

M APLEWOOD



MAPLEWOOD AREA PLAN SUMMARY OF ENGAGEMENT - PHASE 1



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INTRODUCTION

Purpose and Context

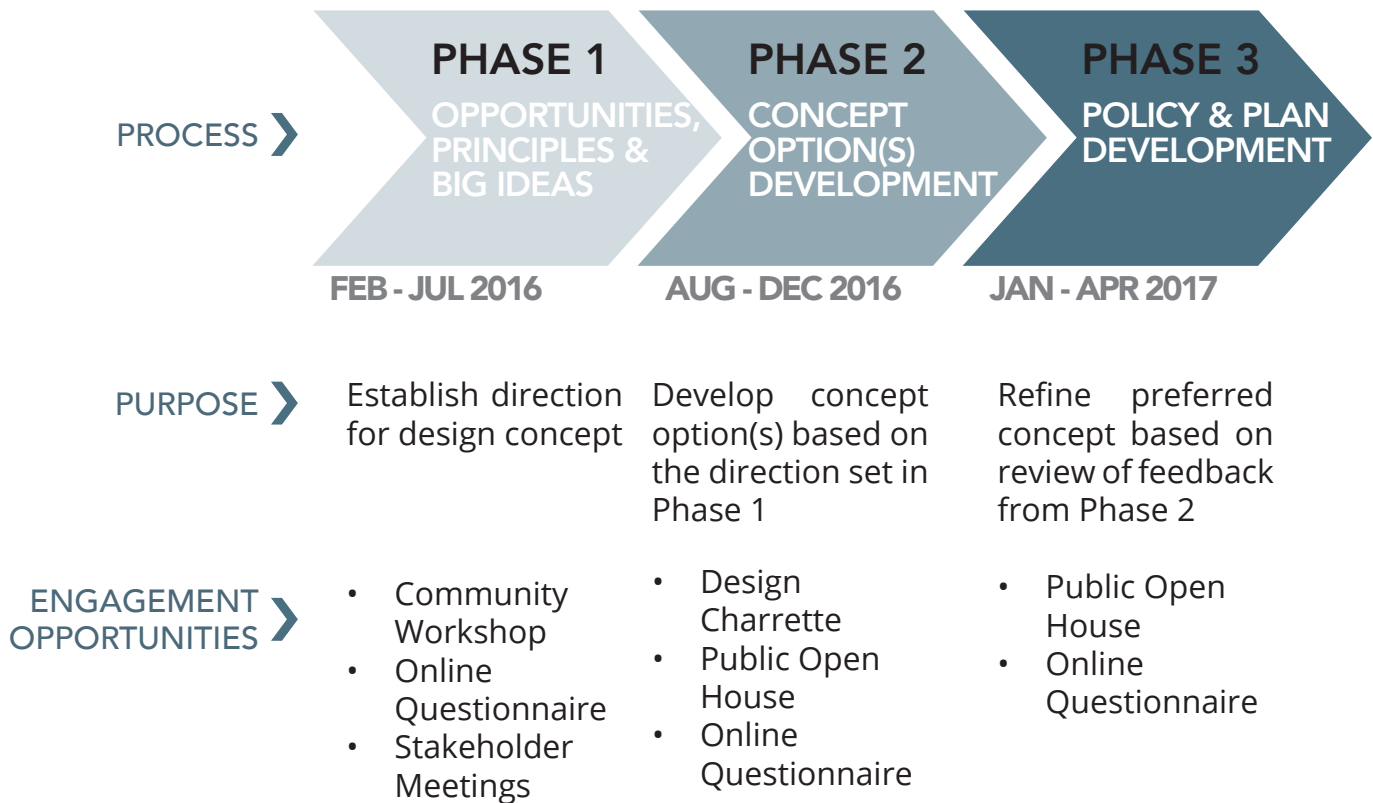
In July, 2016, Council directed staff to start a planning process for the Maplewood area. The area includes Maplewood Village Centre, the light industrial and business area south of Dollarton Highway and the Maplewood North lands located east of the Village Centre (see Map 1, following page).

Planning Process

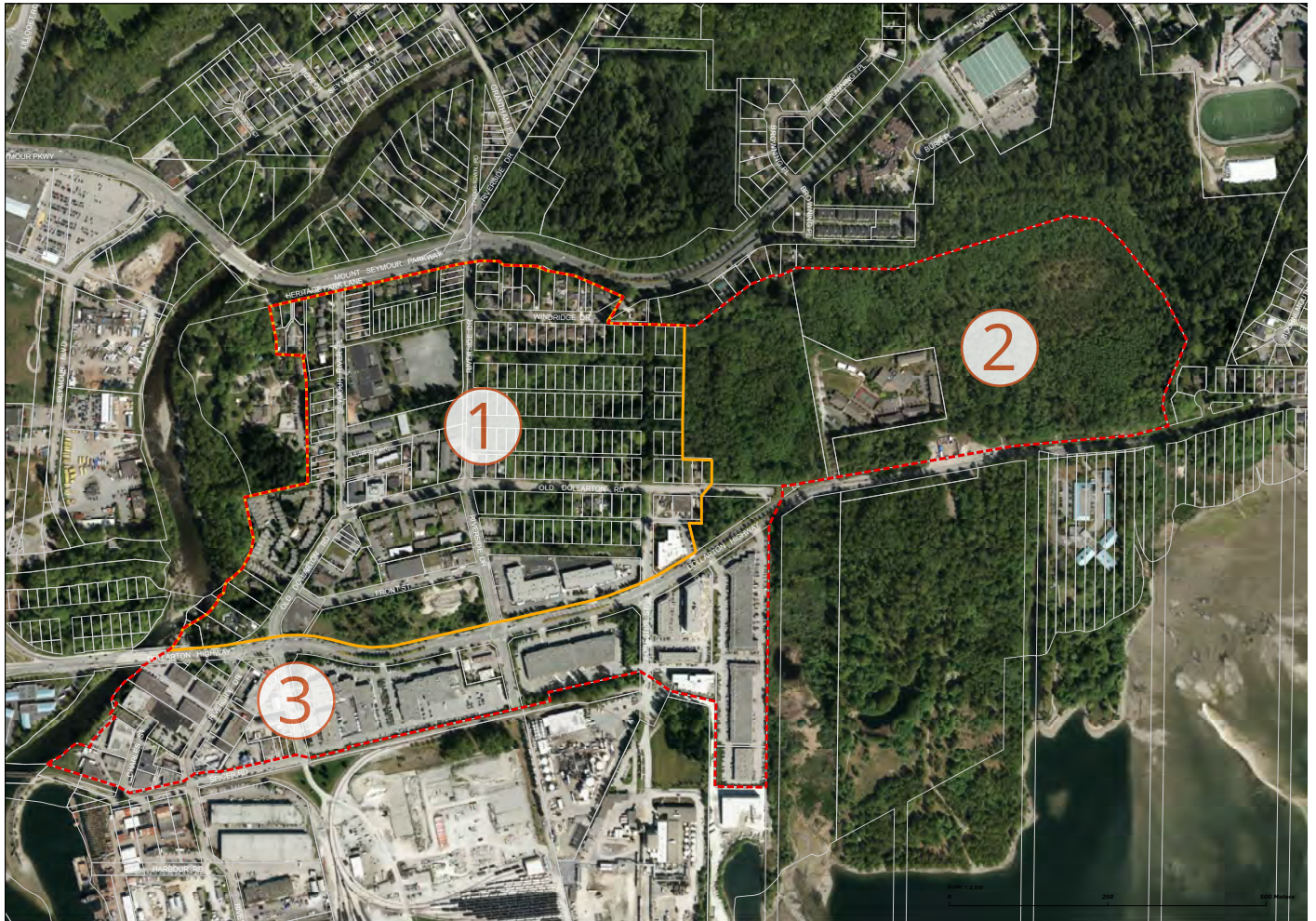
The planning process includes three phases (shown in diagram below) with opportunities for public and stakeholder engagement input within each phase.

The purpose of Phase 1 was to identify opportunities, principles, and big ideas. These will establish direction for design development in Phase 2 and policy and plan development in Phase 3.

PLANNING PROCESS DIAGRAM



Maplewood Study Area



Maplewood is made up of the Village Centre (1), undeveloped lands to the east (2), and light industrial lands to the south (3).

LEGEND



- 1. Maplewood Village Centre
- 2. Undeveloped Lands
- 3. Dollarton Highway Light Industrial

Overview of Engagement - Phase 1

The following engagement opportunities were provided in Phase 1:

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.
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.
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.

The following report describes each engagement opportunity and provides a summary of “what we heard” from each event or opportunity.

Community Workshop Event & Online Questionnaire

The community workshop event was held on April 20th, 2016 at Kenneth Gordon School and was attended by 150 community members. All residents and businesses within the study area were invited by postcards by mail and newspaper ad. Event notification was also posted Online through social media (Facebook, Twitter and on the DNV website) and event highway signs located in the community.

The community workshop was the first public event held for the process. At this workshop community members were asked to share their ideas to help shape the future for the Maplewood area.



MAPLEWOOD COMMUNITY PLAN

You're invited to a Community Workshop!

Come and help us get the planning process started by sharing your thoughts and ideas on Maplewood's future.

Date: Wednesday, April 20, 2016
Time: 6:30pm - 8:30pm
Location: Kenneth Gordon Maplewood School, 420 Seymour River Place

To serve you better pre-registration is required by **April 15, 2016**.
 For registration and information visit our website or call 604-990-2311.



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

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Top left: Screenshot from one of the announcements that was made on social media.

Above: Postcards mail-out invitations for the first Community Workshop

Bottom Left: The newspaper ad that was printed in the North Shore News for the Community Workshop.

THE EVENING COMMUNITY WORKSHOP TOOK PLACE IN 3 PARTS:

- Participants looked through information boards and shared their ideas on interactive boards that asked them to prioritize planning topics, including: transportation, housing, shops & community services, urban design & public realm, sustainability, landscape & environment, parks & recreation, and business, industry and civic uses. A comment page was available for participants who were not able to stay and participate in the interactive boards (6 were submitted).
- A presentation introduced participants to the planning process, provided an overview of the purpose and goals of the evening, and provided an overview of topics and inspiration to help get participants engaged in idea generation.
- Community mapping stations were available for those who had specific locational input regarding ideas, issues and opportunities in the community.
- For those who could not attend the workshop, an Online questionnaire was made available for people to share their thoughts and ideas. The survey was Online from April 21, 2016 to May 6th 2016 and received 93 responses.



INTERACTIVE BOARDS & ONLINE SURVEY

The following provides a summary of the interactive display boards and the Online survey, which included eight topic areas. Within each topic area, participants were asked to answer questions and express their priorities for the future.

Participants placed dots from low to high priority for each subtopic. To summarize the interactive boards, totals for low, neutral and high priority were counted and are displayed for each subtopic throughout this report.



Above: The interactive portion of the Sustainability board following the Community Workshop.

Where Do You Live?

Participants were greeted at the door and asked to sign in and to place a sticky dot to indicate where they lived.



Participants who lived outside of the area also attended. They visited from Browning Pl., East Van (2), Lynn Valley (1), Riverbank, Park Royal, Richmond, and Vancouver

SUMMARY

The majority of attendees were from the Maplewood area and immediate areas nearby including Riverside West, Riverside East, Seymour Heights, McCartney Woods, Blueridge, Windsor Park and Northlands.

Transportation

TODAY > *Maplewood includes a road network, transit service including several bus routes, sidewalks and trails.*

How do you most often get around within your neighbourhood?

At the Community Workshop, almost an equal amount of respondents primarily travel via walking (21) as driving a car/truck (24). A few respondents also used bus (5) and bicycles (7) as their primary method of transportation. One respondent reported being a passenger in a car/truck as their primary method of travel.

In the Online Questionnaire, of the 63 respondents the most primarily travel driving a car/truck (31), compared to walking (19), biking (8), busing (2), as a passenger in a car/truck (1) and other (2).

How do you most often get to and from Maplewood?

At the Community Workshop, a very large portion of respondents travel to and from Maplewood as the driver of a car/truck (28). About 1/3 of the respondents arrive via other means including walking (7), bicycling (4) and as a passenger in a car/truck (3).

In the Online Questionnaire, of the 63 respondents about 65% travel to and from Maplewood as a driver of a car/truck (41), compared to biking (9), walking (5), busing (4), as a passenger in a car/truck (3) and other (1).

RESPONDENTS PRIORITIES FOR THE FUTURE:

Active Transportation  Low  Neutral  High

At the Community Workshop, 100% of respondents stated active transport was a high (31) priority in the Maplewood area.

 Low  Neutral  High

In the Online Questionnaire, 70 people responded to active transportation with 70% giving high (49) priority.

Quality Pedestrian Environment

0 Low 0 Neutral 29 High

At the Community Workshop, all respondents (29) people responded that a quality pedestrian environment was a high priority.

3 Low 16 Neutral 50 High

In the Online Questionnaire, 69 people responded to this question with nearly 75% giving high (50) priority to quality pedestrian environment.

Transit

0 Low 2 Neutral 27 High

At the Community Workshop, 27 participants stated transit was a high priority, while 2 were neutral.

7 Low 29 Neutral 35 High

In the Online Questionnaire, 71 people responded to this question with nearly 50% high (35) priority for transit.

Automobiles

7 Low 6 Neutral 11 High

At the Community Workshop, less than 50% of the respondents found automobiles to be a high (11) priority.

16 Low 23 Neutral 31 High

In the Online Questionnaire, 70 people responded to automobiles with nearly 45% giving high priority (31).

Continuous Sidewalk Connections

0 Low 0 Neutral 29 High

At the Community Workshop, 100% of respondents (29) expressed a higher priority for continuous sidewalks.

5 Low 20 Neutral 46 High

In the Online Questionnaire, 71 people responded, of which nearly 65% of respondents gave high (46) priority to continuous sidewalks.

Pedestrian & Bicycle Linkages (only asked Community Workshop)

0

Low

0

Neutral

33

High

At the Community Workshop, 100% of respondents (33) found pedestrian and bicycle linkages to be of high priority.

SUMMARY OF THEMES & COMMENTS FOR TRANSPORTATION

Respondents provided a lot of feedback on the topic of transportation. For both the Online Questionnaire and Community Workshop, all respondents gave high priority to active transportation, quality pedestrian environment, transit, continuous sidewalks and pedestrian & bicycle linkages. Less than half of respondents gave automobiles high priority.

Community Workshop

Many respondents identified safety issues with Riverside Drive including the need for bike lanes, pull outs for cars to drop off /pick up from the school, and sidewalks.

Several respondents identified the need for a continuous sidewalk along Dollarton Highway, highlighting the lack of a pedestrian connection to Maplewood Flats.

Improved transit infrastructure was an overall theme, with many respondents identifying issues with bridge traffic and north-south congestion. Some respondents recognized the Berkley extension as a solution to north-south congestion, however some were opposed to the proposed location.

Online Questionnaire

Mixed responses were received regarding transportation. The majority of suggestions supported reducing vehicular traffic in the Maplewood area. Respondents identified a need for better, frequent, and more efficient transportation connections to key destinations. Suggestions included improving public transit routes, better sidewalk/pedestrian infrastructure, safer and efficient bike trails and reducing the number of parking spots.

Many responses identified safety concerns with Dollarton Road, including the need for a separated bike path, improved pedestrian path and more signage.

Although the majority of respondents supported better alternative transportation, some respondents emphasized that not all people are able to cycle or walk. Respondents would like to see better road maintenance overall and ensure more viable alternatives to driving.

Housing

TODAY > *Maplewood is home to approximately 1,000 people and 315 dwelling units.*

RESPONDENTS PRIORITIES FOR THE FUTURE:

Single Family	14 Low	3 Neutral	14 High	<p>At the Community Workshop, 31 respondents were evenly divided regarding the low (14) and high (14) priority of single family homes.</p> <p>37 Low 26 Neutral 11 High</p> <p>In the Online Questionnaire, 74 people responded, with over 50% giving low (37) priority of single family homes.</p>
Duplex	7 Low	2 Neutral	14 High	<p>At the Community Workshop, double the amount of respondents considered duplexes high (14) priority to low (7).</p> <p>29 Low 31 Neutral 14 High</p> <p>In the Online Questionnaire, 74 people responded to this question, with just under 40% giving neutral (31) or low (29) priority for duplexes.</p>
Townhouse/ Rowhouse	6 Low	1 Neutral	21 High	<p>At the Community Workshop, approximately 75% of respondents found townhouses/rowhouses to be of high priority (21) compared to low (6) and neutral (1).</p> <p>16 Low 23 Neutral 37 High</p> <p>In the Online Questionnaire, 76 people responded to this question, with nearly 50% giving high (37) priority to townhouses/rowhouses.</p>

Mixed Use

13 Low 1 Neutral 20 High

At the Community Workshop, a greater number of respondents thought mixed use options are of high (20) priority to low (13).

12 Low 23 Neutral 39 High

In the Online Questionnaire, 74 people responded, with nearly 55% giving high (39) priority to mixed use housing.

Affordable & Rental Housing

4 Low 2 Neutral 43 High

At the Community Workshop, most people had a high (43) priority for affordable and rental housing compared to low (4).

21 Low 17 Neutral 36 High

In the Online Questionnaire, 74 people responded, of which nearly 50% gave high (36) priority for affordable & rental housing.

Apartments

19 Low 3 Neutral 24 High

At the Community Workshop, there was a moderately greater response for high (24) priority of apartments compared to low priority (19).

27 Low 22 Neutral 26 High

In the Online Questionnaire, 75 people responded to apartments in Maplewood with an overall neutral response.

Co-Housing

7 Low 2 Neutral 30 High

More than 75% of respondents gave high (30) priority to co-housing.

17 Low 32 Neutral 25 High

In the Online Questionnaire, 74 people responded to this question, of which over 40% gave neutral (32) priority, and slightly more respondents gave low (17) priority compared to high (25).

Live-Work

4 Low 4 Neutral 16 High

Of the limited feedback regarding live-work townhouses, 2/3 thought it high priority (16), with the rest of respondents split between low (4) and neutral (4).

13 Low 28 Neutral 33 High

In the Online Questionnaire, 84 people responded, with nearly 45% giving high (33) priority to live-work housing.

Modular-Micro Units

10 Low 1 Neutral 4 High

The fewest respondents commented on modular-micro units, with the greatest amount stating it was of low (10) priority compared to high (4) and neutral (1).

36 Low 27 Neutral 12 High

In the Online Questionnaire, 75 people responded, with nearly 50% giving low (36) priority to modular-micro units.

How important is maintaining the stock of affordable housing in Maplewood?

(only asked Online Questionnaire)

17 Low 19 Neutral 38 High

In the Online Questionnaire, 84 people responded to this question, over 50% of respondents stated maintaining affordable housing in Maplewood is a high (38) priority.

SUMMARY OF THEMES & COMMENTS FOR HOUSING

Results from the Online Questionnaire mirrored that of the Community Workshop in terms of low or high priority for housing, however for a lot of the subtopics neutral had the highest number of respondents for the Online Questionnaire.

Variances occurred in terms of apartments having a moderately higher priority at the Community Workshop, compared to slightly lower priority in the Online Questionnaire (but it was almost neutral). Duplexes were a higher priority during the Community Workshop compared to a lower priority in the Online Questionnaire. Single family homes were mostly neutral during the Community Workshop, with over 50% low priority in the Online Questionnaire.

Higher priority was given to housing including duplexes, townhouses/rowhouses, mixed use, co-housing, live-work townhouse.

Community Workshop

The greatest amount of feedback was received for Affordable and Rental housing, which was mostly supporting high priority. Some respondents commented on the need to consider seniors in terms of affordable and appropriate housing.

Online Questionnaire

The most comments were in support of providing affordable housing in the Maplewood area. Many people referenced examples of car free or nature inclusive European developments as good examples to follow. There was support of mixed use with artist studios and restaurants as opposed to offices.

Most were not in support of high rise apartments, but were open to low rise apartments. Some comments were in support of infilling but a few respondents were against any type of development.

Shops & Community Services

TODAY > Maplewood currently includes small, local serving retail stores, gas stations, sports stores, and cafes. The I Hope Family Centre and the NV Community Arts Council provide limited community services. A grocery store is due to open on Front Street later this year.

RESPONDENTS PRIORITIES FOR THE FUTURE:

Shops and services to support daily needs like food and grocery

4 Low 4 Neutral 41 High

At the Community Workshop, over 80% of respondents stated a high (41) priority for shops and services to support daily needs.

1 Low 16 Neutral 54 High

In the Online Questionnaire, 71 people responded, with over 75% giving high (54) priority to shops and services for daily needs.

Specialists such as accountants, lawyers, dentists, etc.

14 Low 8 Neutral 9 High

At the Community Workshop, just under 50% of the respondents gave a low (14) priority to specialists in Maplewood, with the rest divided between neutral (8) and high (9).

18 Low 29 Neutral 24 High

In the Online Questionnaire, 71 people responded to this question, with just over 40% giving neutral (29) priority to specialists, with the rest divided between high (24) and low (18).

Community services such as daycares and meeting spaces

9 Low 7 Neutral 18 High

At the Community Workshop, just over half of respondents gave a high (18) priority to community services, with the rest split between low (9) and neutral (7).

10 Low 19 Neutral 41 High

In the Online Questionnaire, 70 people responded to this question, with just under 60% giving high (41) priority to community services.

SUMMARY OF THEMES & COMMENTS FOR SHOPS & COMMUNITY SERVICES

For both the Community Workshop and the Online Questionnaire, there was a very large response for shops and services to support daily needs like food and groceries in Maplewood. Not as many people replied at the Community Workshop regarding community services, however more than 50% gave high priority both Online and at the event.

Respondents at the Community Workshop found specialists, such as dentists and accountants, to be of lower priority. However, more respondents via the Online Questionnaire gave a neutral or higher priority to local specialists.

Community Workshop

Community services, such as daycares and meeting spaces, also had a lot of feedback as high priority. There were also several comments in support of restaurants to help build a more local community presence.

Online Questionnaire

The most comments were directed to local shops and restaurants to meet residents daily needs, which could be accommodated via mixed use. There were also some comments directed to increasing the capacity for indoor recreation with a health or recreation centre which can accommodate community gathering. Underground parking was also mentioned to maintain community spaces at street level.

Urban Design & Public Realm

TODAY > *The design of public spaces (streets, sidewalks, plazas etc.) and the relationship to adjacent uses influences community use and experience of this space. Well designed public spaces that welcome pedestrian activity and interaction create more attractive and vibrant community places.*

RESPONDENTS PRIORITIES FOR THE FUTURE:

Unique and Identifiable places	7 Low 2 Neutral 19 High	At the Community Workshop, nearly 70% of respondents gave high (19) priority to having unique and identifiable places in Maplewood.
	9 Low 26 Neutral 31 High	In the Online Questionnaire, 66 people responded, with nearly 50% of respondents giving to high (31) to creating unique and identifiable places.
Streets, Parks and Plazas that integrate Stormwater and Ecology	3 Low 1 Neutral 41 High	At the Community Workshop, 45 people responded regarding streets parks and plazas integrating stormwater and ecology, of which over 90% gave high (41) priority.
	1 Low 16 Neutral 52 High	In the Online Questionnaire, 69 people responded, with nearly 75% of respondents giving high (52) priority to integrating stormwater and ecology into streets, parks and plazas.
Improved Landscaping	4 Low 1 Neutral 31 High	At the Community Workshop, over 85% of respondents gave high (33) priority to improved landscaping.
	4 Low 26 Neutral 38 High	In the Online Questionnaire, 68 people responded with over 55% giving high (38) priority to improved landscaping.

Well-Designed Buildings

4 Low 2 Neutral 33 High

At the Community Workshop, nearly 85% of respondents gave high (33) priority to well-designed buildings.

5 Low 16 Neutral 47 High

In the Online Questionnaire, 68 people responded, of which nearly 70% of respondents gave high (47) priority to well-designed buildings.

Public Art

19 Low 6 Neutral 10 High

At the Community Workshop, nearly 55% of respondents gave low (19) priority to public art.

24 Low 23 Neutral 21 High

In the Online Questionnaire, 68 people responded to this question, with a slighter low (24) priority for public art.

SUMMARY OF THEMES & COMMENTS FOR URBAN DESIGN & PUBLIC REALM

For all subtopics, results from the Online Questionnaire mirrored that of the Community Workshop in terms of low or high priority for urban and public realm subtopics. There was a very high response in support of high priority for streets, parks and plazas which integrate stormwater and ecological functioning. Respondents also gave high priority to improved landscaping and well-designed buildings.

Community Workshop

During the Community Workshop, over half of respondents think public art is a low priority and that money should be spent in other areas. There were several comments directed to creating open spaces for public to host concerts and art shows. People also commented on the need for sidewalks on Riverside and on Dollarton toward Ellis.

Online Questionnaire

Overall, respondents supported urban design and public spaces that define Maplewood as a place to be. Many respondents support creating central, community spaces. Suggestions include featuring public artwork, ensuring spaces are functional, and showing off the natural setting of Maplewood.

Sustainability

TODAY > *In B.C., we use about an average of 490 litres of water per person per day and about 98 gigajoules of energy per household per year.*

RESPONDENTS PRIORITIES FOR THE FUTURE:

Prepare for Climate Change Resilience – such as stormwater and flood risk management	5 Low 1 Neutral 36 High	At the Community Workshop, nearly 85% of participants stated preparing for climate change resilience is of high (36) priority.
	2 Low 20 Neutral 46 High	In the Online Questionnaire, 68 people responded, with nearly 70% of respondents giving high priority climate change preparation.
Invest in Renewable Energy and Energy Efficiency	2 Low 3 Neutral 32 High	At the Community Workshop, over 85% of respondents gave high (32) priority of interest for investing in renewable energy.
	2 Low 22 Neutral 44 High	In the Online Questionnaire, 68 people responded to this question, with over 65% of respondents giving high (44) priority to investing in renewable energy and energy efficiency.
Promote Water Conservation	3 Low 3 Neutral 46 High	At the Community Workshop, over 85% of attendees stated a high priority (46) for promoting water conservation, compared to low (3) and neutral (3).
	2 Low 20 Neutral 46 High	In the Online Questionnaire, 68 people responded with nearly 70% giving high (46) priority to promoting water conservation.

Promote Active Living and Alternative Forms of Transportation



At the Community Workshop, nearly 90% of respondents gave high (39) priority to promoting active living and alternative forms of transportation.



In the Online Questionnaire, 69 people responded, of which nearly 70% gave high (46) priority to active living and alternative forms of transportation.

Promote Food Security and Local Food Systems



At the Community Workshop, over 80% of the 41 respondents stated a high priority for promoting food security and local food systems.



In the Online Questionnaire, 68 people responded to this question, with nearly 55% of respondents giving high (36) priority to promoting food security and local food systems.

SUMMARY OF THEMES & COMMENTS FOR SUSTAINABILITY

Sustainability was the topic that generated the most response, with around 80% of Community Workshop participants and around 70% of Online Questionnaire respondents giving high priority to all of the suggested environmental initiatives including increasing climate change resiliency, investing in renewable energy, promoting water conservation, promoting active living and food security.

Community Workshop

Comments were directed to promoting green building technologies and establishing and enhancing natural habitat.

Online Questionnaire

Respondents would like to see sustainability as a priority for the community. Many would like to see more sustainability constructed buildings and homes, environmental education for children and youth, shared gardens and community initiatives that connect sustainability, health and well-being.

Landscape & Environment

TODAY > *The Maplewood area is characterized by lower lying areas closer to the Seymour River and towards Burrard Inlet, and a ridge of steep slopes that form part of the Windridge escarpment. There are also a number of significant wetland areas that provide important habitat for birds and wildlife.*

RESPONDENTS PRIORITIES FOR THE FUTURE:

Steep Slopes

3 Low 0 Neutral 24 High

At the Community Workshop, nearly 90% of participants stated steep slopes are of high (24) priority compared to low (3) priority.

8 Low 20 Neutral 42 High

In the Online Questionnaire, 76 people responded, with 60% of respondents giving high (42) priority to mitigating steep slopes.

Wetlands and Watercourses (including hydrology)

0 Low 1 Neutral 37 High

At the Community Workshop, all respondents found wetlands and watercourses to be of high priority (37) or were neutral (1). No respondents found thought wetlands were of low priority.

3 Low 12 Neutral 57 High

In the Online Questionnaire, 72 people responded with just under 80% giving high (57) priority to protecting wetlands and watercourses.

Treed Areas

0 Low 4 Neutral 38 High

At the Community Workshop, all respondents found treed areas to be of high priority (38) or were neutral (4). No respondents found treed areas to be of low priority.

4 Low 13 Neutral 52 High

In the Online Questionnaire, 69 people responded with just under 75% giving high (52) priority to protecting existing trees and treed areas.

SUMMARY OF THEMES & COMMENTS FOR LANDSCAPE & ENVIRONMENT

Respondents at the Community Workshop and in the Online Survey gave all of the categories for landscape & environment high priority, including steep slopes, wetlands and watercourses and treed areas.

Community Workshop

Respondents expressed many environmental needs including protecting existing parks and old trees, managing invasive species, converting port lands to green spaces and increasing trail networks while maintaining habitat. In terms of transportation and the environment, there were comments regarding environmental concerns of the proposed Berkley connector going through the forest and a need to put living infrastructure instead of concrete walls along Mount Seymour Parkway.

Online Questionnaire

For the Online Questionnaire, many comments identified the topic of landscape and environment as the most important aspect of Maplewood. Comments focused on protecting and enhancing existing habitat including forested areas and streams through designation of permanent green spaces and buffers. Respondents expressed a lot of interest in increasing access to nature via walking and cycling trails. A few comments were directed to increasing opportunities for education through signage throughout Heritage Park and lower Seymour River.

Parks And Recreation

TODAY > *The Maplewood area is rich in parks and trails. Parks include natural parkland areas (e.g. Hogan's Pools Park, Windrige Park), District and community parks (E.g. Maplewood Farm and Maplewood Park) and regional parks and conservation areas (e.g. Maplewood Conservation Area). Trails provide important linkages between parks and other community destinations including the Ron Andrew Community Recreation Centre and Canlan Ice Sports North Shore.*

RESPONDENTS PRIORITIES FOR THE FUTURE:

Trail Linkages to Connect Maplewood Village with Surrounding Neighbourhoods

1 Low 0 Neutral 42 High

At the Community Workshop, all but one participant stated trail connections are of high importance.

8 Low 12 Neutral 51 High

In the Online Questionnaire, 71 people responded, with over 70% stating high (51) priority for pedestrian and bicycle linkages connecting Maplewood.

Expand Natural Parkland to Protect Environmentally Sensitive Areas

2 Low 1 Neutral 36 High

At the Community Workshop, most respondents thought expanding natural parkland was of high (35) importance.

2 Low 18 Neutral 49 High

In the Online Questionnaire, 69 people responded, of which over 70% gave high (49) priority to expanding natural parkland to protect environmentally sensitive areas.

Neighbourhood Park (e.g. playground, open grass areas, seating)

6 Low 3 Neutral 23 High

At the Community Workshop, all participants stated neighbourhood parks are of high (23) priority or were neutral (6).

1 Low 15 Neutral 55 High

In the Online Questionnaire, 71 people responded with over 75% giving high (55) priority to neighbourhood parks.

Central Plazas / Open Spaces

6 Low 3 Neutral 25 High

At the Community Workshop, over 2/3's of participants think central plazas/open spaces are of high priority (25) compared to low (6) and neutral (3).

7 Low 25 Neutral 37 High

In the Online Questionnaire, nearly 50% of the 69 respondents thought central plazas/open spaces was of high (37) importance.

Community Gardens

22 Low 4 Neutral 8 High

At the Community Workshop, nearly 65% of participants found community gardens to be of high priority (22) compared to low (8) and neutral (4).

8 Low 33 Neutral 29 High

In the Online Questionnaire, 70 people responded with over 45% neutral (33) and over 40% high (29) priority for community gardens.

Indoor Community / Service Spaces

4 Low 6 Neutral 13 High

At the Community Workshop, more than 50% of respondents gave high priority (13) to indoor community/service spaces compared to low (4) and neutral (6), however fewer people responded to this category.

11 Low 31 Neutral 29 High

In the Online Questionnaire, 71 people responded with nearly 40% giving neutral (31) and high (29) priority to indoor community / service spaces.

SUMMARY OF THEMES & COMMENTS FOR PARKS & RECREATION

Overall, input on Parks and Recreation at both the Community Workshop and through the Online Questionnaire received high priority rating in all categories with a couple of exceptions.

Community Workshop

At the Community Workshop, all of the categories for parks and recreation received a high priority except community gardens (low), and while high priority was given to indoor community spaces fewer people weighed in. Regarding other themes, respondents expressed a lot of interest in trail linkages to connect Maplewood Village with surrounding neighbourhoods including better access to Maplewood Flats Conservation Area and Spirit Trail. There was also a large response in support of expanding natural parkland, maintaining the existing forest, and enhancing Seymour River Park to be more of a destination.

Online Questionnaire

All categories for parks and recreation received a high priority rating in the Online Questionnaire, with the exception of creating more indoor and outdoor community building spaces (neutral to high) and community gardens (neutral to high). While respondents supported these spaces, it was not rated as highly as a priority.

Respondents would like to see vastly improved trail options for walking, running and cycling that connect the urban with natural areas in the community. Many suggested improved infrastructure that supports active transportation, including wider sidewalks, separated bike lanes and increased road options for these modes of travel.

Several respondents also emphasized the need to make walking and biking easier. Places that were identified included:

- Between Dollarton and MSP on Riverside
- Dollarton to Ellis West to Maplewood
- Windridge extension to East Seymour
- Bike on East Riverside Drive

Business, Industry & Civic Uses

TODAY > The Maplewood area has a number of existing businesses that provide important employment opportunities and economic benefits for the community and the region. A significant portion of the undeveloped area is currently designated for light industrial and commercial uses.

RESPONDENTS PRIORITIES FOR THE FUTURE:

Introducing Civic Uses
(fleet, fire hall, etc.)



At the Community Workshop, over 50% of respondents thought introducing civic uses to the Maplewood area is of high (17) priority.



In the Online Questionnaire, 72 people responded, with nearly 50% giving neutral (35) and nearly 35% giving high (25) priority to introducing civic uses.

Creating More
Industrial/Commercial
Mixed Use areas



At the Community Workshop, more than 50% of respondents stated creating more industrial/commercial mixed use areas were of low (15) priority, compared to high (10) and neutral (2).



In the Online Questionnaire, 82 people responded with over 45 % giving high (33) priority to creating more industrial/commercial mixed use areas.

Introducing Office
Uses



At the Community Workshop, over 60% of respondents gave low (18) priority to introducing office uses.



In the Online Questionnaire, 82 people responded with nearly 40% giving neutral (27) priority to introducing office uses, followed by low (24) and high (21).

Infill and Intensification of the Current Industrial Area

16 Low 2 Neutral 10 High

At the Community Workshop, nearly 60% of respondents stated infill of the industrial area is of low (16) priority compared to high (10) and neutral (2).

27 Low 28 Neutral 17 High

In the Online Questionnaire, 72 people responded, with nearly 40% of respondents giving neutral (28) and low (27) priority to infill and intensification of the current industrial area.

Additional Light Industrial Uses

18 Low 2 Neutral 5 High

At the Community Workshop, over 70% of respondents gave low (18) priority for additional light industrial uses in Maplewood.

35 Low 18 Neutral 16 High

In the Online Questionnaire, 69 people responded with over 50% giving low (35) priority to additional light industrial uses.

Additional Business Park Uses

25 Low 1 Neutral 6 High

At the Community Workshop, nearly 80% of respondents gave low (25) priority to additional business park uses compared to high (6) and neutral (1).

37 Low 26 Neutral 8 High

In the Online Questionnaire, 81 people responded of which over 50% gave low (37) priority to additional business park uses.

SUMMARY OF THEMES & COMMENTS FOR BUSINESS, INDUSTRY & CIVIC USES

Results from the Online Questionnaire mirrored that of the Community Workshop in terms of low or high priority, however neutral had the highest number of respondents for a lot of the subtopics for the Online Questionnaire.

Community Workshop

Respondents generally gave business and industry uses low priority for the Maplewood area, particularly the addition of more light industrial and business park uses. Although not in favour of expanding the industrial/business park areas, respondents were more neutral regarding introducing office uses, creating industrial/commercial mixed use and infilling the current industrial area. Respondents were in favour of introducing civic uses such as fire halls.

Online Questionnaire

Respondents provided the most comments opposed to building anymore business, industrial or office areas. There were several comments supporting intensification of existing industrial areas to increase local jobs while maintaining the existing forest. Additional comments suggested building local job capacity could alleviate traffic issues by increasing workability.

Making Maplewood Great

In addition to the topic boards, we also asked participants to give us their ideas about what would make Maplewood great. These interactive boards had a series of ideas displayed with pictures and text, which participants could support by placing a sticky dot next to idea or they could add ideas with sticky notes.

SUMMARY OF THEMES & COMMENTS

Community Workshop

To make Maplewood great, respondents (30) were most supportive of promoting safe pedestrian environments and road spaces that can be closed for vehicles for community events.

Habitat restoration projects also received a large amount of support (24), including tree planting, bird nesting boxes, wildlife rescue initiatives, and climate change campaigns. More than 20 respondents supported ideas encouraging sustainable local businesses, environmentally sensitive development and harvesting rainwater.

Participants expressed great interest in local food and gardening practices including community gardens, waste recovery, urban agriculture, land sharing, etc. There was also a relatively high interest (around 15 respondents) in environmental initiatives such as biomass-based energy systems using waste from Maplewood Farm, naturalized play and enhancing green spaces such as Maplewood Creek. There was some support in expanding outdoor educational opportunities by introducing raingardens, green roofs and community gardens.

In terms of transport, there was a lot of interest in providing parking under condo housing (19) and some interest (around 10 respondents) in car-share programs, bike share programs and woonerfs (shared streets).

Throughout the responses, there has been a lot of support to increase safety along Mount Seymour Parkway, however respondents have both supported and been against walls (planted or with murals) and suggested other options such as planting.

Online Questionnaire

What ideas presented above do you like?

Overall respondents reacted positively to ideas presented. In particular, any local project ideas or policies that featured enhanced green space, restoration or conservation of natural habitat and/or education and interpretation of this valuable asset was favoured strongly. Closely following, ideas that focused on enhancing the public realm and pedestrian friendly and social environment, including pedestrian safety along

Riverside Dr. and amenities such as, food trucks, functional art, rain gardens, etc. were strongly supported. Lastly, many respondents stressed the importance for ensuring new development in the area is required to include and support amenities and the long term sustainability of the community. This would include policies that required car share spaces, energy efficiency, underground parking, affordable housing, smaller retail or business units to support interesting and local business ideas (as opposed to chain stores and franchises) and public realm upgrades that improved the community.

Finally, what are your big ideas for what would make Maplewood a truly great community? In summary, respondents strongly outlined ideas that spoke to creating a 'complete' community focused prominently on active transportation (transit access, walking, biking, cycling), affordable housing and a good connected network of green/natural spaces that maintained the look and feel of a small, quiet, community village with quality amenities.

Specific ideas commonly noted included:

- Safety (especially on Windridge Rd., Riverside Rd., Old Dollarton and Dollarton Rd.) and pedestrian and bike focused with good access to transit service, including a pedestrian-only street or square or woonerf type road
- Affordable for families, including smaller ground oriented units, co-op housing, etc.)
- Access to the waterfront
- Interpretive signage and educational information for and within the community (trail systems, along streams and in parks that demonstrate and highlight the community's natural assets and encourage strong community stewardship)
- Good local services (grocery, bank, liquor store, yoga/gym, daycare, etc.) and to co-locate services with synergies or community benefit (such as daycare with senior's homes and school site)
- Increase social spaces (community gardens, park gathering picnic areas, children's play areas, exercise parks, etc.)

Any other comments, ideas, or opportunities?

Respondents had a variety of ideas and opportunities to share, these included:

- Cherry trees between Riverside and Seymour River on Mount Seymour Parkway
- Community amenity contributions from developers for specific projects in the community
- No high rises anywhere
- High rises for properties too small to build larger units
- SkyTrain or a sea bus to Maplewood Flats connecting with downtown and west Vancouver (Dundrave)
- Public access and safe pedestrian routes to Maplewood Flats, Seymour River and Burrard Inlet

In addition, several respondents noted concerns or special requests with the project process and project work, these included:

- One respondent was unaware of ongoing outreach methods for the project except

signage in the community. They felt signage for events in the community was most important and needed to come first and well in advance of other outreach to ensure good participation.

- One respondent indicated a freedom of information request will be needed to review the survey (a copy of verbatim survey comments is provided in Appendix x).
- One respondent indicated a microphone at the next meeting would be helpful to ensure better communication.
- One respondent felt it was very important to design the community for cars first. It was felt that designing for cars and flow of traffic would solve the current traffic congestion problems after which, the District could look at how the community can work for people living there and adding residents to the community.
- It was noted that some residents along Riverside Dr. would like to work with the District more directly with the intent to discuss the potential benefits of higher density for their lots and how this might benefit themselves and the future community.

COMMENT FORMS

SUMMARY OF THEMES & COMMENTS

Seven comment feedback forms were provided by workshop attendees.

Comments ranged from maintaining and enhancing the existing forest in Maplewood, the need for affordable housing, increasing active transit with improved trails, sidewalks and bike routes. Some respondents were concerned with public safety in regards to the speed of traffic on roads such as Mt. Seymour Parkway, and others expressed a desire for multifamily zoning where the OCP indicates single family.

Verbatim comments have been provided in the Appendix.

COMMUNITY MAPPING

Participants gathered around two Community Mapping Stations. Here they worked with a facilitator or independently to map out and identify opportunities, ideas and other concerns.

This exercise generated a lot of interest and ideas. Participants commented on a wide variety of topics, including what they love, problems they have experienced, and opportunities that they have identified.

The illustrated diagram on the following page summarizes what we heard during this exercise. A verbatim record of notes has also been included in the appendix.



MAPLEWOOD VILLAGE CENTRE COMMUNITY MAPPING

2 views: make the school public / keep it private and add a public school

Better lighting & signage about community care

School pick-up w/ staff parking in the rear

Safety improvements under bridge i.e. lighting

Expand Maplewood Farm & potential site

Community gardens

Clarity on density allowed

Maplewood Farm is a community heart

Heal the forest, remove invasives

Respond to Park Royal Development

Urban wildlife - coyotes

Trout spawning & fishing area

Redevelop

Would love a pedestrian bridge

Safe pedestrian crossings

24 hour left turn light

Need bicycle connections

Bridge cycle lane

Connect cyclists & pedestrians to the waterfront

Boulevard Trees & Speed Control

Create a living wall

Create a Woonerf/greenway/ or 1 way street

Sidewalks, crossings & bike lane

Zone multi-family/ transitional

Clarity on boundaries and adjacent homes

Consider locating Berkley Rd extension west, closer to development

2 Views: do not develop at all / locate density here to preserve the rest

Clarity ownership of this site

Clarity OCP designation for Area 2 - Industrial or Park?

Do not put Berlkey Road extension through here

Keep the trails & mark them to make them more inviting

Would love a natural public swimming pool tucked into the forest

Bike lanes needed

Sidewalks needed

Create habitat connections & wildlife corridors

Maintain building heights

Improved intersections

Create a round-about

Maplewood Flats special habitat

Great coffee shop

Community evacuation and safety training for what to do in an emergency, and safety reports posted in easy to find on-line location

OTHER IDEAS

(NO SPECIFIC LOCATION):

- Grow with a Vision
- Children's programming - outdoor theatre, community centre
- Better transit and traffic flow
- Village like shopping Centre
- Peace and quiet
- Affordable housing
- Maintained tree canopy & greenspace
- Inclusive Community



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place

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DANGER
KEEP OUT

hydro

MAPLEWOOD STAKEHOLDER ENGAGEMENT

A series of stakeholder consultations were held in May, June and early July including in-person, group and telephone interviews. An invitation to participate was sent and feedback was gathered from various government agencies, First Nations, businesses, developers, social and community service providers, community associations, Vancouver Coastal Health, BC Housing, adjacent industries, environmental groups, representatives from Parks and Natural Environment Committee (PNEAC), Transportation Consultation Committee (TCC), Advisory Committee on Disability Issues (ACDI), North Shore Mountain Biking Association (NSMBA) and HUB.

STAKEHOLDER WORKSHOP

The Stakeholder Workshop was held on June 29, 2016, at District Hall, Committee Room. The objective of the workshop was to provide an opportunity for stakeholders and/or stakeholder group representatives to identify issues, opportunities and directions related to the Maplewood Planning process. Information received provided focus areas for further exploration in Phase 2 of design charrette.

ATTENDANCE

Stakeholders were sent an invitation by email and then received a follow up phone call to confirm their participation and intent to attend.

In total the following 11 stakeholders attended the workshop, 4 sent their regrets and were provided with an opportunity to follow up via phone call, where interested.

- North Vancouver Arts Council
- Maplewood Farm
- Advisory Committee on Disability Issues (ACDI)
- Parks and Natural Environment Committee (PNEAC)
- Wild Bird Trust
- Save our Shores
- North Shore Biking Association (NSMBA)
- Transportation Consultation Committee (TCC) and HUB
- North Shore Stream Keepers
- Parkgate Community Services Society
- North Shore Black Bear Society & Nature Vancouver
- Advisory Committee on Disability Issues (ACDI)
- North Shore Mountain Biking Association (NSMBA)
- HUB Cycling

The following is a summary of feedback from this workshop. Feedback was received through general discussion, a comment form, and through letters that were submitted and received. Input is organized by topic area (as in the community workshop). A more



MAPLEWOOD PLANNING PROCESS

You are receiving this notification because you have been identified as a stakeholder group for the District of North Vancouver's Maplewood Area Planning Process.

What's Happening?

Council has directed staff to carry out a planning process for the Maplewood area. This includes Maplewood Village Centre, the light industrial and business area south of Dollarton Highway and the Maplewood North lands located east of the Village Centre.

You're invited!

We are currently gathering background and technical information to inform the design and planning process. As part of this task we are looking to speak with key stakeholder groups in the area. On **Wednesday, June 29th, 2016** we invite you to join us for a short working session to discuss your interests, ideas and questions about the Maplewood process. The session will include a short presentation followed by a facilitated discussion and opportunity to ask questions or discuss further concerns, interests and ideas.

Date and Time	Location
Wednesday, June 29th, 2016, 2:30 - 4:30pm	Council Chambers, District of North Vancouver, 355 West Queens Road, North Vancouver

Please select one representative member of your group to attend the upcoming workshop.
RSVP to: anne-marie@thinkmodus.ca

Where can I find additional information?

For further information and background materials, please visit the District of North Vancouver's website at: <http://www.dnv.org/sites/default/files/edocs/maplewood-workshop-display.pdf>



detailed description of feedback is provided in **Appendix B**.

TRANSPORTATION

Stakeholders emphasized an interest and support for active transportation within their community and to have a “walkable centre”. This includes easy access and connections within and to, outside destinations, other network centres, and local destinations. It was suggested that routes within Maplewood require improvement to ensure they are safe and accessible, with good transit and legitimate options for cyclists. With this, it was acknowledged that people continue to use their cars commuting in/out of the community and others will come from outside the community and region to visit key destinations and therefore, cars and parking should also remain a strong consideration for planning in the community. Specific comments

suggested connecting a good on/off street walkable trail system within the community and connectivity between town and village centres or primary outside destinations should be a key focus for planning.

HOUSING

Stakeholders conveyed a strong focus on maintaining affordable housing and rental units, but also affordable market units for new and existing residents, in particular, younger residents, seniors and people with disabilities. Specific comments expressed a concern that people, in particular, younger people are leaving the community and that existing affordable housing will be lost with new development if this is not a primary consideration in the process.

SHOPS & COMMUNITY SERVICES, BUSINESS, INDUSTRY & CIVIC USES

Stakeholders expressed a strong interest in expanding community-based services and programming. In particular, a consistent theme was to explore where new development could incorporate flexible community spaces to address an identified lack of meeting space and options for programming spaces within the community. In addition, existing community service providers are looking for a permanent long term location to deliver and expand on their current services offered in the community and ideally located in the village centre.

Stakeholders also indicated additional retail and other services are required in the community. In particular, there is an interest in catering to smaller, more locally owned

shops and services within the community.

SUSTAINABILITY

Stakeholders indicated support for design that facilitates sustainable actions, for example, requirements for development to have a place for composting, recycling, etc.

LANDSCAPE & ENVIRONMENT

Many stakeholders indicated environment and natural habitat is highly important to the community, existing wildlife, health and its character. Conservation and enhancement of wetlands and watercourses was a key interest.

Specific comments included a suggestion that all mapping for the planning process show confirmed environmental features. It was also noted the District should revisit the concept of directing stormwater to feed the Park St. marsh in Maplewood Flats. In addition, several stakeholders mentioned ensuring protection from natural hazards, in particular, flooding and earthquakes and how this might be considered with future development.

PARKS AND RECREATION

There exists a strong interest in providing good and accessible trail connections and a connected trail network. Specific comments outlined the need to provide “opportunities for local residents to walk to local businesses and engage with each other”. In addition, stakeholders expressed an interest to expand on the idea of parks and what is offered in park spaces, an example provided was to include a seasonal campground.

URBAN DESIGN AND PUBLIC REALM

Comments regarding public realm and urban design were varied. One stakeholder indicated that weather protection for the village area shops and services is a priority for design. Another stakeholder suggested that the community should be provided with spaces and opportunities for their ideas to be implemented, thereby, allowing the community to define its own personality and character. It was also expressed that the type of development

in Maplewood should explore new design options and forms with the intent to preserve and build with the environment and greenspace (smaller road widths, larger set-backs from watercourses, integrating wetlands, maintaining and developing around significant tree areas).



Comment sheets provided from the stakeholder meeting are included in Appendix A.

STAKEHOLDER PHONE INTERVIEWS

Invitations to provide input and follow up phone interviews (where an invitation was accepted) were conducted with key stakeholders and representatives from the following groups:

- Various government agencies
- First Nations
- Businesses, developers, and landowners
- Social and community service providers
- Senior Government.

Stakeholders were sent an email with background information on the Maplewood Planning Process and a meeting request. The objective of the meetings was to introduce the project work, and answer questions as well as gain input on:

- key interests in the plan and planning process
- to identify a continued contact for the project work
- to identify whether the stakeholder has an interest in participating in the design charrette

ATTENDANCE

In total, 15 stakeholder phone interviews were completed. Several provided comments via email, or referred to an alternative representative as the primary contact for the work and 9 stakeholders either declined or did not respond to the email or follow up call.

A summary of input is provided below.

TRANSPORTATION

Stakeholders expressed a specific interest in maintaining continued connections with the Marine - Main Frequent Transit Corridor Study, providing good access and future route improvements to business and light industrial south of Dollarton Hwy given land use changes and additional development will increase the population of the community in the future. In addition, one stakeholder indicated they would hold on key decisions pending the outcome of the concept.

HOUSING AND LAND USE

There exists a strong interest by most stakeholders for what changes in land use will occur in the community, primarily east of Riverside Dr. Several stakeholders expressed an interest in District owned properties, and expressed the desire to review current

and in progress technical studies. Whether District-owned lands would be available for purchase and/or development in the future was raised as a question.

Several stakeholders outlined specific issues and suggested changes with respect to current land use designations as outlined in the OCP for specific properties. In summary, a higher density was desired for most of these properties or modifications to public right of way to ensure property owners had the incentive, conditions and opportunity to redevelop their properties.

BC Housing outlined their interest in affordable housing and indicated a willingness to provide additional resources, support and information, including precedent projects, financing programs, outline of partnership opportunities, etc. for the project work throughout the planning process.

SHOPS & COMMUNITY SERVICES

Stakeholders recognized a need for additional amenities and services in the Maplewood area. However, a number of stakeholders indicated this would and has already been addressed, with exception of community programming and spaces for community groups. Several stakeholders were aware of ongoing discussions with developers regarding the need and provision of additional flexible and permanent community spaces will and should be required as part of new developments within the community.

BUSINESS, INDUSTRY & CIVIC USES

Stakeholders expressed support for current business and industry in the area. One expressed significant support for reviewing intensification south of Dollarton Hwy and the need to look at how the area can support and continue to encourage this component in the community.

SUSTAINABILITY

Most stakeholders felt sustainability should and would be a part of future development in the area as per District goals and policy.

LANDSCAPE & ENVIRONMENT

There was a strong interest for current technical studies to be publicly available for review and to provide additional certainty and clarity on the potential for development in this area.

PARKS AND RECREATION

A number of stakeholders acknowledged a need for further consideration regarding amenities including parks and recreation for the future population.

 **RESTORING THE NATURAL BALANCE**
Invasive Plant Species Control Program

Invasive species are one of the greatest threats to our local ecosystems.
 The District of North Vancouver is obligated under Provincial legislation to manage invasive species on its public land.

 **Japanese Knotweed**
 Recognized world-wide as one of the worst invasive species, this plant grows and spreads very rapidly, will push out all native plants, damage creek-side ecosystems and parks infrastructure.

 **Giant Hogweed**
 This plant is a public health concern. If touched, the sap causes skin blisters, long-lasting scars and can cause blindness if it gets in your eyes.

These plants cannot be completely eradicated by only cutting or digging. Stem injection of herbicide is necessary.

Work by provincially certified crews will take place from June to September.
 The herbicide must be applied during the growing season to be effective.
 Herbicides used are certified by both the Province of BC and the Government of Canada.
 Look for signs posted at the application sites for specific details on each application.

**For more information please visit dnv.org/invasives
 or call DNV Parks at 604-990-3800**

dnv

URBAN DESIGN AND PUBLIC REALM

There was an expressed interest and theme that Maplewood presented a great opportunity to explore new forms of housing and design elements. Many stakeholders commented on a need for high quality design and with this, additional intensification for business and residential in the area.

All direct notes from stakeholder calls are included in Appendix A.

PHASE 1 - FOCUS AREAS FOR PHASE 2

OVERVIEW

The input received from community and stakeholders in Phase 1 of the planning process provides key focus areas for Phase 2 concept development. The following list includes key themes heard within the community, from organizations active in the community and stakeholders with investment or jurisdiction in the community.

Of the eight themes, the four topics that were most important were: 1) transportation, 2) housing and land use, 3) landscape and environment, and 4) urban design and public realm.

LIST OF FOCUS AREAS WITHIN EACH THEME

TRANSPORTATION

- Active transportation
- Trail connections
- Pedestrian safety and accessibility
- Vehicle circulation and access

HOUSING & LAND USE

- Affordable & rental housing
- Diversity of housing types to ensure housing for people with a range of socio-economic needs
- Accessibility for housing
- Availability of additional lands for residential in the area and changes to residential land use designations or shifts to residential land use

SHOPS & COMMUNITY SERVICES

- Options for new permanent space/locations for existing community based services to continue and expand services and 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

SUSTAINABILITY

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

LANDSCAPE & ENVIRONMENT

- Conservation of key environmentally sensitive areas (wetlands, watercourses and habitat)
- Rehabilitation and improvement of other existing environmental features and systems
- Design and development that integrates and considers green space, environment and landscape

PARKS & RECREATION

- Additional park space and community amenities needed

URBAN DESIGN & PUBLIC REALM

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

While design development will not be limited to this list, focus areas are considered what's most important to the community and stakeholders and will be used to structure design targets and guide directions within the Phase 2 design charrette and concept development.



APPENDIX

Display Boards - Verbatim Comments

CURRENT CONTEXT

- Rethink the placement of the Berkley Road Extension
- Wrong place for the Berkley Road extension
- Bird sanctuary, animal pathway, "Hope for Wildlife" location
- Maplewood flats are to the East of the "Maplewood" Boundary, shouldn't it be included?

WHERE DO YOU LIVE?

'Use a sticky dot to show where you live!'

If you live outside the area shown, please put a sticker in this box and write down your neighbourhood.

- Browning Pl.
- East Van x 2
- Lynn Valley +1
- Riverbank
- Park Royal
- Richmond
- Vancouver
- *These boundaries are not the same as previously
- How are Lynnmour Maplewood Blueridge 'connected'?
- Need E-W Connector alternate & connection to Belcarra
- Need upper E-W connector to alternate connect to Lynn Valley
- Lorsodin, Future connector to Belcarra was scheduled for 2015 in 1999

CHARACTER & IDENTITY

The character and identity of a place is important to its community look and feel. Consider the character and identity of Maplewood today and what makes it special.

What is one word that captures or describes the 'spirit' of Maplewood?

- Nature
- Natural
- Natural
- Traffic
- Potential traffic nightmare
- Laid-back
- Preserve Heritage area and Bird Sanctuaries. Limit dog access to areas not used by 'wildlife' + hikers
- "eco-reservoir" – a green area that contributes natural benefits (so preserve it)
- Nature
- Awakening
- Unaffordable
- Affordability
- Forestry
- Nature
- Create better connections or foot to "nearby destinations and amenities"
- Perfect for retreat celebrations, child-animal connection
- Sufficient human: naturally fragile environment already. Yes!!
- Traffic
- Original natural
- This area has been a "slum". Time to Revitalize + Renew! European Plan!
- Disconnected – beautiful natural

environment

- Adequately densed neighbourhood already:
- Awakening
- Underutilized natural spaces (river, trails, park space) Much room for improvement!
- Save nature, the birds, active transport.
- 1. Nature 2. Access to River 3. Forestry 4. Non-commercial feel!!!
- Character
- Without a "heart"
- Natural green
- Integrated Community
- Mixed-use
- The River must be central to the community
- Loved European concept (1)
- Becoming too dense without sufficient infrastructure planning!! (1!)
- Safe walking areas – need sidewalk on riverside!
- The River

TRANSPORTATION

Other comments, ideas or opportunities:

- Sidewalk along Dollarton, east of bird sanctuary – dangerous curve! (2)
- Redo riverside (Parkway > Dollarton). Sidewalks/bike lanes/safe! (2)
- Need better transport infrastructure transit across North Shore
- Dollarton sidewalk (2)
- Major safety concerns at Old Dollarton Road and Seymour River Place > Pedestrian controlled crosswalks and slower local traffic
- Strong focus on active transportation both cycling and walking, the area is flat and lends itself to walking and cycling
- Not the right place for the Berkley Road extension!!
- Consider bridge traffic. We need to prevent serious congestion.
- SkyTrain
- Need an alternative north-south route (Parkway > Dollarton). Berkley?
- Linked road from kaks park to north Burnaby
- No sidewalk from Mt. Seymour Parkway to Old Dollarton Highway – Extremely dangerous. Bike-traffic-pedestrians both sides (2)
- Forester + Dollarton roundabout to relieve traffic trains
- Consider congestion with bridge on/off before adding more density!
- Improved infrastructure across North Van, particularly bridge and highway access. Do not want to support housing

development until traffic issues are resolved.

- Side walks need significant attention > especially on Riverside + along Dollarton Highway by the mudflats + connecting to the Cove
- Get up to date traffic data, the info in the current study is way out of date!
- Riverside Drive is unsafe for people waiting for transit no proper pullouts | Riverside Drive | School. Proper curbed road along Riverside Drive | Riverside Drive | School.
- We would not need to get in our cars if we had services at proximity
- As you can see. Almost everyone is driving.... That is not good at all because the public transit is not well planned. Need better transport.
- We need sidewalk on Riverside Drive
- Why not a 'fly over' on little bridge north to Keith or a 3rd lane to go up Mtn Hy
- No sidewalks! + needs safe bike lane on riverside Drive Parkway and Dollarton
- Riverside Drive is unsafe for kids using school grounds for after school events (eg. soccer) no space for passengers to get out/in of vehicles – just a matter of time before some is hurt

HOUSING

Other comments, ideas or opportunities:

- No more housing on Seymour River Place – No entry/exit if emergency on Old Dollarton. (3)
- Keep affordable housing, which equates to more rental units, which embrace family living including pets
- More thoughtful connection between “types” of housing > currently seems haphazard in relation to new developments + existing homes (2)
- Affordable housing (1)
- If we are to retain natural spaces and must still hit 1,500 housing units then we must go for higher density!
- Not supportive of any high density housing until traffic/bridge issues addressed.
- We need more housing for seniors – people who don’t want to leave the area but don’t need the big house. Seniors need housing on one level, with outdoor space, or walking distance to grocery store + bus stop
- Need to think about needs of seniors (1)
- (Townhouse/Rowhouse): Yes please for Windridge
- (Affordable & rental housing): And available. New units are “rented” before the displaced locals can rent.
- (Apartment): No high structures

SHOPS & COMMUNITY SERVICES

Other comments, ideas or opportunities:

- A good ladies only gym workout centre please!!!
- Need to think about needs of seniors
- Pub/restaurant (3)
- We need space to meet & build community together
- Local serving businesses! Community spaces!
- Re-opening neighbourhood school – creating a “neighbourhood school” with library + gym to be shared use with community (2)
- Sushi restaurant (1)
- Encourage restaurant with outdoor patios
- Create some vibrancy. Get people out of their houses

URBAN DESIGN & PUBLIC REALM

Other comments, ideas or opportunities:

- Sidewalks on Riverside (2)
- Green belts with pathways between areas of development (2)
- Somewhere for open air summer concerts/art shows. A speaker's podium (think speakers corner as in Hyde Park London!)
- Sidewalks towards Ellis
- Open spaces public areas!!!
- Houses in Maplewood should be sustainable. Bring a positive impact to the environment, not damage it.
- Discourage townhouse developments designed like the Seymour River Place development by Anthem. Looks like army barracks
- Last "public art" display at heritage park was vandalized by people drinking at river bonfires. Sign burned as firewood at our park!! (1)
- Waste of funds

SUSTAINABILITY

Other comments, ideas or opportunities:

- Green buildings
- Public assembly. Association meeting place. Churches
- Lets collect/re-use our greywater!
- Need to integrate "living" for seniors
- Need an influx of young people
- WildFowl, wetlands, mudflats conservate [sic]. Establish + /or maintain a Buffer zone around them – use port lands for this – Enhance port lands as designated trails, gardens
- All new developments should all require sustainable sources!
- Every structure should require solar panels on the roof
- It should be illegal to use clothes dryers on sunny days – clothes lines!
- Create a strong community so our parks don't get trashed? Fish "fished" illegally!

LANDSCAPE & ENVIRONMENT

Other comments, ideas or opportunities:

- Port Lands to be retained as green space = buffer zone for wetlands/ mudflats of waterfowl area
- Escarpment
- Separation from roads with trees and greenery please (1)
- The 'big' trees are important! Although new trees are being planted to replace the ones already taken, it will be too long before they are again!
- Protect and restore heritage park first, then consider more density!
- Don't put a wall on Mount Seymour parkway – Put trees!! (2)
- Continue the Seymour greenway to the waterfront
- No Berkley connector through forest
- For heavens sakes – Leave “Windridge Park” alone! And Maplewood Flats – one of the only areas left on the waterfront for wildlife conservation and enjoyed by many!!
- Protection of environment from invasive species – knotweed, English ivy
- * Protection of existing tree stock from invasive species – esp. English ivy
- Reptarian Zones Very Important!!!
- Keep wetlands + watercourses – as is. But increase trails + pedestrian/ bikeways to existing parks. Increase trails in treed areas
- Lets turn forested lots into protected areas!

PARKS AND RECREATION

Other comments, ideas or opportunities:

- Improve trail access from Seymour Bridge (3)
- (pointing to trail north side of Mt. Seymour Parkway, east of bridge) Why no dogs on this part of the trail only (4)
- The Maplewood mudflats aren't included in the designated area and should have safe walking access
- Encourage community gardening
- More green space old growth – leave alone!!! (6)
- Safe, accessible trails to get to Maplewood conservation area (2)
- Dollarton Highway Sidewalk (4)
- Maintain heritage park; more people means more illegal alcohol & bonfires; high fire risk to us!
- A continuation of Dollarton Sidewalk from the 2700 block to connect to existing sidewalk (1)
- Beautiful trees between directions on Mount Seymour Parkway (1)
- Need to think about needs of seniors
- Trails that connect to the existing spirit trail (1)
- A hierarchy
- Pub/restaurant (3)
- Public assembly, organizations, churches (2)
- The “park” behind Maplewood Farm could be a destination for the neighbourhood > with thoughtful + improved trails, benches, garbage, etc. > It could be great! (1)
- Set up green corridors between parks!
- Establish parking options, support facilities, *controls and cost recovery*

for 'day trippers, local tourists, hikers + bikers who are inundating the area to 'use' the north shore

BUSINESS, INDUSTRY & CIVIC USES

Other comments, ideas or opportunities:

- Industrial areas need plants to make up for pollution + cement
- Create jobs! (2)
- Need to address needs of seniors
- Create incentives for locals to occupy big park use? Otherwise there seems to already be enough empty lots (1)
- New Rec Center

MAKING MAPLEWOOD GREAT

Other comments, ideas or opportunities:

- > Provide safe pedestrian environments and road spaces that can be closed to vehicles for community events (30)
- > Habitat restoration projects, tree planting programs, bird nesting boxes, wildlife rescue initiatives, climate change campaigns (24)
- > Encourage sustainable local businesses (23)
- > Encourage low impact, environmentally sensitive development (22)
- > Celebrate and harvest rainwater to connect people to the natural environment (21)
- > Provide parking underneath condo housing (19)
- > Community gardens, group buying clubs, food waste recovery, urban agriculture projects, edible landscapes, land sharing (17)
- > Playground equipment, green space improvements (16)
- > Explore biomass-based energy system using waste from Maplewood Farm (15)
- > Maplewood Brewery (14)
- > Maplewood car-share program (13)
- > Restore and enhance Maplewood Creek (13)
- > Encourage public art projects, sculpture gardens, gallery spaces (12)
- > Provide innovative opportunities for local business (e.g. live-work town houses) (10)
- > Art inspired bike racks outside of all the stores and in key public places in Maplewood (10)

- > Bike share program (9)
- (directed to bike share program) Make it safe for bikes first
- > Woonerfs (share streets) (8)
- (directed to woonerfs) would love to see this in actuality!
- > Ocean-loop based geoexchange system, Biomass-based energy system using waste from Maplewood Farm (petting zoo) (8)
- > Encourage 'cool the school' retrofits to create a multi-functional learning and play space on the roof (7)
- > Raingardens for ecology and education at the school (7)
- > Living walls (6)
- > Community events, educational displays, environmental campaigns, social justice campaigns, community courses (5)
- > Educational opportunities at the farm – community gardens at the school, or adjacent to the school (4)
- > Seasonal food-truck parklets within the business area (4)
- > Community interaction initiatives, "happy city" projects (4)
- > Some of the blank walls are needed to protect from traffic, noise, these could be painted community murals (2)
- > Please! No murals (2)
- > We need a community square. Nice fountain (1)
- > Harvest rainwater! (1)
- > Something to encourage collection of grey water > used shower/laundry water
- > I'd love to see our greywater collected and recycled
- > A living wall or some sort of attractive barrier between Mount Seymour

- Parkway and Heritage Park Lane. It's not safe right now as it is > anyone could easily swerve onto the sidewalk...
- > Please no walls – trees instead! + traffic calming
- > Save Nature. Add infrastructure
- > Community garden! In a more favourable location
- > Kenneth Gordon is a valuable resource to have on the North Shore, however, with the growing community in Maplewood, could we somehow also have a public school, or find another nearby location for Kenneth Gordon?
- > Keep green spaces – add trees –add more trails
- > Keep the majority of unused green spaces as park (that can actually be used). Change existing housing to meet higher density needs
- > Consider that all "development" including loss of existing green space must be carbon neutral. Also, > Talking about "no net negative environmental impact" for the overall community development. A management framework should be established/ required for this
- > Lead by Example. Create natural sustainable environment. Spawning grounds, Maplewood Farms, etc.
- > Exterior Movie Theatre. Safe place for kids to play and walk. Outdoor Concert area for summer time. Similar to Ambleside & Central Lonsdale.
- > Give the neighbourhood a European feel. Make it a shopping centre equivalent to Park Royal or Lonsdale Queue.
- > Address Air Quality. Make the

chemical plants responsible for containing their pollution.

- > Slow down traffic on Old Dollarton Please! There have been several near fatal accidents in a short period of time. Suggest making Old Dollarton pedestrian friendly. Give it a boulevard feel - Attractive.
- > Maplewood should be a people oriented community. People should be able to walk to different areas (easy walkways not narrow pavements) and reduce need of car use & traffic.
- Please have a microphone at the next meeting. We weren't able to hear anything despite all the good intentions.
- > Please address the issue of commercial waste. Apparently we are not allowed to throw our garbage anywhere. Right now we are throwing it at the neighbours at nighttime. Help!
- > Consider all building with at least LEED Silver design standards. Make this a Green neighbourhood
- Would you consider hiring engineers that already live and work in the area for any of your projects here?
- > Natural playgrounds areas that are built into natural environment. ie. Hastings track + Queenston Park in POCO!

Community Mapping - Verbatim Comments

TABLE A

GREENSPACES, HABITAT AND ACCESS TO NATURE

- Keep all current green spaces for the abundance of wildlife (3)
- Trees! (Refers to the boulevard trees along Mount Seymour Parkway).
- Living wall (3) – (refers to Mount Seymour Parkway, just north of Heritage Park Lane)
- Like: connections trail system to external destinations
- There is trout breeding here, urban wildlife, coyote
- Like: natural setting
- Wildlife corridors between green spaces
- Very special conservation area (Maplewood flats)
- Connect to waterfront greenways (draws connection between Seymour River Park down Amherst Ave beyond)
- Connection to waterfront (refers to the east shore of Seymour River adjacent to the business lands)
- Consider foot bridge connect trails (draws a bridge between the south area of Seymour River Park behind the townhouses across the river)
- Please keep trails! They are why I moved here!! Please mark them! (not inviting)

NEIGHBOURHOOD BOUNDARIES

- Why is this property not included? Please review the boundaries (referring to triangle shaped single family home adjacent to the north boundary, just south of Mount Seymour Parkway).

PROGRAMMING

- Consider kid friendly spaces in the Village, programming, outdoor theatre, community centre.
- Maintain school, Maplewood farm, or schools nearby (2)
- Ensure if population increase do we need a site for public school (keeping Maplewood as private)

LAND USE

- Settle on density possibility of these lots – multifamily? Laneway? Duplex? (refers to the lots west of Seymour River Place, and adjacent to Maplewood Farm).
- Could this be designated ‘transition MF’ as the neighbouring properties? (referring to the identified single family homes in the OCP land use map, just north of Maplewood Park.)
- This is the area for development intensity – but maintaining greenspace and quality (referring to Maplewood Park).
- How many units? High density? Walk?

TRANSPORTATION

- Key cycling commuter route (points to Dollarton Highway between the Seymour River and Old Dollarton Road)
- Sidewalk Seymour River Pl only one side and ends halfway (points to west side, section between Front Street and just North of Munster Ave)
- Greenways not cars (4) – (pointing to Windridge Drive north of the school)
- Pedestrian safety, no sidewalk, no crosswalk (kids, school) (referring to Riverside Drive adjacent to the school site).
- Transportation (bus)?, school ?, park ? for Riverside Dr. [sic]
- Difficult to walk to Maplewood from here safely with stroller (ref. to traveling west on Dollarton Hwy)
- We need sidewalks to connect Maplewood “Town Centre” with the existing community to the east along Dollarton Highway. It’s dangerous!
- Focus for infrastructure on active transportation cycling, walking within community not just out
- Bus – slow, car – slow, cycle – seasonal: need a plan for entire district. Transportation not keeping pace with development.

TRAFFIC

- Left hand turns are currently part-time, make it permanent (refers to the intersections of Dollarton Highway at Old Dollarton Road and Riverside Drive).
- No emergency route, this entrance gets clogged up – it’s the only entrance (refers to the intersection of Dollarton Highway at Old Dollarton Road, and Old Dollarton Rd at Seymour River Place).
- No new development until traffic is fixed.
- Speed control on Mount Seymour Parkway (Expressway). Traffic moves 70-80 km/hr currently making existing bike lane unsafe. Cycling.
- No more development, traffic a mess.
- If there’s a major road through it will have huge impacts to the park – consider other options. Alignment to the west closer to development? (Referring to Berkley Road extension)
- Used as parking/loading, pick up (referring to Riverside Drive between Maplewood Park and the School).
- Pull through at school, (pick up) staff parking around back.
- Heavy Industry
- Consider air quality, contaminants (industry held responsible)

OTHER

A friendly inclusive community

- To the District – Please remember that the “loud” voices do not speak for the global community – they only speak for themselves. Thx.
- Under the bridge – dark, safety, lighting (referring to Mount Seymour Parkway)
- There is some peace and quiet
- Maplewood area key issues: traffic, housing density and location, affordable housing, infrastructure

TABLE B

GREENSPACES, HABITAT AND ACCESS TO NATURE

- Keep the forest, it is new! (refers to area where Berkley extension is planned for)
- Do not develop this (refers to area where Berkley extension is planned for)
- Our idea of a park is what we have now? Your idea of a park is 1 tree with a clump of grass surrounded by a concrete jungle. 2 cultures crashing!
- Keep all greenspaces for abundance of wildlife (refers to Area 2)
- Keep all greenspaces for abundance of wildlife (refers to Hogan’s Pools Park)
- Very sick forest (refers to forest around Maplewood farm)
- Forest protection / restoration (refers

to forest around Maplewood Farm)

- Cool forest, cool forest like how green it is and pretty!! <3<3<3*
- Cool! When I grow <3 up I * want to live * near a forest even if it costs a lot of ___ money! Rihanna
- Everyone’s secret fishing spot – that’s illegal right now (refers to east shore of Seymour River adjacent to Seymour River Park)
- Keep all greenspaces for abundance of wildlife
- Trail (refers to Maplewood Park)

PROGRAMMING

- Create a “natural pool” open to the public for swimming (points to green area where Berkley Road extension is planned for)
- Reopen Maplewood Public School
- Can we have more community gardens/boxes at Maplewood/the corner of where the farm is, please.

LAND USE

- Do not develop Area #2: North Van is unique because of wildlife.
- Rezone for multi-residential (refers to single family homes north of Windridge Drive).
- Clarity on uses and future zoning (refers to housing lots adjacent to Maplewood Farm)
- Expand Maplewood Farm (points to the lots that are ‘cut out’ in the North East corner)
- Redevelop residential (refers to single family lots on East side of Seymour River Pl with apartments on

either side)

- Density needed to support local businesses and housing affordability
- In developing south side of Old Dollarton Road, consider maintaining current building height
- Rezone Maplewood Public School

TRANSPORTATION

- Sidewalk along Dollarton, with room for strollers (8) – (refers to North side for the extent east adjacent to Maplewood Flats to Old Dollarton Road).
- Sidewalk to Ellis!
- Windridge drive common bike route, please add a bike lane and make it safe
- * Sidewalks * on Riverside Drive, Mount Seymour Parkway, to Old Dollarton Highway (5)
- No sidewalks along Riverside Drive – more pedestrian friendly, safe crossing for school.
- Also add safe bike lane.
- Very poor walkway to Phibbs x-change (refers to West side of Dollarton Highway Bridge where the road splits for an off ramp)
- Bike bridge across Seymour River to Barrow (refers to rail bridge)
- Connect bike routes in this community and make them safe
- Blind corner, very dangerous for pedestrians!!! (points to Riverside Drive at Old Dollarton Road)
- Bike lane here (connector) to Old Dollarton from Deep Cove

TRAFFIC

- Speed control, safe crossings (Dollarton Highway, adjacent to Maplewood Flats)
- Ecology – no road (4) (refers to area where Berkley extension is planned for)
- 1 way Woonerf (refers to Windridge Drive adjacent to school)
- Move safe car park to back of school, make front car park a pull through for parents to pick up. Then parents can turn left to exit Seymour Park Place and there is no need for another road!
- Traffic – redevelopment conditional on improved intersections and traffic flow (refers to intersections: Dollarton Highway and Old Dollarton Rd, Old Dollarton Road at Seymour River Place, and at Riverside Drive)
- Extend left hand turn light (refers to Dollarton Highway at Old Dollarton Road)
- Area of concern: newly built west Maplewood Village – when traveling East on Dollarton Hwy and turning left (East) onto Old Dollarton Road. New road suddenly narrows, this exposes cyclists to potential injury/____.
- Very concerned about traffic
- Roundabout (points to Dollarton Highway at Forester street)

HEAVY INDUSTRY

- Better safety transparency, public reporting on accessible media – ie, facebook, clarity on what horns mean.
- Please educate new and old resident what to do if the chemical factory “nexes” malfunctions. Evacuation plan? Give out masks.

OTHER

- OCP contradicts Land Use / open ended – park or industry in Area 2?
- Clarity on property ownership – Port, Federal, District (3) – (refers to area between Village Centre Boundary and the old school site)
- Why the property 2207 Windridge not included? Would like to be included!
- How were the boundaries determined? (refers to single family homes North of Seymour Parkway)
- More sidewalks, more lighting, (Seymour River Place) more signs up about caring for the community like no litter, pick up after your dog etc.
- No development without fixing ecology
- Community amenities funding remains in the neighbourhood ie. Fund farm expansion
- Coordinate with Park Royal Development
- Park Royal Village like shopping area where superstore / driving range is
- Public school (points to existing school)
- Nice coffee shop (points to Forest Street, at neighbourhood southern

boundary edge)

- Flood management
- When one creates growth, vision must apply (“what will make this area great”) using its resources to make it a destination that attracts people and grows the economy.

Feedback Forms - Verbatim Comments

COMMENT FORM 1

1. Upgrade the Ron Andrews Community Centre, tennis courts, new pool + gym, soccer/baseball fields.
2. SkyTrain on North Shore?
3. Improve transit
4. Connect walking trails + biking routes
5. Reduce speed on Mt. Seymour Parkway or enforce the speed limit. Speed Kills! Build sidewalks

COMMENT FORM 2

(See following page with map: arrow pointing to Windridge Detached Residential zoning) - *“Rezone as multi family”*

COMMENT FORM 3

We need to keep what little forest we have and rehabilitate from all the invasive plants. Also we need to be able to collect our greywater to be able to re-use it. Also what development there is should be built at “higher quality than what I’ve seen (the new buildings look as if they’ll collapse in 25 years). Another problem is that the younger generation cannot afford to stay in north van rentals are through the roof and no one can have a dog/cat.

COMMENT FORM 4

I’d like to see the Port Lands identified on the maps, and hear what the District’s strategy is for working with them. The Port Lands are an eyesore along Dollarton > who allowed them to build a parking/

storage/industrial facility where the old crab shop was located?

COMMENT FORM 5

Good land DON’T go the way of the “City of North Van”! Please throw out the idea of extending Berkley through Windridge Park - you’ll already be developing East Riverside why in heavens would you desecrate a lovely park - the extension of the spirit trail. Yes, but no other major thorough fair and hopefully Maplewood Flats will also be Left Alone - probably the only conservation area left on the edge of the foreshores and enjoyed by many. Thank you S. Carey. P.S. Maplewood still feels like a wonderful community - don’t go and spoil it!!!

COMMENT FORM 6

Pedestrian only road for “Old Dollarton Rd” - used as a highway/bridge access

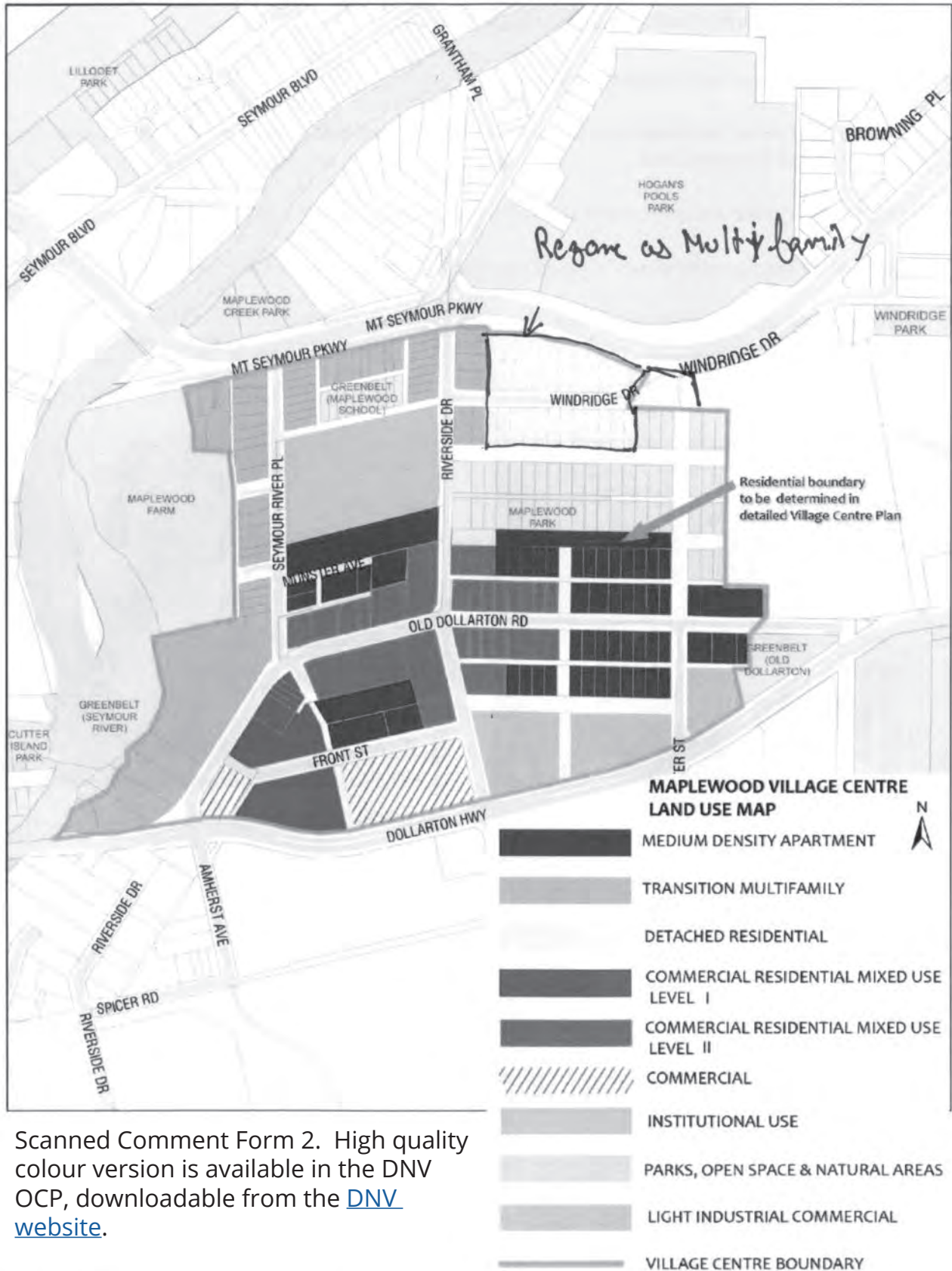
- highly dangerous with high speeds

COMMENT FORM 7

We enjoy the natural beauty of the area and would hate to lose more

We are very concerned about traffic levels already and what more residences & businesses will bring

- We are concerned about changes to rental rates, available housing and cost of living



Scanned Comment Form 2. High quality colour version is available in the DNV OCP, downloadable from the [DNV website](#).

On-line Survey - Verbatim Comments

The survey was online from April 21, 2016 to May 6th 2016 and received 93 responses.

Summary of Online Feedback

Maplewood Community Workshop

Introduction The District is leading a community and stakeholder engagement process to develop an implementation plan and design guidelines for the Maplewood area. What is the process and why are we doing it? The Maplewood Plan... will set the direction for growth and development over the next 20 years, with the potential to build on the area’s historic character and existing features. Complete this survey to share your Ideas on the Maplewood Community Plan! It will take approximately 10-20 minutes.

Character and Identity

The character and identity of a place is important to its community look and feel. Consider the character and identity of Maplewood today and what makes it special.

a. What is one word that captures or describes the ‘spirit’ of Maplewood?

#	Response		
1.	Emerging	18. Green	36. history
2.	nature	19. farm	37. emerging
3.	Nature	20. trees/forest	38. Exciting
4.	humble	21. canexus	39. Nature
5.	Outdoors	22. canexus	40. Low income
6.	green space	23. density	41. Community
7.	quiet	24. Birds	42. Nondescript
8.	Inclusive	25. Northshore	43. potential
9.	unique	26. Balanced	44. Nature
10.	Forrest	27. Seaside	45. character
11.	Natural	28. Local	46. family
12.	Forgotten	29. Changing	47. Nature
13.	Farm	30. Local	48. small community
14.	Tranquility	31. Gritty	49. crowded
15.	gateway	32. Nature	50. Gateway
16.	convenient	33. outdoorsey	51. Beginnings
17.	biodiversity	34. Village	52. Tranquility
		35. Nature	53. Peaceful

54. Progress
55. Well it is not sleepy hollow as it was described during the town hall. I would say reenergized.

56. revitalization
57. tranquility
58. Community
59. Buzzing community
60. Natural

61. Nature
62. Neglected
63. Nature
64. Maplewood
65. Rural

Housing

Maplewood is home to approximately 1,000 people and 315 dwelling units. a. Prioritize the types of housing that are most needed in Maplewood. (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)

i. Single Family

Response	Chart	Percentage	Count
1 (Low)		43.2%	32
		6.8%	5
3 (Neutral)		35.1%	26
		2.7%	2
5 (High)		12.2%	9
		Total Responses	74

ii. Duplex

Response	Chart	Percentage	Count
1 (Low)		29.7%	22
		9.5%	7
3 (Neutral)		41.9%	31
		10.8%	8
5 (High)		8.1%	6
		Total Responses	74

iii. Townhouse/Rowhouse

Response	Chart	Percentage	Count
1 (Low)		14.5%	11
		6.6%	5
3 (Neutral)		30.3%	23
		23.7%	18
5 (High)		25.0%	19
		Total Responses	76

iv. Mixed Use

Response	Chart	Percentage	Count
1 (Low)		9.5%	7
		6.8%	5

3 (Neutral)		31.1%	23
		21.6%	16
5 (High)		31.1%	23
		Total Responses	74

v. Affordable Housing and Rental

Response	Chart	Percentage	Count
1 (Low)		24.3%	18
		4.1%	3
3 (Neutral)		23.0%	17
		10.8%	8
5 (High)		37.8%	28
		Total Responses	74

vi. Apartment

Response	Chart	Percentage	Count
1 (Low)		30.7%	23
		5.3%	4
3 (Neutral)		29.3%	22
		16.0%	12
5 (High)		18.7%	14
		Total Responses	75

vii. Co-Housing

Response	Chart	Percentage	Count
1 (Low)		20.3%	15
		2.7%	2
3 (Neutral)		43.2%	32
		12.2%	9
5 (High)		21.6%	16
		Total Responses	74

viii. Live-Work Townhouse

Response	Chart	Percentage	Count
1 (Low)		13.5%	10
		4.1%	3
3 (Neutral)		37.8%	28
		25.7%	19
5 (High)		18.9%	14
		Total Responses	74

ix. Modular-Microunits

Response	Chart	Percentage	Count
1 (Low)		42.7%	32
		5.3%	4
3 (Neutral)		36.0%	27

5 (High)		9.3%	7
		6.7%	5
		Total Responses	75

b. Maplewood currently provides key affordable housing options for the District. How important is maintaining the stock of affordable housing in Maplewood?

Response	Chart	Percentage	Count
1 (Low)		16.2%	12
3 (Neutral)		6.8%	5
		25.7%	19
		14.9%	11
5 (High)		36.5%	27
		Total Responses	74

c. Other comments, ideas, or opportunities:






#	Response
1.	Very important to protect the stick of affordable housing in the area
2.	<p>A diversity of businesses in those spaces is also important. Open artists studios and restaurants do more for community and walkability than do an office space.</p> <p>Please don't prioritize apartment-only builds. Mixed use should be the standard these days. Where mixed use isn't allowed, save space for homes big enough to raise families in.</p> <p>All developers should have to incorporate greenery and natural materials in their development plans, as well as cohesiveness with the community aesthetic. Low income housing is great as long as it doesn't take away from the appeal of the neighbourhood aesthetically. Please, please, please no walls in front of Loden Green development! Trees are a better options!</p>
3.	I live in a stage one of OCP plan for Maplewood. I attended the information meeting too. Distirct is not listening to people who live in Maplewood area. There only mandenate is to add more condos and town houses to area. We don't want any more condos or town houses. We want single family only.
4.	There are two distinct types of apartments - Low rise and high rise. our survey lumps these together. I'm OK with Low rise apartments BUT NOT ok with High rise apartments since they spoil the look and feel of the area and make it busier than it should be.
5.	I was born, educated and now raising a family in North Vancouver. My children went to the same elementary school and high school as I did. I enjoyed meeting old school mates while participating in my children's school activities. Unfortunately I am not sure how much longer my family is going to be able to remain residents of North Vancouver. Both my children remain at home while attending BCIT. It keeps myself and my husband up at night worrying that we will not be able to continue raise our family on the North Shore. We, and may others in North Vancouver who are not economically strong, feel that our residences are being demolished. After many years in North Vancouver we are no longer feeling

	welcome in our own community.
6.	Rental units are needed and will create a better living experience
7.	We don't need anymore new development of any types.
8.	Improving public transit and REDUCING the amount of automobile traffic on Old Dollarton and Dollarton is a key issue.
9.	Provide a car-free development where streets are generally car free and available for walking, biking, playing (examples in Sweden, Germany, Denmark - cars only access homes for delivery of large items etc.)
10.	Don't let it become "the projects"..
11.	dire need for affordable family sized dwellings, rental, coop and low income housing
12.	COOP type housing based on the 3 principles of participation, solidarity & friendliness. This concept has taken roots in Geneva, Switzerland where the real estate market is very comparable to the one of the greater Vancouver. Visit codha.ch for an exemple of this innovative idea.
13.	Affordable office space.
14.	Ensure that no building is more than 2 stories. Similar to the new units on the Seymour Parkway near the Maplewood Farm. NO HIGHRISES!!!
15.	Replace older run down apartment blocks
16.	Affordability through density not single family homes
17.	The cost of maplewood has pushed out EVERYONE that grew up in the area with me
18.	Maximize the value of the community - market housing in the core, affordable a layer out
19.	no more residential, commercial or industrial development of any kind
20.	I would like to be on the mailing list for any updates on this project.
21.	People already know the problems, council needs to talk solutions
22.	I think that there are enough condos and we can use some taller buildings so that they dont keep spreading wide and long, but high. HONESTLY, theres too many people here already, but go high and leave some land!!!
23.	Small lot, incremental infill
24.	Co-habit with nature alongside with co-operative or co-living housing will encourage greater community diversity, inculsivity, safety, happiness for all, mental wellness especially for teens who will have activities. Keep the nature and afordable housing your priority. Use the nordic model for inculsivity, bike friendly, social gardening, care homes with day care for staff and plants entwined. Bring nature to the front in every opportunity. Maplewood is nature.
25.	Promote transit, walking, cycling. No street parking. Limit car parking.
26.	I'm puzzled by the decision to build new retail without housing on top, e.g. Stong's.






Business and Industry

The Maplewood area has a number of existing businesses that provide important employment opportunities and economic benefits for the community and the region. A significant portion of the undeveloped area is currently designated for light industrial and commercial uses. a. How would you rate the following options as priorities for the future? (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)






i. Introducing civic uses (fleet, firehall, etc.)

Response	Chart	Percentage	Count
1 (Low)		12.5%	9
		4.2%	3
3 (Neutral)		48.6%	35
		22.2%	16
5 (High)		12.5%	9
		Total Responses	72






ii. Additional light industrial uses

Response	Chart	Percentage	Count
1 (Low)		33.3%	23
		17.4%	12
3 (Neutral)		26.1%	18
		13.0%	9
5 (High)		10.1%	7
		Total Responses	69

iii. Creating more mixed use areas.

Response	Chart	Percentage	Count
1 (Low)		13.9%	10
		4.2%	3
3 (Neutral)		36.1%	26
		29.2%	21
5 (High)		16.7%	12
		Total Responses	72

iv. Additional business park uses

Response	Chart	Percentage	Count
1 (Low)		40.8%	29
		11.3%	8
3 (Neutral)		36.6%	26
		9.9%	7
5 (High)		1.4%	1
		Total Responses	71

v. Introducing office uses

Response	Chart	Percentage	Count
1 (Low)		25.0%	18
		8.3%	6
3 (Neutral)		37.5%	27
		23.6%	17
5 (High)		5.6%	4
		Total Responses	72

vi. Infill and intensification of current industrial areas.

Response	Chart	Percentage	Count
1 (Low)		23.6%	17
		13.9%	10
3 (Neutral)		38.9%	28
		18.1%	13
5 (High)		5.6%	4
		Total Responses	72

b. Other comments, ideas, or opportunities:

#	Response
1.	Certainly don't cut down existing trees to make space for offices or industrial areas. That being said, creating jobs in Maplewood is key to the vitality of businesses in the area and creating a walkable neighbourhood; so, instead intensify existing industrial areas. Don't prioritize this over improving the community resources and feel for the residents. We want residents to remain proud of Maplewood.
2.	Parks, Green belts, Natural habitat.
3.	Because this area has a landfill, large chemical plant and large business park area already I think the Maplewood area should not proceed any further in this vein. Affordable family housing in this area should be a priority with open environmentally friendly areas.
4.	There are already enough offices, industrial warehouse, etc. on the other side of Main Street
5.	Encourage less driving and more walking.
6.	Need industry to keep folks employed - keep the waterfront away from PMV, they'll just bring in more out of town workers as always
7.	The north shore in general needs more local work places to alleviate bridge traffic
8.	A walk only artery with small businesses below and housing above
9.	Would love to see more small retail, dining options.
10.	There are already enough storage buildings, offices, business parks in this part of North Vancouver.
11.	We don't want to see anymore business of any kind in Maplewood area. It takes away the

image of an village.
12. There shouldn't be any industrial development in a Village.
13. It's hard to imagine adding more industrial stuff in this area, as it is already stuck with the dump and recycling-Which poses a risk to those wishing to live in the area, as well as to the bird sanctuary and Maplewood Farm.
14. Business and industrial development should be balanced with population growth. Local employment should be encouraged
15. "GVRD" has said there is a shortage of industrial space in the region yet still approves multi-family development on its industrial lands. We need a North Shore analysis of the issue so that we don't do any more of that same. We have enough "business park" and office space. What is desperately needed is AFFORDABLE housing.
16. The outside buildings should all reflect the identity of Maplewood.
17. Co-work, innovation/start-up lab, simple flexible office/warehouse and production space, small lot incremental infill
18. The industry and industrial area there now is very off putting and so different from the surrounding treed area. Bring nature back to the cement wasteland, and incorporate this into the green energy and planning of all office and planning use. This should be mandatory. Low emissions or none.
19. Discourage truck fleet and equipment parking on public streets. (Ie: Old Dallarton)
20. Please don't cut down all the trees in the north lands. Convert that area to park. As far as I'm concerned, all of nature is environmentally sensitive. If you must develop that area, please do it carefully and leave a thick edge of trees along the road. It's so beautiful.

Shops and Services

Maplewood currently includes some retail stores, gas stations, sports stores, and cafes as well as some community services and organizations such as the Ihope Family Centre and the Maplewood Arts Council. A grocery store is due to open on Front Street this year. a. What additional types of shops, services or community locations do you think are needed in Maplewood? (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)

i. Shops and services to support daily needs like food and grocery.

Response	Chart	Percentage	Count
1 (Low)		0.0%	0
		1.4%	1
3 (Neutral)		22.5%	16
		18.3%	13
5 (High)		57.7%	41
		Total Responses	71

ii. Specialists such as accountants, lawyers, dentists, etc.

Response	Chart	Percentage	Count
1 (Low)		19.7%	14
		5.6%	4
3 (Neutral)		40.8%	29
		25.4%	18
5 (High)		8.5%	6
		Total Responses	71

iii. Community facilities like daycares, or meeting spaces.

Response	Chart	Percentage	Count
1 (Low)		11.4%	8
		2.9%	2
3 (Neutral)		27.1%	19
		27.1%	19
5 (High)		31.4%	22
		Total Responses	70

b. Other comments, ideas, or opportunities:

#	Response
1.	<p>Daycares? yes. Community spaces? yes. But meeting rooms? No.</p> <p>Prioritize local-serving businesses and businesses owned by locals and families. Consider businesses that will interest and serve a variety of ages.</p> <p>Also consider parking - don't take up our community footprint with large parking lots. Underground parking makes better use of our space. Instead we need open spaces for markets, community events and socializing.</p>
2.	<p>Absolutely no more development. If District keep forcing people to accept their ideas about development of more mix use housings, we will retaliate in the next election.</p>
3.	<p>I would really like to see the sidewalks and streets upgraded. Many areas on Maplewoods don't even have safe walking areas along the streets. I would also like to see designated off the street bus pull outs (young people going to school have to stand on the side of the road (no curb/sidewalk) to catch the bus on Riverside Drive. I pass this area daily and the roads are in unforgivable shape and there are usually about 10 young people waiting for the bus to school in an open unsafe area.</p> <p>I would also love to see either more designated running/walking trails or a proper running track like Sutherland School has (maybe behind Kenneth Gordon School?).</p>
4.	<p>Little Pink Door shop is perfect - need more!</p>
5.	<p>Specialth stores, health centers, arts and crafts, improved recreation services</p>
6.	<p>Don't know that we need more stores. Definitely places to eat (current expansion where Stong's is looks like enough for that whole area)</p>

7.	Do not load up this area with facilities that are already available in the near vicinity.
8.	There needs to be capacity of 'daily needs' stores to accommodate the increase in professional business that should be encouraged. This will lead to amenities being available for the locals. There should be thought given to the fact that this is also a thoroughfare where people who live in deep cove can stop at as they arrive back into NV or through the bottlenecks over the Seymour bridges. "Lets stop at Maplewood instead of going all the way to Dollar Shopping Centre...)
9.	maybe another recreation centre or dance studio
10.	No corporate entities. Just small business. Offer help to get them green friendly. Encourage youth business.
11.	Need local shops and sevices like Parkgate. Superstore is convenient with a car but also by bike.
12.	Stack offices on top of retail. Huge lost opportunity not layering on Stong's and then putting in a giant parking lot.

Landscape and Environment

The Maplewood area is characterized by lower lying areas closer to the Seymour River and towards Burrard Inlet, and a ridge of steep slopes that form part of the Windridge escarpment. There are also a number of significant wetland areas that provide important habitat for birds and wildlife. a. In considering the future of Maplewood, how important are the following: (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)

i. Protecting existing trees and treed areas

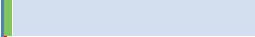
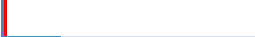
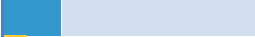


Response	Chart	Percentage	Count
1 (Low)		2.9%	2
3 (Neutral)		18.8%	13
5 (High)		68.1%	47
		Total Responses	69

ii. Mitigate steep slopes

Response	Chart	Percentage	Count
1 (Low)		4.3%	3
3 (Neutral)		28.6%	20
5 (High)		41.4%	29
		Total Responses	70

ii. Protect wetlands and watercourses (including hydrology)

Response	Chart	Percentage	Count
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1 (Low)		2.8%	2
		1.4%	1
3 (Neutral)		16.7%	12
		6.9%	5
5 (High)		72.2%	52
Total Responses			72

b. Other comments, ideas, or opportunities:

#	Response
1.	<p>Especially in a community like Maplewood, the beauty of the natural environment, and the retention of wildlife and waterways are so important. We risk being a community defined by highways if we aren't careful. No doubt the trees areas reduce the sound of traffic as well.</p> <p>It would be great to have cherry trees continued between east-west lanes of Mount Seymour Parkway between Riverside and the Seymour River!!</p>
2.	If District refuse to listen to us we can media involved.
3.	Try not to develop some of the untouched areas so that the deer, bears and other wildlife will continue to thrive. Too much development will drive these animals away.
4.	<p>I have a request and ideas regarding habitat and wildlife education. It would be wonderful to see information stations in Heritage Park and the lower Seymour river area. Boards with images and information about the ways and lifecycles of the plants, small creatures, insects, birds, and fish that make the river and surrounding area their home. It would be enlightening to discuss terms like stewardship and how ecosystems depend on all factors thriving in order to be healthy and sustain life, people included.</p> <p>I think it could help foster an appreciation and respect for all life and encourage people to be caretakers of the land and clean up cans and garbage. Also including more places for garbage disposal and recycling in the area would be helpful.</p> <p>I've seen garbage and destruction in the area. A week ago a class of approx. 30 kids from Kenneth Gordon school walked to the river where they all threw huge rocks and boulders into the shallows for several minutes, potentially crushing small fry, eggs, and life that seek refuge in the protected areas of the river. This was disheartening. It would be nice if the teacher could have references to help them teach students to appreciate the life there, so the kids could look for it, and learn to tread more gently.</p>
5.	North Vancouver already has plans for huge building growth now and into the unforeseen future. I think it is imperative that North Vancouver designate the Maplewood area as a permanent green space, thus ensuring current and future wildlife a safe liveable community unto themselves. I do believe with proper foresight people and wildlife can live together. How wonderful to have future families see wildlife in their nature environment!


6.	This is the most important part of Maplewood.
7.	Keep nature accessible...
8.	Leave wide buffers around streams, fence sensitive habitat, provide educational signage and viewing areas
9.	Some unused forested or green space appears to be wasted space. Protecting those spaces while providing access to the public through them would increase the appeal of the mapplewood neighbourhood. Forest and wetlands remain a major connector for wildlife small and big between the mountains and the ocean. Why not utilise those corridors to connect mapplewood and its people with the mountains and the ocean by creating a trail system and parks worthy of beautiful british columbia
10.	Absolute priority for anything in the Seymour area!
11.	seems bounded by pretty good green spaces (river to west, forest to east, ocean at bird sanctuary)
12.	These are redundant questions as the answers are self evident. This wee criticism is also applicable to many parts of your questionnaire. Keep you questions to the important topics and do not pad the questions just to fill in space. As in this section.
13.	Steep slopes are a concern but are really only applicable above the GVRD main ROW, and there is a riparian strip there so would buffer housing...
14.	Anything added to this community really needs to take into consideration the environment. Cleaning up all industry to be environmentally responsible would be a start, but also making sure that new developments only land on space that is already occupied by building. (no taking down of current green spaces)
15.	Protecting existing trees should read protecting HEALTHY existing trees. Trees that pose danger to existing trails should be taken down and left to rot in a natural way
16.	The natural area is what makes Maplewood special. Our bird sanctuary is world known, with dedicated volunteers. Hundreds of people visit every week, sometime more. We should be expanding our natural protection of the Maplewood area. As stewards of North Vancouver and Tsleil-Waututh in unceded land, we have a responsibility to protect the land for your grandchildren, mine, all the great grand children of the world to experience these wild and beautiful places. For example, to sit at the sanctuary and be viewed up close, nose to nose by a Rufus Hummingbird is a moment I will cherish always.
17.	I support the idea of a cycle/walking parh under the Seymour River bridge crossing.
18.	I was very sad to see almost all the trees cut down for the new mixed use development. They were huge. Gradually all the trees get taken away in this area.

Parks and Recreation


The Maplewood area is rich in parks and trails. Parks include natural parkland areas (e.g. Hogan's Pools Park, Windridge Park), District and community parks (e.g. Maplewood Farm and Maplewood Park) and regional parks and conservation areas (e.g. Maplewood Conservation Area). Trails provide an important linkage between parks and other community destinations including the Ron Andrews Community Recreation Centre and Canlan Ice Sports North Shore. a. In considering the

future of Maplewood, how important are the following: (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)


i. Pedestrian and bicycle linkages to connect Maplewood Village w/ surrounding neighbourhoods

Response	Chart	Percentage	Count
1 (Low)		7.0%	5
		4.2%	3
3 (Neutral)		16.9%	12
		9.9%	7
5 (High)		62.0%	44
		Total Responses	71


ii. Neighbourhood parks / playgrounds

Response	Chart	Percentage	Count
1 (Low)		0.0%	0
		1.4%	1
3 (Neutral)		21.1%	15
		23.9%	17
5 (High)		53.5%	38
		Total Responses	71


iii. Expand natural parkland to protect environmentally sensitive areas

Response	Chart	Percentage	Count
1 (Low)		1.4%	1
		1.4%	1
3 (Neutral)		26.1%	18
		8.7%	6
5 (High)		62.3%	43
		Total Responses	69

iv. Creating more continuous sidewalk connections

Response	Chart	Percentage	Count
1 (Low)		4.2%	3
		2.8%	2
3 (Neutral)		28.2%	20
		14.1%	10
5 (High)		50.7%	36
		Total Responses	71

v. Community gardens

Response	Chart	Percentage	Count
1 (Low)		5.7%	4
		5.7%	4
3 (Neutral)		47.1%	33

5 (High)		22.9%	16
		18.6%	13
		Total Responses	70

vi. Central plazas / open spaces

Response	Chart	Percentage	Count
1 (Low)		2.9%	2
		7.2%	5
3 (Neutral)		36.2%	25
		24.6%	17
5 (High)		29.0%	20
		Total Responses	69

vii. Indoor community / service spaces

Response	Chart	Percentage	Count
1 (Low)		7.0%	5
		8.5%	6
3 (Neutral)		43.7%	31
		22.5%	16
5 (High)		18.3%	13
		Total Responses	71

b. Other comments, ideas, or opportunities:

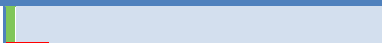



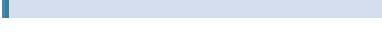
#	Response
1.	<p>Any new playgrounds should consider the research coming out around the benefits of risky play, and should also take into account some counter-intuitive research results around the danger of some types of "soft landing" materials that are actually more likely to cause serious bone breaks for children.</p> <p>We need indoor community /service spaces because it rains for so much of the year, but Gordon Maplewood school and its grounds could be used for this as well. And any central plaza should have seating and some coverage. Consider 8-80 design principles for open spaces and sidewalk continuity.</p> <p>Well lit running and walking trails are a great idea too!</p>
2.	<p>I loved the ideas about functional art, such as uniquely shaped benches and bike locks, and also potential slow moving roads allowing for outdoor living. Having more shared gardens and edible landscapes in the area would also be a great thing.</p>
3.	<p>As mentioned in my prior comments I would like to see running/walking trails OR a running track like Sutherland School recently installed (good use of the field behind Kenneth Gordan School?).</p>
4.	<p>Make room for green space, wider sidewalks, bike lanes by reducing surface parking</p>
5.	<p>Need more pedestrian paths - not more bicycle paths - not sure why you grouped those - leading question?</p>

6.	Trail system and parks worthy of beautiful british columbia.
7.	Keep Cyclists and Pedestrians complete separate. Especially along Dollarton. This is a major cycling route for commuters and recreational weekend warriors. The current shared use paths along Dollarton are a hazard for cyclists who travel at 30-40kph they need to be kept on the road and keep the Shared use paths for families on bikes, walking or scooters for the elderly. DON'T MIX THEM.
8.	More padding here. All self-evident answers.
9.	non vehicle access should be a big focus. I live on Windridge and I see bicycles all day every day, more than most bike lanes downtown. The easier it is for someone to walk from Herritage Blvd or Ellis dr the better the community will be. Also, walking is very difficult btw MSP and Dollarton on riverside and also from Dollarton and ellis west to Maplewood
10.	Any initiative that protects the environment or that promotes aggregation and community building is important
11.	Connect urban and natural areas with trails.
12.	Yes yes yes yes! Go for it! Bike route! Easy to follow sidewalks connecting all over Maplewood and further! Lovely community gardens, wheelchair and disabled friendly, be inclusive so ESL is not a factor: seek out immigrants. Gardens are a great way to bridge cultural divides. Community centre's, not gas stations or pubs. If you build it: they will come. I will!
13.	I favour the Windridge extension with good sidewalk & bike access to East Seymour. Make car traffic on Windridge one way going east. Provide bike paths on (east) Riverside Drive.
14.	Prioritise people walking and cycling, and transit connections, over people driving and over parking. Build narrow streets with low speed limits and wide sidewalks with plenty of trees for shade and benches to rest. Walking through parking lots is unpleasant and can be dangerous, so consider how and where those are designed. Particularly, the entrances and exits where they cross the bicycle/walking path on the main road are very dangerous. Sight lines are poor and the new development adds more chances for conflicts and accidents.
15.	Increased population density will require more transportation options. Now is the right time to implement separated on street bike infrastructure. Multiuse trails are nice, but cycle for transportation connections to the Second Narrows are required.

Transportation

Maplewood includes a road network, transit service including 4 bus routes, sidewalks and trails.

a. How do you most often get around within your neighbourhood? (select only one)

Response	Chart	Percentage	Count
Bus		3.2%	2
Bicycle		12.7%	8
Walking		30.2%	19
Car/Truck as driver		49.2%	31
Car/Truck as passenger		1.6%	1

Other	3.2%	2
Total Responses		63

a. How do you most often get around within your neighbourhood? (select only one) (Other)

#	Response
1.	I used to bike but I got run over by a car.
2.	Goods& Service driver

b. How do you most often get to and from Maplewood (select only one)

Response	Chart	Percentage	Count
Bus		6.3%	4
Bicycle		14.3%	9
Walking		7.9%	5
Car/Truck as driver		65.1%	41
Car/Truck as passenger		4.8%	3
Other		1.6%	1
Total Responses		63	

b. How do you most often get to and from Maplewood (select only one) (Other)

#	Response
1.	GS Driver

c. How would you rate the following priorities for the future? (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)

i. Active Transportation - a rich network of pathways, trails, and bike facilities

Response	Chart	Percentage	Count
1 (Low)		8.6%	6
3 (Neutral)		0.0%	0
5 (High)		21.4%	15
5 (High)		15.7%	11
5 (High)		54.3%	38
Total Responses		70	

ii. Quality Pedestrian Environment - comfortable and inviting streets, sidewalks and plazas

Response	Chart	Percentage	Count
1 (Low)		2.9%	2
3 (Neutral)		1.4%	1
3 (Neutral)		23.2%	16
5 (High)		20.3%	14
5 (High)		52.2%	36
Total Responses		69	

iii. Transit - frequent transit service that provides regular connections to and from Maplewood

Response	Chart	Percentage	Count
1 (Low)		8.5%	6
		1.4%	1
3 (Neutral)		40.8%	29
		16.9%	12
5 (High)		32.4%	23
		Total Responses	71

iv. Automobiles - reducing congestions and making driving more convenient

Response	Chart	Percentage	Count
1 (Low)		15.7%	11
		7.1%	5
3 (Neutral)		32.9%	23
		15.7%	11
5 (High)		28.6%	20
		Total Responses	70

d. Other comments, ideas, or opportunities:

#	Response
1.	<p>I currently work in Vancouver, relatively close to the Canada-line station at 25th and King Edward, but getting to the Canada line (or other skytrain lines) is quite inefficient in Maplewood. I used to commute by bus to work before moving to Maplewood, and am now reliant on a car.</p> <p>My husband works on Fell avenue in North Vancouver by the automall. If he takes the bus to work it takes him over an hour and involves 3 buses! Biking on the other hand takes him 25 minutes. The inefficiency of getting across northvan by public transit is crazy. We need more direct bus routes within North Vancouver and into key transit destinations within Vancouver. This efficiency is also key to the property values of homes in Maplewood.</p>
2.	Stop cars from cutting through Maplewood to get to Blue Ridge or Deepcove
3.	Reducing congestions is a higher priority BUT I don't mean in regards to increasing the number and size of roads. I mean in regards to minimizing development to keep the vehicle numbers down
4.	Minimally upgrade streets and install curbs (road conditions in some areas are unsafe). Sidewalks would be wonderful.
5.	Not everybody can bike or walk from a place to place. There are people that have kids, are disable bodies or old. Stop feeding us the European way of living.
6.	Provide high quality bike path from Maplewood to Phibbs Exchange and ample secure bike parking at Phibbs. Phibbs is only 5min by bike from Maplewood along Dollarton but it is a dangerous & inconvenient ride.
7.	Again the attempt to slide bikes in with other topics - you're losing cred here..

8.	transit, bike, walking paths only make sense if we create local High density living.
9.	When considering cycling: we definitely need to improve the network through Maplewood, and points beyond. The stretch of Riverside Drive between Mt Seymour Parkway and Dollarton Road DESPERATELY needs a bike lane. It is dangerous. We also need various jurisdictions to ensure that the roadways are cleaned regularly of dirt and debris. The sand used over the winter on these roads has still not been cleaned up and makes for unstable surfaces for cyclists.
10.	unfortunately the transportation study didn't seem to account for the massive growth at Raven Woods, nor did it seem to include other developments along Mt. Seymour Parkway and Cates Landing. Don't know if the changes to the Highway 1/99 interchanges at Mt. Seymour and Main Street will be enough to get traffic away from east of the Seymour.
11.	Again, all self evident answers to your questions. For some reason you are masking the important questions like traffic congestion with many questions / answers that are completely predictable.
12.	with improved businesses and network of sidewalks walking would be ideal...currently not much to walk to
13.	There should be ample parking for those transitioning through the area and want to stop in but not in the core. This is where it should be easy to walk bike within the industrial area and then transfer out to upper riverside or along the parkway
14.	Make more roads and streets. Not everybody can bike or walk.
15.	as a most basic need for bus stops, each stop should have a shelter. Nothing Fancy, but just something to stand under, as when it rains some of the bus stops are not covered and bus stops are so far apart, so by the time you try to walk to a covered one, you'd miss the bus. I'm always surprised that the bus stop close to Superstore, doesn't have a cover!
16.	<p>The area is mainly flat and set in a great location for active transportation, both walking and cycling. Planners should take advantage of this by building a community that fosters alternative modes of transportation, minimizes car use and generally encourages people to get out and about on foot or by bike.</p> <p>Connections for biking should be made towards Mt. Seymour Parkway, Phibbs Exchange and The Iron Workers Memorial Bridge.</p> <p>Physically separated bike paths (i.e. not just painted on the road) should be made to encourage all people to use this means of transportation.</p> <p>Riverside Drive and Old Dollarton Rd. are in dire need of bike paths as they are currently very dangerous for cyclists.</p> <p>Mixed use paths should be minimized (e.g. such as the one along Dollarton Highway) as they can cause conflicts between pedestrians and people biking.</p> <p>Cycling infrastructure on Dollarton Rd. should be completely revisited to create separate paths for cycling and walking.</p>
17.	C(I) is a loaded question. Better transit and pedestrian ways are needed. Cyclists need to be licensed and obey the rules before they are given any more lanes.
18.	Build high with parking below....save some green space. Nothing can grow in the air..but life

	can grow on the ground!
19.	Connected and protected bike network within maple wood and to other town centres.
20.	Although I do drive through here, I often spend several hours a week, or per day walking around with my dog and I find the paths could be better if they were away from the Nasty street. Especially crossing around trying bus terminal! Fix that! Bad! Someone is going to die! I am tired as and driver seeing bikes do hard lefts or rights and push and cross 4 lanes of traffic. But I digress. Paths Paths for walking/biking each it's own side would be wonderful and nice benches sat nicely throughout, some sun and crossed most shade. Some under cover too (many of us walk in thr rain or shine) fountains would be nice. MEC has a nice fountain: it's even got a lower level for dogs. That would be great on hot days. The occasional washroom would be great too. Simple and safe, one stall at a time so no one can come in while you are there. You can do the open floor kind with open 6 inches do its easy easy to see if someone is in there, and easy to wash with a hose. You can make the floor uncomfortable which will discourage sleeping. A solar panel will not light up when you don't want it to. Lovely big maps with cool historical facts. Trivia, treasure hunts all around maple wood. You can pick up the clue sheets at the district offices all so birthday parties, etc wil have fun discovering Maplewood and and the trivia if the area. Just an idea. I love treasure hunts. I'm always making them :)
21.	Discourage vehicle traffic through Maplewood and eliminate curb parking on Old Dollarton. Dollarton Hwy mixed use cycle/walking path is dangerous for cyclists because critical Attention must be given to: 1). Cars driving in/out of commercial sones, 2). post at each drive entrance that can knock you off the bike, 3). Pedestrian traffic - simulaneously! It's time we made the curb lane a dedicated cycling lane!
22.	Encourage less car ownership and reduce congestion by providing less public and private parking.
23.	West Coast Express train station to Brentwood
24.	It is already comfortable to drive and this has generated more traffic. WE need to give people viable alternatives. Like closing 1 lane on dollarton to dedicate to bikes and bus only traffic. Public transport must be made more competitive with the private automobile for travel times in order to shift people out of their cars.

Urban Design and Public Realm

The design of public spaces (streets, sidewalks, plazas etc.) and the relationship to adjacent uses influences community use and experience of this space. Well designed public spaces that welcome pedestrian activity and interaction create more attractive and vibrant community places. a. Rate how you would prioritize the following for making Maplewood a more vibrant and attractive community: : (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)

i. Unique and identifiable places

Response	Chart	Percentage	Count
1 (Low)		7.6%	5
		6.1%	4
3 (Neutral)		39.4%	26

5 (High)		24.2%	16
		22.7%	15
		Total Responses	66

ii. Streets, parks and plazas that integrate stormwater and ecology

Response	Chart	Percentage	Count
1 (Low)		1.4%	1
		0.0%	0
3 (Neutral)		23.2%	16
		21.7%	15
5 (High)		53.6%	37
		Total Responses	69

iii. Improved landscaping

Response	Chart	Percentage	Count
1 (Low)		1.5%	1
		4.4%	3
3 (Neutral)		38.2%	26
		20.6%	14
5 (High)		35.3%	24
		Total Responses	68

iv. Well designed buildings

Response	Chart	Percentage	Count
1 (Low)		7.4%	5
		0.0%	0
3 (Neutral)		23.5%	16
		20.6%	14
5 (High)		48.5%	33
		Total Responses	68

v. Public art

Response	Chart	Percentage	Count
1 (Low)		23.5%	16
		11.8%	8
3 (Neutral)		33.8%	23
		19.1%	13
5 (High)		11.8%	8
		Total Responses	68

b. Other comments, ideas, or opportunities:

#	Response
1.	Celebrate our proximity to nature. Use natural materials, native to this place. Public art should be relevant to where we are, and should lend itself well to various uses and

	interaction, especially for kids. Interesting landscaping is important, but make sure the space is usable and affords physical activity.
2.	Art is a wonderful thing when the economic situation is strong. Because families are currently feeling financially stretched now is not the time to spend valuable dollars on art and culture.
3.	storm water and ecology ponds are great for rats and mosquitos
4.	Maplewood deserves to be beautiful!
5.	function > fluff
6.	of course you have to make it an interesting place for people who don't live there to go as well as the residents of that small area
7.	maplewood really needs a renewed character through it's community places- a destination over a drive thru
8.	As noted before. More fluff.
9.	create proper village town centre or heart of the community
10.	No more building of any kind.
11.	Incorporate flexible spaces to allow for citizen led placemaking activities
12.	Another yes yes yes. Local public art. BC at the most. Local teens too. Encourage waste water to re introduced into the cycle. Well designed homes sound like fancy and unaffordable to me. Good craftsmanship is one thing. Creating a public space that is memorable and says "that's Maplewood" would would be magnificent. I I think something like benches all have a lamp post coming out one side which turn into a solar powered led lamp. The colour is medium brown and the lamp post is in the shape of a tree this would say to me: nature and conservation, culture and cool.
13.	Reduce through traffic. Consider 30 km/h speed through the Mapplewood core, including Riverside north. More roundabouts, especially at intersection of Old Dollarton/Riverside.
14.	Engage with the good people at Happy City, or at least read Charles Montgomery's book of the same name if you haven't already.
15.	Build places people want to be...no cookie cutter developments.

Sustainability

Sustainability refers to a communities' ability to maintain ecological, social, and economic balance, as well as its ability to respond to change and be flexible when faced with change. a. What should our priorities be in Maplewood to create a more sustainable, resilient community? (1 – 5 rating: 1 Low priority, 3 Neutral, 5 High priority)

i. Prepare for climate change resilience – such as stormwater and flood risk management

Response	Chart	Percentage	Count
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1 (Low)		1.5%	1
		1.5%	1
3 (Neutral)		29.4%	20
		27.9%	19
5 (High)		39.7%	27
		Total Responses	68

ii. Invest in renewable energy and energy efficiency

Response	Chart	Percentage	Count
1 (Low)		0.0%	0
		2.9%	2
3 (Neutral)		32.4%	22
		23.5%	16
5 (High)		41.2%	28
		Total Responses	68

iii. Promote water conservation

Response	Chart	Percentage	Count
1 (Low)		1.5%	1
		1.5%	1
3 (Neutral)		29.4%	20
		17.6%	12
5 (High)		50.0%	34
		Total Responses	68

iv. Promote active living and alternative forms of transportation

Response	Chart	Percentage	Count
1 (Low)		7.2%	5
		2.9%	2
3 (Neutral)		23.2%	16
		11.6%	8
5 (High)		55.1%	38
		Total Responses	69

v. Promote food security and local food systems

Response	Chart	Percentage	Count
1 (Low)		4.4%	3
		10.3%	7
3 (Neutral)		32.4%	22
		16.2%	11
5 (High)		36.8%	25
		Total Responses	68

b. Other comments, ideas, or opportunities:

#	Response
1.	Lets do all that we can to reduce our carbon footprint and to teach the next generation to consider the natural environment when making choices. Understanding and prioritizing taking care of the environment and of your own health and well-being is extremely important, and should be a priority in any community.
2.	All new buildings should be built with solar hot water, bike rooms with ebike charging outlets
3.	could be beachfront property in 100 years
4.	As before. I get the impression that you think of us as simpletons.
5.	The maplewood farm and ideals of farming should be incorporated into the community. This used to be a very popular place for horses and rustic living
6.	Food security and water conservation tie into everything else. Being responsible for your environment and protecting your community - using efficient means of transportation and getting big bonuses at work for doing so will encourage health, less sick days, mental health positive outcomes and more. We need to be aware that we could run into trouble from natural disasters and plan ahead: earthquake, fires, landslide and flood. Each business and building should have a plan and ewxh building owner and co-operative should provide a emergency management plan.
7.	Going east or west from Maplewood is a challeng on bike. The connectedness of Maplewood to East Seymour and commercial centres west of 2nd narrows traffic is a problem. Perhaps the current Bridgehead reconstruction will take that into account.
8.	Community gardens and outdoor space for private gardens, absolutely. All cycling facilities should be AAA. Kids should feel safe biking to school or walking home without their parents. Conserve existing trees and plant new ones. Bioswales, solar panels, grey water systems, net zero energy use, small carbon footprint, etc. and make sure people are engaged with this. Make it a selling feature.
9.	Provide people the choice to connect to other north shore city / town centres with separated and fast bike infrastructure. Consider a bike highway on Highway 1.

Your Big Idea

As we embark on the planning process we would like to know from residents, businesses and others what makes Maplewood a truly great community. There's so many possibilities. Suggestions will be used to inform big ideas and principles to help guide the planning process. Here are a few of the things we thought of:

What ideas presented above do you like?

#	Response
1.	I like all the ideas above. It would be easy to require new developments to include car2go, modo and evo spaces in their (preferably underground) parking. Encouraging sustainable

	<p>local (and local-serving) businesses is hugely important. Walls ONLY where absolutely required, and then there should be significant community discussion around the design. Creative bike racks could also be a requirement for developers. Street spaces that are closed to cars and allow businesses to have outdoor seating, or at times rotating food trucks would be excellent. This of course goes hand in hand with safe pedestrian spaces with trees for shade and non-business related seating so that people can spend time in the space without spending money.</p> <p>Facilitate local office spaces to host food truck and community events. Make industrial groups give back to the community!</p>
2.	Provide safe pedestrian environments and road spaces that can be closed to vehicles for community events.
3.	Community Events, environmental sustainment, Underground parking, local busienss
4.	Habitat restoration, Green space improvement, Connect people to the natural environment.
5.	I loved the ideas about functional art, such as uniquely shaped benches and bike locks, and also potential slow moving roads allowing for outdoor living. Having more shared gardens and edible landscapes in the area would also be a great thing.
6.	community gardens, safe pedestrian layouts, food trucks
7.	Wow these are great ideas! I would caution that valuable dollars not be wasted. Ensure that community's necessities like affordable housing, green spaces remain, and traffic flow are address for now and into the future. Until these basic needs for all of the North Shore are met, future embellishments should be kept to a minimum.
8.	Bike share.
9.	Maplewood brewery, car share (car to go), good safe sidewalks, sustainable use of maplewood farm
10.	Habitat restoration, Reinforce and enhance Rivers.
11.	Brewery. Locals Buisness. Parking
12.	habitat restoration projects, restore and enhance maplewood creek, seasonal food truck, sustainable local businesses
13.	Car-Share Program; Parking under condos; Habitat Restoration
14.	<p>Restore Maplewood Creek</p> <p>Woonerf, streets closed to vehicles</p> <p>Community gardens</p> <p>Innovative opportunities for local businesses</p>
15.	I like all the ideas, i embrace the development but we cannot add thousands of residents to this area until there is a defined plan to address the current traffic problem.
16.	I love them all - it would be a dream to live within walking distance of a town centre like this

one!
17. sustainable businesses. Most are good ideas - esp foodtrucks
18. All ideas that connect the community together in a healthy and considerate environment that is inclusive of all ages and all means. Ideas that restore a village lifestyle where reliance on the community is greater than one on local or other governments.
19. bike racks outside businesses retail space for businesses that help foster a community not just fill our lives with junk (eg butchers, pharmacy, health services, Saturday market, restaurants that are open outside of monday-friday 9-5 hours)
20. Anything that promotes a more community, friendly, social environment for residents and local businesses.
21. I favour ideas that enhance the livability of the neighbourhood for working families. Community gardens, safe playgrounds, AAA cycle routes, community centres and local schools are ways to achieve this.
22. already have one brewery within the community and they seem to have done it right. wouldn't want to see any additional brewery(s) cannibalize the existing one, but maybe could be a cluster like the few in Vancouver. Underground parking is great (more surface space for residences). Ocean source heat pump for heating/cooling buildings not a bad idea. No shortage of water down there
23. Cool the school, shared streets, local businesses, community murals
24. safe pedestrian and bike pathways
25. Sustainable local businesses Public spaces which are pedestrian and cyclist friendly
26. restore and enhance maplewood creek seasonal foodtrucks green space improvements safe pedestrian environments and road spaces that can be closed down for community events
27. They each have merit but do not incorporate too many of them. Keep it simple.
28. Habitat restoration. Food trucks.
29. ..provide safe pedestrian environments and road spaces....
30. All above
31. anything that would add to greenbelt, protect the habitat and keep the Maplewood a small community village.
32. Wildlife rescue, and habitat restoration,being in the area for 20 years, its something that would be appreciated

33.	Habitat Restoration
34.	Affordable housing for mixed demographics. linked to public transportation
35.	All
36.	preserving natural habitat.
37.	Bike and car sharing, community gardens
38.	Parking under condo units
39.	It offers a little of everything for all types of people.
40.	All of the above!! Habitat restoration, encouraging bees by planting the right things, I love the bike share and car share. Rainwater catchers. Anyway to convert waste into better use.
41.	All are great ideas - implement as many of them as possible!
42.	I think there should be some walls for noise protection as we hear many cars. I think parks are great. i think parking under BUILDINGS is good. Less condos and more buildings IF we have to do this at all. Restore Maplewood Creek.. Create a BEACH at the river. :
43.	All of them!
44.	Rain garden and cool thr roof project.
45.	Growing Maplewood but allowing it to avoid car dependency by better connecting it to East Seymour and the business districts west of Mountain Hwy. Westridge Dr extension/upgrade offers a pleasant (Spirit Trail) route to the pool and ice rink and hopefully beyond, on foot or by bike of course. Creating a community that is walkable and not stressed out by passing through vehicle traffic.
46.	All of them! But particularly urban food, reducing waste and energy use, safe public spaces for people (happy city!), fewer surface parking lots and more support for the ecosystem.
47.	Lots of great ideas...pick a few and really do them.

Finally, what are your big ideas for what would make Maplewood a truly great community?

#	Response
1.	Listen to residents so that they want to stay living in their homes so that Maplewood is an engaged community. We have lots of young families moving into the neighbourhood, so celebrate and support this. Make it make sense to spend the weekend just puttering around the neighbourhood and interacting with others from the neighbourhood. Make it easy for people to live in Maplewood but commute without a car to work in and around North Van and Vancouver.
2.	Kids safe to get around (walk ways missing), more local shopping possibilities, Underground Transit to avoid all the busses on the street, better Transit Connections to Lonsdale, West Vancouver and Vancouver

3.	Preserving the green space and natural habitat. Stop new mix use development. Stop over crowding the village. Improve the traffic and infrastructure. Listen to the needs of the people living in the Maplewood community.
4.	residential/public access to the waterfront - too much industry on the waterfront
5.	<p>Thanks for all your hard work and deep consideration. The change is great!</p> <p>Just in case it got lost in the other section, here again is this request that is close to my heart.</p> <p>I have a request and ideas regarding habitat and wildlife education. It would be wonderful to see information stations in Heritage Park and the lower Seymour river area. Boards with images and information about the ways and lifecycles of the plants, small creatures, insects, birds, and fish that make the river and surrounding area their home. It would be enlightening to discuss terms like stewardship and how ecosystems depend on all factors thriving in order to be healthy and sustain life, people included.</p> <p>I think it could help foster an appreciation and respect for all life and encourage people to be caretakers of the land and clean up cans and garbage. Also including more places for garbage disposal and recycling in the area would be helpful.</p> <p>I've seen garbage and destruction in the area. A week ago a class of approx. 30 kids from Kenneth Gordon school walked to the river where they all threw huge rocks and boulders into the shallows for several minutes, potentially crushing small fry, eggs, and life that seek refuge in the protected areas of the river. This was disheartening. It would be nice if the teacher could have references to help them teach students to appreciate the life there, so the kids could look for it, and learn to tread more gently.</p>
6.	Good community communication,
7.	No earth shattering big ideas, just affordability and green!
8.	<p>Let's get the schools full of kids again . I have been here for nearly 40 years. I know some people like a quiet sleepy forgotten place to live. I remember when the area was full of working families, active and full schools, and community.</p> <p>I realize there are those that worry about traffic but I don't want to stop progress in our area over that. Otherwise maple wood will never change for the better.</p>
9.	More Walkable (connecting sidewalks, streets shut off to traffic), better field / usable park area behind school, businesses that serve community needs (eg daycare, dry cleaning, restaurant, grocery, bank, liquor store, yoga/gym), more accessible to transit. Build on the legacy of the farm- community centred around professional young families and farm.
10.	No more development of any type. Improve the infrastructural and traffic. Preserve Habitat

and greenbelts and trails.
11. I would like to see Maplewood grow to be a small town community feel, with nature/bike/hiking trails connecting to other communities.
12. A village centre/square and pedestrian friendly malls.
13. Build a truly car-free or car-light family friendly neighbourhood where streets are safe to walk, bike, play. Car access is limited.
14. Get rid of Canexus!
15. Community car parking. Free park & ride to encourage people to ride or take transit part way to work.
16. Coop housing in a coop environment.
17. bike/pedestrian only areas like what you see in Europe. Where one can run their weekend errands all in one place without ever having to get into a car.
18. A park area encouraging residents to congregate.
19. Work with the School District to ensure that a public elementary school is returned to the community.
20. Maybe it wouldn't be a bad idea for a slightly taller/larger office-type building towards the eastern end of the lands. A reason for people to come into the neighbourhood during the day (keeps service industries busy for more of the day; traffic would be counter to main through flows)
21. Getting rid of less desirable condos in the area that are eyesores
22. Safe and well connected bike and pedestrian pathways. Especially on windridge road, riverside road, old dollarton and dollarton road. Enforce speed limits on mt Seymour pathway. Paint lines like on 29th street to enforce 50 km/hr.
23. Community gathering spaces that can be used in winter and summer (i.e. with some protection from rain/sun). Local groups can book it/community concerts/farmers markets etc.
24. A community space or plaza that anchors the village- can host events, go to the village for a coffee. A place that can draw people to stay for awhile instead of driving through. Current derelict mall would be a good space to develop for this.
25. Community gardens Senior housing attached with daycare
26. encourage self sufficiency in the community with well rounded selection of merchants, schools, services and activities
27. Restrict growth due to lack of infrastructure
28. Not a congested place surrounded by condos and town houses. We don't want to attract more people to Maplewood village. We want to keep it a quite and green environments
29. Becoming the AFFORDABLE community it use to be.

30.	We would like to see of Maplewood village as a small quite community surrounded by nature. We don't want a vibrant and noisy community.
31.	Affordable housing
32.	An open and interesting area for people to visit and stay.
33.	We want to keep Maplewood a small Community. If having a vibrant community means to have more condos or town houses. WE DO NOT WANT IT.
34.	More affordable housing We need more and newer rental apartment buildings that stand taller so developers will build them - they need to make the economics work as well Give them more FSR
35.	Bring the community back into the community.
36.	Ensuring that the dump is kept clean and that there is no seepage into streams or ocean. Ensuring any industrial business is up to the best standards in terms of environmental stewardship. Ensuring all bus stops have a shelter Encourage independent businesses to come in to the neighborhood. (not chain stores)
37.	Make it an active transportation community designed around walking and cycling. Driving should be minimized and limited to the outskirts. Design it around public spaces to encourage people to go out and socialize, to foster a sense of community.
38.	Turn the beach area into a beach area along the river....ALL NATURAL, but bring in some sand and create an environment that encourages spending a day along the river. NOTHING COMMERCIALIZED necessary!
39.	Flexible, incremental development as opposed to monolithic. Small lots to increase building type and variety. Fine grained transportation network. Centralize parking in one or two locations and create a car free community. Mixed use, not just vertically in developments but horizontally along the street fronts.
40.	Replace a portion of the industrial use to mixed use and plant community gardens with community designed play parks for both young and old old to exercise on: slide for kids, exerciser bikes for adults *Nelson BC has a great adult park for exercises. You can move the equipment apart so there is a walk in between.
41.	Create a roundabout at the intersection of Old Dollaton and Riverside Dr.(east). This will fiscourage people driving through Maplewood and improve walkability.
42.	Wouldn't it be amazing if car ownership there were only 10-15%? One way to do this is to make it more attractive to 20- to 35-year-olds who aren't driving or owning cars and may be attending Cap U not too far away. But they also don't have a ton of income so housing needs to be affordable and diverse.

43.	Amtrack: Seattle to Whistler
44.	Seperated cycling infrastructure like Dunsmuir / Hornby in Vancouver to make cycling viable.

Any other comments, ideas, or opportunities?

#	Response
1.	Cherry trees between Riverside and Seymour River on Mount Seymour Parkway! Make this a beautiful place to live! Thanks!
2.	We will F.O.I this survey and all the documents relating to this project.
3.	I was disappointed that only 2 days notice was given for the April 20th meeting. The signs only went up 2 days before. If you want our input and want to hear our concerns, you need to give us more notice via earlier installation of signs or leaflets in our mailbox.
4.	<p>The neighbours at 591, 561, 531, 525, and 505 Riverside Drive have discussed the Maplewood plans and our potential role in it. While we would like to assist the district with plans to densify our lots, the current projected FSR zoning of 1.2 does not make our properties valuable enough to warrant the change.</p> <p>The maximum a developer can currently pay, even in the most expensive areas in Vancouver, is \$285 per square foot at this FSR. Considering our lots are a relatively small 4059 square feet, and our homes are valuable, this FSR does not allow us to replace our homes with comparable ones. Four of the lots have homes with 5 bedrooms, including two bedroom suites, all in great condition, and some very newly renovated.</p> <p>We would be amenable to helping the district progress with the plan of increasing density and believe that our area could benefit from higher proposed density than the current 1.2 FSR. Not only would this make economic sense, but also it seems it would allow for the creation of much needed parking on the site of any new development, and a higher density structure would suit the area since it borders on busy thoroughfares. It could also nicely sustain plans for increased housing for many future years to come.</p>
5.	<p>I have full confidence, when looking at the North Shore as a whole, that a clear picture of needs, not wants are evident for the good of its residents. Affordable housing and the environment are top priority. I know with a will there is a way.</p> <p>I look forward to continuing to participating in the Maplewood area development.</p>
6.	Please no highrises!
7.	Use money from developments to upgrade the paths along Dollarton Highway (widen and make intersection crossings safer and more convenient).
8.	Please provide a microphone at the next meeting. I couldn't hear a thing and i was in the

	middle of the room.
9.	People move to the north shore for is simplicity and connection to nature. keep the balance.
10.	Skytrain to the north shore!!
11.	A nice coffee shop please! A restaurant chain like cactus club
12.	Sea bus from maplewood to Lonsdale to dundrave and downtown. Why not.
13.	<p>safer pedestrian connection to bird sanctuary.</p> <p>enhance access and public space around the river- it's a great asset to the community that is hidden away!</p> <p>develop riverside drive section from Dollarton to Mt seymour parkway as a north south corridor and less of a drag strip for cars. Pedestrian and bike friendly please!</p>
14.	<p>One of the most important issues that you do not include in this survey concerns traffic congestion AROUND Maplewood. The plan is to add 1500 more residences which equates to 3,000 more cars. The traffic in ALL parts of North Vancouver District and City is horrendous and the Maplewood Village Centre will just make it worse.</p> <p>If I had a trump card to play I would prohibit ALL new building permits for everything on the North Shore until the ENTIRE traffic situation is relieved. You might say you want to encourage more public transportation etc. but until this is a fact, I would like to see all developments of all kinds on the entire North Shore put on hold until the traffic flows smoothly at every rush hour. The Maplewood village idea is a small part of the problem but it cannot and should not be viewed in isolation.</p> <p>I am intrigued why all you development and consulting folks do not dwell on the traffic issue first and once fixed, THEN see how a Maplewood development might fit in to a well organized municipal system.</p> <p>For some reason you folks always do things backwards.</p>
15.	Before District approves any more development, it should improve the road and streets. I think We have enough affordable housing in North Vancouver.
16.	We encourage District to listen to the needs of local residents instead of ignoring them.
17.	I would like to be on the mailing list for any updates on this project.
18.	<p>I love what is already happening in the Maplewood area. New businesses have been developed on land that really needed a facelift. Plus with the added population, those businesses should do well.</p> <p>There is a really ugly shed accross from Superstore that could use a major facelift it's not so attractive.</p>
19.	There are a few neighbours that live at the following addresses. WE ARE IN BIG TROUBLE...if things keep going the way they are..we will be surrounded by condos and no one will buy us out. Condos take up too much land space....the air is fee and empty....BUILD UP....not just for our sake but to keep some greenery! If you build condos where we lived in our renovated homes with suites NONE of us will be able to live in North Van as no developer will give us enough money...our lots are not big enough! However, if we stop this

nonsense of all these sprawling condos and build a little higher....you can get more people in per square foot. ISNT THAT WHAT YOU WANT???

The neighbours at 591, 561, 531, 525, and 505 Riverside Drive have discussed the Maplewood plans and our potential role in it.

While we would like to assist the district with plans to densify our lots, the current projected FSR zoning of 1.2 does not make our properties valuable enough to warrant the change.

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We would be amenable to helping the district progress with the plan of increasing density and believe that our area could benefit from higher proposed density than the current 1.2 FSR. Not only would this make economic sense, but also it seems it would allow for the creation of much needed parking on the site of any new development, and a higher density structure would suit the area since it borders on busy thoroughfares. It could also nicely sustain plans for increased housing for many future years to come.

20. Promote nature first above all other ideals. Ask yourself:"how does nature do in in this scenario?" Be honest and you will be doing the best thing. Thank you.
21. I'm impressed with the amount of detail in in the report. I was sorry to have missed hearing about the open house. Perhaps signage in the area would have helped as I cycle through Maplewood regularly.
22. More trees, fewer surface parking lots. Land is too valuable to waste on parking. Be more thoughtful about that. I'm excited by a lot of your vision and look forward to seeing it unfold.

Thank you for filling out this survey!

Stay up to date on the project:

47 respondents signed up for email updates

Stakeholder Meeting Worksheet Comment Forms

The following are the original comment worksheet forms and meeting minutes from the stakeholder meeting held on June 29th, 2016.



3. Please provide additional comments or key points you'd like to leave us with from today's session.

- emphasize • affordable housing rental
- establish trail network
- improve community spaces such as meeting rooms.
- facilitate the establishment of a covered mall.
- Space for a Campground??
(Seymour Prov. Park were studying the possibility of one at the bottom of the Seymour Rd.)

Next Steps

Your input provided today will be combined with what we heard from the community and other stakeholders. This will be used to help structure focus areas for exploration at a stakeholder design charrette scheduled in Fall 2016. If you've indicated interest in this event, we will contact you again once a date has been confirmed. Otherwise, we will provide you with an event notice and invitation to attend the public open house to immediately follow the charrette and again contact you at the draft concept stage for continued review and input.

For further information and background materials, please visit the District of North Vancouver's website at: <http://www.dnv.org/sites/default/files/edocs/maplewood-workshop-display.pdf>



3. Please provide additional comments or key points you'd like to leave us with from today's session.

- maintaining a mix of affordable & market housing.
- ensuring mix of housing & commercial space w/ opportunities for small business.
- Community amenity space
- walkability - connecting trail system.
- maintaining natural habitats where possible
- ensuring protection from flooding, earthquakes, etc.

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DISTRICT OF NORTH VANCOUVER

3. Please provide additional comments or key points you'd like to leave us with from today's session.

AFFORDABLE housing should stay affordable through its life time. Catering to those who service a community. To the young who need to just rent especially when they are just starting out. They do not want to buy. Rentals rentals rentals.

Transportation ~~for~~ and easy access to community areas and connections to other routes out of the area.

Every effort made to preserve wet-lands there is a shortage due to development over the years and we need to correct that.

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

Have municipal wide concepts like setbacks from streams are
 — lot coverage allowance is

—
 Set back from streets — main roads — smaller roads

Tree canopy by lot — by region

on site water storage / capture
 preplan transportation including parking + cycling

local gov't are the ones to review the big picture which would include employment / industry

* Houston, near Smithers has a wonderful community shared wetland

9202-889 408

add creeks / wetlands to all maps

Next Steps

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

- main focus should be residential with community amenities and green space to ~~see~~ create a liveable neighbourhood.

- Lot of opportunities for local residents to walk to local businesses and engage with each other.

Next Steps

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

- affordable housing that is also accessible to people with disabilities.

- connectivity between the town centres on the NS, good bus access with accessible stops + pedestrian paths that are safe for people with disabilities

Next Steps

Your input provided today will be combined with what we heard from the community and other stakeholders. This will be used to help structure focus areas for exploration at a stakeholder design charrette scheduled in Fall 2016. If you've indicated interest in this event, we will contact you again once a date has been confirmed. Otherwise, we will provide you with an event notice and invitation to attend the public open house to immediately follow the charrette and again contact you at the draft concept stage for continued review and input.

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

- when creating a village it is important to provide spaces & opportunities for the grass roots of the community to define it's personality from the ground up.

Next Steps

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

- I value preservation of natural wildlife habitats and remembering the importance of not fragmenting the natural spaces
- I agree that we need to ensure there are homes for people with different levels of income

LATER

- be sure business and residential buildings have secure garbage/organics structures (required)
- landscaping needs to be aware of what plants attract wild life

Next Steps

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

PARKING CONSIDERATIONS RE REGIONAL TOURISM?

Next Steps

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3. Please provide additional comments or key points you'd like to leave us with from today's session.

- DNV/WBT*
- REVISIT 1995 CONCEPT OF DIRECTING STORM WATER ETC. TO FEED PARK STREET MARSH.
 - CONSERVE EXISTING WATER FLOW TO THE CONSERVATION AREA.
 - WILDLIFE CORRIDORS - IDENTIFY NEED AND IMPLEMENT



Next Steps

Your input provided today will be combined with what we heard from the community and other stakeholders. This will be used to help structure focus areas for exploration at a stakeholder design charrette scheduled in Fall 2016. If you've indicated interest in this event, we will contact you again once a date has been confirmed. Otherwise, we will provide you with an event notice and invitation to attend the public open house to immediately follow the charrette and again contact you at the draft concept stage for continued review and input.

For further information and background materials, please visit the District of North Vancouver's website at: <http://www.dnv.org/sites/default/files/edocs/maplewood-workshop-display.pdf>

Stakeholder Phone Calls & Information Received

The following is a record of stakeholder comments received in phone interviews, letters and record of meetings.

Stakeholder Interviews – Record of Conversations

Interview Outline

Interviews were conducted using the following format:

1. Introduction to the Maplewood Process: Review the project work/process & timeline.
2. Review key interests in the plan and planning process.
3. Identify a continued contact for the project work.
4. Ask what the typical process for referral and input to the plan is.
5. Are you interested in participating in the charrette?

Record of Interviews

TransLink & Coast Mountain Bus Company (2 representatives, referred to one)

- Translink does not currently expect service changes or new projects directly within this area.
- Refer to the Marine – Main Frequent Transit Corridor Study (formerly North Shore Corridor Study), it may have some impact in the area, the project is currently scheduled on a rapid timeline; a preliminary concept is due in the fall 2016.
- Refer to the north shore transportation plan – identified transit exchange, long term planning and existing services.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Metro Vancouver, Properties Division

- Recommendation to involve water and sewer groups at Metro Vancouver and engage operations.
- There is an existing sewer right of way within the Maplewood area. Metro Vancouver will hold on all work with this ROW until land use and Maplewood Plan is complete; all previous designs showed a park designation; will require proper tenure for this ROW.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Metro Vancouver, Policy and Facility Development Solid Waste Services (2 representatives)

- Currently operate an established waste site.
- Customers for recycling is primarily residents, may have some reno recycling.
- Large amount of truck traffic in/out of the area.
- Primary concern is the flow of traffic and limiting impacts on residential in the area.
- Interested in transportation study and charrette outcomes.

- Would like to remain on the stakeholder list, be informed of draft plans and design charrette outcomes.

Metro Vancouver, Growth Management, Parks, Planning, and Environment

- Key interests in the plan: compliance with RGS, industrial lands, conservation/land use changes, maintaining regional population and employment projections for the area.
- Note, key infrastructure projects will be happening in that area, outside the study area, but may have some impact to land use and development there (traffic impacts, with growth and development).
- Note the frequent transit development area, overlay for bus and connecting Maplewood to transit/access in and out of the community.
- Would like to remain on the stakeholder list, be informed of charrette invite, draft plans and design charrette outcomes.

BC, Housing, Development and Asset Strategies

- BC Housing can provide services, resources and information to this project process and District when working with developers in the area. Start with the website.
- BC Housing offers a financing program, assist with a sub-committee on housing.
- Can provide a short slide presentation on affordable housing.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Property Owner Representatives (2 representatives)

- The way the FSR is currently set up there's no incentives for certain owners to sell, in particular for smaller lots. Should additional density be desired (or build out of current designations), the District will need to review this as part of the Maplewood process.
- There is no community gathering place – this will add vibrancy to the community.
- Explore flexibility in creative ideas for housing, duplex and lane housing for increasing density, or other forms, to promote owners developing, as opposed to large block development, in addition, this may be best suited to the character of Maplewood.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

North Shore Family Services

- Currently holds an agreement with the District.
- Currently serve 1,100 families, a well-used program. Services are community wide, not income dependent.
- Existing location has space and traffic concerns.
- Services require a central location and subsidized space. Other partners that would need a shared space, they need to match services, because they can't set up tear down for programming.

- Two programs, iHope and companion in community care program, volunteer program, requires 5,000sq ft., two separate spaces, kitchen, outdoor spaces, play, and partnership with IDP, matching programs.
- Need lots of storage, receive donations in excess of \$100,000 of materials. More space, can add more programs, and expand services.
- Maplewood is a key place and critical location, close to Tsleith-Waututh Nation, share lunch, support program, community building, this location is key to that partnership.
- iHope also raises a lot of money for community programs.
- Space through a community amenity would be ideal, they're prepared to expand their services.
- Proximity to transit is important, parking is important, traffic flows and access is important. Already hearing from participants in the area about density and transportation.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Representative Property Owner & Commercial Realtor

- There is a need to consider 2.75FSR up to 6 to 7 storeys in the area to ensure there is incentive for developers to redevelop properties.
- Consideration for rental buildings or combination of market and rental would be important.
- Consideration should be given for properties on Munster St. to have a higher density. The service lane should be reviewed, closed, consolidated, and sold with adjacent properties to facilitate a good development that works.
- Underground parking is likely not feasible (flood level and cost).
- Transportation was identified as a huge issue for the community, especially to accommodate the new density, fulfilling good design and Maplewood planning objectives, water access is important, work-industrial public space, and accommodate new business, new development should integrate in the community, make it aesthetically pleasing, there is a lot of opportunities here.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Anthem Properties

- Have had recent successful development in the area.
- Currently within the District development process for additional properties.
- Interested in the Maplewood Planning Process.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

GWL

- Have had recent successful development in the area.
- Recognize potential for intensification, increased businesses, have stable and growing tenants.

- Interested in the Maplewood Planning Process. This process will help inform their future business planning.
- Notes for the process: street front parking remains available, good access, underground parking is cost prohibited for this area, need to be realistic with design or guidelines for buildings. Consideration for noise and access, transportation issues, especially near residential.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Darwin Properties

- Maintain significant property holdings in the area.
- Development interest.
- Will provide and share information and general concepts. Have been working with the community for all developments.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.
- Refer to information memo submitted July 22, 2016.

Seylynn Properties

- Interest in redevelopment of specific sites and in what land uses the Maplewood Planning Process concept plan will result in.
- Would like to remain on the stakeholder list, be informed of draft plans and interested in participating in the design charrette.

Vancouver Coastal Health

- District contacted. Refer to letter of input following.

Port of Vancouver (interview pending)

- Would like to remain on the stakeholder list, be informed of draft plans and design charrette outcomes.

To: Modus Planning & District of North Vancouver
From: Darwin Properties
Date: 22 July 2016
Subject: Maplewood area planning process – stakeholder consultation feedback

Darwin Properties would like to submit the following summary of goals and constraints regarding each of our two sites in Maplewood:

Maplewood Gardens:

- Consider a variation in building height in order to provide affordable rental housing for existing tenants
- Provide a diversity of housing and building forms for people of all stages of life and income (concrete, wood-frame and townhouses)
- Maximize open space and connections to and from Northwoods Village
- Build a new High Street, providing a community focus and a public plaza for community events
- Incorporate active transportation strategies to encourage walking, cycling and transit use
- Limit the amount of retail on site so as not to compete with the neighbouring retailers and businesses
- Incorporate community amenity space for I Hope Family Centre for Family Services North Shore

Maplewood North:

- Industrial and office development is not possible on the northern half of the property due to the topography
- Focus employment lands in the southern, flat portion of the site
- Current business park model along Dollarton does not maximize the potential use of land; consider more innovative concepts such as South Lake Union Innovation District in Seattle to attract major employers such as Amazon.
- Consider a zoning that allows flexibility in types of uses and does limit the type of businesses who can work in the new business district.
- Employment lands designed to encourage higher paying jobs and greater employment density (more offices, less warehouse/factory uses)
- Residential housing to support the employment lands and attract / retain employees is critical to attracting businesses. Note: Darwin is currently in talks with 2 major North Shore employers – both agreements are conditional on providing a component of employee housing.
- Residential housing to support the employment lands and attract / retain employees is the most appropriate use for the northern sloping portion.
- Preserve and enhance wildlife corridors and habitats
- Preserve and enhance major watercourses
- Improve public trail network and potential connection to the Spirit Trail and the waterfront
- Enhance public transit to the site to be able to service the employment lands
- Sustainable development that enhances the environment, to LEED Gold standard



Enhancing the Health and Well-being of Children and Families in Maplewood Flats



“The state of the young in any city is the litmus test of the city’s level of sustainability and vibrancy.”

– Anna Kajumulo Tibaijuka, UN Habitat

Child and Family Friendly Communities

As signatories to the North Shore Congress Child and Family Friendly Charter, Vancouver Coastal Health (VCH) and the District of North Vancouver (DNV) are committed to promoting child-friendly communities and looking at policy decisions through a child and family friendly lens.

From a municipal perspective, attracting and retaining families is vital to the social and economic fabric of a municipality. From a health perspective, the early years of a child’s life are a crucial determinant of child and adult health outcomes. The greatest return on investment, in terms of lifelong health and quality of life, can be realized through investments made during the earliest stages of the life course. Creating environments in which children and families thrive provides the foundation for a healthy, prosperous and sustainable society.

Importance of the Early Years

Children experience a phase of accelerated physical, mental and emotional growth in the early years of their lives. Indeed, during the early years, 700 new neural connections are made every second. While genes are the main driver behind initial child development, the process gets fine tuned through environmental influences. Essentially, the first six years of life is when a human’s growth is especially responsive to external input.

Adversity in the early years has been linked to:¹

- Higher rates of injuries, illness and death
- Increased risk of chronic conditions across the lifespan
- Higher rates of depression and anxiety
- Higher rates of substance abuse
- More child behavioural and developmental problems
- Lower school readiness and lower academic achievement, involvement with the youth justice system, teen pregnancy, and unemployment in adulthood

Local Government Makes a Difference

There is a long standing connection between the manner in which cities are planned and managed and the health outcomes that manifest among residents. Municipal governments can play a strong role in creating child and family friendly communities with family-oriented housing at affordable prices, access to child care and other community facilities and spaces, and elements that promote social connectedness.

Child and Family Health in the District of North Vancouver

While many residents on the North Shore are in very good health, there are some concerning statistics that indicate there is room for improvement for the sake of children’s well-being. In particular, 30% of children are developmentally vulnerable in the neighbourhood grouping that includes Maplewood, with the highest areas of developmental vulnerability found in Physical Health and in Social Competence.² In addition, the My Health My Community survey data shows that adults who live in the east area of the DNV report higher than average rates of stress, as well as lower than average rates of active transportation for work and errands – both of which warrant attention in order to prevent chronic disease in the future. These indicators also matter to child health as parent stress levels and health behaviours are linked to child developmental outcomes.

Addressing Child Health Inequities

Health inequities are differences in health status that are unfair and avoidable often linked to systemic barriers and external conditions that are outside the control of individuals.

In order to address inequities with respect to child development target planning, policies and services towards vulnerable populations such as:

- Low income families
- Aboriginal peoples
- New immigrants & refugees
- Lone-parent families
- Children with disabilities
- Children in Care



Helping Children and Families to Thrive in Maplewood

There are many planning actions and municipal policies that can support children and families to thrive. Based on the health data and on what the evidence shows has a high impact on child development, we recommend focusing on three areas in particular: housing, community spaces, and social connectedness.

Affordable, Family-Oriented Housing

Research has demonstrated the strong link between housing and child health.³ In particular, there are five aspects of housing that have been shown to impact the immediate and long-term physical, mental and social health of children: physical quality, crowding, affordability, location, and stability.



In the DNV, as is the case elsewhere in the VCH region, the lack of affordable housing is having a significant impact on parent stress levels, as well as contributing to child poverty. This latter point is a significant concern given the large body of evidence that illustrates that poverty may be the single most powerful predictor of poor health.⁴ Affordable housing can go a long way towards mitigating the negative effects of poverty on health and help to level the playing field for more equitable outcomes for all children.

A foundational component for housing in Maplewood that would both attract and retain families and promote child health is affordable, quality, family-oriented housing, particularly housing cooperatives and non-market, rental housing that includes ground-level, 3+ bedroom units. Ideally, the housing would be located close to outdoor play spaces and other community amenities through which children can interact with each other and to which children can walk to on their own.

Community Spaces

In Maplewood and vicinity, children seem to be most developmentally vulnerable in the Physical Health and Social Competence domains. There is evidence that relevant community spaces and facilities are positively associated with improvement in these domains.⁵ In particular, key community spaces for healthy child development include outdoor play areas, affordable, quality child care, and community hubs where families and other community members can access health and social services, socialize, and attend cultural and community events.

Promoting outdoor play is an effective strategy to address pressing child health issues. Many studies show that outdoor play is good for children’s physical and mental health and encourages creativity, social skills and resilience.⁶ When children are outside they also move more, sit less, and play longer. Community components that facilitate this to happen include playgrounds that offer natural elements such as trees and plants and the freedom for children to explore and engage in activities of their own choosing. Parks and natural environments are also important elements to add into the mix and have equally shown – sometimes more so – to benefit children’s health.⁷ Given Maplewood’s location and existing natural assets, there are exciting prospects in this realm.



Health Data
District of North
Vancouver

30%
Children
Developmentally
Vulnerable
Lynnmour/Blueridge
Best in VCH region: **13%**

Health Indicators from My Health My
Community Survey for Adults Living
in District of North Van - East

57%
General Health
Excellent/Very Good
Best in VCH region: **68%**

64%
Mental Health
Excellent/Very Good
Best in VCH region: **71%**

20.5%
Stress Levels
Extremely/Quite Stressed
Best in VCH region: **7.5%**

62%
Sense of Community
Belonging - Strong
Best in VCH region: **82%**

72.5%
Commute by Car
Best in VCH region: **33%**

Another key community space to consider for Maplewood’s children and families are child care facilities. Ample research shows that quality child care improves child health and promotes child development and learning.⁸ In addition, parent surveys that have been conducted over the past 10 years across BC – including two on the North Shore – show that a top concern of parents with young children continues to be the lack of availability, affordability, and quality of child care. Parents have also articulated a need for part-time care options, care offered during non-traditional hours, and care that accommodates children of different ages.



Community hubs – spaces where multiple services are offered in a single location – have shown to be a valuable community asset that enables improved health and social outcomes for individuals and families, as well as stronger collective impact at the community level.⁹ A community hub could also help to build connections between members of diverse cultural groups that might use the space such as new immigrants or members of the neighbouring Tseil-Watauth First Nation.

From a child and family-friendly lens, community hubs contain health and social services, early learning and care programs, and recreational and cultural opportunities, and are designed in a way that facilitate physical access (e.g., for strollers, children with disabilities, etc.) and social access (e.g., affordable services, culturally appropriate, socially inclusive, etc.). Recent, local examples of child and family hubs can be found in the District of West Vancouver and in the City of New Westminster.

Social Connectedness

Social connectedness and feelings of community belonging are important determinants of child and family health and well-being.¹⁰ These components help to reduce anxiety and depression and build children’s assets (such as connection to adults in their neighbourhood) that have been shown to protect against these health issues.¹¹ In addition, when there is a strong feeling of belonging to a neighbourhood, residents tend to have higher levels of pride and trust, leading to higher levels of cooperation and contribution to broader community affairs.¹² There is also extensive evidence on the negative impacts of a lack of social cohesion in a neighbourhood, including higher rates of youth delinquency, crime, victimization, alienation, and mental distress.¹³

Given the high rates of child social-emotional vulnerability and adult stress levels in the DNV and the potential for social connectedness to mitigate some of these effects, there is an opportunity to strategically and intentionally plan Maplewood to strengthen child development and community well-being.



Key components in promoting social connectedness for the benefit of child and family health include design that enhances a feeling of safety (e.g., good lighting), is inclusive (e.g., easy for people with disabilities to get around; access to public washrooms, etc.) and encourages community members to interact with each other, particularly through community spaces (see previous section) and connectivity elements such as woonerfs and pedestrian pathways.¹⁴ An important aspect in this is to strive to make being out in the community and interacting with others easy, desirable, delightful and “the norm”. This creates the kind of supportive environment in which children, families and indeed all community members can thrive for better individual and population health outcomes in the District of North Vancouver.

Information Resources

Child Friendly Communities: How child and youth friendly is your community? This site offers measurement and planning tools to make your community more livable for children and families: <http://www.childfriendlycommunities.ca>

Early Development Instrument – EDI and North Vancouver: <http://earlylearning.ubc.ca/maps/edi/nh/sd44/>

Increasing Vulnerability in the Early Years: A Closer Look at Five North Shore Neighbourhoods: <http://www.uwlm.ca/wp-content/uploads/2015/09/North-Shore-Understanding-the-EDI.pdf>

Local Government Policy Primer on ECD: [https://www.vch.ca/media/video_urban_ECD_policies_oct%202013\(1\).pdf](https://www.vch.ca/media/video_urban_ECD_policies_oct%202013(1).pdf)

Municipal Child and Family Friendly Strategies (some examples)

- City of North Van: www.cnv.org/-/media/city-of-north-vancouver/documents/.../cnv4me-report.pdf
- New West (in process): http://www.newwestcity.ca/council_minutes/1202_13_CW/9.%20DS%20Child%20and%20Youth%20Friendly%20Co.pdf
- Surrey: https://www.surrey.ca/files/Child_and_Youth_Friendly_City_Strategy_City_of_Surrey.pdf

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¹ Kuh, D. and Y. Ben-Shlomo (eds.) (2004) *A Life Course Approach to Chronic Disease Epidemiology*. Oxford University Press. New York.

Shonkoff, J.P. and D.A. Phillips (eds.) (2000) *From Neurons to Neighbourhoods: The Science of Early Childhood Development*. National Academy Press. Washington, DC.

² This measure of child vulnerability is provided by the Early Development Instrument (EDI). Maplewood is located in the "Lynnour/Blueridge" EDI neighbourhood. For more info: <http://earlylearning.ubc.ca/maps/edi/nh/sd44/>

³ Ormandy, D. (March 2014) "Housing and child health." *Paediatrics and Child Health*. Vol 24 (3): 115-117.

⁴ Davey-Smith, G. and D. Gordon. (2000) "Poverty across the life course and health," in Pantanzis, C. and D. Gordon (eds.). *Tackling Inequalities: Where Are We Now and What Can Be Done?* Policy Press. Bristol.

⁵ Hayley, C. et. al. (May 2015) "The influence of the neighbourhood physical environment on early childhood health and development." *Health and Place*. Vol. 33: 25-26.

⁶ Brussoni, M. et. al. (2015) "What is the relationship between risky outdoor play and health in children?" *International Journal of Environmental Research and Public Health*. Vol. 12: 6423-6454.

⁷ Fjortoft, I. (2001) "The natural environment as a playground for children: the impact of outdoor play activities in pre-primary school children." *Early Childhood Education Journal*. Vol. 29 (2).

⁸ Glassy, D. et. al. (January 2005) "Quality early education and child care from birth to kindergarten." *Pediatrics*. Vol. 115 (1): 187-191.

⁹ Farrell, A. et. al. (2002) "Community hubs: potential to enhance social capital and service provision for families and young children." *World Forum Conference*. New Zealand.

¹⁰ Berkman, L. and I. Kawachi (2014) "Social capital, social cohesion, and health." *Social Epidemiology*. Berkman, L. et. al. (eds.) Oxford University Press. New York.

¹¹ Ferguson, K. (2006) "Social capital and children's wellbeing: a critical synthesis of the international social capital literature." *International Journal of Social Welfare*. Vol. 15(1): 2-18.

¹² Baum, F. et. al. (2000) "Families, social capital and health." *Social Capital and Public Policy in Australia*. Winter, I. (ed.) Australian Institute of Family Studies. Melbourne.

¹³ Van Ham, M. et. al. (eds) (2011) *Neighbourhood Effects Research: New Perspectives*. Springer. London.

¹⁴ *Community Connectedness: Building Resilient, Harmonious Communities*. (2014) Prince's Foundation. London.