Recommendation

THAT Council:

Approve the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines dated November 1, 2017

AND THAT Council

Instruct staff to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines
Context – District’s Official Community Plan

Network of Centres

- 75-90% growth focused in 4 key centres
- ~ 10,000 new units (~20,000 more people to 2030)
- Urban containment
- Natural areas protected
- Employment lands revitalized

Maplewood Village Centre
- 1,500 net new residential units
- 100,000 new commercial
PROJECT PROCESS

**PHASE 1**
- **OPPORTUNITIES, PRINCIPLES & BIG IDEAS**
- **PURPOSE**: Establish direction for design concept
- **ENGAGEMENT OPPORTUNITIES**: Community Workshop, Stakeholder Consultation, Online Questionnaire
- **FEB - MAY 2016**

**PHASE 2**
- **CONCEPT OPTION(S) DEVELOPMENT**
- **PURPOSE**: Develop concept option(s) based on the direction set in Phase 1
- **ENGAGEMENT OPPORTUNITIES**: Design Charrette, Public Open House, Online Questionnaire
- **JUN - DEC 2016**

**PHASE 3**
- **POLICY & PLAN DEVELOPMENT**
- **PURPOSE**: Refine preferred concept based on review of feedback from Phase 2
- **ENGAGEMENT OPPORTUNITIES**: Public Open House, Online Questionnaire, Council Meetings
- **JAN - JUNE 2017**

**COUNCIL CONSIDERATION**
- **NOV 2017**

We are here

Council considers the final Plan based on review of feedback from Phase 3
3 Precincts

1. Maplewood Village Centre – compact, complete, energy efficient centre
2. Maplewood North Innovation District – mixing uses on employment lands to include options to live, work, play, and learn
3. Dollarton Highway South – light industrial commercial intensification
Engagement Efforts: Phase 3

• Over 3,500 post cards mailed
• Public Open House – June 21, 2017
  (220 in attendance)
• Online questionnaire (2 weeks, 434 responses)
• Community Needs Assessment (2 weeks, 171 responses)
• Numerous Stakeholder presentations (Aug., Sept., Oct.)
• Over 10,450 views of Maplewood page since launch
• Council Workshop – October 23, 2017 to present results
Key Components of the Plan – Land Use

- Balanced land uses throughout
- Complete Community; people can live, work, learn, play, and meet most of their daily needs in their own neighbourhood
- Local jobs
- Variety of housing options
Village Heart

Shared Street
Building Heights

- Limits heights to 6 – 12 storeys on Old Dollarton Road (within Village heart)
- Human-scaled public space at ground level
- Community amenities/non-market housing provided
Housing

- Townhouse, row house
- Apartment
- Mixed use
- Live/work
- Artisan industrial
- Employee-oriented
Housing
Plan includes policies to:

- Encourage the use of District-owned lands to generate innovative, non-market housing opportunities
- Require a portion of non-market rental or price controlled/restricted ownership units, or non-market units as part of new market housing development projects
- Consider density bonusing in order to achieve housing objectives
- Consider sale restrictions, housing agreements and other methods to ensure housing in the Innovation District supports local employees
- Target up to 300 net new non-market housing units in Maplewood Village Centre
- Secure a minimum of 50 percent of the employee-oriented rental housing units as non-market (target of 450 housing units) in Innovation District
Employment Opportunities

ARTISAN INDUSTRIAL LIVE-WORK
Employment Opportunities

- Industrial Intensification
- Innovation District
Employment Opportunities

Plan includes policies to:

• Target 4,500 net new jobs
• Over a million square feet of employment floor area
• Net increase of approximately 130 businesses

District-wide
• Opportunity to increase built employment lands by 33 percent in Maplewood bringing total to approximately 36,000 jobs by 2030
• Housing geared specifically to employees in Innovation District

• Decrease need to travel
Employee-Oriented Housing

Plan includes policies to:

• Target 50 per cent of the 900 units in the Innovation District to non-market housing units for employees
• Secures non-market employee-oriented housing for the life of the buildings
• Ensures below-market ownership units and non-market rental housing are offered to employees first
• Phasing of Innovation District coordinates overall industrial/commercial floor space with supportive housing to ensure options are available to employees needing to locate proximate to their work
ACTIVE PARKS AND RECREATION
Green space and Environment

- Protects environmentally sensitive areas (ESAs) – restricts and buffers developments
- Maintains forested vegetation on steep slopes – wildlife habitat corridors
- Enhance stream flows and wetlands – focus flows to areas needing more water
Green space and Environment

- Revitalize and restore wetlands previously used for industrial activities.
- Buffer and restrict development in ESAs.
- Improve groundwater conditions and increase water flows & quality to the mudflats and other wetland areas.
Community Amenities

- Land for non-market and/or special needs housing
- Community hub facility in Village
- Plazas
- Community and neighbourhood parks
- Parkland at entrance to farm
- Multi-use pathways
- Child care – Village and Innovation District
Mobility Network

Improvements for all modes: walking, cycling, transit, driving and goods movement
Mobility Network

Improvements for all modes: walking, cycling, transit, driving and goods movement
Mobility Network

Improvements for all modes: walking, cycling, transit, driving and goods movement

Riverside Drive
Mobility Network

Improvements for all modes: walking, cycling, transit, driving and goods movement

Old Dollarton Road (west of Riverside)
– High Street

Old Dollarton Road - Seymour Pl to Riverside Dr (west segment mid-block)
Mobility Network
Improvements for all modes: walking, cycling, transit, driving and goods movement

Old Dollarton Road (east of Riverside) – High Street
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