

MAGGIES PLACE DEVELOPMENT



WORK PACKAGE II PRELIMINARY DEVELOPMENT PLAN



September 07, 2017

MAGGIES PLACE WORK PACKAGE II

Tract Team

- TRACT CONSULTING – Prime Consultant/Civil/Planning/Landscape Architecture.
- HARBOURSIDE ENGINEERING – Transportation
- ALTUS - Development Economics
- PHILIP PRATT ARCHITECTURE –Architecture

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Our Goal for this meeting:

1. To present work to date WP2.
2. Confirm land owner support for the goals and overall direction of the proposed Plan.
3. To determine land owners level of interest in being part of the RFP Process in Work Package 3.

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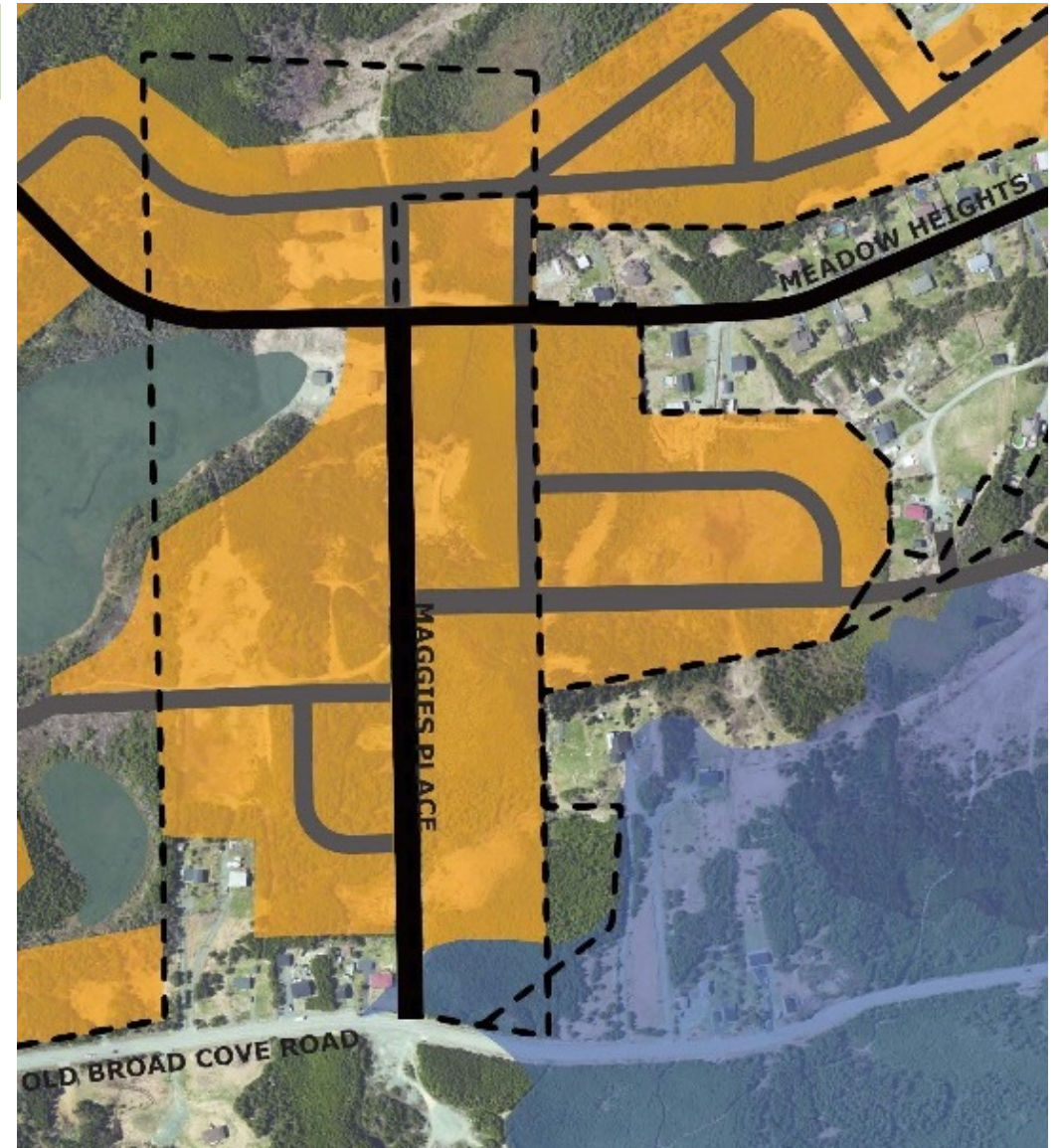
ZONING TO BE DETERMINED

Options Being Assessed:

- Study Area Expansion
- Industrial
- Commercial
- Residential Mix
- Depot Buffering/Noise Mitigation

Needs:

- Land owner consultation
- Confirmed development program
- Return on investment model



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Maggies Place Rezoning

Step 1: Prepare Residential Development Scheme Area and rezone study area to RDSA.

Step 2: Refine the Land Use Development Plan, and update/amend zoning to align with new land use designations.

Step 3: Undertake Maggie's Place Neighbourhood Plan, WP2. Detailed Neighbourhood level planning will confirm sub-zoning in comparison to generalized Concept Plan.

Step 4: With Maggie's Place Neighbourhood Plan, WP2 to inform built-out of other Neighbourhood Areas in the study area.

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Key Elements

- Reflects Placebuilder™ concepts and other Town objectives.
- Protects important wetlands.
- Promotes a range of housing styles for various ages.
- Protects important Agriculture lands.
- Supports trails and walkway systems.
- Assesses Depot location and Buffering.
- Suggests appropriate new uses of adjoining lands.

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RFP Process

- Determine land owners level of interest in being part of the RFP.
- Council will determine the RFP process.
- Once determined for WP3, an RFP will be issued to the Development Community.
- WP3 will be a phased multi-year development approach.

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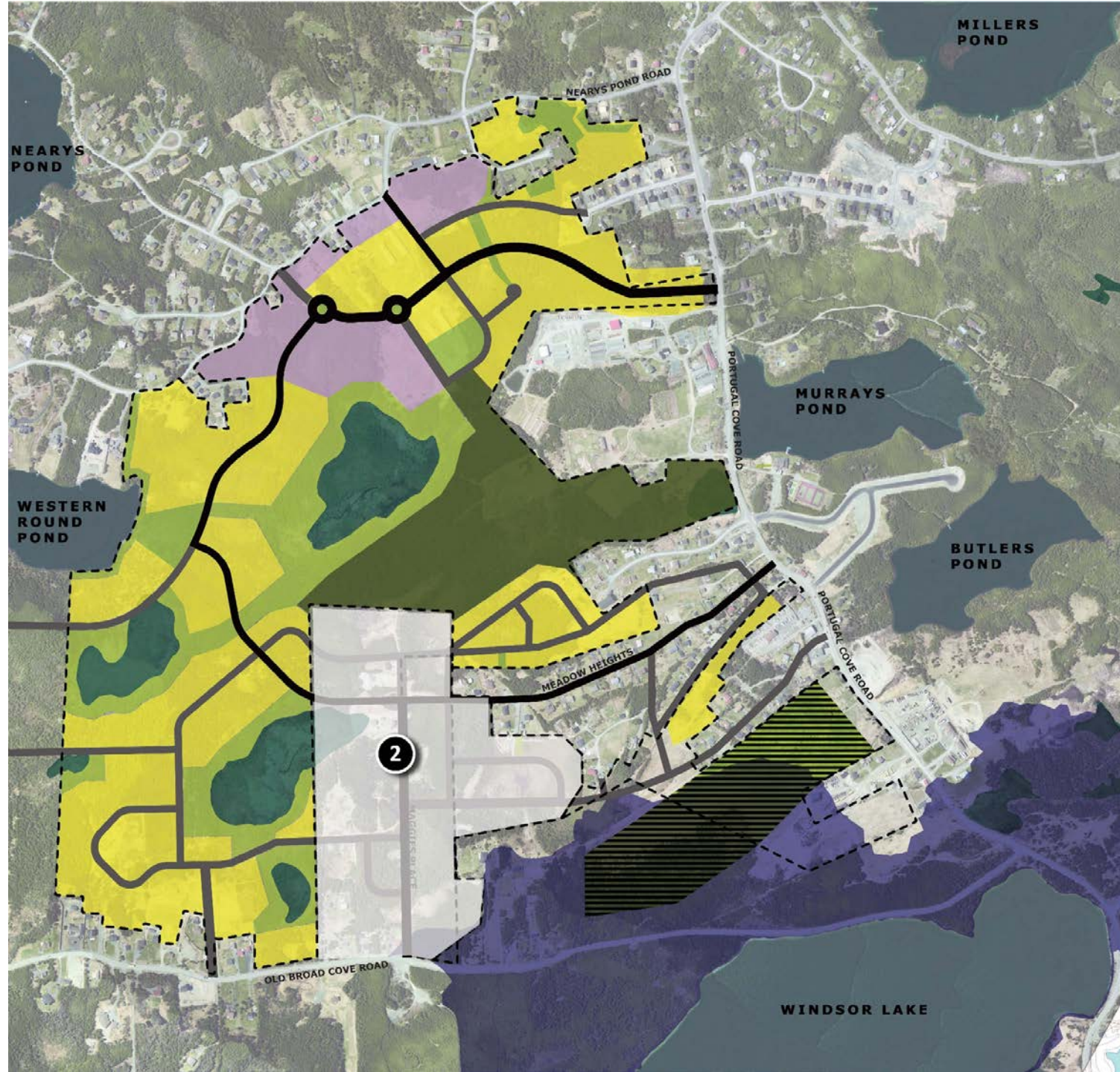
If not part of RFP Process:

- Land owners can negotiate with the development community individually
- Land owners can choose to develop their lands on an individual basis as per the Plan.

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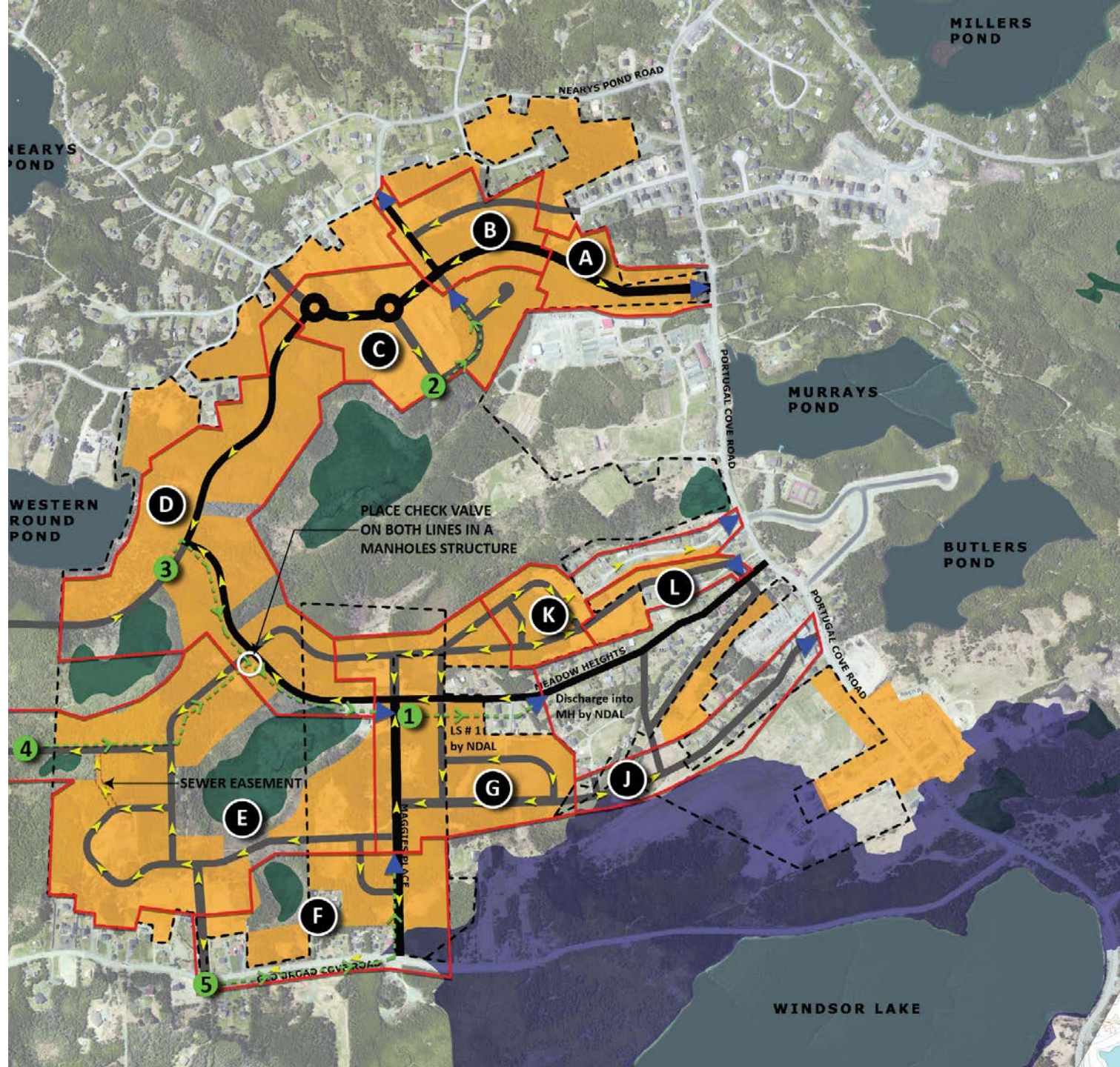
RDSA and Zoning Changes

- Normal zone change process with the Town will occur within the Residential Development Scheme Area(RDSA) for people who will want to apply to rezone individual properties.



LEGEND

- RMD Fully Serviced Lots
- RHD Multi Unit Residential
- Recreational/Conservation Area
- Agriculture
- Provincial ADA Lands
- Wetlands
- Windsor Lake Watershed
- Main Circulation Roads (20m)
- Internal Circulation Roads (15m)
- Study Area
- 2 Work Package 2: Zoning TBD



LEGEND



SERVICING ZONES



SERVICING ZONE BOUNDARIES



DISCHARGE LOCATIONS



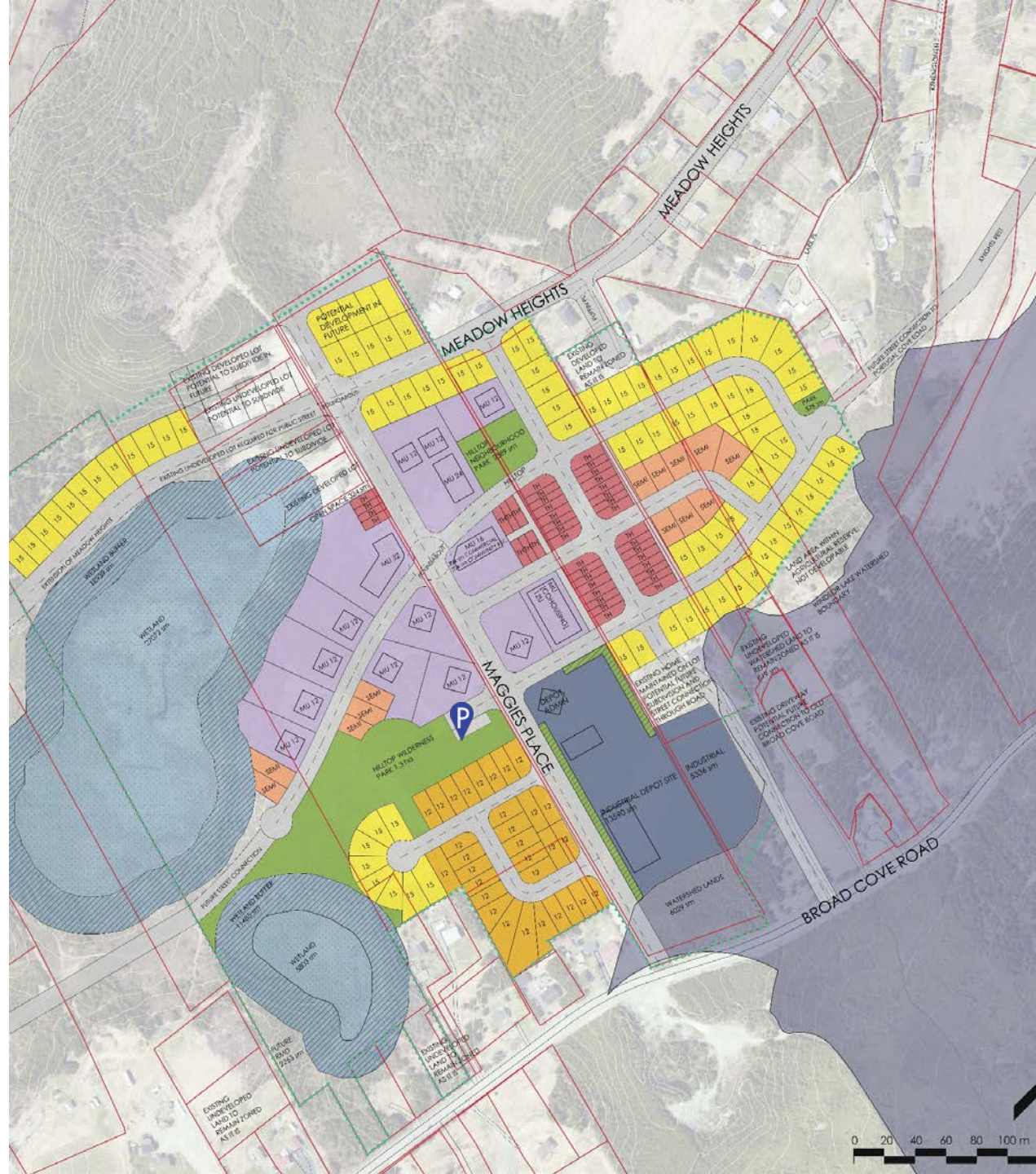
LIFT STATIONS
















FORCED MAINS



GRAVITY SEWER FLOW DIRECTION



LEGEND

-  SINGLE LOTS 15m Frontage
-  SINGLE LOTS 12m Frontage
-  SEMI-DETACHED LOTS
-  MULTI UNITS
-  TOWNHOMES
-  WETLANDS
-  WETLANDS BUFFER ZONE
-  WINDSOR WATERSHED
-  PARKS
-  DEPOT BUFFER ZONE
-  INDUSTRIAL
-  PROPERTY BOUNDARIES
-  PROJECT BOUNDARIES

Maggies Place



Site Plan



The area contains a mixture of housing types, a small commercial amenity space.

Maggies Place

Alternative housing options, are mostly about organization, and arrangement and size of units. Another key factor is access to amenity and services.

Typically senior and starter housing is smaller. Walking distances are important, but they can be the same basic forms adapted to need.

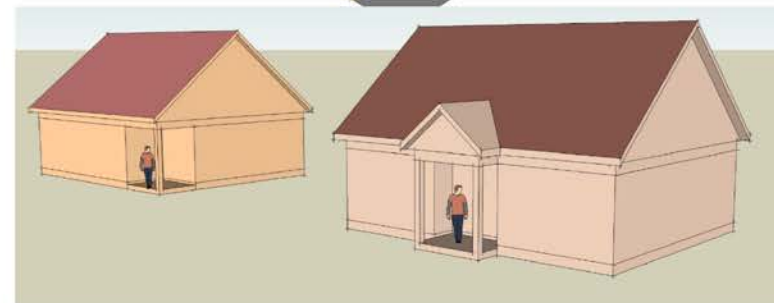
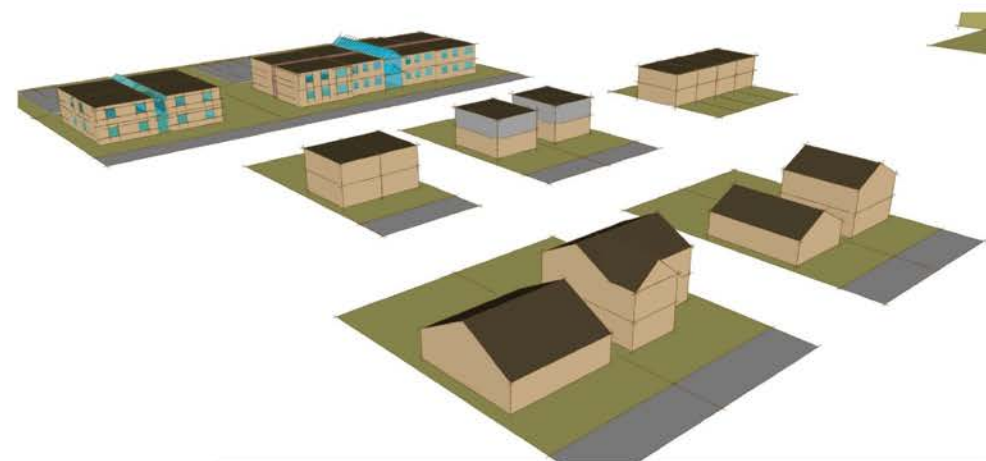


The higher density housing forms are primarily grouped around the 'Neighborhood Hub'.

Multi-Unit Schematic Bachelor, 1 Bed, and a few 2 Bed units are grouped around a common area. There is a high level of shared amenity and service.

Neighbourhood Hub, Commercial Amenity and multi-units.

Multi-Unit Forms

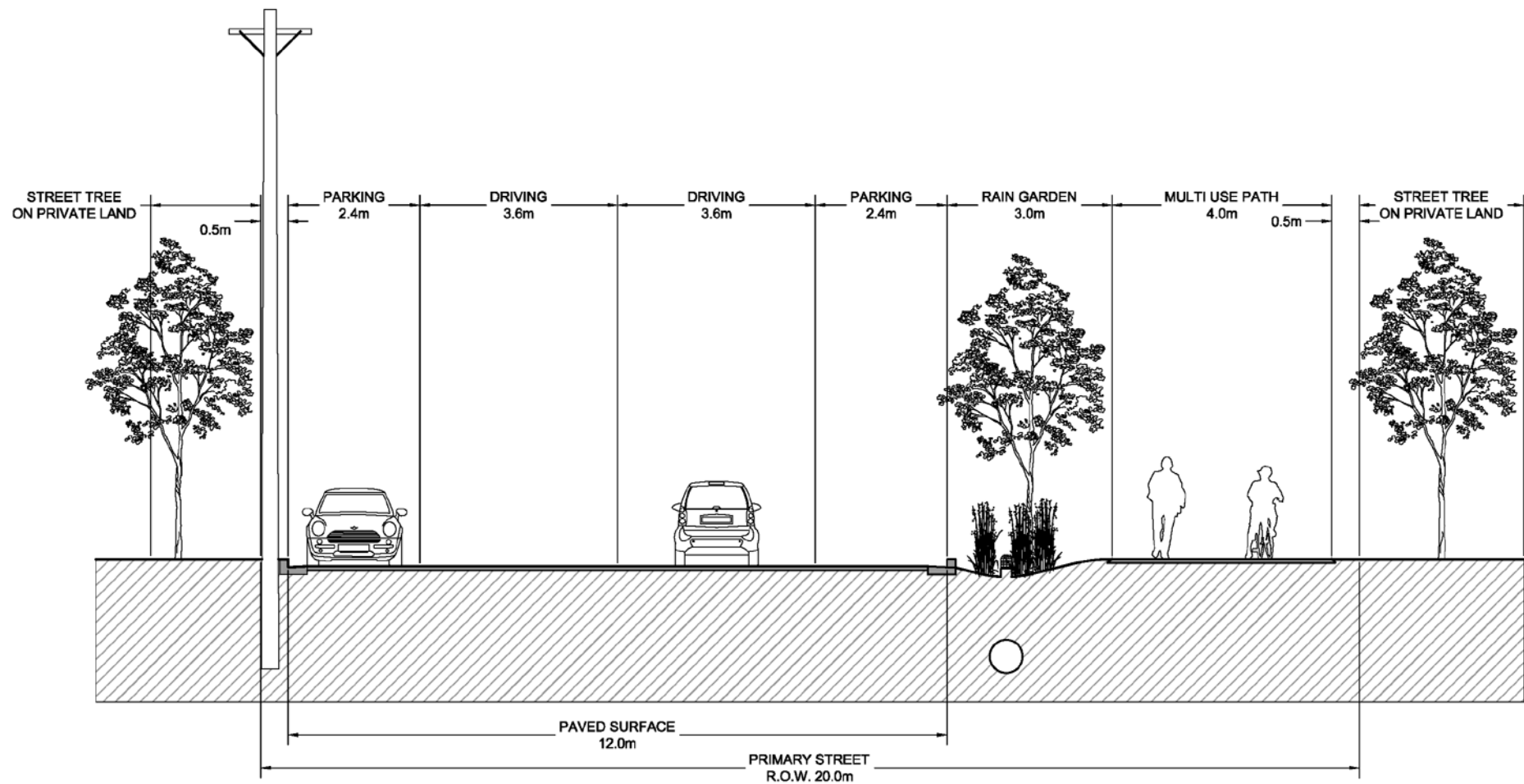


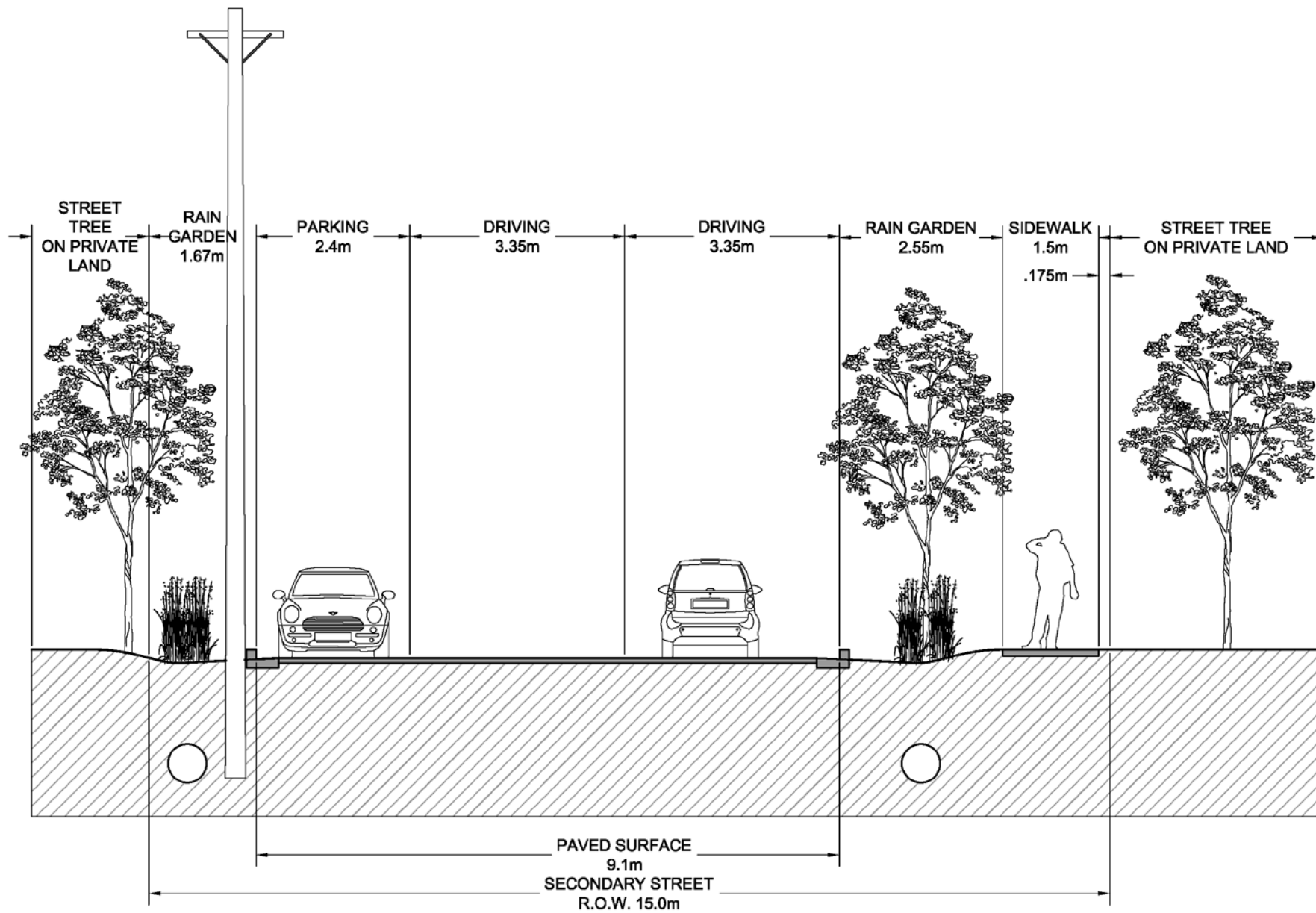
Maggies Place

Imagery and Form

The forms and imagery in the model and graphic while at scale, are at a schematic massing level. The next phase of the work will develop these in more detail.







MAGGIES PLACE INVESTMENT

Maggies Place Site Development - Concept 2 Land Development Proposal								7 August, 2017
	Typical lot size	Land Area		Lots	Units	R/U	Pop.	Notes
PROPOSED DEVELOPMENT IN CURRENT PHASE								
Single dwelling lots 15m frontage	15m frontage, 420 sm	32340	sm	77	77	2.5	193	Area calculation based on typical lot size & quantity
Single dwelling lots 12m frontage	12m frontage, 360 sm	10800	sm	30	30	2.5	75	Area calculation based on typical lot size & quantity
Semi detached dwelling lots	15m frontage, 420 sm	5460	sm	13	13	2.5	32.5	Area calculation based on typical lot size & quantity
Townhouse lots	6.75m average frontage, 206 sm	8652	sm	42	42	2.5	105	Area calculation based on typical lot size & quantity
Cohousing (12 units)	30m x 60m	1800	sm	1	12	1.25	15	
Multi unit building (12 units)	1700 sm	18700	sm	11	132	2.25	297	Area calculation based on typical lot size & quantity
		3400	sm	1	16	2.25	36	Area calculation based on typical lot size & quantity
Multi unit building (24 units)		3400	sm	1	48	2.25	108	Area calculation based on typical lot size & quantity
Multi unit building (32 units)		4533	sm	1	32	2.25	72	Area calculation based on typical lot size & quantity
Total		89085	sm	177	402		933	
POTENTIAL DEVELOPMENT IN FUTURE PHASE, BUT WITHIN CURRENT STUDY BOUNDARY								
Future phase single dwelling lots 15m frontage	15m frontage, 420 sm	6300	sm	15				Includes 20 full or partial lots roughly equivalent to 15 lots
RMD	1 lot sw corner of study site 2263 sm	2263	sm	1				
		8563	sm					
POTENTIAL DEVELOPMENT BY SUBDIVISION OF EXISTING DEVELOPED LARGE LOTS LOTS								
Single dwelling lots 15m frontage	15m frontage, 420 sm	4200		10				
NON-RESIDENTIAL LAND USES								
Community use	Within MU building	324	sm					
Commercial	Within MU building	324	sm					
Industrial (municipal depot)	(Proposed Paradise depot 1.5 ha without buffer areas)	20616	sm					
OPEN SPACE (left for public use by circumstance or by choice)								
	Hilltop wilderness park	12708	sm					
	Hilltop Neighbourhood park	2389	sm					
	Small neighbourhood park	378	sm					
	Trail link space	324	sm					
	Total	15799						
			sm					
CONSERVATION (no option but to leave these lands undeveloped)								
	Wetlands	32875	sm					
	Wetland buffers	30424	sm					
	Watershed lands	6848	sm					
	Total	70147						
			sm					
STREETS (& future streets)								
		47449						
			sm					
Land otherwise unaccounted for	Land developed already, fragments left for future development	37802						
			sm					
TOTAL LAND AREA WITHIN STUDY AREA BOUNDARY								
		293661						

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Estimated Serviced Property Lot Values (2017 values)

- Single family - \$100,000.00 to \$110,000.00
- Town Homes - \$45,000.00 to \$50,000.00
- Multi Unit Sites - \$12,000.00 to \$15,000.00 per door (ex. 12 units \$144,000.00 to \$180,000.00)

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NEXT STEPS

1. Final Submission by Consultant Team.
2. Council Approval.
3. WP3 go/no go.
4. RFP - WP3 process begins.

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