



Tsleil-Waututh Nation
Department of Public Works
Email: land@twnation.com

Scavenger Hunt: Maplewood Land Use Plan

Welcome to the TWN Land Use Plan Scavenger Hunt. A COVID-safe activity you can do inside with your family over the Christmas break! Gather your family members, learn something new about the Maplewood Lands development, and win a \$10.00 Christmas gift card from Santa!

The Maplewood Land Use Plan is to ensure that the future Maplewood Lands development is guided by the principles and values of the Nation. If you would like to learn more about the Land Use Plan and its purpose, please click on the [link](#) or visit the Tsleil-Waututh Nation Communications YouTube Channel.

Okay now onto the fun stuff!!! Santa and his favorite Christmas characters have left a list of clues, and we need your help to fill in the blanks. **HINT:** look for our favorite Christmas characters corresponding to each question. You will find all the information you need in the Land Use Plan draft below.

Please email your entry to lands@twnation.ca, and include 'Scavenger Hunt: Maplewood Land Use Plan' with your full name in the email subject line. Only **one** entry per person. You **must** be a Nation member. **All correct entries** will win a **\$10.00 Gift Card** from select 40+ brands. Winners will receive their gift card in mid-January 2021.

In the email please provide your: (Required for Gift Card):

Name*:

Email*:

Phone Number*:

FROM THE DESK OF

Santa Claus



1. Oh no! Happy Feet fears his future home in the arctic is slowly melting away! Which one of Tsleil-Waututh Nation's core mandates has got him dancing? Hint: it's in the 'Guiding Principles' section. (2 words)



2. The Gingerbread Man wants to move to a new Gingerbread House, he appreciates the development will have a _____ of housing options for a wide range of households. (1 word)



3. Olaf loves to play. He is excited the development will include facilities and parks for _____, _____ and _____ purposes. (3 words)



4. In which section can you find the Polar Express? (1 word)



5. Oh no! Charlie Brown fell on some ice and broke his leg. What 'Transportation Principle' will ensure he can still be mobile? (1 word)



THE NORTH POLE, ARCTIC CIRCLE

FROM THE DESK OF

Santa Claus



6. The TWN Wolf is howling for the incorporation of TWN culture and values in the design of the built environment and the _____? (2 words)



7. Rudolph is constantly seen around the TWN forest. He is thankful the 'Stewardship and Climate Change' section will enhance wildlife habitat through the protection of _____? (2 words)



8. The Christmas Elf is hiding in which Land Use designation? (3 words)

9. Now that you have reviewed the Land Use Plan, let us know your thoughts, any comments, concerns, suggestions. Your feedback will be incorporated into the Plan.

Santa Claus

CHECKED TWICE & SIGNED BY



THE NORTH POLE, ARCTIC CIRCLE



“[XXXXXX]” Land Use

Guiding Principles

The [XXXXXX] Land Use designation applies to [XXXXXX], a neighbourhood offering an innovative mix of employment, residential, educational, recreational, retail and community uses to create a vibrant mixed-use neighbourhood where residents can live, work, and play. This area will be connected to surrounding neighbourhoods through improved arterial streets and an active transportation network that includes bike lanes, walking paths, and the ability to integrate bus rapid transit. Parks, plazas, open space, and natural areas will be integrated throughout to create a liveable neighbourhood. The designs will be in accordance with the established [XXXXXX] design guidelines and [XXXXXX] zoning to ensure that the neighbourhood is both unique and unified, reflective of Tsleil-Waututh Nation’s (TWN) cultural identity and west coast building forms, and complements the natural surroundings.

This neighbourhood will help achieve several of Tsleil-Waututh Nation’s core mandates. As an economic development area for the Nation, the development will generate consistent, long-term revenue and further TWN towards economic self-sufficiency. The neighbourhood will aim to provide a net environmental benefit, through the integration of TWN environmental stewardship values with-a strong emphasis on retaining high value natural areas, enhancements of streams and wetlands, and creating a connected network of natural landscapes throughout the [XXXXXX] lands. Finally, the neighbourhood offers opportunities for direct exposure of TWN culture through the incorporation of TWN culture in the built environment and facilities.



Objectives

- Provide revenue for the Nation through economic development activities;
- Incorporate TWN's cultural, environmental and socio-economic needs in the development;
- Provide convenient, walkable, livable neighbourhood with opportunities to live, work, learn, and play;
- Consider impacts of development to the surrounding community;
- Ensure uses are suitable for compact urban communities;
- The neighbourhood shall include distinct precincts that derive their form from uses of the site and TWN history and cultural values;

Policies

- Develop and manage land with future generations in mind, by providing flexibility in development scope and scale as needs and market demands change over time;
- Ensure the development minimizes conflicts with adjacent land uses and surrounding ecosystems;
- Design new structures and spaces to be flexible and have multiple uses where appropriate and feasible;
- Locate a mixture of uses throughout the site to encourage active spaces throughout the entire day;
- Create employment and commercial opportunities including space for local businesses;
- Ensure all buildings and structures meet or exceed Canadian and British Columbian standards of health, safety, accessibility, energy efficiency, sustainability, and fire protection;



- Ensure an appropriate transition in scale and intensity of activity across the community;
- Limit density to approximately 1.10 FSR;

Residential

Objectives

- Provide a variety of housing options for a wide range of households;
- Prioritize human connections to trails, parks and the natural environment;
- Support the wellbeing and encourage interaction between residents through the thoughtful location of private, semi-private, and public community amenity spaces;



Policies

- Develop a diverse mix of unit types and sizes over multiple phases of development which cater to a range of residents from varying socioeconomic backgrounds and accommodate for multi-generational families, shifting family structures, and different lifestyles, where feasible;
- Develop housing that is designed to respect the privacy and quality of life of residents;
- Parks and public open spaces shall connect with neighbouring developments to create an internal network and facilitate connectivity;



Transportation



Objectives

- Ensure the transportation design considers social, environmental, economic and cultural factors;
- Consider connectivity for all transportation modes within the development;
- Reduce impacts to existing transportation infrastructure by providing improved access to transit and alternate modes of transportation (e.g. walking, cycling);
- Develop a transportation network that balances the needs of automobiles, pedestrians, cyclists, and transit users;
- Ensure the active transportation network (walking, cycling), can be accessed and utilized safely by people of all ages and varying mobility needs;

Policies

Multi-Modal System

- Incorporate a diverse network of pedestrian and bicycle paths that connects from east-west and north-south, linking key destination points such as public parks, community facilities, and local commercial uses;
- Ensure separation of modes in high conflict areas and where speeds exceed 50 km/hr, and where feasible;
- Design street networks to allow good vehicular penetration for local traffic while discouraging through-traffic on non-arterial roads;



- The central community hub should connect to the surrounding urban fabric through parks, trails, bikeways, roads and transit routes;
- Locate areas of commerce so that the areas are accessible to employees, customers and allow for the movement of goods;

Transit

- Work with the applicable Transportation Authority(s), TransLink, Ministry of Transportation, and District of North Vancouver, to examine the feasibility of extending frequent transit to the area;
- Road networks and transit facilities shall accommodate future rapid bus service where feasible;

Accessibility

- Ensure pedestrian routes are universally accessible and are designed to accommodate a range of pedestrian uses such as wheelchairs, strollers, walkers etc;



Walkability

- Locate amenities, retail, and services uses to improve walkability and reduce car trips throughout the site;



Parks and Community Amenities



Objectives

- Provide facilities and parks for recreational, social, and cultural purposes;
- Examine providing facilities and institutions that meet the administrative, health, recreation, education and cultural needs of all residents, taking into consideration neighbouring services;

Policies

- Phase community amenities and the development of public spaces with the build out of residential uses;
- Develop purpose-built community green spaces and parks for both passive and active uses, including a network of trails;
- Strategically locate new parks and trails to adjacent parks and trails in the surrounding areas;
- The design and operation of parks and community amenities shall be inclusive and accessible for all users;



Places of Employment and Commerce

Objectives

- Aim to create employment and commercial opportunities including space for local businesses, including TWN members;
- Aim to provide a diverse mix of retail and service uses that reduce residents need to travel for basic needs;

Policies

- Phase commercial development with supporting residential uses where feasible, to provide housing options for employees wanting to live close to work;
- Support active, vibrant streets by ensuring developments prioritize positive public realm experiences through design (e.g. patios, public seating areas, plazas, pedestrian-facing storefronts, appropriate setbacks) where feasible;



Culture and Identity

Objectives

- Ensure the environmental, social, and cultural values of TWN are promoted;
- Protect and rehabilitate culturally important species to TWN;
- hən̓q̓əmiṇəm language shall be incorporated in the development;
- Enable the practice of cultural traditions and contribute to the cultural education of TWN youth;

Policies

- Salvage, store and re-establish culturally important plants as the development area is cleared;
- Create spaces to enable cultural practices to flourish;
- Create educational opportunities for TWN youth;
- Incorporate TWN culture and values in the design of the built environment and the public realm;
- Explore opportunities to include TWN artists (murals, carvings, public art etc.);





Stewardship and Climate Change

Objectives

- Ensure opportunities for the development to result in a net environmental benefit by minimizing the negative impacts on the natural environment and enhancing ecosystems where possible;
- Provide measures to increase the resilience of new developments to the impacts of climate change;

Policies

- Enhance wildlife habitat through the protection of environmental areas and provision of wildlife corridors;
- Enhance stream flows and wetlands by focusing flows to areas needing more water, improving connections to offsite wetland areas, where feasible;
- Achieve Salmon-Safe certification standards by managing onsite stormwater through infiltration and surface management where feasible;
- Reduce or minimize greenhouse gas emissions and embodied carbon where feasible in construction, industry, transportation, and other activities;
- Explore opportunities for energy-efficient buildings and reduction of greenhouse gases;
- Ensure the development does not harm water quality or flows;
- Enhance and expand the wetland area on the south edge of the property;





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Land Use Map

