



MAPLEWOOD AREA PLAN CHARRETTE

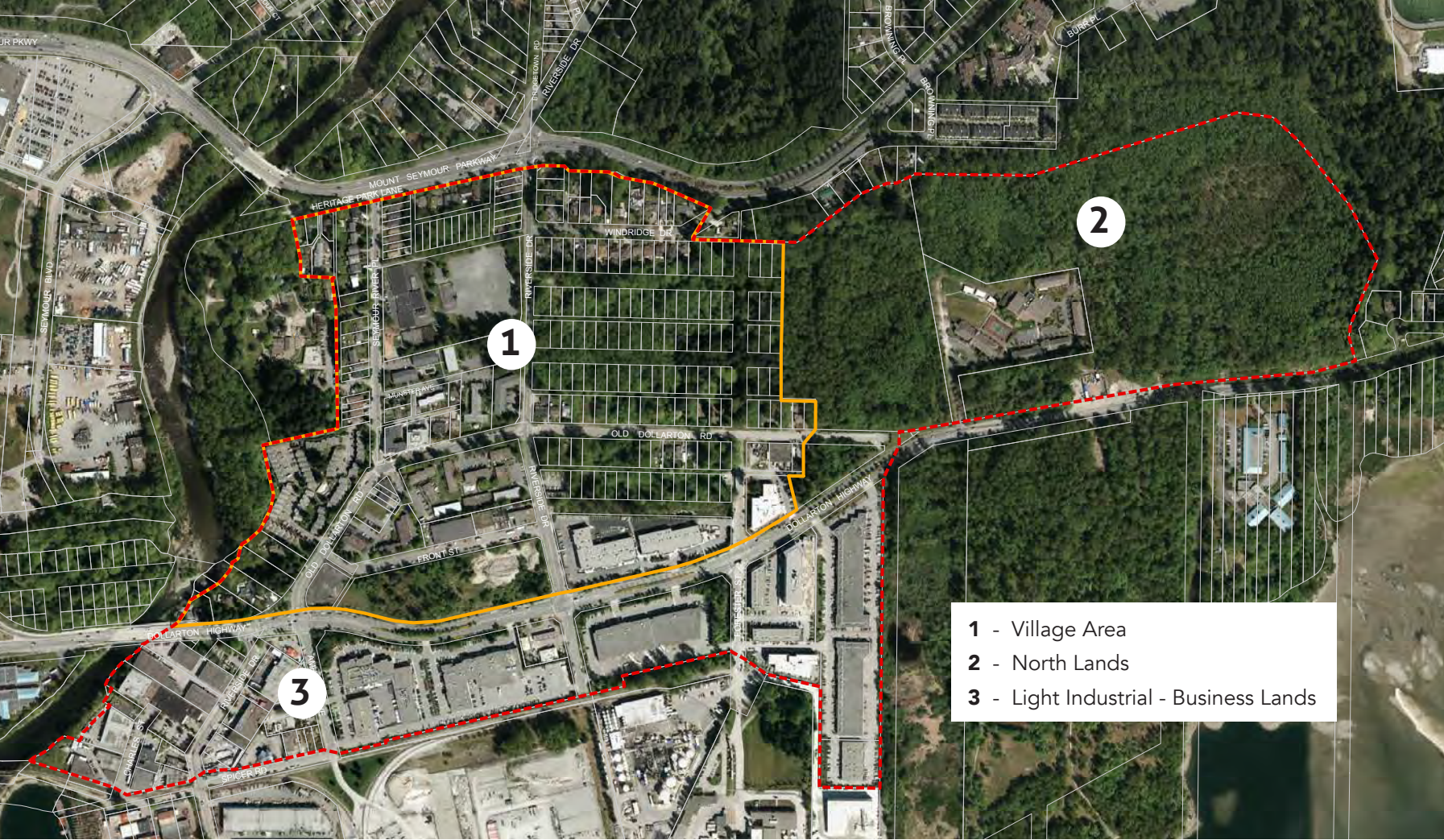
DESIGN BRIEF

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

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MAPLEWOOD PLANNING AREA



The Maplewood planning area, outlined in red, is bounded by the Seymour River to the west, Mount Seymour Parkway and the Windridge escarpment to the north, Blueridge Creek to the east, and the industrial area, Spicer Road alignment and Dollarton Highway to the south. There are three main areas recognized, the village centre (east and west), outlined in orange, District owned lands and the northlands to the east and the light industrial lands south of Dollarton Hwy.

CHARRETTE PURPOSE & AGENDA

Maplewood Area Plan Charrette

The District of North Vancouver is undertaking a collaborative, community and stakeholder based design charrette process to develop a concept plan for the Maplewood village and area.

The intent of this process is to explore:

- proposed land uses (including any that may be different from the OCP and an exploration of options and uses for District owned lands);
- outline housing forms, including innovative options, and potential opportunities to establish rental and affordable housing within the community;
- a plan for community space to meet community and service needs;
- an access and circulation network outlining future changes and option for all modes (pedestrians, cyclists, transit, vehicular, goods movement);
- an interconnected network of greenspaces (parks, recreation, urban greens, plazas, trails), and;
- environmentally sensitive areas and how they will be integrated and protected with future development, restoration and enhancement opportunities and low impact development measures.

The process will include the design and planning team, community stakeholders that represent a variety of interests and District resource staff. This team will work together through a series of mapping exercises and facilitated discussions over two days to produce a draft (unrefined) concept plan with supporting materials (in the form of hand drawn plans and illustrations, diagrams or sections that describe the future vision of the area). These will not be final plans or drawings, but instead form the framework for the further refinement and development of the Maplewood Area & Implementation Plan.

Day 1: Design Principles & Directions - Tuesday, October 18th, 2016 (Seymour & Grouse Room)

8:00am (8:30 start) - 12:00 noon	Breakfast Meeting & Working Session with Stakeholders <ul style="list-style-type: none"> • Welcome & Presentation (30mins) • Exercise 1: Review Image Board & Principles (30mins) • Coffee Break (15mins) • Exercise 2: Design Directions & Big Moves (1hour, 45mins) • Plenary: Teams Report Back (30mins)
12:30pm - 1:30pm	Design Team Working Lunch with DNV Staff Technical Team <ul style="list-style-type: none"> • Review Stakeholder Session • Key Directions & Information Required • Review Deliverables
1:30pm - 5:00pm	Design Team Production

Day 2: Concept Development - Wednesday, October 19th, 2016 (North Shore Ballroom)

8:00am - 9:30am	Morning Coffee & Stakeholder Meeting Check-in <ul style="list-style-type: none"> • Presentation of Day 1 Outcomes (30mins) • Exercise 1: Did we get it right? (30mins) • Plenary: Changes, New Ideas, Additional Work Required (30mins)
9:30am - 5:00pm	Design Team Production - Concept Development

Day 2: Public Open House - Wednesday, October 19th, 2016 (North Shore Ballroom)

6:30pm - 8:30pm	Stakeholder & Public Review of Charrette Outcomes <ul style="list-style-type: none"> • Public Gallery • Short Presentation of Charrette Results
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PHASE 1 ENGAGEMENT OVERVIEW

The following engagement events were held during Phase 1 of the Maplewood process.

1. **Community workshop:** this workshop was the initial public launch for the project and was held primarily for residents, community groups and interested general public to obtain information about the project process and provide early input. This provided the District and team with information about what's important in the community, what residents like and dislike and future ideas for the area.
2. **Online questionnaire:** this questionnaire was based on the community workshop content. It was posted for those interested but who could not attend the workshop, yet wanted to provide input.
3. **Stakeholder group meeting:** representatives from active local community organizations or community based services were invited to attend a group meeting to learn more about the planning process and provide specific input on key issues and topics related to their organizations interests. This provided the team with more targeted understanding of interests and identified specific needs in the community.
4. **Stakeholder phone interviews:** stakeholders with a specific interest or investment in the Maplewood area (e.g. Metro Vancouver, local developers, etc.) were contacted by phone and email to learn about the planning process and provide specific input on their interests or area of jurisdiction.

A summary of the most important interests expressed are outlined here. This information helps to guide directions within the design charrette and concept development overall.

WHAT WE HEARD - VALUES & INTERESTS



TRANSPORTATION

- Support for active transportation is important to the community
- Expand and connect existing trail connections
- Promote pedestrian safety and accessibility
- Conduct a review of vehicle circulation and access to plan for future improvements

HOUSING & LAND USE

- Ensure a diversity of housing types to suit the needs of different household sizes, life stages and economic conditions
- Create opportunities for new rental and affordable housing with redevelopment of the village centre
- Continue to ensure accessible design for new development
- Consider availability of additional lands for residential use, and/or changes to land use designations to enable residential development



SHOPS & COMMUNITY SERVICES

- Provide options for new permanent space/locations for existing community based services to continue and expand services
- Create additional multi-purpose, flexible community space for new services and programs to be added to the community
- Encourage smaller, local owned business service or retail opportunities in the area

BUSINESS, INDUSTRY & CIVIC USES

- Maintain and intensify existing areas/uses
- Allow for additional, appropriate new uses
- Address need for future civic facilities, such as a new Fire Facility.



SUSTAINABILITY

- Explore community resilience - in particular, climate change/flooding and energy efficiency
- Provide policy and guidelines that support sustainability

LANDSCAPE & ENVIRONMENT

- Ensure conservation of key environmentally sensitive areas (wetlands, watercourses and habitat)
- Promote rehabilitation and improvement of other existing environmental features and systems
- Encourage design and development that integrates and considers green space, environment and landscape

PARKS & RECREATION

- Identify options for additional park space and community amenities needed

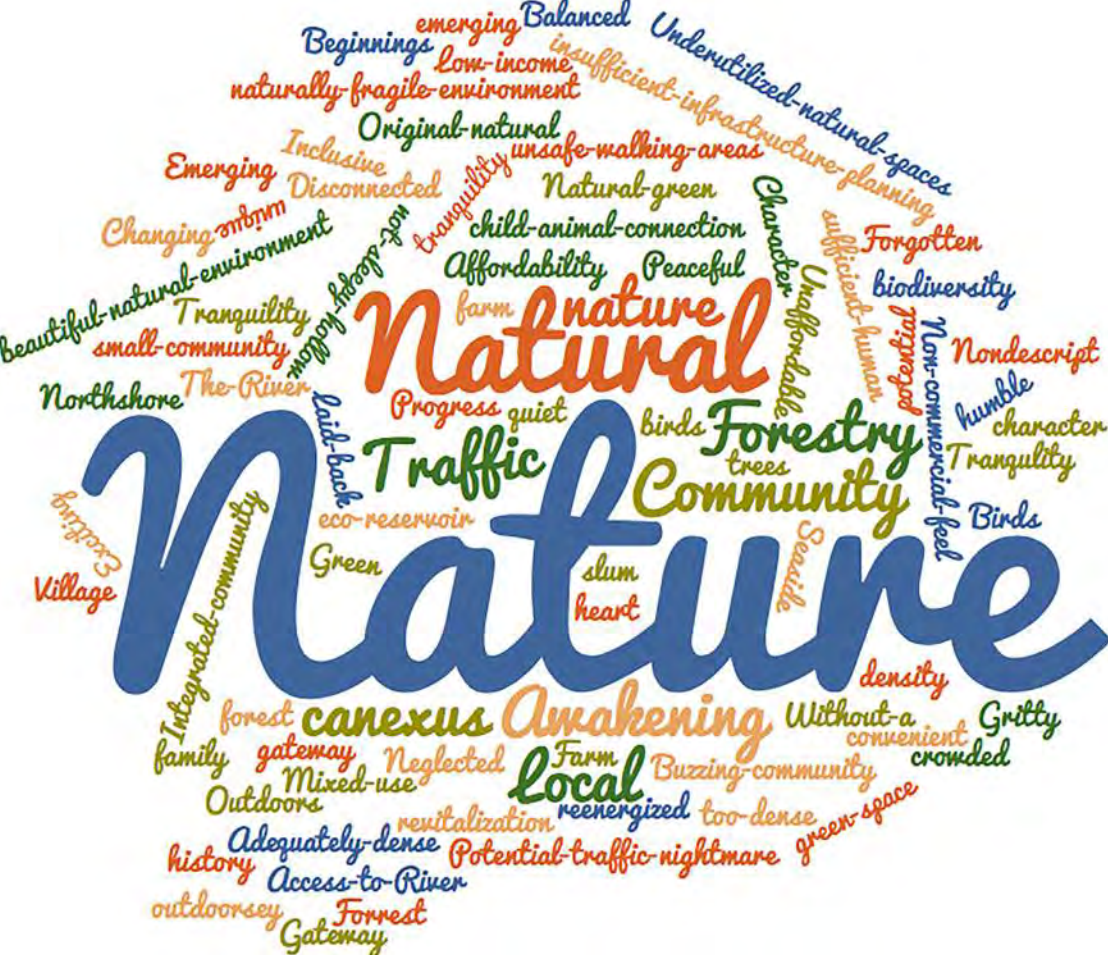
URBAN DESIGN & PUBLIC REALM

- Ensure quality design for the village centre and new development
- Green elements, look and feel
- Unique character and design elements
- Cohesive and connected public realm



PLANNING PROCESS

During the Phase 1 open house and in the on-line questionnaire we asked participants what word would best describe the spirit of Maplewood. This is what we heard:



VISION FOR MAPLEWOOD VILLAGE:

"A complete and balanced community with local jobs equaling 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 centered 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 wind through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet."

(Maplewood Local Plan, 2002 and OCP, 2011).



DRAFT DESIGN PRINCIPLES

The following draft design principles reflect the OCP vision and what we heard in consultation with stakeholders and the public. These principles will be reviewed and refined at the charrette with stakeholders.

- **Compact Village Core:** the highest development density should be contained within the village centre area and directly adjacent to the core commercial area
- **Strong Commercial Centre and Clustered Community Services:** the village serves as the primary commercial and service area for the Maplewood Area and location for community services
- **Distinct Neighbourhoods:** foster distinct, yet connected neighbourhoods within the Maplewood Area with their own unique purpose, character and image
- **Walkable Community:** buildings present a friendly face to the street, with architectural details, and site design elements that are inviting and friendly to pedestrians; centre includes a pedestrian-friendly high street/mews
- **Connected and Diverse Public Realm and Greenspace:** As an organizing feature of the area, there exists an integrated park and trail system – with series of community and smaller active neighbourhood parks that interconnect, linking both the urban and natural park areas.
- **A “Green & Innovative” Sense of Place and Character:** foster an authentic character of place centered on integrating natural elements and places, green infrastructure, green building design, and options to support a sustainable lifestyle (transit density, walkable neighbourhoods, complete community, live-work-recreation, etc.)
- **Diverse Development and Housing Types:** allow for development at various scales, types and forms to offer a range of choices and tenures, options for business and housing choice.
- **Connect to the Water:** where opportunities exist, uncover public connections to the waterfront (River or Inlet), respect and acknowledge river and coastal floodplain in the design of new development.
- **Clear Hierarchy of Streets, Improved Access & Multi-Modal Options:** focus on improving transportation and flow of traffic and multi-modal options (cycling, pedestrians, transit, vehicle).

CHARRETTE OUTCOMES

The intent of the charrette is to produce a draft (unrefined) concept for the area and detail the 'layers' within this concept (in the form of hand drawn plans and supporting illustrations, diagrams or sections) including:

- Site Concept and Land Use Plan (incl. information on land use, housing type, forms & density, and land use and infrastructure to facilitate economic and employment growth)
- Access & Circulation Plan (outlining all transportation modes and key ideas)
- Greenspace & Environment Plan (outlining parks, natural areas, sensitive environmental areas, watercourses and other key features to be retained and/or enhanced)
- Public Realm Plan & Urban Design (outlining community amenities, cultural locations, gathering sites, etc. and key directions for urban design guidelines)
- Policy Directions & Potential Partnerships

Charrettes do not produce final plans or drawings, the outcome will form a framework for the further refinement and development of the Maplewood Area & Implementation Plan.

The following maps have been compiled for reference with design considerations and targets (where applicable) for guidance at the charrette.

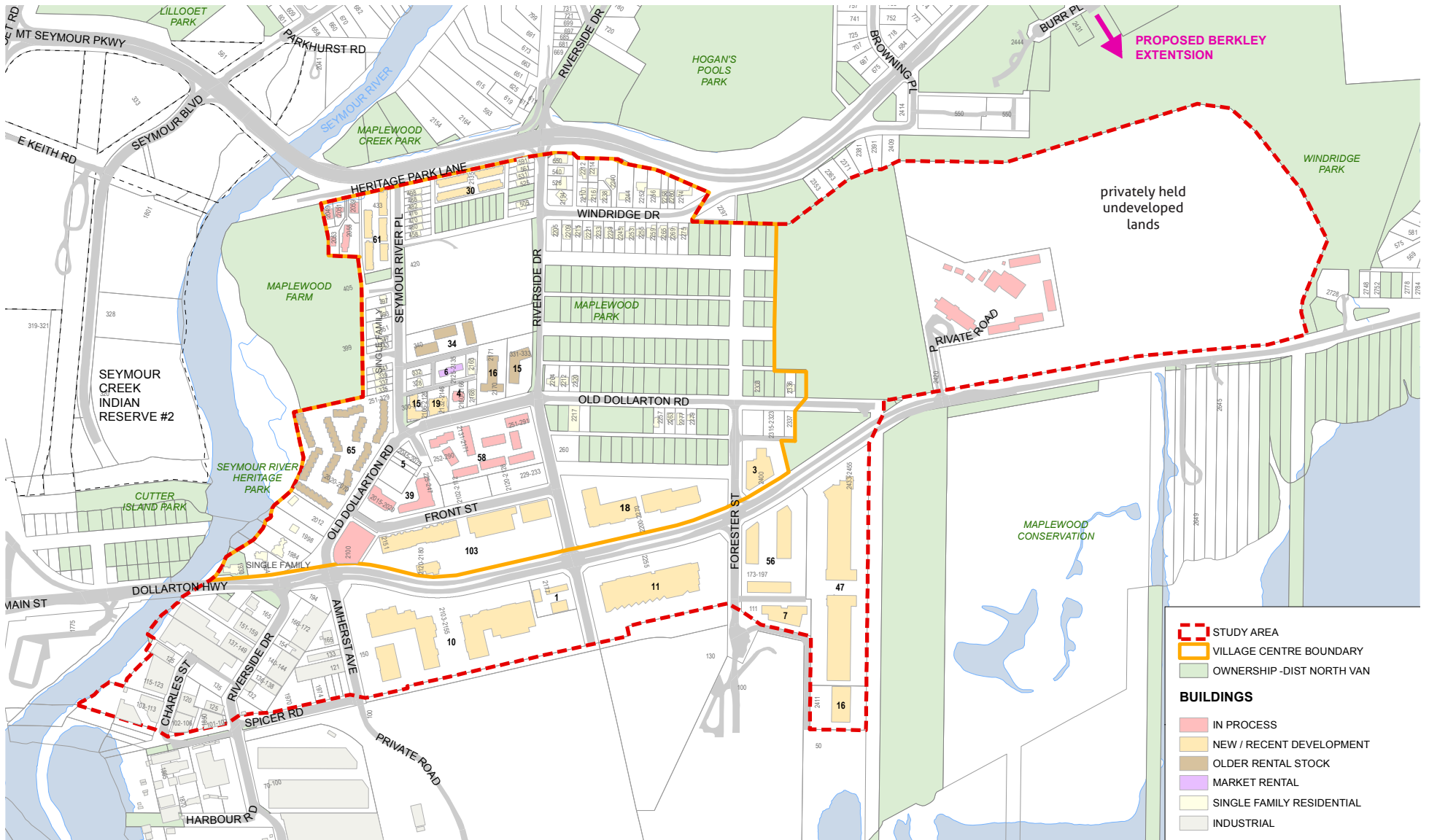
INVENTORY & ANALYSIS

- **Population:** approx. 1,000 people and 500 units
- **Housing:** a mix of newer strata low rise apartments; older, more affordable rental townhouses and low rise apartments; and a blend of old and new single family homes; a good affordable housing stock, primarily in older low rise and townhouse units, these are important to maintaining a diverse economic profile and options for housing in the community
- **Parks & Greenspace:** significant amount of greenspace surrounds the area, including: Maplewood Conservation Area, Windridge Park, Hogan's Pools Park, Maplewood Creek Park, Maplewood Farm and the Seymour River Heritage Park; these parks are largely natural areas, there is limited active recreational park space located directly in the community
- **Transportation:** access is via Dollarton Hwy or north along Riverside Dr. to Mount Seymour Parkway; pedestrian amenities exist in some areas and not others; bike routes have been designated; the area is served by transit and is close to Phibbs Exchange transit hub; both formal and informal walking trails exist in the area, it is not a complete and connected network
- **Water Access:** there is limited and informal pedestrian access to Burrard Inlet and access to the Seymour River at Seymour River Heritage Park
- **Floodplain:** Maplewood is within both the coastal and river floodplain; much of the area is within this zone
- **Community Destinations:** Maplewood Conservation Area, Maplewood Farm, the small commercial centre and nearby recreational facilities in the north east - Ron Andrews Community Recreation Centre, Seymour Youth Centre and Canlan Ice Sports North Shore
- **Business & Industry:** industrial uses located south of Dollarton Hwy and along Burrard Inlet
- **Undeveloped Property:** east of Riverside Dr. (Northlands), District owned and privately held
- **Environment & Landscape:** Windridge escarpment to the north, tree cover within undeveloped areas; much of the area has been historically modified by human interventions (i.e. gravel extraction) over the years; environmentally valuable and sensitive components recently assessed, see Environment Map.



CURRENT DEVELOPMENT

- Significant areas within the Village centre have been recently developed or are under construction west of Riverside Drive and along both sides of Dollarton Highway
- Recent development within Village west area includes: new retail commercial, live-work housing, residential multi-family
- Maplewood has a significant stock of older multi-family rental housing, located close to the centre area
- Identify a civic precinct site (approximately 13 acres) to include a new fire hall training centre and other municipal uses.



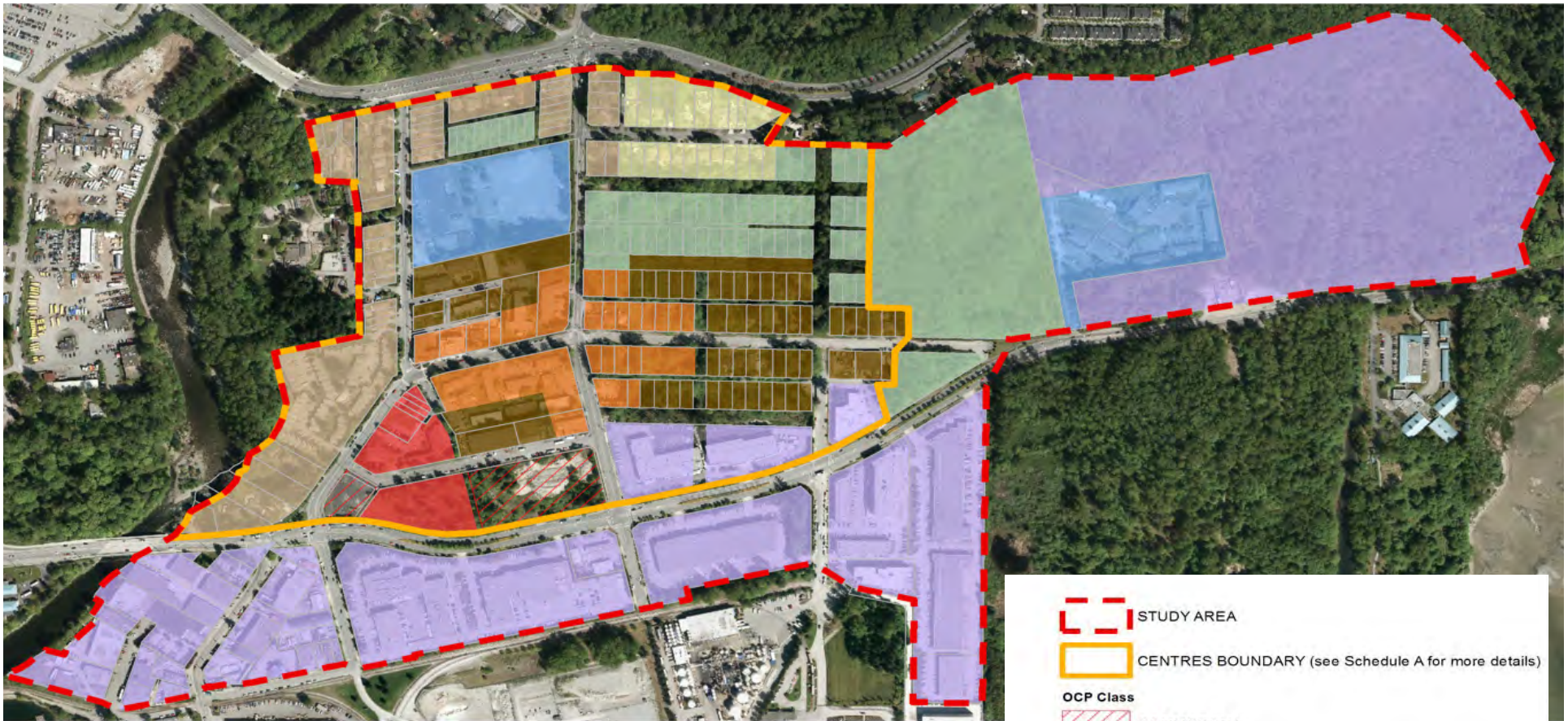
LAND USE & HOUSING

Design Targets

- Approximately 1,500 net new housing units (OCP target)
- Ensure a diverse mix of multi-family housing types including mid-rise, low-rise, mixed use, and townhouses suitable for a village centre. Also consider opportunities for live work, employee, co-housing or other innovative forms of housing
- Identify potential lands for rental and affordable housing with (re)development (approximately 250 existing purpose built, older market rental units)
- Provide opportunities for a mix of tenure: ownership and rental, and co-op
- Consider opportunities for District owned lands (affordable housing, other uses, disposition, etc.)

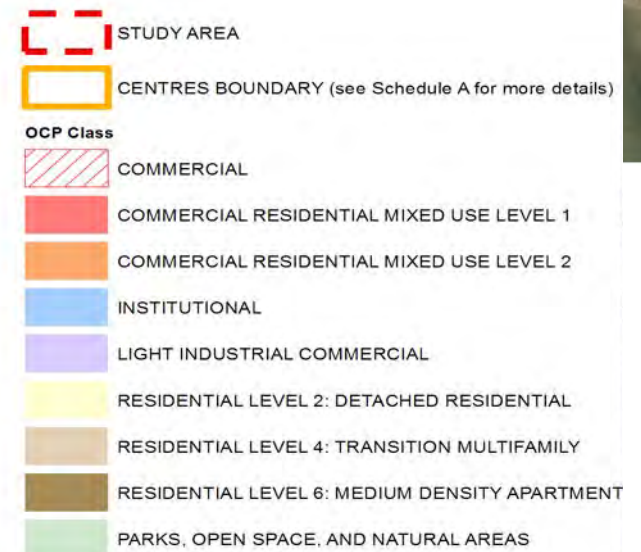
Design Considerations

- Plan for a community that is thriving with families, working adults, first time home buyers, seniors, and others and also accommodates the needs of different household sizes, life stages and socio-economic conditions
- Land use changes in the village centre and northland area may be considered, where appropriate
- The concept plan should outline the recommended extent and boundaries for parks and open space as informed by land use and environmental constraints/opportunities
- Industrial and light industrial/commercial land uses are important to grow economic and employment opportunities in the Maplewood Area and within the OCP; identify opportunities to expand industrial lands, to support industry through appropriate services and infrastructure, and to enhance the industrial/urban use interface
- Retain the institutional land use within the village centre
- Consider low-rise multi-family options for the remaining single family area along Windridge Drive, adjacent to the Windridge escarpment



Official Community Plan (OCP), Land Use Designations Map

- The OCP network of centres identifies Maplewood as a village centre
- To accommodate approximately 1,500 more units, create a vibrant village centre within a mix of building types (midrise, lowrise, mixed use buildings)
- To include variety of unit sizes, number of bedrooms and provision of private outdoor space
- Designations outline a local pedestrian focused commercial mixed use centre surrounded by multi-family; additional business/light industrial and commercial located along Dollarton Hwy; large areas designated as parks, open space and natural areas and two school/institutional sites



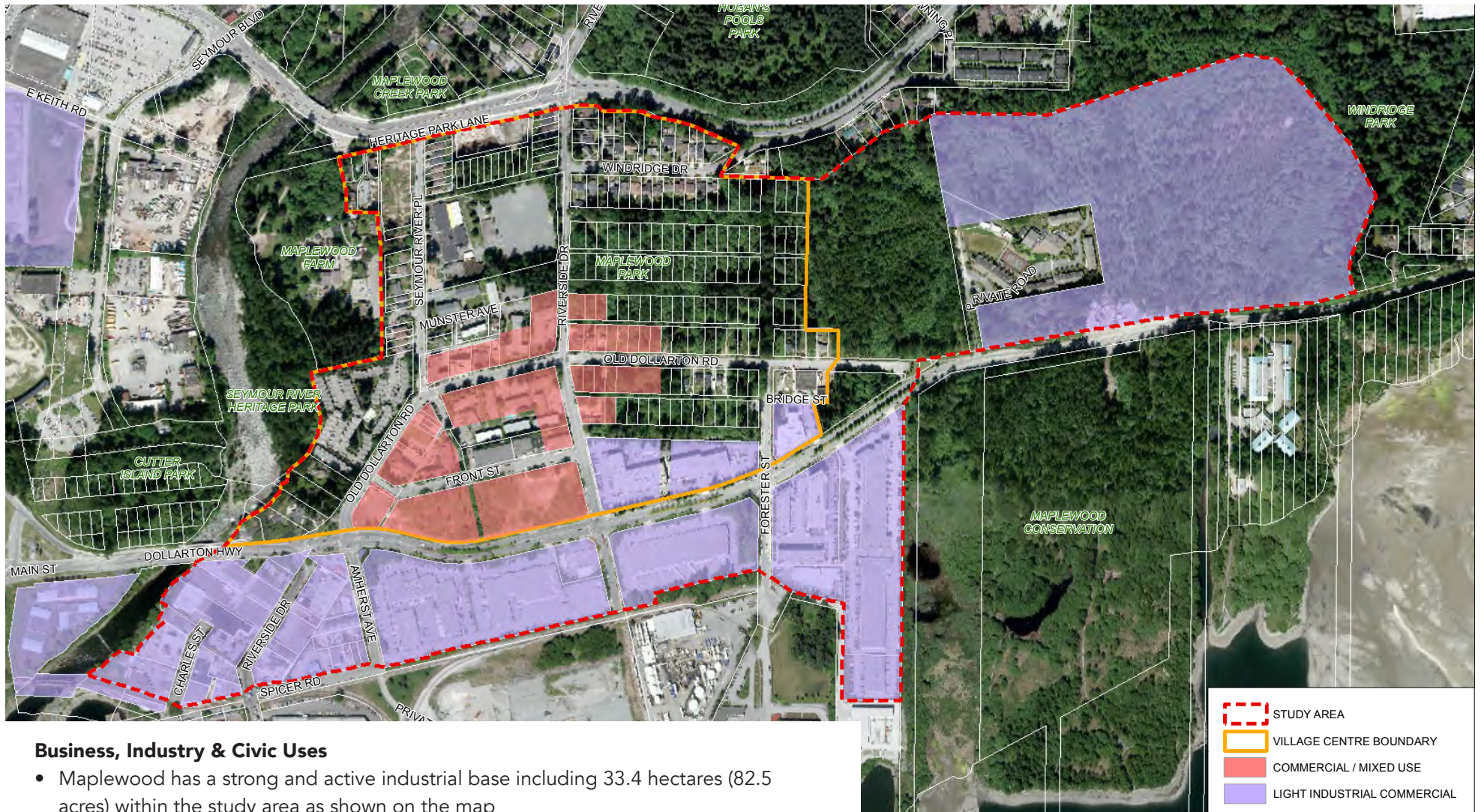
BUSINESS, INDUSTRY & CIVIC USES

Design Targets

- Incorporate 100,000 sq ft. of new commercial retail space (less the recently constructed 33,000ft² of new commercial space with Stongs and adjacent CRUs)
- Plan for industrial, and other supporting uses on vacant employment lands to capture a significant portion (approximately 1,400) of new jobs in the District to 2030)
- Plan for a Fire Facility (6 acres), and -Plan for a land parcel to support future civic facility needs 8-10 acres.

Design Considerations

- Protect existing employment lands and explore opportunities for infill and intensification of industrial lands south of Dollarton Hwy
- Explore innovative and creative land use options for light industrial lands north of Dollarton such as mixing uses on employment lands to include options to live, work, play and learn.
- Identify opportunities for industry sectors that exhibit growing demand for land in Maplewood including: light industrial, small manufacturers, locally owned businesses, mixed use employment development, small scale warehouse, film studio/cultural/tech industries, service commercial, trades and contractors, office (limited), fitness and lifestyle uses, peripheral port related industry, and live work space. Large space warehousing and major office developments are unlikely to locate in Maplewood.
- Explore strategies to retain and strengthen ties with existing businesses.
- Encourage livability, services and amenities to attract employees and strengthen linkages between employment lands and the Village while minimizing potential conflicts re noise, truck traffic, lighting etc.
- Explore ways to improve all modes of transportation infrastructure for goods movement, vehicular, transit, cyclists and pedestrians.
- Identify opportunities for small, local retail and service related business for the village centre
- Consider options to grow and attract new business to the area overall
- Explore opportunities to provide flexible spaces that enable businesses to adapt to future economic shifts
- Explore opportunities for District owned lands as part of the overall design concept to include possible locations for civic facilities



Business, Industry & Civic Uses

- Maplewood has a strong and active industrial base including 33.4 hectares (82.5 acres) within the study area as shown on the map
- Large industrial occupants within the wider area (outside the planning area) include shipbuilders, chemical industries and a waste transfer station; additional support businesses and office use located closer to Dollarton Hwy
- Commercial / mixed use located within the village centre, includes a mix of retail and service business

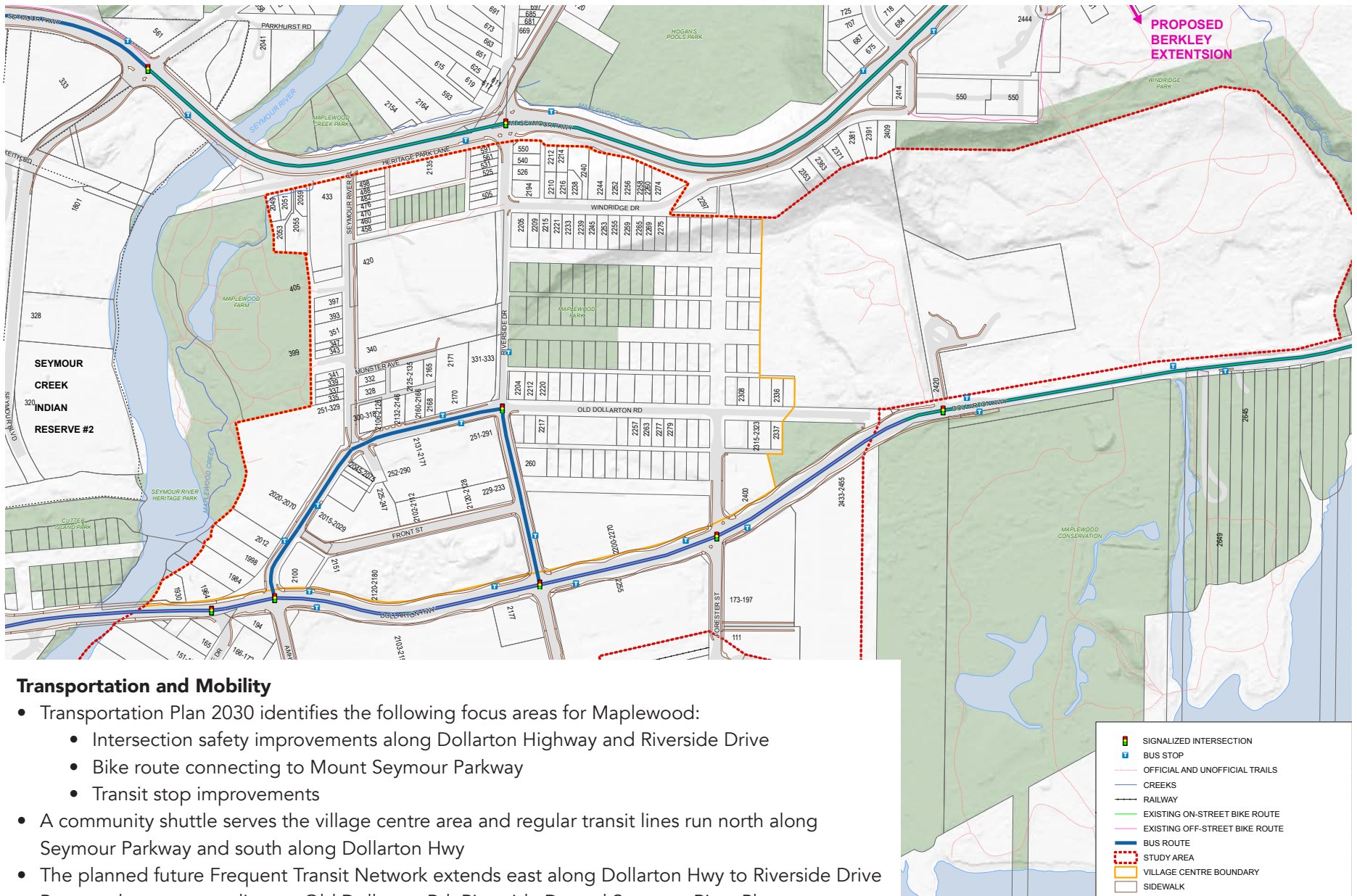
TRANSPORTATION & MOBILITY

Design Targets

- Increase the modal share of transit, walking and cycling
- Identify alignment option and profile for the Berkley extension, as an additional access and key emergency route for the community

Design Considerations

- Residents indicate transportation is a key issue in this process, in particular from the perspective of traffic congestion, access and routes in/out of the area (connections outside the area) and a concern that it worsens with residential growth, these aspects should be directly addressed
- Utilize and build on proposed future connections
- Identify ways to increase improve walking environment and pedestrian experience throughout the village area
- Consider a strong network hierarchy, access and connections, in particular, east of Riverside Dr.
- Confirm desired crossing locations south of Dollarton Highway, improve existing crossing locations north to south of Dollarton
- Identify opportunities to complete the existing pedestrian and cycling network on site, including potential infrastructure upgrades
- Improve permeability and redundancy with respect to connections and lane network
- Identify key egress routes and explore opportunities for flood-proofing key connections into and out of the Maplewood Village.
- Identify opportunities to minimize traffic and improve circulation in the Town Centre
- Consider opportunities to address parking needs in Town Centre and periphery
- Establish character for the pedestrian mews as a shared street along Seymour River Place
- Consider land uses to support potential future consideration of Frequent Transit Network connection to Maplewood North Lands and determine where a loop could best accommodate a Frequent Transit Network connection within the village
- Identify infrastructure needed to support existing and new businesses



Transportation and Mobility

- Transportation Plan 2030 identifies the following focus areas for Maplewood:
 - Intersection safety improvements along Dollarton Highway and Riverside Drive
 - Bike route connecting to Mount Seymour Parkway
 - Transit stop improvements
- A community shuttle serves the village centre area and regular transit lines run north along Seymour Parkway and south along Dollarton Hwy
- The planned future Frequent Transit Network extends east along Dollarton Hwy to Riverside Drive
- Proposed on-street cycling on Old Dollarton Rd, Riverside Dr. and Seymour River Place
- Proposed pedestrian connections include: routes along the Berkley extension, Dollarton Hwy from Old Dollarton Rd.; a north-south connection from Old Dollarton to Dollarton (pedestrian or shared street); an east west connection from the Berkley extension to Riverside Dr., and; the Spirit Trail.
- The Berkley connection will occur, alignment is to be determined

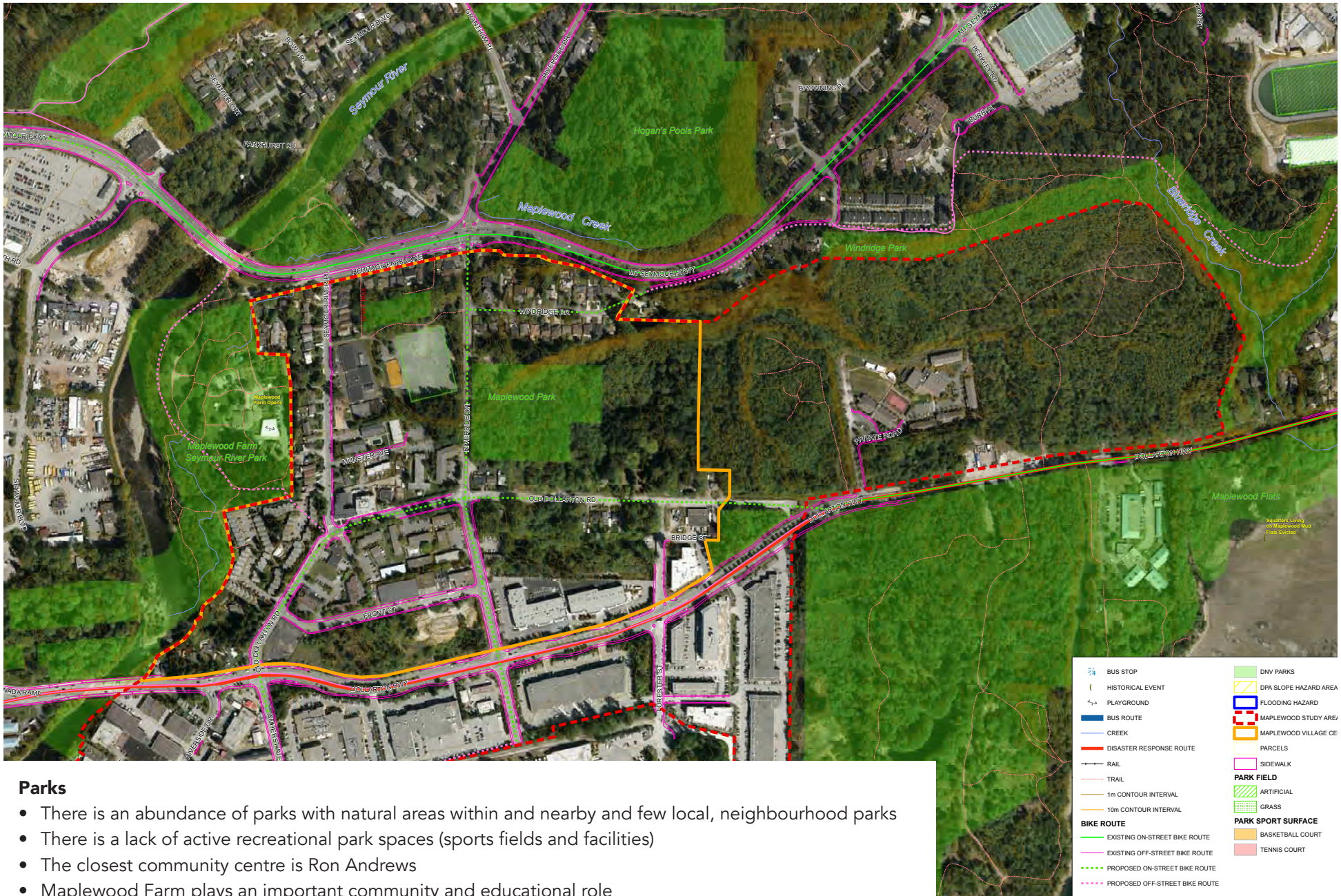
PARKS

Design Targets

- Aim for a neighbourhood park within 0.2 to 0.5 km of all residences - neighbourhood parks are minimum 1 acre, 0.5ha in size
- Provide an additional Community Park (include active & passive park uses) at Maplewood School & DNV park area north of school, interconnected with Spirit Trail
- Provide three new Neighbourhood parks (maximize flexibility and use) for the following areas:
 - Village Centre area (urban green, plaza, central community gathering site, etc.)
 - North of Dollarton Hwy & east of Riverside Dr.
 - Northlands area
- Provide a sports field (60m x 110m) at 2420 Dollarton Hwy school site (for community and shared use)

Design Considerations

- Co-locate parks with community facilities or adjacent to services
- Explore adding additional park space between Maplewood Farm and Seymour River place to expand and provide exposure, access and additional park amenities
- Consider flexible space to support special events and parking
- Parks should be spread out spatially and ideally where residents won't need to cross a busy street to get to a park
- Explore a variety of park components, including passive grass areas for informal use, seating, play spaces (natural play), public art, street trees, play court, lit trail, community garden, etc.
- Neighborhood parks should be located in high visibility locations and provide good road access for park maintenance and linked by urban greenways to surrounding residents, schools, recreation facilities, shops and businesses
- Designated park areas should be relatively flat since steeply sloped areas would limit uses.
- Explore forest/park management plan options (incl. policies on dog access, mountain biking, impacting sensitive zones).
- Consider recreational and educational opportunities in park design for the natural parkland areas (e.g. rain gardens, swales, etc.)
- Reconsider the configuration and possible location of a portion of the lands designated for park east of Riverside Drive as part of the overall design concept and based on background studies completed for Maplewood



Parks

- There is an abundance of parks with natural areas within and nearby and few local, neighbourhood parks
- There is a lack of active recreational park spaces (sports fields and facilities)
- The closest community centre is Ron Andrews
- Maplewood Farm plays an important community and educational role

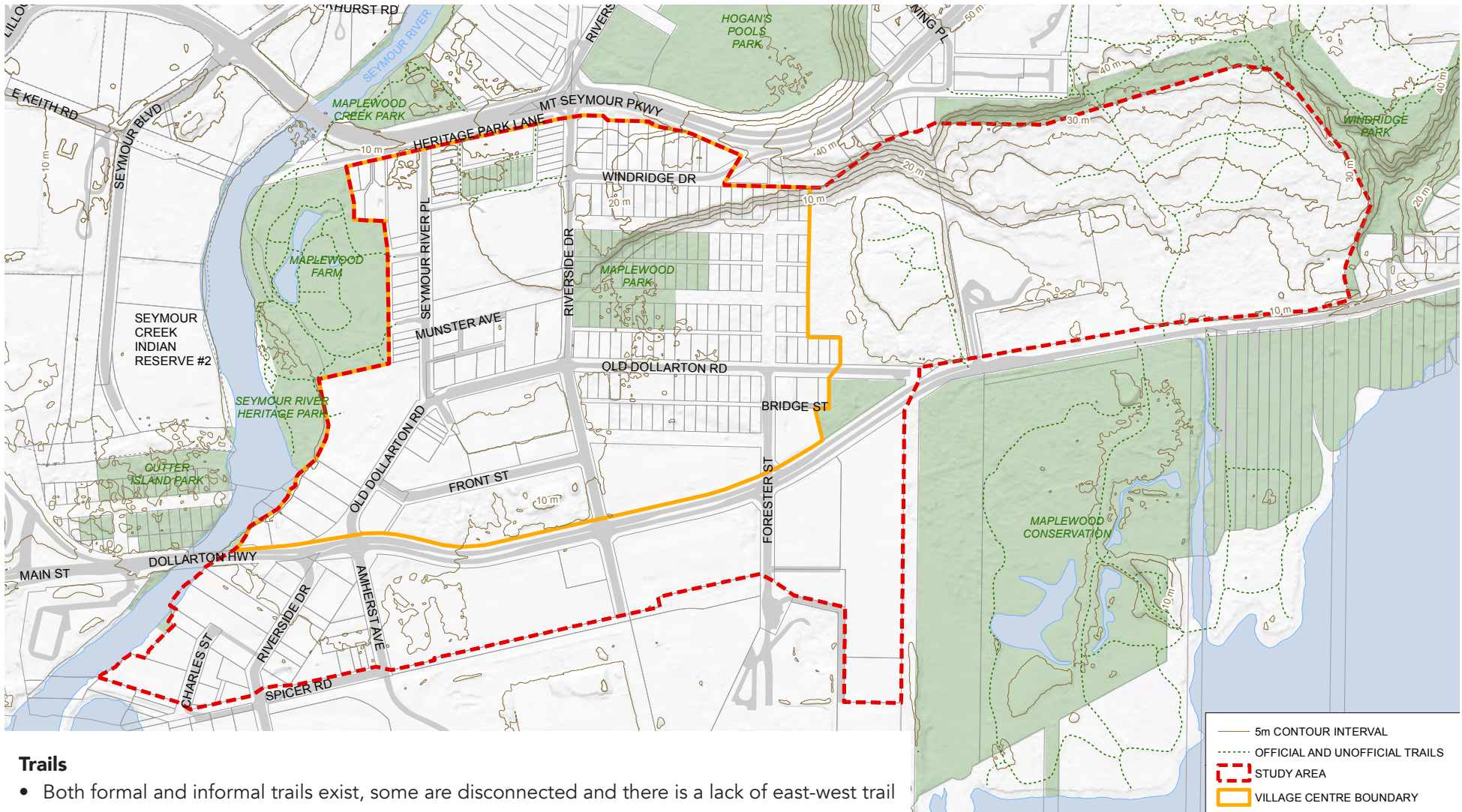
TRAILS

Design Targets

- Increase the existing trail network by at least 50% through on and off street connections in parks and natural areas

Design Considerations

- Provide an interconnected trail system that links public destinations, parks and natural areas
- Consider amenity and variety of experience for trails; include boardwalks and habitat protection fencing to protect wetland areas, where required, integrated seating, signage and interpretive signage to highlight the natural amenities
- Identify ways pedestrian and bicycle trail linkages can optimize accessibility and user enjoyment and connect Maplewood Village with surrounding neighbourhoods, transportation hubs, and key destinations such as school and recreation facilities, parks, waterways and trails, including the Dollarton Highway Greenway, Seymour Greenway Trail, Spirit Trail, Seymour Heritage Park, Maplewood Farm, Windridge Park and the Maplewood Conservation Area
- Explore ways to better connect with Maplewood Conservation Area and other key destinations in Maplewood and immediately adjacent areas
- Multi-use trail classifications include:
 - Urban greenways - lit minimum 3.5m width multi-use asphalt (or concrete) pathways with seating and landscaping.
 - Natural Parkland Multi-use Gravel Trails - minimum 3.5m width multi-use gravel (compacted rock dust).
 - Seymour Greenway Trail in Seymour Heritage Park - Identify new trail connections with housing redevelopment for sites west of Seymour River Place with the intent to connect to the waterfront in Maplewood and extend the trail along the river.
 - Spirit Trail - an accessible, 4m width trail, provide a Spirit Trail connection south of the escarpment (following the Metro Vancouver utility main), and connecting to sections further east to community destinations (e.g. Ice Sports and Ron Andrews Community Centre) and school sites. Where possible, provide the trail adjacent to parks and natural areas in this area (east of Riverside) to improve the natural experience of the trail.



Trails

- Both formal and informal trails exist, some are disconnected and there is a lack of east-west trail connections and connections to proposed street networks and community destinations
- Types of Multi-use Trails:
 - Urban Greenways
 - Natural Park Multi-use Gravel Trails
 - Seymour Greenway Trail
 - Spirit Trail

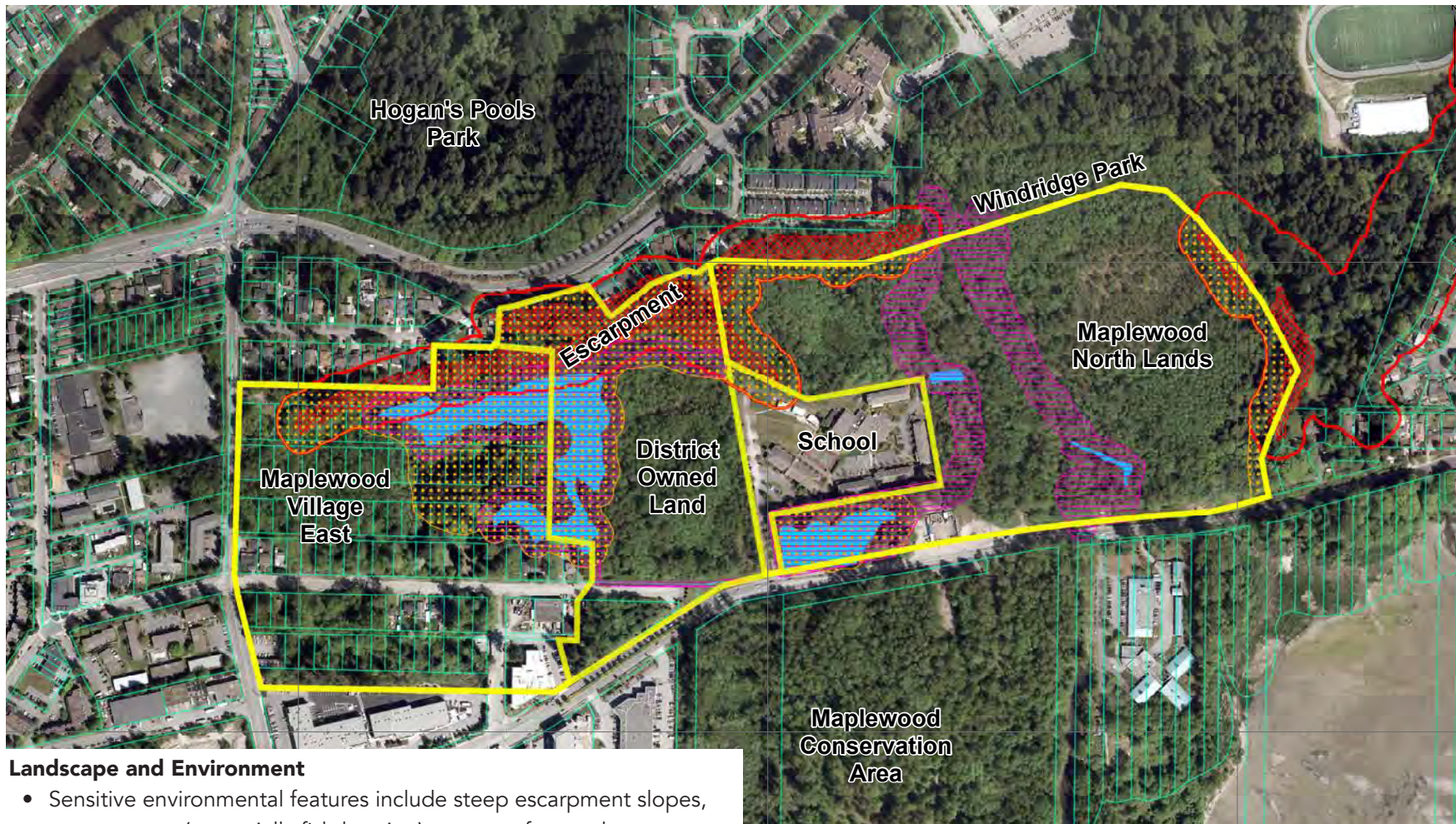
LANDSCAPE & ENVIRONMENT

Design Targets

- Outline key conservation areas for protection including wetlands, watercourses and associated riparian areas identified (McElhanney and Piteau Maplewood Environmental Report, Oct 2016)
- Maintain an urban forest component within the Maplewood area (future forest/tree survey and forest/park management plan)
- Protect steep slope areas using the District's Hazardous Slope DPA guidelines to ensure slope stability and continuity of forested habitat for wildlife access
- Apply development restrictions including riparian setbacks along watercourses and retention of wetlands, particularly W1 and W2, which provide important habitat for wildlife and fish

Design Considerations

- Identify opportunities to utilize and integrate the landscape with new development
- Avoid development on areas in which impacts to terrestrial and aquatic resources would be high and/or difficult to replace as compensation for loss of habitat
- Consider opportunities to enhance ecological function and to restore fish access by removing barriers and re-establishing connections to Burrard Inlet
- Consider opportunities to enhance or augment base flows to wetlands in the Maplewood Conservation Area
- Maintain forested vegetation on steep slopes to provide stability and continuity of forested habitat for wildlife access and use of appropriate buffers from development at the base or top of slope
- Consider how impacts of development can be minimized on site and without impacting adjacent habitats
- Consider mitigation of groundwater affects by incorporating standard features for infiltrating storm water into the ground
- Water resources such as wetlands and watercourses have legislated protections by the Province.
- Sediments covering most of the Maplewood Village East area are permeable with potential to impact groundwater
- Consider ways to maintain or improve the water quality of surface runoff draining to fish habitat
- Avoid deep building foundations in the Maplewood Village East area where the soils are permeable and the ground water elevations are close to the ground surface. Permeable soils in this area may present opportunities for stormwater infiltration. Areas of till in Maplewood North Lands are not suitable for infiltration



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	Wetlands	
Non-developable Area	Escarpment/Steep Slopes	
Wetland Buffer	Escarpment Buffer	

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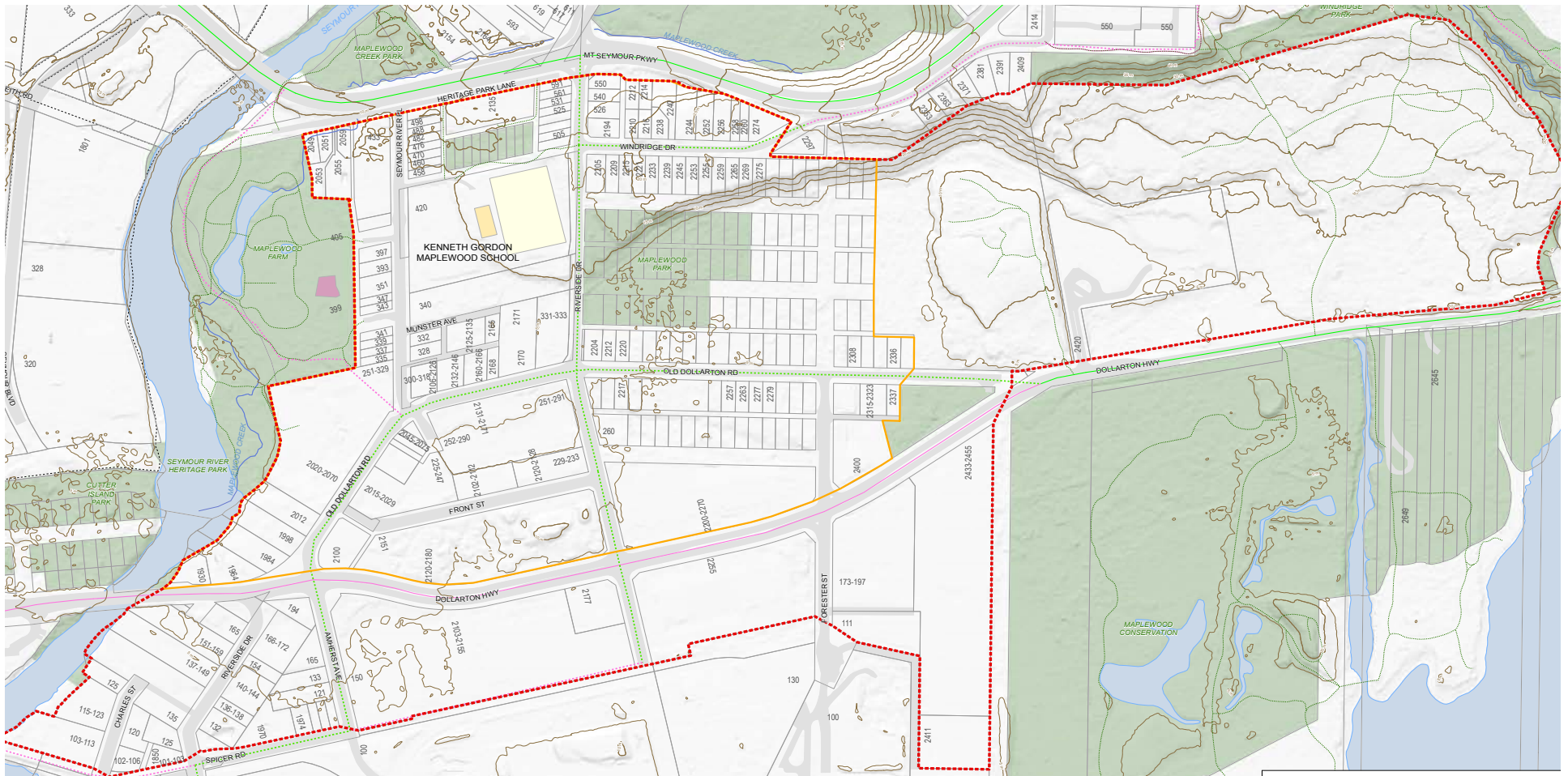
CHARACTER, COMMUNITY AMENITIES & SERVICES

Design Targets

- Outline a fully connected pedestrian network with public spaces, gathering points, views, etc.
- Identify specific character aspects (materials, style, etc.) to give the Maplewood area a distinct sense of place and identity
- Identify a site/community hub. This hub is envisioned as small scale community facility that provides space for community events and the delivery of social services and programs such as a group child care facility, family drop-in space, community meeting space, arts space, and/or other uses as may be identified.
- Define the urban mews; identified in the Village centre area, with the mews and Front St. as the “heart” of the community

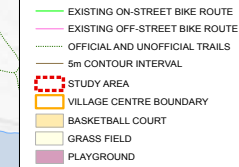
Design Considerations

- Explore ways to foster a ‘green’ character, look and feel of Maplewood; highlighted as an important aspect for the community
- Explore options for ‘innovation’ and a ‘sustainability’ as part of future identity and design expression
- Provide options to add variety in the public realm
- Identify potential sites for additional community services and amenities, outside of the risk area for sensitive developments. Refer to MIACC Land Use Image.



Character, Community Amenities & Services

- Maplewood Farm is a well visited site in the area and draws District-wide and regional visitors
- iHope and the North Vancouver Arts Council are important established services/group in the area, the building they occupy is currently on the Maplewood Farm site and leased from the District, this building is aging and these groups are seeking a new (subsidized) site in the central area
- The community identified a need for additional community sites, services and meeting spaces (in addition to the iHope and North Vancouver Arts Council site needs, although they may be associated).
- Recreational services are located nearby at Ron Andrews and the Canlan Ice Sports Centre



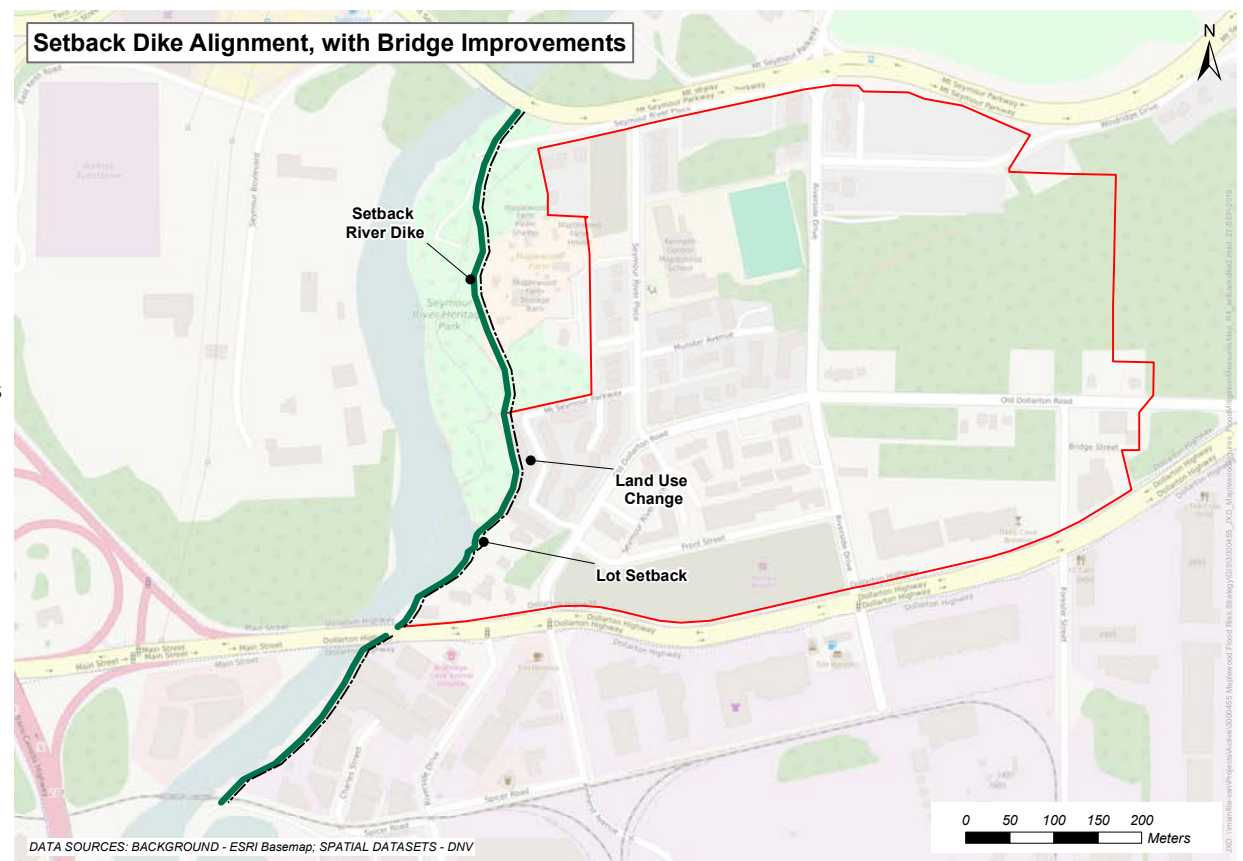
WATER & FLOOD RISK

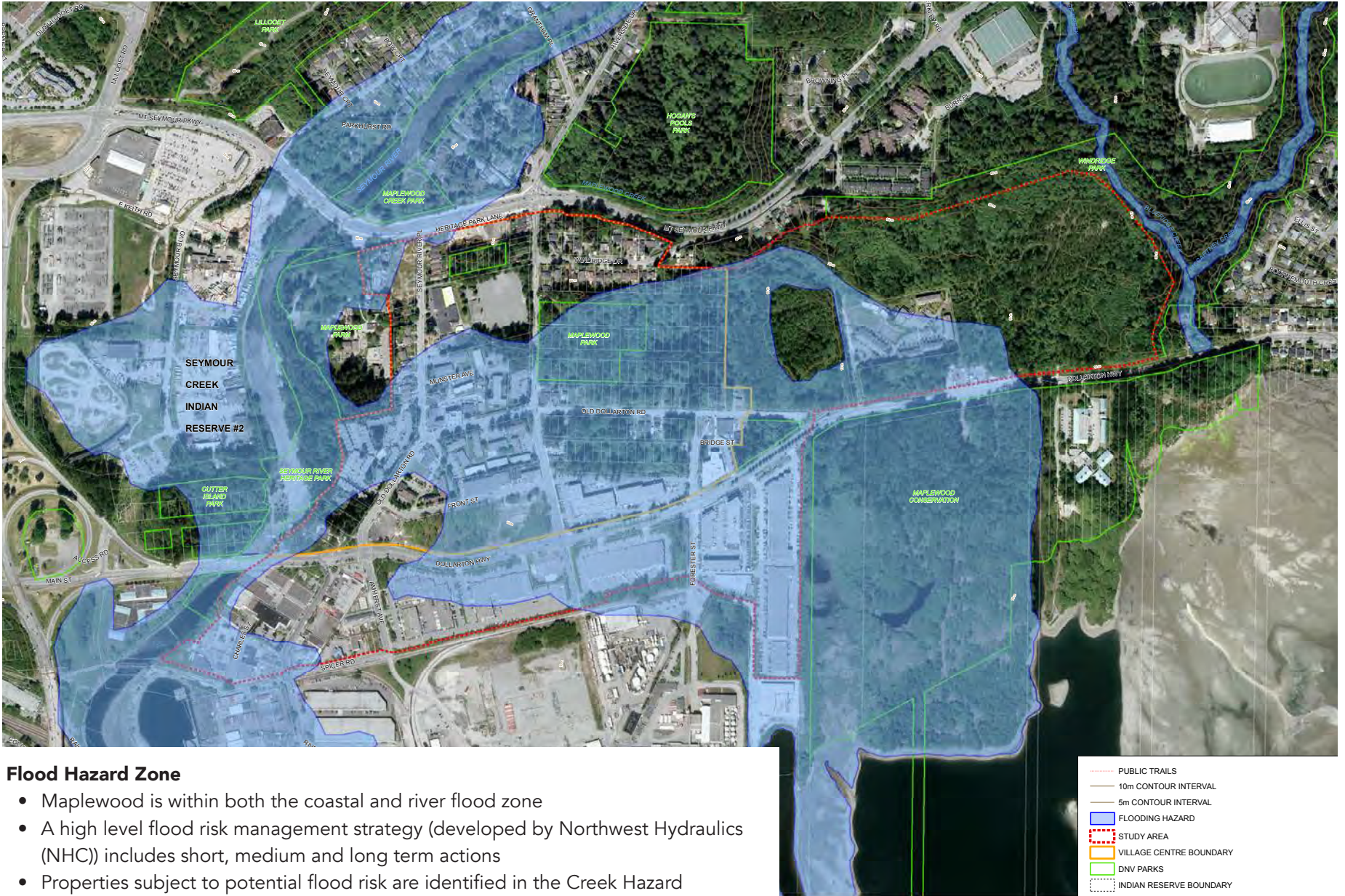
Design Targets

- New development should be designed for future flood conditions over a 75 to 100 year lifespan, for both river and coastal flooding

Design Considerations

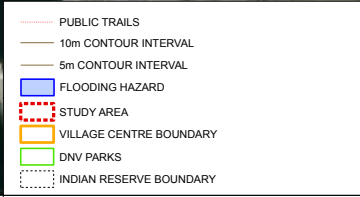
- Set back new development along the Seymour River to allow for the potential construction of a river dike
- Retain low-vulnerability recreational uses along the river corridor to accommodate floodwaters
- Consider long term, coastal flood risk management strategies
- Minimize residential land uses on the coastal floodplain. Industrial uses have a lower flood vulnerability.
- Incorporate short, medium and long term actions from the high level flood risk management strategy
- Ensure development is aligned with properties subject to potential flood risk that have been identified in the Creek Hazard Development Permit Area on GeoWeb and Flood Construction Levels (FCLs) for each parcel





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



HAZARD RISK

Design Considerations

- Use MIACC land use planning criteria for development within the village and surrounding areas (shown below)

