

# AGENDA

## *PUBLIC HEARING*

**Tuesday, January 9, 2018  
7:00 p.m.**

**Council Chamber, Municipal Hall  
355 West Queens Road,  
North Vancouver, BC**

**Council Members:**

Mayor Richard Walton  
Councillor Roger Bassam  
Councillor Mathew Bond  
Councillor Jim Hanson  
Councillor Robin Hicks  
Councillor Doug MacKay-Dunn  
Councillor Lisa Muri



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**PUBLIC HEARING**

**7:00 p.m.  
Tuesday, January 9, 2018  
Municipal Hall, Council Chambers  
355 West Queens Road, North Vancouver**

**Official Community Plan Bylaw Amendments:  
Maplewood Village Centre and Innovation District  
Implementation Plan & Design Guidelines**

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAW BY CLERK**

**District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8279, 2017 (Amendment 32)**

*Purpose of Bylaw:*

Bylaw 8279 proposes to amend the Official Community Plan by:

- Adding three new land use designations: Light Industrial Artisan; Light Industrial Commercial Mixed Use – Innovation District; and, Light Industrial Residential Mixed Use – Innovation District;
- Deleting and Replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies;
- Adding designated properties to Form and Character and Energy and Water Conservation and Green House Gas Emission Reduction Development Permit areas; and,
- Deleting and Replacing Map 2: The District of North Vancouver Official Community Plan - Land Use Map.

- 3. PRESENTATION BY STAFF**

Presentation: Karen Rendek, Senior Planner

- 4. REPRESENTATIONS FROM THE PUBLIC**
- 5. QUESTIONS FROM COUNCIL**
- 6. COUNCIL RESOLUTION**

*Recommendation:*

THAT the January 9, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" be returned to Council for further consideration.

**8. CLOSING**

# **The Corporation of the District of North Vancouver**

## **Bylaw 8279**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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The Council for The Corporation of the District of North Vancouver enacts as follows:

### **1. Citation**

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)”.

### **2. Amendments**

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

- a) Part 1: Community Structure: Section 3: Employment Lands, Sub-section 3.5 “Land Use Designations for Employment Lands” by adding the following land use designation following the land use designation “Industrial”:

#### **Light Industrial Artisan**

Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted.

AND by adding the following land use designations following the land use designation “Light Industrial Commercial”:

#### **Light Industrial Commercial Mixed Use – Innovation District**

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and,

**Light Industrial Residential Mixed Use – Innovation District**

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- b) Part 3: Plan Management: Section 12: Plan Implementation, Sub-section 12.5 “Consolidated List of Land Use Designations” by adding the following land use designation following the land use designation “Industrial”:

**Light Industrial Artisan**

Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted;

AND by adding the following land use designations following the land use designation “Light Industrial Commercial”:

**Light Industrial Commercial Mixed Use – Innovation District**

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and

**Light Industrial Residential Mixed Use – Innovation District**

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- c) Schedule A: “Town and Village Centre Policies – Maplewood Village Centre” is replaced in its entirety as per Schedule 1 attached.

- d) Schedule B: Development Permit Areas: Part 5: Map 3.1 “Form and Character Development Permit Area” by adding the properties to Map 3.1 as illustrated in Schedule 2.
- e) Schedule B: Development Permit Areas: Part 6: Map 4.1 “Energy and Water Conservation and GHG Emission Reduction Development Permit Area” by adding the properties to Map 4.1 as illustrated in Schedule 3.
- f) Part 1: Community Structure: Map 2: “The District of North Vancouver Official Community Plan - Land Use Map” is deleted and replaced with new Map 2 attached as Schedule 4.

**READ** a first time November 20<sup>th</sup>, 2017 by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED** by a majority of all Council members.

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule 1 to Bylaw 8279

### SCHEDULE A MAPLEWOOD VILLAGE CENTRE

#### 1 INTRODUCTION

Maplewood Village is a unique place in the District given its proximity to the waterfront, its industrial neighbours and character, and its diverse housing. The area is endowed with an outstanding natural environment and open space network including the Seymour River and various creeks, the Burrard Inlet foreshore, Maplewood Farm, Cutter Island Park and the Windridge Escarpment.

Development in Maplewood dates back to the 1920's, originally with waterfront sawmills that evolved to other port related industries including ship building, chemical plants and lumber export taking advantage of access to rail, water transport and the highway. More recently, business parks have developed along the new Dollarton Highway contributing significantly to the District's job base and economy.

A residential community of approximately 1,000 people exists in a mix of older, more affordable rental townhouse and low rise apartments, and a blend of old and new single family homes. Modest commercial development is located along Old Dollarton Road to serve the local community, and a recreation centre is located nearby in the Seymour Area.

Retention and enhancement of the character and features of Maplewood is critical in planning for the next 20 years. The OCP identifies that Maplewood will accommodate approximately 1,500 more units towards creating a vibrant village centre.

#### 2 VISION

The vision for Maplewood Village is *"a complete and balanced community with local jobs equalling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community's outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centred on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail businesses with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wend through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet"* (Maplewood Local Plan, 2002).



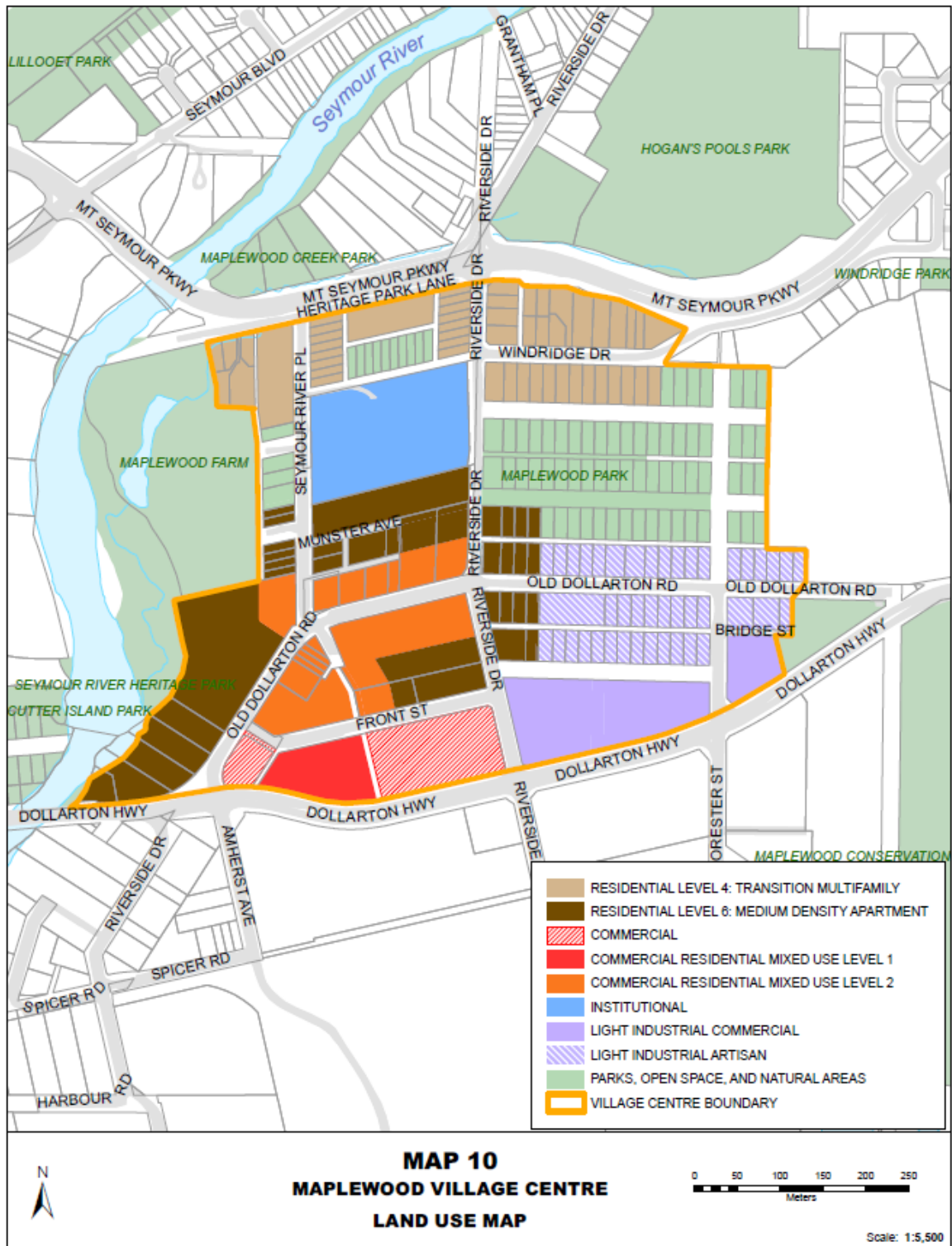
### 3 VILLAGE CENTRE POLICIES

#### 3.1 Land Use

Map 10 indicates the predominant land uses for Maplewood Village Centre.

##### 3.1.1 Housing

1. Encourage the retention of rental stock and the provision of affordable housing through redevelopment
2. Accommodate approximately 1,500 new residential units within a mix of building types (midrise, lowrise, mixed use buildings) and unit sizes
3. Support the provision of housing for seniors and families in terms of unit sizes, number of bedrooms and provision of private outdoor space
4. Encourage the replacement of the approximately 250 existing purpose-built, market rental units in Maplewood as development occurs
5. Target up to 300 net new non-market housing units within the Centre



Map 10. Maplewood Village Centre Land Use Map

### 3.1.2 Commercial and Employment Uses

1. Maintain and enhance light industrial uses
2. Limit retail and service uses within the business parks on the south side of Dollarton Highway and on the north side east of Riverside Drive
3. Permit intensive office and employment uses north of Dollarton Highway
4. Focus local serving commercial uses in mixed use, street oriented developments in the village heart
5. Permit live/work and small scale manufacturing units with residential above within the village centre

### 3.1.3 Community Facilities, Services and Amenities

1. Develop a Maplewood Village community amenity contribution strategy to achieve community amenities and public benefits
2. Liven the “heart” of the Village Centre with streetscape design guidelines addressing civic improvements such as public plazas and art, coordinated street furniture, street trees and landscaping
3. Secure community space where feasible and appropriate when redevelopment occurs within the Village Centre

### 3.1.4 Parks and Open Spaces

1. Investigate the feasibility of establishing a children’s playground within the community park north of the Maplewood School site or within the village heart
2. Create east-west pedestrian and bicycle linkages to connect Maplewood Village with surrounding neighbourhoods, key destinations and facilities at Maplewood Conservation Area, Canadian International College, Maplewood Farm, Seymour Creek and Lower Lynn Town Centre
3. Explore the potential for an urban agricultural pilot project at Maplewood Farm

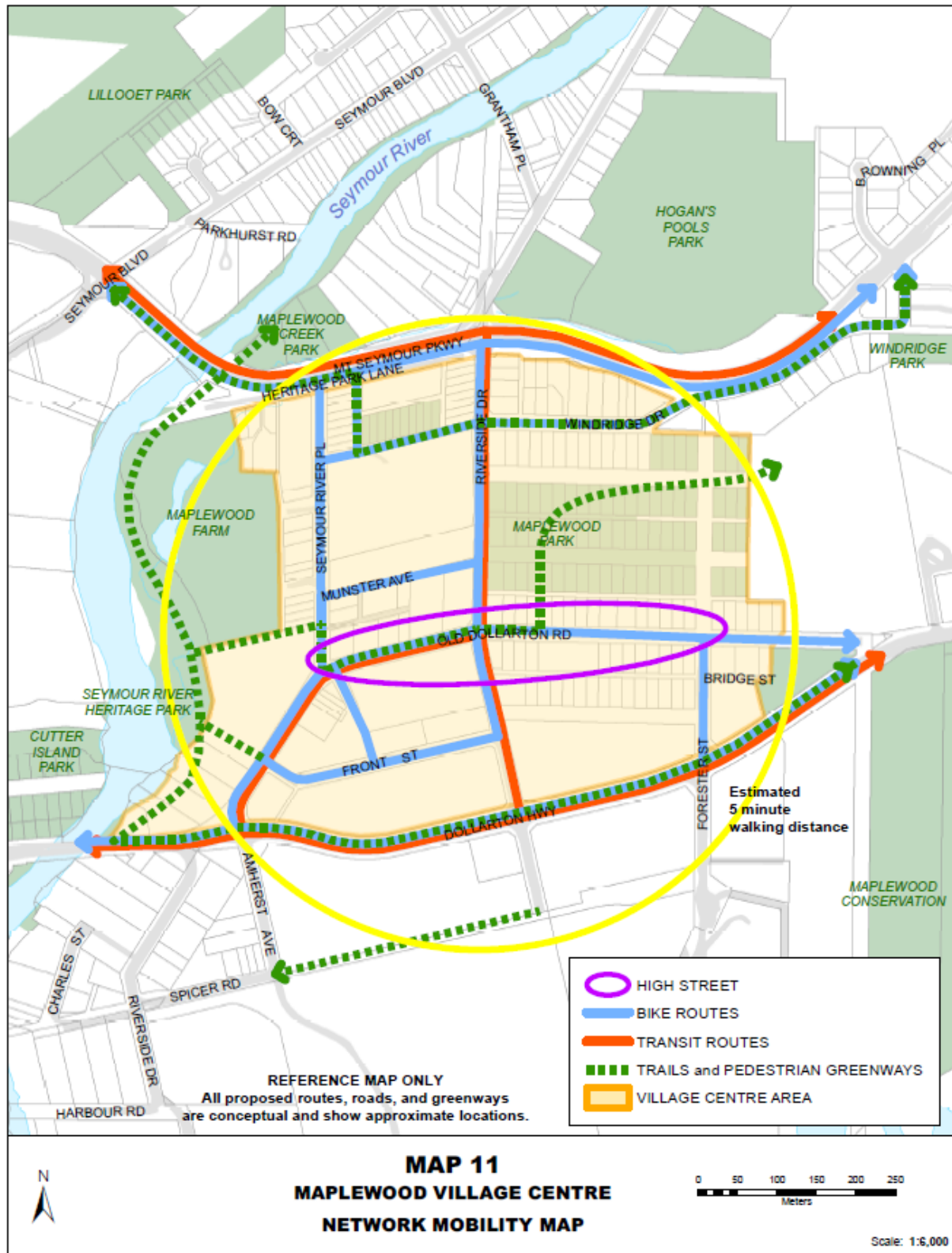
### 3.2 Mobility Network

Map 11 provides a conceptual representation of the mobility network for Maplewood Village Centre.

1. Enhance pedestrian and cyclist connections within the village centre and to the wider Maplewood area
2. Design mid-block, north-south greenways connecting Seymour River Place to Dollarton Highway, and connecting the Windridge escarpment to Dollarton Highway between Forester and Riverside
3. Provide way-finding signage directing pedestrians and cyclists to the Village Centre
4. Design the Village Centre to support effective and frequent transit

### 3.3 Sustainability

1. Explore and advance alternative and on-site or neighbourhood renewable energy generation systems and connections, particularly the potential for eco-industrial networking whereby local industries utilize each other's by-products as energy sources
2. Undertake an environmental reconnaissance to guide detailed planning for Maplewood Village Centre
3. Maintain stands of significant trees and strive to connect habitat and greenspace through greenways
4. Promote the implementation of green building and water conservation practices
5. Manage storm water on site to the greatest extent possible
6. Integrate opportunities for urban agriculture
7. Encourage new multi-family housing developments to provide composting facilities and/ or coordinate composting services

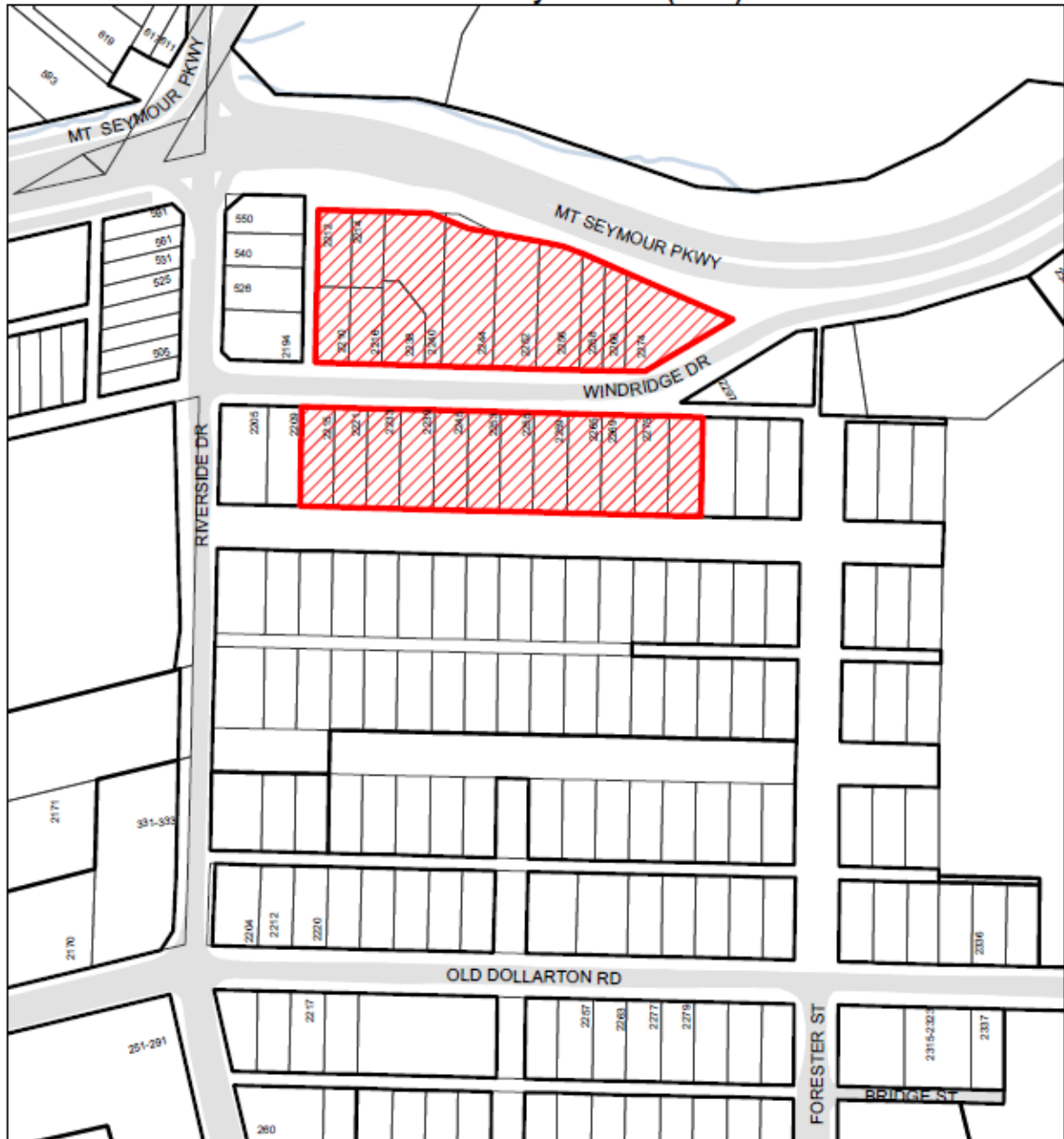


Map 11. Maplewood Village Centre Network Mobility Map

## Schedule 2 to Bylaw 8279

### BYLAW 8279

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)  
Amendment Bylaw 8279 (2017)



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule 2, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial, and Multi-Family Development Development Permit Area

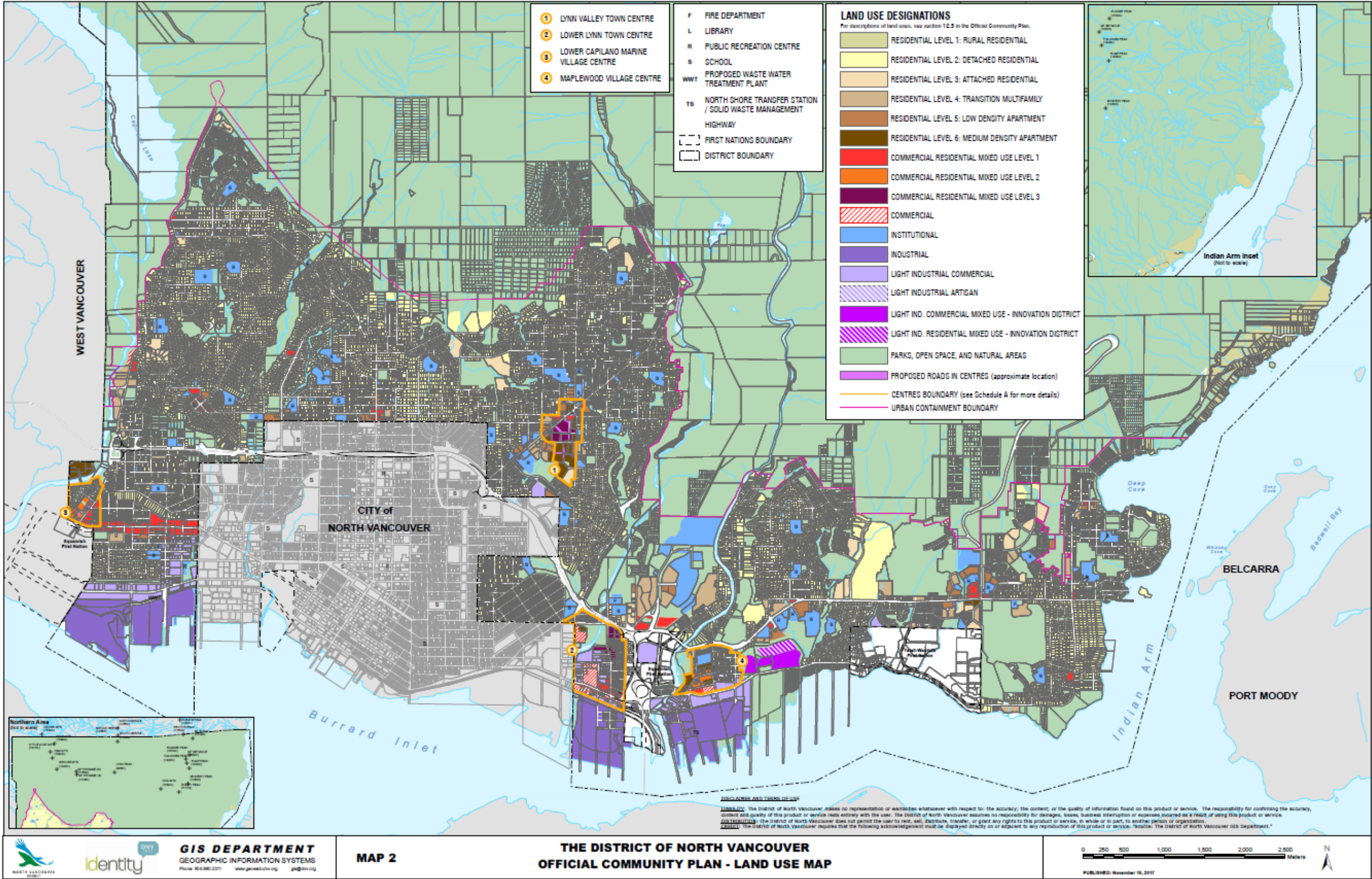


## Schedule 3 to Bylaw 8279





Schedule 4 to Bylaw 8279



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: Nov. 20, 2017
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

November 9, 2017  
File: 13.6480.30/00.003

**AUTHOR:** Karen Rendek, Senior Planner and Nicole Foth, Community Planner

**SUBJECT:** Consequential OCP Bylaw Amendments following Approval of  
Maplewood Village Centre and Innovation District Implementation Plan &  
Design Guidelines

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### RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8279;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8279 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8279 be referred to a Public Hearing.

### REASON FOR REPORT:

On November 6, 2017, District of North Vancouver Council passed resolutions to approve the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (The Plan) and to direct staff to prepare any consequential Official Community Plan (OCP) amendments that result from approval of the Plan, for Council consideration. Amending the OCP at this time will bring it into conformity with The Plan that Council approved on November 6, 2017.

### SUMMARY:

The 2011 Official Community Plan, Bylaw 7900 (OCP) identifies Maplewood Village Centre as one of the four key areas for growth and revitalization to be guided by an implementation plan. The implementation planning and public engagement process to create the Plan has followed since adoption of the OCP. The process was endorsed by Council to proceed on July 6, 2015 and included the expanded scope recommended by staff to undertake a review of the employment lands in the Maplewood area in recognition of the significant economic

**SUBJECT: Consequential OCP Bylaw Amendments following Approval of  
Maplewood Village Centre and Innovation District Implementation Plan  
& Design Guidelines**

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development potential of employment lands and to complete a detailed environmental assessment of the study area to protect environmentally sensitive areas (ESAs) in the Maplewood area. The planning process included undertaking technical economic, social, environmental, and transportation studies, conducting collaborative community and stakeholder consultation, establishing planning principles, and developing a detailed concept plan as the basis for the policies and design guidelines included in the Plan. Council approved the Plan on November 6, 2017, concluding the implementation planning process.

**EXISTING POLICY:**

The 2011 Official Community Plan, Bylaw 7900 (OCP) identifies Maplewood Village Centre as an area for growth and revitalization to be guided by an implementation plan. The OCP *Network of Centres* concept identifies Maplewood Village Centre as one of four key growth centres in the District. Schedule A of the OCP includes a broad vision and high level policy directions on land use, economics, housing opportunities, and mobility network concepts for this village centre. The OCP also includes key objectives and policies to encourage the productive and efficient use of employment lands; promote infill development, redevelopment, and intensification of underutilized sites on employment lands (where appropriate); as well as to protect and improve the ecological health of our natural systems.

**PUBLIC INPUT:**

A three phase planning and community/stakeholder engagement process to develop a plan and design guidelines for Maplewood launched in April 2016. The planning process has included interviews, community and stakeholder workshops, a design charrette, public open houses with over 590 total participants and over 655 submitted surveys to inform the development of the Plan. Charrette team participants included stakeholder representation from the Tsleil-Waututh Nation, Maplewood area residents, study area property owners (residential, rental, commercial, industrial), local business representation, the Maplewood Community Association, Transportation Consultation Committee (TCC) and HUB, TransLink, Metro Vancouver, urban designers/architects, planning professionals, landscape architects, market analysts, realtors, Wild Bird Trust and Conservation of Maplewood Flats, North Vancouver School District, Family Services North Shore, Economic Partnership North Vancouver (EPNV) and BC Cycling Coalition.

**ANALYSIS:**

The following section outlines highlights of the consequential amendments to the OCP as a result of Council approval of The Plan (Bylaw 8279).

1. The Plan includes three new land use designations to encourage employment-generating uses and opportunities:
  - Light Industrial Artisan;
  - Light Industrial Commercial Mixed-Use – Innovation District; and,
  - Light Industrial Residential Mixed-Use – Innovation District.

The amending bylaw adds these three land use designations to the OCP.



**SUBJECT: Consequential OCP Bylaw Amendments following Approval of  
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& Design Guidelines**

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2. Schedule A: Town & Village Centre Policies – Maplewood Village Centre includes the broad vision for Maplewood, and high level policy directions on land use, economic, housing opportunities, and mobility network concepts for this Village Centre. The Maplewood Village Centre portion of Schedule A is being replaced to reflect planning and policy directions contained in the approved Plan, following the 21-month planning and engagement process.
3. Two Development Permit Area (DPA) maps are being amended to include lands within Maplewood Village Centre that have been approved in The Plan for multi-family uses.
  - Schedule B: Part 5 – Form and Character of Commercial, Industrial and Multi-Family Development Map, and
  - Schedule B: Part 6 – Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Map.

These maps are being amended because certain lands within Maplewood Village Centre are currently designated in the OCP for detached residential, where these DPAs do not apply. These map amendments will ensure properties now designated multi-family are included in these DPAs and are subject to these regulations.

4. The changes to the land use designations for the three parcels located within the Innovation District are included in this amending bylaw in accordance with the land use designations in the approved Plan.

**Timing/Approval Process:**

Council has instructed staff to prepare consequential OCP amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (The Plan). Council approved the Plan on November 6, 2017. Bylaw 8279 include the consequential OCP amendments resulting from this approval. A public hearing will be held if Council introduces Bylaw 8279 for First Reading and refers it to public hearing.

**Concurrence:**

Amending Bylaw 8279 has been reviewed by Community Planning, the Clerk's Office, Financial Planning, Engineering, and the Municipal Solicitor.

**Financial Impacts:**

Overall, the realization of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines is anticipated to bring economic benefits to the community including through developer contributions of community amenities, an increase in the tax base, and an increase in economic activity and jobs. Improvements and amenities' costs will be contained within the development revenue potential from this Centre.

Reviews of water, sanitary services, storm drain, flood management and fibre optic capabilities have been completed by Development Engineering to support this Plan. Water, sanitary, and storm drain modelling confirm that growth anticipated in the Plan can be accommodated.

**SUBJECT: Consequential OCP Bylaw Amendments following Approval of  
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**Conclusion:**

The Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines was approved by Council on November 6, 2017. Bylaw 8279 includes the consequential Official Community Plan amendments that have resulted from approval of the Plan and have been prepared by staff for Council consideration.

**Options:**

The following options are available for Council's consideration:

1. Introduce Bylaw 8279 and refer Bylaw 8279 to Public Hearing; or,
2. Defeat Bylaw 8279 at First Reading.

Respectfully submitted,



Karen Rendek, MCIP, RPP  
Senior Planner



Nicole Foth  
Community Planner

**Attachment 1:** Existing Schedule A: "Town and Village Centre Policies – Maplewood Village Centre" (strikethrough version)

**Attachment 2:** District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	
<input type="checkbox"/> Development Services	<input type="checkbox"/> Communications	
<input type="checkbox"/> Utilities	<input checked="" type="checkbox"/> Finance	
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	
<input type="checkbox"/> Parks	<input type="checkbox"/> ITS	
<input type="checkbox"/> Environment	<input checked="" type="checkbox"/> Solicitor	
<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	
External Agencies:		
	<input type="checkbox"/> Library Board	
	<input type="checkbox"/> NS Health	
	<input type="checkbox"/> RCMP	
	<input type="checkbox"/> NVRC	
	<input type="checkbox"/> Museum & Arch.	
	<input type="checkbox"/> Other:	

## SCHEDULE A MAPLEWOOD VILLAGE CENTRE

### 1 INTRODUCTION

Maplewood Village is a unique place in the District given its proximity to the waterfront, its industrial neighbours and character, and its diverse housing. The area is endowed with an outstanding natural environment and open space network including the Seymour River and various creeks, the Burrard Inlet foreshore, Maplewood Farm, Cutter Island Park and the Windridge Escarpment.

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### 2 VISION

The vision for Maplewood Village is *"a complete and balanced community with local jobs equalling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community's outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centred on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail businesses with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wend through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet"* (Maplewood Local Plan, 2002).

### 3 VILLAGE CENTRE POLICIES

#### 3.1 Land Use

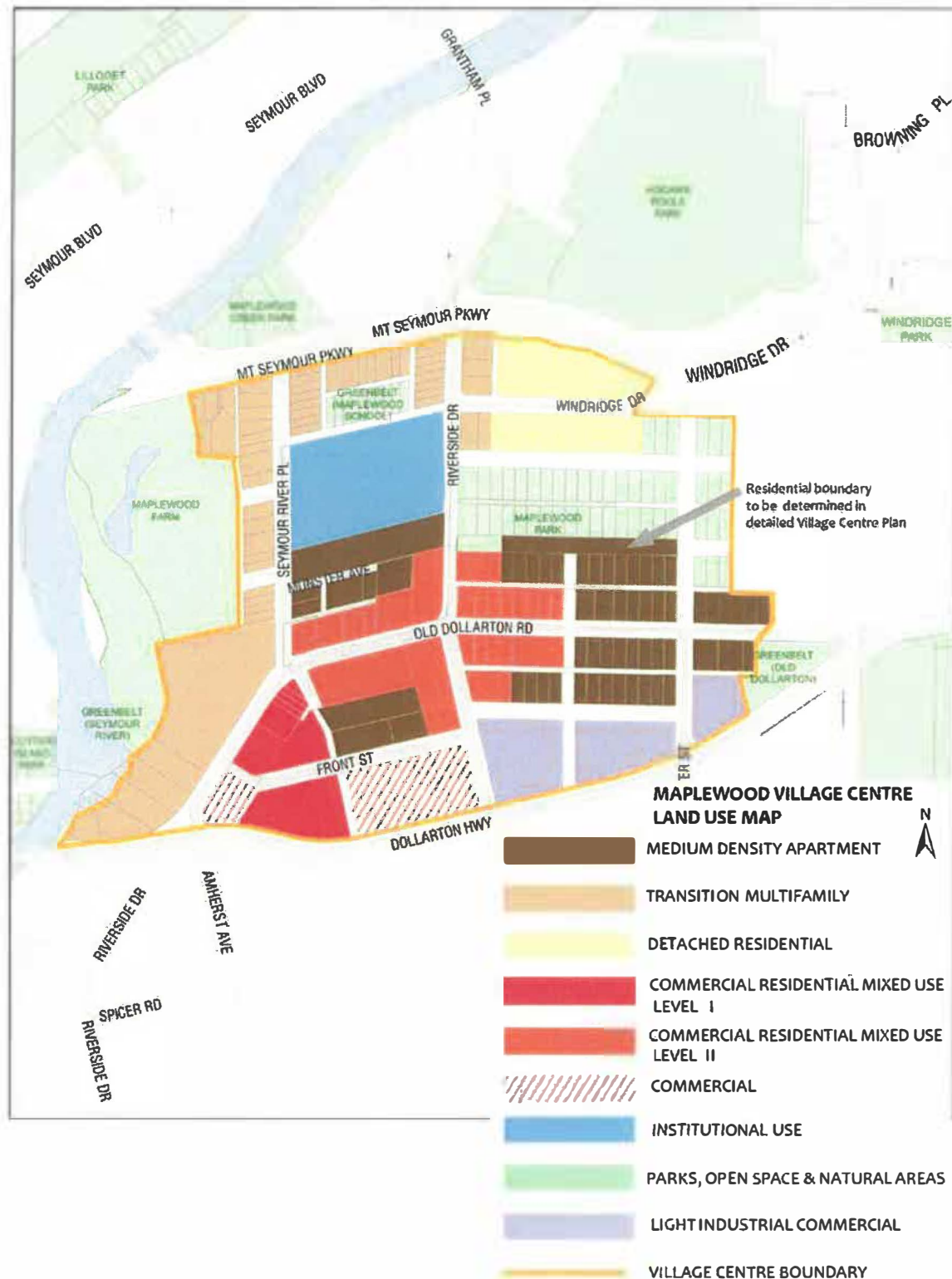
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4. Encourage the replacement of the approximately 250 existing purpose-built, market rental units in Maplewood as development occurs
5. Target up to 300 net new non-market housing units within the Centre





Map 10. Maplewood Village Centre Land Use Map – *[NOTE: Replaced with Figure 8: Maplewood Land Use Plan from Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines]*

### 3.1.2 Commercial and Employment Uses

1. Maintain and enhance light industrial uses
2. Limit retail and service uses within the business parks on the south side of Dollarton Highway and on the north side east of Riverside Drive
3. Permit intensive office and employment uses north of Dollarton Highway
4. Focus local serving commercial uses in mixed use, street oriented developments in the village heart
5. Permit live/work and ~~artist loft units~~ **small scale manufacturing units with residential above** within the village centre

### 3.1.3 Community Facilities, Services and Amenities

1. Develop a Maplewood Village community amenity contribution strategy to achieve community amenities and public benefits
2. Liven the “heart” of the Village Centre with streetscape design guidelines addressing civic improvements such as public plazas and art, coordinated street furniture, street trees and landscaping
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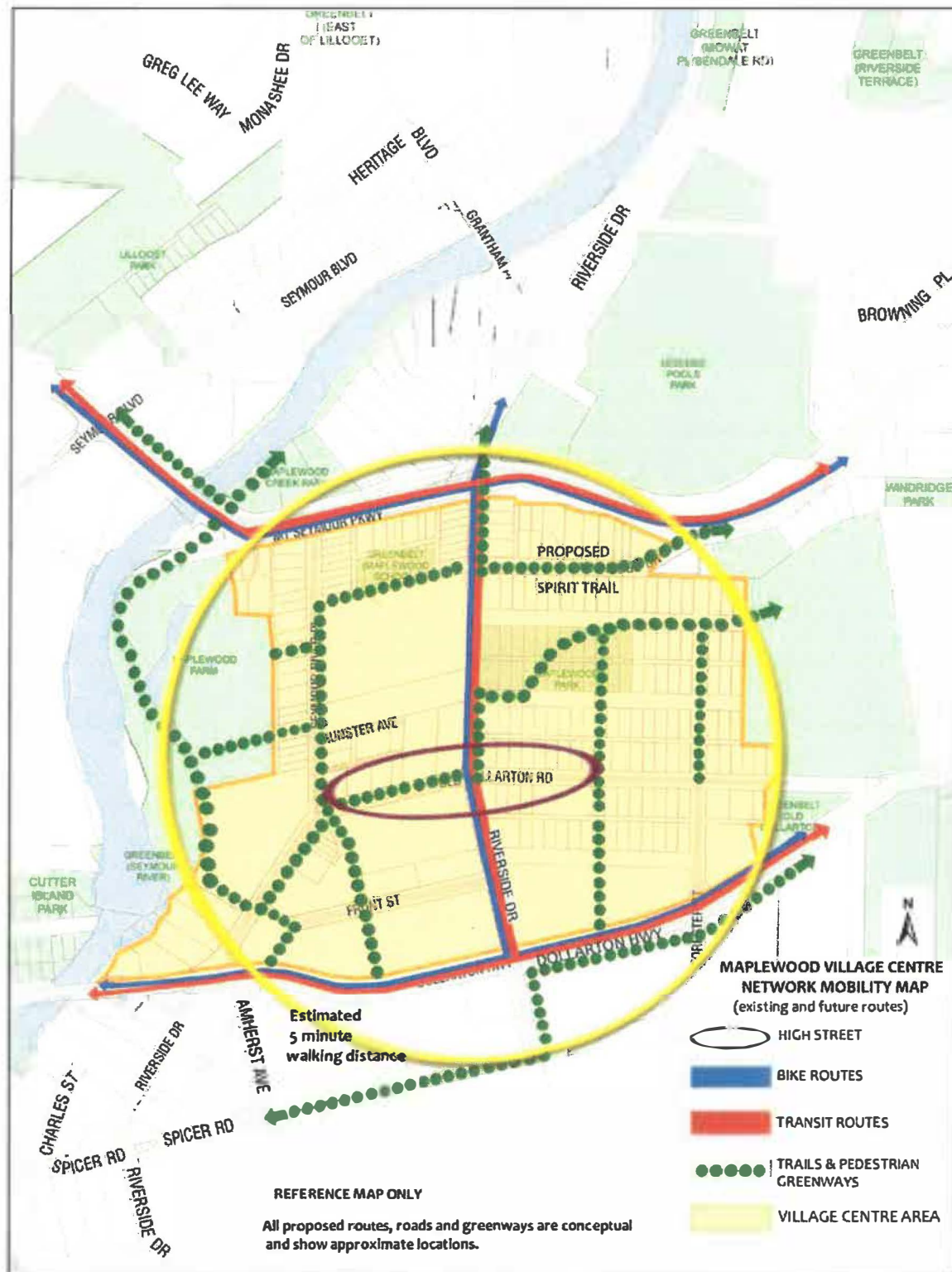
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3. Provide way-finding signage directing pedestrians and cyclists to the Village Centre
4. Design the Village Centre to support effective and frequent transit

### 3.3 Sustainability

1. ~~Prepare a development permit area with associated guidelines for chemical hazards.~~ *[NOTE: Risk contours and associated policies included in Section 2.14 Proximity to Heavy Industry and guidelines included in Sub-Section 3.2 (e)]*
2. Explore and advance alternative ~~and district energy opportunities,~~ *on-site or neighbourhood renewable energy generation systems and connections,* particularly the potential for eco-industrial networking whereby local industries utilize each other's by-products as energy sources
3. Undertake an environmental reconnaissance to guide detailed planning for Maplewood Village Centre
4. Maintain stands of significant trees and strive to connect habitat and greenspace through greenways
5. Promote the implementation of green building and water conservation practices
6. Manage storm water on site to the greatest extent possible
7. Integrate opportunities for urban agriculture
8. Encourage new multi-family housing developments to provide composting facilities and/ or coordinate composting services



Map 11. Maplewood Village Centre Network Mobility Map – *[NOTE: Replaced with applicable information from Figure 11: Walking and Urban Trail Connections and Figure 12: Cycling Connections from Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines]*

## The Corporation of the District of North Vancouver

### Bylaw 8279

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

#### 1. Citation

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AND by adding the following land use designations following the land use designation "Light Industrial Commercial":

##### **Light Industrial Commercial Mixed Use – Innovation District**

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and,



**Light Industrial Residential Mixed Use – Innovation District**

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Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and

**Light Industrial Residential Mixed Use – Innovation District**

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- c) Schedule A: “Town and Village Centre Policies – Maplewood Village Centre” is replaced in its entirety as per Schedule 1 attached.

- d) Schedule B: Development Permit Areas: Part 5: Map 3.1 “Form and Character Development Permit Area” by adding the properties to Map 3.1 as illustrated in Schedule 2.
- e) Schedule B: Development Permit Areas: Part 6: Map 4.1 “Energy and Water Conservation and GHG Emission Reduction Development Permit Area” by adding the properties to Map 4.1 as illustrated in Schedule 3.
- f) Part 1: Community Structure: Map 2: “The District of North Vancouver Official Community Plan - Land Use Map” is deleted and replaced with new Map 2 attached as Schedule 4.

**READ** a first time      by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time      by a majority of all Council members.

**READ** a third time      by a majority of all Council members.

**ADOPTED**      by a majority of all Council members.

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk



## Schedule 1 to Bylaw 8279

### SCHEDULE A MAPLEWOOD VILLAGE CENTRE

#### 1 INTRODUCTION

Maplewood Village is a unique place in the District given its proximity to the waterfront, its industrial neighbours and character, and its diverse housing. The area is endowed with an outstanding natural environment and open space network including the Seymour River and various creeks, the Burrard Inlet foreshore, Maplewood Farm, Cutter Island Park and the Windridge Escarpment.

Development in Maplewood dates back to the 1920's, originally with waterfront sawmills that evolved to other port related industries including ship building, chemical plants and lumber export taking advantage of access to rail, water transport and the highway. More recently, business parks have developed along the new Dollarton Highway contributing significantly to the District's job base and economy.

A residential community of approximately 1,000 people exists in a mix of older, more affordable rental townhouse and low rise apartments, and a blend of old and new single family homes. Modest commercial development is located along Old Dollarton Road to serve the local community, and a recreation centre is located nearby in the Seymour Area.

Retention and enhancement of the character and features of Maplewood is critical in planning for the next 20 years. The OCP identifies that Maplewood will accommodate approximately 1,500 more units towards creating a vibrant village centre.

#### 2 VISION

The vision for Maplewood Village is *"a complete and balanced community with local jobs equalling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community's outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centred on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail businesses with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wend through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet"* (Maplewood Local Plan, 2002).

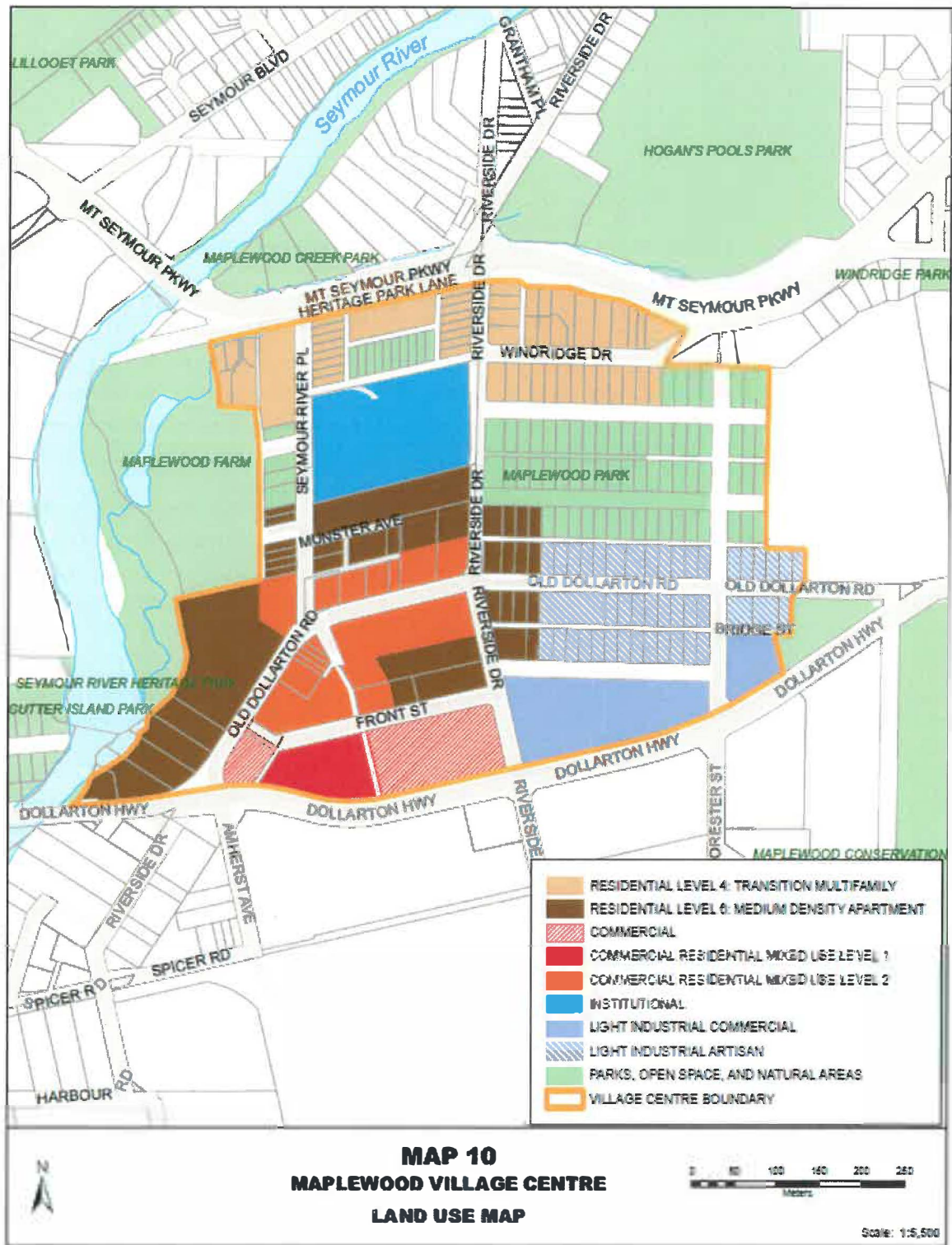
### 3 VILLAGE CENTRE POLICIES

#### 3.1 Land Use

Map 10 indicates the predominant land uses for Maplewood Village Centre.

##### 3.1.1 Housing

1. Encourage the retention of rental stock and the provision of affordable housing through redevelopment
2. Accommodate approximately 1,500 new residential units within a mix of building types (midrise, lowrise, mixed use buildings) and unit sizes
3. Support the provision of housing for seniors and families in terms of unit sizes, number of bedrooms and provision of private outdoor space
4. Encourage the replacement of the approximately 250 existing purpose-built, market rental units in Maplewood as development occurs
5. Target up to 300 net new non-market housing units within the Centre



Map 10. Maplewood Village Centre Land Use Map

### 3.1.2 Commercial and Employment Uses

1. Maintain and enhance light industrial uses
2. Limit retail and service uses within the business parks on the south side of Dollarton Highway and on the north side east of Riverside Drive
3. Permit intensive office and employment uses north of Dollarton Highway
4. Focus local serving commercial uses in mixed use, street oriented developments in the village heart
5. Permit live/work and small scale manufacturing units with residential above within the village centre

### 3.1.3 Community Facilities, Services and Amenities

1. Develop a Maplewood Village community amenity contribution strategy to achieve community amenities and public benefits
2. Liven the “heart” of the Village Centre with streetscape design guidelines addressing civic improvements such as public plazas and art, coordinated street furniture, street trees and landscaping
3. Secure community space where feasible and appropriate when redevelopment occurs within the Village Centre

### 3.1.4 Parks and Open Spaces

1. Investigate the feasibility of establishing a children’s playground within the community park north of the Maplewood School site or within the village heart
2. Create east-west pedestrian and bicycle linkages to connect Maplewood Village with surrounding neighbourhoods, key destinations and facilities at Maplewood Conservation Area, Canadian International College, Maplewood Farm, Seymour Creek and Lower Lynn Town Centre
3. Explore the potential for an urban agricultural pilot project at Maplewood Farm

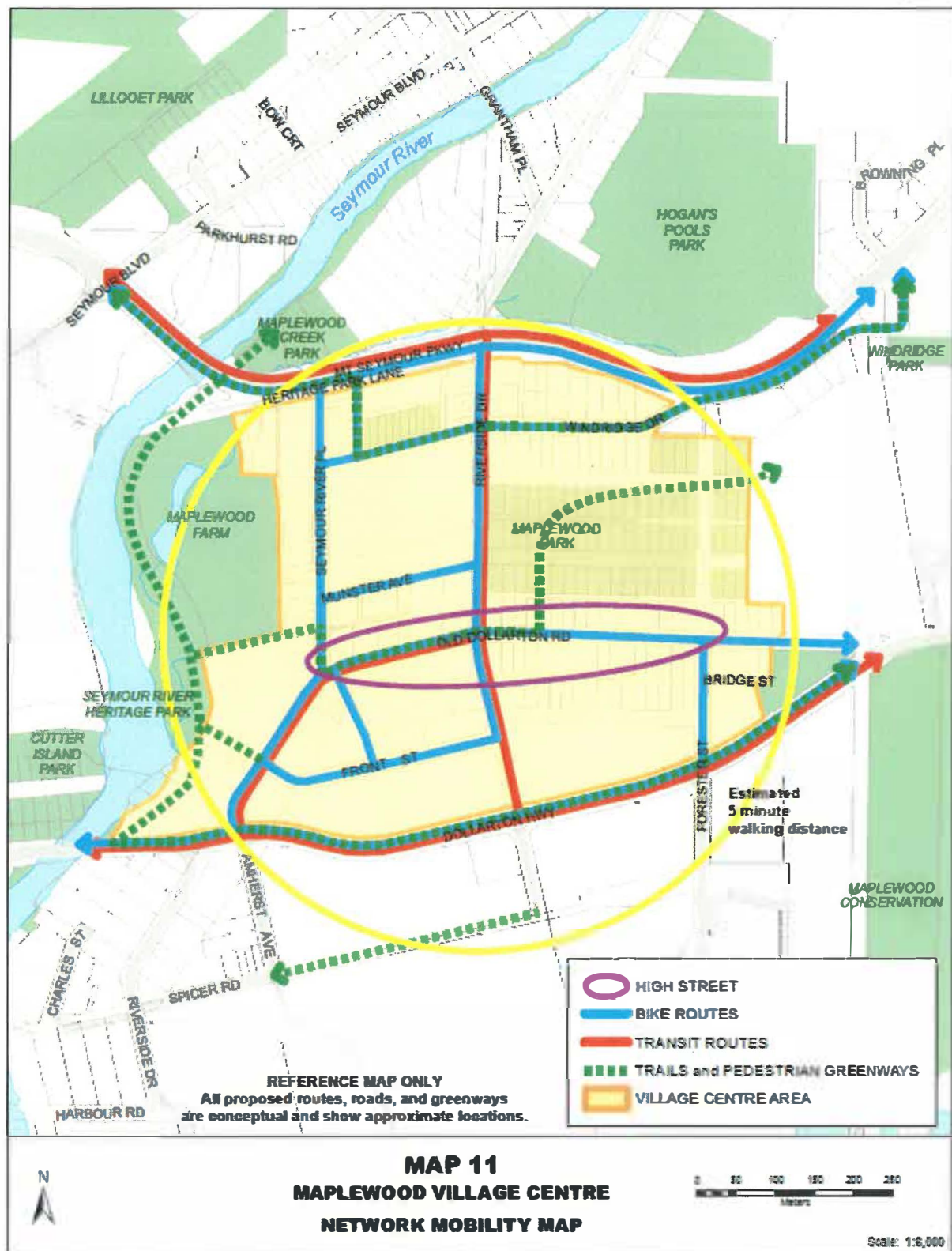
### 3.2 Mobility Network

Map 11 provides a conceptual representation of the mobility network for Maplewood Village Centre.

1. Enhance pedestrian and cyclist connections within the village centre and to the wider Maplewood area
2. Design mid-block, north-south greenways connecting Seymour River Place to Dollarton Highway, and connecting the Windridge escarpment to Dollarton Highway between Forester and Riverside
3. Provide way-finding signage directing pedestrians and cyclists to the Village Centre
4. Design the Village Centre to support effective and frequent transit

### 3.3 Sustainability

1. Explore and advance alternative and on-site or neighbourhood renewable energy generation systems and connections, particularly the potential for eco-industrial networking whereby local industries utilize each other's by-products as energy sources
2. Undertake an environmental reconnaissance to guide detailed planning for Maplewood Village Centre
3. Maintain stands of significant trees and strive to connect habitat and greenspace through greenways
4. Promote the implementation of green building and water conservation practices
5. Manage storm water on site to the greatest extent possible
6. Integrate opportunities for urban agriculture
7. Encourage new multi-family housing developments to provide composting facilities and/ or coordinate composting services



Map 11. Maplewood Village Centre Network Mobility Map



## Schedule 2 to Bylaw 8279

### BYLAW 8279

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)  
Amendment Bylaw 8279 (2017)



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule 2, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial, and Multi-Family Development Development Permit Area





# Schedule 3 to Bylaw 8279

## BYLAW 8279

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)  
Amendment Bylaw 8279 (2017)

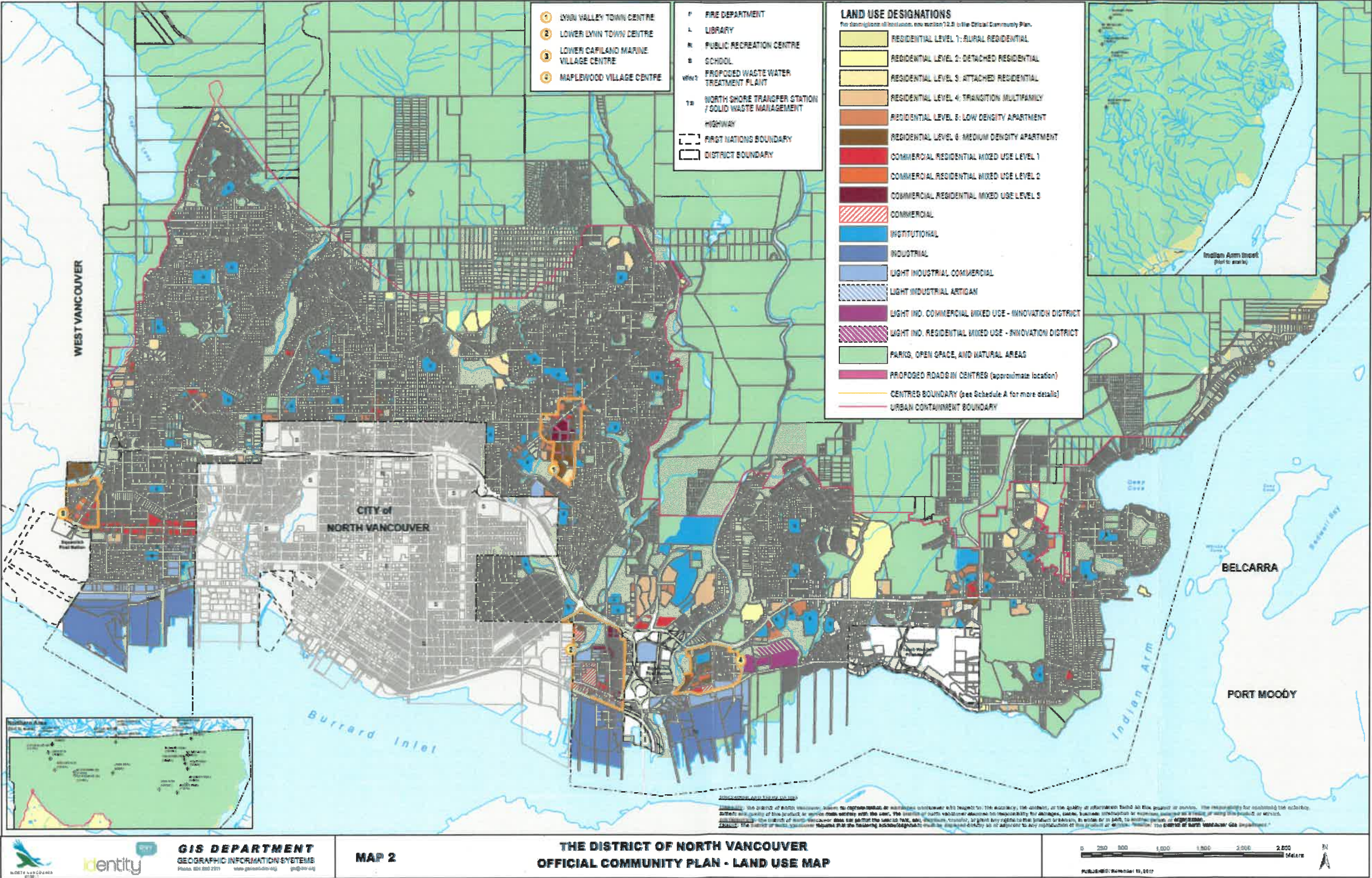


Map 4.1 Energy and Water Conservation and Reduction of Greenhouse Gas Emissions Development Permit Area: as illustrated on Schedule 3, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Emissions Reduction Development Permit Area.





Schedule 4 to Bylaw 8279







# PUBLIC HEARING

## Official Community Plan Bylaw Amendments: Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines

**What:** A Public Hearing for Bylaw 8279, proposed amendments to the Official Community Plan, to update the OCP with the newly-approved Maplewood Village Centre policy and land uses.

**When:** 7 pm, Tuesday, January 9, 2018

**Where:** Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

### What changes?

Bylaw 8279 proposes to amend the Official Community Plan by:

- Adding three new land use designations: Light Industrial Artisan; Light Industrial Commercial Mixed Use – Innovation District; and, Light Industrial Residential Mixed Use – Innovation District;
- Deleting and Replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies;
- Adding designated properties to Form and Character and Energy and Water Conservation and Green House Gas Emission Reduction Development Permit areas; and,
- Deleting and Replacing Map 2: The District of North Vancouver Official Community Plan - Land Use Map.

### How can I provide input?

We welcome your input Tuesday, January 9, 2018, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

### Need more info?

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from November 21 to January 9. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

### Who can I speak to?

If you have questions on the proposed bylaw, please contact Karen Rendek, Senior Planner, at 604-990-2295 or [rendekk@dnv.org](mailto:rendekk@dnv.org)



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