

MAPLEWOOD VILLAGE CENTRE AND INNOVATION DISTRICT IMPLEMENTATION PLAN & DESIGN GUIDELINES

November 6, 2017
Regular Meeting of Council

Recommendation

THAT Council:

Approve the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines dated November 1, 2017

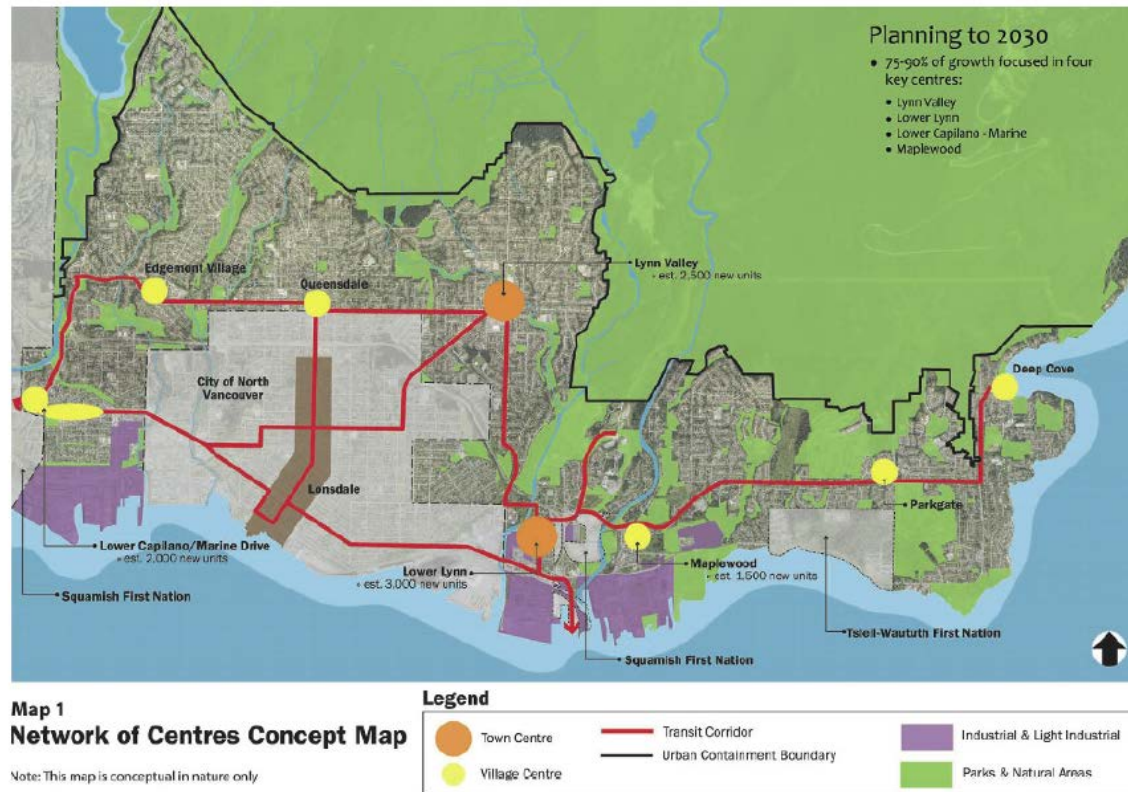
AND THAT Council

Instruct staff to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines



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

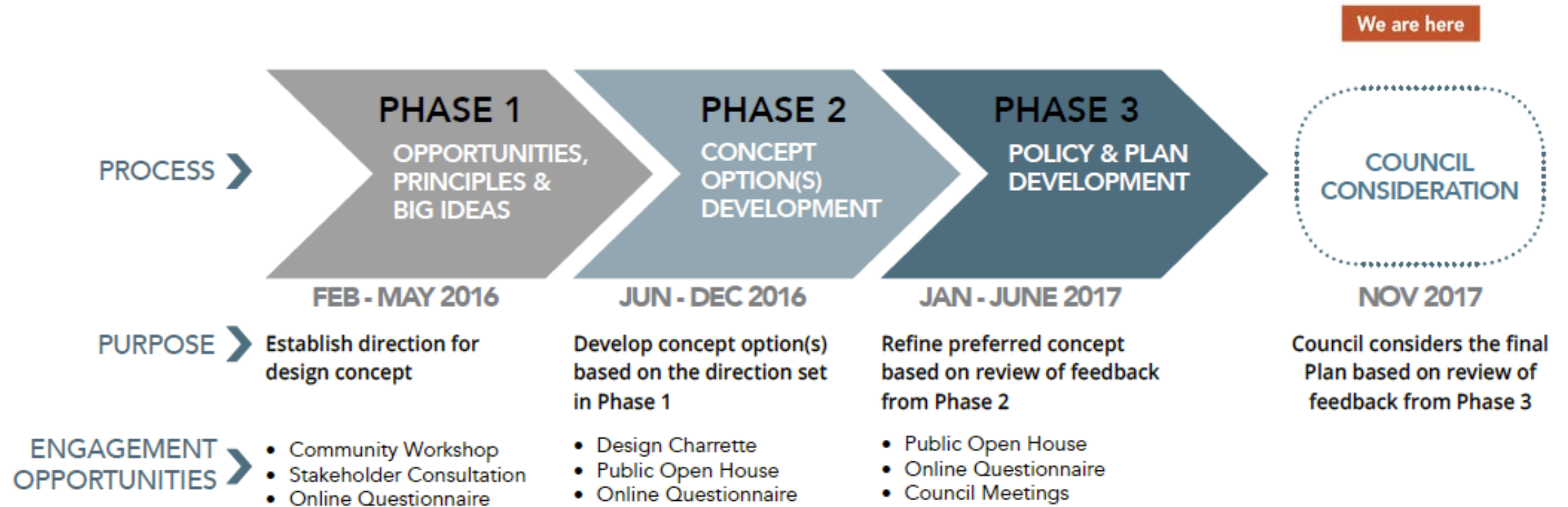
Maplewood Village Centre

- 1,500 net new residential units
- 100,000 new commercial

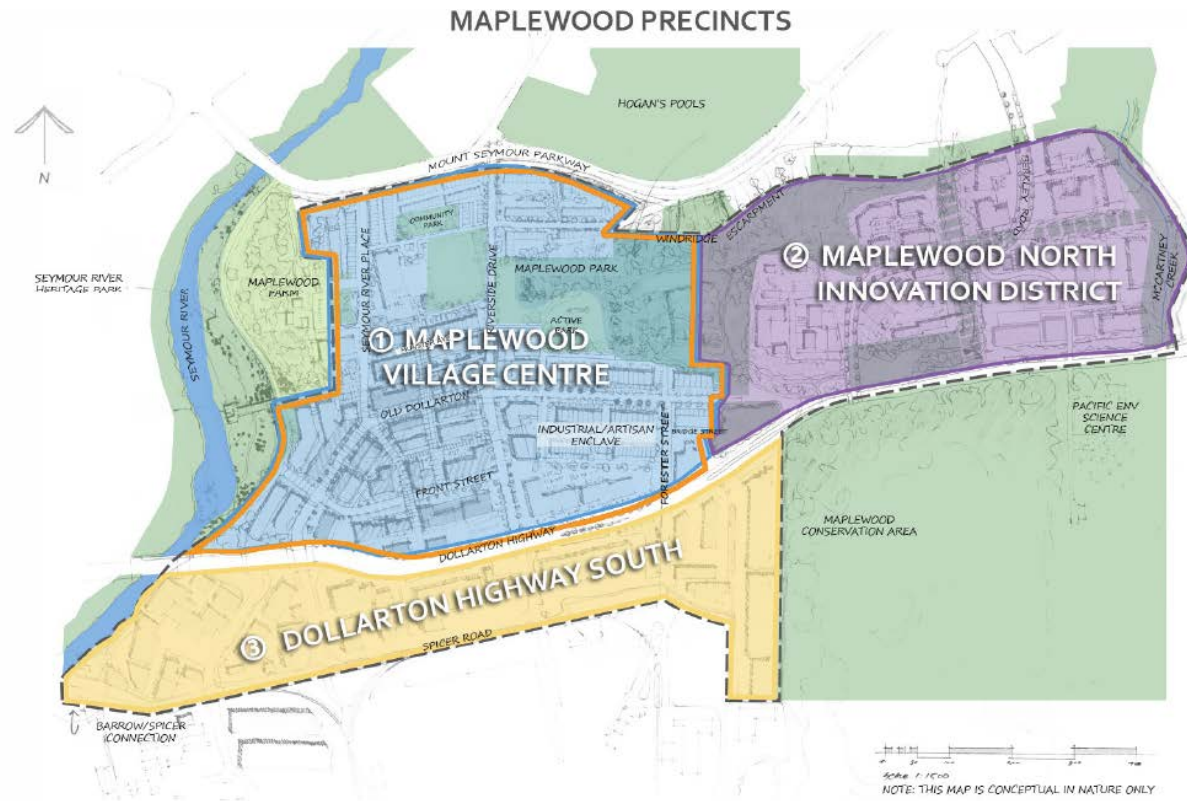


PLAN AREA

PROJECT PROCESS



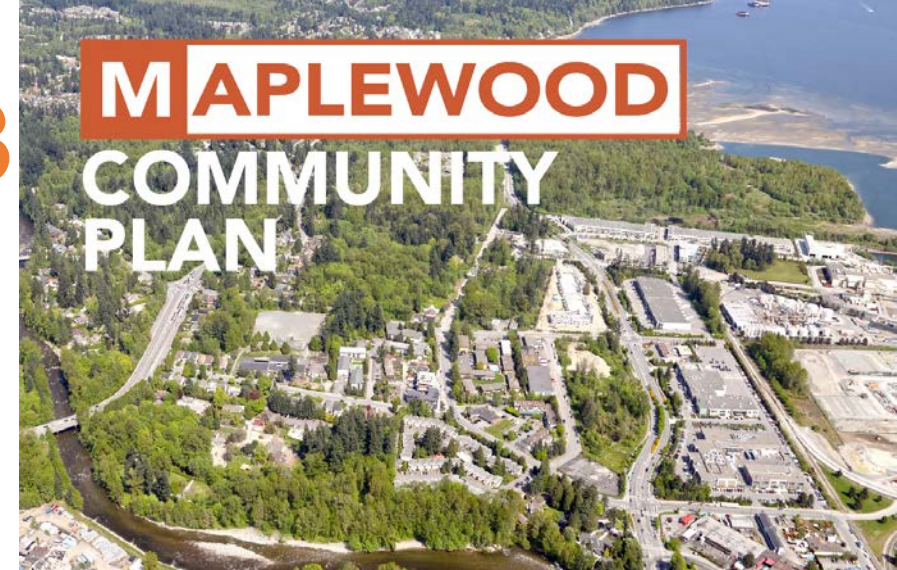
3 Precincts



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
- Council Workshop – October 23, 2017 to present results



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

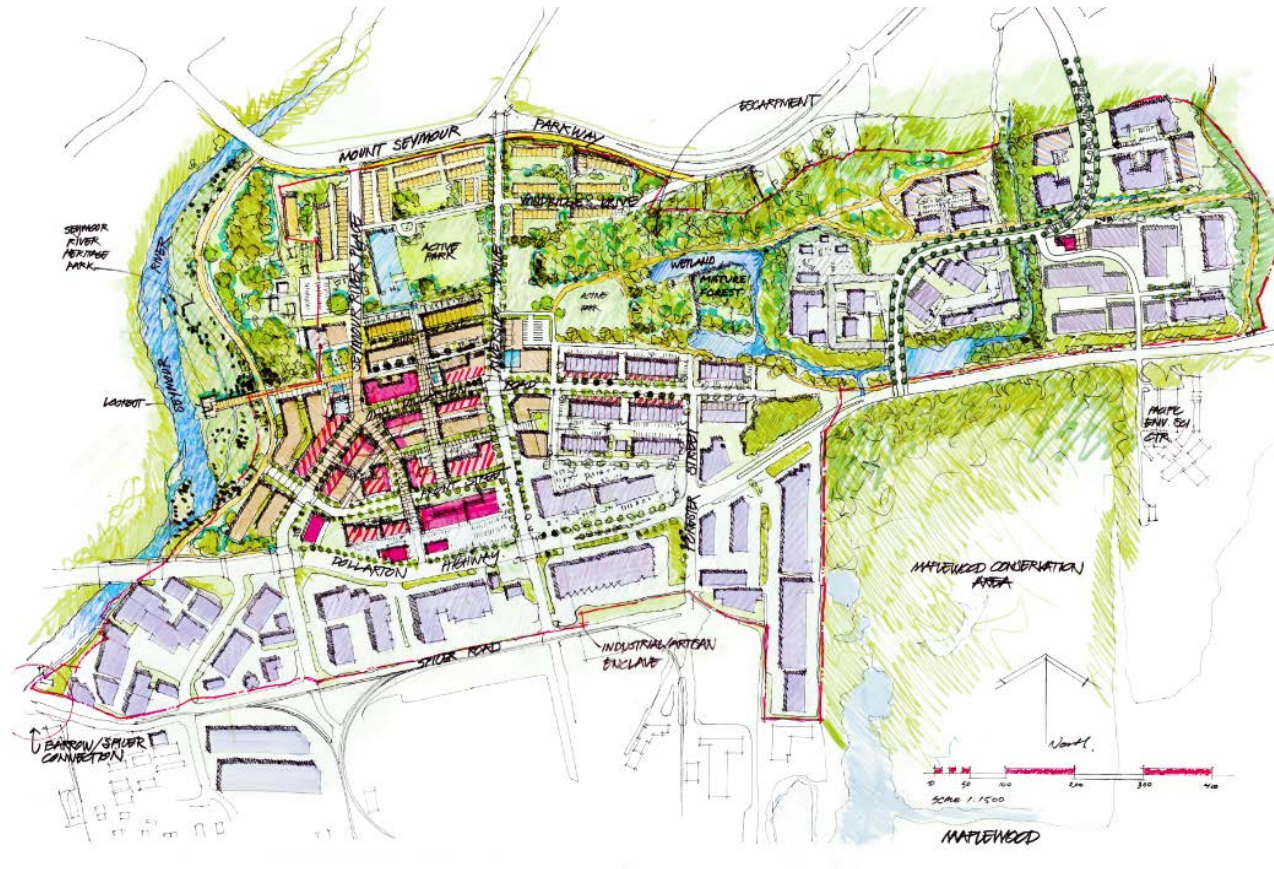
 **Visit the project website:**
dnv.org/maplewood

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

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Key Components of the Plan – 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

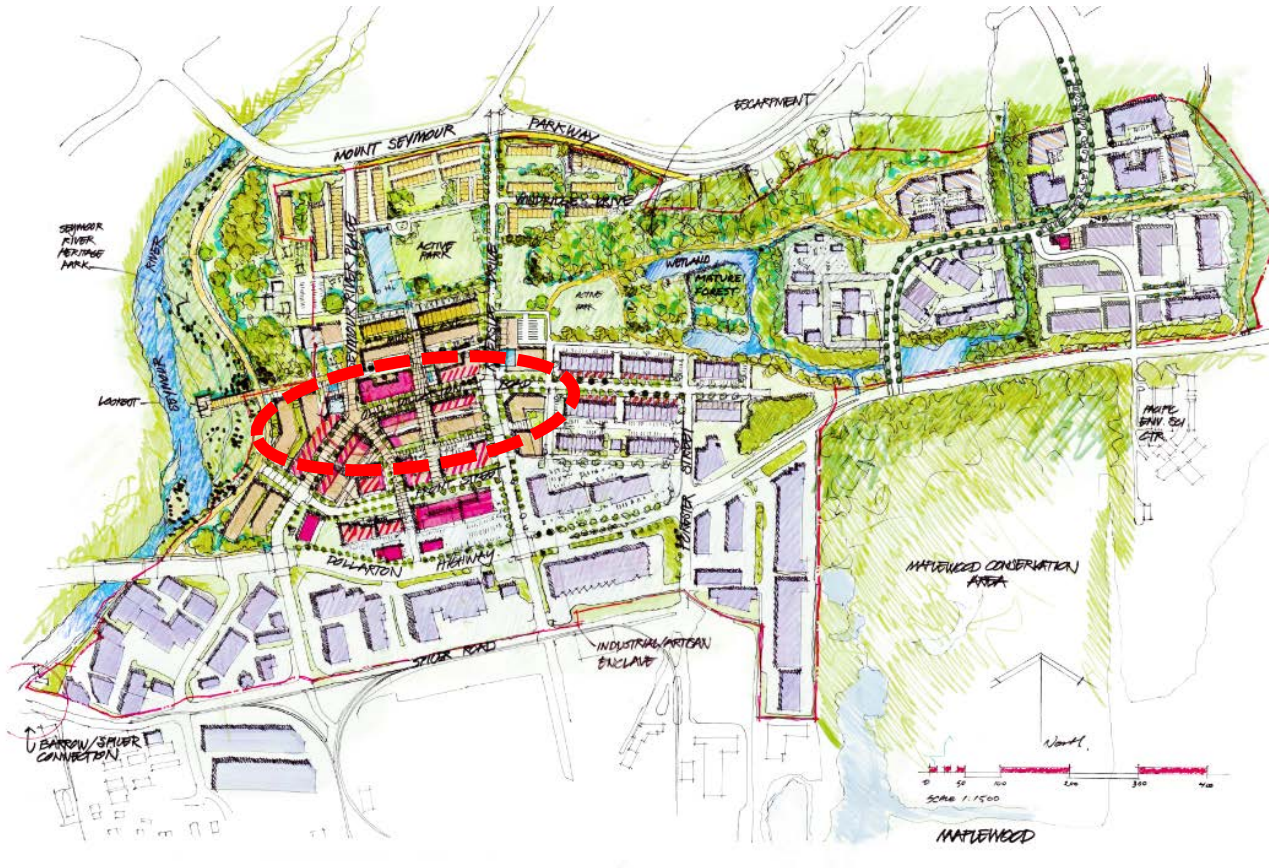
Village Heart



Shared Street

Building Heights

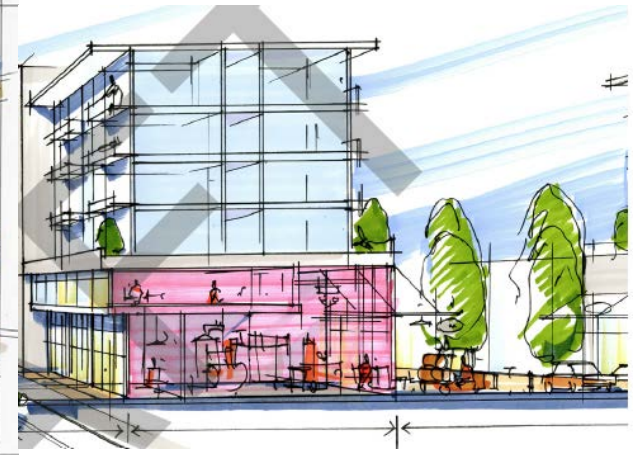
- Limits heights to 6 – 12 storeys on Old Dollarton Road (within Village heart)
- Human-scaled public space at ground level
- Community amenities/ non-market housing provided



Housing



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

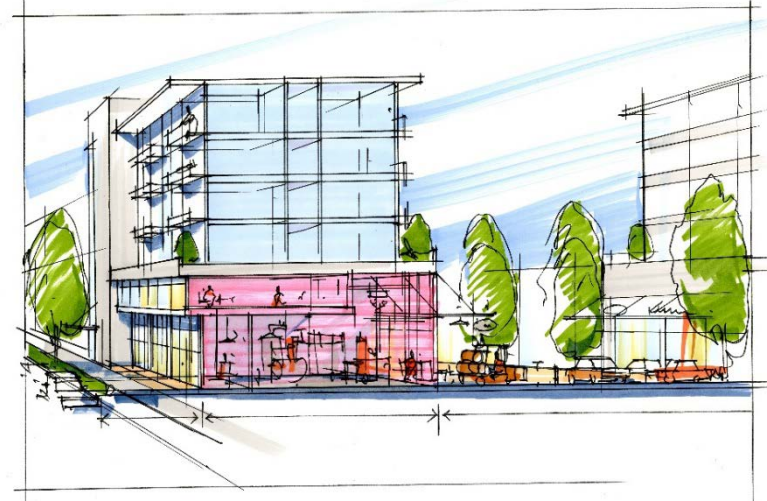


Housing

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
- Target up to 300 net new non-market housing units in Maplewood Village Centre
- Secure a minimum of 50 percent of the employee-oriented rental housing units as non-market (target of 450 housing units) in Innovation District

Employment Opportunities

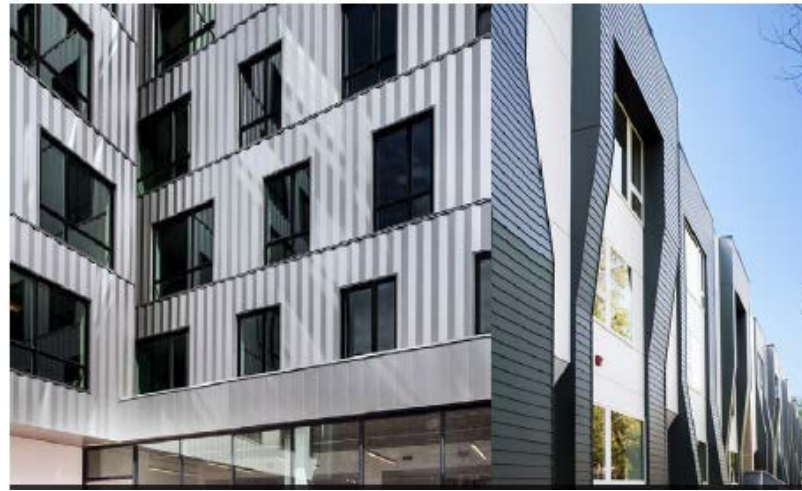


ARTISAN INDUSTRIAL LIVE-WORK

Employment Opportunities



- Industrial Intensification
- Innovation District



Employment Opportunities

Plan includes policies to:

- Target 4,500 net new jobs
- Over a million square feet of employment floor area
- Net increase of approximately 130 businesses

District-wide

- Opportunity to increase built employment lands by 33 percent in Maplewood bringing total to approximately 36,000 jobs by 2030

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

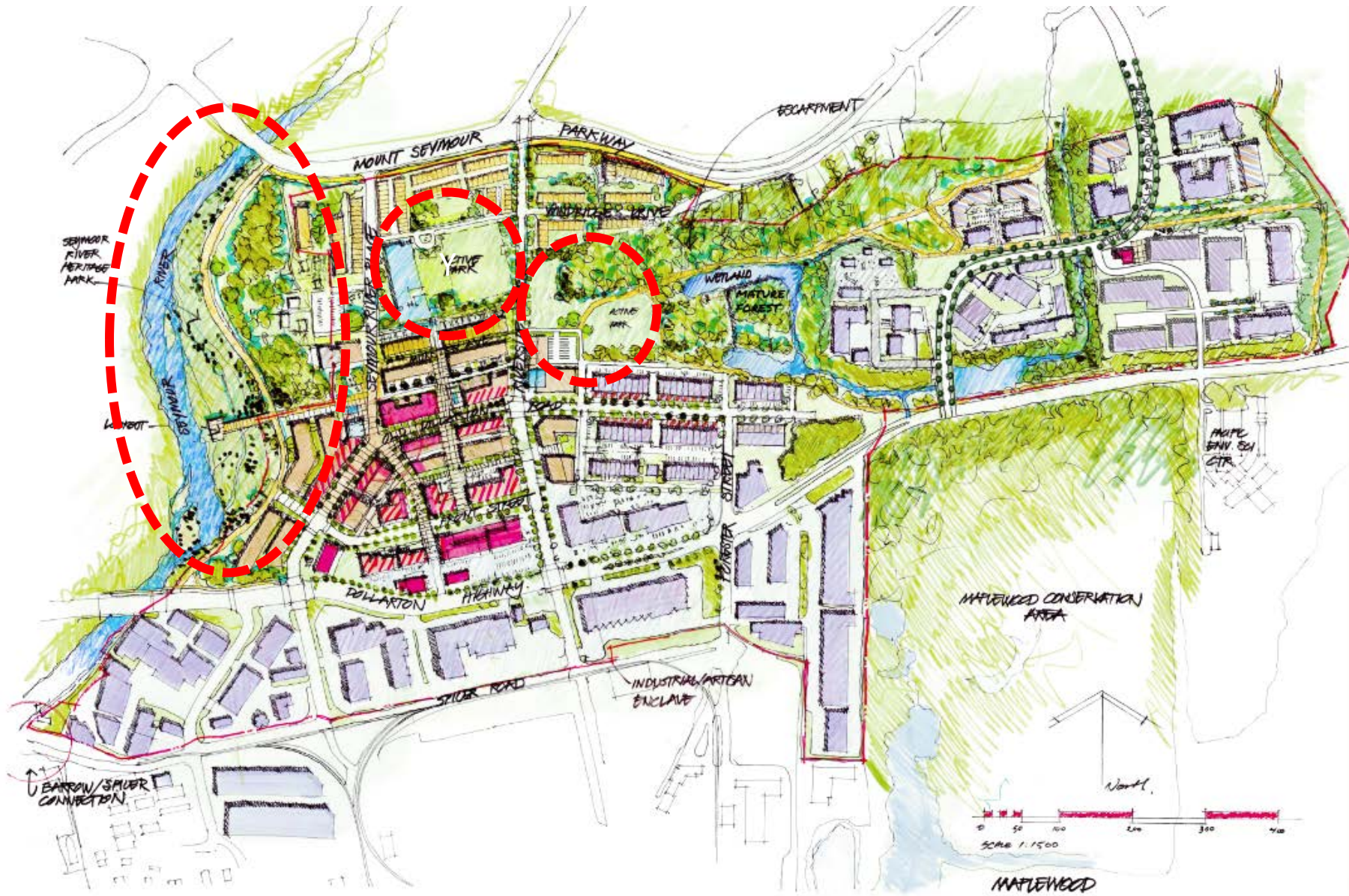


EMPLOYEE HOUSING

Employee-Oriented Housing

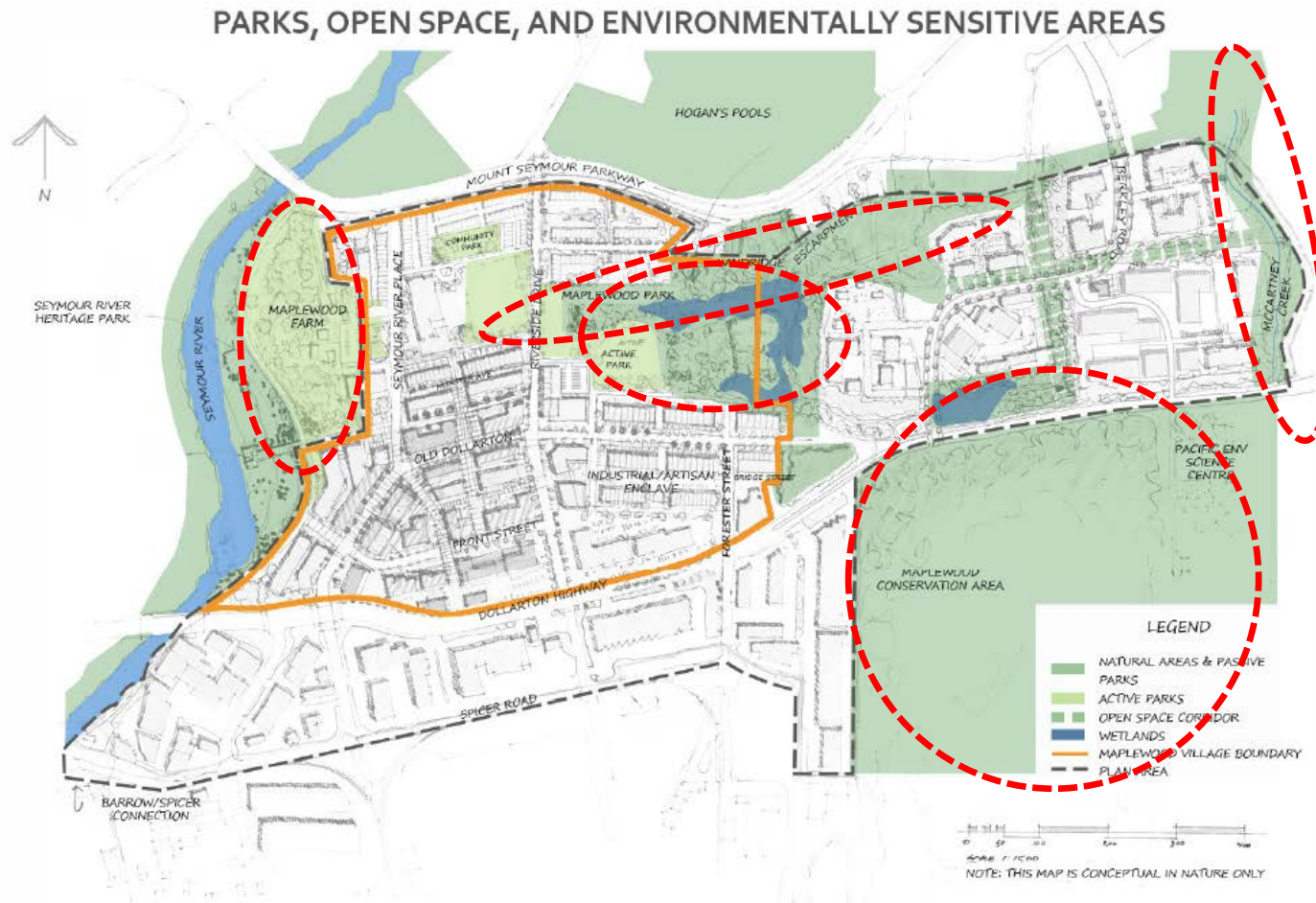
Plan includes policies to:

- Target 50 per cent of the 900 units in the Innovation District to non-market housing units for employees
- Secures non-market employee-oriented housing for the life of the buildings
- Ensures below-market ownership units and non-market rental housing are offered to employees first
- Phasing of Innovation District coordinates overall industrial/commercial floor space with supportive housing to ensure options are available to employees needing to locate proximate to their work



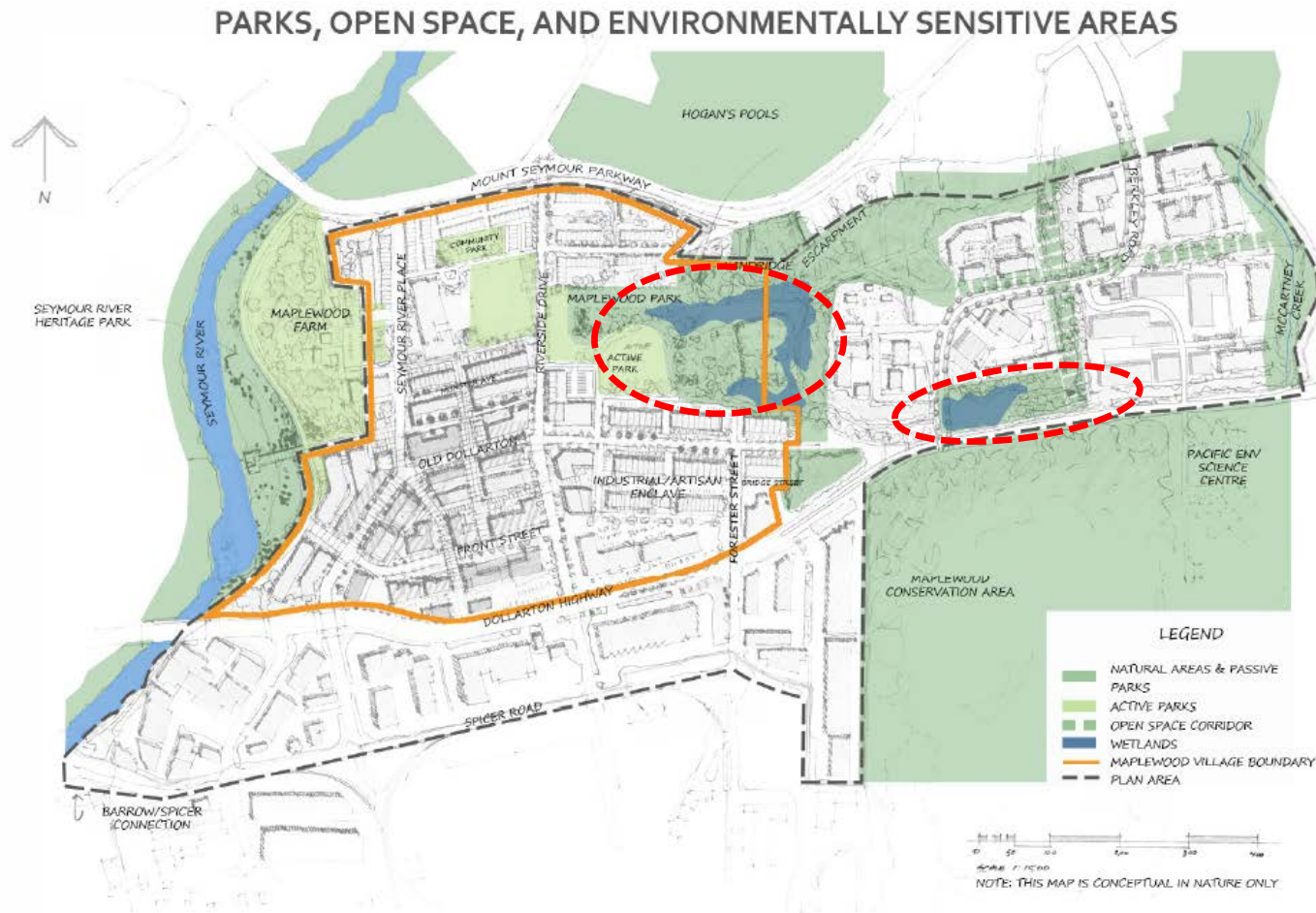
ACTIVE PARKS AND RECREATION

Green space and Environment



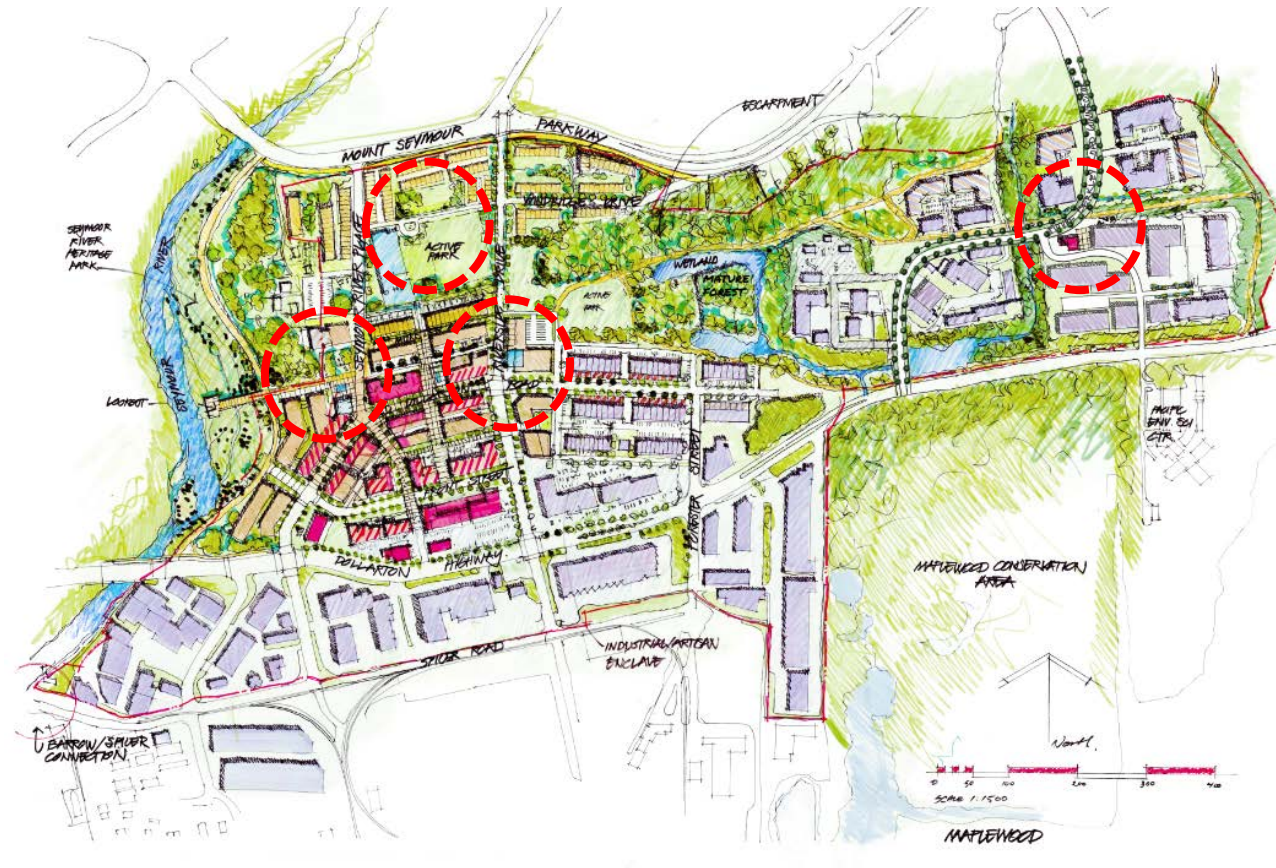
- Protects environmentally sensitive areas (ESAs) – restricts and buffers developments
- Maintains forested vegetation on steep slopes – wildlife habitat corridors
- Enhance stream flows and wetlands – focus flows to areas needing more water

Green space and Environment



- Revitalize and restore wetlands previously used for industrial activities.
- Buffer and restrict development in ESAs.
- Improve groundwater conditions and increase water flows & quality to the mudflats and other wetland areas.

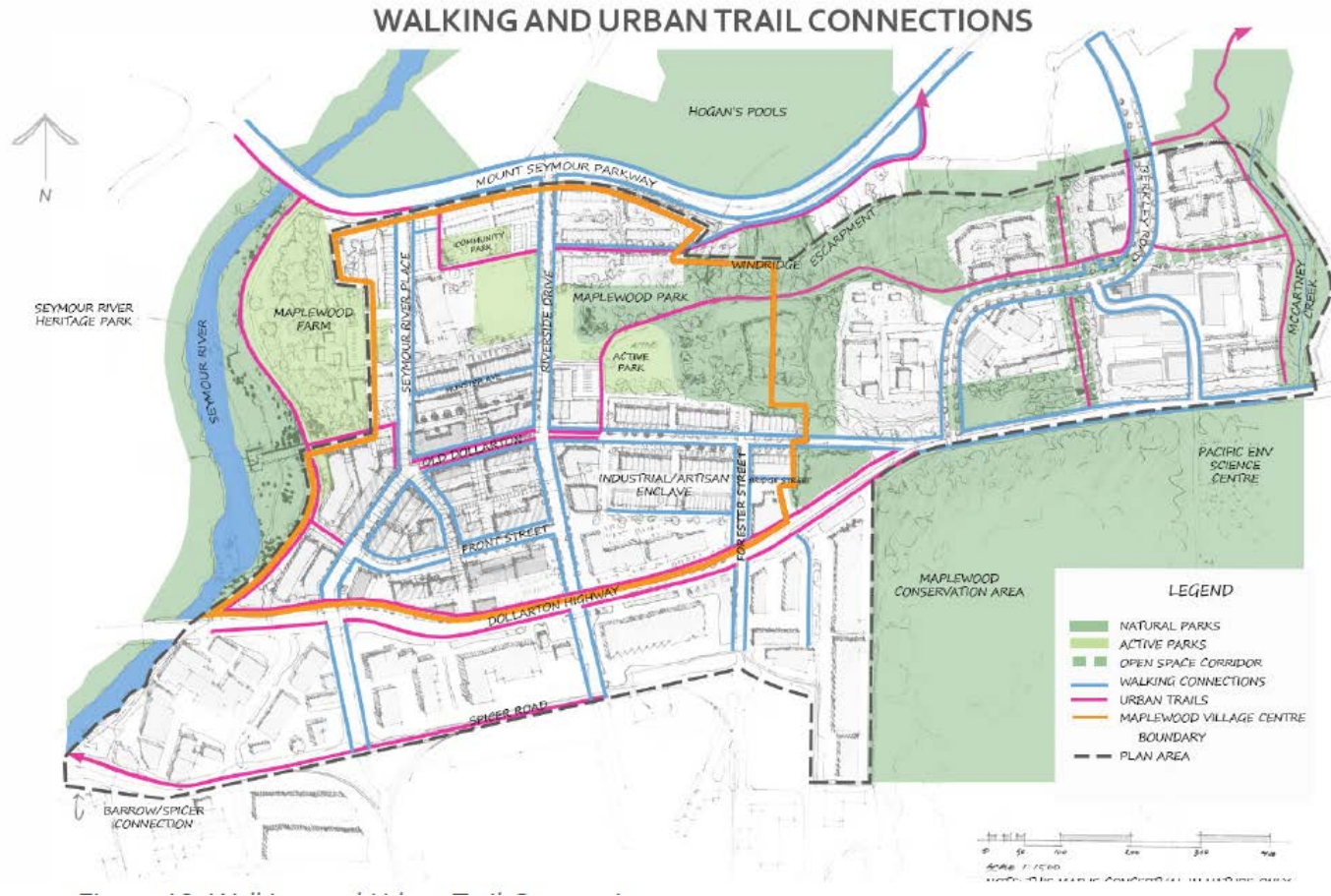
Community Amenities



- 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

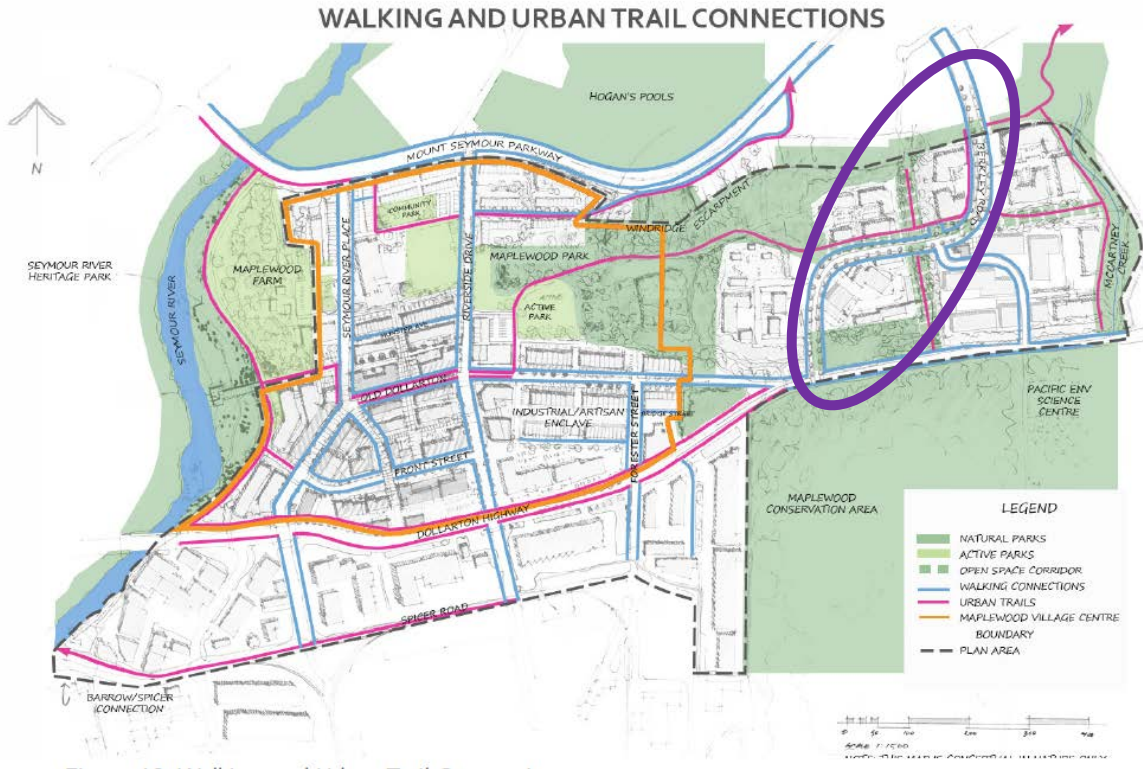
Mobility Network

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

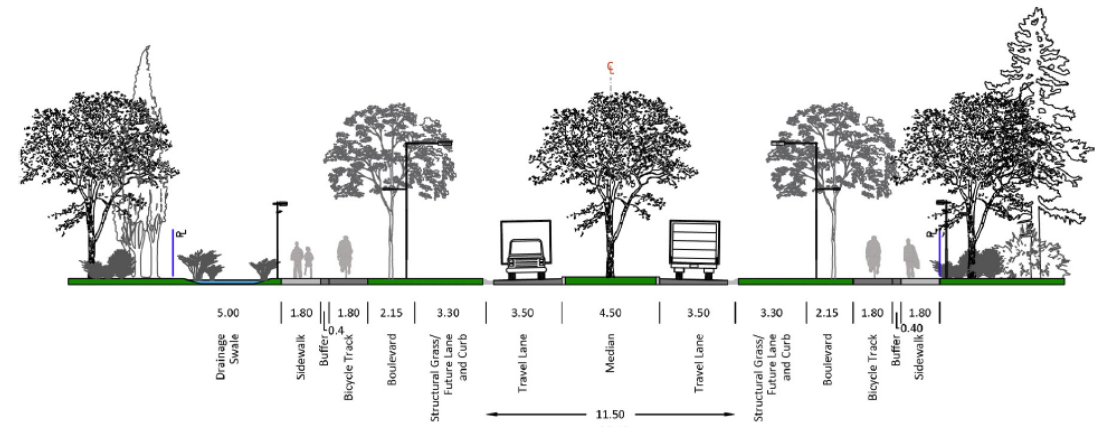


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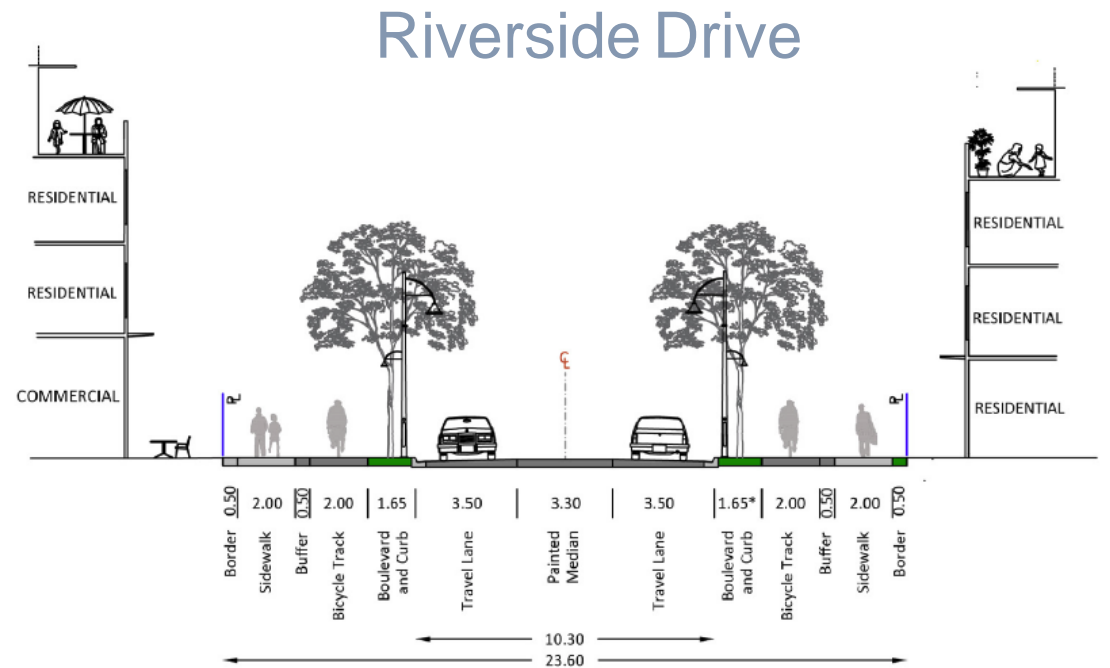
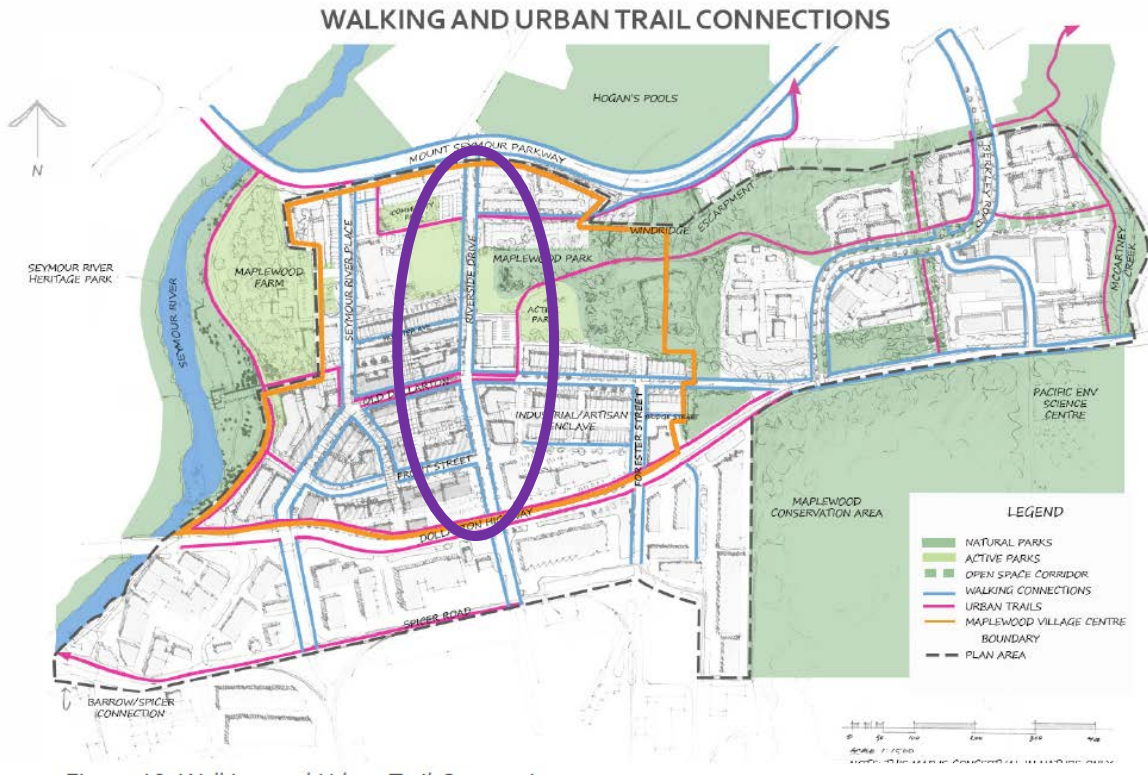
Berkley Road



Berkley Road - Mount Seymour Pkwy to Dollarton Hwy (mid-block)

Mobility Network

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

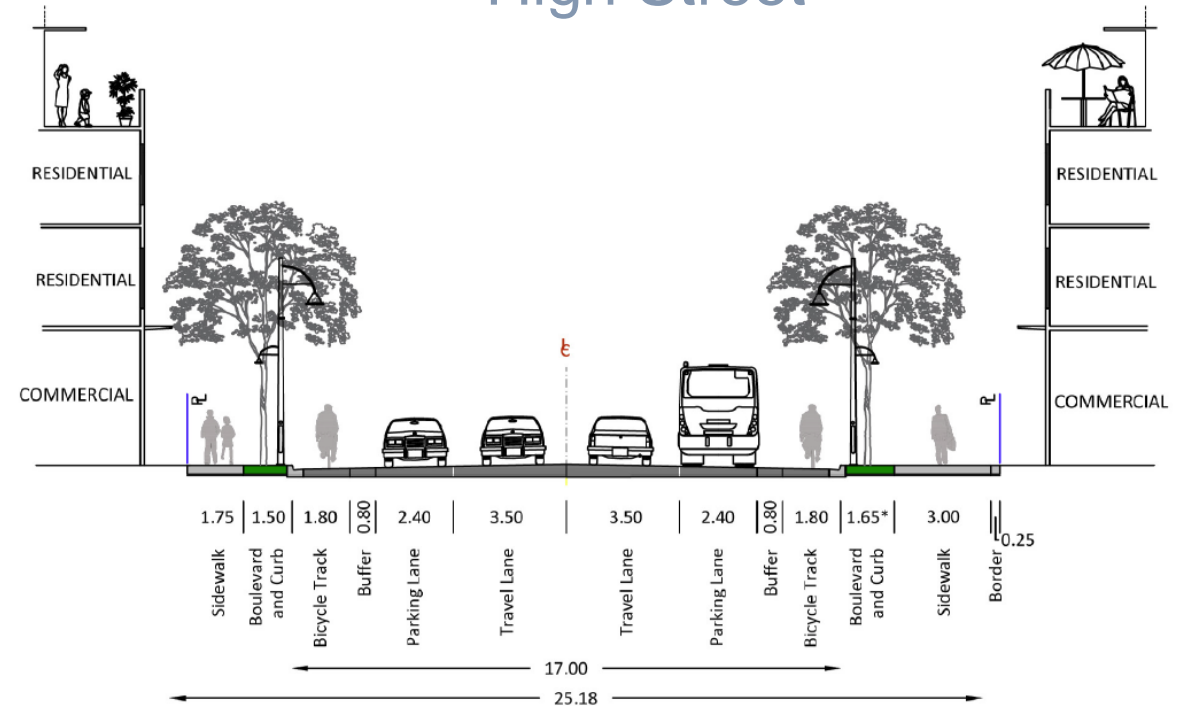
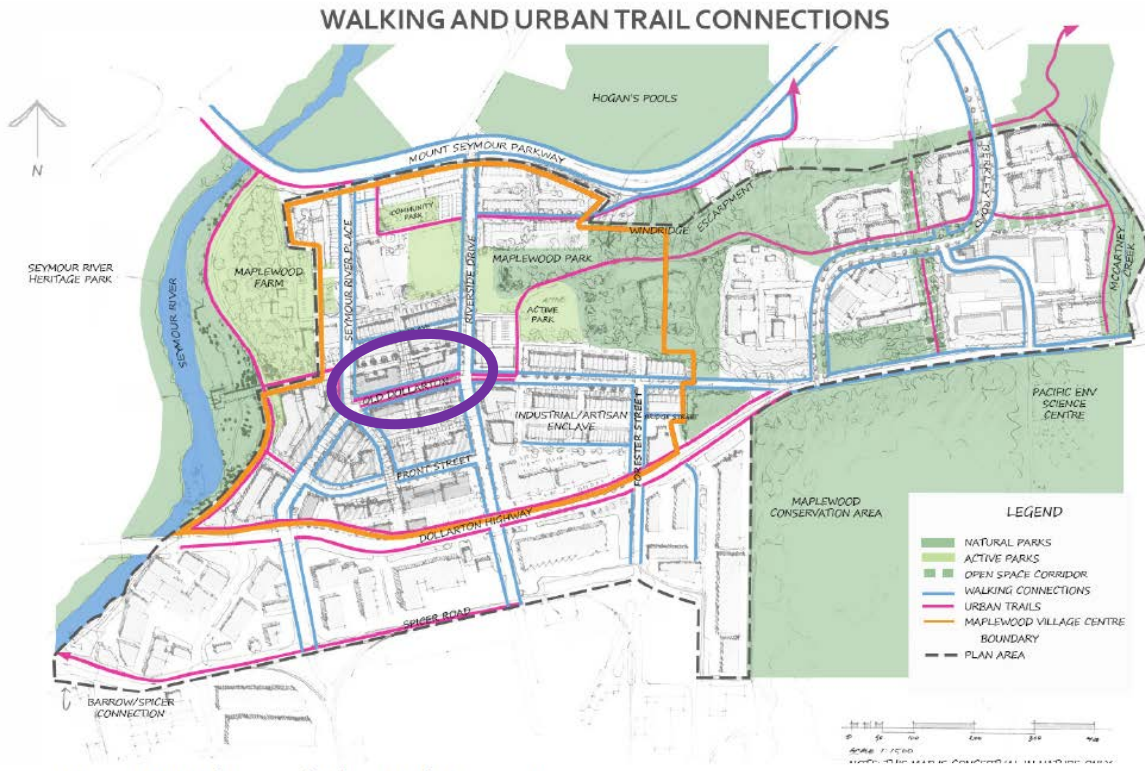


Riverside Drive - Old Dollarton to Windridge

Mobility Network

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

Old Dollarton Road (west of Riverside) – High Street



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

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

The diagram illustrates a cross-section of a high street with various zones and their widths. The zones are labeled on both sides of the street:

- RESIDENTIAL (top level)
- RESIDENTIAL (middle level)
- LIGHT INDUSTRIAL - ARTISAN (bottom level)

The street layout includes a central travel lane, parking areas, and sidewalks. The widths of the various zones are indicated by arrows and numbers:

- Border: 0.25
- Sidewalk: 2.00
- Bicycle Track: 2.00
- Buffer: 0.80
- Parking / Hardscape Boulevard: 2.40
- Travel Lane: 3.50
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- Parking / Hardscape Boulevard: 2.40
- Buffer: 0.80
- Bicycle Track: 2.00
- Sidewalk: 2.00
- Border: 0.25

The total width of the street is 21.90, and the width of the central travel lanes is 9.20.

WALKING AND URBAN TRAIL CONNECTIONS

Map showing the layout of walking and urban trail connections in the Maplewood area. The map includes the following features:

- Legend:**
 - Natural Parks (Green)
 - Active Parks (Light Green)
 - Open Space Corridor (Light Green)
 - Walking Connections (Blue line)
 - Urban Trails (Pink line)
 - Maplewood Village Centre (Orange line)
 - Boundary (Dashed line)
 - Plan Area (Black outline)
- Key Locations and Features:**
 - Seymour River Heritage Park
 - Maplewood Farm
 - Community Park
 - Maplewood Park
 - Active Park
 - Industrial/Artisan
 - Pacific Env Science Centre
 - Maplewood Conservation Area
 - Maplewood Village Centre
 - Barrow/Spicer Connection
- Trails and Connections:**
 - Walking Connections (Blue lines)
 - Urban Trails (Pink lines)
 - Maplewood Village Centre (Orange lines)
- Scale:** 0 to 400 meters.

Recommendation

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