MAPLEWOOD VILLAGE & COMMUNITY PLAN

December 5, 2016
Council Workshop
Purpose of Council Workshop

• Brief Overview of Planning and Engagement Initiative

• Phase 2 Design Workshop (Charrette)
  • Charrette Concept
  • Feedback Received

• Next Steps
- Seymour River
- Maplewood Conservation Area
- Hogan's Pools Park
- Seymour Park
- Windridge Park
- Maplewood Creek Park
- Lillooet Park
- Largely Undeveloped Lands
PROJECT PROCESS

PHASE 1
OPPORTUNITIES, PRINCIPLES & BIG IDEAS
FEB - JUN 2016

- Establish direction for design concept

PHASE 2
CONCEPT OPTION(S) DEVELOPMENT
JUL - DEC 2016

- Develop concept option(s) based on the direction set in Phase 1
- Design Charrette
- Public Open House
- Online Questionnaire

PHASE 3
POLICY & PLAN DEVELOPMENT
JAN - APR 2017

- Refine preferred concept based on review of feedback from Phase 2
- Public Open House
- Online Questionnaire

PURPOSE

ENgAGEMENT OPPORTUNITIES

- Community Workshop
- Stakeholder Consultation
- Questionnaire

For more information:
Visit the website & sign up for the email list at: dnc.org/maplewood
Follow us on facebook and twitter @NVanDistrict
CHARRETTE INPUTS

• Community Workshop – April 20, 2016
• 150 people attended, majority were residents of Maplewood
• Stakeholder Workshops & Phone Interviews (May – July)
• Summary Report of Phase 1 Feedback dnv.org/maplewood
CHARRETTE INPUTS

Employment Land Strategy

- Maplewood key to achieve employment growth
- Intensify, strengthen, flexible and adaptable
- Enough density to sustain Village
- Transportation infrastructure improvements – goods movement
Environmental and Hydrogeological Assessment

- Environmentally sensitive lands identified including recommendations for protection

Legend
- boundaries
- Environmentally Sensitive Areas
- Non-developable Area
- Riparian Buffer
- Wetlands
- Erosion/Slope Stability
- Property Lines
- "�[Image: Map showing environmentally sensitive areas in Maplewood Community Plan]"
Flood Risk Management Strategy

- Mitigation options to address flood hazards identified

- Maplewood is within both the coastal and river flood zone
- A high level flood risk management strategy (developed by Northwest Hydraulics NH) includes short, medium and long term actions
- Properties subject to potential flood risk are identified in the Creek Hazard Development Permit Area on GeoWeb and includes Flood Construction Levels (FCLs) for each parcel
CHARRETTE INPUTS
Chemical Hazard Contours

MIACC Criteria

Annual Individual Risk
Chance of fatality per year

- 100 in a million ($10^{-6}$)
- 10 in a million ($10^{-7}$)
- 1 in a million ($10^{-8}$)
- 0.3 in a million ($3 \times 10^{-9}$)

Risk source
No other land use
Manufacturing, warehouses, open space (e.g., parks, golf courses, etc.)
Low-density residential (up to 10 units with grass and level access, per
ed building) and commercial, including offices, retail centers, eland centers, entertainment centers, sporting complexes

CMAPLEWOOD CCMMUNITY PPLAN

Allowable Land Uses
• 60 participants – diverse stakeholders
• Worked collaboratively over 2 days – October 18 & 19
• Series of mapping exercises
• Design Concept for Maplewood
Maplewood Design Charrette
DAY 1
• Breakfast Meeting with Charrette Team Participants
• Exercise 1: Review Principles
• Exercise 2: Design Directions

DAY 2
• Concept “Check-in” with Charrette Participants
• Determine Changes, New Ideas, Additional Work

Provide framework

Design Team Production

Get Feedback

DAY 2

Revise

Get Feedback

Design Team Production

PUBLIC OPEN HOUSE

Provide framework

Design Team Production

Get Feedback

DAY 2

Revise

Get Feedback

Design Team Production

PUBLIC OPEN HOUSE
DAY 1:
Stakeholder Review of Vision & Design Principles
Vision for Maplewood

HIGHLIGHTS:

• Complete and balanced community

• Local jobs, for those living in the community, especially jobs for local young people

• A high environmental standards and high aesthetic standards

• Reflect the community’s outstanding natural environment

• Variety of housing for all ages and incomes and family circumstances

• Walkable Maplewood village centre, convenient for transit, extensive system of trails connecting community and nearby destinations
Design Principles

- Compact Village Core
- Strong Commercial Centre and Clustered Community Services
- Distinct Neighbourhoods
- Walkable Community
- Connected and Diverse Public Realm and Greenspace

- A “Green & Innovative” Sense of Place and Character
- Diverse Development and Housing Types
- Connect to the Water
- Clear Hierarchy of Streets, Improved Access & Multi-Modal Options
Feedback on Design Principles

• What’s missing, needs to be added, or changed?
  
• A number of general comments received

• Several additions with respect to complete streets, transit, access, density and housing types

• Several requests to add new principles for:
  
  • shared utilities or integrated utilities;
  • multi-use trails (separate from parks);
  • protection of sensitive natural areas;
  • new industry;
  • environmental education.
DAY 1:
Stakeholder Development of Design Directions
Preliminary Concepts

LAND USE & HOUSING

COMMUNITY SERVICES

TRANSPORTATION

LAND USE & HOUSING

GREEN SPACES & ENVIRONMENT

BUSINESS & INDUSTRY
How was the Concept Developed?

- Common “big ideas”
- Capture key themes
- Resolve differences
- A vision for each component
DAY 2:
Charrette Participants “Check-in”
Did we get it right?
Maintain School, Expand Farm
Multi-family
Protected Natural Wetlands
Protected Escarpment with east-west trail
Campus Style Live-work
Seymour River Dike Trail
Village Heart, with Density
Connect to the Water
Protected Natural Wetlands
Intensification of Business/Industrial
Artisan Industrial
New Civic Facility
Connected drainage to Conservation Area
Residential
Business/Industrial with minor Commercial
Connected drainage to Conservation Area
INITIAL
Charrette Participant Feedback:

• Approved of direction
• What’s working
• What isn’t
• Changes
DAY 2:
Charrette Design Concept
CHARRETTE DESIGN CONCEPT
surrounded by multi-family residential, potential for higher density in strategic locations

pedestrian oriented - fine grain, internal walkways, lanes, gathering places, plazas, place for market

pedestrian focused street (mews), flexible space

mixed use, commercial-retail, activating streets, residential above to populate the area

connections to the Seymour River

live-work, maintaining working areas, layered into the fabric of the village area
REAL STREET
MULTI MODAL
FLEXIBILITY

BROAD SIDEWALK
FOR SITTING
MOVEMENT
STREET FURNITURE
TYPICAL VIEW ALONG HIGH STREET.

VARIETY OF
- SHOPS
- STOREFRONT
- CANOPY DESIGN
- MATERIALS

PARAPET PARKING
STREET TREES
townhouse, apartment

townhouse, mixed use residential and live-work

employee housing

Eco-cluster housing

Housing
NATURAL-ENVIRONMENTAL COMMUNITY PLAN
New active park spaces
connection to the Seymour River

strong east–west trail connection

complete commuter cycling routes

connection to Maplewood Conservation Area

Berkley Connector

Maintain & Intensify Existing Industrial-Business

New Artisan Industrial

Business Campus
COMMUNITY AMENITIES

Clustered close to the village centre
New civic facility
POST CHARRETTE

Summary of Feedback
Feedback:

- Feedback form
- Online questionnaire

(2 weeks, 130 responses)
Summary of What We Heard:

- Further design development required for:
  - transportation, parking (village), community safety
- Detail on specific measures, policy, strategies and appropriate locations for:
  - maintaining and/or new development of affordable housing;
  - community amenities, services and programming.
- Integration and location of Civic Facility (Fire Training)
Summary of What We Heard:

• Mixed response for development near Windridge Escarpment
• Implications for the concept of a Maplewood Farm expansion & community node
• Need strategies for attracting business and information on how this will not displace, but add to current business.
• Further design development on parks, natural areas and watercourse enhancement and protection.
• Clarity on building height and density of the village.
Next Steps

- Refine Concept Plan and feasibility testing
- Develop draft polices and design guidelines
- Present draft Maplewood Area Plan – Open House, early 2017
- Council consideration Spring 2017