

General Site Massing and Views

The strength of this site is its 360-degree views and the access to ocean and waterfront. For these reasons it is important to mass buildings in a way where height steps back from the water edge to preserve views for all building forms. Providing green space corridors through the development and locating many small green space zones and other parks at the water's edge will ensure the pedestrian and vehicle experience maintains a relationship to water. Finally, it will be very important to mass the buildings in a way to preserve long views to the Lands End Monument from all directions so that everyone has a compass point to draw them towards the Oceanfront destination.

2nd Access to the Site

The 2nd Access to the Oceanfront has been positioned well away from the narrow neck, adjacent to the end of Cleveland. This location provides advantages in that it will separate commercial and residential preferred access/egress points, thus alleviating potential congestion. It also serves as an effective pedestrian link to the estuary lands and the rail connection on 3rd Avenue that could serve as a link to the Railway Museum, or trains to Whistler/Vancouver. This access also provides the flexibility to effectively link to the potential 7th Avenue Connector Road.

This 2nd Access will require a bridge over the Cattermole Slough, a navigable waterway. However, the actual required use for these waters will be for small canoes and kayaks that are easily accommodated with a normal bridge span clearance.

The Learning Centre

The Learning Centre or education parcel has been ideally positioned in the centre of the Oceanfront parcel. This provides an essential complementary bridge between the main residential area and the employment areas. It fronts on green space and the Cattermole Slough, which lends itself well to a student campus environment. Students and staff can easily walk to the south end where the Oceanfront Village, employment areas and parks are situated, to the main residential areas and downtown to the north, and the Community Amenity Centre, which is immediately adjacent.

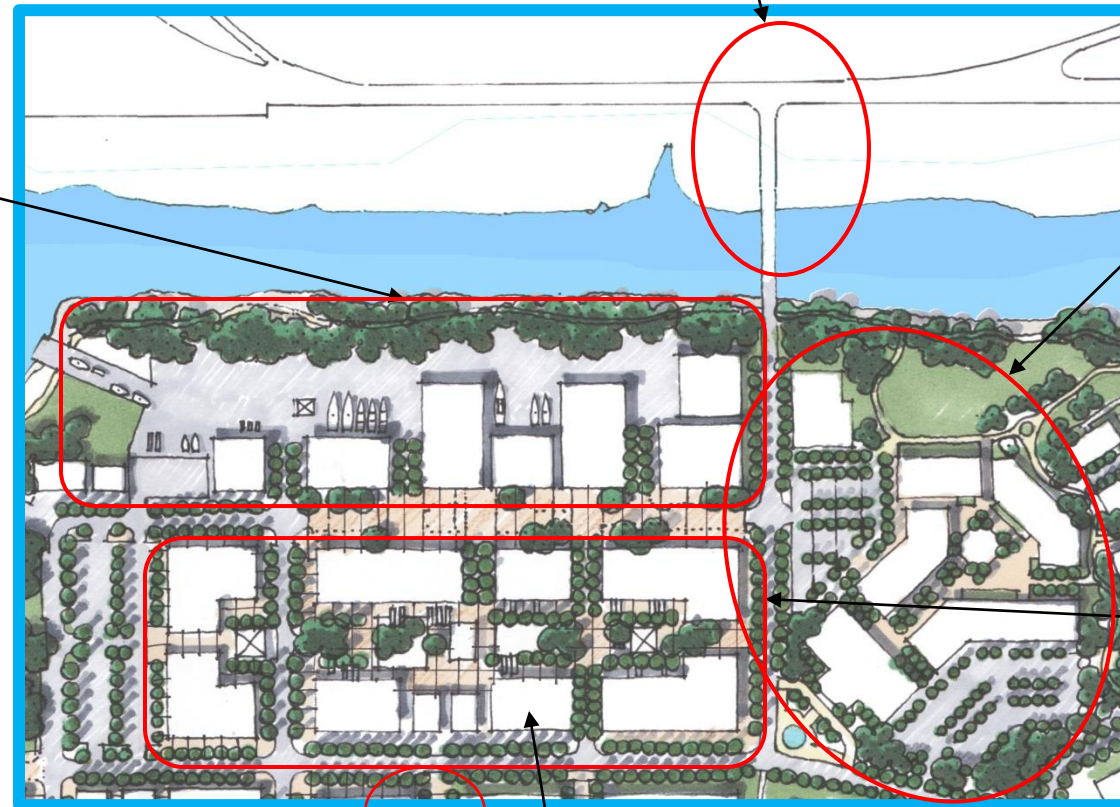
The size of the site is adequate for it to serve as a land trade parcel with Capilano University. The planned building uses and sizes have been matched to the long-term program requirements for that institution. Given the long-term phasing of this education use, the Learning Centre has been planned to not significantly impact any short- or medium-term development activity on the Oceanfront Lands. Given the complexity of obtaining funding for community facilities, it is unlikely that these will be built in the short-term. The location is advantageous as it will not block or impede any of the other earlier development activity that will need to come before.

Marine Centre

The Marine Centre is a concept that became a core planning principle for the Oceanfront. There appears to be a market demand for marine centres in the Lower Mainland and the Pacific Northwest as existing facilities are closed down to make way for higher value development uses. It is low-impact environmental industrial use that requires great marine access for all-sized vessels and proximity to a large marina with a minimum of 300 berths. It requires large open space for transport and storage. The proposed location fits this use extremely well. A large boat ramp can be built at the south end accessing deep water. It provides a great complementary use to the Squamish Terminals on the opposite side of the channel. The type of use will not require extensive flood-level protection, allowing the entire site to drop in elevation below the other development areas and therefore, visually shielding some of this more industrial activity.

Environmental Issues

As a former industrial site, there are existing environmental issues. Fortunately, the majority of the issues are now well documented, many of which have been mitigated to a commercial development standard. The planning has attempted to locate uses or to phase development in a manner that will minimize the impacts of those environmental conditions or processes that will continue to be present on the site, either in the short- or long-term.



The Work Place

This core employment area, the "Work Place" is located in the central portion of the southern end of the Oceanfront. This location provides an attractive working environment since it is close to the ocean and views, the Village and all the recreational activity provided at the south end.

These types of amenities are crucial competitive attributes if Squamish is going to be successful in attracting more professional, creative and knowledge-class workers who will help build a new economic foundation for the community. The planning for this zone allows for a series of buildings ranging in height from one to three stories. There will be various building sizes and configurations to accommodate a wide range of uses and office requirements. This flexibility is essential to grow this employment area in an organic manner that will hopefully allow firms to start small and grow in size over time.

Existing Buildings

There is a great opportunity to use some of the existing structures on the SODC lands to help kick-start some activity on the Oceanfront in the early phases. The SODC Administration Building will be used as an "incubator" facility for knowledge-based and creative class employment.

The "Big Blue Barn" is envisioned as an arts barn for temporary artist studios. To achieve this, the Main Access Road has been positioned between these two buildings. These existing buildings and their use will allow 40 to 60 people to work on the site. They will help fuel the early animation and success of the Village, and start the word-of-mouth marketing groundswell for the Oceanfront that will be key to its exposure and value enhancement.

PLANNING NOTES: MARINE CENTRE AND THE LEARNING CENTRE