

An aerial photograph of a town and its surrounding landscape. The town is nestled in a valley, with a river winding through it. The background features a range of mountains under a clear sky. The foreground shows a mix of residential and commercial buildings, parking lots, and green spaces.

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 8279

MAPLEWOOD VILLAGE CENTRE AND INNOVATION DISTRICT IMPLEMENTATION PLAN & DESIGN GUIDELINES

January 9, 2018
Public Hearing

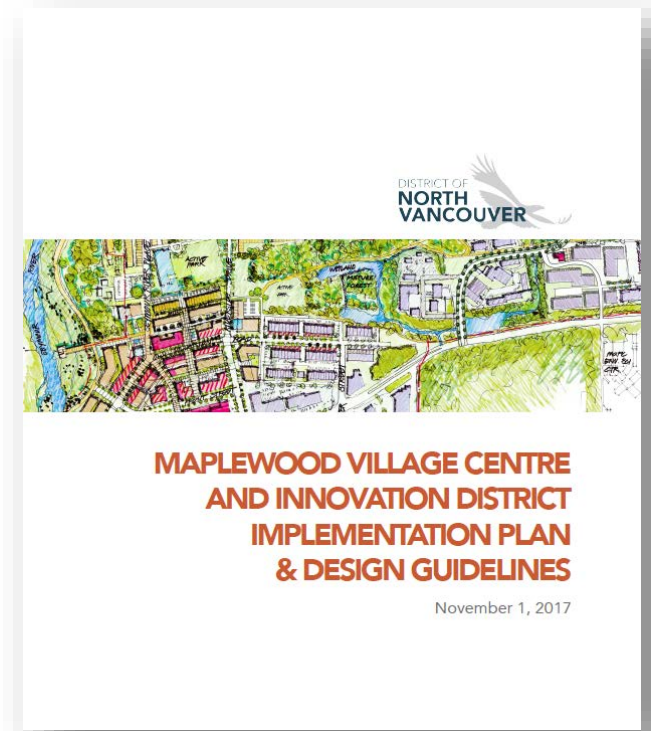
PROCESS

On November 6, 2017, Council:

- Approved the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines
- Instructed staff to prepare any consequential Official Community Plan amendments that result from approval of the Plan for Council consideration

Consequential OCP Amendments

- First Reading for Amending BYLAW 8279 – November 20, 2017
- Public Hearing for Amending BYLAW 8279 – January 9, 2018




OUTLINE OF PRESENTATION


Proposed Changes:

- Land Use Designations
- Schedule A: Town & Village Centre Polices for Maplewood Village Centre
- Schedule B: Development Permit Areas
- Official Community Plan Land Use Map

Proposed Changes to the District's OCP

Adds 3 new employment generating land use designations:

- **Light Industrial Artisan**  **Light Industrial Artisan** – provide opportunities for small-scale businesses that are “artisanal” to live and work in mixed use buildings with light industrial commercial uses at street level and on the second storey with residential above

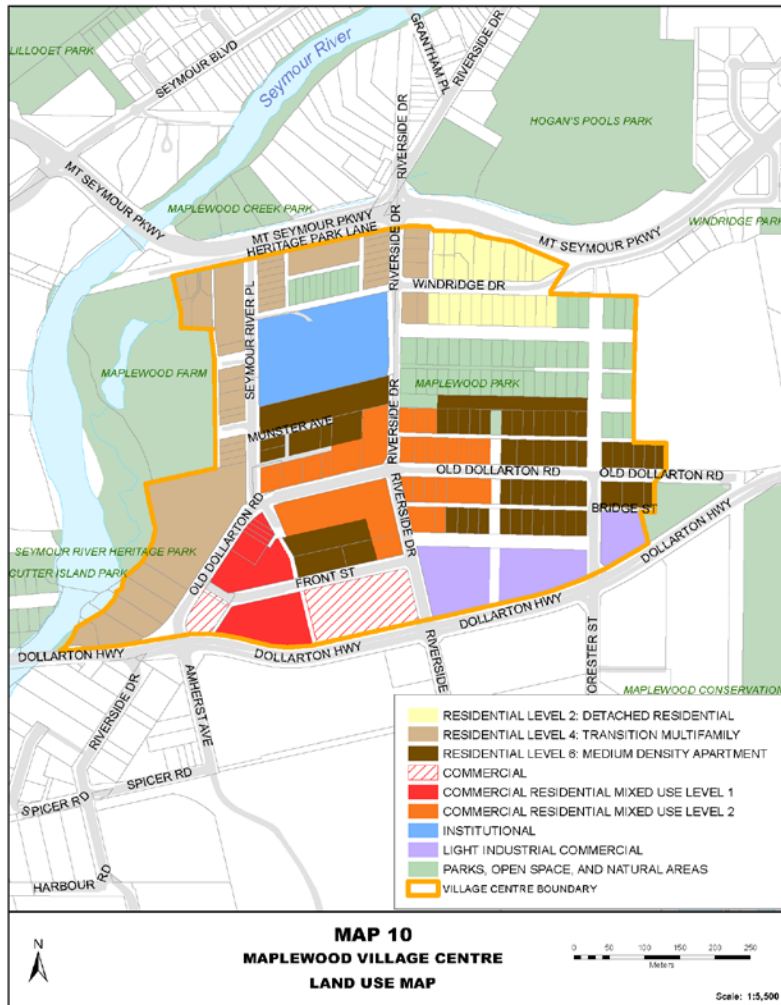
- **Light Industrial Commercial Mixed-Use – Innovation District**  **Light Industrial Commercial Mixed-Use – Innovation District** – encourages a job-dense mix of flexible, high tech office, business park ‘campus’ that could provide both educational and recreational opportunities next to business

- **Light Industrial Residential Mixed-Use – Innovation District**  **Light Industrial Residential Mixed-Use – Innovation District** – encourages residential uses above the ground floor to co-locate people with jobs and provide employee-oriented housing

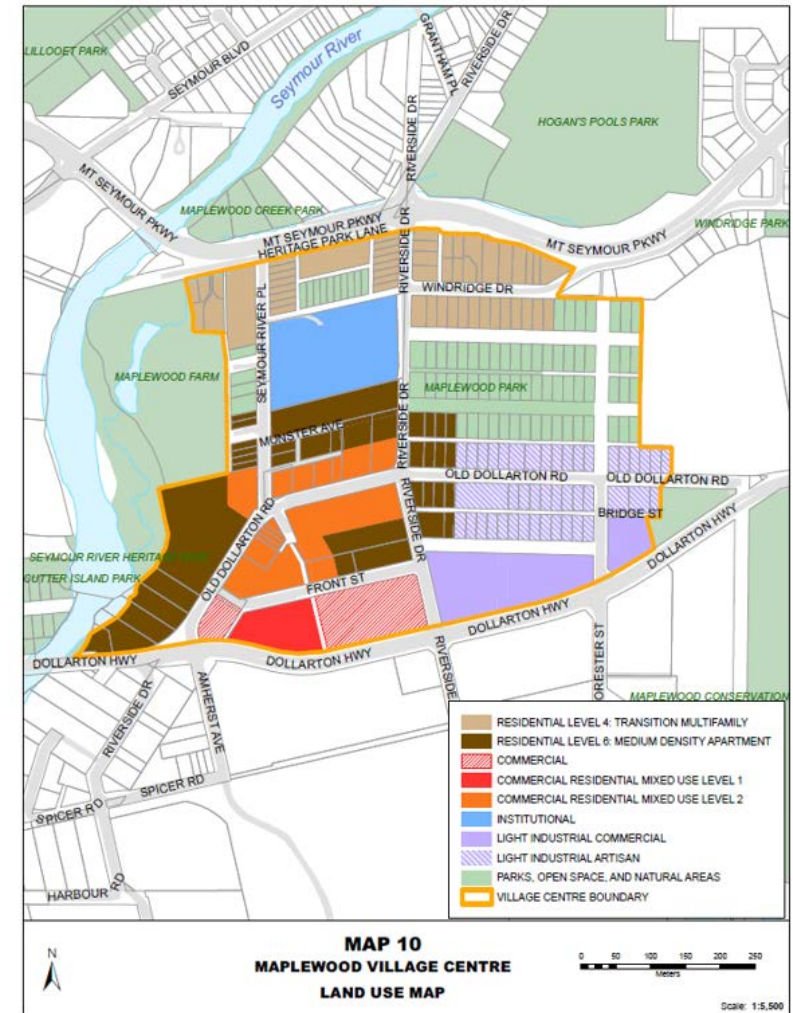
Proposed Changes to the District's OCP

Schedule A: Town & Village Centre Policies Maplewood Village Centre – LAND USE MAP

Existing Land Use Map 10



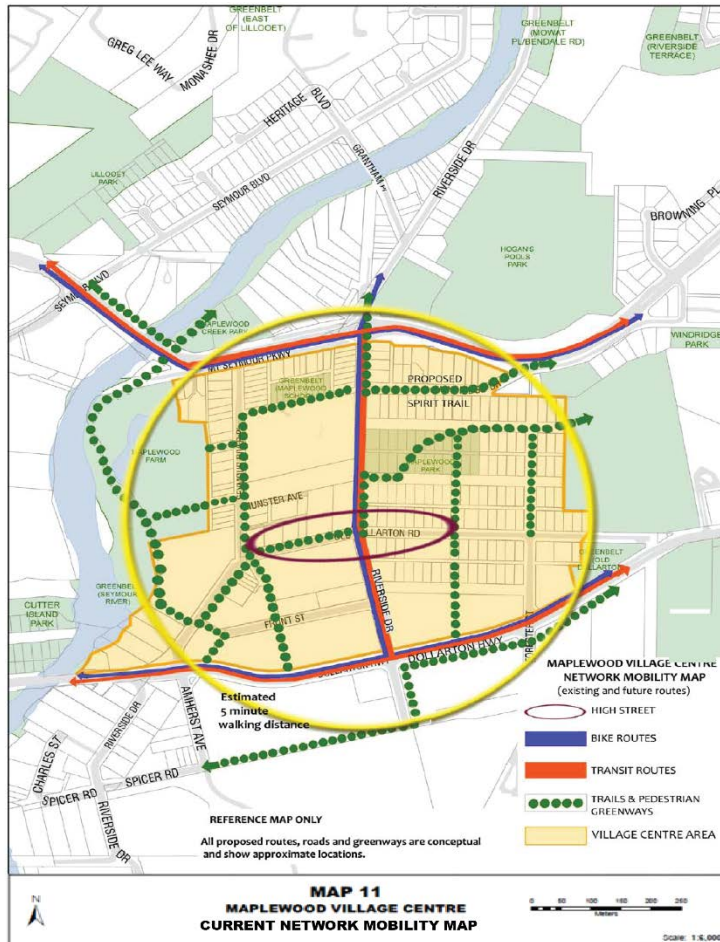
Proposed Land Use Map 10



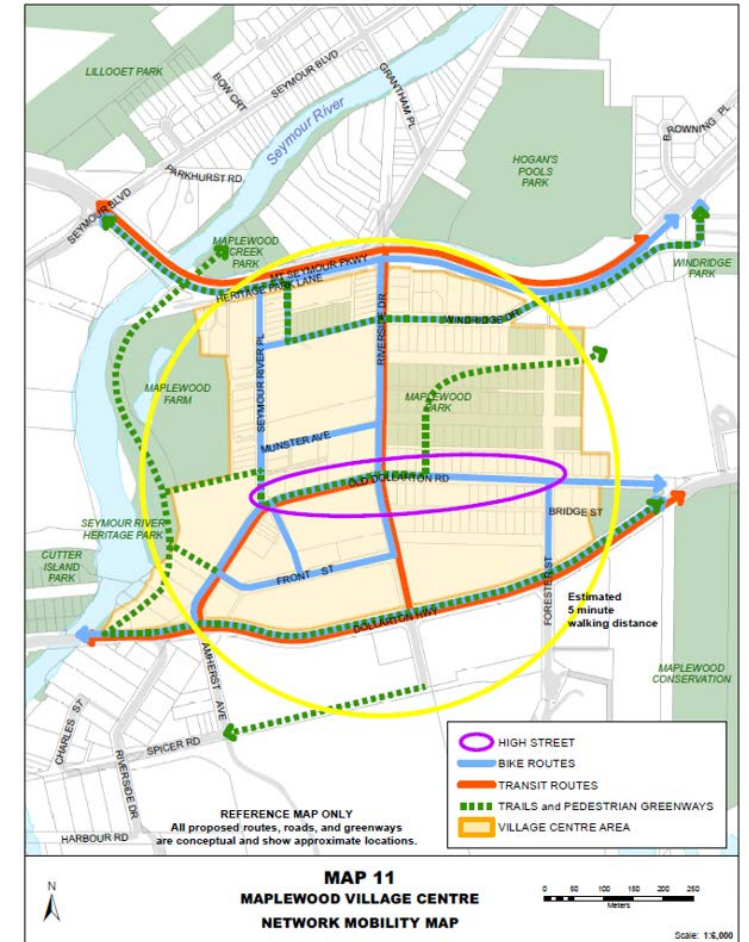
Proposed Changes to the District's OCP

Schedule A: Town & Village Centre Policies Maplewood Village Centre – NETWORK MOBILITY MAP

Existing Network Mobility Map 11



Proposed Network Mobility Map 11



Proposed Changes to the District's OCP

Schedule A: Town & Village Centre Policies

Maplewood Village Centre Policies

Housing 3.1.1.

- Replacement of 250 existing purpose-built rental units
- Target up to 300 net new non-market units

Commercial and Employment Uses 3.1.2.

- Small scale manufacturing units with residential above

Parks and Open Spaces 3.1.4.

- Children's playground in new community park

Proposed Changes to the District's OCP

Schedule A: Town & Village Centre Policies

Maplewood Village Centre

Sustainability 3.3

- Risk contours and associated policies included in Section 2.14 Proximity to Heavy Industry
- Guidelines included in Sub-Section 3.2 (e) of Maplewood Plan
- Advance on-site or neighbourhood renewable energy generation systems and connections

Proposed Changes to the District's OCP

Schedule B: Development Permit Areas – Amendments to Map 3.1 and Map 4.1

Adds lands approved in the Plan for multi-family uses – DPAs do not apply to detached residential uses

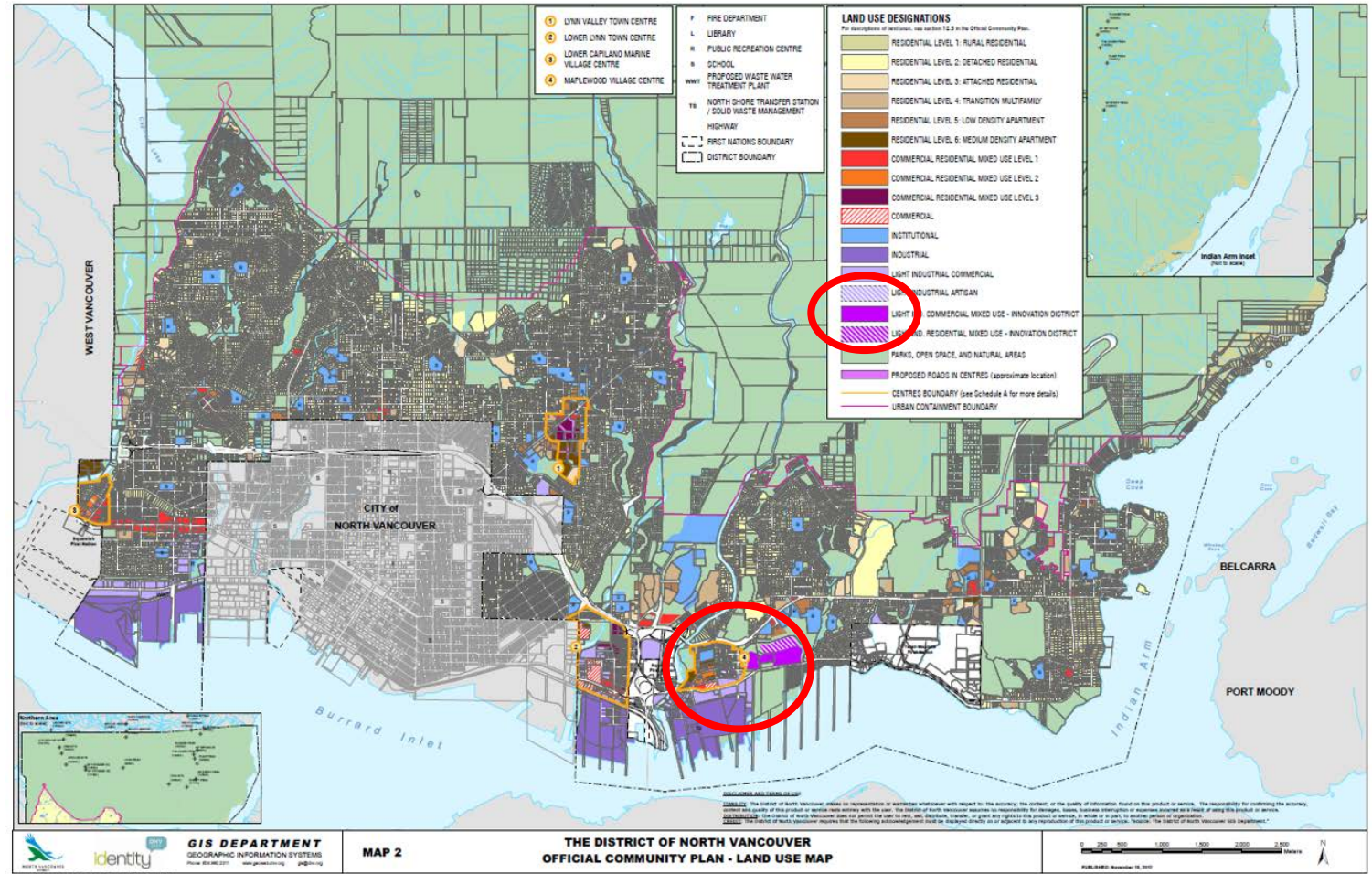
- **Form and Character Development Permit Area (Map 3.1)** – guides the form and character of commercial, industrial and multi-family development and their relationship to the public realm and surrounding neighbourhood
- **Energy and Water Conservation and GHG Emission Reduction Development Permit Area (Map 4.1)** – applies to new buildings to foster the conservation and efficient use of energy and water to reduce building-generated greenhouse gas emissions

Proposed Changes to the District's OCP

Official Community Plan – Land Use Map – Map 2

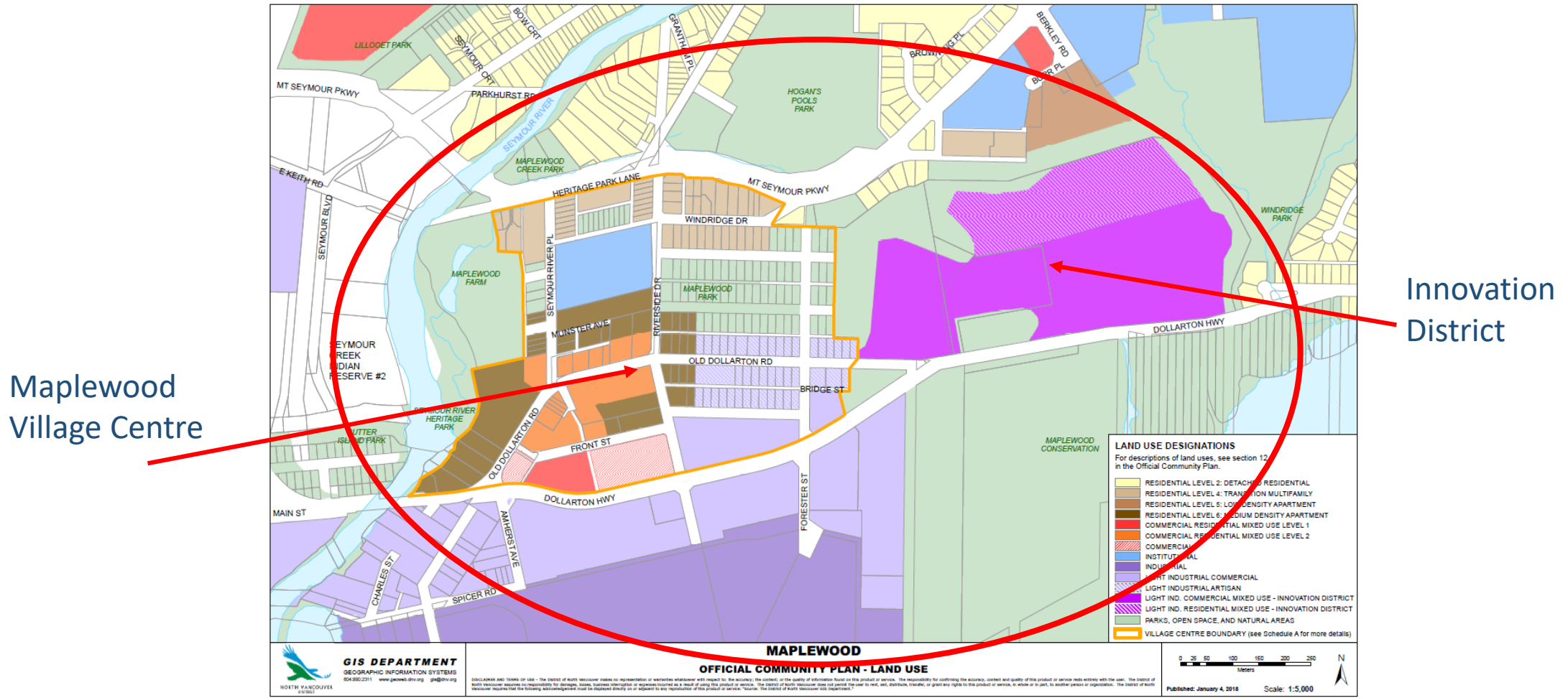
Adds 3 new designations to the legend

Updates land use designations within the **Maplewood Village Centre** and **Innovation District**



Proposed Changes to the District's OCP

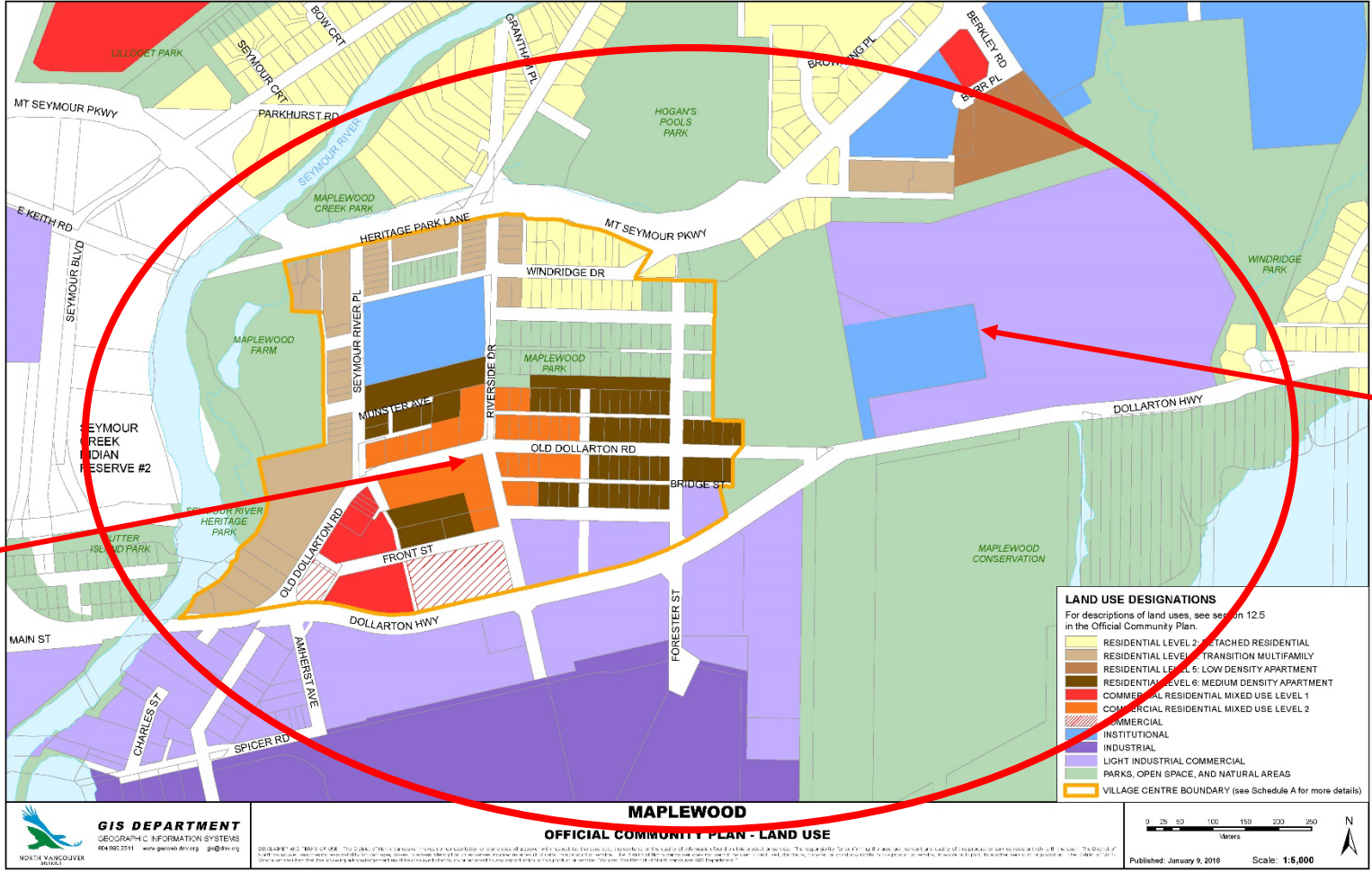
Official Community Plan – Land Use Map – Map 2 - as approved in Maplewood Plan



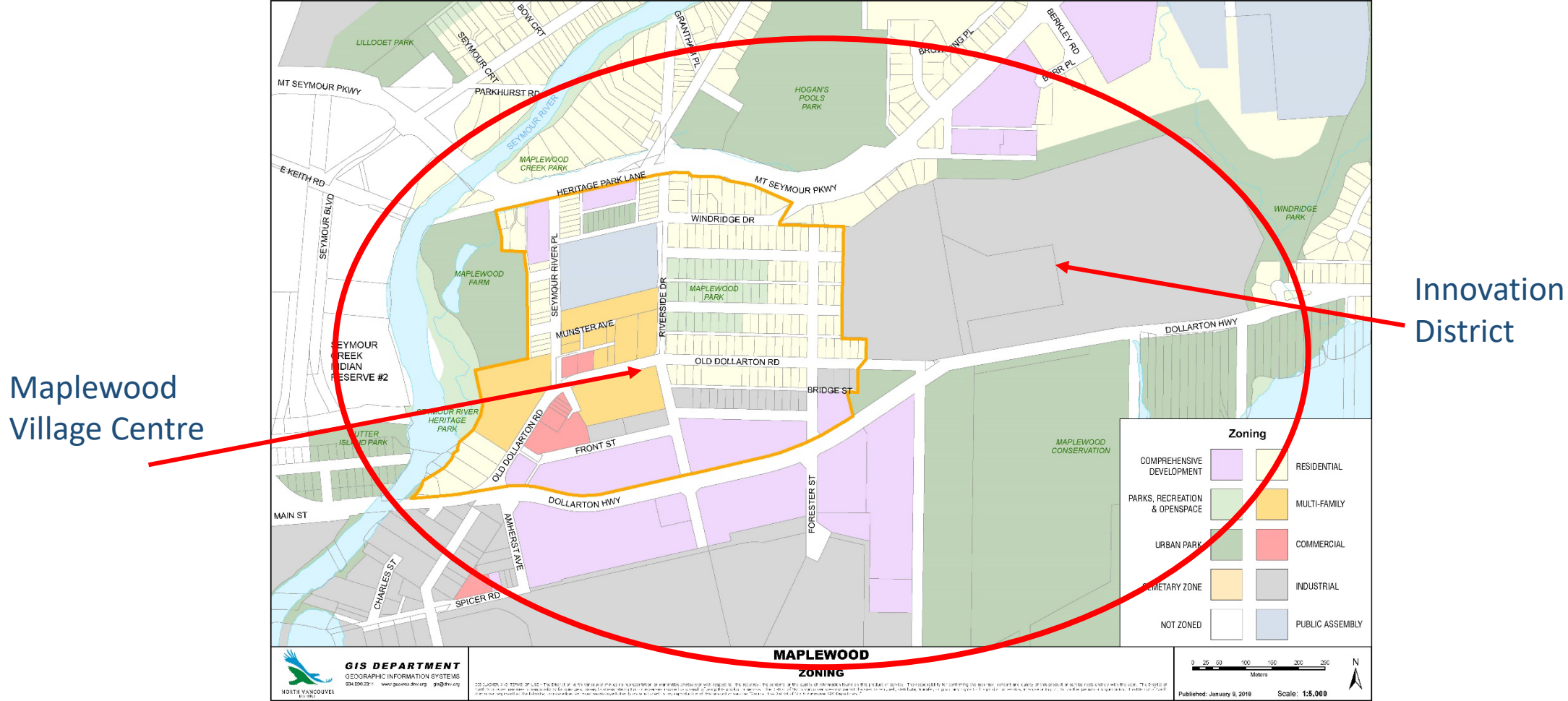
Existing OCP Land Use Map

Maplewood Village Centre

Innovation District



Existing Zoning Bylaw



PUBLIC HEARING

For Amendment Bylaw 8279

Consequential OCP Amendments following approval of the
Maplewood Village Centre and Innovation District
Implementation Plan & Design Guidelines – November 6,
2017