10min. Walk
5min. Walk
Natural Protected Reserve
Civic-Recreational District
Park District
Village Centre District
Hillside Residential District
ECO VILLAGE IN THE PARK
Reinstate Marine Conservation Area
Existing Commercial Space
Proposed Commercial Space
Potential New Private Structures
Potential New Main Floor Public Structures
Existing Civic
Future civic
Civic Expansion
Historic Cottages
Hotel/Inn
Seniors Housing
790-990 new market and affordable units + seniors
(approx 1500 -1700 people) (approx 875,000 to 1,000,000 sq.ft)
135,500 sq.ft. commercial/flex
60,000 sq.ft. office
* all u/g parking designed as adaptable space minimized for usage, bonused for providing ferry parking
Allowable Floor Space Variable to Green design/ Community Benefit bonuses
Current Park Boundaries Increased
(Additional 1 acre)
Historic Walk
Existing Trail
Flex/ Future Office
Significant Trees Retained
Pedestrian Node
Pedestrian Priority Passes
Ekistics Plan Boundary
Heron Nesting Site
new heron protective landscape fence
narrow road r.o.w. allows for conversion to a more traditional street if necessary in the future
Could be a later phase
Design to accomodate Cenitaf events (inhabit public space)
new pocket park
arbutus tree
gateway/pedestrian bridge
Cenotaph Square
16 cars marshaled
boat launch
public connection to water
gateway buildings
Public Pier
upgraded public space new seating/ viewing area
new pier restaurant w/ lodging over
Crosswalk to Pier
New Shelter and Bike Lock
Traffic Calmed 'Main Street'
Approximate 2m flood line
Possible Commuter Passenger Terminal
rising waters educational boardwalk
Future Study Area
Future Public Square
Ocean Loop Energy
Civic Walk
Civic Square
future library
municipal hall
museum
rcmp
Temporary road
New Lane
future institutional
74 cars marshaled (2 lane version)
37 cars marshaled (1 lane version)
End of marshaling
Existing road edge
Metro1
Metro2
Proposed Abbeyfield Development
New Preserved Green Space 5.16 acres
Community Vegetable Gardens
New Green Roof
Possible future covered area
civic parcel 1.9 acres
New field Artificial Turf Fenced w/ Lights
Covered viewing + field storage
Development Parcel 1.62 acres 22 units/ acre .75 f.s.r.
Park parcel 1.16 acres
Inter Village Transit Loop (Trolley)
40 overflow cars marshaled - return to parking in the future
Overflow Marshaling
(Could convert to parallel parking in the future)
Link Road Required by Fire Code
Future Civic w/ rainwater collection/Storage sustainable technolgies demo
Bowen Events Signage
Preserve light industrial/ commercial capacity at ground floors
Future Study Area
200 cars u/g
Office