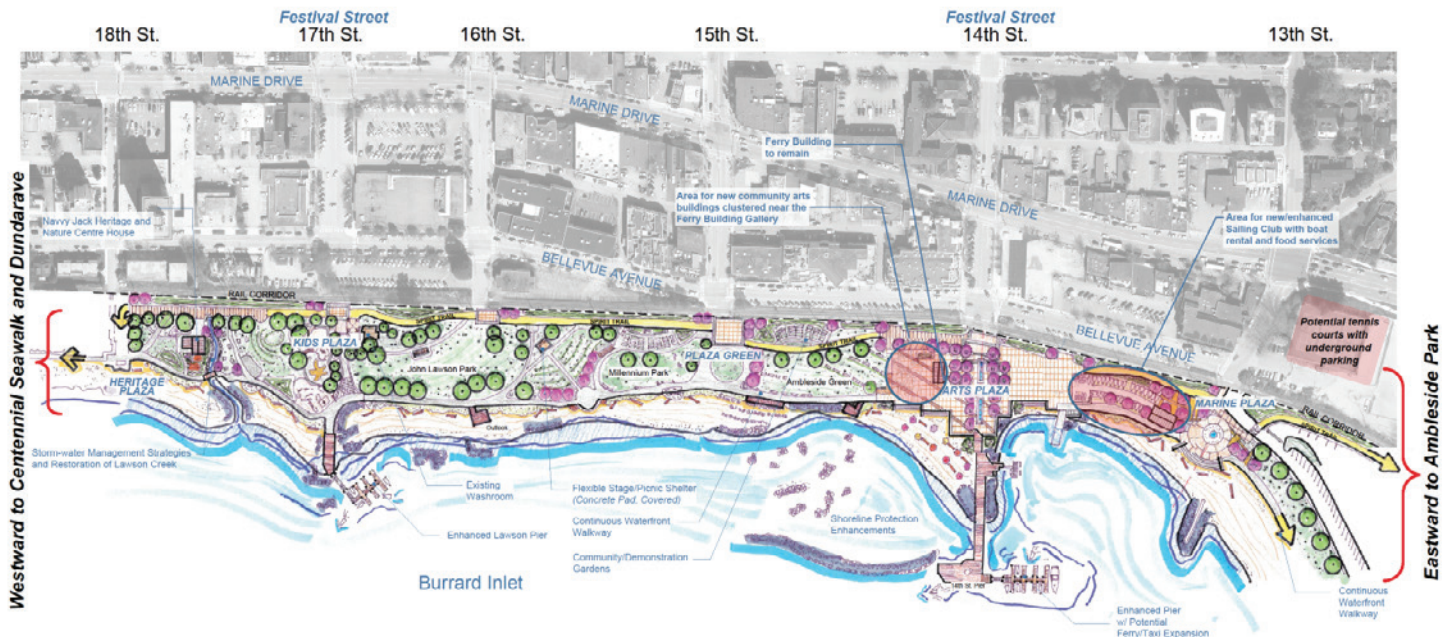


AMBLESIDE WATERFRONT

Concept Plan



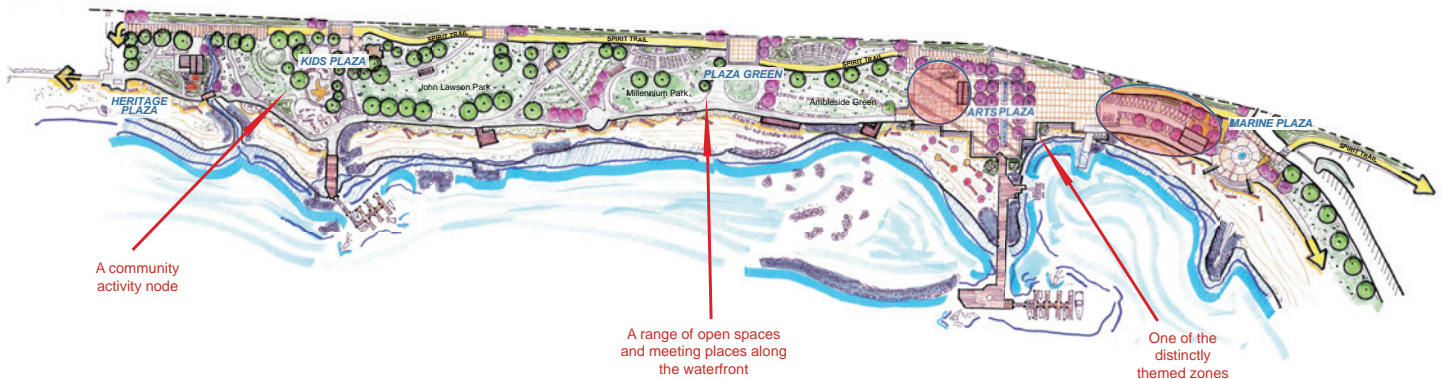
Overview:

An Integrated Vision for the Waterfront

The waterfront concept plan shown above is the result of 40 years of acquiring, planning and improving a publicly-owned waterfront. Consistent community values and objectives span this history, which are captured in 11 Council-adopted OCP Guiding Principles. The following pages illustrate the concept plan by presenting different elements of each Guiding Principle through representative character images. Together, these elements comprise an integrated vision of a successful and vibrant waterfront.

AMBLESIDE WATERFRONT

Concept Plan

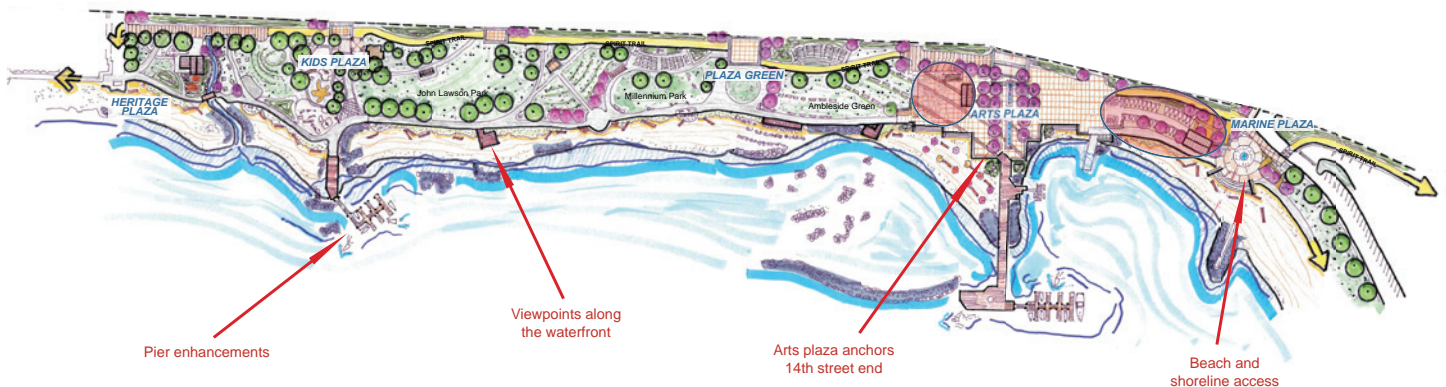


How the Concept Plan responds to OCP Principle 1: Public Ownership

Increasing public access, use and enjoyment of the publicly-owned waterfront informs all aspects of the concept plan. An increased range of open spaces, community activity nodes and distinctly-themed zones (heritage, kids, green, arts and marine) provide a variety of experiences and meeting places for all users along the waterfront.

AMBLESIDE WATERFRONT

Concept Plan

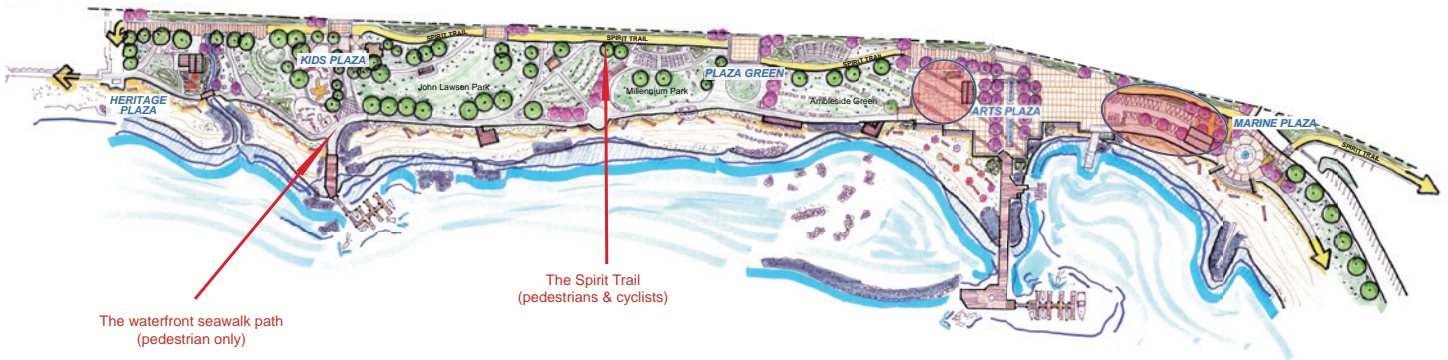


How the Concept Plan responds to OCP Principle 2: Waterfront Destination

Unique waterfront features include pier enhancements, beach and shoreline access and viewpoints and a continuous Seawalk. Enhanced north-south connections better integrate Ambleside's waterfront and commercial precinct, with a range of distinct plazas anchoring street ends and providing physical and visual access to the ocean.

AMBLESIDE WATERFRONT

Concept Plan

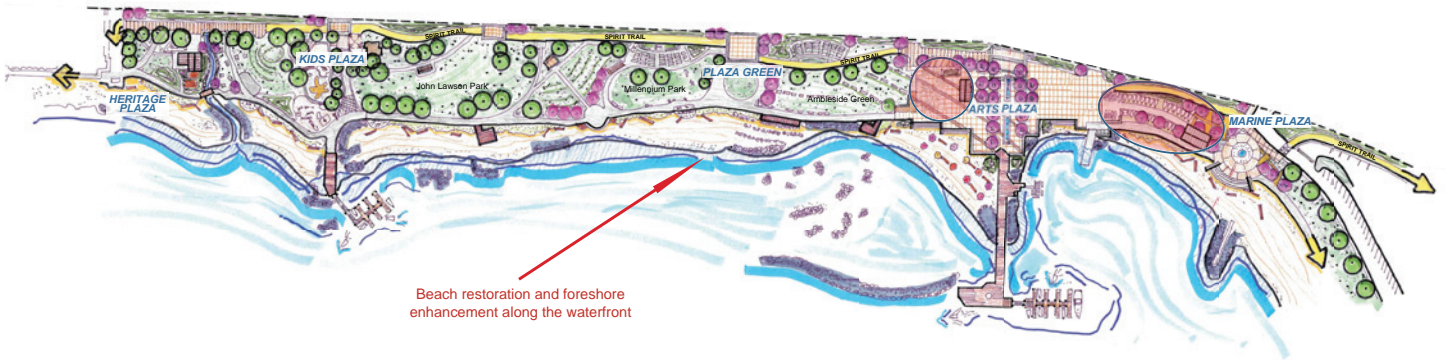


How the Concept Plan responds to OCP Principle 3: Continuous Public Walkway

Two east-west paths, the Spirit Trail along the Argyle Avenue road alignment (bicycles and pedestrians) and the waterfront Seawalk pathway (pedestrians only), connect different components of the waterfront and help promote active living and environmentally-friendly transportation.

AMBLESIDE WATERFRONT

Concept Plan

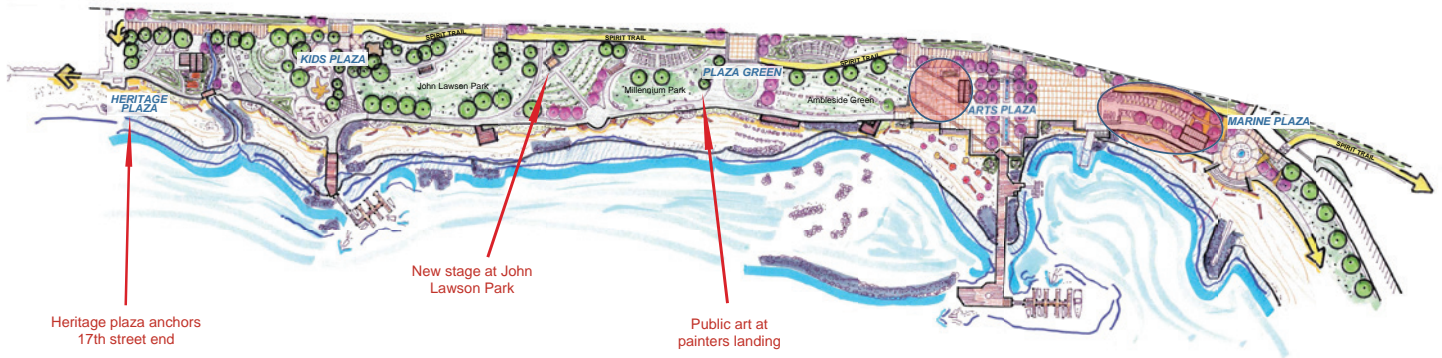


How the Concept Plan responds to OCP Principle 4: Shoreline Edge

The shoreline remains in a natural state with the District continuing its successful beach restoration, foreshore enhancement and tidal protection work on an on-going basis. Storm-water management and day-lighting Lawson Creek enhance environmental stewardship.

AMBLESIDE WATERFRONT

Concept Plan

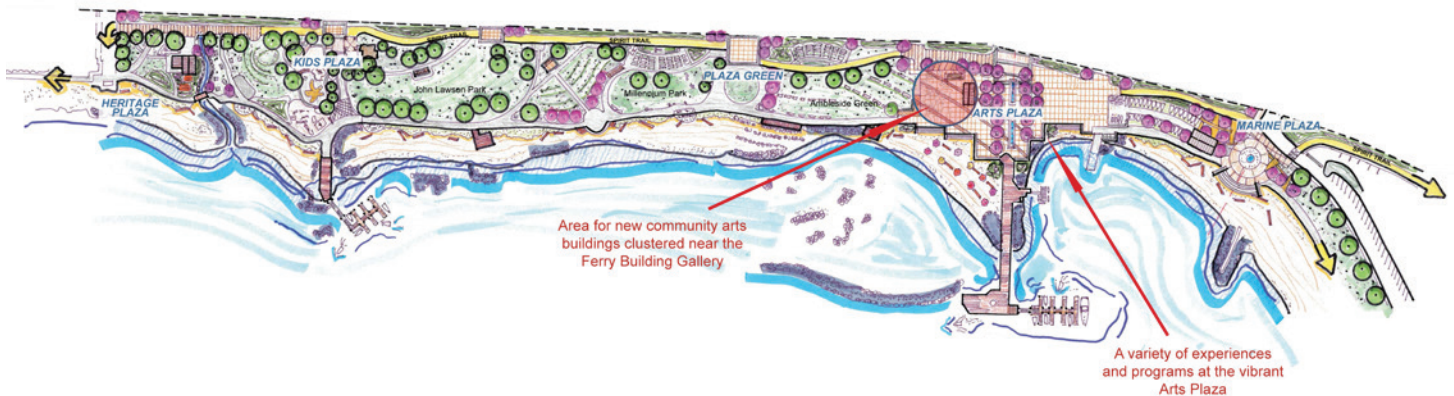


How the Concept Plan responds to OCP Principle 5: Arts and Culture

Arts and culture are a character-defining element of the waterfront, with public art features used to animate green spaces and link different portions of the Seawalk. Enhanced special event and festival space is provided with a new stage in John Lawson Park and the various street end plazas.

AMBLESIDE WATERFRONT

Concept Plan

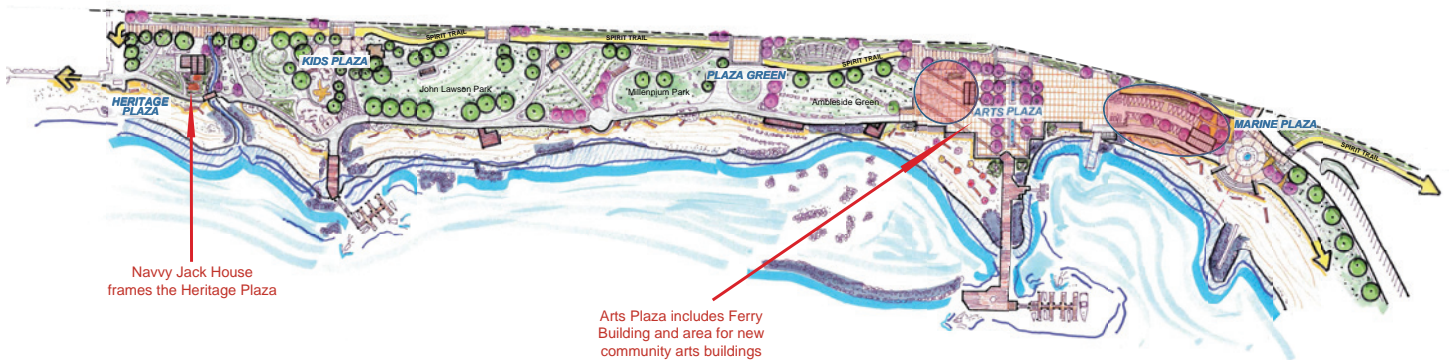
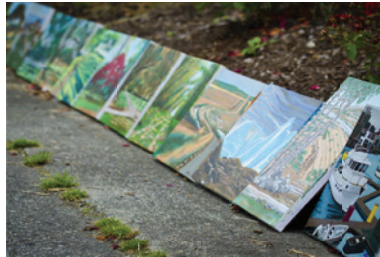


How the Concept Plan responds to OCP Principle 6: Community Arts

New community arts buildings are clustered near the Ferry Building, supporting improved community arts education and development programs adjacent to a vibrant Arts Plaza at the foot of a Festival Street (14th Street).

AMBLESIDE WATERFRONT

Concept Plan

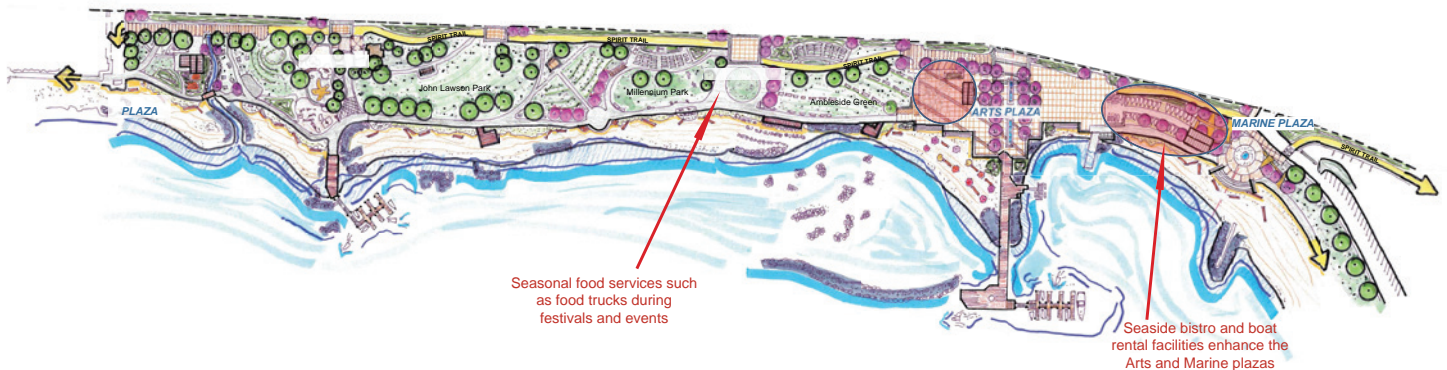


How the Concept Plan responds to OCP Principle 7: Heritage Values

The community's historical link to their waterfront is preserved and fostered. The historic Ferry Building and Navy Jack House (proposed future Nature House) bookend a central green open space between 14th and 18th Streets, the latter also forming part of the western most Heritage Plaza. The Silk Purse and Music Box structures are to be removed and replaced with new arts program buildings (see above) to enable enhanced programming opportunities.

AMBLESIDE WATERFRONT

Concept Plan

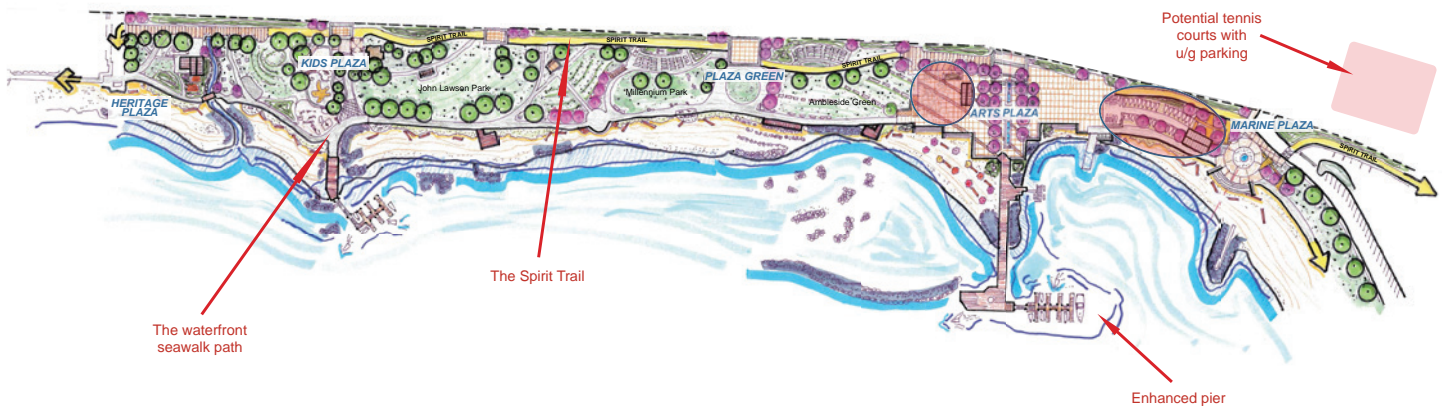


How the Concept Plan responds to OCP Principle 8: Waterfront Related Commercial Activities

Appropriate commercial activities help enliven the waterfront and create opportunities for the community to experience and enjoy this unique setting in different ways. These include opportunities such as a seaside bistro and boat rental facilities located in the area around the new/enhanced Hollyburn Sailing Club structure and seasonal food services.

AMBLESIDE WATERFRONT

Concept Plan



How the Concept Plan responds to OCP Principle 9: Accessibility

Improved north-south connections to the town centre and two continuous east-west paths (including the Spirit Trail) enhance access and connectivity both to and through the waterfront for all abilities and for a range of modes. Expanded pier functions allow for potential water ferry/taxi service, new boat moorage and further consideration to activate the pier for community events and programming to make it accessible for all. Parking is provided at each end (13th and 17th Streets), with analysis of parking redistribution strategies within the wider Ambleside area (e.g. parallel, angled, punch-out, underground) to accompany the phased closure of Argyle Avenue to vehicles. The phased vehicular closure of Argyle Avenue would also result in the removal of the current public boat ramp.

AMBLESIDE WATERFRONT

Concept Plan

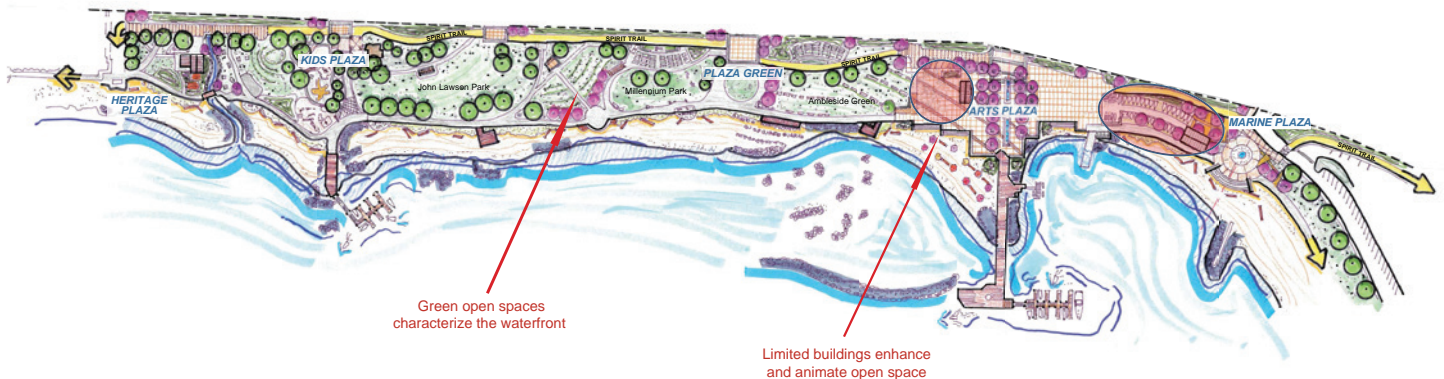


How the Concept Plan responds to OCP Principle 10: Sailing Club

Sailing Club functions are maintained as a valued waterfront use helping to connect the Marine and Arts zones. A new/enhanced Hollyburn Sailing Club structure allows for expanded use and enjoyment, providing for opportunities such as boat rentals, food services, community space and public facilities.

AMBLESIDE WATERFRONT

Concept Plan



How the Concept Plan responds to OCP Principle 11: Building Scale and Character

The concept plan is a plan for an open waterfront that optimizes green space and public realm improvements (such as pathways and plazas). Limited buildings help animate this open space and provide services for the community's enjoyment (e.g. food and beverage) and are to be designed with a scale and character that responds sensitively to their context.