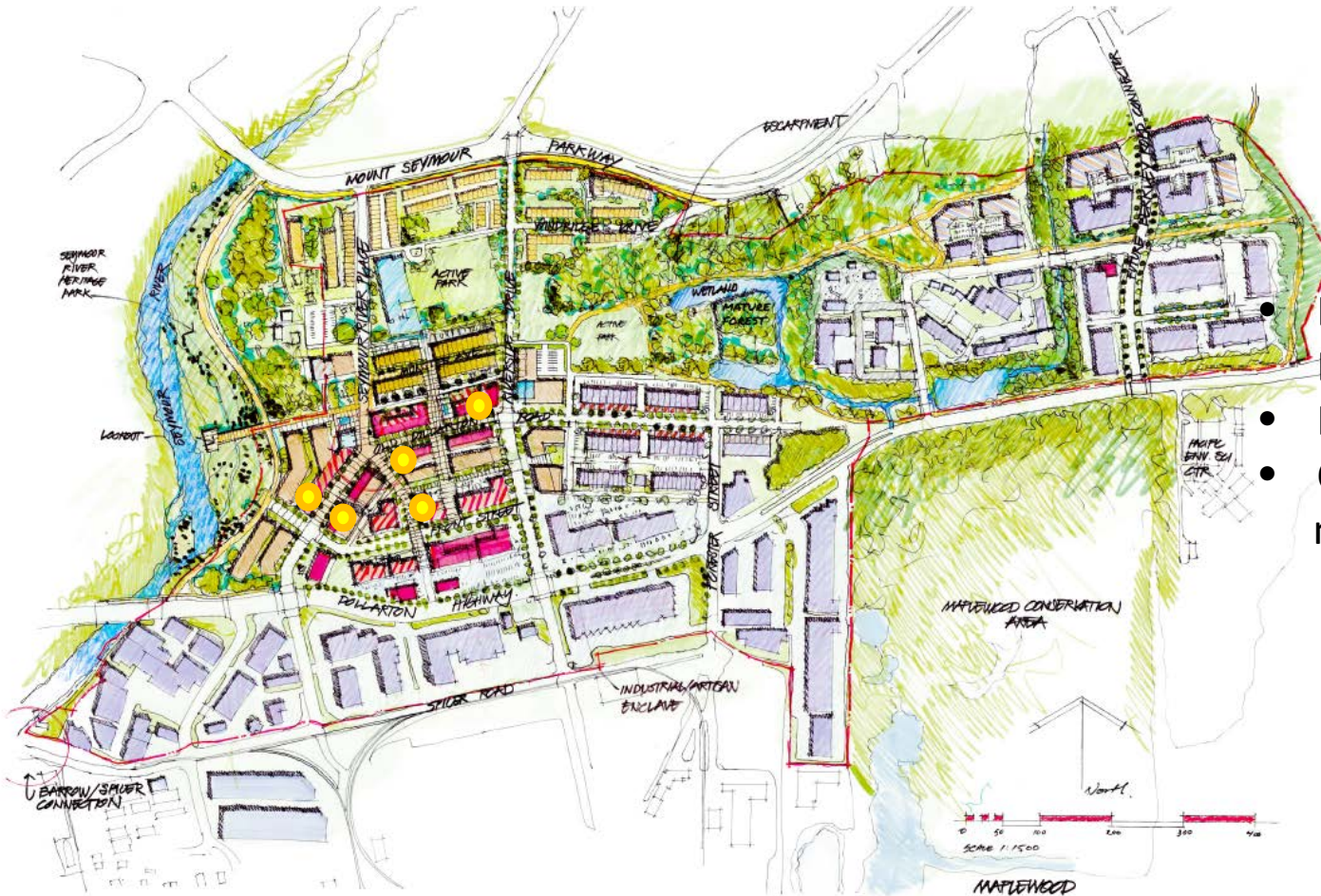


Shared Street

Summary of What We Heard – Building Heights



Summary of What We Heard – Building Heights



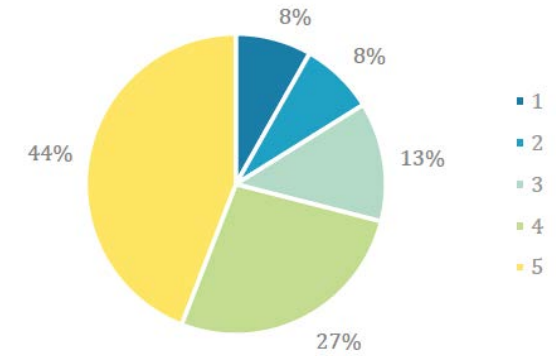
3.7 out of 5

- 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



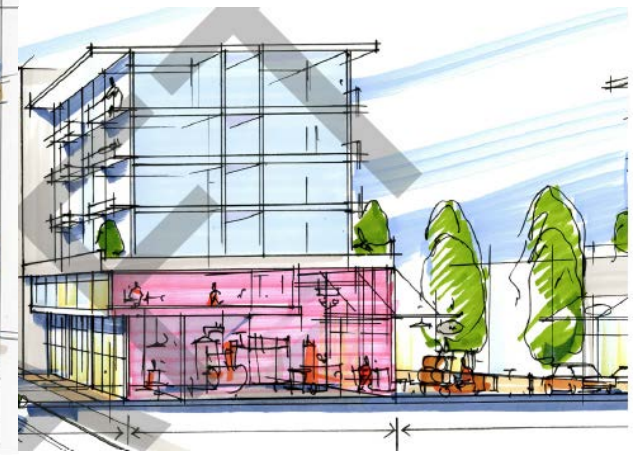
Summary of What We Heard – Housing

Housing Policy



3.8 out of 5

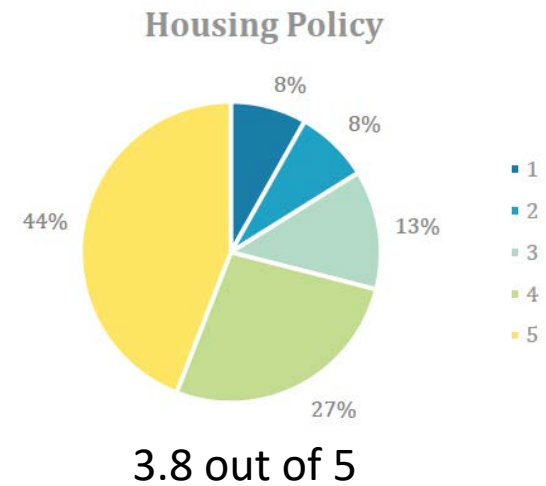
- Townhouse, row house
- Apartment
- Mixed use
- Live/work
- Artisan industrial
- Employee-oriented



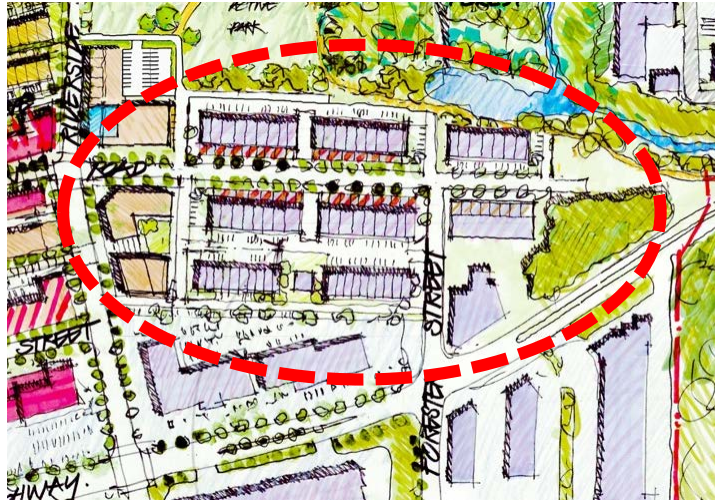
Summary of What We Heard – Housing

Plan includes policies to

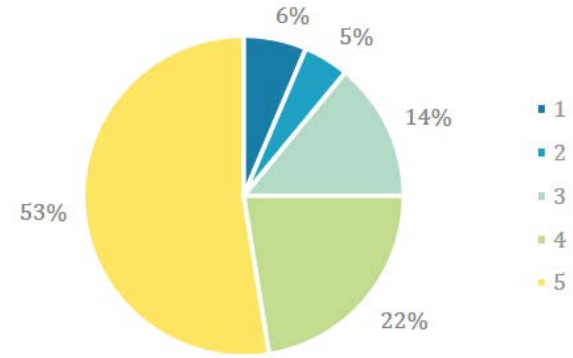
- Encourage the use of District-owned lands to generate innovative, non-market housing opportunities
- Require a portion of non-market rental or price controlled/restricted ownership units, or non-market units as part of new market housing development projects
- Consider density bonusing in order to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



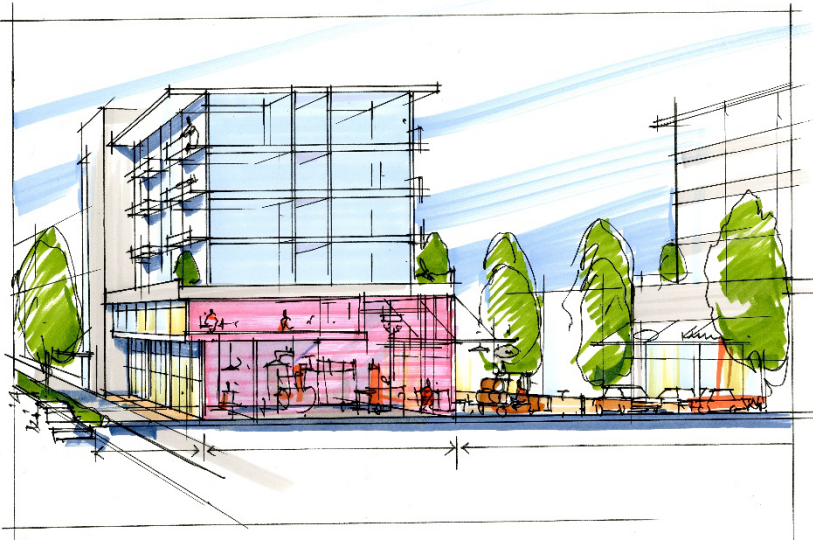
Summary of What We Heard – Employment Opportunities



Employment Opportunities



- Artisan Industrial
- Industrial Intensification
- Innovation District

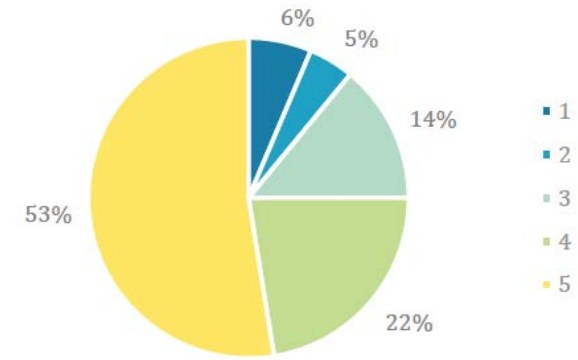


ARTISAN INDUSTRIAL LIVE-WORK

Summary of What We Heard – Employment Opportunities



Employment Opportunities

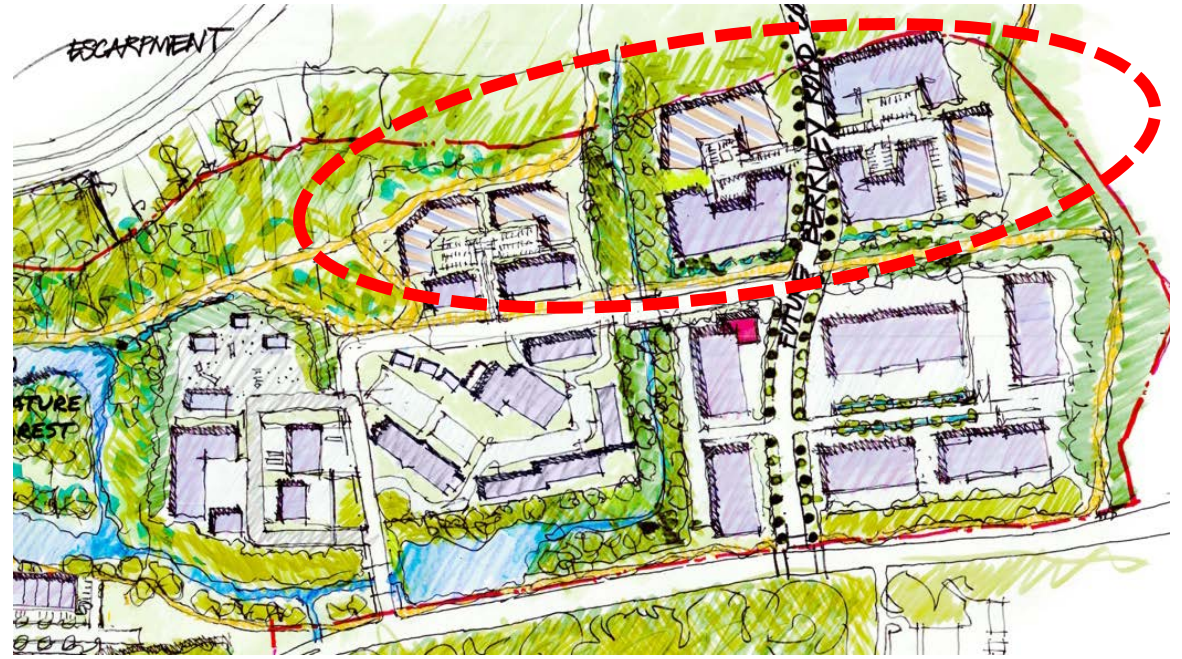


4.0 out of 5

- Artisan Industrial
- Industrial Intensification
- Innovation District



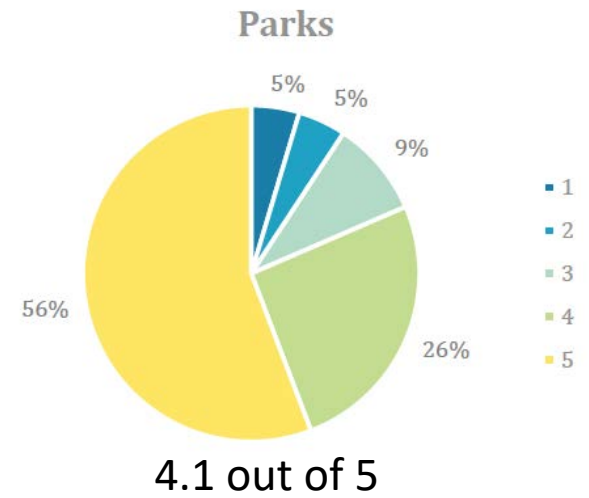
- Housing geared specifically to employees in Innovation District
- Decrease need to travel



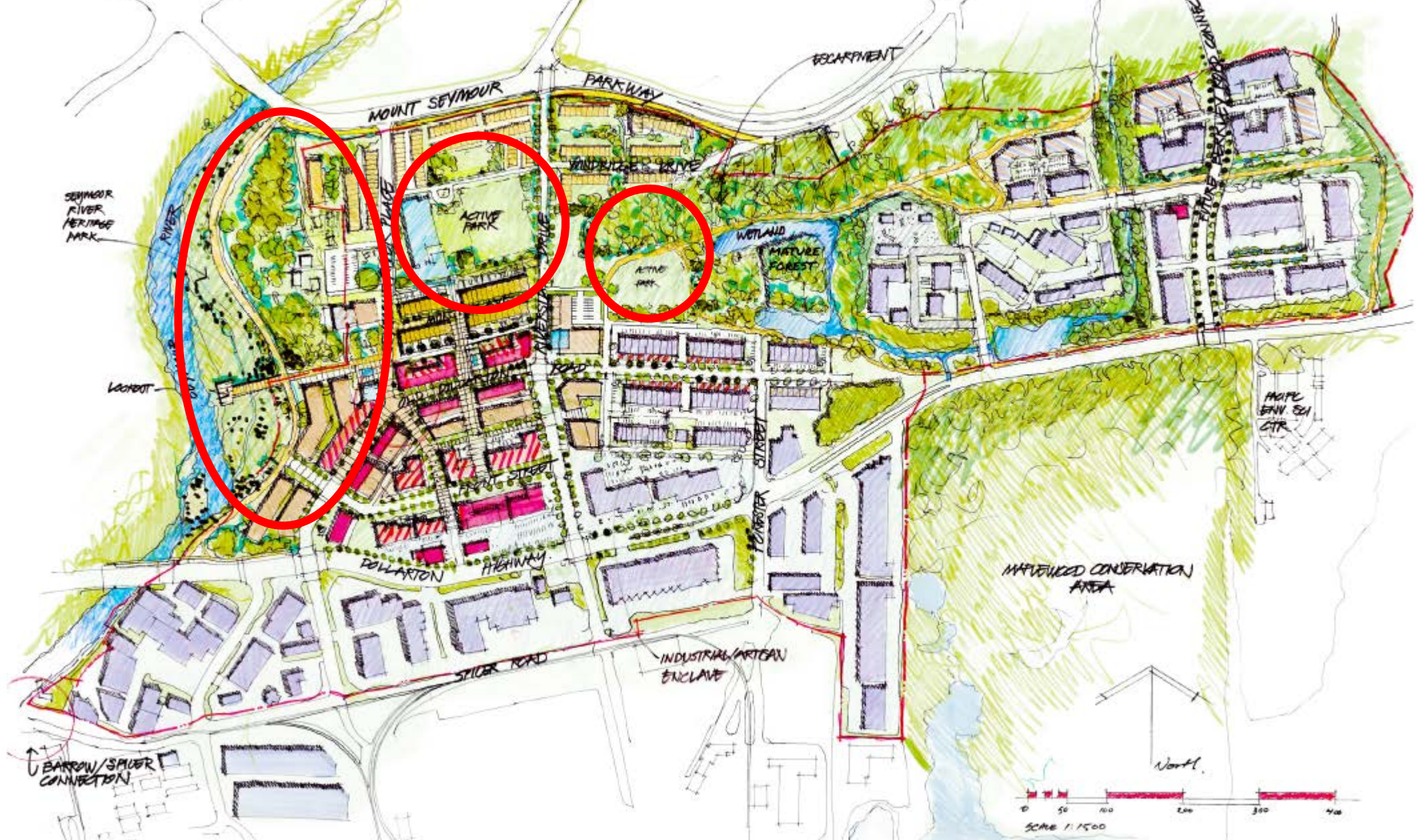
EMPLOYEE HOUSING

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COMMUNITY PLAN

Summary of What We Heard – Parks and Recreation

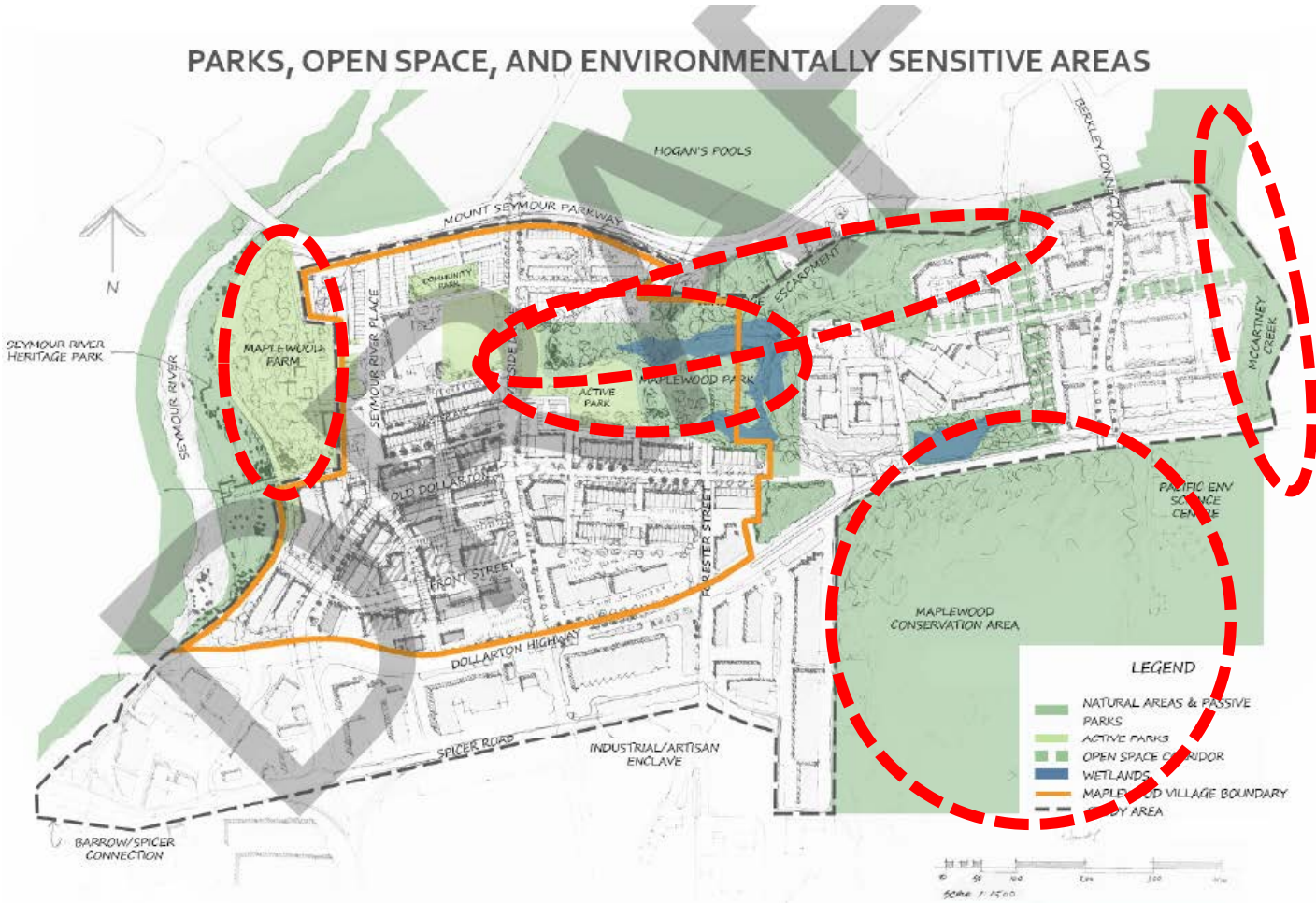


- New community park
- New Neighbourhood park
- Expand entrance to Maplewood farm
- New trails
- Community gardens, farmers markets

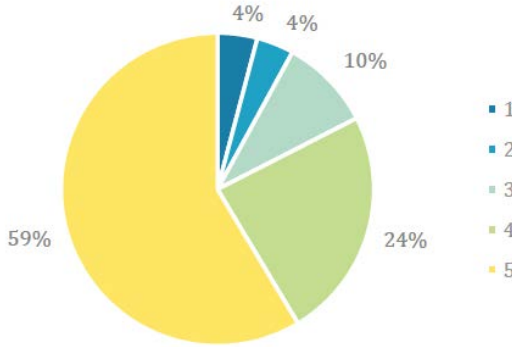


ACTIVE PARKS AND RECREATION

Summary of What We Heard – Green space and Environment



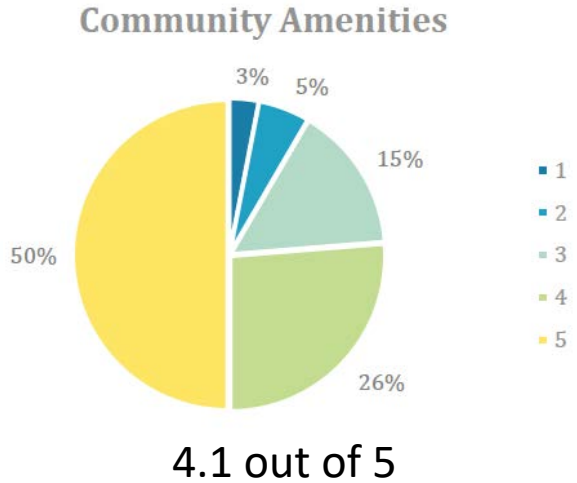
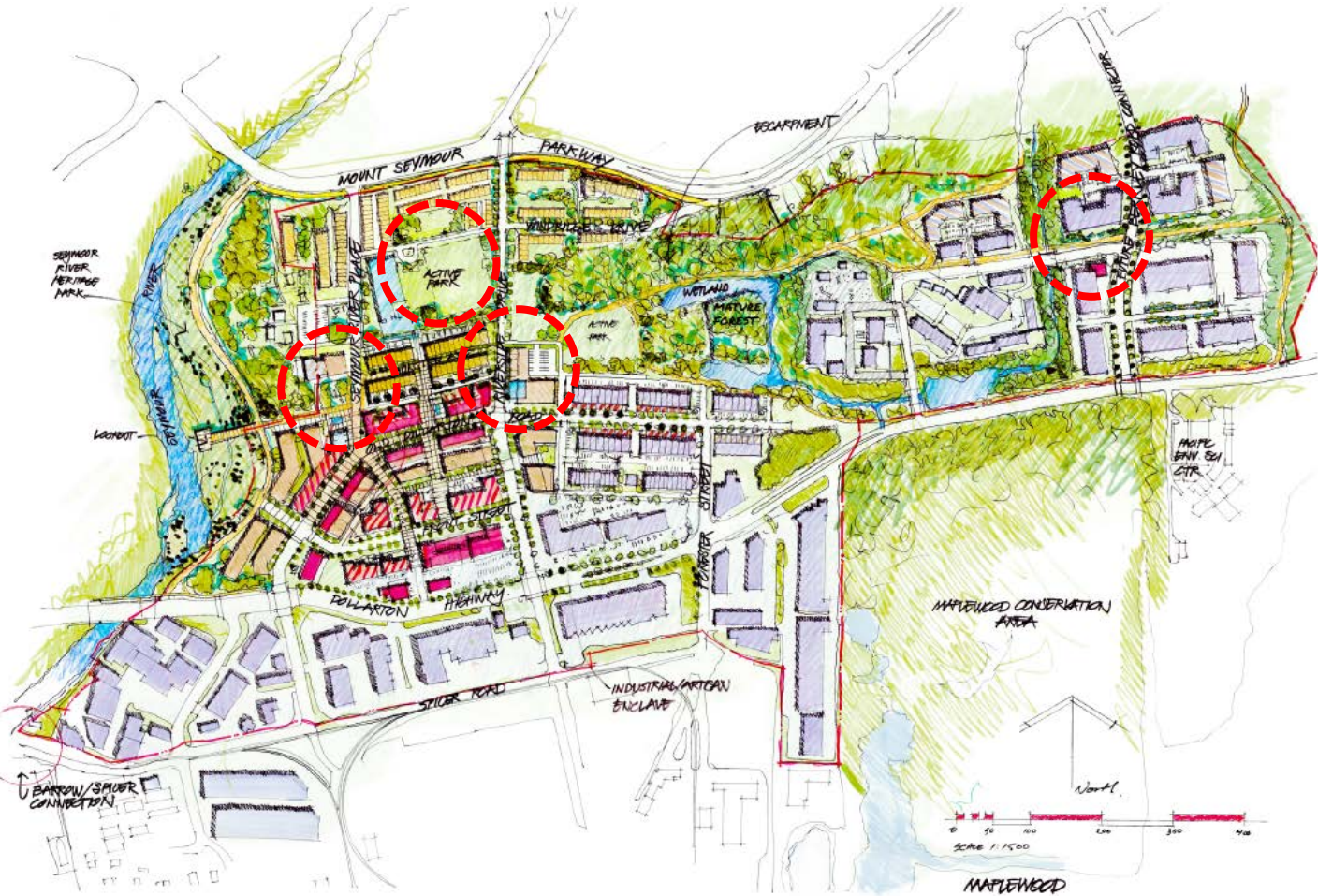
Green Space & Environment



4.2 out of 5

- 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

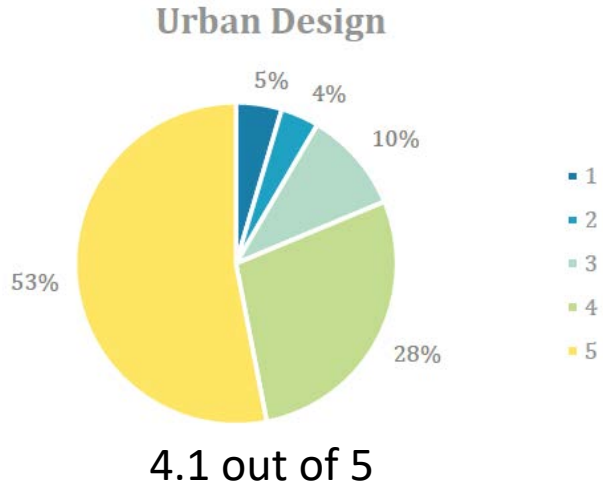


- Land for non-market and/or special needs housing
- Community hub facility in Village
- Plazas
- Community and neighbourhood parks
- Parkland at entrance to farm
- Multi-use pathways
- Child care – Village and Innovation District

Summary of What We Heard –

Urban Design

MATERIALS



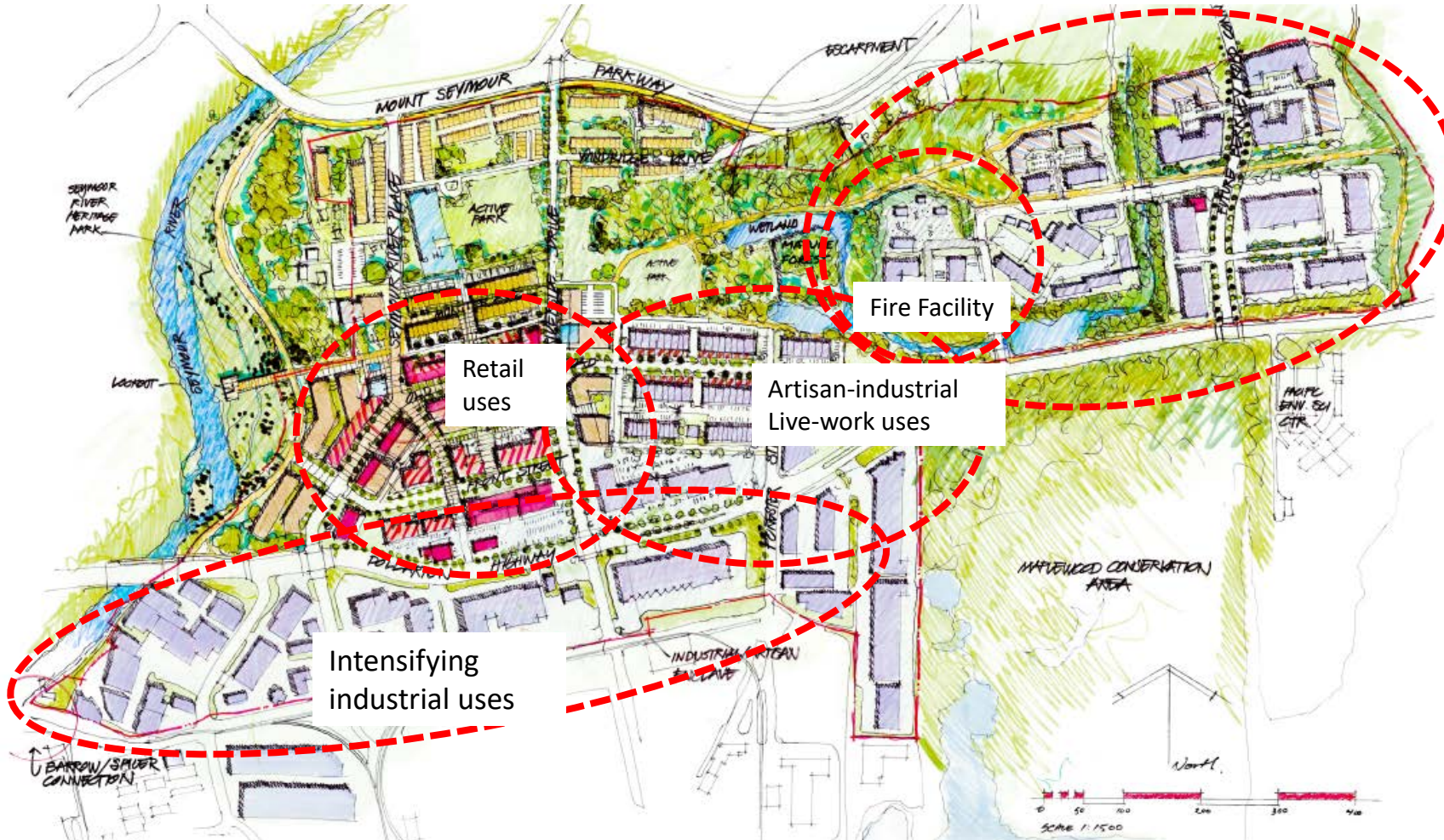
BOLD USE OF COLOUR

Summary of What We Heard –

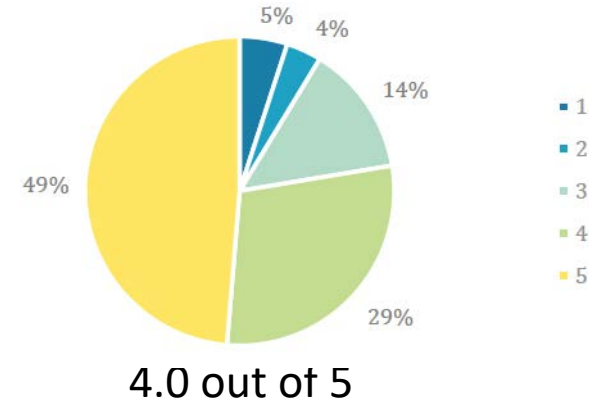
Innovation
District

FIRE FACILITY

Fire Facility Location



Fire Facility Location



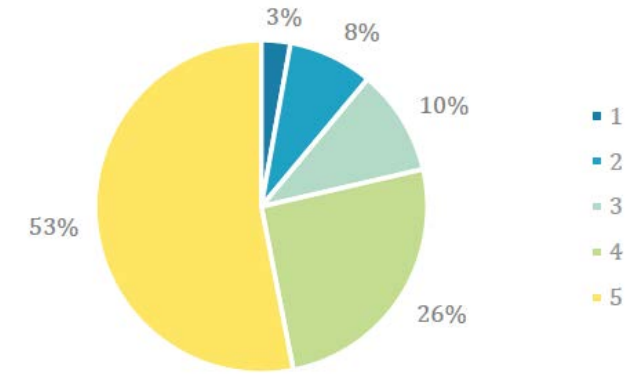
EMPLOYMENT

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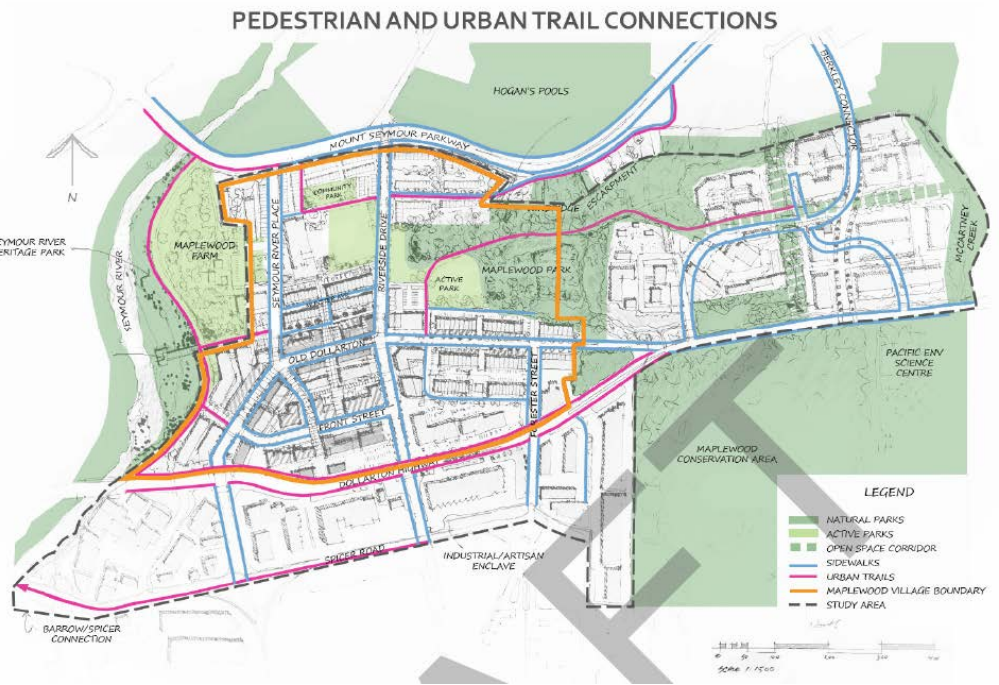
Summary of What We Heard – Mobility Network

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

Mobility Network

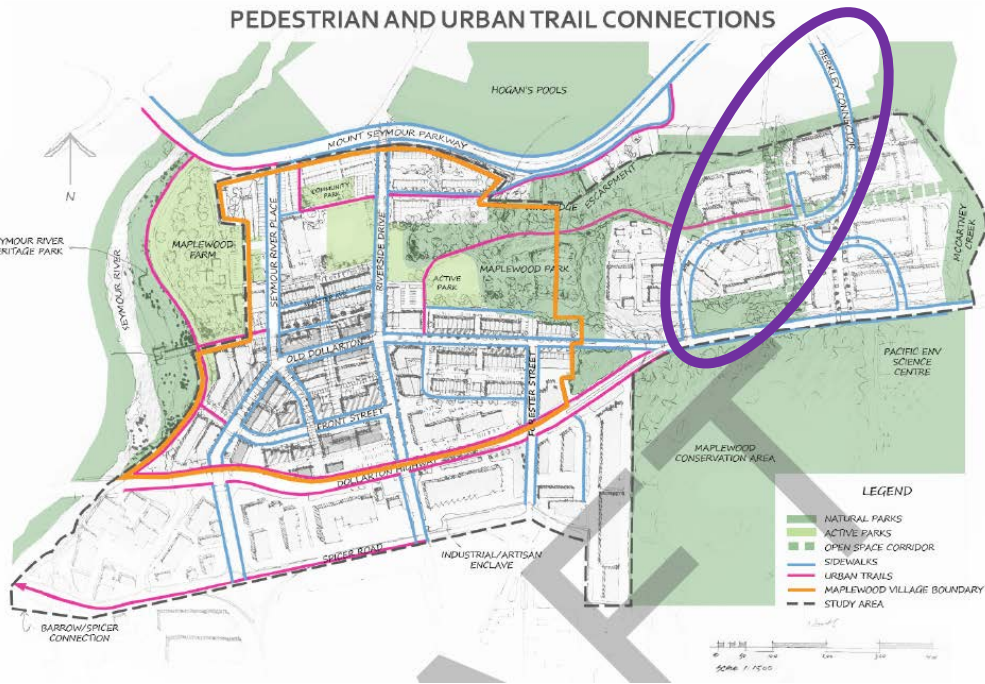
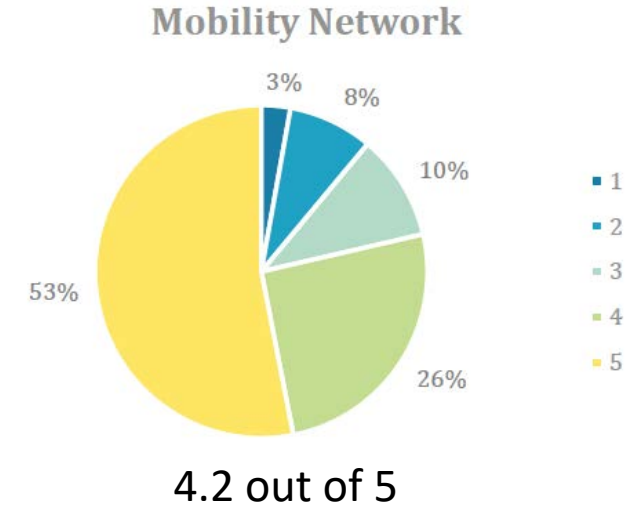


4.2 out of 5

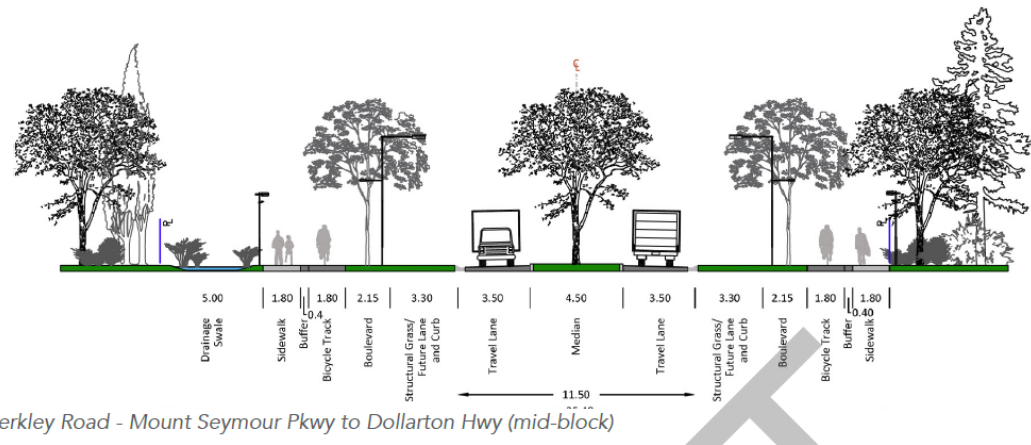


Summary of What We Heard – Mobility Network

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



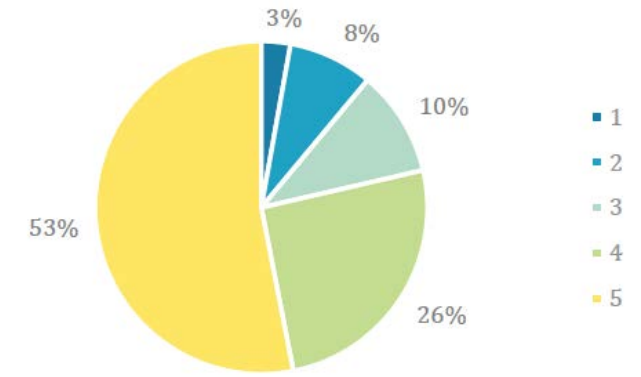
Berkley Road



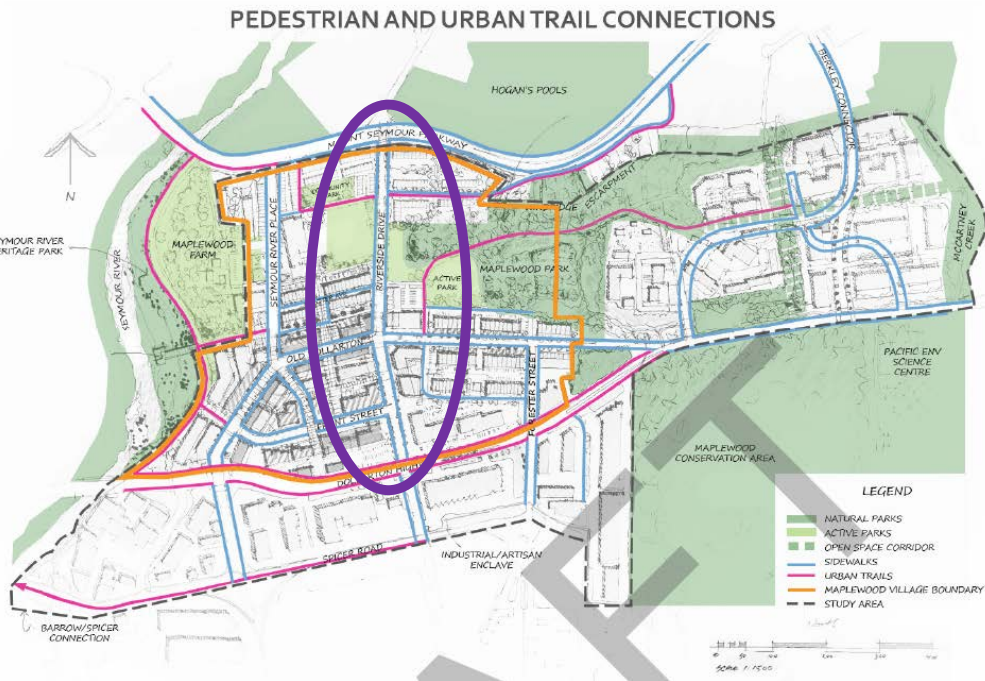
Summary of What We Heard – Mobility Network

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

Mobility Network



4.2 out of 5



Riverside Drive

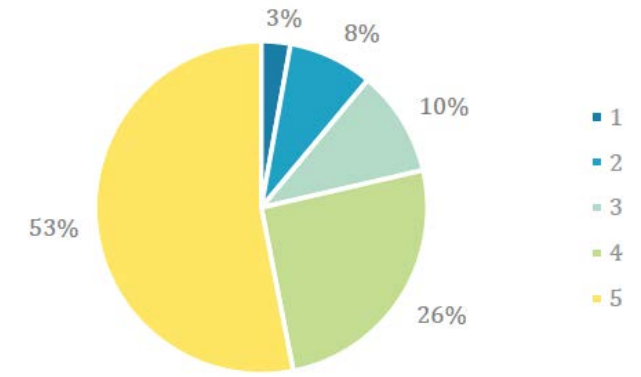


Riverside Drive - Old Dollarton to Windridge

Summary of What We Heard – Mobility Network

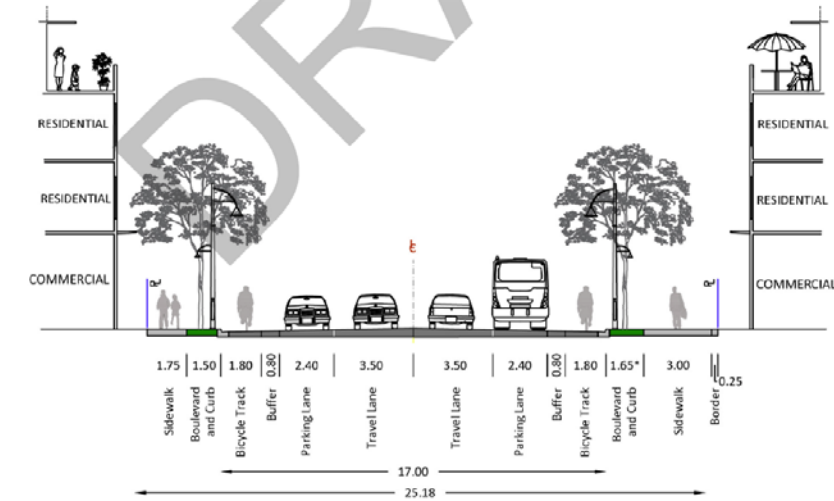
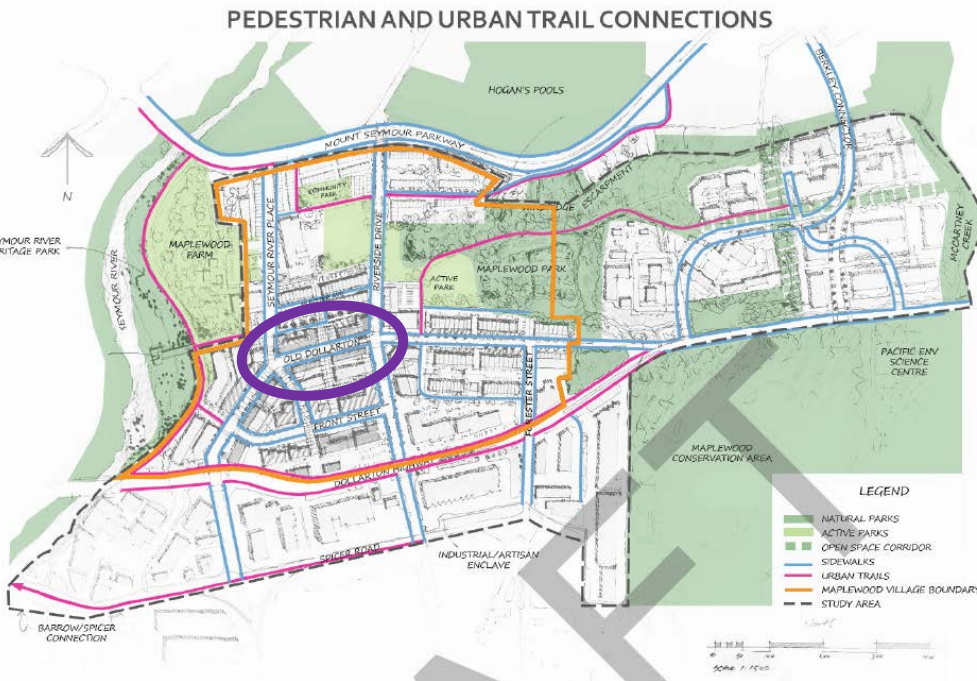
- Improvements for all modes: walking, cycling, transit, driving and goods movement

Mobility Network



4.2 out of 5

Old Dollarton Road (west of Riverside)
– High Street

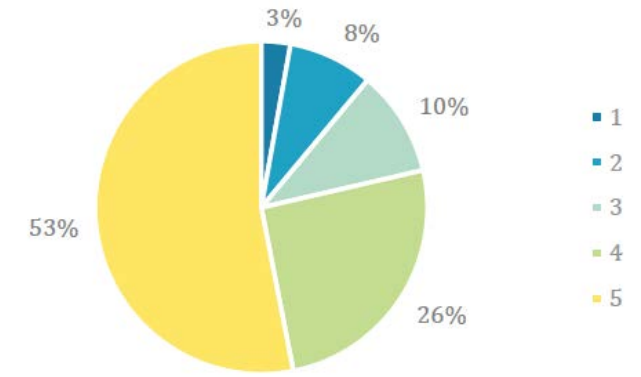


Old Dollarton Road - Seymour Pl to Riverside Dr (west segment mid-block)

Summary of What We Heard – Mobility Network

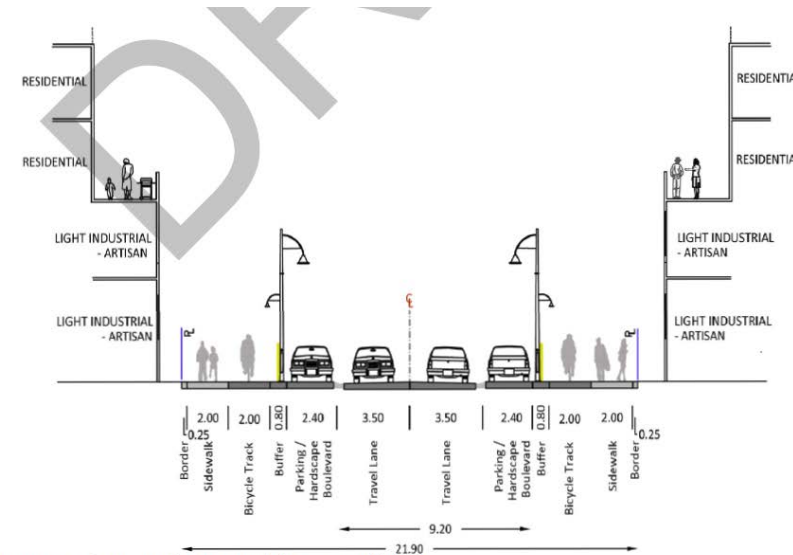
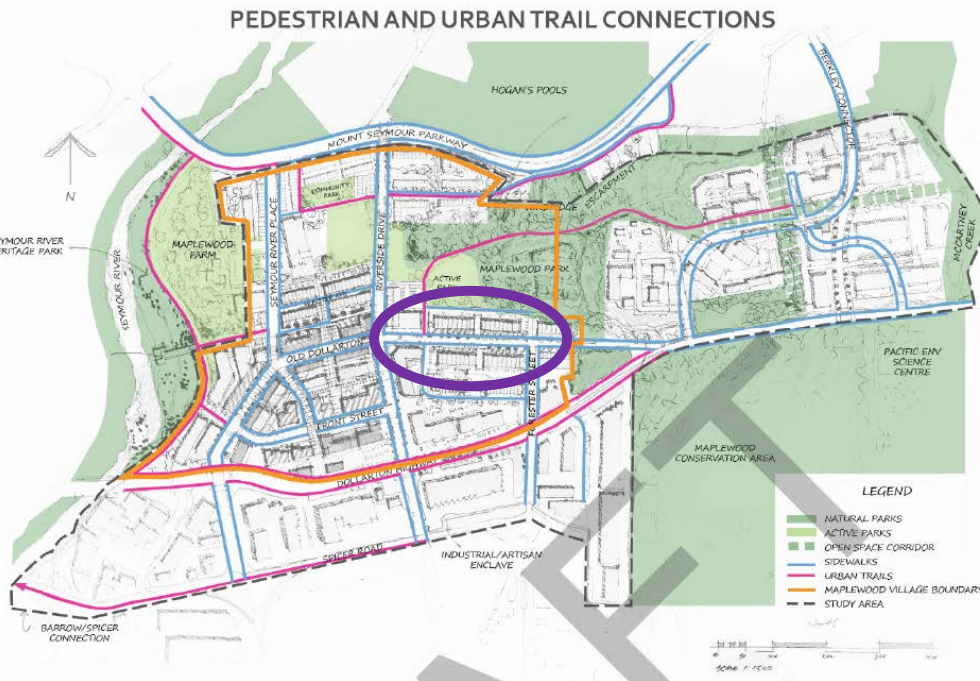
- Improvements for all modes: walking, cycling, transit, driving and goods movement

Mobility Network



4.2 out of 5

Old Dollarton Road (east of Riverside)
– High Street



Old Dollarton Road - Riverside Dr to Cul-de-Sac (mid-block)

Next Steps

- Council Feedback and Discussion
- Staff prepare final draft plan for Council Consideration – November 6, 2017