

# Civic Core District Plan



# Presentation Highlights

1. Civic Core District Area
2. Civic Core District Importance
3. Council Resolution
4. Conceptual Plans
5. Next Steps
6. Financial Implications
7. Questions

# Civic Core District Area





Civic Core District Plan Area



# Civic Core District Importance



# Alignment

Council's Strategic Priorities to maximize the quality of life for all residents to create a vibrant downtown core.

myPG to enhance clear identity and pride to foster a proud community and a strong downtown core.

Smart Growth on the Ground principle to identify and pursue development opportunities that support a vibrant and sustainable downtown.

# Vision

- Defines future development options within the Civic Core.
- Transform the downtown.
- Promote a healthy and vibrant downtown.

# Council Resolution



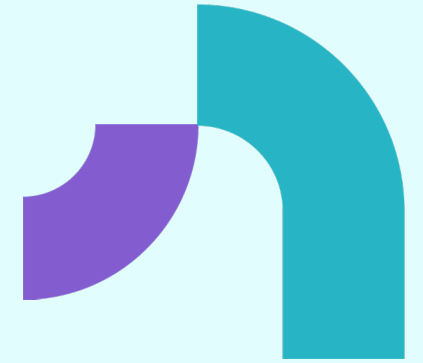


On December 18, 2023 Council directed Administration to procure consultant services to prepare conceptual options and site designs(s) for the Civic Core District Plan area that includes community consultation results and previously identified priorities including arts, culture and arena uses.

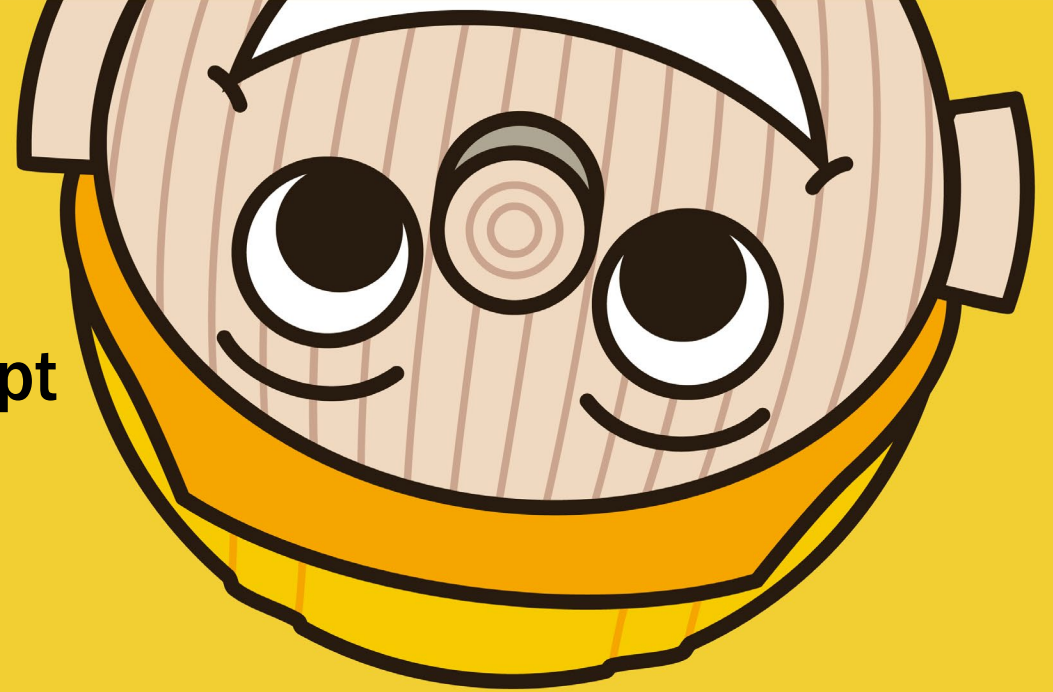


# Conceptual Plans





- **High-level land use concept mapping that identifies approximate building footprints and land uses.**
- **Building footprints for uses are shown at maximum extent.**
- **More detailed analysis to be conducted at the site design phase (i.e. servicing, traffic, design).**



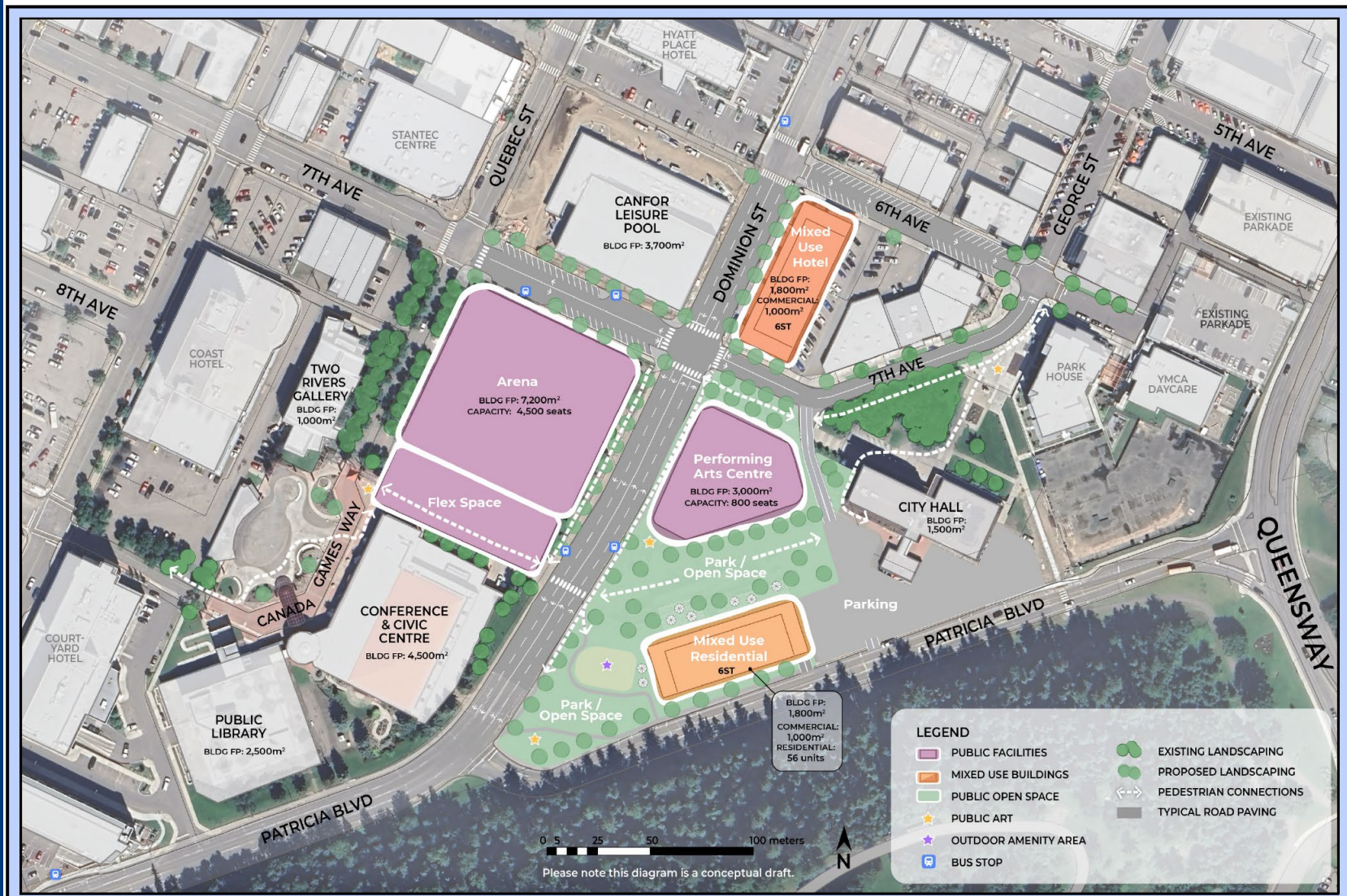
The significant uses included in the concept plans are:

- mixed-use buildings;
- performing arts center; and
- ice arena.

## The concept plans also considered:

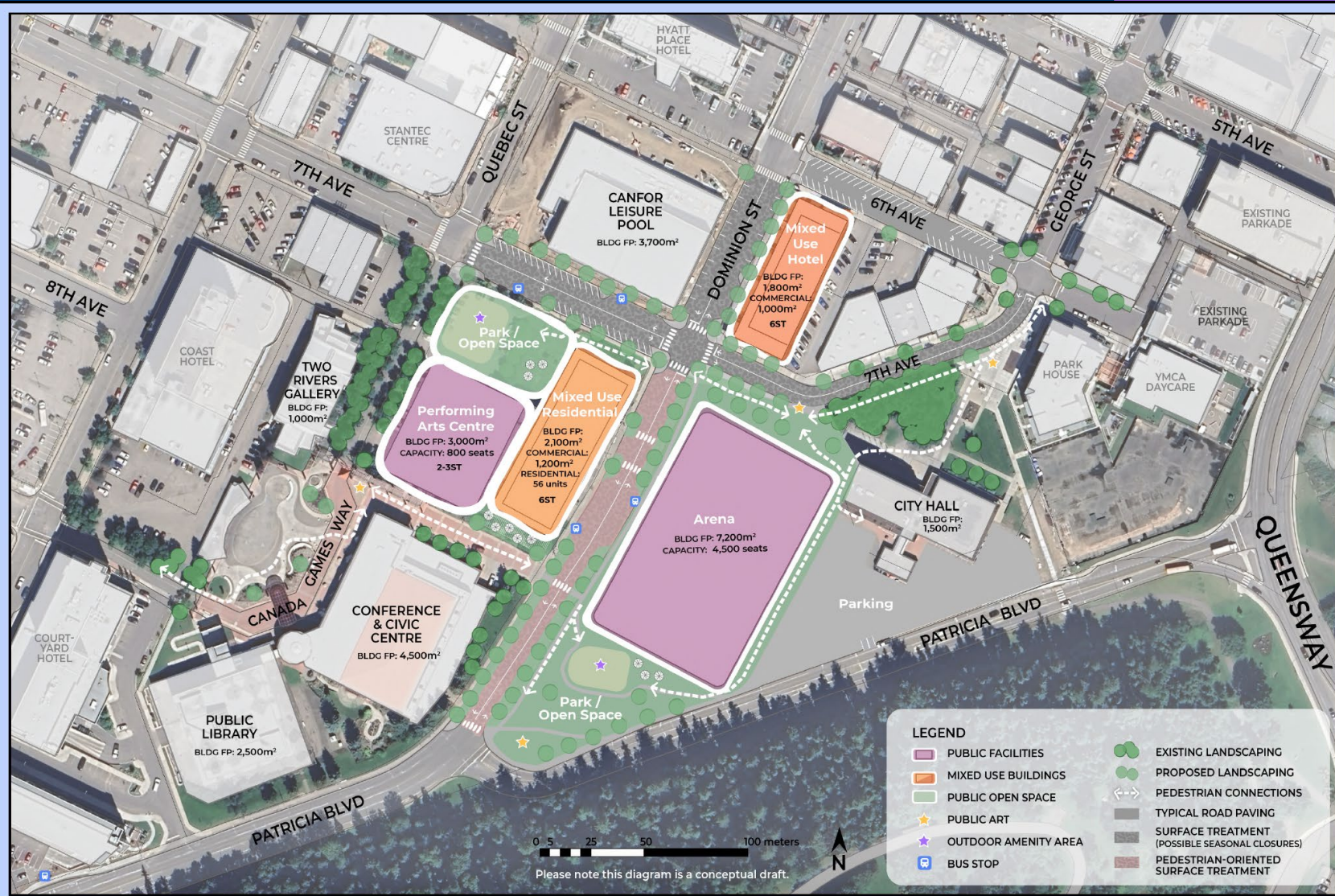
- mixed-use hotel;
- parks and open space;
- connectivity between select civic buildings;
- flex space.





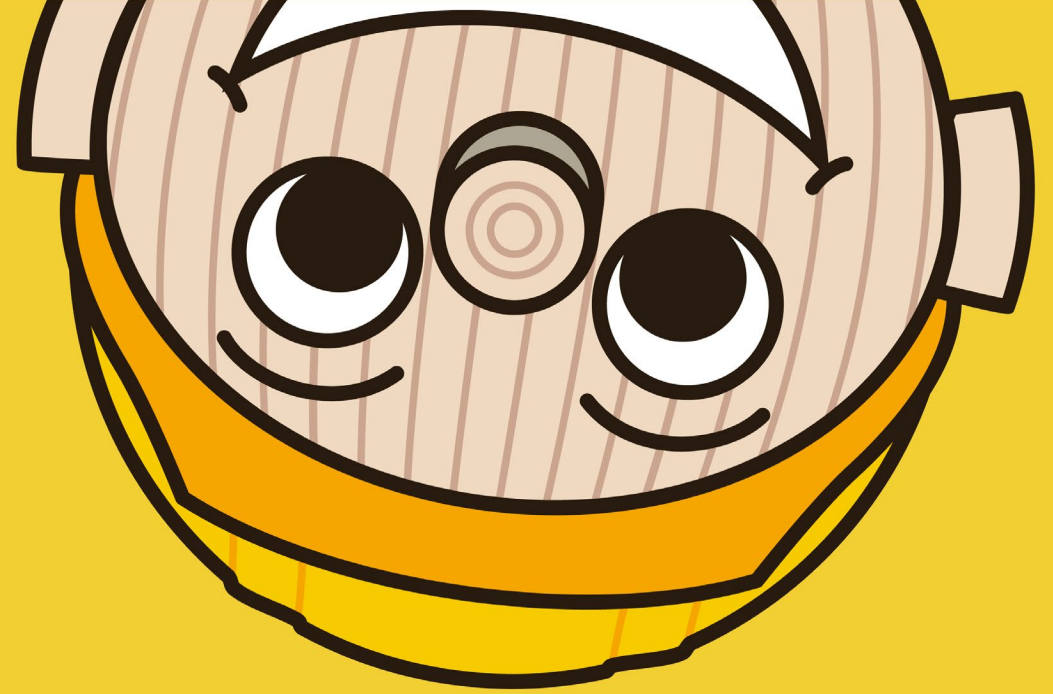
# Civic Core District Plan Option 1





## Civic Core District Plan Option 2





# Next Steps

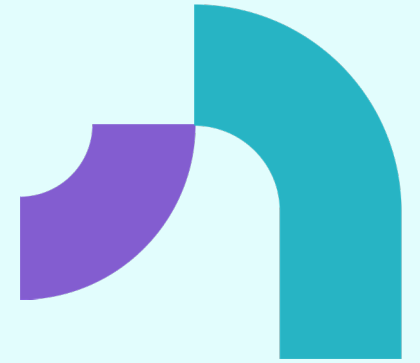


**Option 1:** Council identifies the preferred option and directs Administration to procure consultant services to prepare detailed site design, servicing feasibility studies (i.e. sanitary sewer, water and storm), parking and pedestrian analysis and renderings.

**Option 2:** Council directs Administration to prepare another conceptual plan as determined by Council and site designs(s) for the Civic Core District Plan.

**Option 3:** Defer the decision of the Civic Core District Plan to another meeting date that is determined by Council.

**Option 4:** Council receives the staff report to Council, and does not direct any further action on the Civic Core District Plan.



# Financial Implications

- **Costs associated with consulting services to prepare detailed site design, servicing feasibility studies and renderings could be covered with the exiting operating budget.**
- **The construction of new civic buildings will incur significant financial implications to the capital budget.**

# Questions

