PLAN 1: GREENWAY COMMUNITY
PLAN 2: RAISED GARDENS
PLAN 2: RAISED GARDENS

Existing Park and Amenities Retained

Continuous public waterfront edge framed by new development

Future Institutional with Parking Garage

New Residential Blocks with integrated parking tucked into the artificial change in grade

Continuous public waterfront edge framed by new development

Heritage Building adapted for cultural and community uses

New residential blocks with integrated parking located below the new grade

Reconfigure road access, parking and turnaround

Future Park

New Retail facing new public open space

Low-rise form facing existing neighbourhood with optional rear lane for access
BLOCK VARIATIONS

BLOCKS A / B VARIATIONS

Street E is extended to the west connecting to Street C.
This connection frames the Linear Waterfront Park.
Variation also shows residential buildings on Block A in the place of Institutional.

BLOCKS D / H VARIATIONS

This option preserves a larger portion of the existing marine warehouses and creates a surrounding network of open spaces that connects directly to the Linear Waterfront Park.

BLOCKS I / J VARIATIONS

A rear-lane behind the residential units facing Guise Street provides rear access for parking and servicing.
PROPOSED STREETScape DESIGNS

OPTION 1
• Street A1 as Green Corridor
• Street D-Pedestrian/Cyclist Only with Stormwater Channel

OPTION 2
• Street B as Green Corridor
• Street D-Compact Residential Street

Street A1 - Green Corridor: Retail Street Facing Park (north-south)

Alternate Street A1 - Retail Street Facing Park (north-south)

Street A2, B and C - Residential Street

Alternate Street B - Widened Residential Green Corridor

Street D - Pedestrian+Cyclist+Stormwater Channels Greenway

Alternate Street D - Compact Residential Street

Street E - Single Sided Residential Street along The Pier

Street E - Single Sided Residential Street along The Pier