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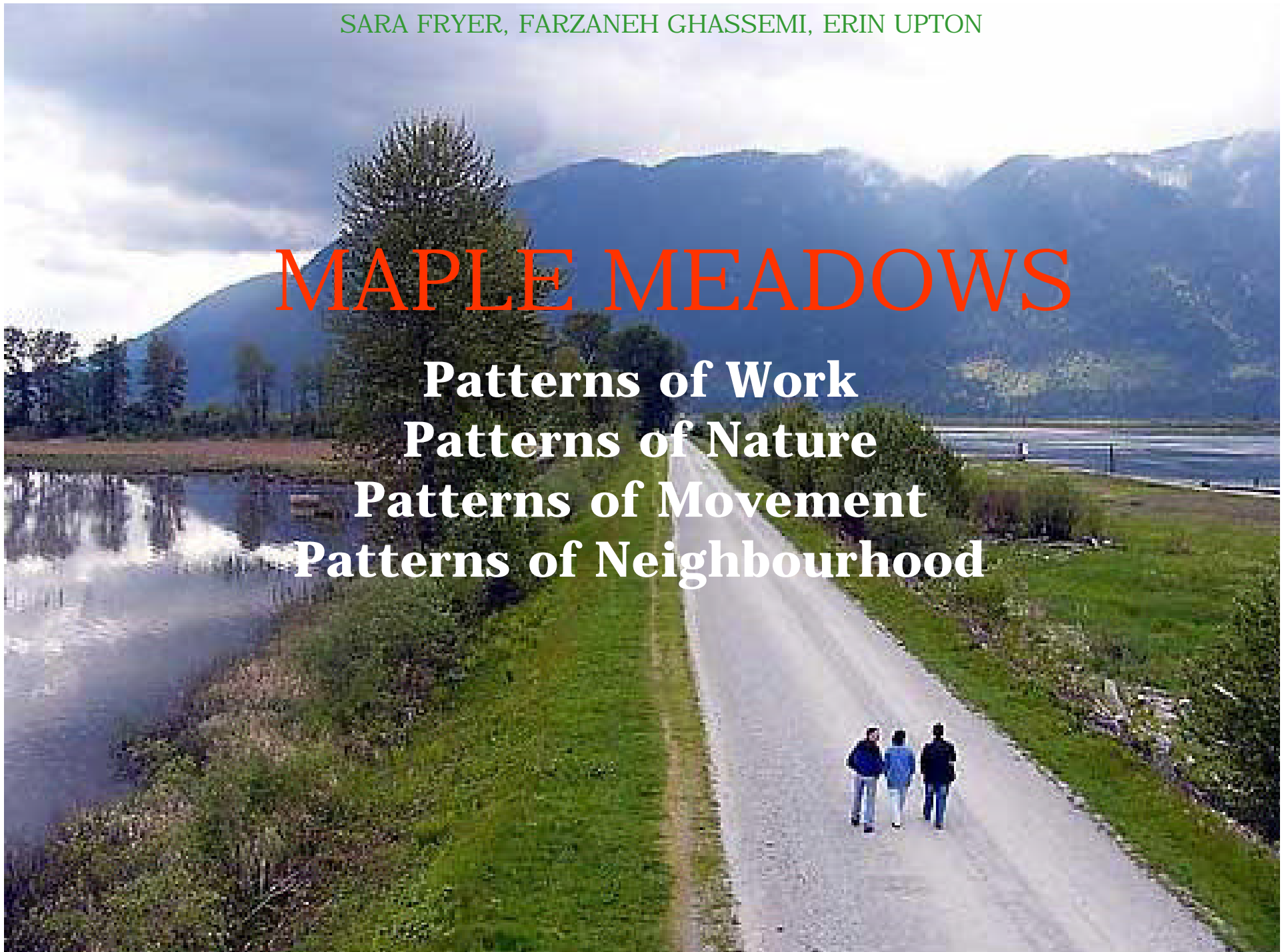
# MAPLE MEADOWS

**Patterns of Work**

**Patterns of Nature**

**Patterns of Movement**

**Patterns of Neighbourhood**



## Systems Strategies

# Maple Meadows - PATTERNS OF WORK

### Sustainable Strategies - Summary

A diverse mix of jobs creates a sustainable community where citizens commute short distances to work.

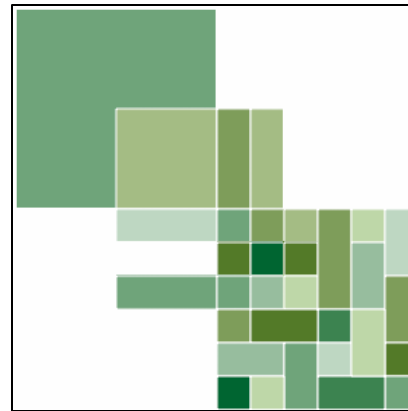
High percentages of the land area in agricultural uses suggests a rethinking of current practices to create more jobs in this sector.

Commercial and business opportunities create a range of job types. Situating smaller business and commercial centers close to people's homes will decrease vehicle trips for both work and non-work travel. A large, transit-oriented centre in the community will supply a large number of jobs so that residents do not have to commute elsewhere to work.

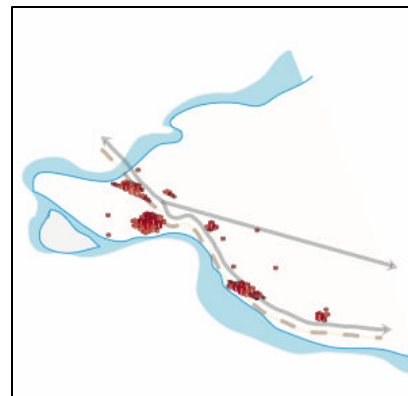
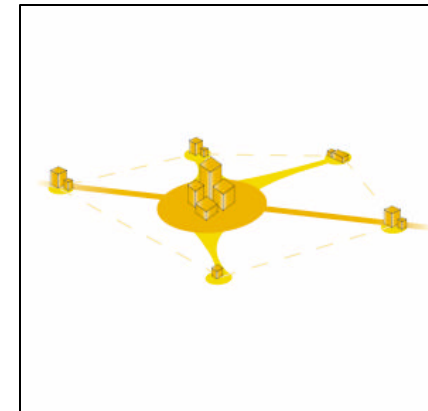
A network of industrial job centers ensures opportunities for residents to work close to home. A few larger centers will be connected to transit, while smaller industrial areas can be included within neighborhoods.

Creating a welcoming atmosphere for home businesses will also diversify the job market and decrease single occupant vehicle travel to work.

*Diversify Agriculture:* Create the opportunity for diverse agriculture and niche markets.



*Create a Commercial Web:* A town core networked with smaller centers ensures that citizens can meet their daily needs within the community.



*Invest in Industry:* A chain of industrial job centers provides jobs within the community, reducing commuting time and distance.



*Work at Home:* Zoning for home business creates additional job opportunities.

## Maple Meadows - PATTERNS OF WORK

### Strategies Applied - Summary

Applying the concept of a complete community to Maple Meadows means creating job opportunities within the community. Four strategies are proposed here to increase the number of jobs: diversify agriculture, create a commercial web, invest in industry, and work at home.

Some enterprising families have begun to develop niche agricultural products such as a winery, pumpkin patch, and corn maze. Policy and zoning that encourages this behavior will ensure that the community's agriculture base will remain sustainable.

Maple Meadows is beginning to densify the downtown area, creating a residential and commercial zone linked to transit. Networking this core area with smaller community centers will create a web of commercial and business job opportunities.

Three main industrial zones are currently in use. These can be densified to maximize land use. Smaller industrial opportunities should be welcomed and included in every neighborhood.

Home businesses are increasing in Maple Meadows. They should be encouraged to increase the number of jobs within the community



*Patterns of Work:* Create a complete community through a network of diverse agriculture, commercial centers, industry, and home businesses.

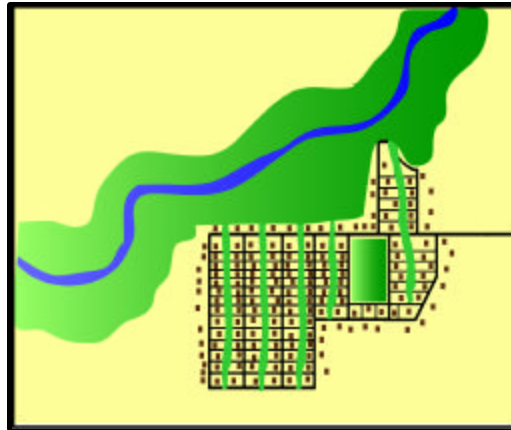
## Systems Strategies

# Maple Meadows – PATTERNS OF NATURE

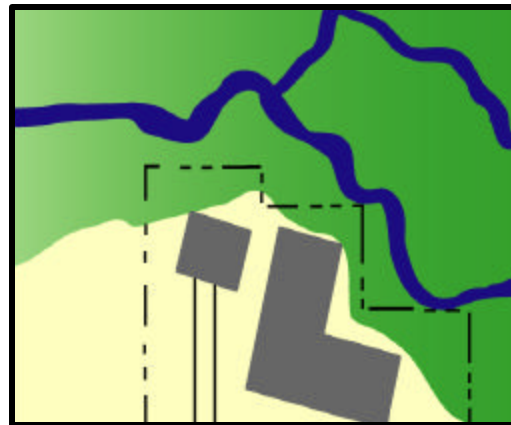
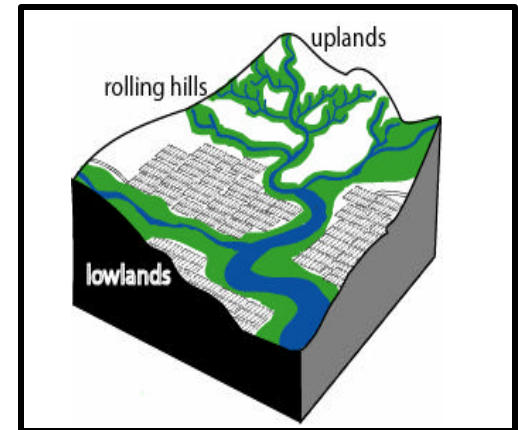
### Sustainable Strategies - Summary

Watershed health is one indicator of the overall health of the natural systems of the area. Management of stormwater runoff is a way to maintain and restore the health of riparian areas. The goal is to reduce the impact of stormwater on streams by 90 percent. This means infiltrating the first inch of rainfall from each storm event. One technique that can be utilized include the introduction of green lanes between blocks for collection and infiltration of stormwater block by block. Capitalizing on the natural features of the sight can improve livability for residents through accessible greenspace and trail systems. Natural features can dictate the shape of blocks without forfeiting interconnectivity of the street system. The horizontal layering of flows of water, people and vehicles can allow buffering of sensitive stream areas and provide recreation opportunities. Natural elements can be allowed to penetrate the edges of parcels. The building can be shaped and situated in response to these natural edges, capitalizing on views.

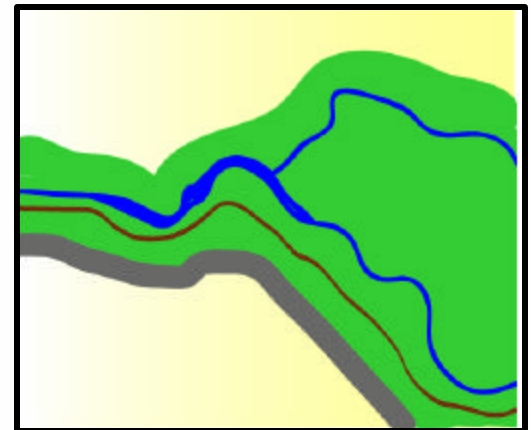
*Manage Stormwater:* Allow for infiltration of stormwater by introducing green 'lanes' block by block.



*Allow Natural Features to Shape Block Layout:* Capitalize on the natural elements of the site.



*Articulate the Plan:* Natural elements are allowed to penetrate into the parcel and buildings are shaped and placed in response.



*Connect Flows:* Linear open space layering allows for movement while protecting sensitive riparian areas and increasing stormwater infiltration.

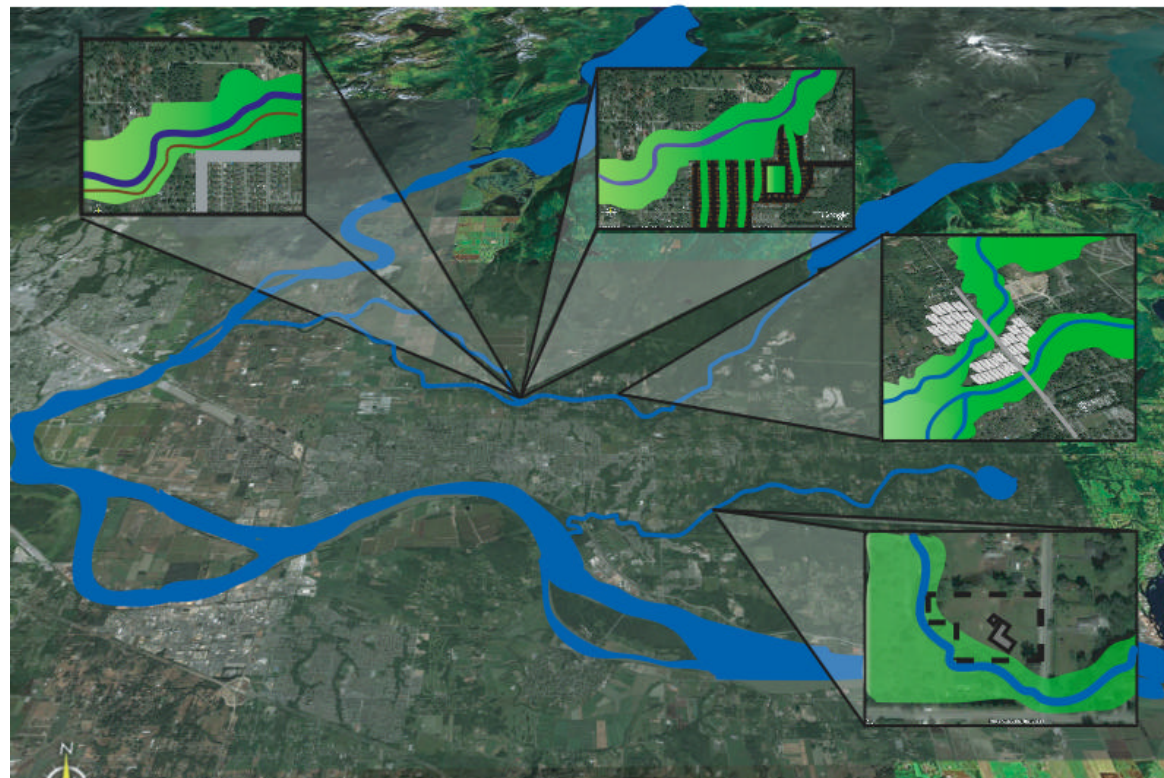


## Maple Meadows – PATTERNS OF NATURE

### Strategies Applied - Summary

Maple Ridge and Pitt Meadows are 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 rivers and streams systems, including the Fraser River, Kanaka Creek, the Pitt River and Alouette River; in addition, there are many tributary streams.

Maple Meadows is projected to have a large growth in population in the coming decades. Currently many of the riparian areas are in good condition. There is the opportunity to preserve these areas for their recreation and wildlife habitat values. Implementation of the design strategies capitalizes on the natural features of the site, for human activities, stormwater management and augmentation of adjacent land values. Stream systems can be integrated with interconnected block systems, individual parcels and district connectors.



*Healing and Restoring Natural Systems:* This proposed design allows the natural elements to dictate the shape of development on the site, introduces greenways for improved infiltration of stormwater and layers and connects flows and movement of people, water and animals.

## Systems Strategies

# Maple Meadows - PATTERNS OF MOVEMENT

### Sustainable Strategies - Summary

Communities, like all living organisms, require a constant flow of materials and energy in order to survive. As a means to have healthier and more sustainable communities, four design strategies are proposed. The strategies range four urban design scales – the district, the corridor, the block, and the parcel.

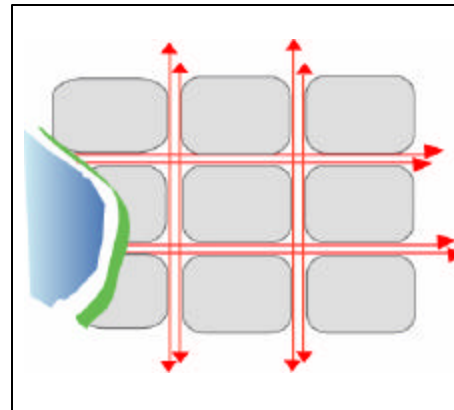
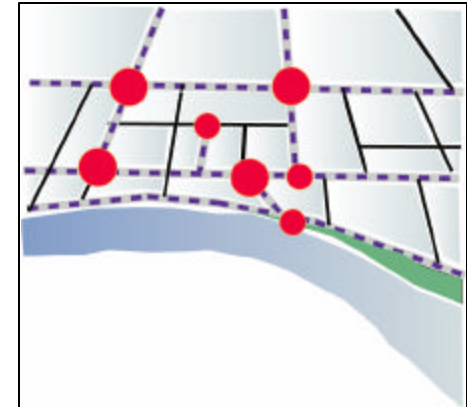
To respond to the projected population growth in this area, a variety of modes of transportation can be created, with an emphasis on convenience, accessibility and connection to the greater region. An interconnected street pattern will allow for the choice of alternative routes and a reduction of congestion. A grid pattern also allows for the preservation of views.

By designing a walkable neighbourhood, residents can connect to commercial services, transit stops, and natural areas. Narrow streets with continuous sidewalks and plenty of plantings buffering the edges, provide safe and comfortable places for pedestrians and encourage walking.

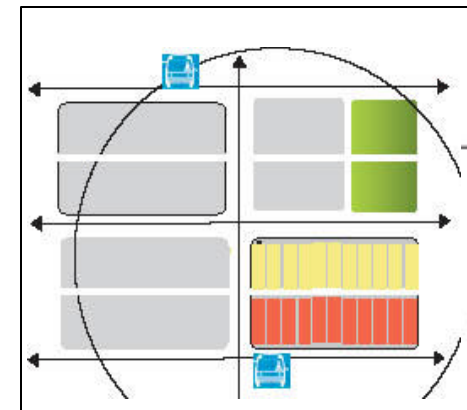
*District: Connect the Region*  
Provide for connection of the community to the larger region



*Block: More Interconnected, Less Hierarchical*  
Connect the flows through interconnected street system



*Corridor: Continuous Sidewalks*  
Allows for increased pedestrian activity



*Parcel: 5 Minute Walking Distance*  
All services are easily accessible by foot

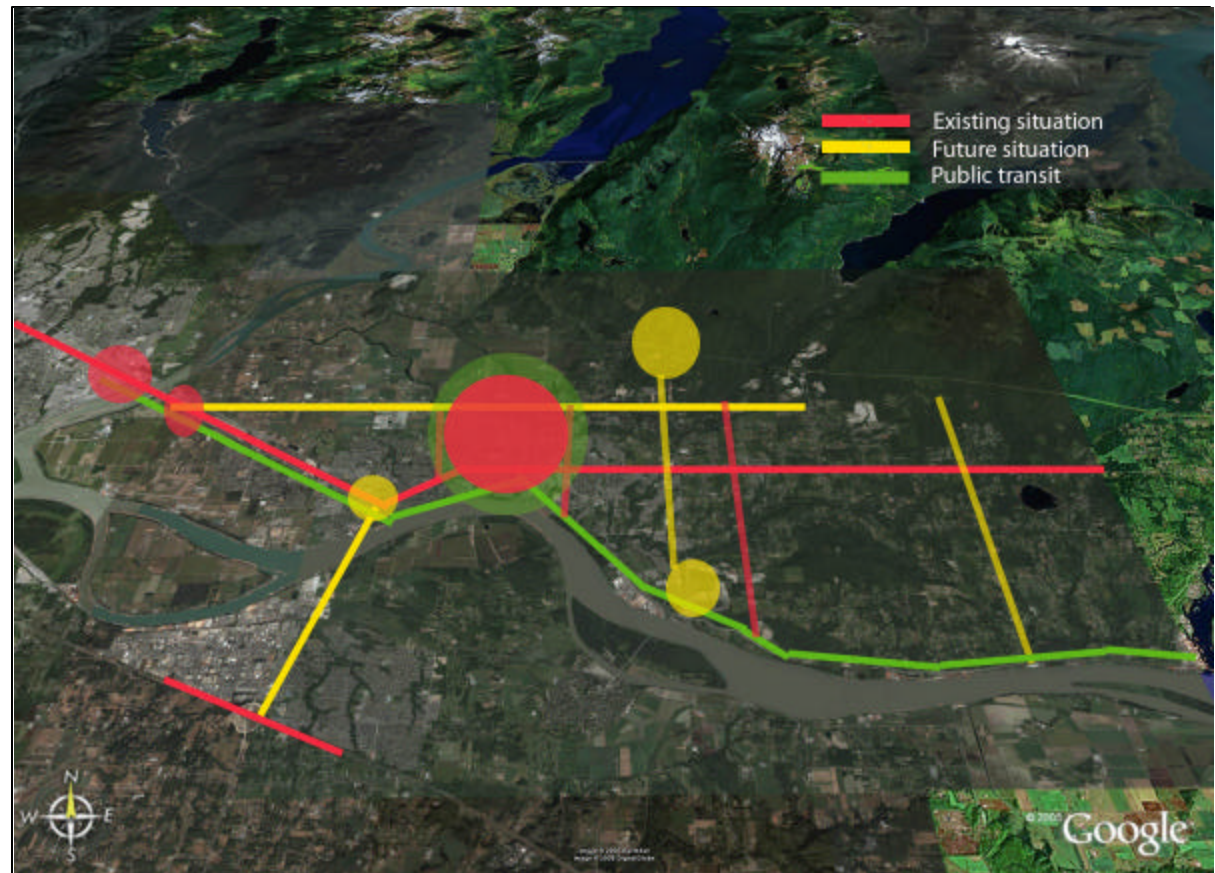


## Application to the site

# Maple Meadows - PATTERNS OF MOVEMENT

### Strategies Applied – Summary

The fast growing area of Maple Meadows will benefit from an efficient transportation systems of arterial routes that provide a connection between new neighbourhoods and regional employment hubs. Traffic calming strategies can be implemented in order to make these main roads more compatible with pedestrian arterial and make them compatible with pedestrian use. At the district level, expanding the Lougheed Highway and adding a new connection to Langley are two measures that can be implemented in order to have more connected community centers. A variety of efficient and frequent modes of transportation are critical to reducing the reliance and the car; these can include the West Coast Express, Sky Train, the ferry, bus, and community shuttle. The existing dike system, currently 42km in length, creates a unique arrangement of green corridors that allows for movement of people and animals in the community. At the local scale, there are many opportunities to design streets that are cyclist and pedestrian-friendly.



*Pattern of movement:* The proposed design allows for more connections within the communities, with walkable neighbourhoods and alternate modes of transportation Yellow:

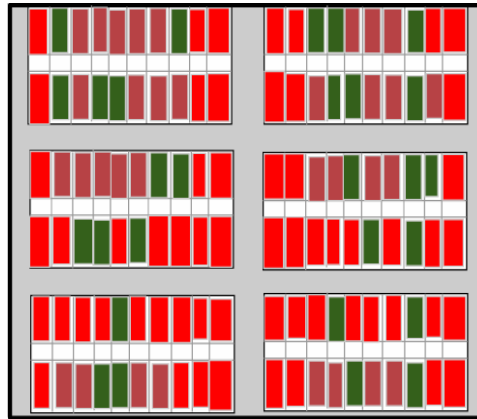
## Systems Strategies

# Maple Meadows – PATTERNS OF NEIGHBORHOOD

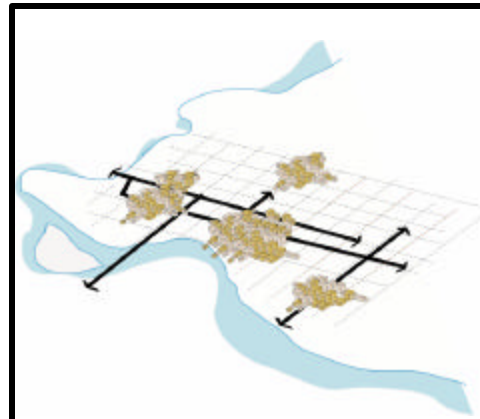
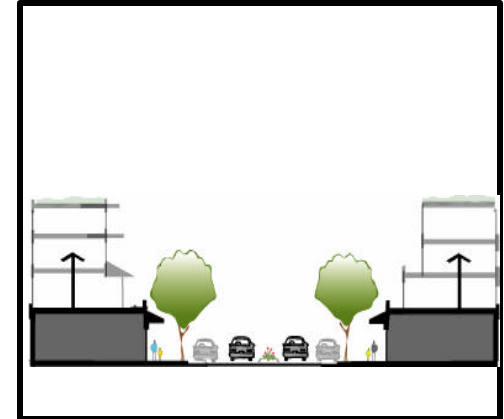
### Sustainable Strategies – Summary

Design strategies can be applied to create more livable, walkable and ecologically sustainable neighbourhoods. Concentration of urban centers provides an opportunity to enliven the public realm. Concentrated civic, institutional, and commercial activities provide for a range of needs of the citizens of the community. By allowing for flexible zoning in the multi-block scale, commercial, business and different types of residential uses can occur in the same area. This desegregation of land uses encourages the development of a community fabric where people can both live and work. By allowing a variety of residential typologies, the formation of a diverse group of neighbours. By building up main streets, public transportation is accessible. Capitalizing on the existing dike system in the district provides an inexpensive way to create an extensive bicycle and pedestrian network. These corridors allow access to an interconnected group of community centers.

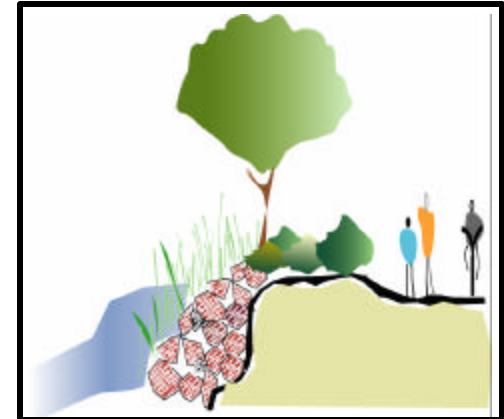
*Multi-block Flexible Zoning:* Mix residential and commercial zoning on the neighbourhood scale to encourage desegregation of land uses



*Build Up Main Street:* Building up on main commercial streets creates a vibrant community that supports public transit



*Concentrated Urban Centers:* Complete communities of urban areas for living, working and commercial activities connected by transit



*Capitalize on Dikes:* Extensive dike system provides for recreation opportunities and neighbourhood connections.



## Maple Meadows – PATTERNS OF NEIGHBOURHOOD

### Strategies Applied - Summary

Through densification of the town centers of Maple Ridge, Pitt Meadows, Silver Valley and Albion, citizens will have more walkable neighbourhoods with access to necessary services. Diverse zoning for blocks and building up Main Street with multi-storied buildings, will also contribute to the accessibility of a variety of needs for community members, and will offer more opportunities to live, work, shop, recreate, etc. within a five minute walking distance.

The greenway system of paths and trails provide for interconnected communities and allows residents to access natural areas like Lakes Whonnock and Alouette. The dike systems provides an excellent framework for a network of pedestrian and bicycle trails..



### Neighbourhood Sustainability:

This proposed design allows the **natural** elements to dictate the shape of development on the site, introduces greenways for improved infiltration of stormwater and layers and **connects** flows and movement of people, water and animals.