Purpose of Council Workshop

• Continued Council Discussion on Charrette Concept – Phase 2

• Clarification on staff recommended changes

• Next Steps
Council Discussion to Inform Next Steps

• Heights of Buildings and Built Form
  • Charrette concept - heights of buildings up to 18 storeys at strategic locations in the village core
  • Recommendation – up to 12 storeys

• Eco-cluster (cottage) single family housing within study area
  • Recommendation - revise options to townhouses, row houses and multi-family up to 4 storeys
Outline of Presentation

• Overview of process
• Brief recap of charrette concept
• What we’ve heard
• Next Steps
CHARRETTE TEAM

- 60 participants – diverse stakeholders
- Worked collaboratively over 2 days – October 18 & 19
- Series of mapping exercises
- Design Concept for Maplewood
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
VILLAGE CENTRE

Mixed Use – Village Core

Shared Street
townhouse, apartment

townhouse, mixed use residential and live-work

employee housing

Eco-cluster housing

HOUSING
Live-work

HOUSING

In Village Core & Live-work

Eco-cluster
Employee Housing – Campus Style

Windridge and Riverside
connection to the Seymour River

strong east–west trail connection

complete commuter cycling routes

connection to Maplewood Conservation Area

Berkley Connector

NETWORK & GREENSPACE
Rehabilitate natural features

Interactive
Access to river views
Walking & cycling
Multi-use trail

NETWORK & GREENSPACE

MAPLEWOOD
COMMUNITY PLAN
New active park spaces
ACTIVE LIVING & SOCIAL

Outdoor play space

Gardens

Active park space
Maintain & Intensify Existing Industrial-Business

New Artisan Industrial

New fire facilities

Business Campus
COMMUNITY PLAN
CENTRE FOR EMPLOYMENT

Intensify existing industrial

Artisan manufacturing

Campus-style

Fire facilities

MAPLEWOOD
COMMUNITY PLAN
Clustered close to the village centre

Community program space
Summary of What We Heard

- Further design development, measures, policy and strategies required for:
  - transportation, parking (village), community safety
  - Building height, density and affordable housing options
  - Business intensification options, displacement of business, range of uses in employment areas community amenities, services and programming
  - design of parks, natural areas and watercourse enhancement and protection
  - Servicing and Infrastructure
Next Steps

- Refine Concept Plan and feasibility testing
  - Transportation study
  - Servicing and utilities plan
  - Illustrations
    - ecological and environmental network concept
    - Business intensification options
    - Public realm and streetscapes
Next Steps

• Develop draft policies and design guidelines
• Present draft Maplewood Area Plan – Open House, Spring 2017
• Council consideration Early Summer 2017
Council Discussion to Inform Next Steps

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  - Charrette concept - heights of buildings up to 18 at strategic locations in the village core
  - *Recommendation – up to 12 storeys*

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  - *Recommendation - revise options to townhouses, row houses and multi-family up to 4 storeys*