

# GRAND MARAIS 2036

Design Charette Workshop June 2011

## INFILL/ REVITALIZATION

- Encourage the transition towards year-round housing
- Encourage property owners to revitalize properties by allowing duplex and low-rise multi-family housing
- Revitalize existing single family housing with a 2 storey height maximum



- Provide 2-3 storey senior housing in a centralized location, with easy access to amenities

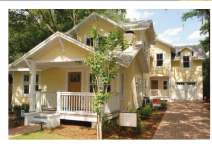
## TOWN CENTRE

- Incorporate a mix of residential housing densities within the town centre and along PTH 12 (e.g. seniors housing and housing for senior workers)
- Create design guidelines to maintain and enhance the character of the area
- Encourage housing on top of commercial uses
- Consider the RV Park as a temporary/transitional use



## EMERGING NEW NEIGHBOURHOOD

- Encourage multi-family housing (e.g. condos and townhouses) - 2 to 4 storeys max
- Provide seniors housing options including single-family retirement homes



- Provide a range of housing options and types that allow community residents to remain within the community as their lifestyles and needs change (e.g. first-time homebuyer, move-up buyer, seniors housing)

## INFILL NEIGHBOURHOOD

## NEW RESIDENTIAL DEVELOPMENT

- Create an inclusive new residential development that includes a variety of housing types, lot sizes, etc.
- Provide multi-family housing and a hotel
- Develop a campground on the northwest corner of PTH 12 and PR 500
- Create a prefab home neighbourhood
- Move the RV Park to locate on the northwest corner of PTH 12 and PR 500



Community

RESIDENTIAL STRATEGIES

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