

Principles for Development:

Please use trace paper and your precedent stickers to illustrate your ideas.

1. Think about the area as a whole, and how it fits into the Village and waterfront setting.

2. What is the role of this area? Is it a critical place along the waterfront?

3. How much of the land should be reserved for community (public) use?

4. What is your preferred vision for the area? Does it include a marina? A mix of uses? Residential? Retail and commercial? Parks and open spaces?

5. Consider each piece of the area: Lakeshore Road, Port Street, Elizabeth Street, Helene Street, No Frills site and the Marina Harbour Lands. How should they relate?



Site Context Plan



Development Strategy:

Please use trace paper and your precedent stickers to illustrate your ideas.

Marina Harbour Lands

- a) Considering your preferred land uses for the site, how should they be arranged? Where are buildings, public access, vehicle access, open spaces?
- b) What should happen to existing buildings and features? Consider the existing harbor buildings, the breakwater, the Ridgetown.
- c) What is important to preserve or include? For example, views to the Lake, connections for Waterfront Trail, heritage uses and/or features etc.

Lakeshore Frontage

- a) What do you think about the existing built form along Lakeshore Road? Is it the right scale? The right height?
- b) Consider the new Fram development. Is this liked? Disliked? Discuss why.
- c) Should there be public amenity spaces?

Port Street

- a) Given that the No Frills development on the north side and the opportunity for development on the south side, how would you like to see Port Street evolve?
- b) Should Port Street become a pedestrian promenade or remain open to vehicle access? A little of both?
- c) What kind of buildings would you like to see? What uses?
- d) How should public access and connections occur through this area? (consider the Waterfront Trail)

No Frills Site

- a) What belongs on this site?
- b) What should the buildings look like on the Lakeshore Road Frontage? Along Port Street? Along Elizabeth?
- c) How should new development transition to the existing built form?
- d) Should the development be self-contained or integrate into the existing built form framework?
- e) How should access and open spaces work to and within the site?

What is your overall vision for this area? Please use your precedent stickers to help illustrate your ideas.

