

Maggie's Place Development Project Plan

PUBLIC WORKSHOP



March 09, 2017

Maggie's Place Development

WORKSHOP OUTLINE

- Agenda
- Study Team
- Past Sessions: Public and Land Owners
- Background to Workshop: PlaceBuilder™
- Workshop Purpose
- Workshop Approach
- Desired Outcomes
- Next Steps

Maggie's Place Development

WORKSHOP AGENDA

| | |
|-------------|----------------------------------|
| 7:00-7:15pm | Background /Workshop Procedure |
| 7:20-7:30pm | Break into Groups |
| 7:30-8:10pm | Identify what is Important. |
| 8:15-8:50pm | Reporting |
| 9:00pm | Closure: Feedback and Next Steps |

Maggie's Place Development

STUDY TEAM

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

Maggie's Place Development

PAST SESSIONS

1. GENERAL PUBLIC
2. LAND OWNERS

Maggie's Place Development

WHAT IS PLACEBUILDER™

“An contemporary planning based approach to economic development.”

Maggie's Place Development

PLACEBUILDER™ FINDINGS

Top 5 Improvements

1. Recreation Facilities
2. Trails & Parks
3. Protect Nature
4. More Local Food
5. Traffic + Circulation

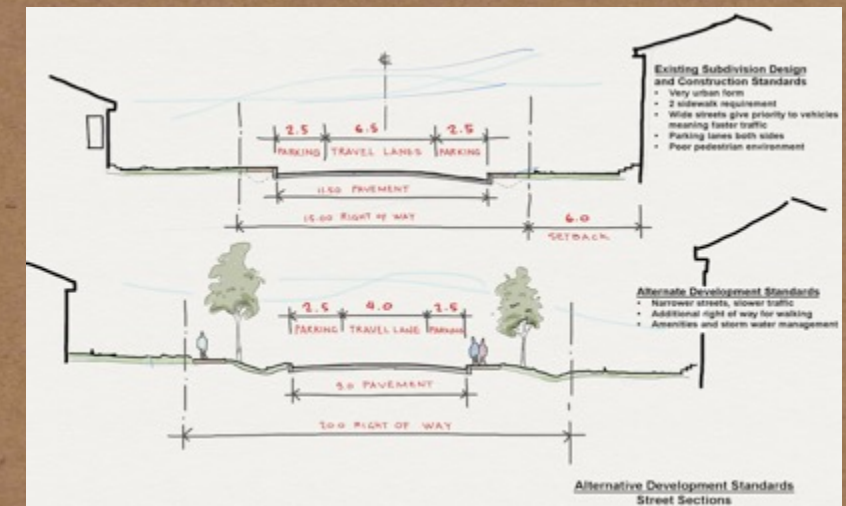
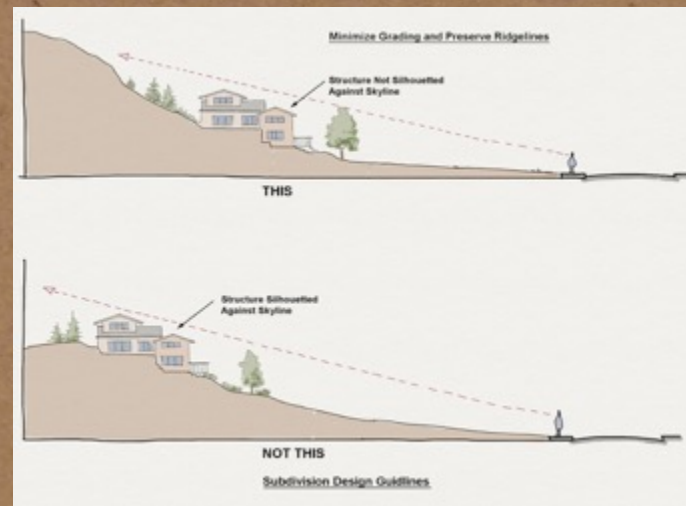
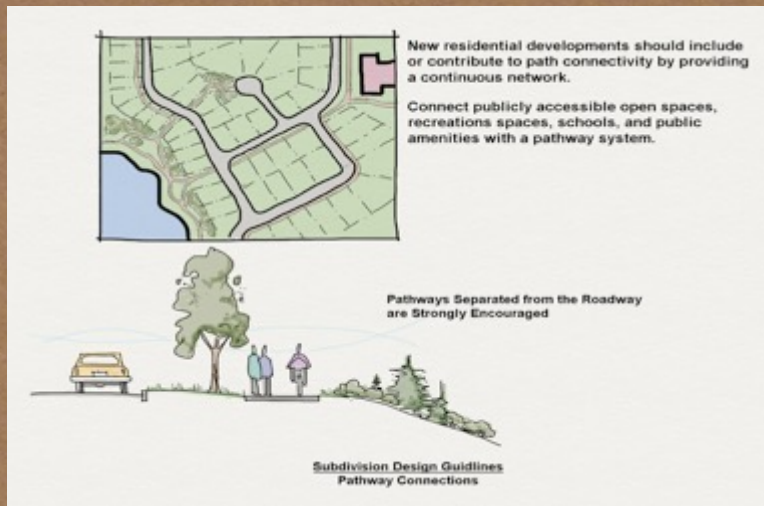
Top 5 Challenges

1. Pedestrian Safety
2. Connectivity
3. Built Form
4. Housing Choice
5. Diversify Economy

Maggie's Place Development

PLACEBUILDER™ GUIDING PRINCIPLES FOR DESIGN

- Mix of Land Uses
- Diversity of Housing
- Transit Oriented Development
- Green Connections & Active Transportation
- Complete Neighbourhood in the Town of PCSP.



Maggie's Place Development

DESIRED OUTCOMES

1. Enhanced municipal service: Centrally located Town Depot.
2. Rationalized traffic flow.
3. Enhanced connectivity: sidewalks & paths/trails.
4. Better use of serviced lands.
5. Alternative suburban development form.
6. Access to nature, recreation facilities and agricultural lands.
7. Alternative housing: seniors and starter home focused.
8. Support expansion of existing and attract new businesses.

Maggie's Place Development

WORKSHOP PURPOSE

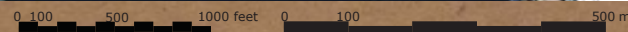
- Resident lead interactive session.
- Identify what is Important.
- Character of Place.
- Experience focused.



Maggie's Place Development

NEEDS

- Recognize the value of agriculture to residents, and potential to grow the industry in the Town.
- Recognize that open space areas, walking trails, parks and access to nature a core community need.
- Recognize that some property not suitable for serviced development, has measurable value.



TEAM NUMBER:

LEGEND

Wetlands

W

i

n

d

s

o

r

L

a

k

e

W

a

t

e

r

s

h

e

d

1

5

m

B

u



Client:

Town of Portugal Cove
St. Philip's

Project:

Maggie's Place
Work Package 1

o

n

Maggie's Place Development

WORKSHOP PROCEDURE

1. Divide into groups
2. Assigned to a table
3. Maps, trace paper and markers provided.
4. Using list of uses assign activity areas to the map.
5. Capture notes on site development.
6. Assign two spokespersons.
7. Spokesperson present to the group.

Maggie's Place Development

NEXT STEPS

1. Tract will assess comments Public Workshop, March 09.
2. Identify Key Findings.
3. Meet with Land Owners, March 16.
4. Repeat steps 1 and 2.
5. Identify elements for inclusion into Development Plan
6. Present DRAFT Work Package 1 – Zoning / Site Plan, March 23.

Maggie's Place Development Project Plan

PUBLIC CONSULTATION



MARCH 9, 2017