

WELCOME

Thank you for your interest in our proposal for Maplewood Gardens in North Vancouver.

The purpose of this Public Information Meeting is to introduce QuadReal Property Group, provide an update on the planning program for Maplewood Gardens, including changes made in response to community and Council input, receive feedback and answer questions.

You can view project information online and provide feedback to the District of North Vancouver from **July 11 to July 31, 2023**. Scan the QR code below to learn more.



Above: The project site, which is known as “Maplewood Gardens”, is located at 2131-2171 Old Dollarton Road, 251-291 Riverside Drive & 254-290 Seymour River Place in the District of North Vancouver.



SITE CONTEXT



Neighbourhood Context: The site is located in the heart of the Maplewood Village Centre, bounded by Old Dollarton Road on the north, Front Street on the south, Seymour River Place on the west and Riverside Drive on the east. The Maplewood Gardens project is centrally located, close to shopping, services and community amenities.



Left and Below: The property is currently occupied by 59 rental apartments/ townhomes and a number of light industrial businesses along Front Street.

Site Context: The existing housing is nearing the end of its viable life cycle and would require significant maintenance in the coming years.



There is a mix of commercial and multifamily apartments to the north, construction to the west which will be a rental building owned by QuadReal and a mix of two-storey light industrial buildings and undeveloped land to the east. Northwoods Plaza is to the south.



PROJECT TEAM

The application process is being led by QuadReal Property Group, who became the sole owners of the Maplewood Gardens site in 2023. QuadReal is a global real estate company based in Vancouver, BC. Notable projects by QuadReal in North Vancouver include Northwoods Village, Northwoods Business Park, the Saint George and Sundance Apartments.

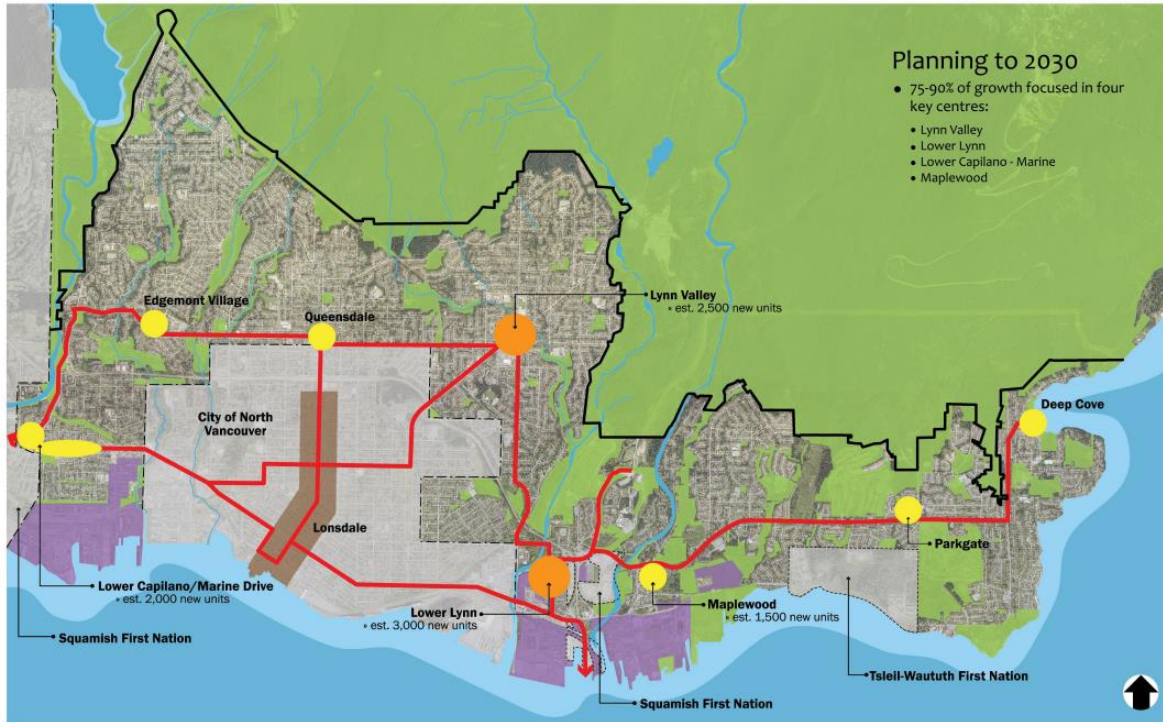


To support the planning program, QuadReal has engaged a team of experts, including:

- **RWA Architecture:** Architecture & Design Experts
- **LPA Development:** Tenant Support & Relocation Specialists
- **PWL:** Landscape Architects
- **Bunt & Associates Engineering:** Transportation Experts

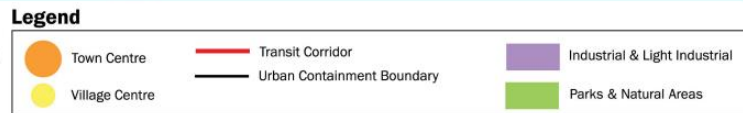


POLICY CONTEXT



Map 1
Network of Centres Concept Map

Note: This map is conceptual in nature only



Above: The OCP identifies four town and village centres to accommodate future growth, including: Lynn Valley Town Centre, Lower Lynn Town Centre, **Maplewood Village Centre (we are here)** and Lower Capilano - Marine Village Centre.

- The site is governed by the **Official Community Plan (OCP)** and the **Maplewood Village Centre Plan**, which was approved by the District of North Vancouver in 2017 (amended in 2018), following a robust community consultation process.
- The proposed project is located in the **Maplewood Village Centre**, which is an area identified for **revitalization** and **growth**.
- The **Maplewood Village Centre Plan** envisions “diverse **multi-family housing**, mixed-use **commercial/residential, live/work**, and small scale **artisan industrial housing**, as well as institutional uses including a school and local community services”.



VISION FOR MAPLEWOOD



Above: To achieve the vision for Maplewood, the plan divides the area into three precincts, each with its own unique purpose, character, and identity:

1. **Maplewood Village Centre (we are here)**
2. Maplewood North Innovation District
3. Dollarton Highway South.

The Official Community Plan vision for Maplewood Village, developed in consultation with the local community, is that Maplewood will be:

“A complete and **balanced community** with **local jobs** equaling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. **New employment areas** will reflect a **high environmental standard** and will also have **high aesthetic standards**, reflecting the community’s outstanding **natural environment**. There will be a **variety of housing** for **all ages and incomes** and family circumstances centred on a **newly invigorated, walkable Maplewood village centre**. **Old Dollarton Road** will become a key focus of **pedestrian activity**, a street lined with **new retail business** with apartments and **live/work units** above. The **Maplewood village centre** will be convenient for **transit** and **pedestrians** and will be the nerve centre of an extensive **system of trails**, which wend through the community stretching from the Seymour River to Windridge and from Hogan’s Pool to Burrard Inlet.” - **District Official Community Plan, 2011**



THE PROPOSAL



Above: Proposed Design Concept: Building C1 and southwest plaza. View from Seymour River Place and Front Street.

The future renewal of the Maplewood Gardens site intends to serve as a welcoming, mixed-use hub, featuring a range of new housing, neighbourhood serving retail, and a large, publicly accessible courtyard.

- QuadReal has applied to the District of North Vancouver to redevelop the properties known as **Maplewood Gardens**.
- The proposal seeks to allow for the development of **567 new homes**, housed in four, 6-storey buildings, including:



354 condos, including **38 live-work units**



118 market rental homes



95 non-market homes, including **58 below market rental homes** (25% below market) and **37 local employment rental homes** (non-market) * *preliminary project statistics subject to change*



PROJECT STATISTICS



Above: View from the corner of Seymour River Place and Front Street.

The application proposes to add 8,667 sq ft of commercial space along Seymour River Place, which will animate the streetscape.



Building Height	6 storeys	Total Homes	567 homes
Density	2.50 FSR	Housing Breakdown 354 Condos, including: - 38 live-work spaces 118 Rental Homes, including: - 58 below market (25% below market) - 37 local employment homes (non-market).	
Site Area	191,564 sq. ft.	Commercial Space	8,667 sq.ft.
Building Area	478,544 sf	Public Courtyard	1.2 Acres
Bicycle Parking	1059 stalls	Amenity Space + Rooftop	7,500 sq.ft.
Vehicle Parking	604 parking stalls (total) including: - 549 residential parking spaces, - 34 spaces for visitor parking, - 21 commercial parking spaces (12 shared with visitors), - 28 universal parking spaces, and - 2 at grade loading spaces		

PROJECT EVOLUTION

The planning process for the Maplewood Gardens property was initiated in 2018 and has involved many conversations with Council and the community.

As a result of the feedback received **QuadReal has made changes to the application since the plans were first introduced.**

A revised rezoning application was submitted in January 2023.

Key changes include:

- Reduced the overall building height to 6-storeys.
- Eliminated 12-storey building.
- Increased local employment rental housing from 22 to 37 homes.
- Increased live/work units from 22 to 38 homes.

	Previous Submission	Current Submission	Change
Max # of Stories	12	6	↓
Max Height	49.0m	25.6m	↓
Residential Units (total)	553	567	↑
Rental Units	179	213	↑
Commercial	10,643 sf	8,667sf	↓
Amenity	14,763sf	6,465sf	↓



KIWANIS NORTH SHORE HOUSING

The proposal for Maplewood Gardens includes **95 non-market homes**, including **58 below market rental homes** (25% below market) and **37 local employment rental homes** (non-market). QuadReal are exploring opportunities to partner with Kiwanis North Shore Housing Society to own and operate the below market homes.



About Kiwanis North Shore Housing Society

Kiwanis North Shore Housing Society (KNSHS) provides and operates non-profit, below market, residential accommodations. KNSHS currently serves senior citizens of low or moderate income, by:

- Operating current buildings with a management philosophy that focuses on the comfort, safety and wellbeing of residents, as well as financial and environmental sustainability.
- Reaching out to partners, including BC Housing and the North Shore municipalities, to find opportunities to develop additional non-market rental housing for families.

KNSHS is the primary provider of below market independent seniors' rental housing in both North and West Vancouver. KNSHS currently operates more than 744 seniors' apartments in eight buildings.



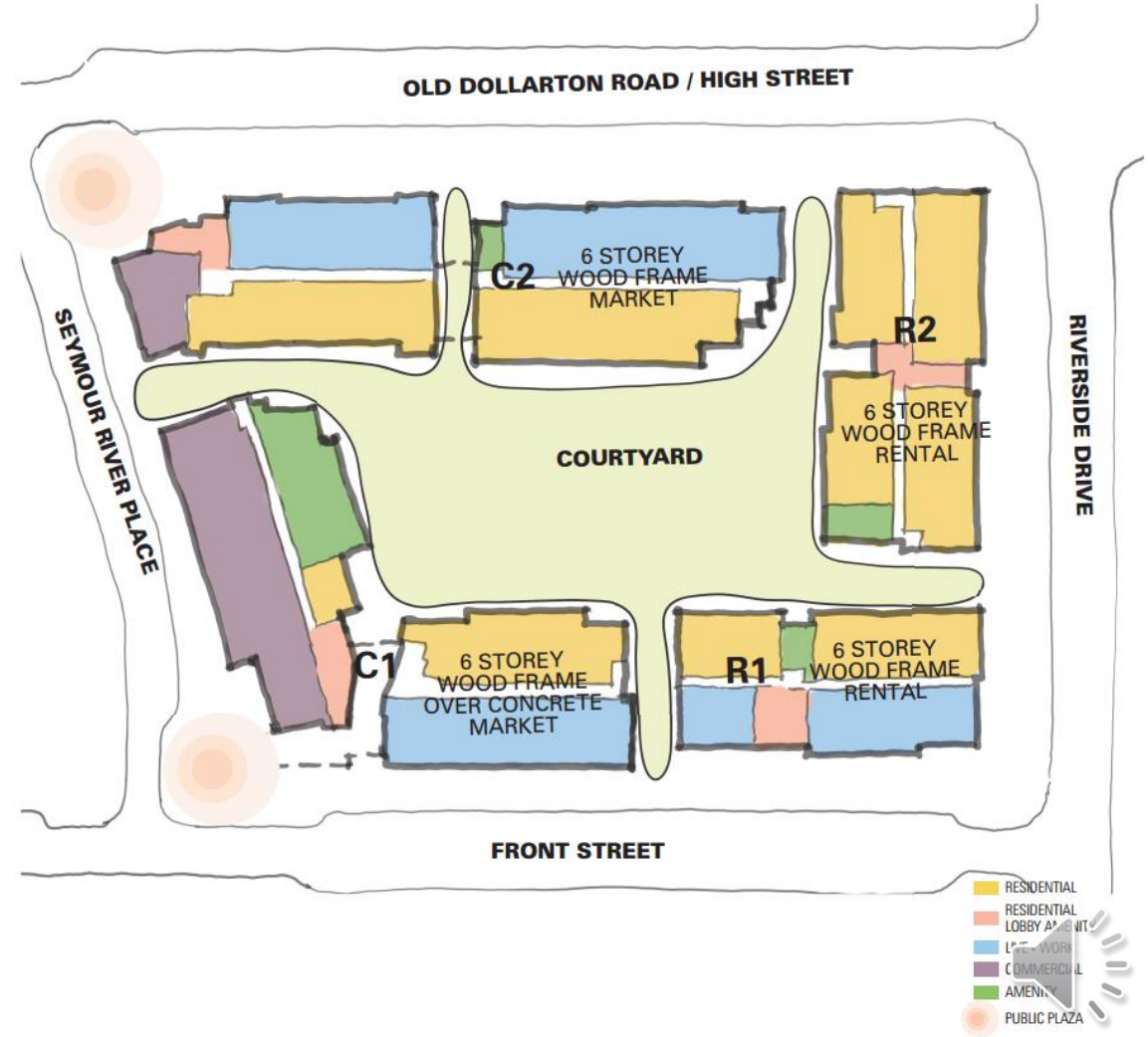
SITE PLAN

Proposed Land Uses

The proposal seeks to accommodate four, six-storey buildings on the Maplewood Gardens site, arranged around a 1.2 acre publicly accessible courtyard.

These buildings will contain a mix of condominium (including live/work units), market rental, and below market rental homes.

Commercial space will be preserved to maintain the employment on the site, and new retail and services will be added at grade to activate the streetscape and serve new and existing locals.



RENDERINGS



Above: Seymour River Place and South West Plaza.

The length of Seymour River Place will feature a series of low stairs, which will act as seating for community events along the street and provide access to commercial units.



Above: Seymour River Place and North West Plaza.

North West Plaza is connected to Seymour River Place and provides overflow space for community gatherings. The adjacent commercial space will be designed to open onto the plaza.



Left: Rental & Live/work building on Front Street.

Live/Work units will be located along the street edge.





View from Seymour River Place and Front Street.





View of the courtyard amenities and pedestrian pathways.

TRANSPORTATION UPGRADES

Maplewood Transportation Improvements

There are a number of transportation upgrades and improvements proposed for the Maplewood neighbourhood which will directly assist with future growth in the community. A high-level summary of these include:

Street Network:

- **Widen Dollarton Highway** to four lanes to more effectively relieve traffic along Mount Seymour Parkway
- Update **signal timings** and configurations to prioritize east-west movements on Dollarton Highway and Mount Seymour Parkway
- **Separate northbound movements** with a northbound right merge lane on Mount Seymour Parkway at Riverside Dr
- Add **westbound left lanes** at Berkley Rd/Mt Seymour Parkway and **southbound right lanes** at Berkley Rd/Dollarton Highway

Urban Trails:

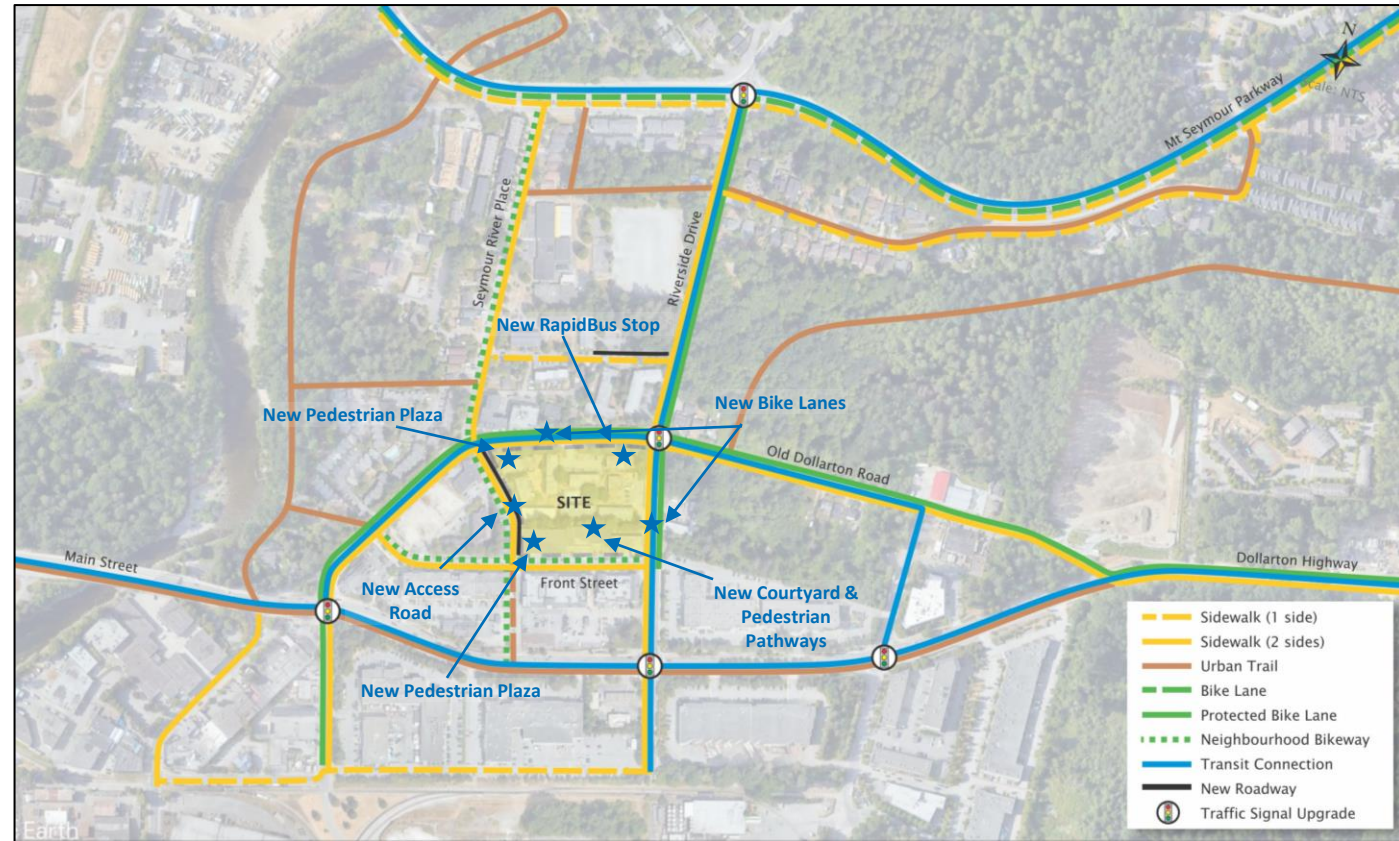
- Extend the **Spirit Trail** along Windridge Dr
- Provide new wide **multi-use pathways** along **Spicer Road** and from the **Village Centre** to the **Innovation District**
- Connect the existing **upper-level trails** and Windridge Dr to the core of the Innovation District

Transit Accommodation:

- Ensure that both **conventional and articulated** buses can complete turning movements along **potential transit routes** including Mount Seymour Parkway, Dollarton Highway, Old Dollarton Rd, and Riverside Dr
- Identify locations to for **future bus stops** on Old Dollarton Rd west of Riverside Dr and on Berkley Rd, including a **new RapidBus stop** along the Old Dollarton Rd Frontage

Cycling Facilities:

- Provide **protected bike** lanes along Riverside Dr, Old Dollarton Rd, Berkley Rd, Road A, and Dollarton Highway
- Provide **neighbourhood bikeways** along Seymour River Pl and Front St



Above: Future Transportation Network: Existing & Future Network Changes. Circulation improvements associated with the Maplewood Gardens project include:

- Seymour River Place will be extended south from Old Dollarton Rd to connect with Front St
- Public plazas will be provided at the northwestern and southwestern corners of the property
- A bus bay will be located on Old Dollarton Rd to accommodate a new RapidBus
- New separated bike lanes will be created on Riverside Dr and Old Dollarton Rd
- Added sidewalks, a new publicly accessible courtyard and pedestrian pathways will improve pedestrian access throughout the site



COMMUNITY BENEFITS

A number of public benefits are envisioned as part of this proposal, including:



Increased Supply of Rental & Affordable Housing: The project proposes to add over 118 purpose-built rental homes including 95 non-market rental homes, designed to accommodate low to moderate income households.

58 of the 95 non-market rental units will be rented at 25% below current market rental rates and targeted towards-moderate income households as defined by BC Housing.

The remaining 37 local employment rental homes are projected to be targeted towards middle-income households with income testing based on BC Housing and CMHC standards.



Access to a range of housing types, tenures and sizes: This proposal seeks to deliver more than 550 new homes in a range of housing types and tenures to suit people across various stages of life and income ranges.



Family Housing: The building design includes 2 and 3 bedroom homes, ideal for families with children.



Employment Opportunity: This project includes close to 8,700 sq. ft. of commercial space as well as opportunities for live/work units.



Resident Amenities: A large centralized amenity space will interact with the public realm and encourage community interaction. It is envisioned that the amenity will include enhanced bike repair/workshops, outdoor BBQ and seating areas and flexible indoor/outdoor space.



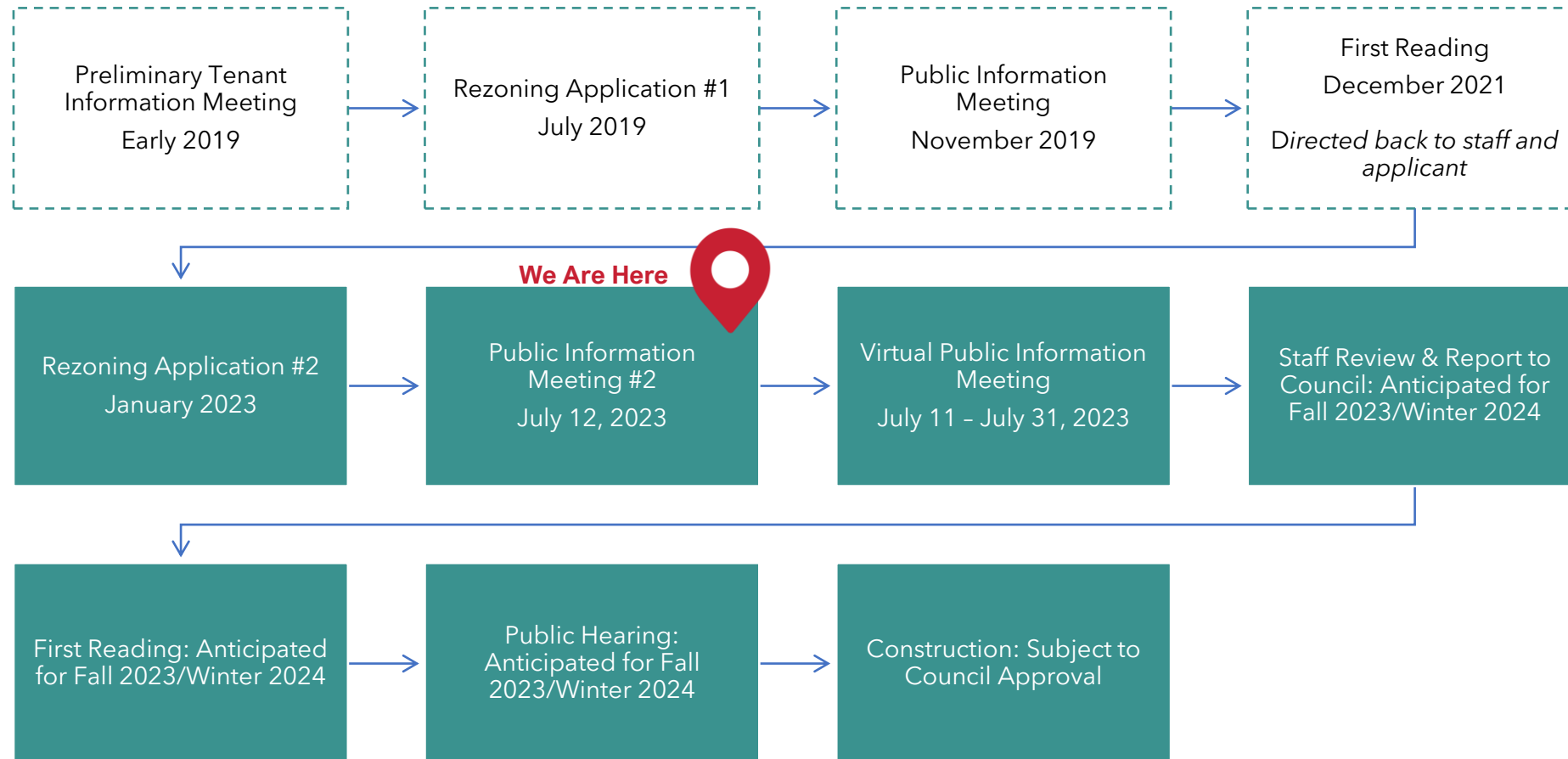
Publicly Accessible Courtyard: At the heart of the project is a large public courtyard which is envisioned as a significant benefit to residents of the Maplewood Gardens community.

The courtyard will be animated by outdoor seating and lounging areas, and pedestrian pathways, which connect to the existing Maplewood neighbourhood.

This new plaza is designed to enhance the vibrancy and community-feel of the area.



PROJECT TIMELINE & NEXT STEPS



THANK YOU

We really appreciate your attendance and feedback today.

If you have any comments to share with the Project Team, please fill in a comment card.

You can view project information online and provide feedback to the District of North Vancouver from **July 11** to **July 31, 2023**.

Scan the QR code below to learn more.

