

Maple Meadows: NEW BUILDINGS

Densify Nodes

70% of the current housing stock is detached single family residential.

The area of Maple Meadows is posed to have 114,897 more residents by the year 2056. In order to accept this new population, town centres will be densified and connected by transit. This will allow for the creation of complete communities suited for living, working and commercial activities. The town centres will be made up predominantly of townhouse style residences and garden apartments. This will be accomplished through infill and redevelopment along commercial corridors. Using this method, the town centres are able to have a total of 78,481 new dwelling units, housing 196,203 people.



Densification of the town centres of Maple Ridge, Albion, Pitt Meadows and Silver Valley

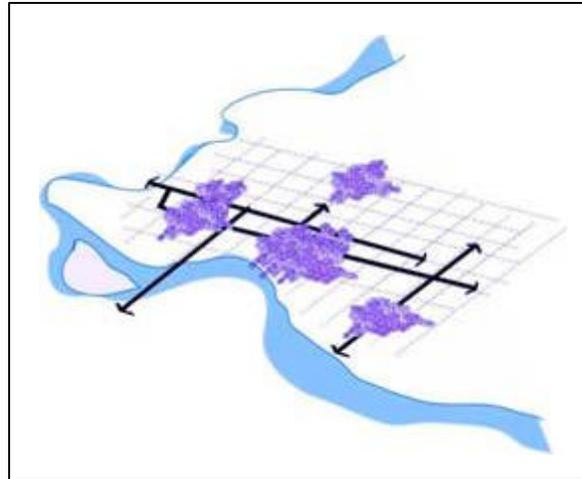
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Maple Meadows: NEW BUILDINGS

Neighbourhood scale solutions

On the neighbourhood scale, civic, institutional, and commercial activities are concentrated to provide for a range of needs for the citizens of the community. By allowing for flexible zoning in the multi-block scale, commercial, business and a variety of residential uses can occur in the same area. This desegregation of land uses will encourage the development of a community fabric where people can both live and work. New and infill development results in 20,093 townhouse dwelling units, 18,438 garden apartment dwelling units, 10,030 mixed commercial and residential units, and 20,920 detached dwelling units.

Densify:
Dense town centres connected by transit



Mixed-Use Blocks:
An interconnected street system connects mixed-use blocks



Current Condition:
Maple Ridge town centre car-oriented strip mall



Future Condition:
Pedestrian-oriented, mixed-use commercial and residential blocks

Maple Meadows: GREEN INFRASTRUCTURE

PromoteGreen

73% of the area is currently protected in the green zone.

This district is situated in a geographically diverse area of the Greater Vancouver Regional District. The natural features range from low-lying flood plains to mountainous uplands. This area includes many major river and streams systems, including the Fraser River, Kanaka Creek, the Pitt River and Alouette River. Protecting these waterways is crucial for creating recreational opportunities and promoting ecological well being. A large portion of this area is included in the Agricultural Land Reserve and the GVRD Green Zone. Addressing the seam of the agricultural land with urban land provides the opportunity for greater community involvement in food production and opportunities for public access to green space.



Promote Green:

Agricultural Land Reserve and riparian areas are preserved and celebrated

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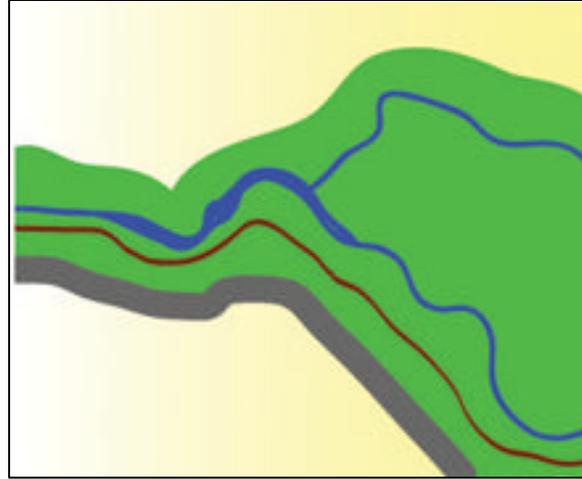
Maple Meadows: GREEN INFRASTRUCTURE

Neighbourhood details

Maple Meadows has many stream systems and riparian areas. This provides opportunities to capitalize on the natural features of the site. Easy access to green spaces can improve livability for residents. The vibrant trail systems in the region are an important asset. The natural features, predominantly slopes and streams, are what dictate the shape of blocks without forfeiting interconnectivity of the street system. The Agricultural Land Reserve edge with the urban fringe provides for unique opportunities to access greenspace. Infill and densification of urban centres allows for enough residential units to accommodate the growing population of the region, while allowing for all existing green zone areas to remain protected.

Layer the Flows:

Waterways are buffered by green areas and influence the shape of recreational and vehicular corridors



Caption heading:

Streams shape the street network without sacrificing interconnectivity



Current Condition:

Kanaka Creek riparian area



Future Condition:

Kanaka Creek with flows of water, recreation and vehicles.

Maple Meadows: JOBS CLOSE TO HOME

Diversify Agriculture

*65% (Maple Ridge) and 85% (Pitt Meadows) of residents commute to work outside their communities to work.
(Community Profiles)*

Applying the concept of a complete community to Maple Meadows means creating new job opportunities within the district. This allows residents to work near where they live. Four strategies are implemented in this region to increase the number of jobs: diversify agriculture, create a commercial web, invest in industry, and work at home. Diversifying agriculture is a key strategy for Maple Meadows, since much of land mass is included in the Agricultural Land Reserve. In addition, three main industrial zones in the area are densified to maximize land use and a new college in Silver Valley provides new employment opportunities.



Complete Community:

New employment opportunities allow for people to work near their homes, reducing commute times and reliance on cars

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Maple Meadows: JOBS CLOSE TO HOME

Job Sites

The prevalence of agricultural land in Maple Ridge and Pitt Meadows provides for many new job opportunities. The introduction of smaller scale farming (for example organic farms), requires more labor intensive operations and as a result, more labor. Smaller scale farming is also a positive and desirable land-use for the seam between the Agricultural Land Reserve and the urban edge. As oil prices rise, nearby food sources will become vital to the health of communities. The region of Maple Meadows is at an important stage in its development and has the opportunity to develop its agricultural base to create jobs and protect its food source. Beginning the process of diversifying agriculture is important to ensure future sustainability.

Diversify Agriculture: Shift from large scale monocrop agriculture to a mosaic of labor intensive small farms



ALR / Urban Seam: Fingers of agricultural land integrate with the urban fabric



Current Condition:
Contested ALR Land north of Dewdney Trunk Road



Future Condition:
Smaller scale agriculture shares an edge with residential land-use

Maple Meadows: TRANSPORTATION

Create connections

85% of work trips are made in single occupancy vehicles.

In order to deal with the reality that twice as many people will be living in this part of the GVRD by 2056, an interconnected and accessible transit system will be key. Regional town centres will be connected by bus. A system of arterial routes provides transit connections between new neighbourhoods and regional employment hubs. The existing dyke system, currently 42km in length, creates a unique arrangement of green corridors that allows for connection between town centres and also to natural areas by bicycle and on foot. The West Coast Express train, with new stations, will continue to be an important connector to the larger region.



Transit Oriented Travel:

Interconnected street system that connects to main arterials and allows for easily accessible transit

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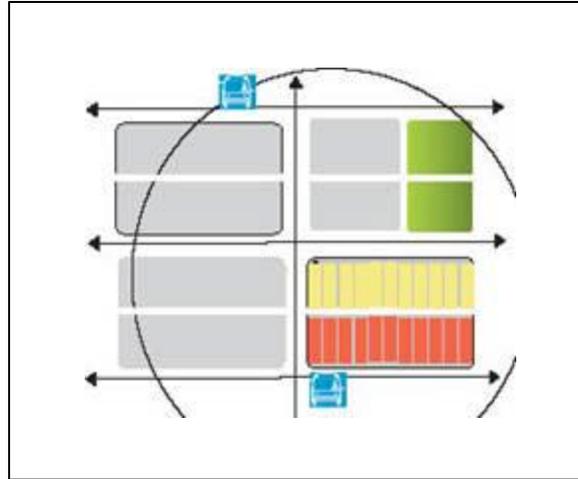
Maple Meadows: TRANSPORTATION

Moving around the neighbourhoods

New development and infill development is done within an interconnected street system. This allows residents to access commercial services and transit within a five minute walk from their houses. The proposed bus routes are more robust and run along major arterial roads including Dewdney Trunk Road, Lougheed Hwy, 232nd Street, 240th Street, 270th Street. Town centres are connected by transit, allowing for less reliance on single family vehicles. Train connections between neighbourhoods within the district, and to the larger region, are augmented with the addition of two new stations located near the Albion and Ruskin neighbourhoods.

Five Minute Walk:

An interconnected grid of streets allows for a five minute walking distance to services and transit



Accessible Transit:

Short walking distance to main bus and train lines



Current Condition:

Maple Meadows West Coast Express Station



Future Condition:

Built up commercial and residential creates a vibrant hub centered around the existing station