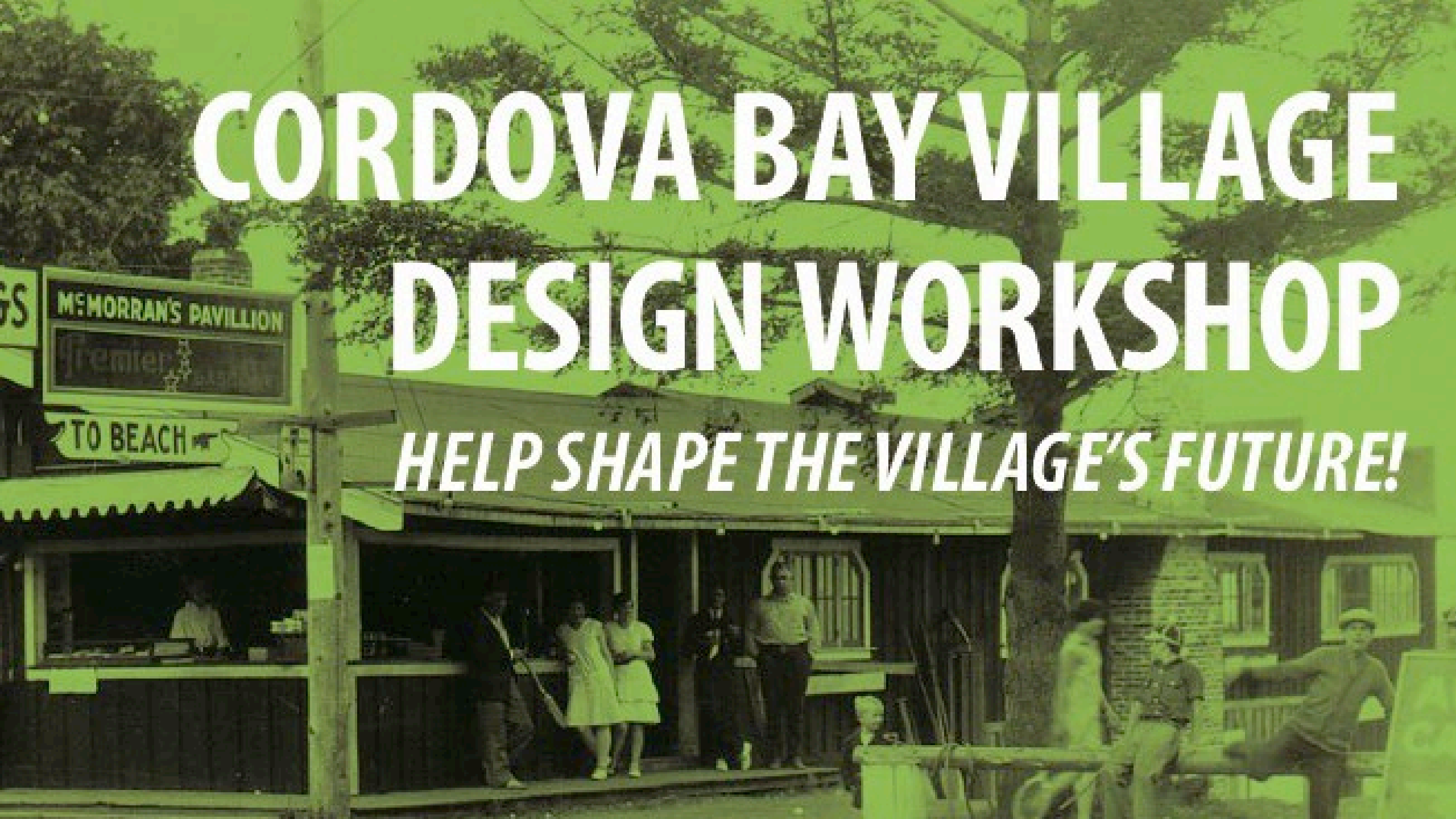
CORDOVA BAY VILLAGE DESIGN WORKSHOP

HELP SHAPE THE VILLAGE'S FUTURE!



Today's Presentation

- What has the process been?
- Design principles for Cordova Bay Village
- Notable sites
- Concept plan

What has the process been?

Cordova Bay
LOCAL AREA PLAN

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Thursday Site Tour

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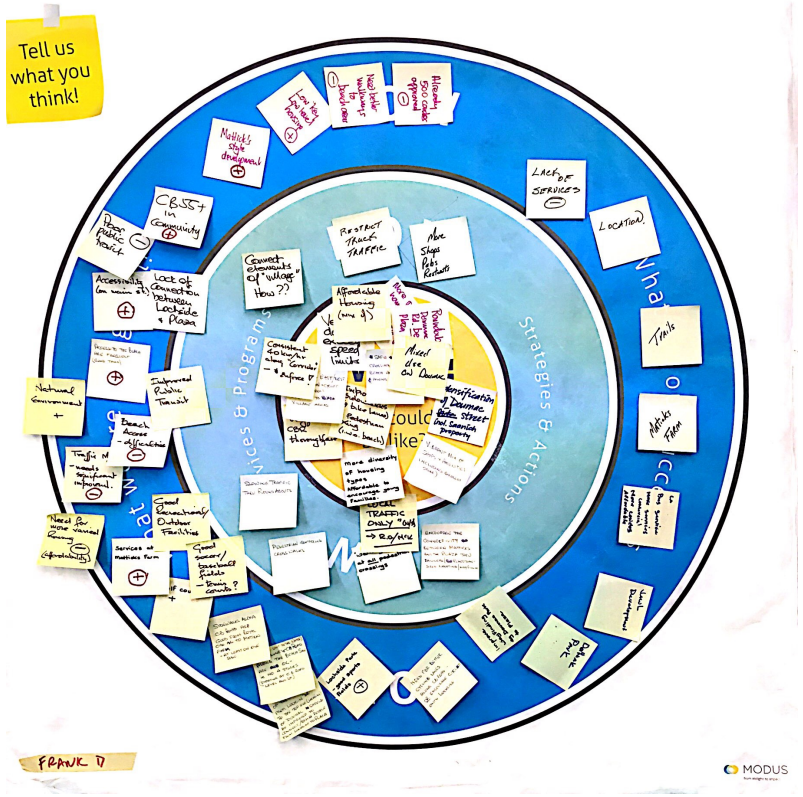
Thursday Workshop



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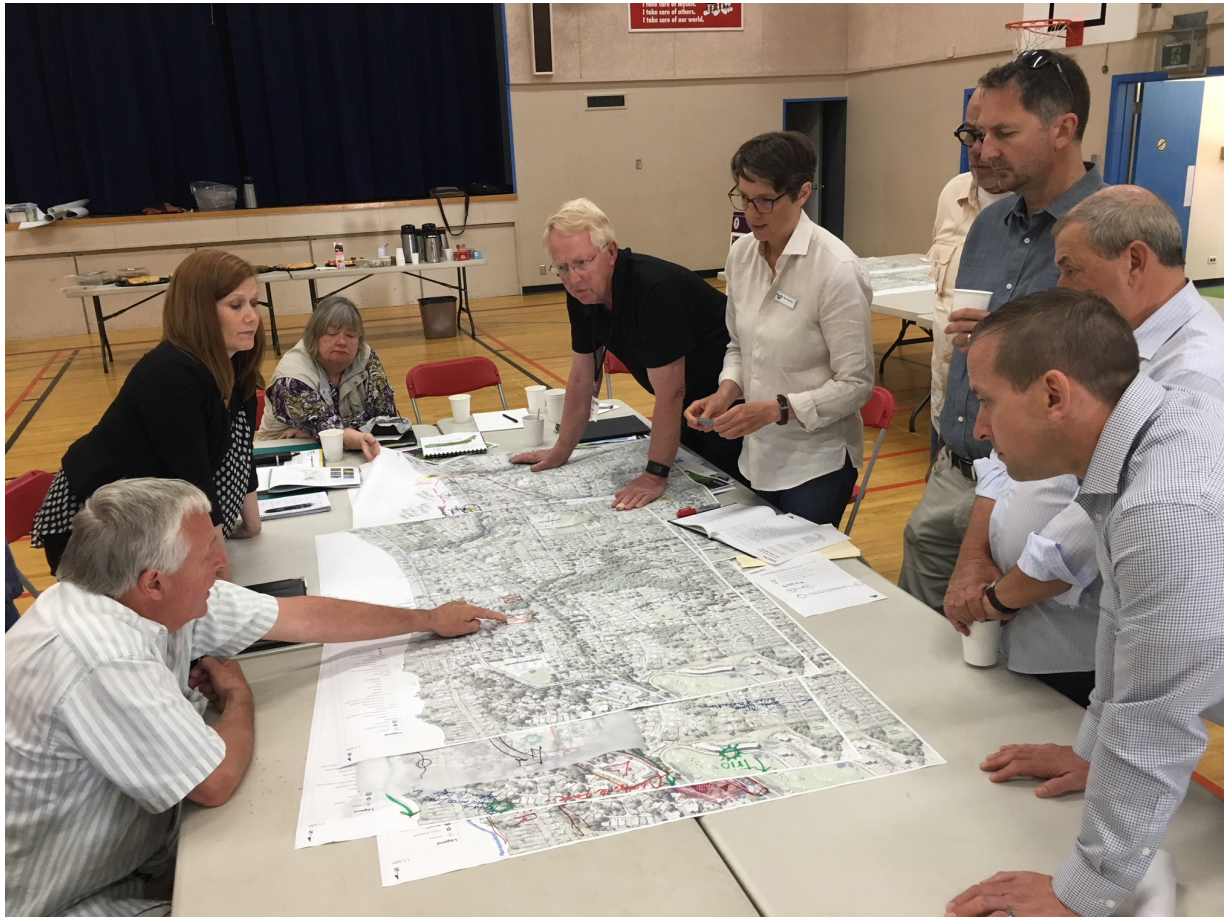
Friday Advisory Committee Check-In



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Friday Pin-Up

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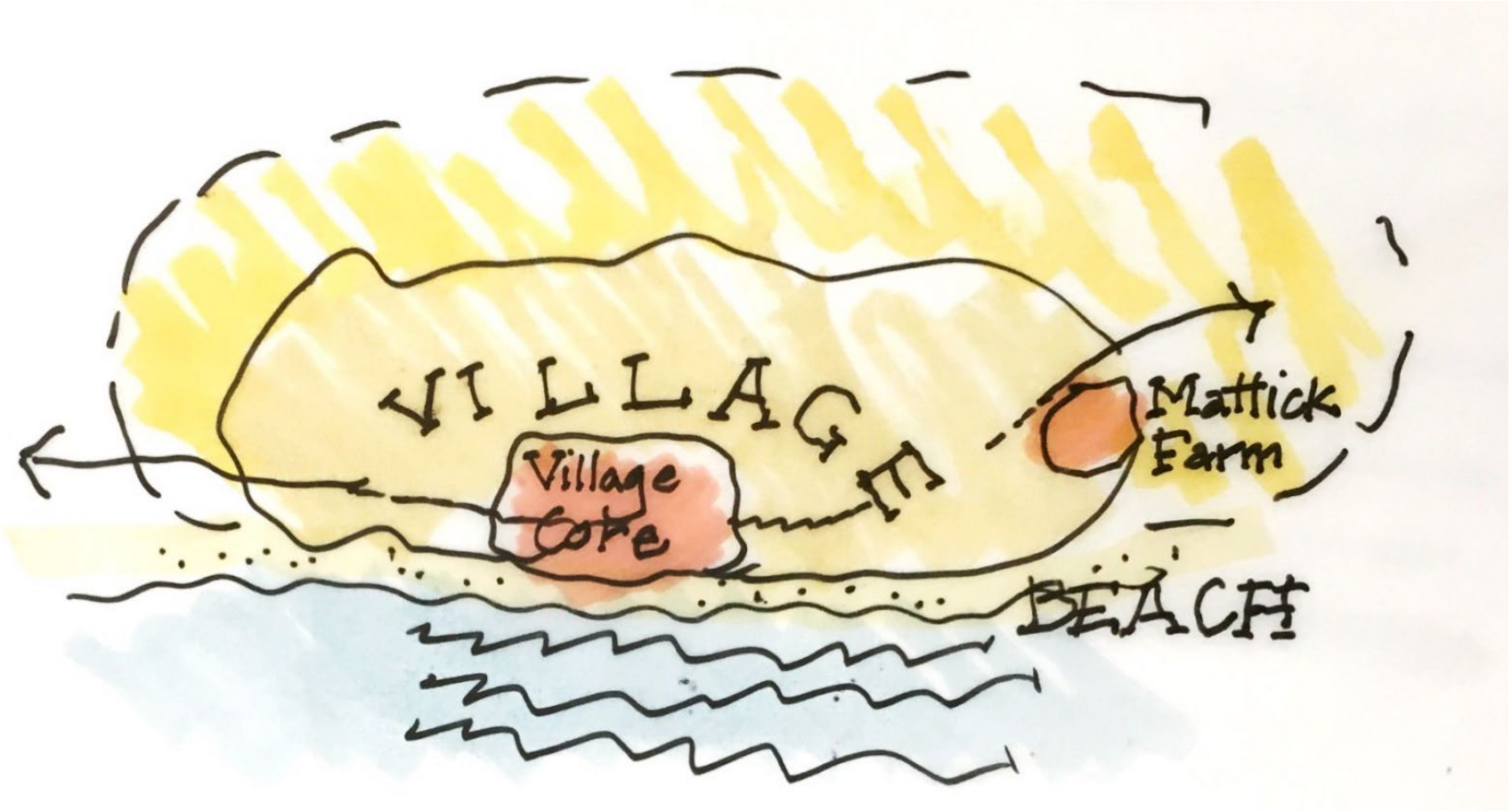
Cordova Bay Village Design Principles

- Retain the **green feel**
- Celebrate the **beach character**
- Create a **compact and complete** village
- Emphasize the **human scale**
- Enhance the **public realm**
- Increase east-west **connectivity**
- **Tame Cordova Bay Road**
- Increase **sustainability** and **resiliency**

Village and Village Core



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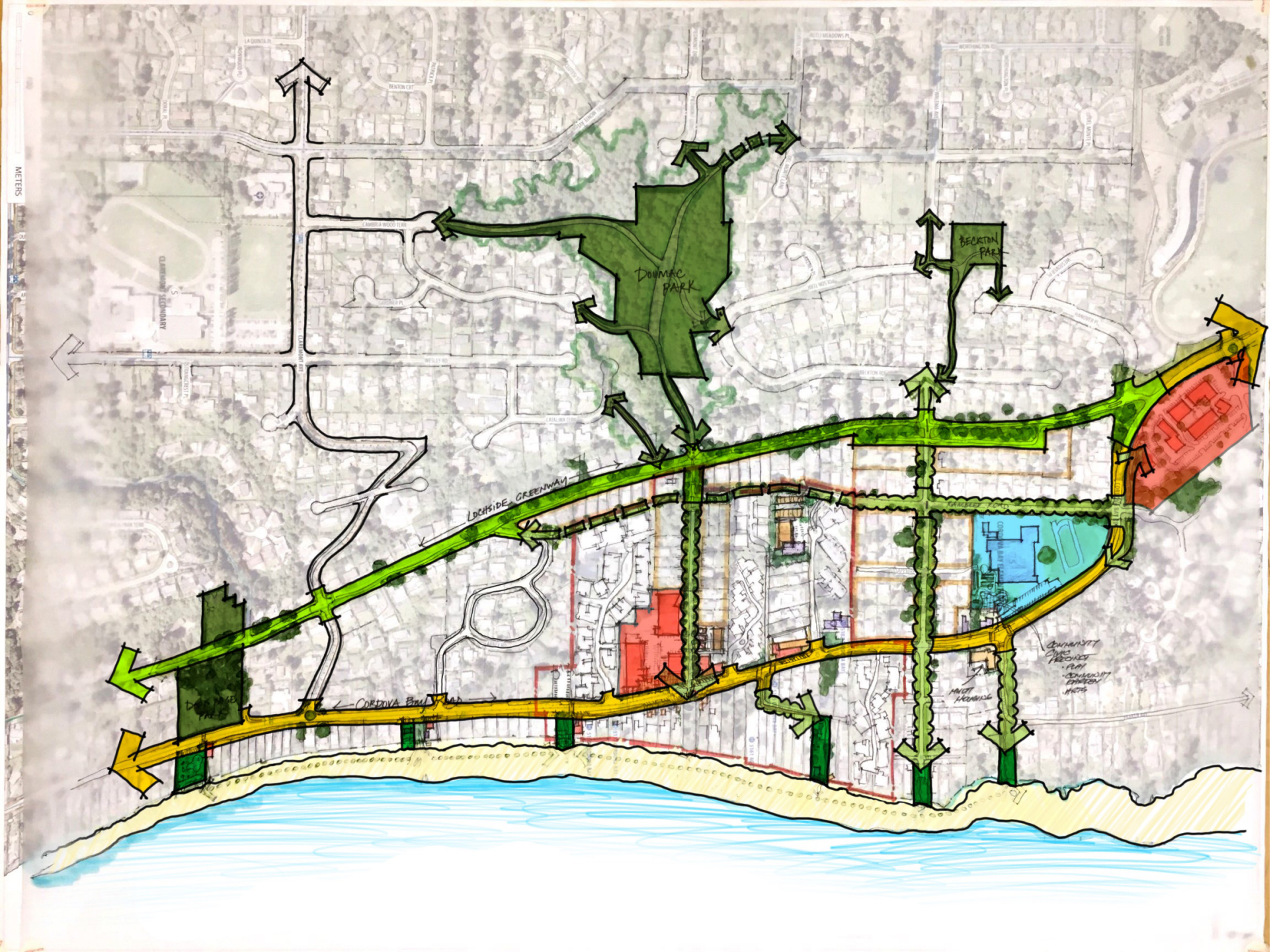

Building a Plan from Existing Assets

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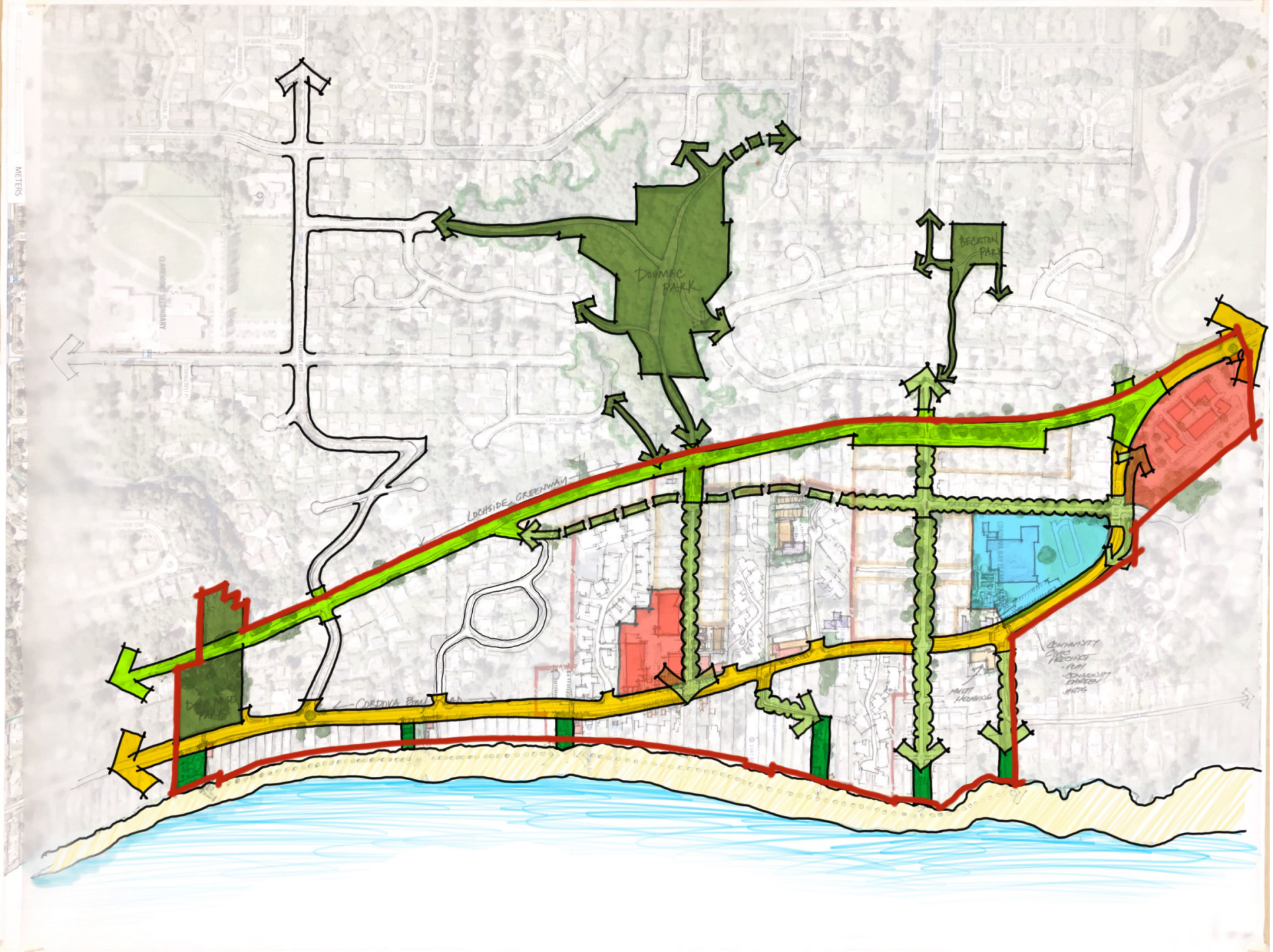

Defining a Logical Village Boundary

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Pearls on a String ...with a Pendant

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Retain the green feel

- Protect and enhance the urban forest
- Be flexible about setbacks to protect mature trees
- Enhance parks and natural areas

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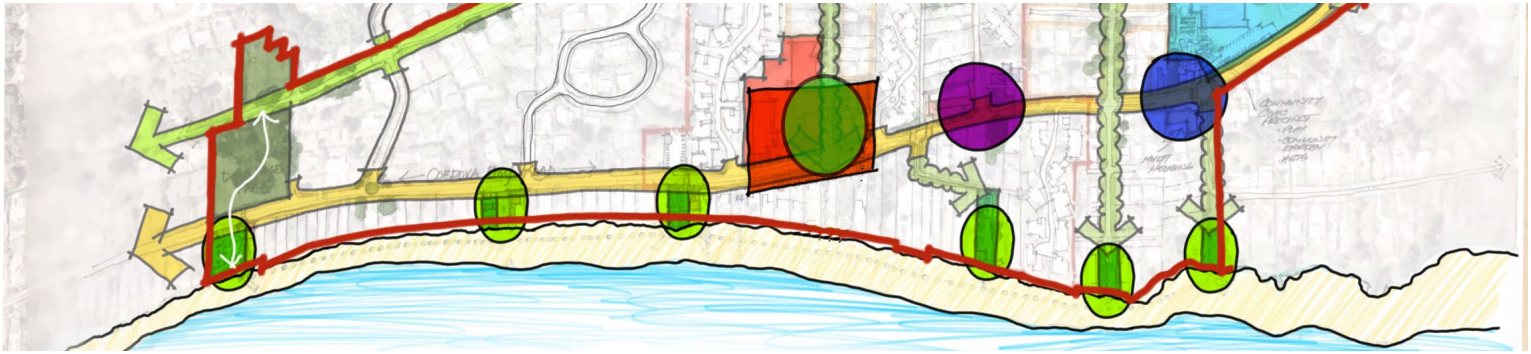
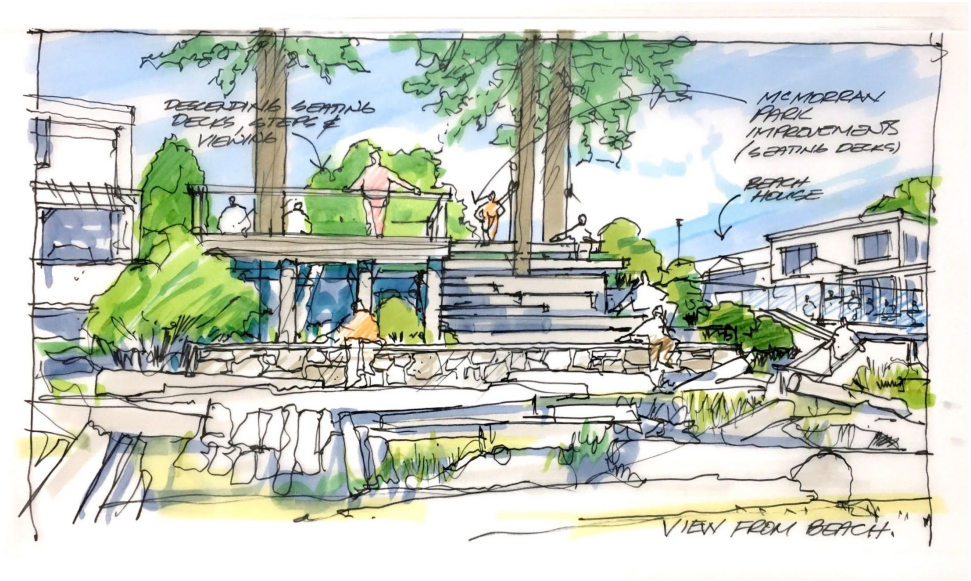
Celebrate the beach character

- Enhance beach accesses





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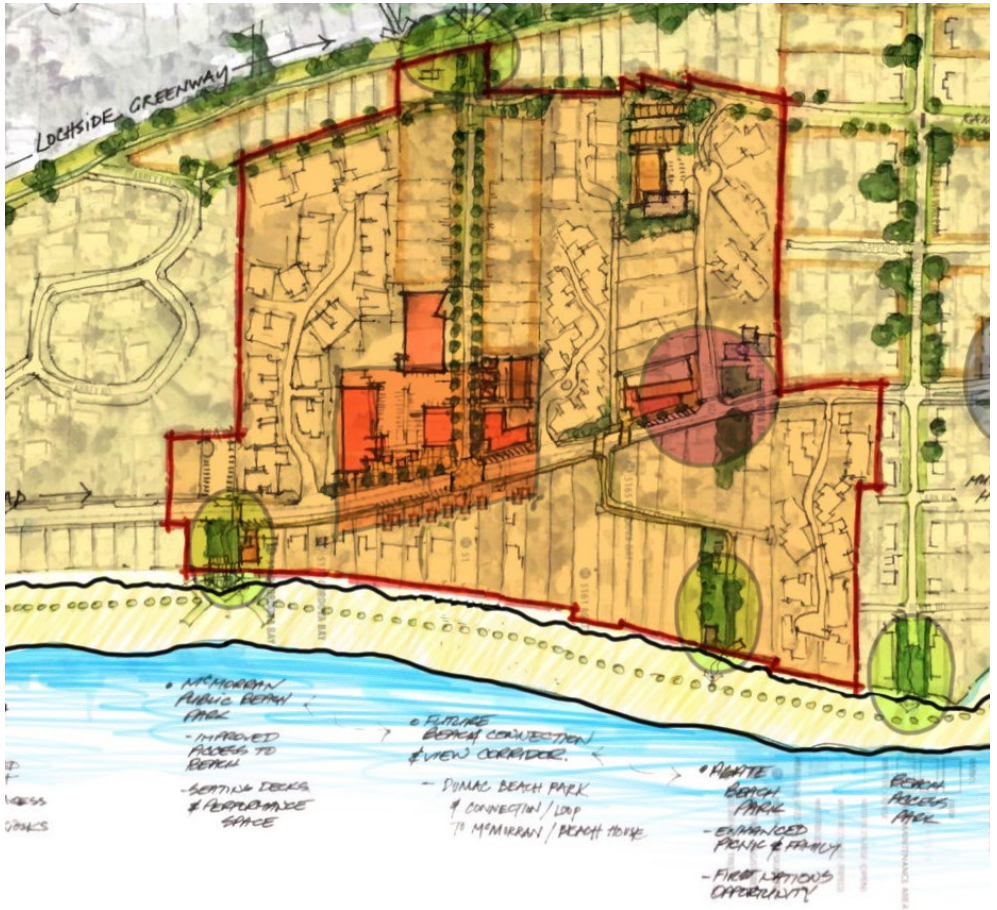
Celebrate the beach character

- Beachside character of village

Create a compact, complete walkable village

- Focus core around Doumac and Cordova Bay Road



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Create a compact, complete walkable village

- Increase the amount and variety of commercial spaces

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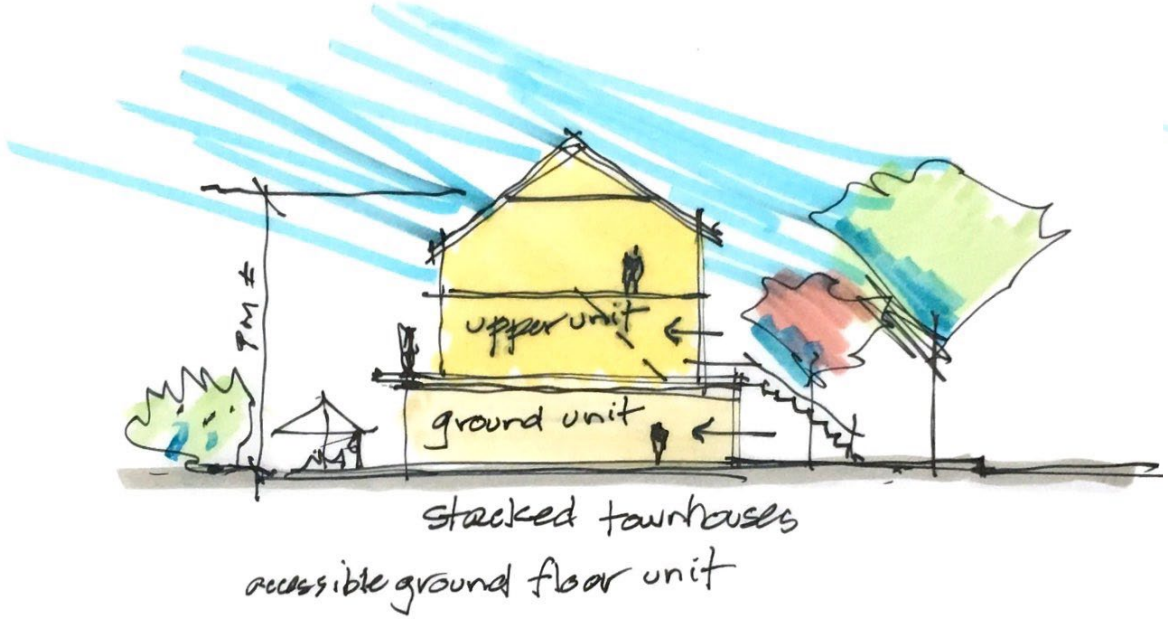
Create a compact, complete walkable village

- Expand the diversity of housing, including:
  - Housing for seniors
  - Housing for workforce



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Sensitive infill

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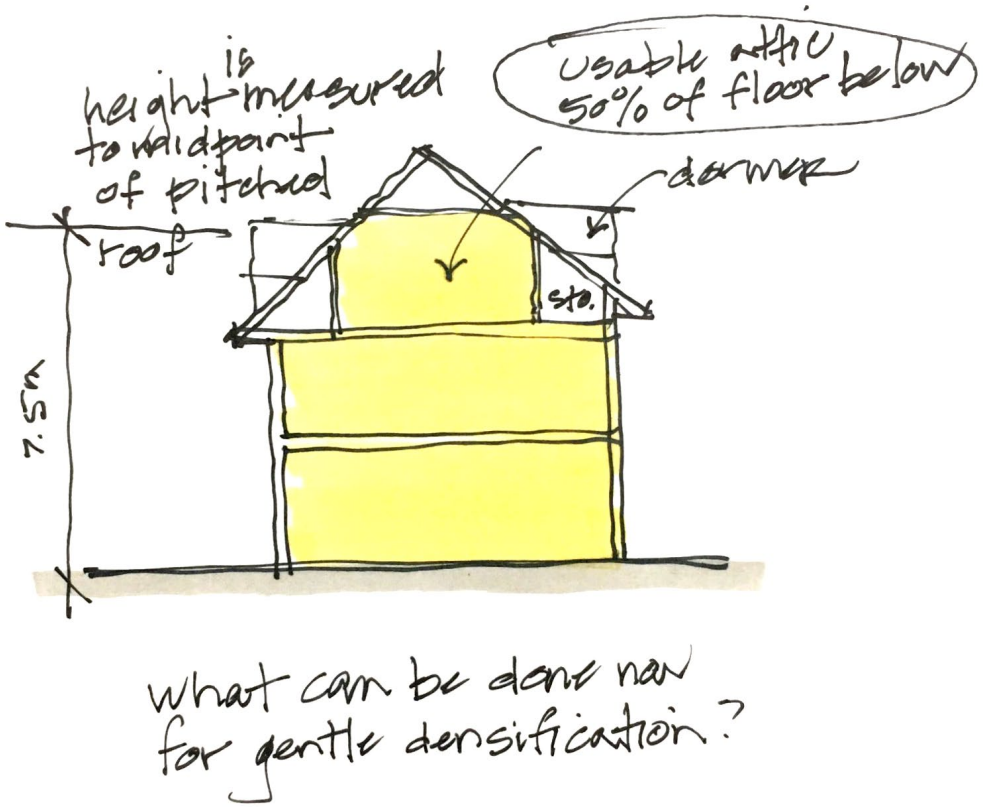
Notes on height and density

- Affordability: affordability requires slightly higher density
- Higher density allows for saving greater amount of greenery



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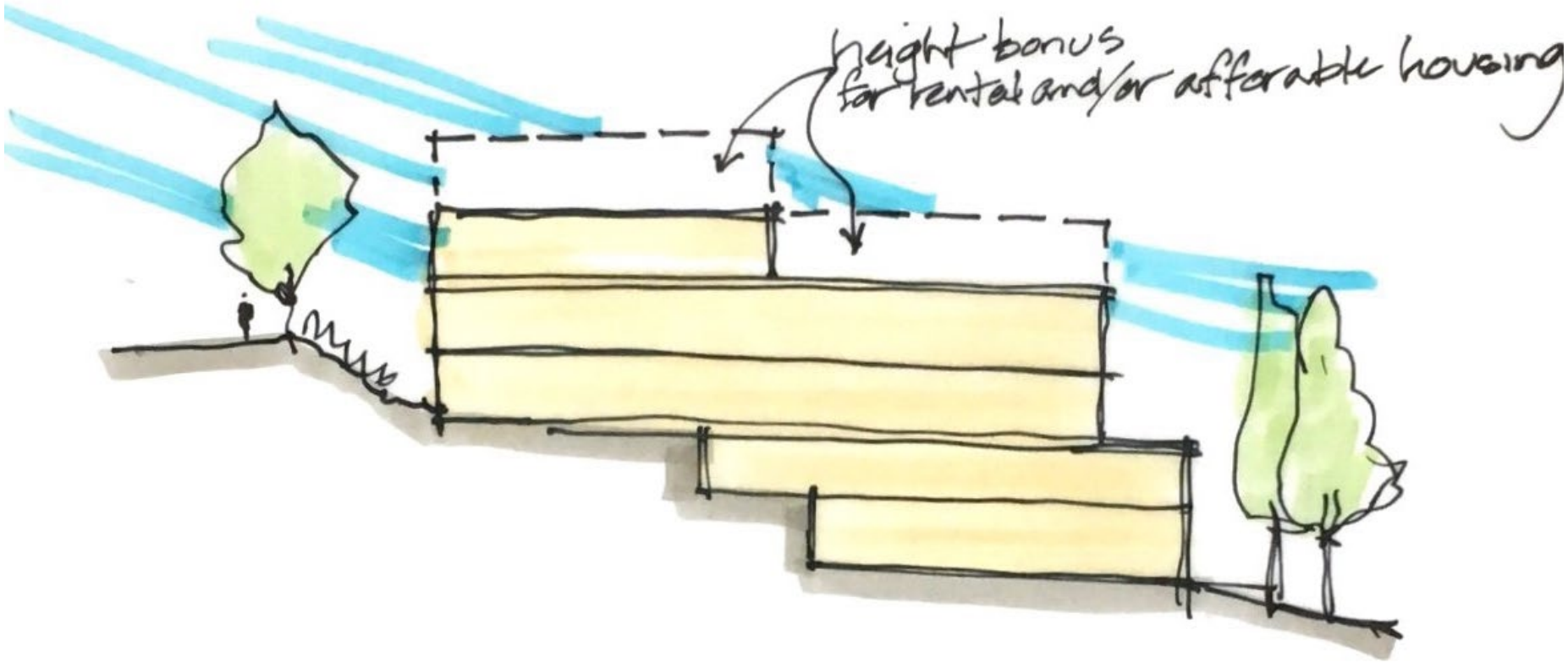
Notes on height and density



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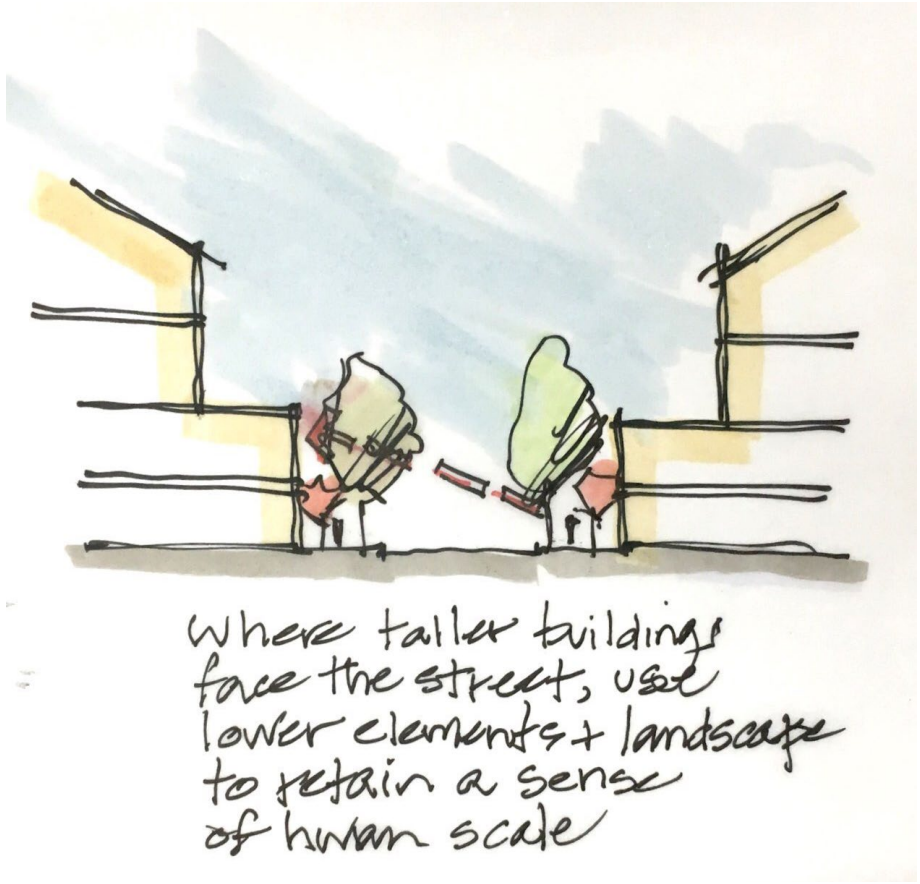
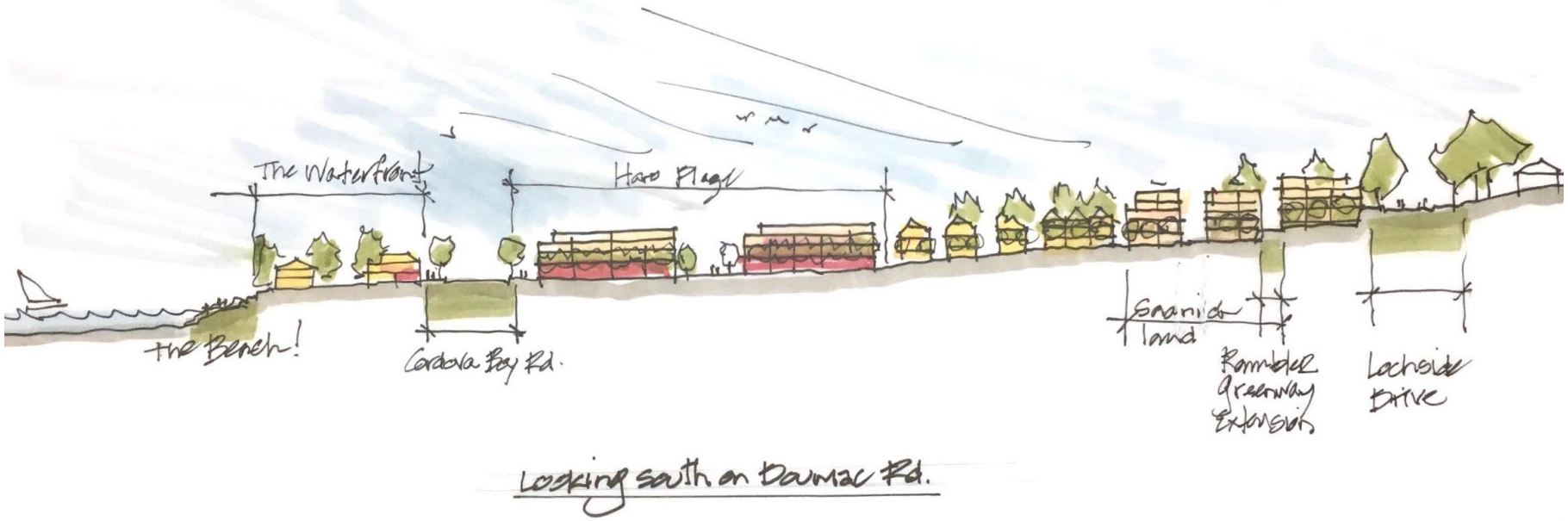
Emphasize the human scale

- Sensitive form and height
- Setting back upper storeys



Emphasize the human scale

- Utilize slope to minimize impact of height
- Careful siting of higher buildings



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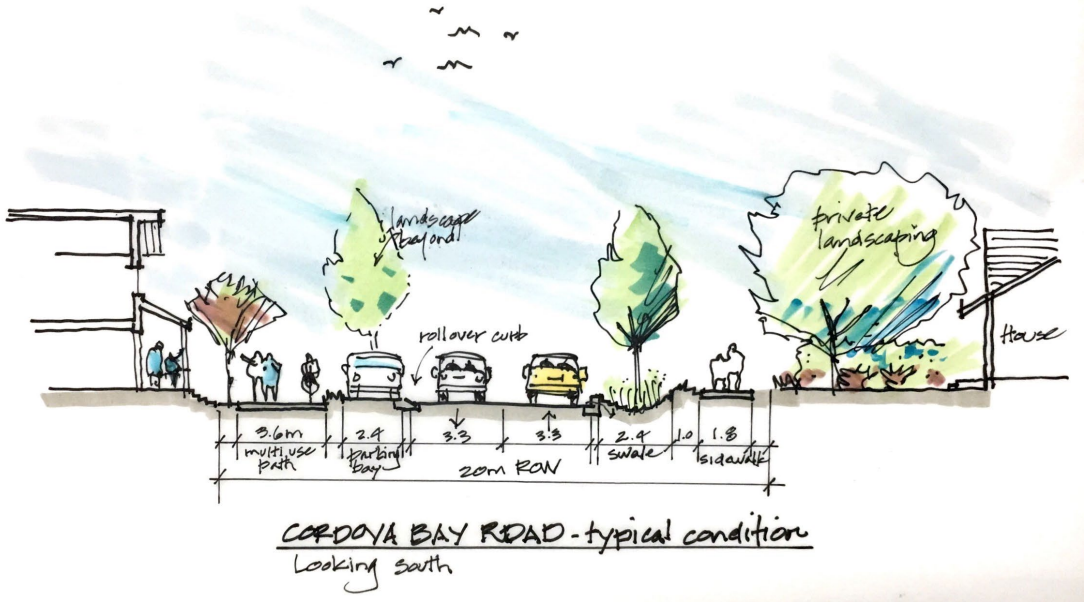
Enhance the public realm

- Enhancing Cordova Bay Road public realm
- Places to sit



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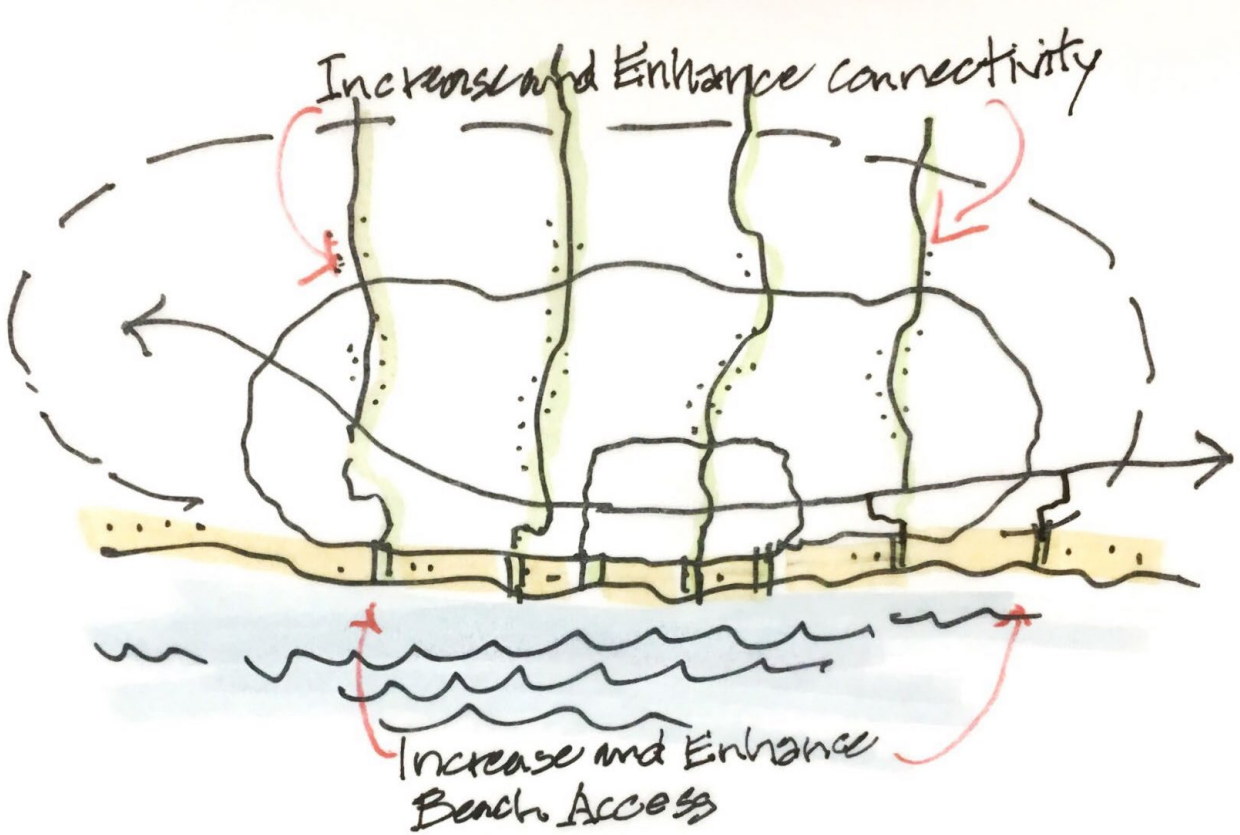
Increase east-west connectivity

- Increasing walkability
  - Doumac connection and Walema Road
  - Cordova Bay Road crossings



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Tame Cordova Bay Road

- Increasing the "stickiness"
  - Bringing buildings t the road
  - Trees and parking

Cordova Bay
LOCAL AREA PLAN

Tame Cordova Bay Road

Tame Cordova Bay Road

Notable Sites

Cordova Bay
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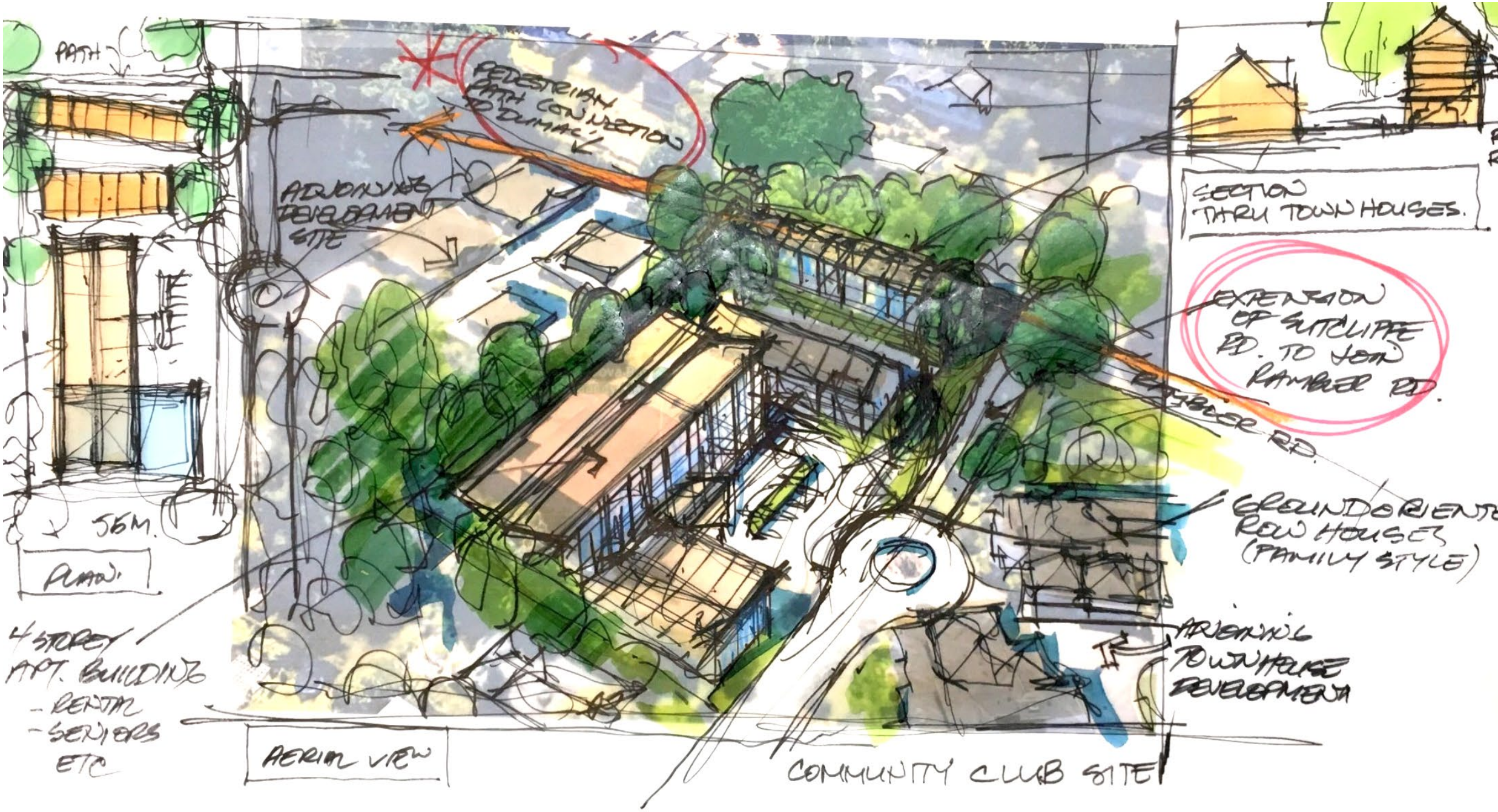
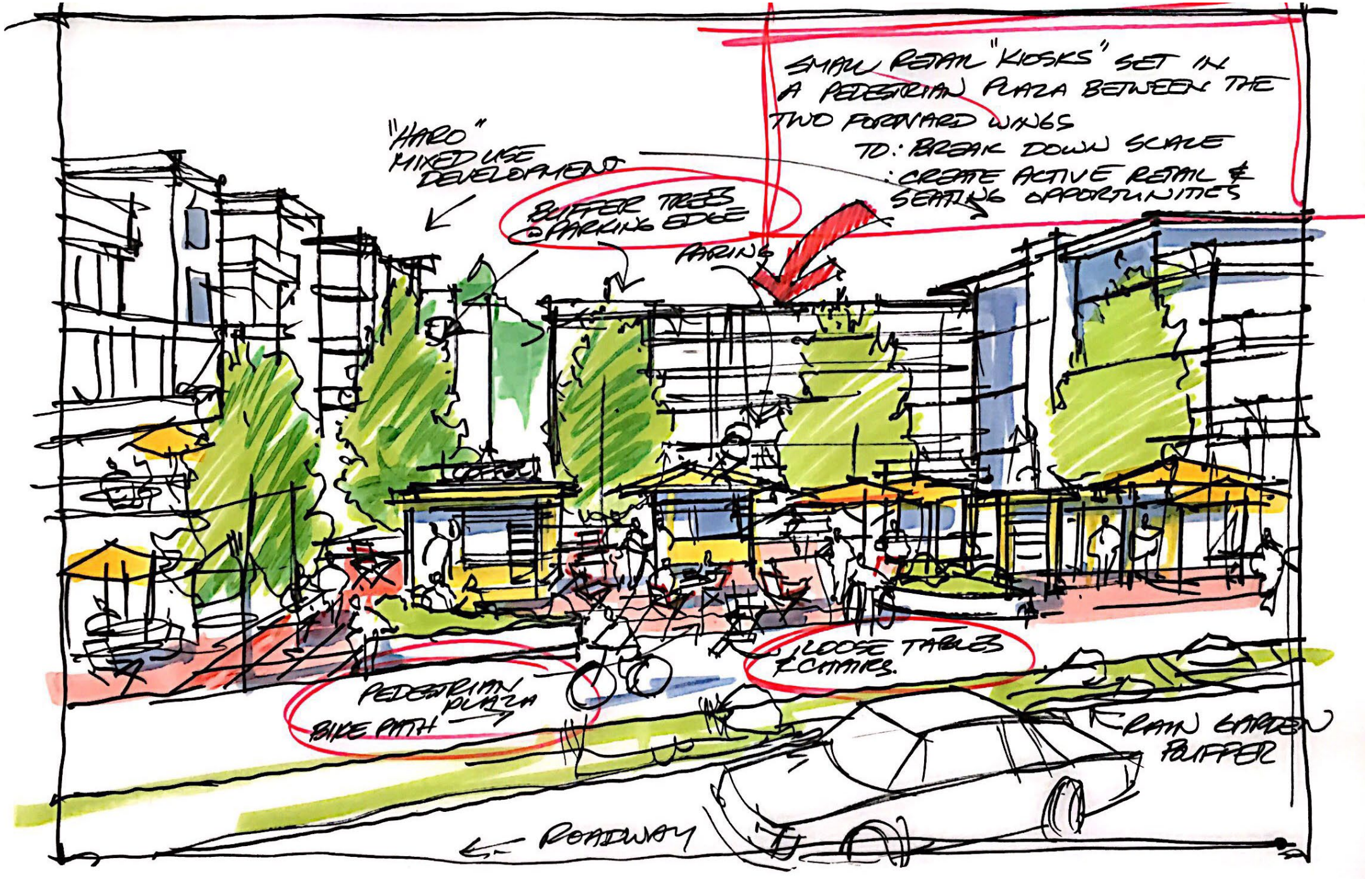
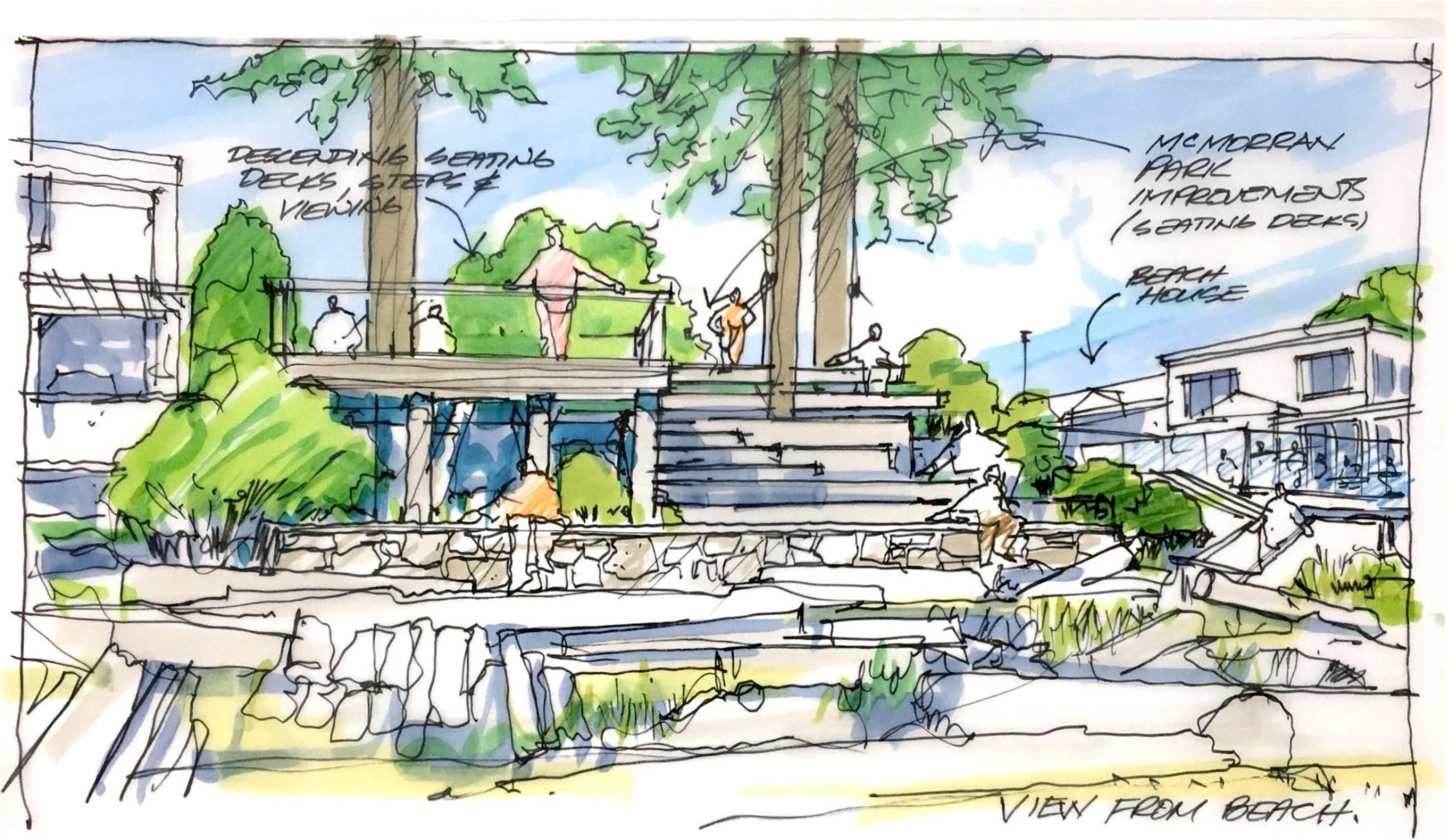
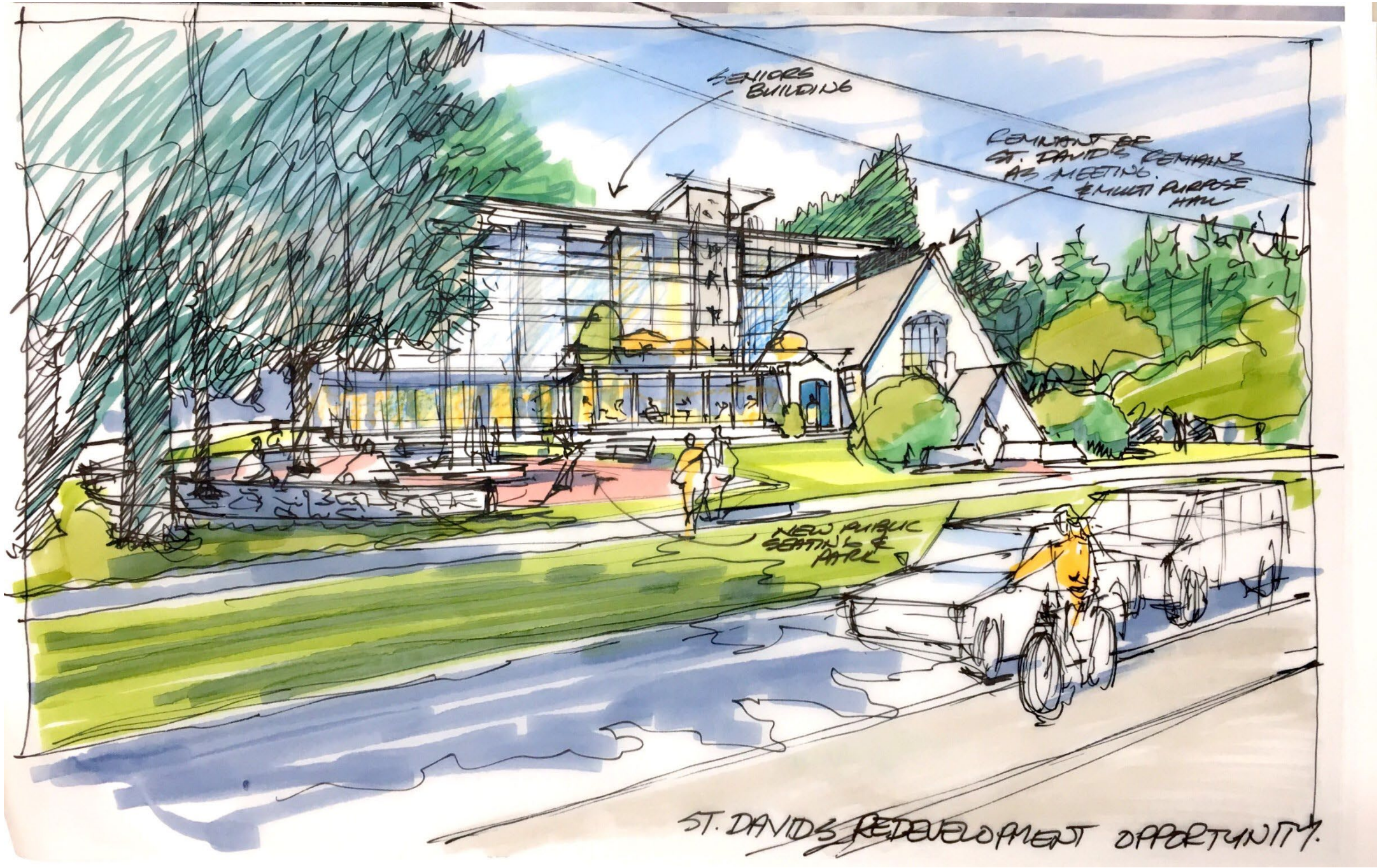
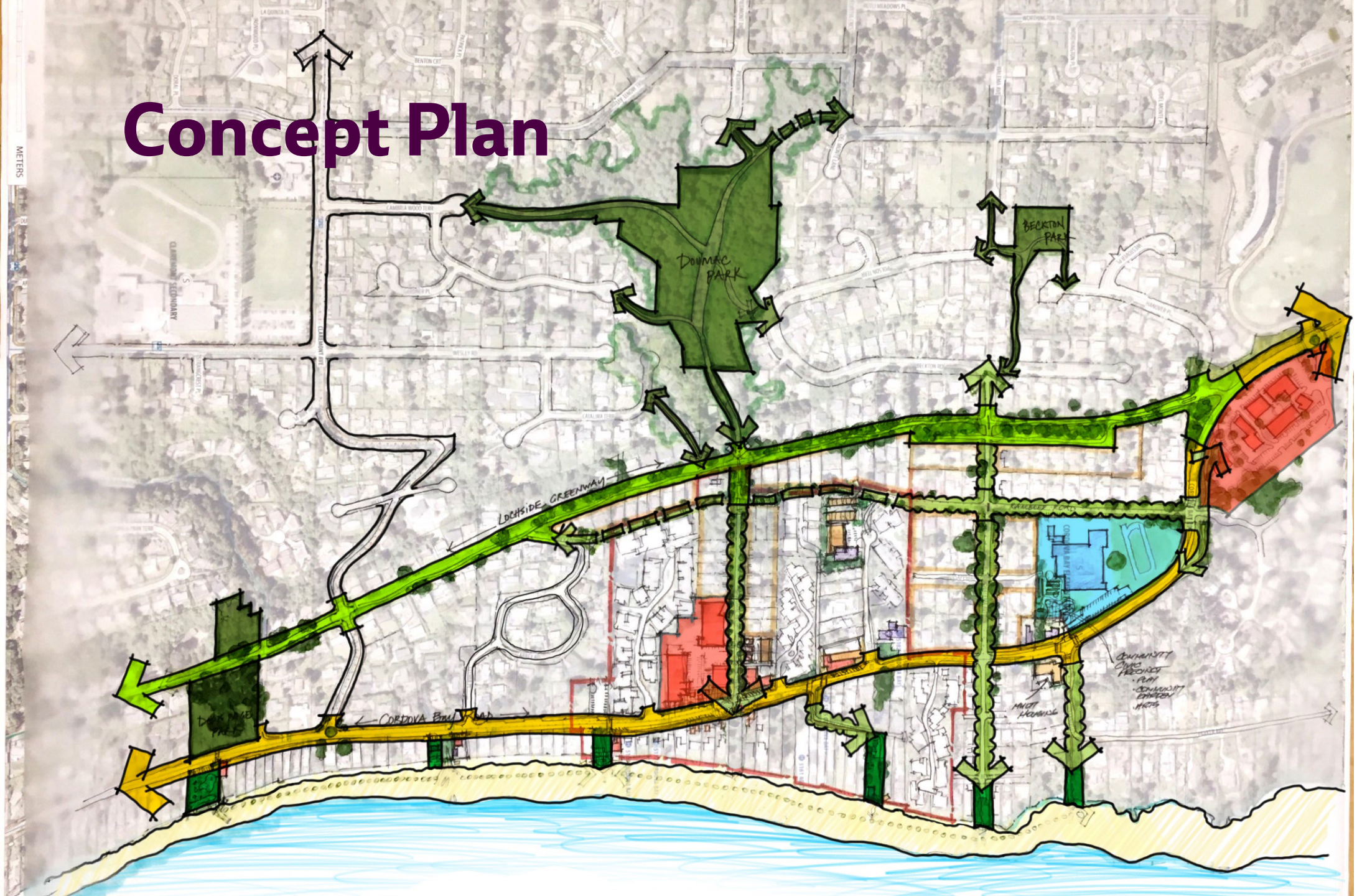

PATH
PEDESTRIAN PATH CONNECTION TO DUMAC
ADJOINING DEVELOPMENT SITE
SECTION THRU TOWN HOUSES.
EXTENSION OF SUTCLIFFE RD. TO JOHN RAMBEE RD.
JOHN RAMBEE RD.
56M.
PLAN.
GROUND ORIENTED ROW HOUSES (FAMILY STYLE)
4 STOREY APT. BUILDING - RENTAL - SENIORS ETC
ARTERIAL TOWNHOUSE DEVELOPMENT
AERIAL VIEW
COMMUNITY CLUB SITE


SMALL RETAIL "KIOSKS" SET IN A PEDESTRIAN PLAZA BETWEEN THE TWO FORWARD WINGS
TO: BREAK DOWN SCALE
: CREATE ACTIVE RETAIL & SEATING OPPORTUNITIES
"HARD" MIXED USE DEVELOPMENT
BUFFER TREES & PARKING EDGE
PARKING
LOOSE TABLES & CHAIRS
PEDESTRIAN PLAZA
BIKE PATH
RAIN GARDEN BUFFER
ROADWAY


DESCENDING SEATING DECKS, STEPS & VIEWING
MCMORRAN PARK IMPROVEMENTS (SEATING DECKS)
BEACH HOUSE
VIEW FROM BEACH.


SENIORS BUILDING
REMNANT OF ST. DAVID'S REMAINS AS MEETING & MULTI PURPOSE HALL
NEW PUBLIC SEATING & PARK
ST. DAVIDS REDEVELOPMENT OPPORTUNITY

PUB OR RESTAURANT WITH STREET FRONTING GARDEN (BEER GARDEN)
SMALL SCALE RETAIL WITH 1½ STOREY RESIDENTIAL ABOVE
LOCAL STORES & SERVICES
Pub
SIDEWALK
PARKING
BIKE LANE?
CORDOVA BAY ROAD
INFILL COMMERCIAL DEVELOPMENT

Concept Plan