



# COLUMBIA SQUARE

88 TENTH STREET

June 12, 2023

## ON TABLE

Council Workshop

June 12, 2023

re: Item 2.1



# PROJECT VISION

## A COMPLETE COMMUNITY





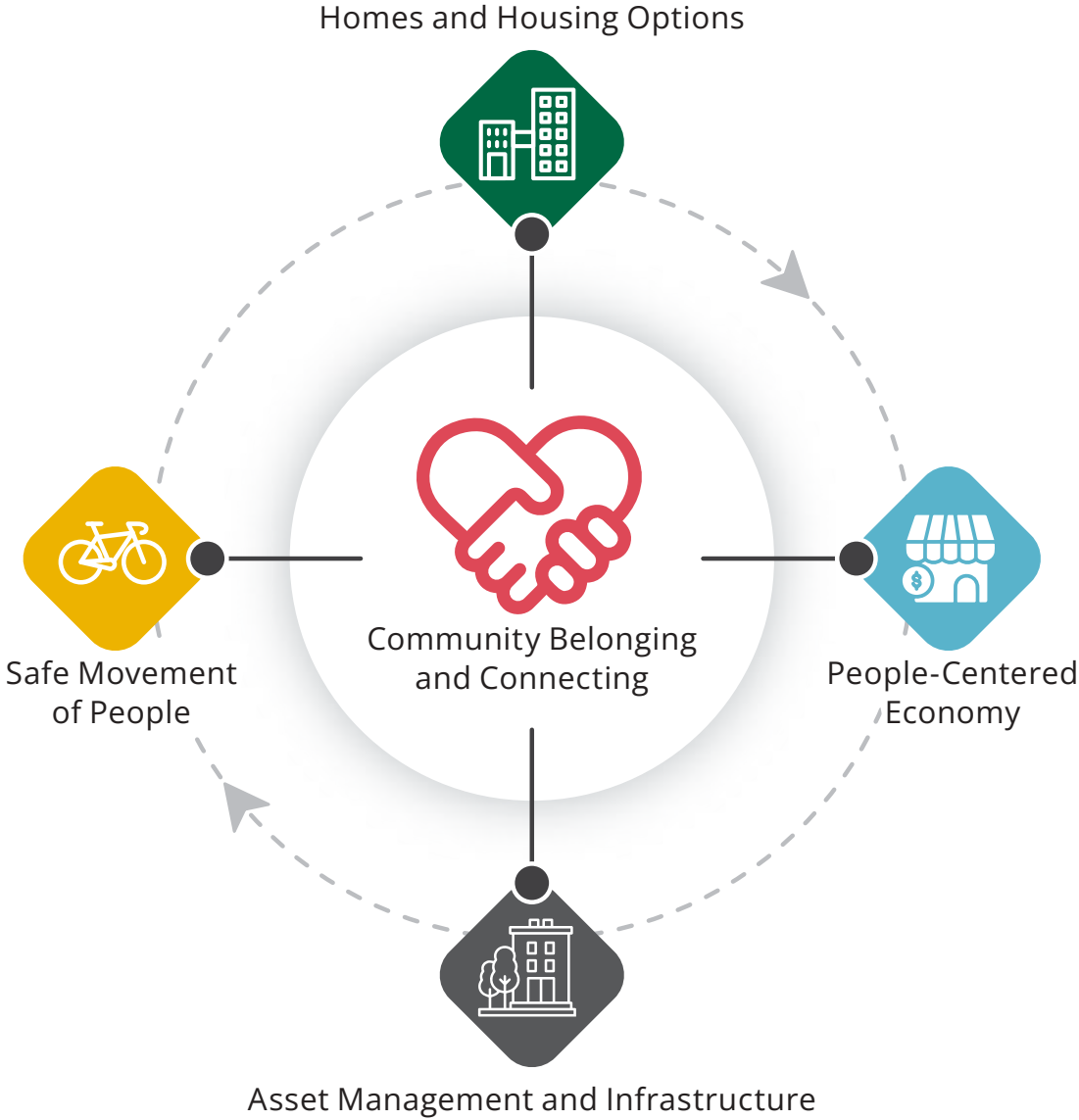
# PROJECT DESIGNATION



DOWNTOWN COMMUNITY PLAN - TOWER PRECINCT



# COUNCIL PRIORITIES



**COUNCIL STRATEGIC PRIORITIES PLAN 2023-2026**





# COUNCIL PRIORITIES

# PROJECT VISION



# COUNCIL PRIORITIES

# PROJECT VISION

**COMMUNITY BELONGING AND CONNECTING**



# COUNCIL PRIORITIES

COMMUNITY BELONGING AND CONNECTING



# PROJECT VISION

ENVIRONMENTAL & CULTURAL RECONCILIATION



# COUNCIL PRIORITIES

# PROJECT VISION

COMMUNITY BELONGING AND CONNECTING



ENVIRONMENTAL & CULTURAL RECONCILIATION

HOMES AND HOUSING OPTIONS



# COUNCIL PRIORITIES

COMMUNITY BELONGING AND CONNECTING

HOMES AND HOUSING OPTIONS

# PROJECT VISION

ENVIRONMENTAL & CULTURAL RECONCILIATION

HOUSING FOR ALL





# COUNCIL PRIORITIES

COMMUNITY BELONGING AND CONNECTING

HOMES AND HOUSING OPTIONS

PEOPLE-CENTERED ECONOMY



# PROJECT VISION

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HOUSING FOR ALL



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ENVIRONMENTAL & CULTURAL RECONCILIATION

HOUSING FOR ALL

RETAIL/JOB SPACE RETENTION AND CREATION



# COUNCIL PRIORITIES

COMMUNITY BELONGING AND CONNECTING

HOMES AND HOUSING OPTIONS

PEOPLE-CENTERED ECONOMY

SAFE MOVEMENT OF PEOPLE



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HOUSING FOR ALL

RETAIL/JOB SPACE RETENTION AND CREATION



# COUNCIL PRIORITIES

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ENVIRONMENTAL & CULTURAL RECONCILIATION

HOMES AND HOUSING OPTIONS



HOUSING FOR ALL

PEOPLE-CENTERED ECONOMY



RETAIL/JOB SPACE RETENTION AND CREATION

SAFE MOVEMENT OF PEOPLE



PEDESTRIAN-CENTRED PUBLIC REALM



# COUNCIL PRIORITIES

COMMUNITY BELONGING AND CONNECTING

HOMES AND HOUSING OPTIONS

PEOPLE-CENTERED ECONOMY

SAFE MOVEMENT OF PEOPLE

ASSET MANAGEMENT AND INFRASTRUCTURE



# PROJECT VISION

ENVIRONMENTAL & CULTURAL RECONCILIATION

HOUSING FOR ALL

RETAIL/JOB SPACE RETENTION AND CREATION

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# COUNCIL PRIORITIES

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PEOPLE-CENTERED ECONOMY



RETAIL/JOB SPACE RETENTION AND CREATION

SAFE MOVEMENT OF PEOPLE



PEDESTRIAN-CENTRED PUBLIC REALM

ASSET MANAGEMENT AND INFRASTRUCTURE



NATURE IN THE CITY



# SITE EVOLUTION



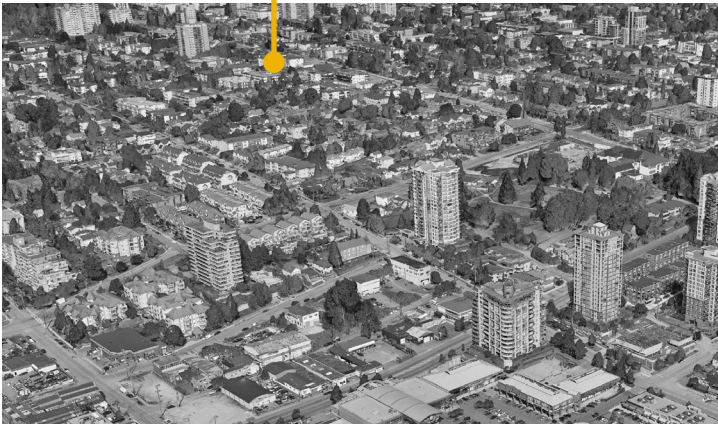
A PLACE FOR FIRST NATIONS

STUMP CITY

CIVIC CENTER-1947

PRESENT

VISION FOR FUTURE





# SITE NARRATIVE



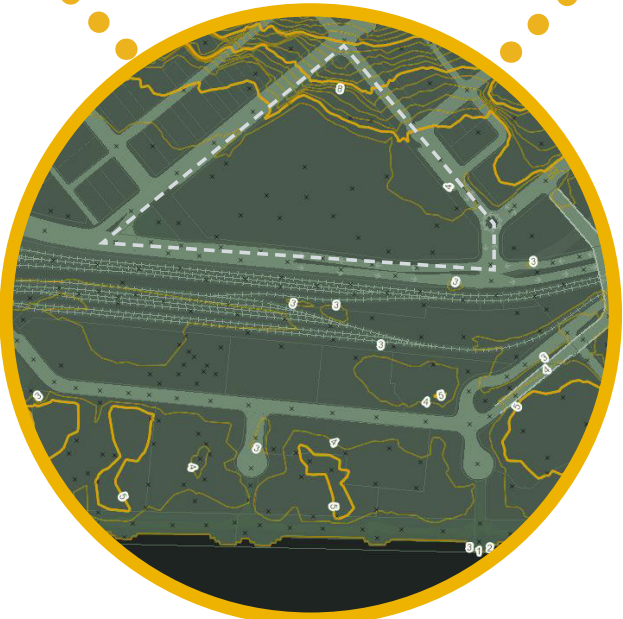
**Fluvial Plain**



**Site Evolution - First Nations**



**Riverine Massing Response**



**Land Topography**



**Local Ecology**



ENVIRONMENTAL & CULTURAL RECONCILIATION

# INDIGENOUS ENGAGEMENT PROCESS

EDGAR

MCM  
Musson  
Cattell  
Mackey  
Partnership

PWL



LEADING CULTURAL ADVISOR



FLUID ENGAGEMENT PROCESS



DEVELOPMENT OF CULTURAL CONTRIBUTIONS



ENVIRONMENTAL & CULTURAL RECONCILIATION

# COMMUNITY CONTRIBUTIONS

## DAYCARE



## ON SITE FACILITIES



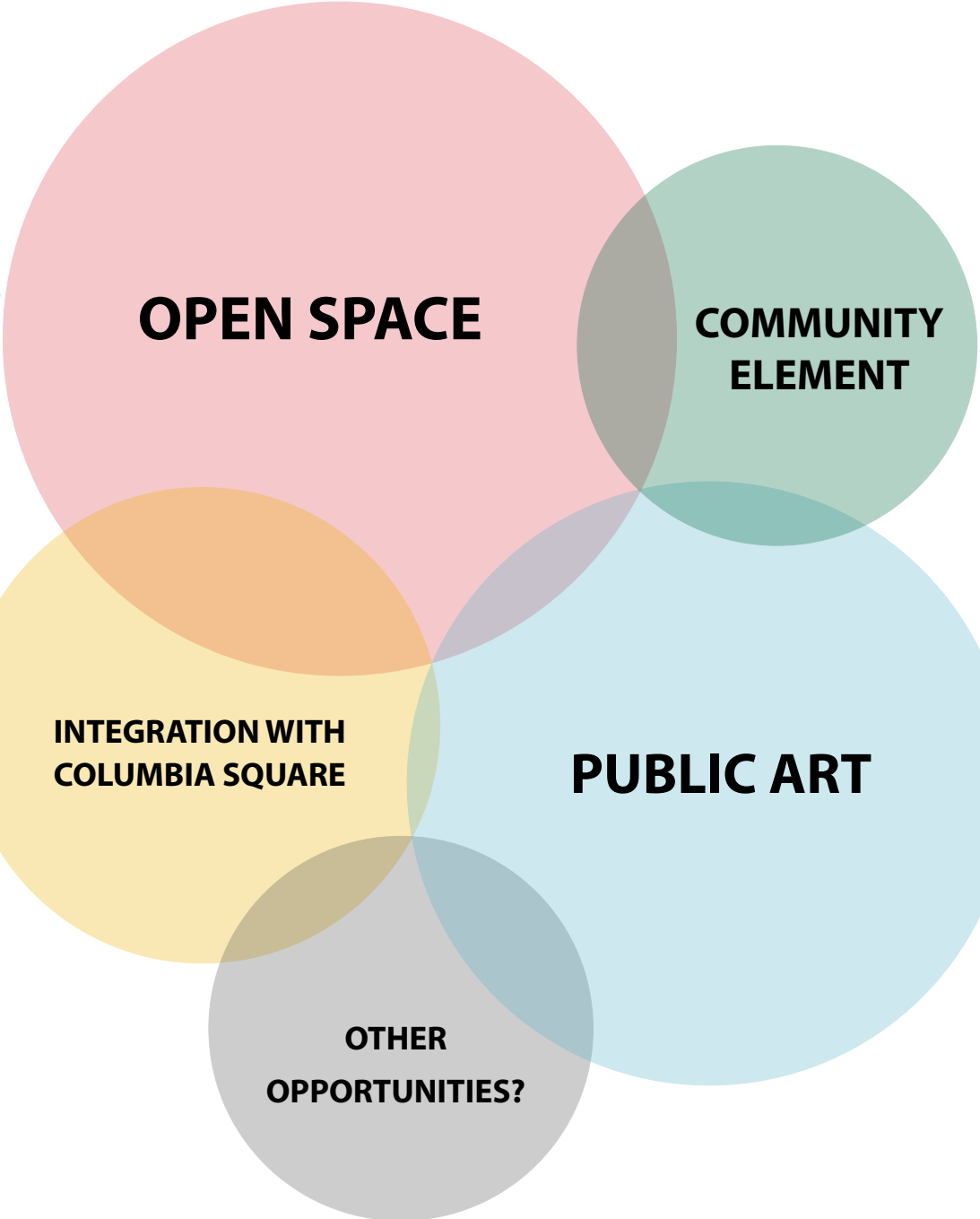
## PUBLIC ART





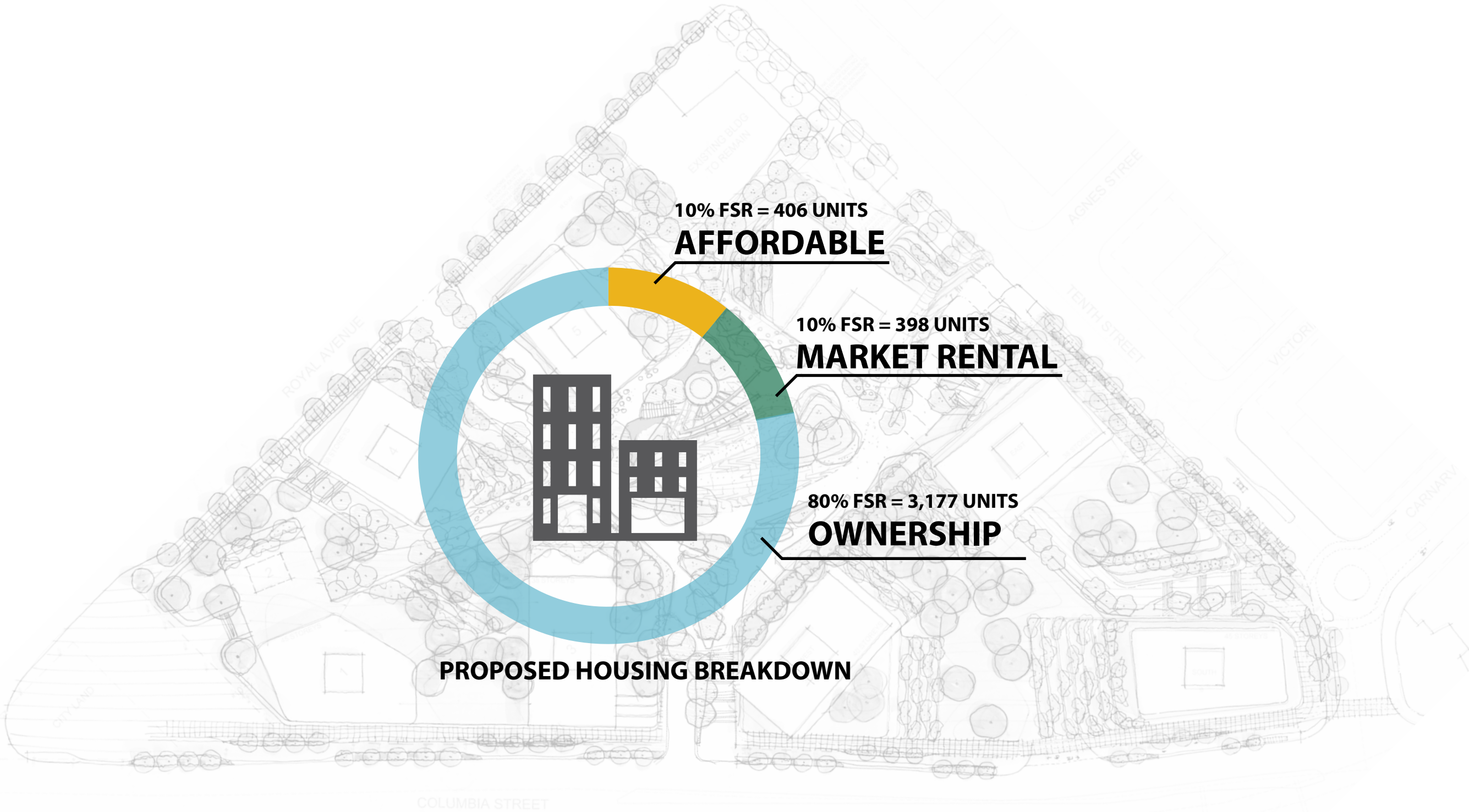


# OPPORTUNITIES FOR NEIGHBOURING CITY PARCEL



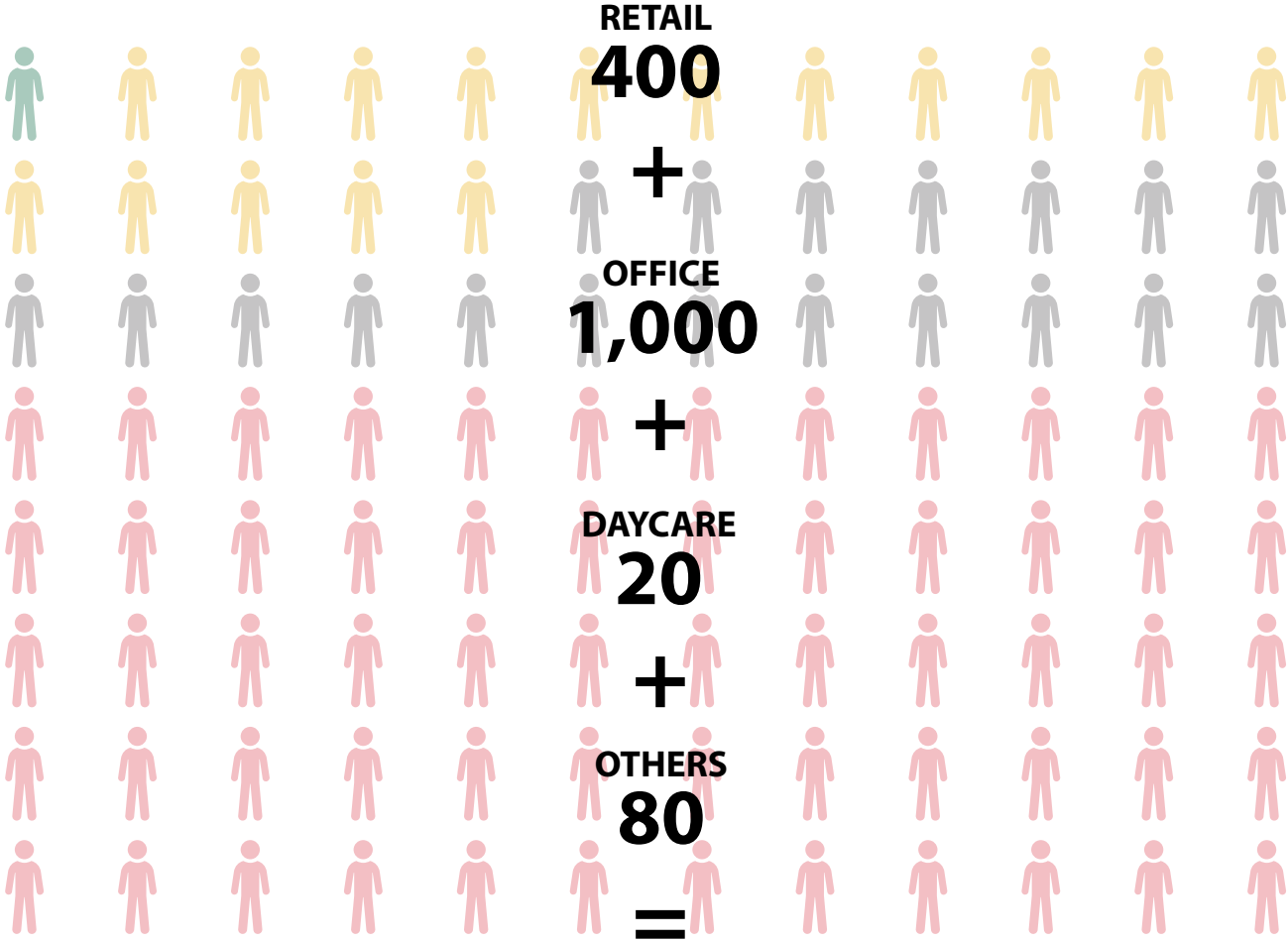
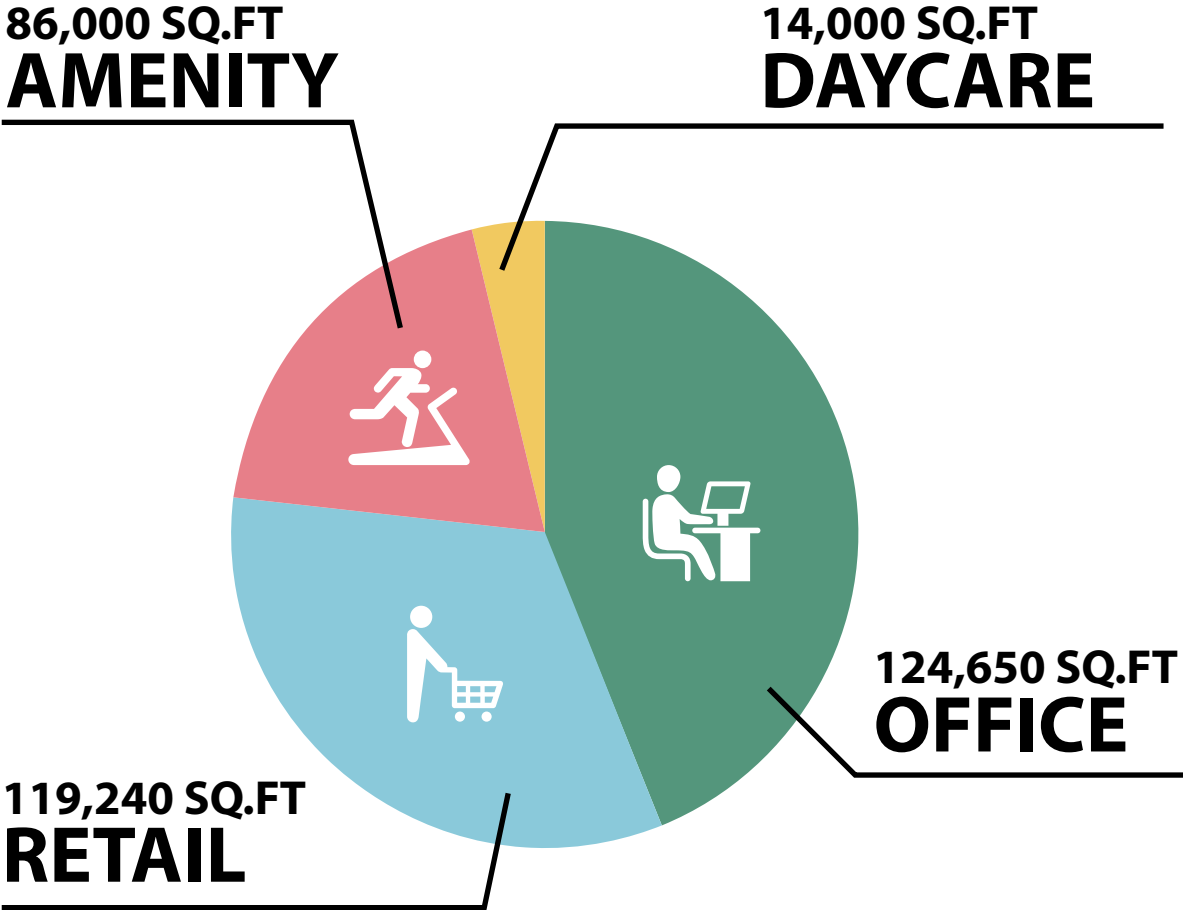


# AFFORDABLE HOUSING, MARKET RENTAL & OWNERSHIP





# ACTIVE RETAIL, COMMERCIAL & OFFICE AREAS



**TOTAL JOB CREATION**  
(POST-CONSTRUCTION)  
**1,500**



PEDESTRIAN-CENTRED PUBLIC REALM  
PROPOSAL



"Prioritize the movement of people on foot, cycle and transit on streets that are safer for all."



# GATEWAY ENTRANCE PUBLIC REALM



**BREEZEWAY**

**PODIA WITH URBAN AGRICULTURE**

**PODIA WITH HABITAT PLANTING**

**GATEWAY ENTRANCE**



OPEN\*GROUND  
FLOOR

MARKET

RESTAURANT  
SEATING

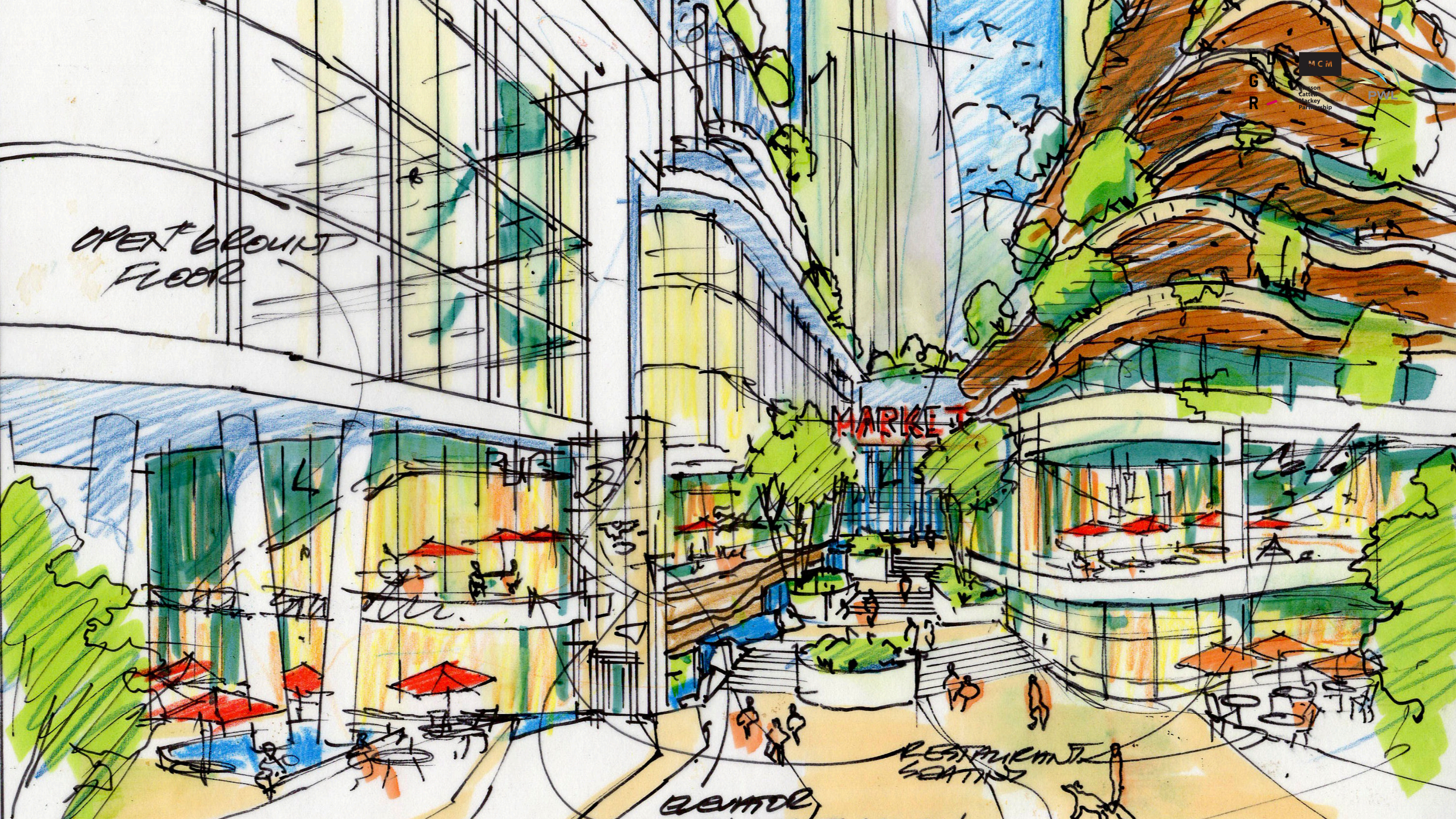
RENTAL

F  
G  
R

MCM

Johnson  
Cattell  
MacKey  
Partnership

PWL





PEDESTRIAN-CENTRED PUBLIC REALM

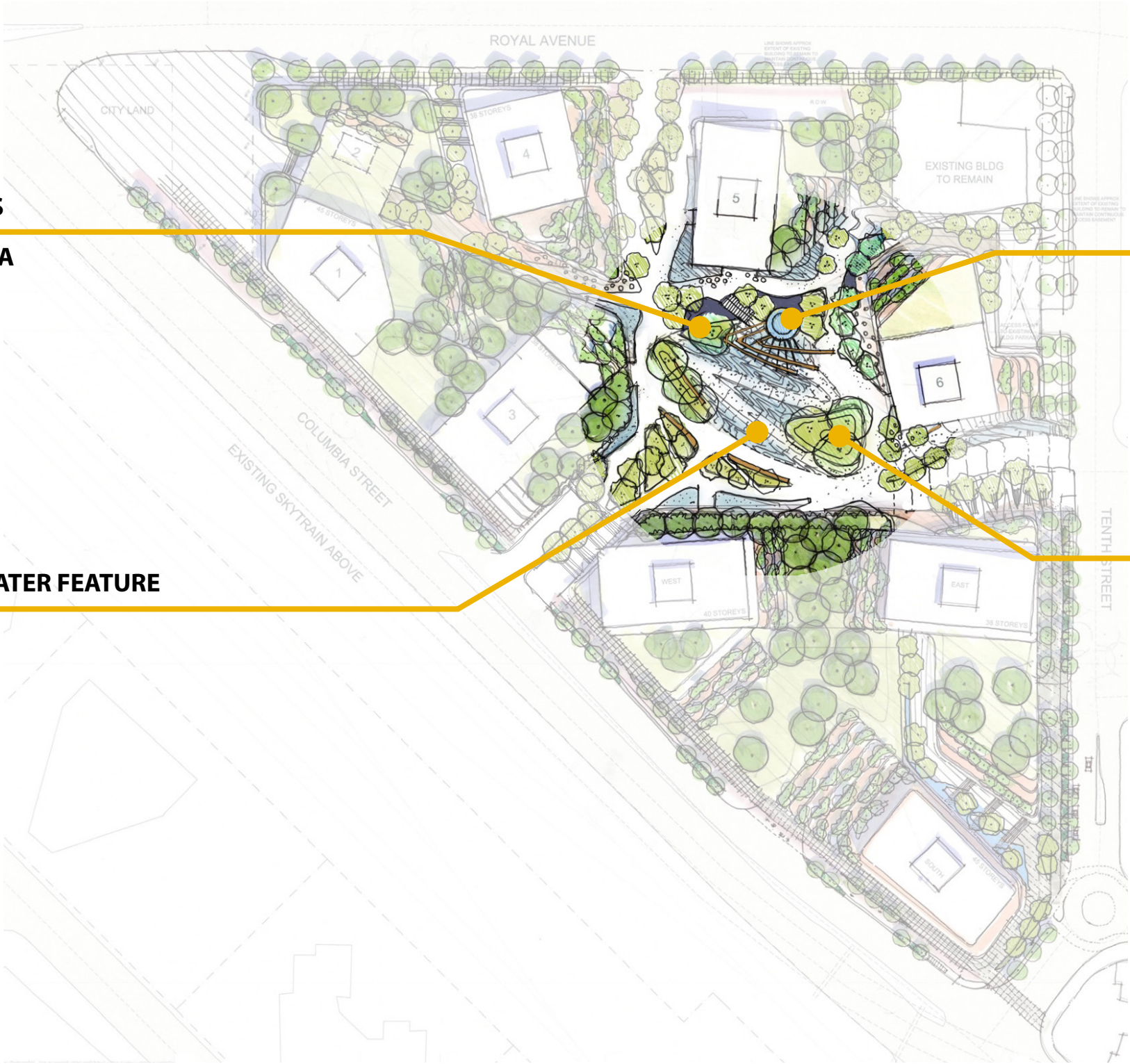
# CAR-FREE GROUND PLAN

OUTDOOR RETAIL ZONES  
AROUND CENTRAL PLAZA

CENTRAL PAVILION &  
SHADE STRUCTURE

CENTRAL PLAZA WITH WATER FEATURE

CENTRAL GATHERING MOUNDS





EFFECT  
Paving

SIGNATURE  
RED CEDAR  
STAND

PODIUM  
LANDSCAPE

DAYCARE

ROOFTOP  
GARDENS

ED  
GA

MCM

Pont #B  
Pavilion  
#Kiosk

GREEN  
ROOF

DETAIL  
ROOFTOP  
AMENITY







NATURALIZED  
PLANTING

ED  
GAR

MCM  
Musson  
Cattell  
Mackey  
Partnership

PWL

PORT & BEACH  
STRUCTURE

Alum.

PUBLIC PLAZA.

OPEN  
TO  
PARKING

Bakery



EDGAR

MCM  
Musson  
Cattell  
Mackey  
Partnership

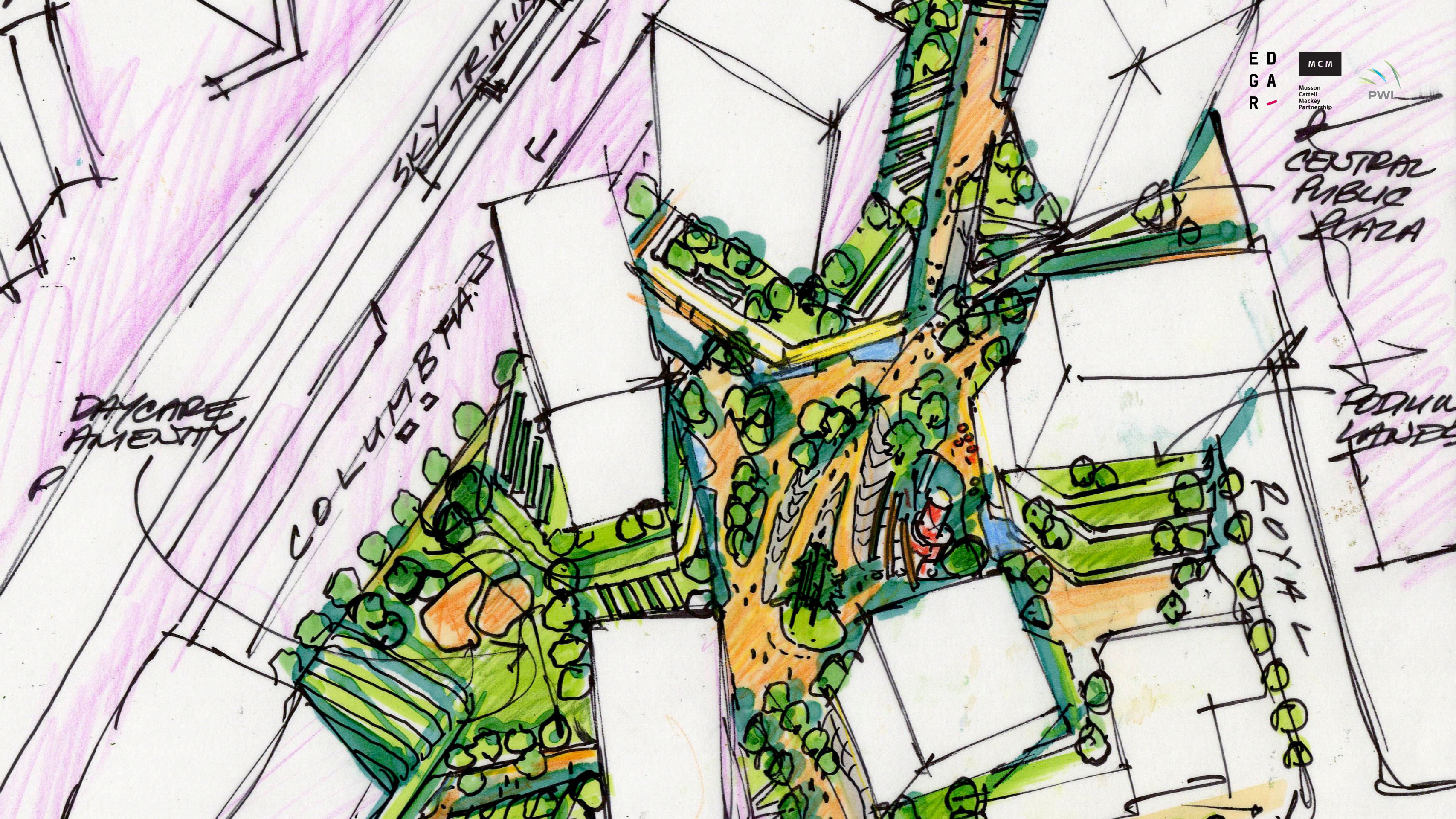
PWL

CENTRAL  
PUBLIC  
PLAZA

PODIA  
LAND

COLUMBIA

DAYCARE  
FACILITY





**NATURE IN THE CITY**  
**SUSTAINABILITY**

**E D  
G A  
R**

**M C M**  
Musson  
Cattell  
Mackey  
Partnership



**RREWILDING & URBAN CANOPY**



**RAINWATER MANAGEMENT**



**DESIGN INSPIRED BY NATURE**





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# CONCLUSION



**“Reimage Columbia Square into a vibrant, mixed-used gateway project for downtown New Westminster.”**

**ENVIRONMENTAL & CULTURAL RECONCILIATION**

**HOUSING FOR ALL**

**RETAIL/JOB SPACE RETENTION AND CREATION**

**PEDESTRIAN-CENTRED PUBLIC REALM**

**NATURE IN THE CITY**





THANK YOU.