

NEIGHBOURHOOD CONTEXT



Legend

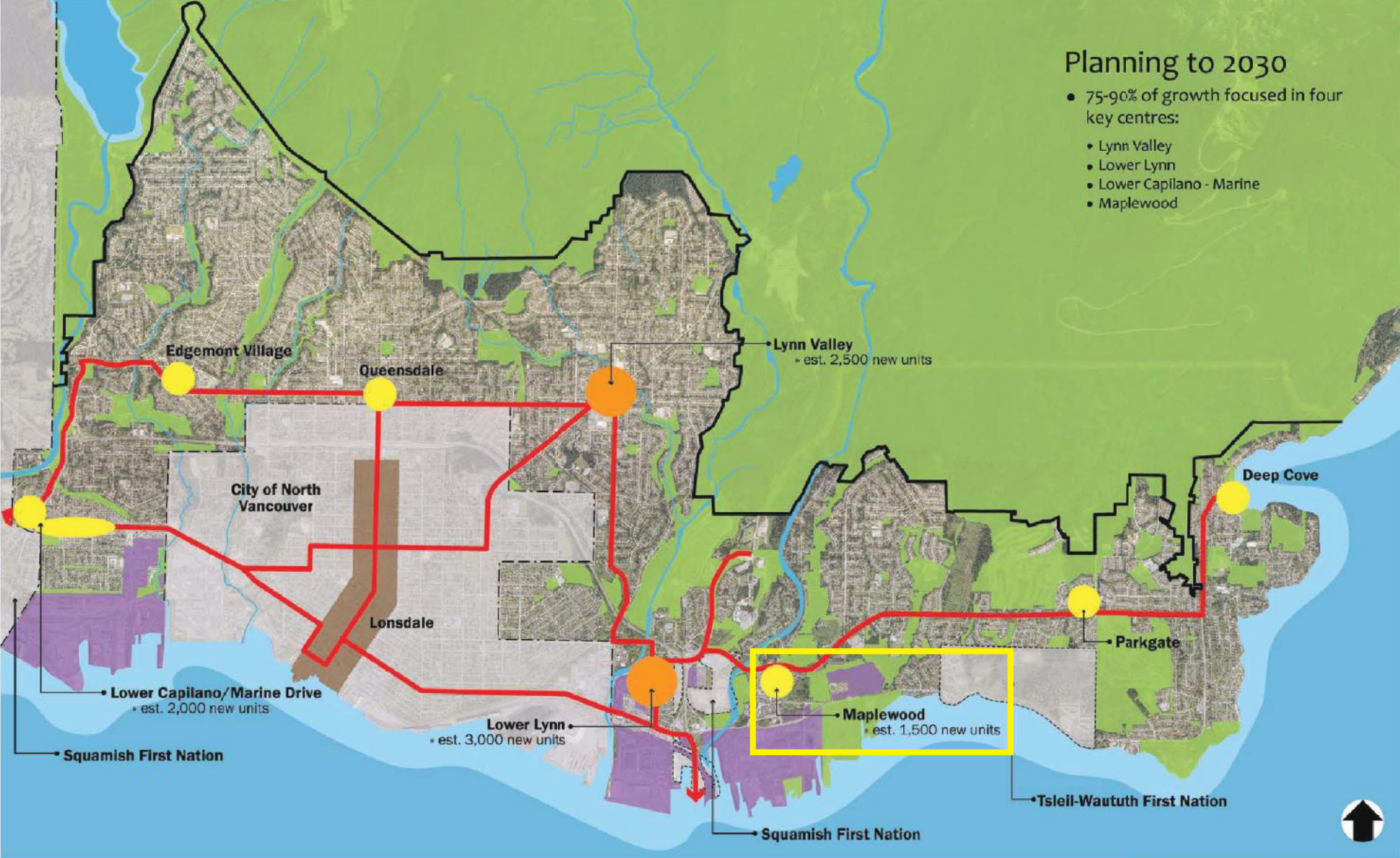
1. Blueridge Elementary	12. Maplewood Flats
2. Sunshine Cove & Bee Haven Daycare	13. Northwoods Village
3. Windsor Park Preschool & Ron Andrews Community Centre	14. Dollarton Business Park
4. Windsor Secondary School	15. Parkgate Village & Community Centre
5. Capilano University	16. Mt. Seymour Trails & Ski Hill
6. Hogan's Pools Park	17. Trans - Canada Highway
7. Canlan Ice Sports	18. Phibbs Exchange
8. Seymour River Heritage Park	19. Second Narrows Bridge
9. Maplewood Farm	20. Major Employer (Port)
10. Lillooet Park	21. Future B-Line Stop
11. Cutter Island Park	

331 Riverside Drive

OFFICIAL COMMUNITY PLAN (OCP)

Official Community Plan Facts

- OCP adopted by DNV in 2011
- OCP identified four areas where 75%+ of growth will be focussed
- These four growth centres are:
 - Lynn Valley
 - Lower Lynn
 - Lions Gate
 - Maplewood Village
- Maplewood Village will accomodate 1,500 new residential homes by 2030



Planning to 2030

- 75-90% of growth focused in four key centres:
 - Lynn Valley
 - Lower Lynn
 - Lower Capilano - Marine
 - Maplewood

Map 1
Network of Centres Concept Map

Note: This map is conceptual in nature only

Legend

Town Centre	Transit Corridor	Industrial & Light Industrial
Village Centre	Urban Containment Boundary	Parks & Natural Areas

Source: District of North Vancouver's Official Community Plan Page 19

331 Riverside Drive MAPLEWOOD PLAN

Source: District of North Vancouver's Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines
Page 14 & 15



331 Riverside Drive

Design Concept Highlights

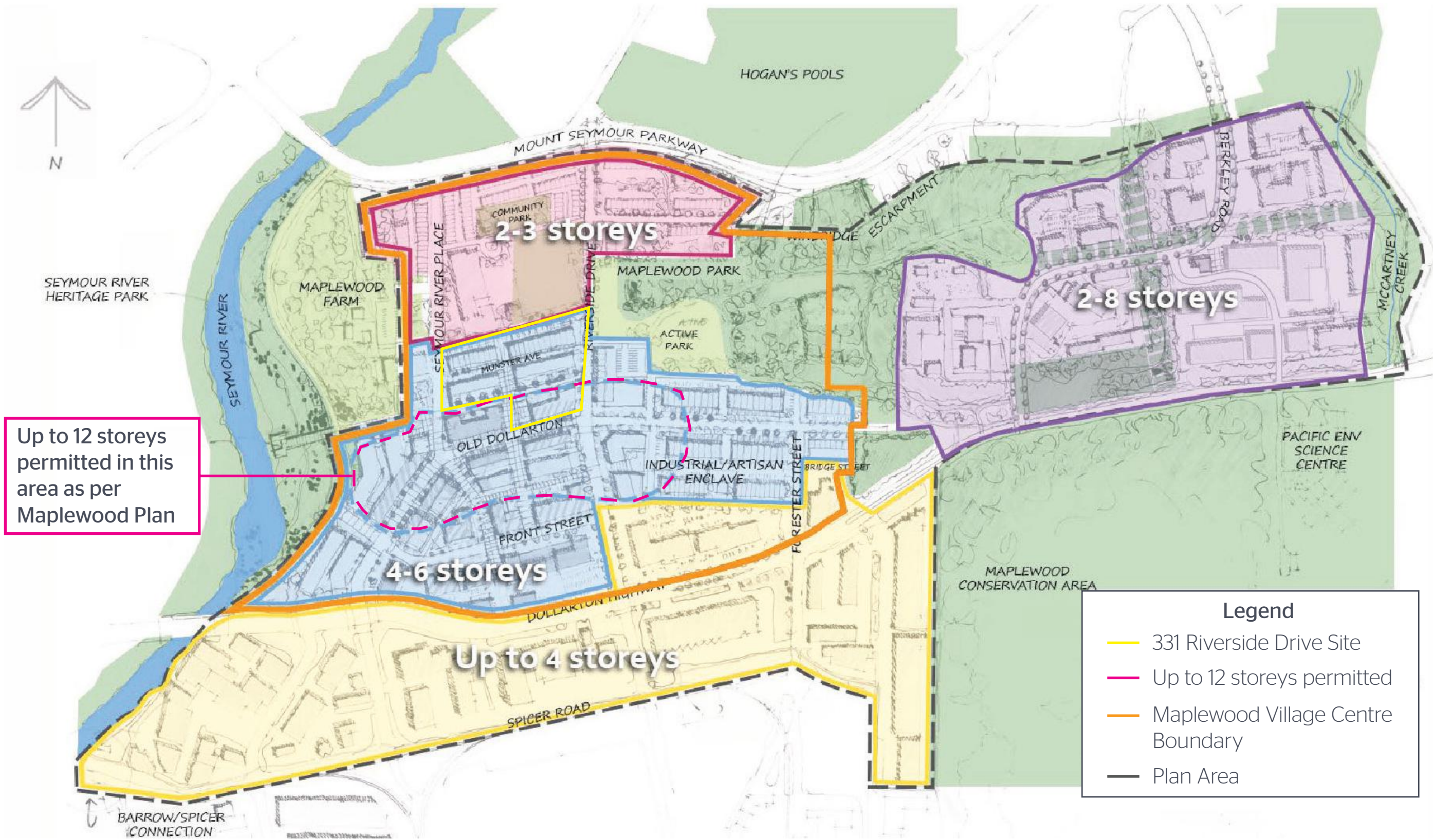
1. Village Heart - Mixed-use commercial-residential, mid-rise apartment and live/work
2. Multi-family townhomes and/or low rise apartments
3. Light Industrial - Commercial - Business: Intensification of uses
4. Industrial Live/Work Precinct - Artisan manufacturing
5. Innovation District Light Industrial/Commercial Business - With employee dedicated housing
6. Natural Park & Conservation Areas (within the planning area boundary)
7. Innovation District - Light Industrial Commercial-flexible employment area
8. Active Park Spaces

331 Riverside Drive Designated Uses

LEGEND

- Commercial/Mixed-Use
- Employee Dedicated Residential
- Light Industrial/Commercial
- Multi-family - Apartment
- Live/Work
- Townhomes

MAPLEWOOD PLAN - BUILDING HEIGHTS



Up to 12 storeys permitted in this area as per Maplewood Plan

Legend

- 331 Riverside Drive Site
- Up to 12 storeys permitted
- Maplewood Village Centre Boundary
- Plan Area

Source: District of North Vancouver's Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines Page 19

331 Riverside Drive SITE PLAN



331 Riverside Drive
PROJECT DETAILS

Uses	Proposed
Rental Apartments	123 units
Seniors Housing	133 units
Townhomes	84 units
Childcare Facility	5,300sf (50+ children)
Vehicle Parking	1.0 stalls/unit
Bike Parking	1.4 stalls/unit
Density (FSR)	1.86 (2.50 OCP designation)
Building Heights	2-6 storeys (12 storeys permitted)

331 Riverside Drive CHILDCARE FACILITY

Childcare

- This is one of few sites in Maplewood where childcare is permitted in the Maplewood Plan
- Many families living in Maplewood area
- No other childcare facilities existing or proposed in Maplewood Village Centre
- Proposal includes childcare facility for 50+ children & 122 larger units for families
- Darwin will work with a childcare operator to manage the proposed 5,300sf childcare facility



Proposed Childcare Facility (Riverside Drive)

331 Riverside Drive

SENIORS HOUSING

Seniors

- This is one of few sites in Maplewood where seniors housing is permitted under the Maplewood Plan
- 15,000+ seniors living east of Seymour River with only 4 existing seniors facilities (Census, 2016)
- No new seniors rental units have been approved in District since 2013 (DNV, 2020)
- 63,419 downsizing empty nesters open to idea of renting in Lower Mainland, resulting in need for 38,000+ more seniors rental units (GWL Realty Advisors, 2020)
- Darwin will work with a seniors housing operator to manage the proposed 133-unit seniors rental building



Proposed Seniors Housing (Old Dollarton Road)

331 Riverside Drive
CHILDCARE FACILITY



Before



After

331 Riverside Drive
MUNSTER AVENUE

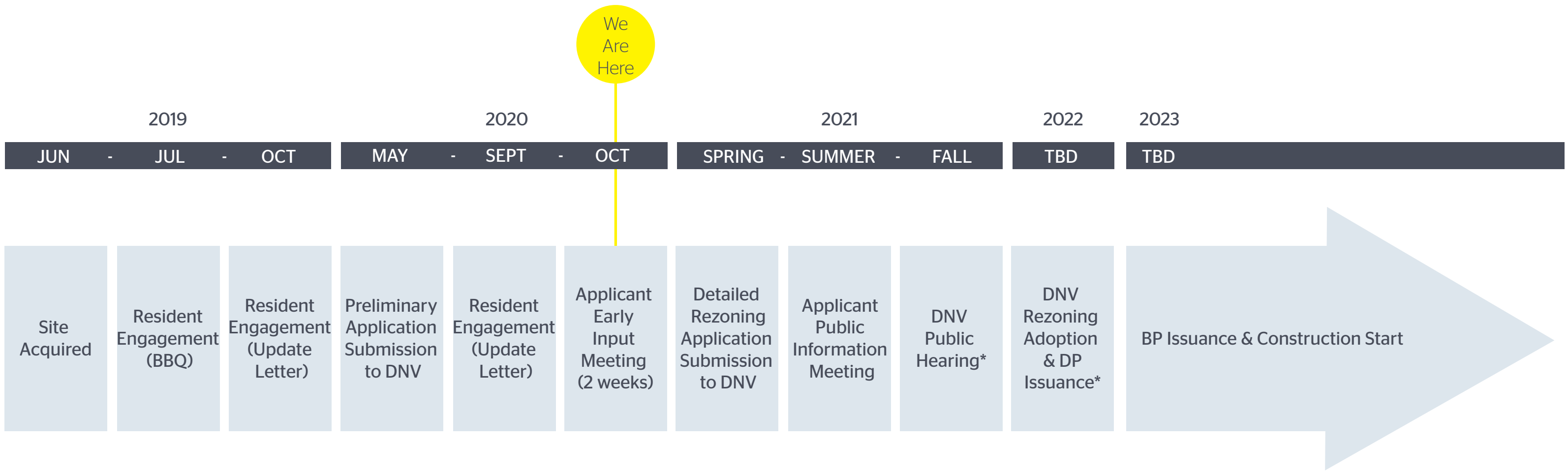


Before



After

TIMELINE & NEXT STEPS



* Contingent on Council's decisions