

Village Commons

The Village Commons is the Oceanfront Village community gathering spot and the magnetic centre for the convergence of activities. It is bordered by the signature Hotel, the Oceanfront Park, shops and restaurants in the Oceanfront Village, parking and a professional District building. All important events will have a temporary home here in the Village Commons and it will become known as the place to arrive and meet when coming to the Oceanfront.

Marina Boardwalk Residential Neighbourhood

It is important to locate some residential development close to the Oceanfront Village to provide full-time resident life and activity for the commercial tenants. It is also a high value land location that will help fuel and maintain the economic financial balance required to make the business plan work. This is particularly important to facilitate the early phase of development at the south end.

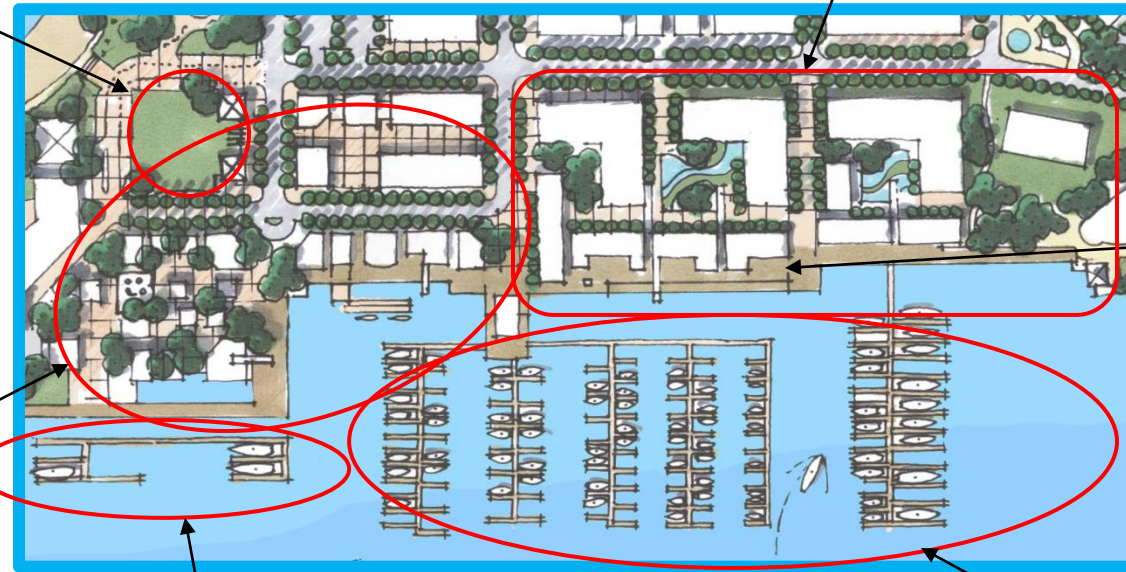
Similar to the Cattermole North Neighbourhood, this development will have low-density townhomes against the waterfront boardwalk, with larger condominium buildings behind. One of the condominiums will be reserved for a higher concrete condominium building that will be developed later in the development program, as market forces permit. The residential character and massing has also been planned to blend with the proposed Westmana development where it meets at the north edge of the neighbourhood.

Oceanfront Village

The Oceanfront Village will be a hallmark feature of the peninsula. It will provide the true waterfront village experience that Squamish deserves to celebrate its identity as an oceanfront community. For this reason, it is essential to locate the Village close to the ocean and give it true waterfront character. Adjacent to the Park, it will both benefit from and animate the core social gathering area in the development. The Village has been designed as a complement rather than a competitor to the downtown area of Squamish.

Accordingly, it has been sized to provide sufficient critical mass for success, and yet will not be overwhelming in its commercial offering or in its massing or density. The architectural style will be intentionally diverse to give it authenticity and character. There will be a focus on entertainment-based food and beverage, retail, and will only provide those services necessary to support the resident and employee community on the Peninsula.

Oceanfront Village faces east away from the prevailing winds and affords the dramatic views up to the Chief and Shannon Falls. It also has a small Main Street area and an opportunity to create an enclosed covered area if it is felt necessary to shield the elements.



Marina Boardwalk

The plan has contemplated a true waterfront marine/boardwalk edge so as to allow the buildings and activity of the Village to spill towards the water and marina.

Salt Dock

The old Salt Dock will actually be replaced with a more modern dock that is envisioned to provide berthing for large vessels, short-term one-hour berths and sailing centre use. This will also be the likely location for any ferries that will assess the other waterfront communities and the Sea to Sky Experience. This will provide a great activity area that will complement and animate the Oceanfront Village and the Hotel.

East Marina

Approximately 230 of the proposed marina berths have been located in the Mamquam Blind adjacent to the Oceanfront Village. This is a sheltered location that will provide the activity and ambience that is critical to the success of the commercial activity. The Oceanfront Marina will likely provide a range of berths with particular emphasis on tourist operators and short-term transient boats. Long-term berths will also be provided.

It is intended for this marina to be operated in conjunction with the Pier Marina, the Salt Dock and other berths provided by Westmana along the Mamquam Blind. The East Marina is located within the area under the SODC application for the water lot. Dredging will be required to provide sufficient water depth.

PLANNING NOTES: OCEANFRONT VILLAGE AND EAST MARINA