

14 Neighbourhood Centre

Summary of Proposals

Shops and Services

- The Application proposes 23,250 square metres (250,000 square feet) of shops; including a mid-size grocery store and drugstore, and space for smaller retailers.
- The shops are focussed on a north-south High Street, with a Crescent Street providing additional access from Marine Way.
- Restaurant/pubs and cafes are proposed at the southern end of the High Street at 'Mill Plaza'.
- No shops will front onto or be directly accessed from Marine Way.
- No casinos or 'big box' stores will be permitted.

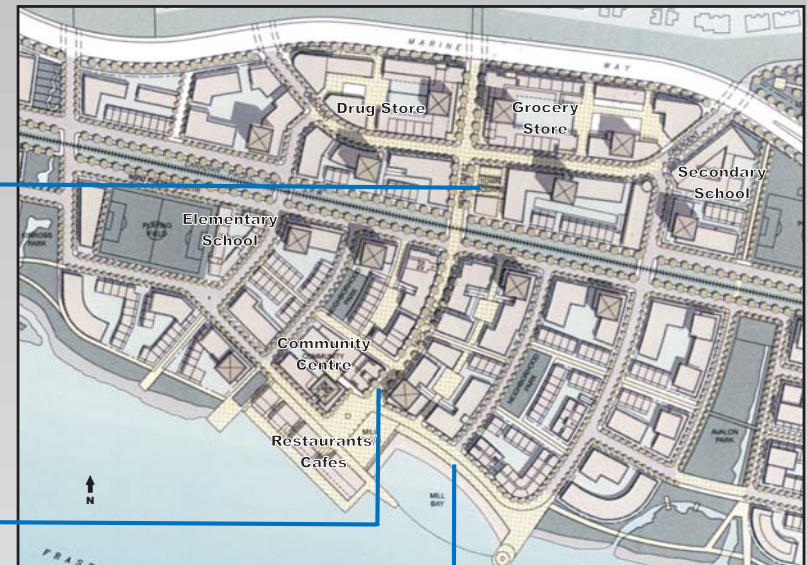
Other Facilities

- 25,000 square metres (270,000 square feet) of 'Flex' space is proposed within the Neighbourhood Centre for offices, live/work, institutional and residential uses.
- The proposed 25,000 square metres (270,000 square feet) of 'Flex' uses (office, live/work, institutional and residential) will need to be explored in ongoing planning work to ensure that the balance of these uses supports the Policy Statement objectives for the Neighbourhood Centre.
- Three major public facilities are located within the Neighbourhood Centre:
 - Community Centre at the southern end of the High Street.
 - Elementary school two blocks west of the High Street
 - Secondary school site at the eastern end of the Crescent.
- The Neighbourhood Centre is planned as the first phase of development to establish a 'sense of place' and local shopping pattern.



'Town Square'

- Transit Focal Point
- Public gathering place
- Grocery/ drug stores and smaller stores



'High Street'

- Mixed use neighbourhood centre
- Community facilities
- Active connection to waterfront

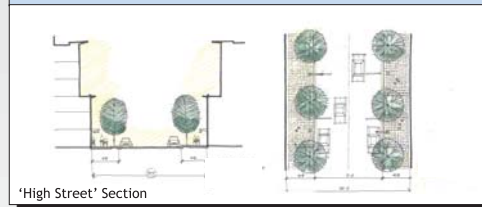


'Mill Bay' and 'Mill Plaza'

- Active waterfront area
- Water activity (e.g. Recreational and fishing boats)
- Small waterfront retail shops, cafes, and bars
- Public gathering place

Points to Consider

- The Policy Statement anticipated a smaller amount of retail floorspace: 9,300 - 18,600 square metres (100,000 - 200,000 square feet).
- When considering the amount of retail floorspace the following points should be noted:
 - The retail space is divided into three areas 'Town Centre', 'High Street' and 'Mill Plaza'
 - The Application proposes an additional 4,650 square metres (50,000 square feet) of retail to provide flexibility in future planning to support the economic viability of the 'High Street' and 'Mill Plaza' elements
 - The final retail area will be determined at the Rezoning Stage.



'High Street' Section

