



Downtown Courtenay  
FROM DOWNTOWN TO UPTOWN



MVH Urban Planning & Design Inc.

DESIGN CHARRETTE PUBLIC PRESENTATION

COURTENAY, BC

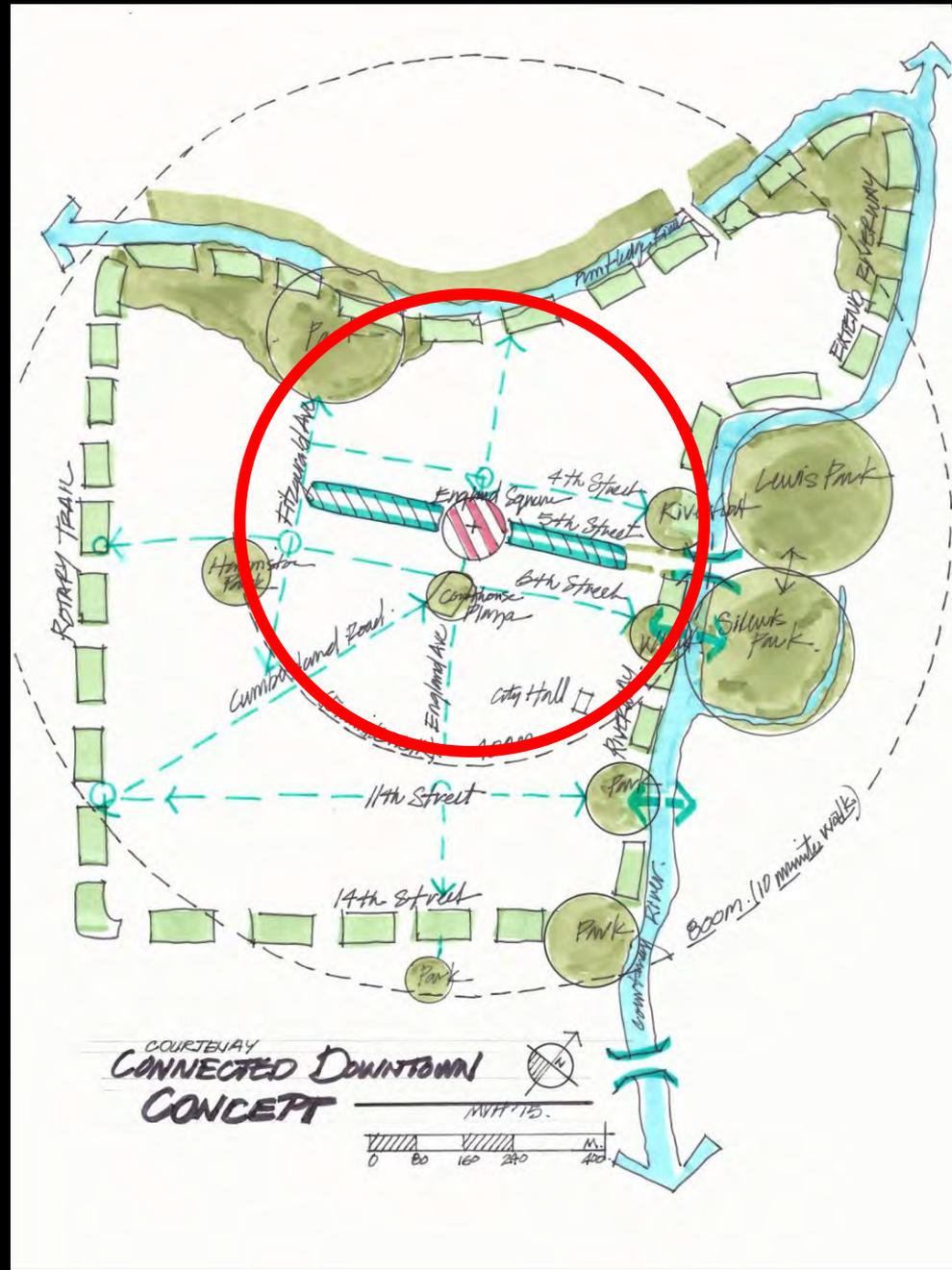
March 10, 2016



# 3 BIGGER IDEAS

1. Greater **Downtown**
2. Connect the **Green Belt**
3. Complete **Downtown**

# Downtown Courtenay Overview



# Riverway Extension



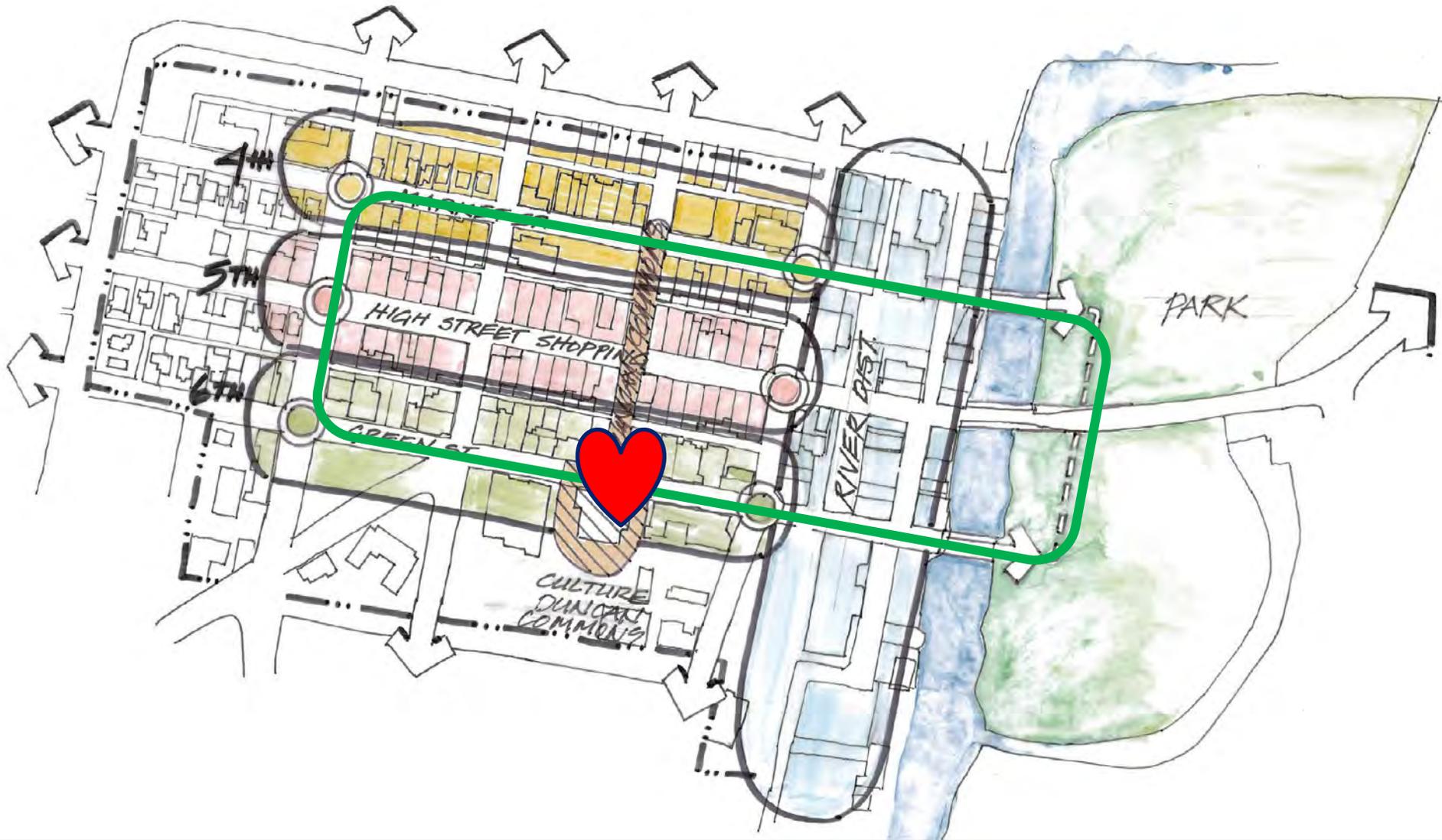
# Complete Downtown Courtenay



# 3 CORE IDEAS

1. Create the **Heart**
2. Connect to the **River**
3. Green the **Core**

# CONCEPT FRAMEWORK



# CONCEPT FEATURES

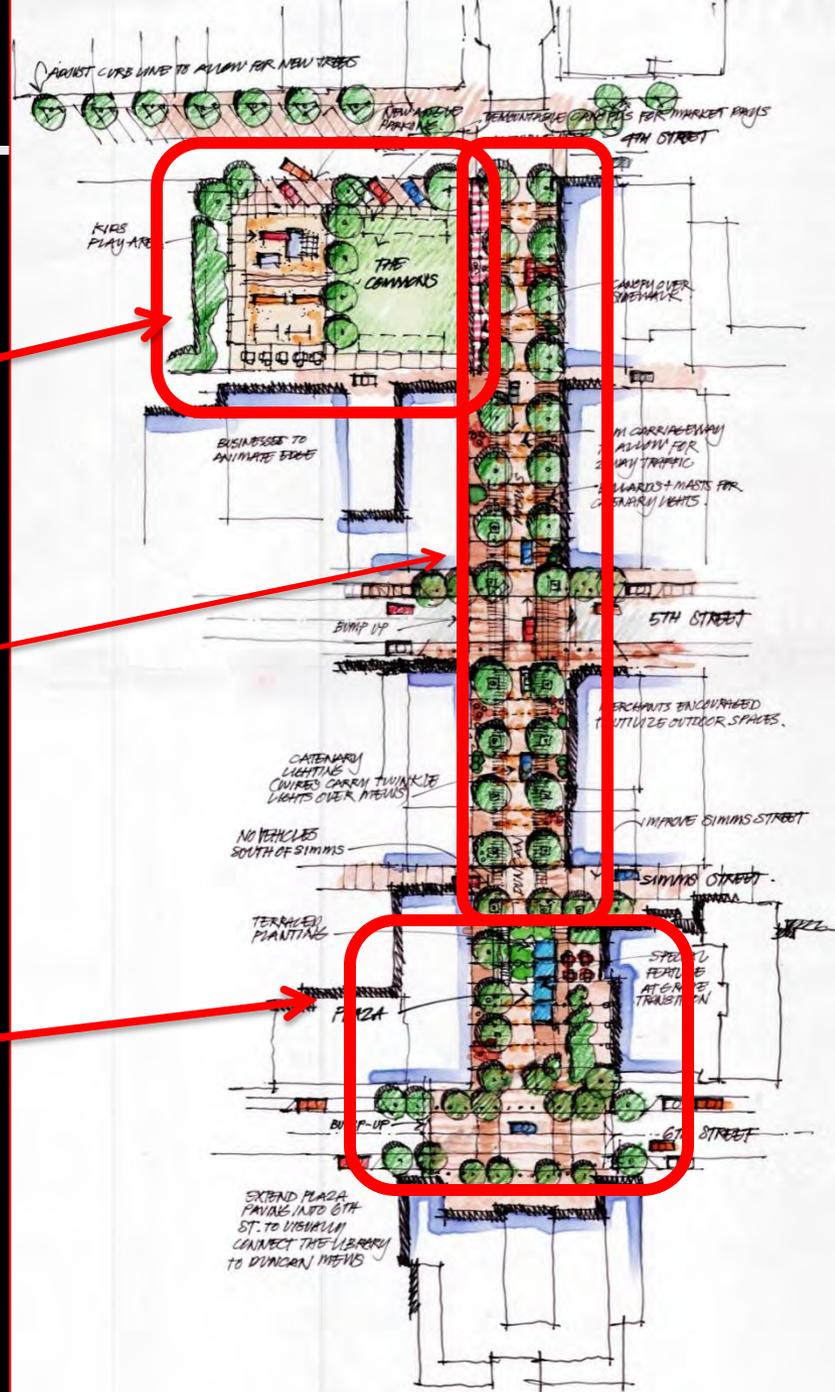
- Duncan Commons - Heart
- 4<sup>th</sup> , 5<sup>th</sup> , and 6<sup>th</sup> Street Designs
- River District Redevelopment
- Other Sites Potential Vitalization

# DUNCAN COMMONS

MARKET PARK

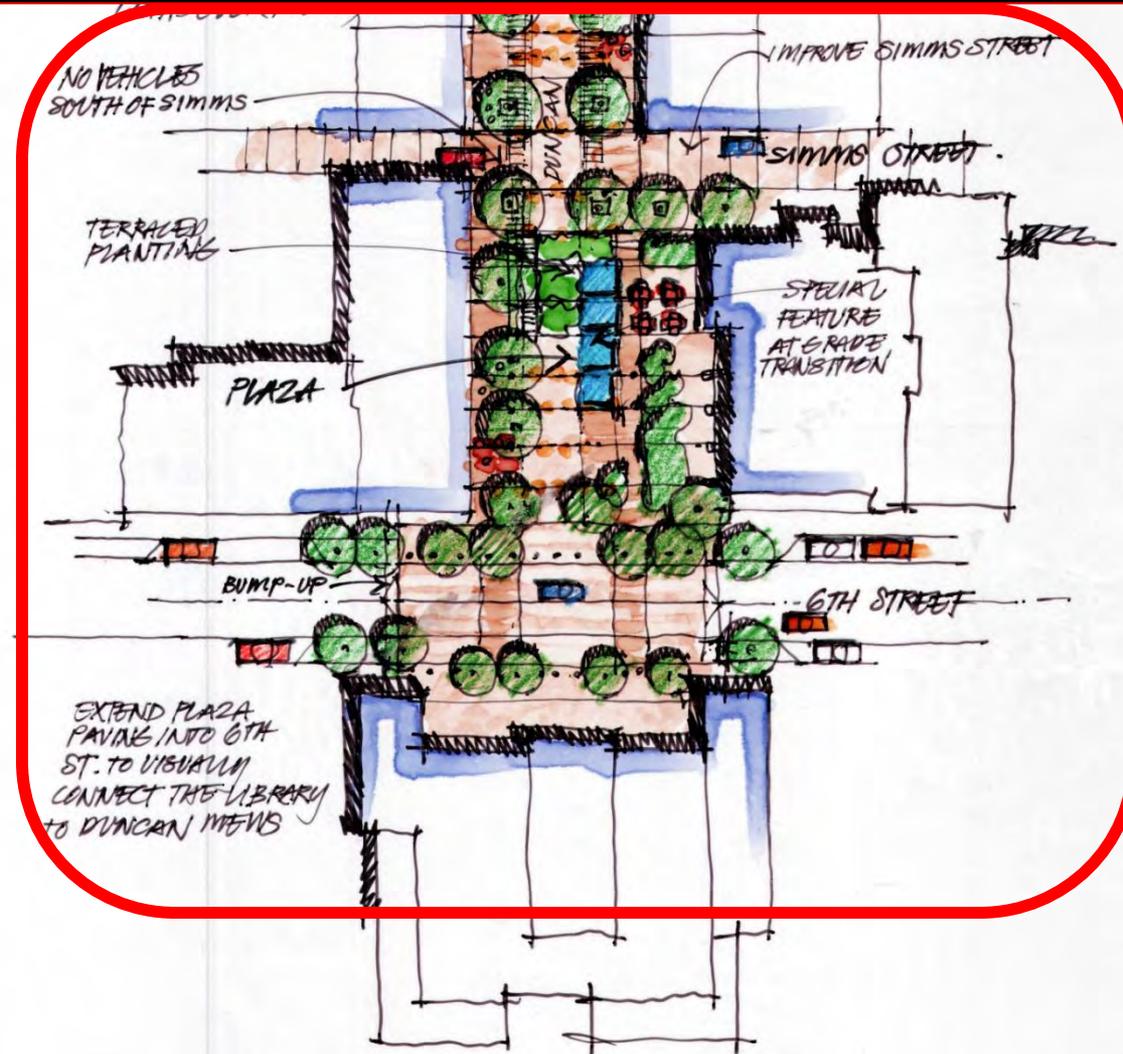
DUNCAN MEWS

ART GALLERY PLAZA

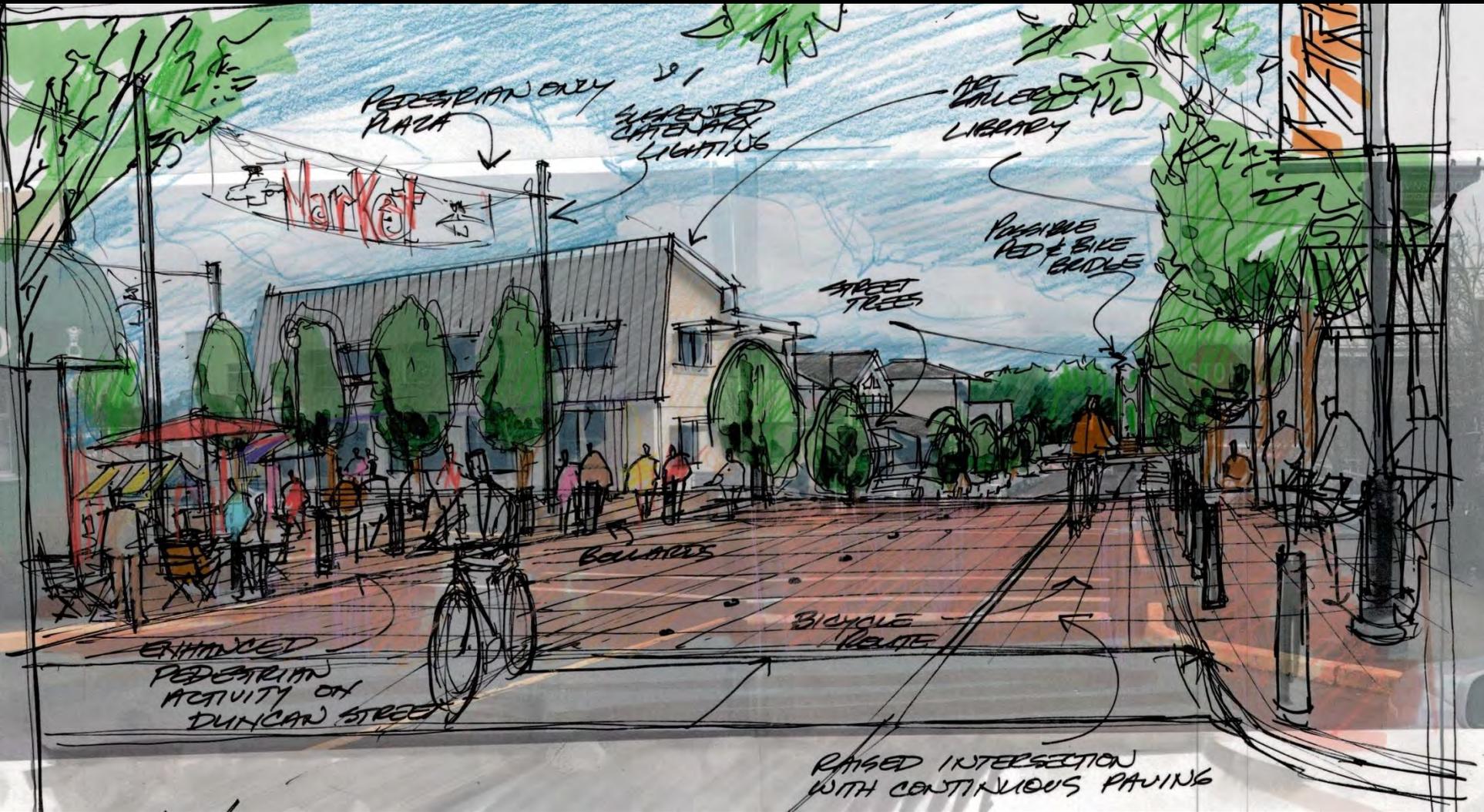


# DUNCAN COMMONS

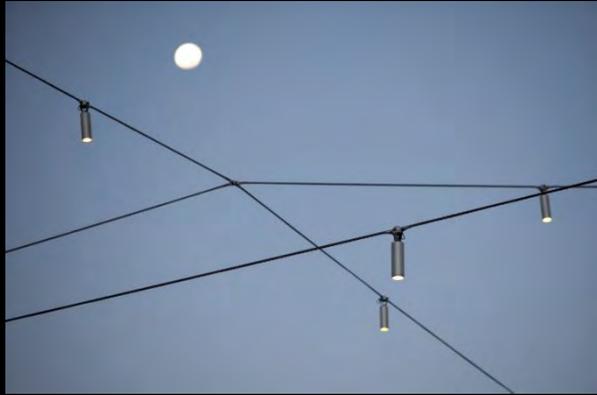
## ART GALLERY PLAZA



# 6<sup>th</sup> Street to River

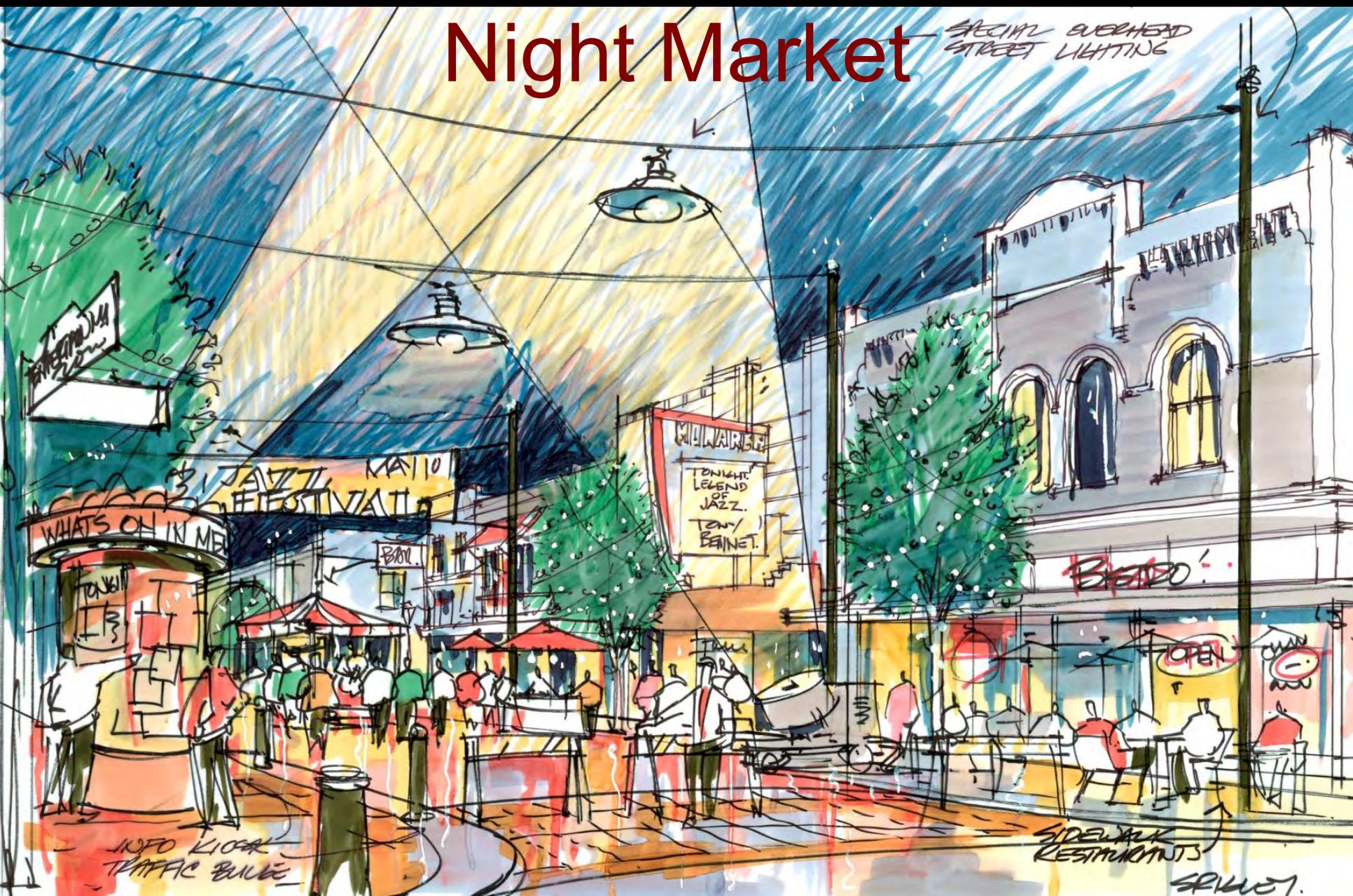


# Duncan Commons: The Heart



# Duncan Commons

## Night Market



SPECIAL OVERHEAD STREET LIGHTING

WHAT'S ON IN ME

JAZZ FESTIVAL  
MAY 10

MILWAUKEE

TONIGHT  
LEGEND  
OF JAZZ  
TONY  
BENNET.

BISTRO

OPEN

INFO KIOSK  
TRAFFIC BUZZ

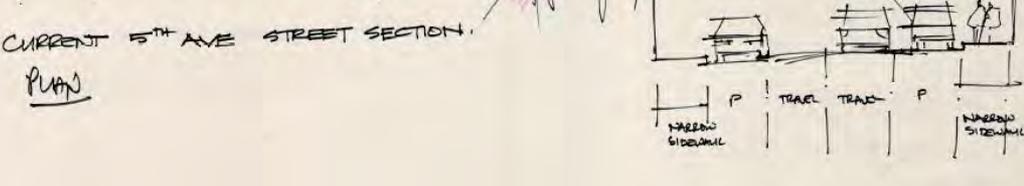
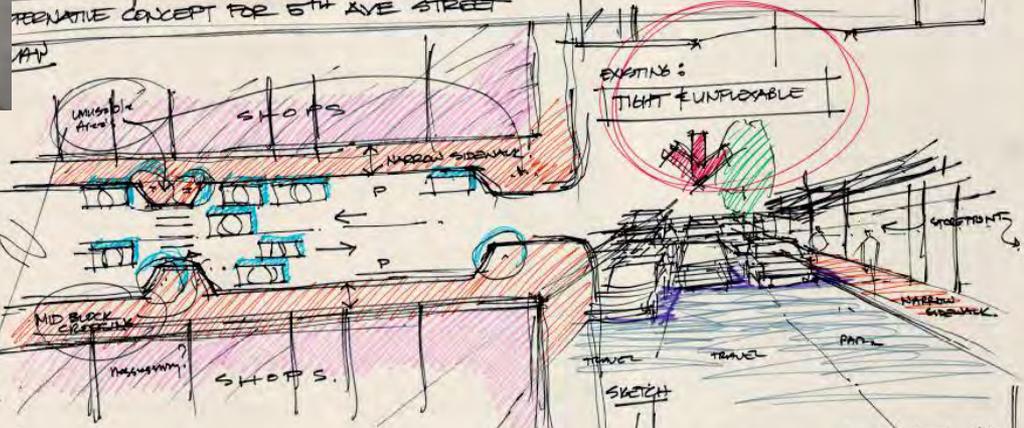
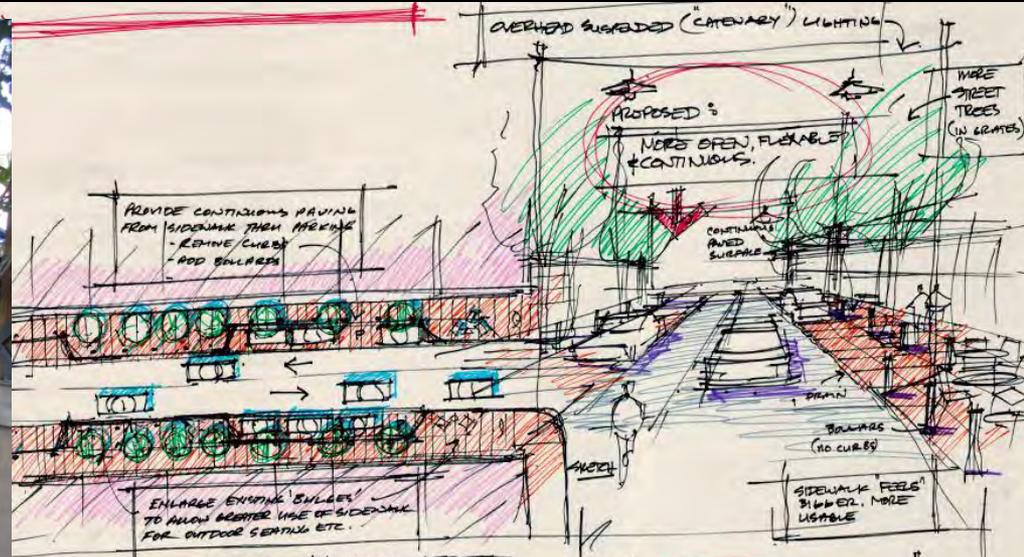
SIDEWALK RESTAURANTS

SPUR

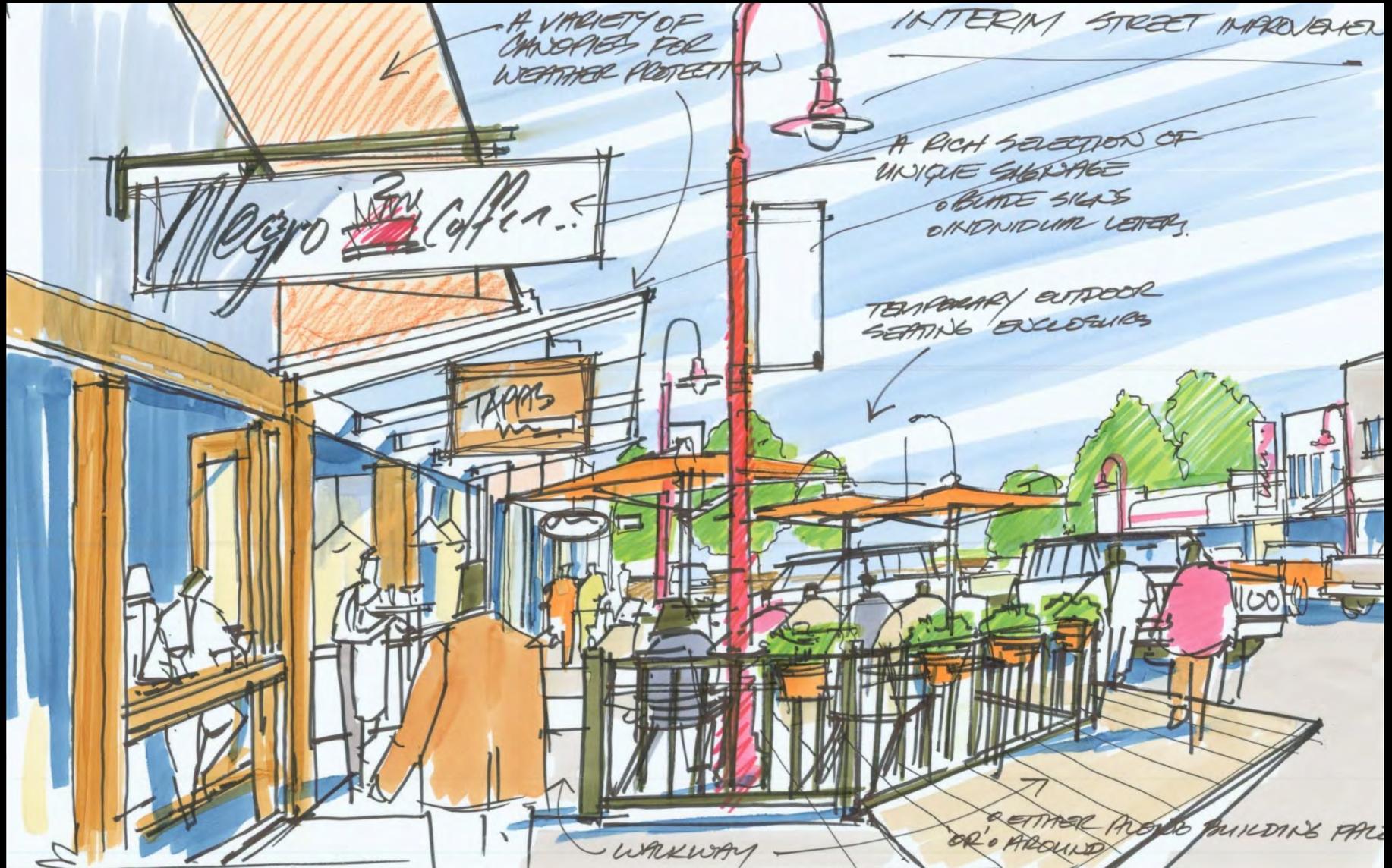
# 5<sup>th</sup> Street at Duncan Ave.



# 5<sup>th</sup> Shopping High Street



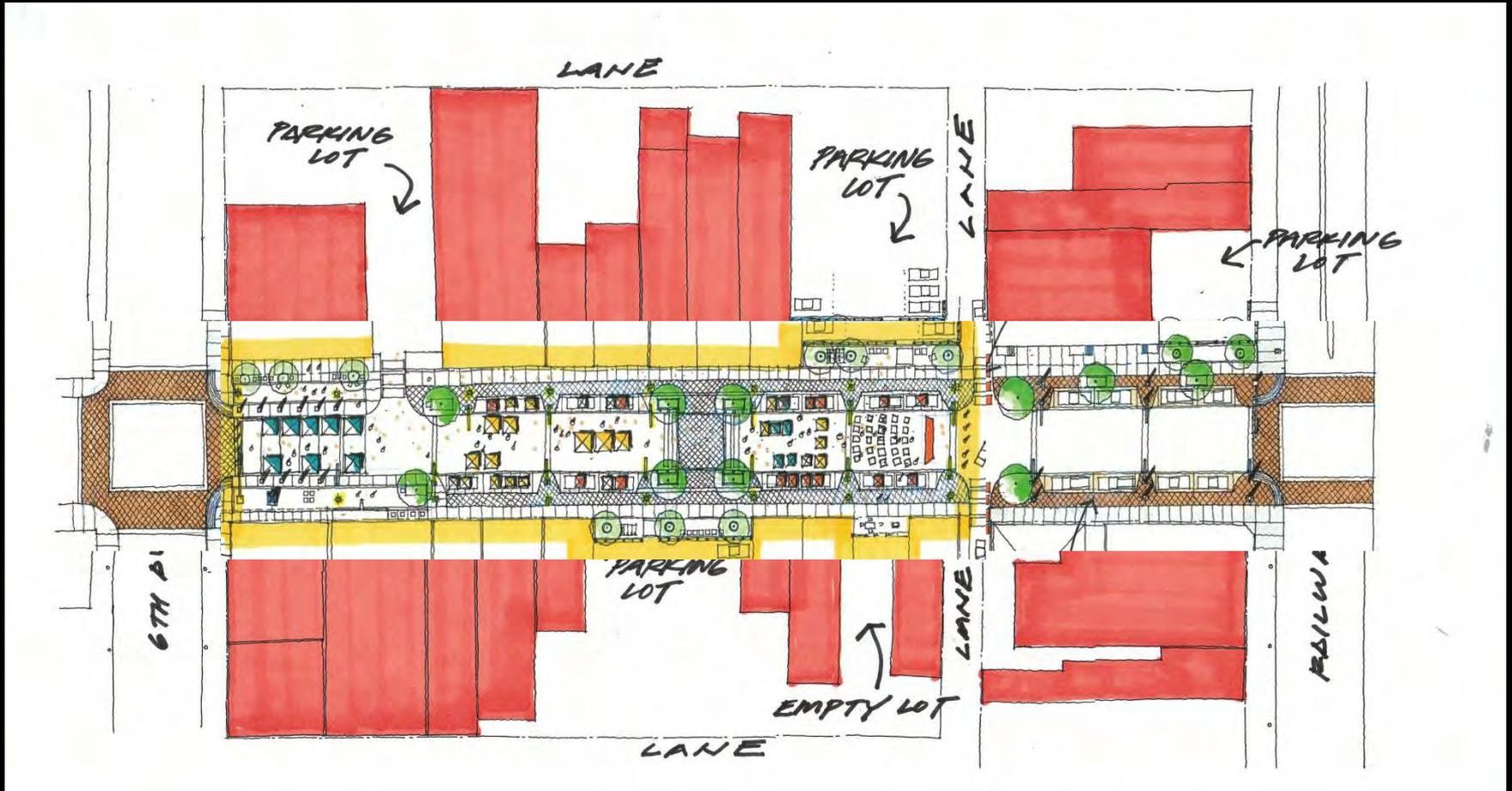
# Parking Porch on 5<sup>th</sup> Street



# 5th Street & Duncan Commons



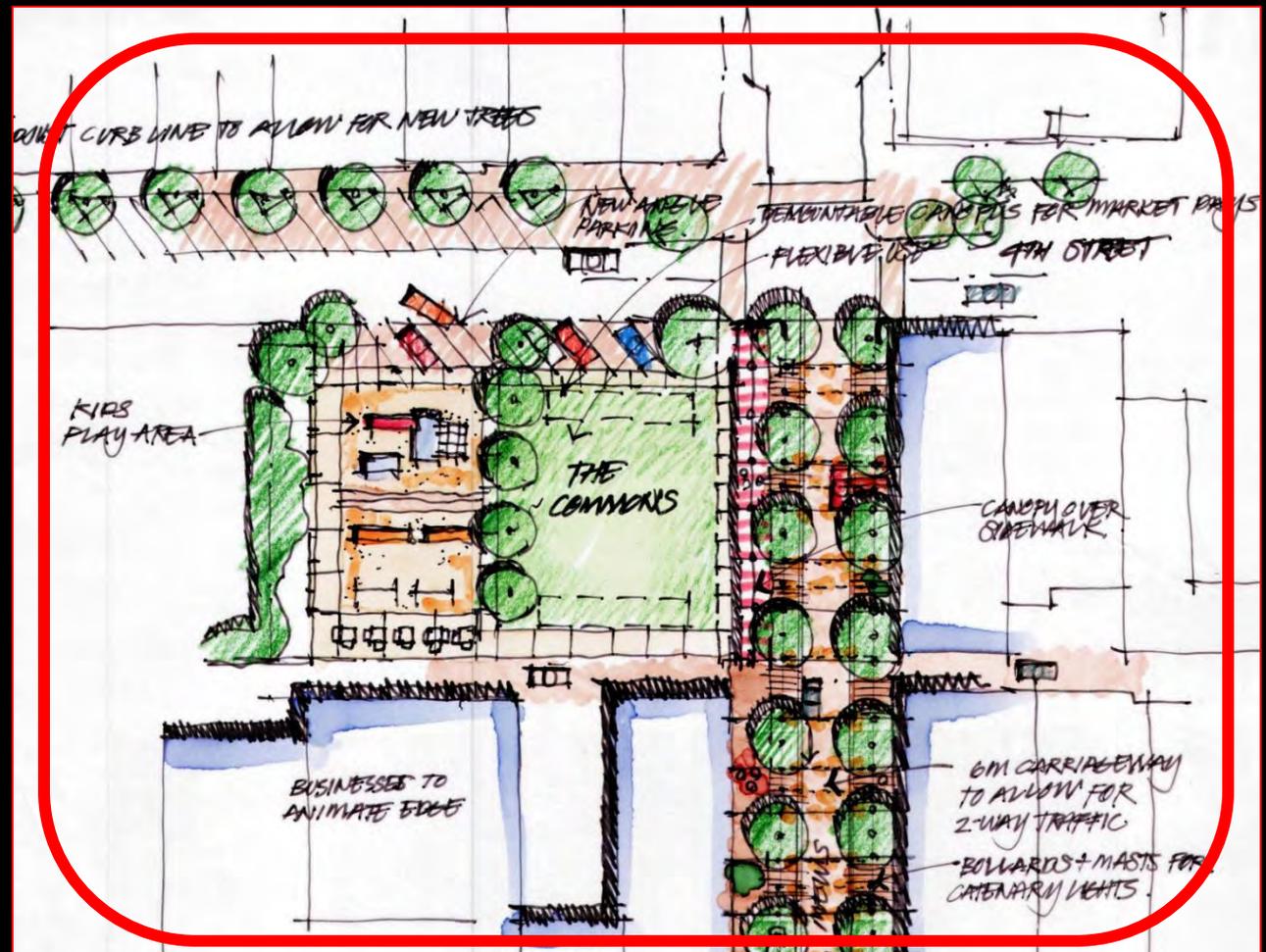
# The Transformable Street



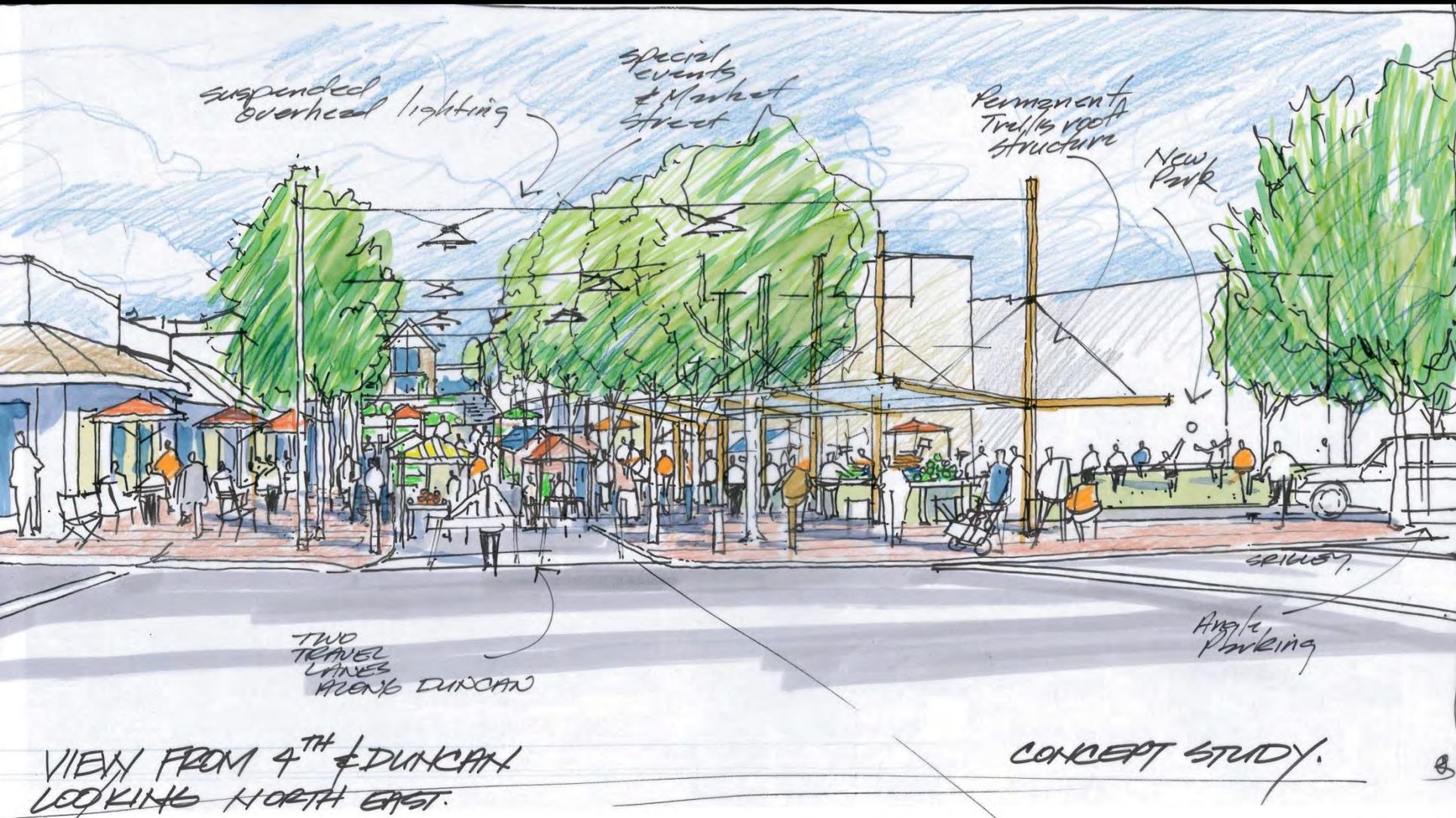
**THE EVENTS PLAN SAMPLE ILLUSTRATION**

# DUNCAN COMMONS

## MARKET PARK



# Duncan Commons from 4<sup>th</sup> Street



suspended overhead lighting

special events & Market Street

Permanent Trellis roof structure

New Park

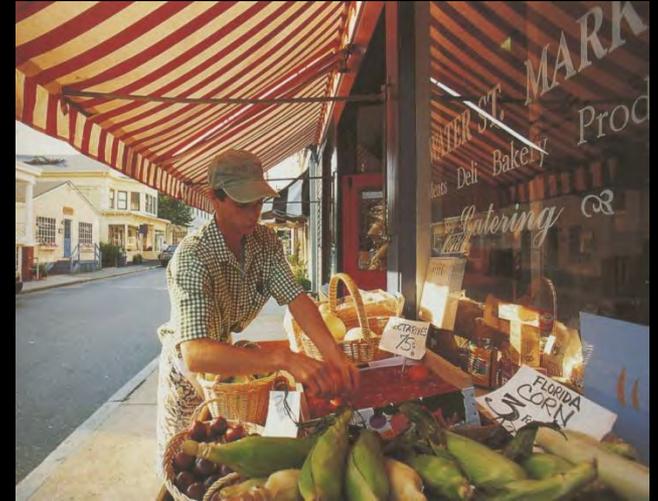
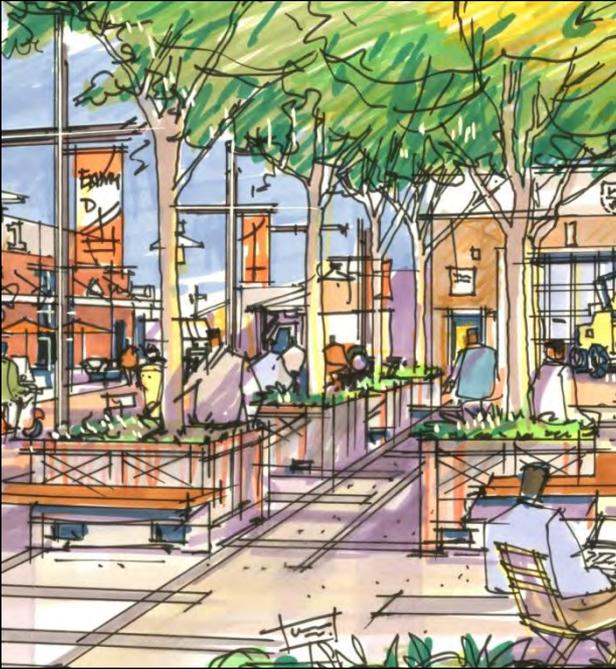
TWO TRAVEL LANES ACROSS DUNCAN

AVAIL. PARKING

VIEW FROM 4<sup>TH</sup> & DUNCAN  
LOOKING NORTH EAST.

CONCEPT STUDY.

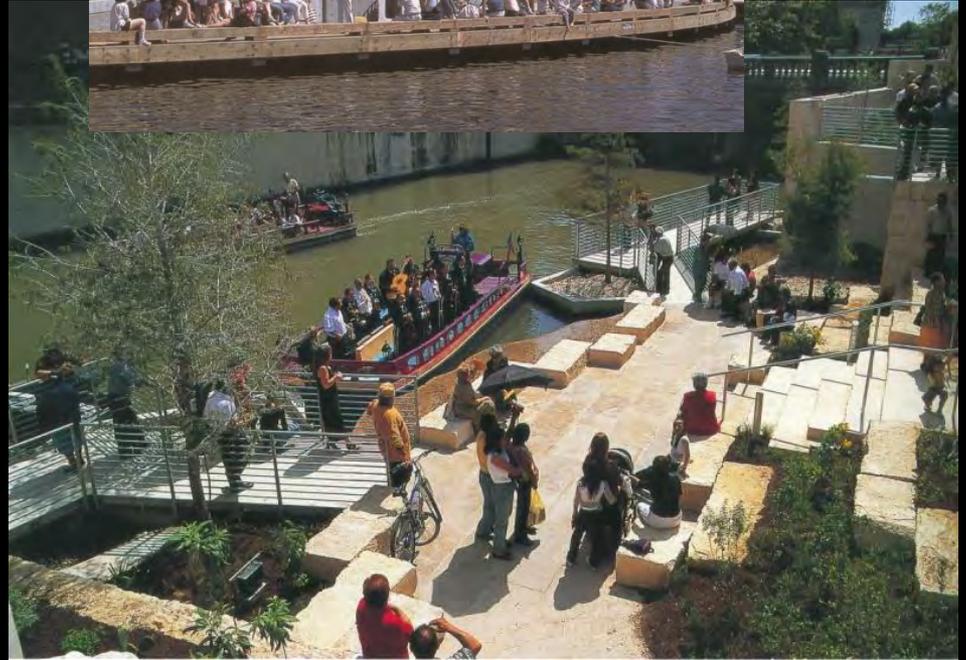
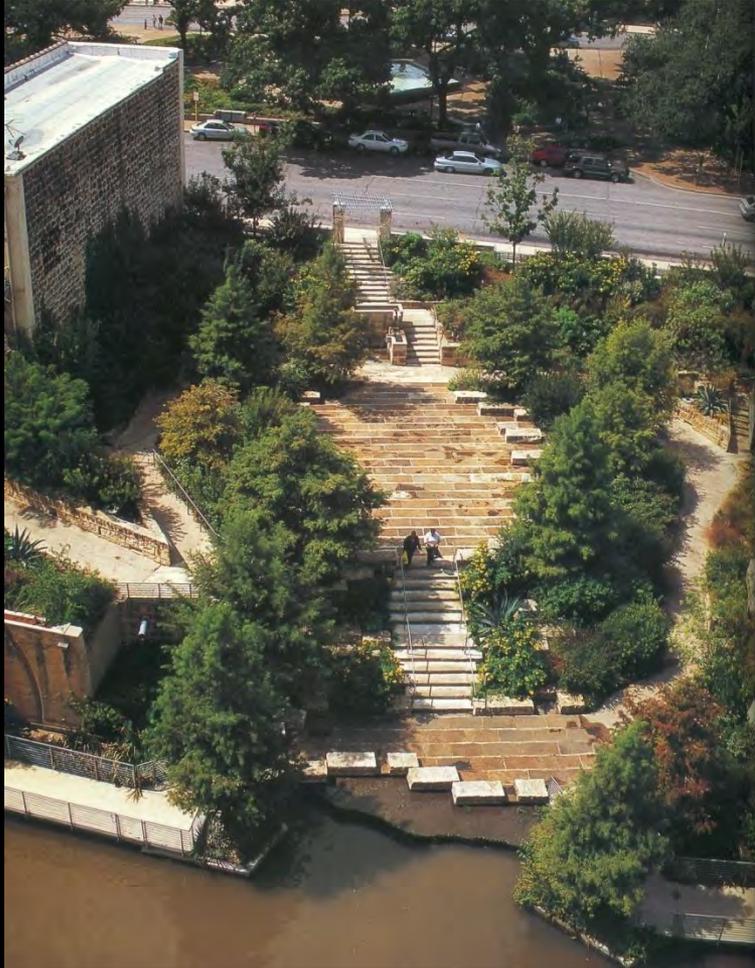
# 4<sup>th</sup> Market Street

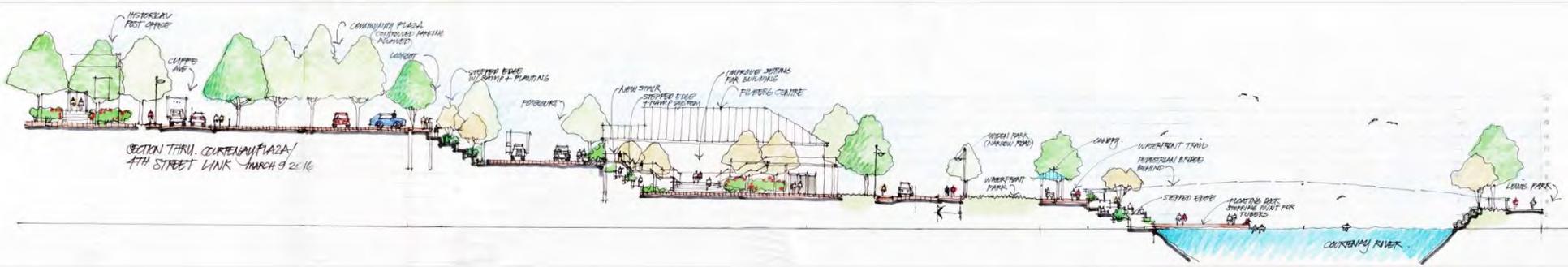


# 4<sup>th</sup> Market Street Inside



# Connecting with the River





# Before Connection



# River District Connection



# Active River District



INDUSTRIAL LOOK!

STEEL FRAME EXPRESSION

ROLL UP DOORS

SMALL SCALE, LIGHT INDUSTRIAL USE

CURVELESS 'WORKING' STREET CHARACTER

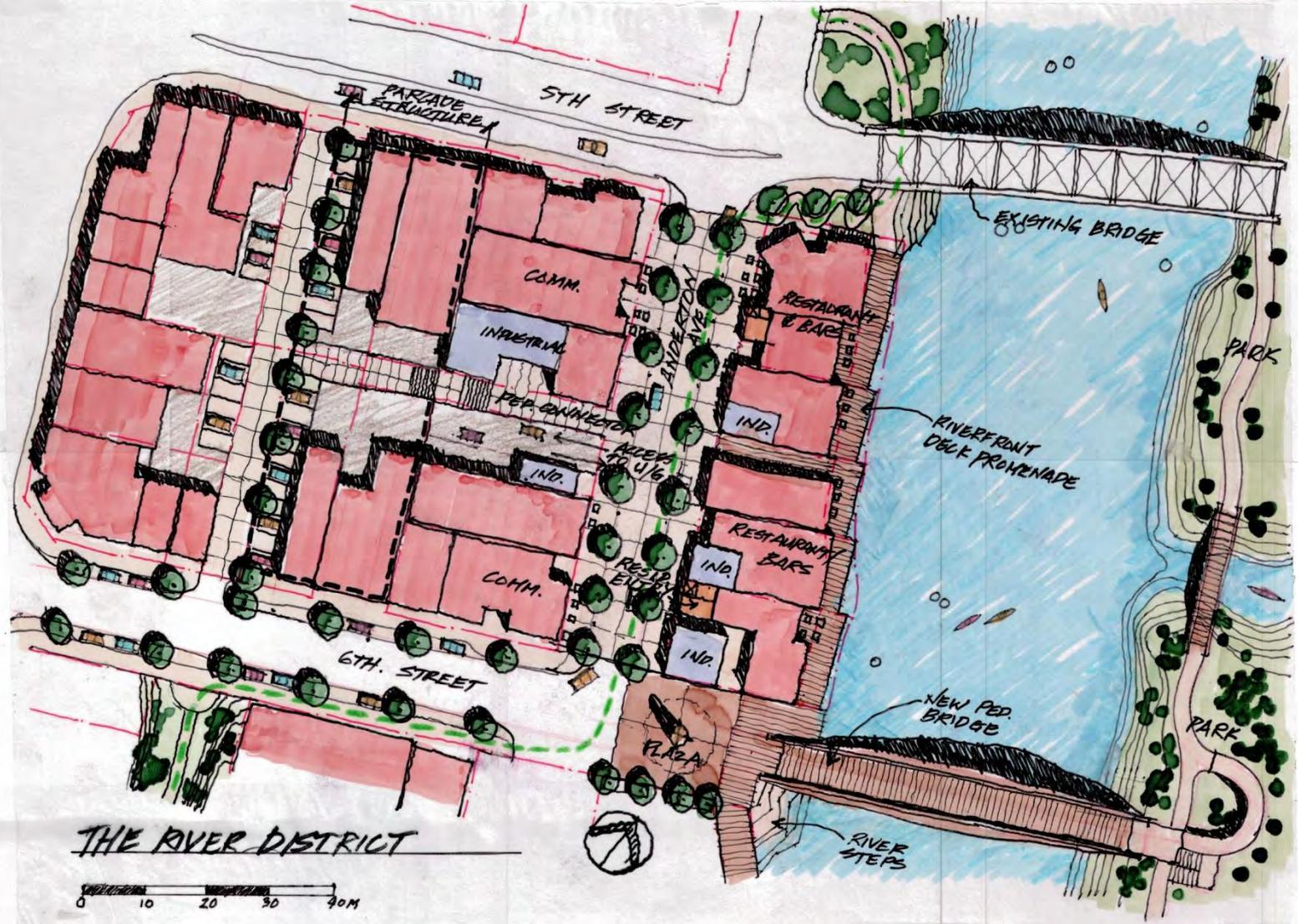
BLEVO

ROLL UP DOORS

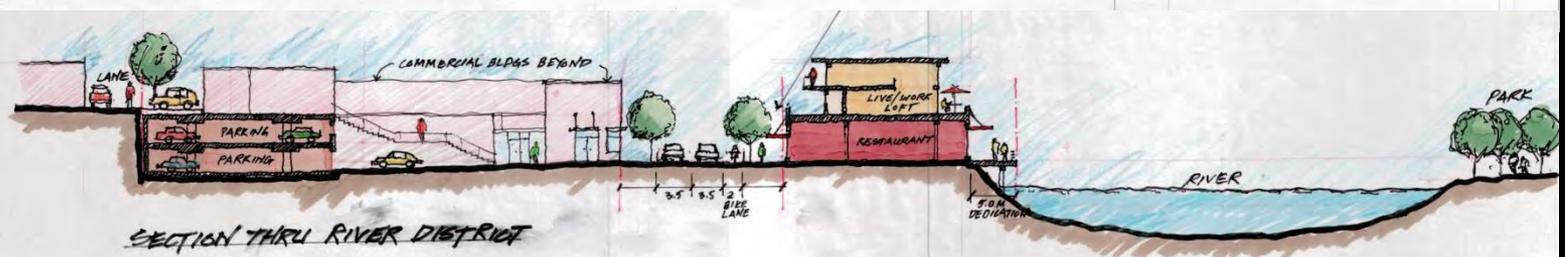
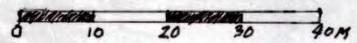
LET'S GET OFF EARLY

# River District Character





THE RIVER DISTRICT



SECTION THRU RIVER DISTRICT



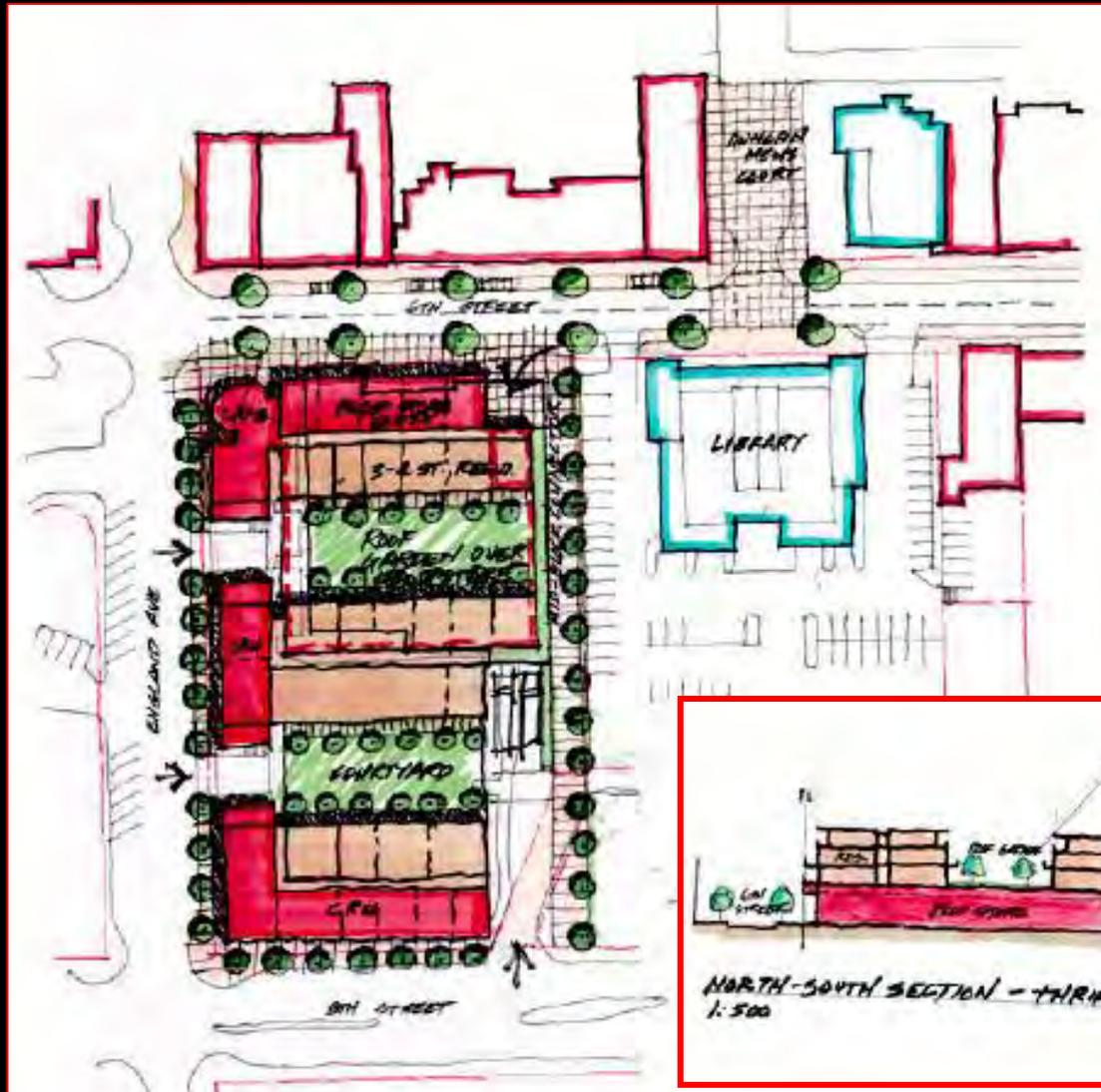
# Potential Housing Diversity In and Around Downtown



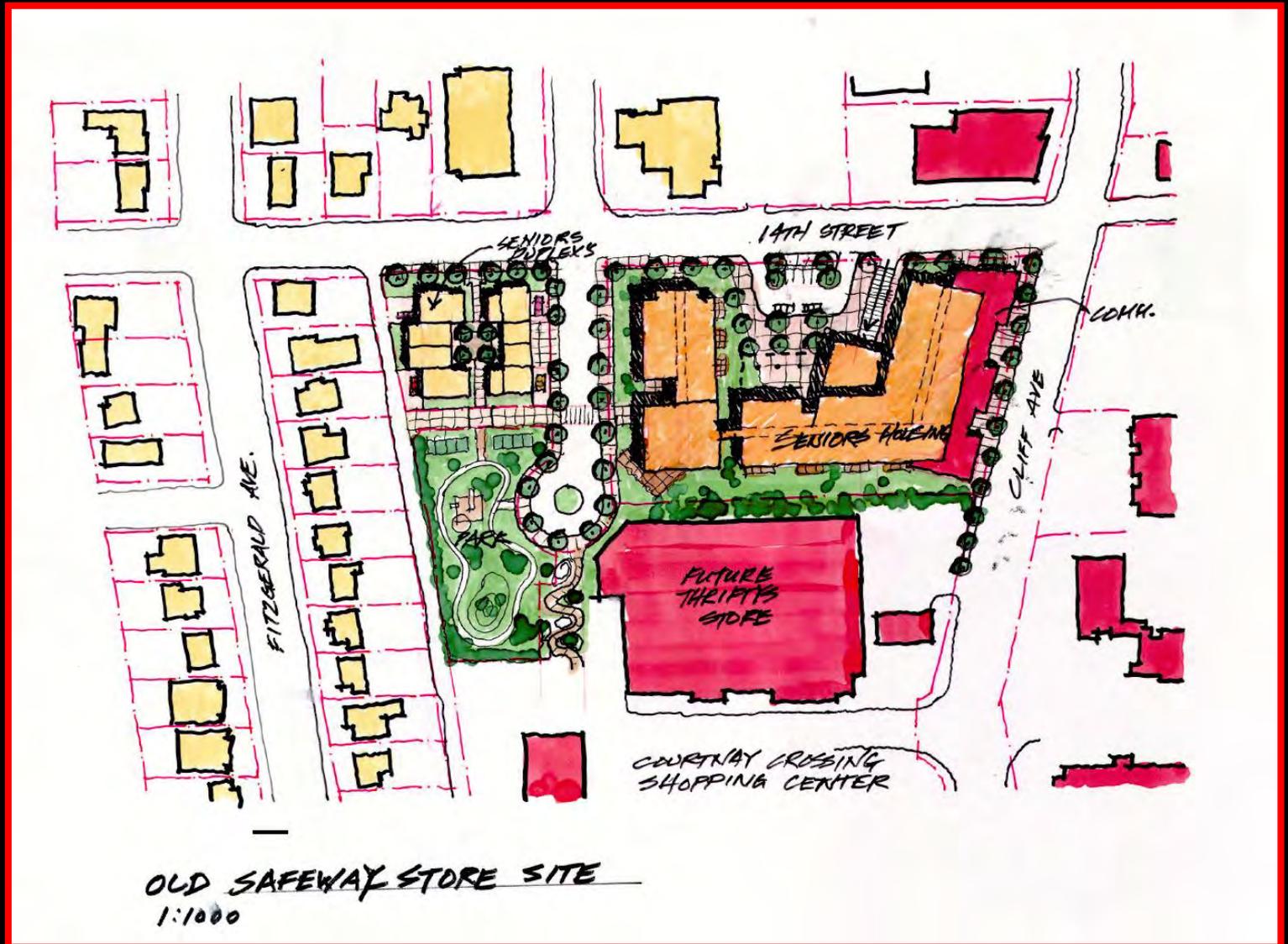
# Palace Theatre Site Development



# Thrifty's Site Redevelopment



# Old Safeway Site Infill



# Kilpatrick & 5<sup>th</sup> Street Redevelopment



# COURTENAY Success Factors

## Connect

- Pedestrian First
- City, River and Valley
- To All Users

## Concentrate

- Use Mix and Retention
- Residential Ring
- Destination and Event Central

## Champion

- Civic commitment
- Champions
- Pilot Project Action Plans

# ACTION PLAN

TIME	SUPPORT	EASE	COST
NOW PLAN		Easy	\$
SHORT TERM		Medium	\$\$
MEDIUM TERM		More Complex	\$\$\$

# BEGINNING WITH YOU

- Next Steps: Beginning
- Questions
- Tour and Choose #1





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SHAPING THE FUTURE BY DEFINING NEW BOUNDARIES