



# French Creek Village

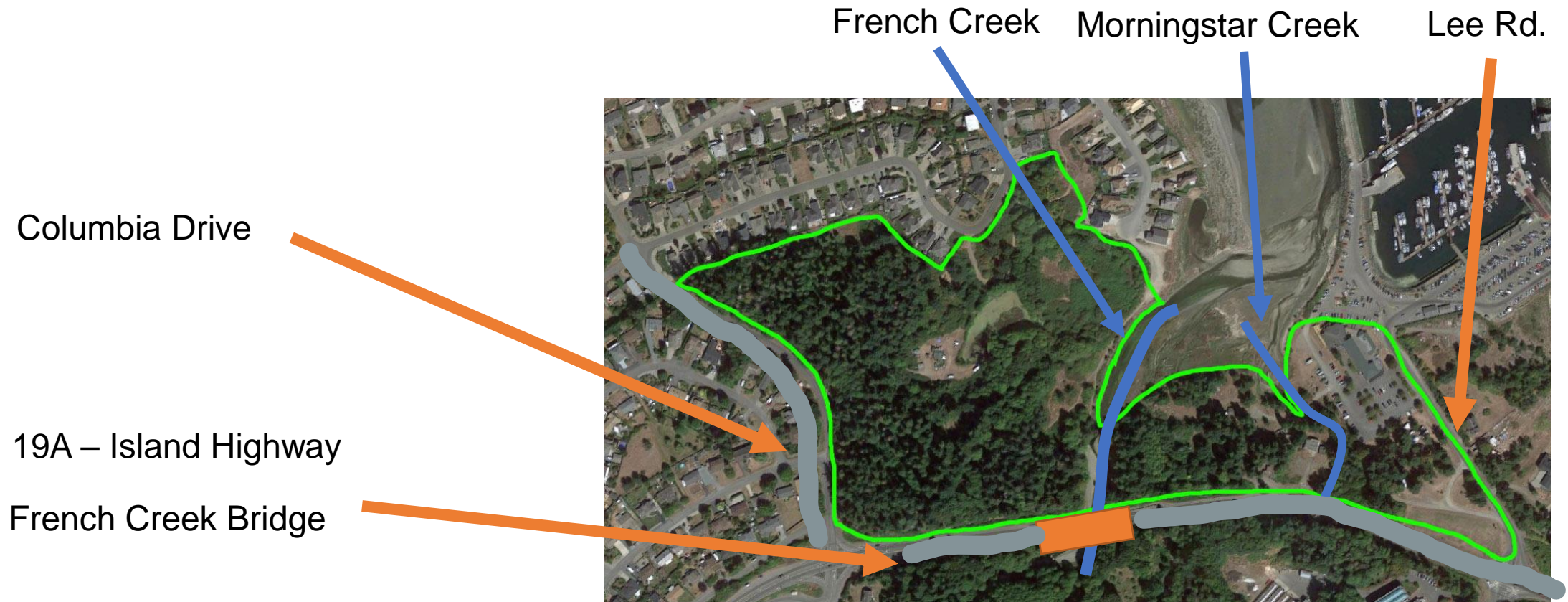
THE HEART OF THE NEIGHBOURHOOD



# Village Community

Holistic approach to the heart of the community

...live, work, and play.







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...live, work, and play.

A walkable, vibrant community  
for families and active retirees.

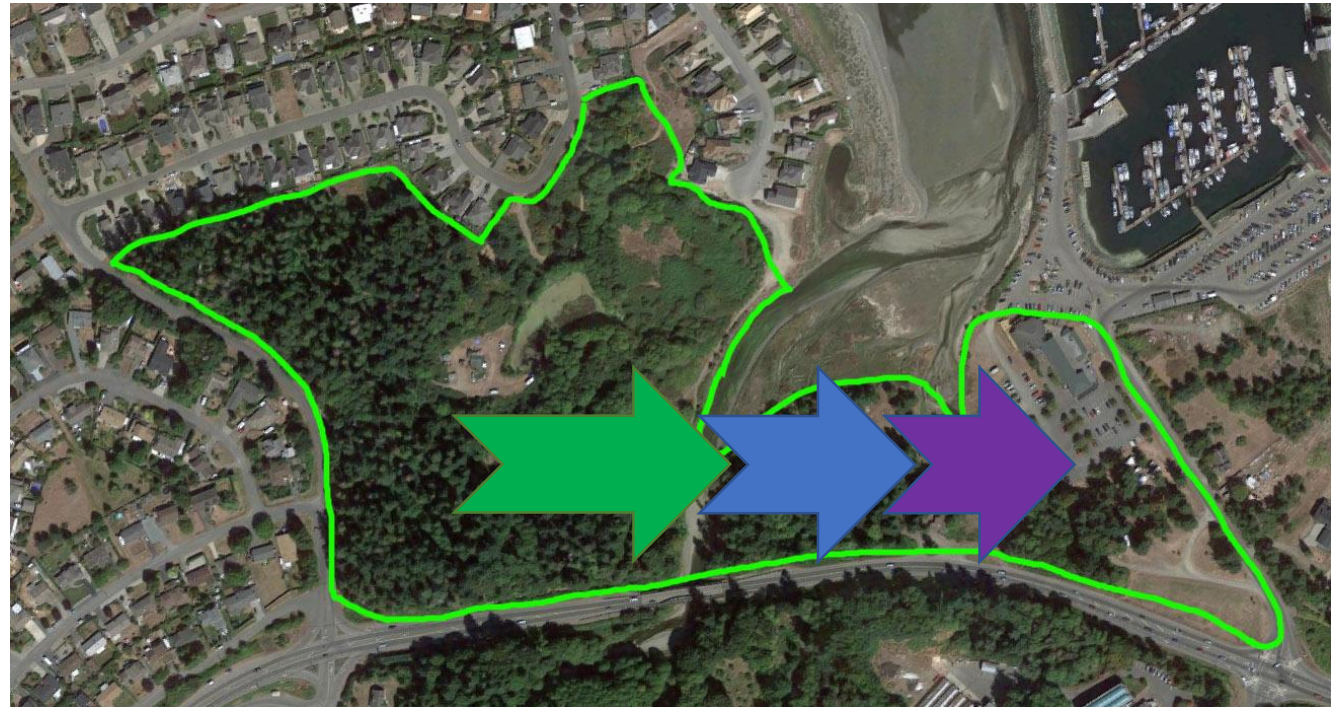


# Village Community

Holistic approach to the heart of the community

...live, work, and play.

- Density shift
- Walkable, vibrant community for families and active retirees.





# Village Community

Holistic approach to the heart of the community

...live, work, and play.

- A gathering place designed to be the focal point of the community.
- Connected neighborhoods and a vibrant meeting place



# Community Plan



## RDN Official Community Plan:

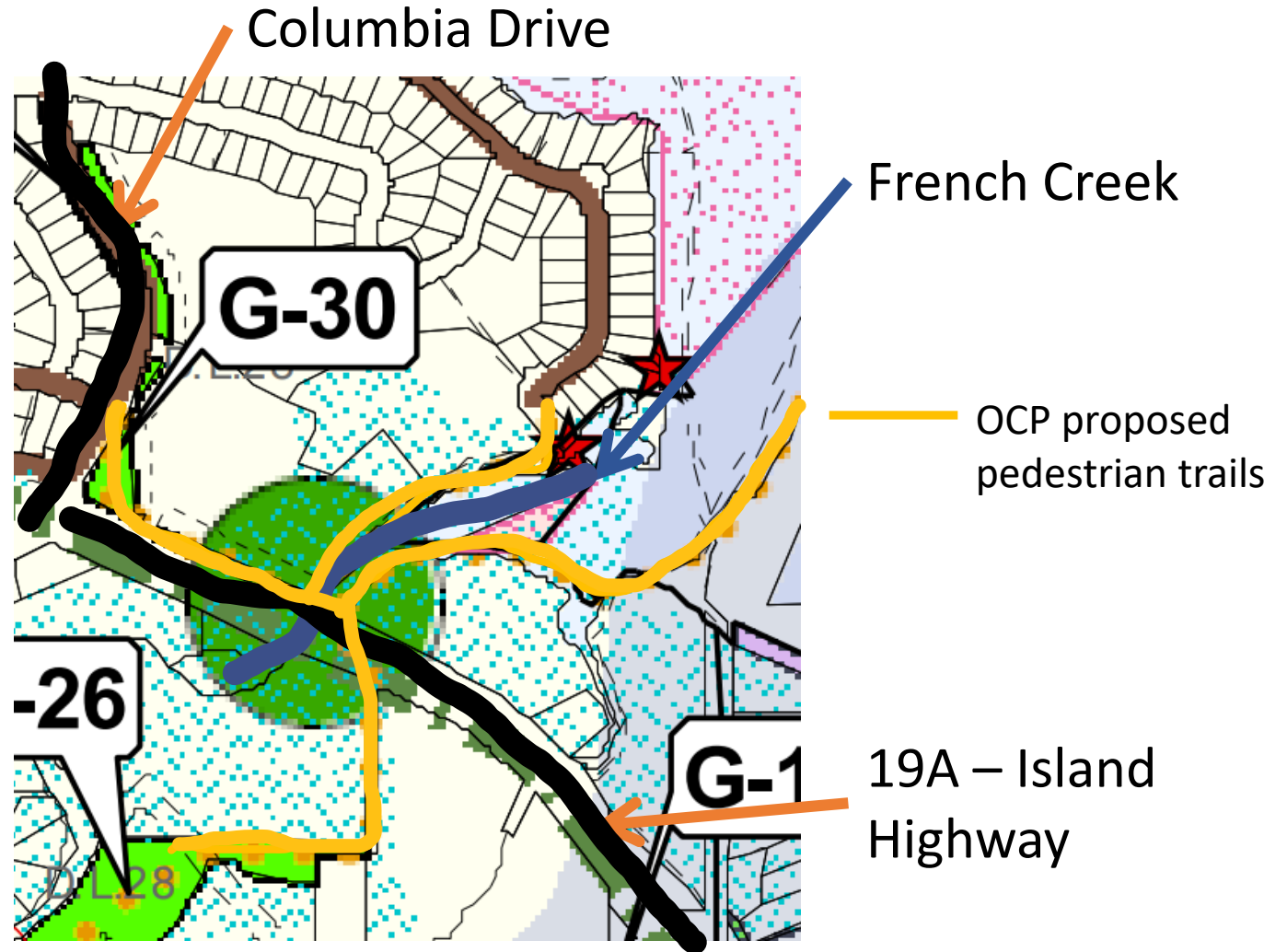
### Improving Mobility:

- Trails down French Creek
  - Trails skirt FCH property

### Creating Complete Nodal Communities:

*“An off-street pedestrian and cyclist linkage connecting Lee Road to Columbia Drive must be provided. ”*

Incorporate both elements into 1 plan.....





# Community Plan

**FRENCHCREEK**TRAILS

**ESTUARY**ESTATES

**FRENCHCREEK**VILLAGE



23 Acre residential development site:

OCP and zoning:

- Clustered higher density residential
- Significant green space and protected areas.



Today's perspective requires a more conservative approach to development.



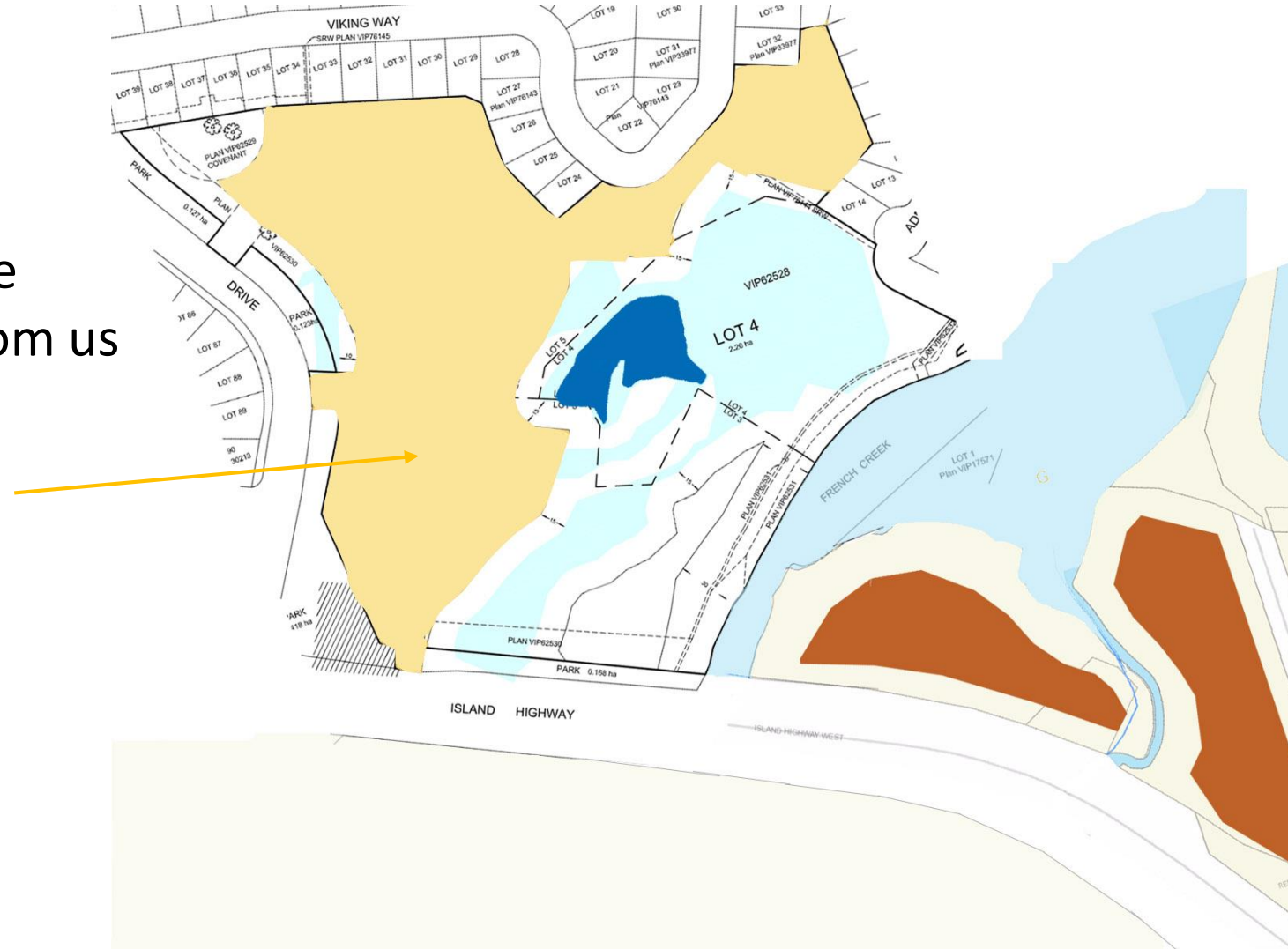


# FRENCHCREEKTRAILS



Elkay Development Site  
Property purchased from us

Elkay Property



# FRENCHCREEKTRAILS



## Currently used as a park:

- Elkay development will cause reduction in trails.
- New trails will be created.

French Creek Estates

Columbia Dr.

19A -  
Island Hwy

Lee Rd.







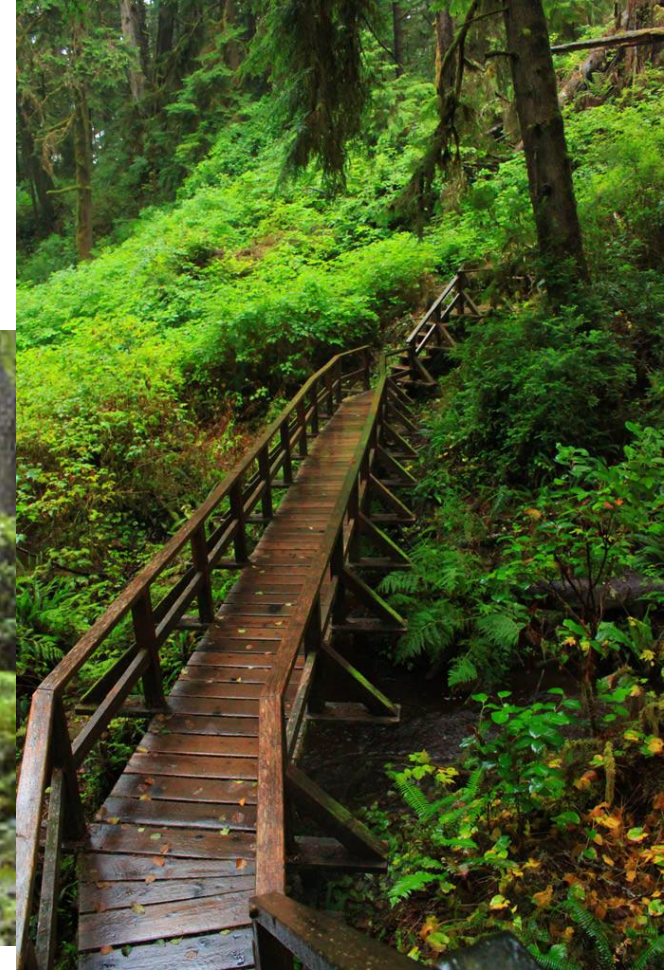
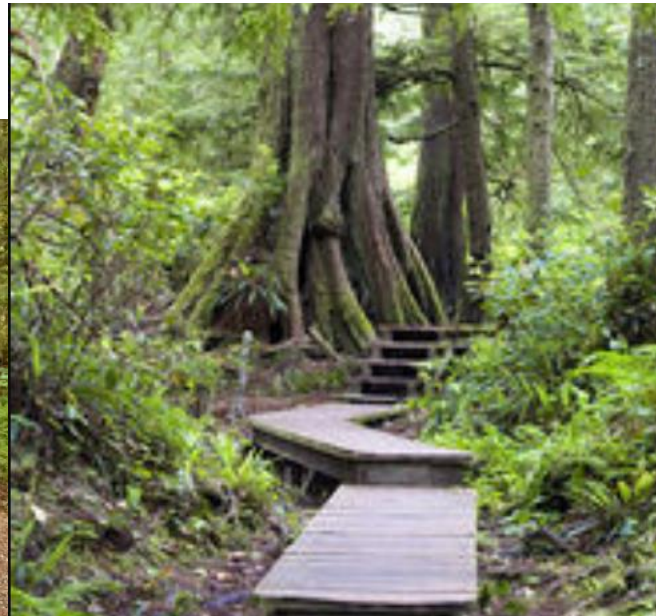
# FRENCHCREEKTRAILS



## Trails:

- Chip or gravel
- Boardwalk through wet or sensitive areas

Trail construction allows protection of sensitive zones from pets and foot traffic.







# FRENCHCREEKTRAILS



Connected Communities:  
Bridges over both French and Morningstar Creek







Trails and protected areas could be used for educational purposes

- Flora education
- Bird and fish education
- First nations history and teachings



# FRENCHCREEKTRAILS



Trail network could be created  
and the land preserved:





Eco-friendly living with the estuary as the highlight:  
*Upscale medium density housing in nature's backyard*





# ESTUARYESTATES



Medium Density Residential Units:

15-25 Patio or Townhomes

Reflect & respect nature using green building technologies and methods

- Ecologically preferred, locally sourced materials
- Green roof, rain barrel irrigation
- Energy efficient envelope







# ESTUARYESTATES



- Townhomes with views
- Pedestrian access through each neighborhood connecting the community

PURPLE: 1 Storey

BLUE: 2 Storeys



# FRENCHCREEK VILLAGE

Mixed use space that includes ground floor businesses with residents living above

OCP calls for French Creek Mixed Use to be a Nodal Community.

- 4 Storeys acceptable, more may be considered.

Challenges: Zoning is CM6Q

- Residential allowance is low
- Height restricted 8 meters
- “Resort Strata” is not a sustainable model.







# FRENCHCREEKVILLAGE



- Commercial Units: Ground floor

- Market w/ Fresh Bread, Produce, etc
- Medical/Pharmacy
- Coffee Shop
- Bank
- Spa/Yoga
- Hair Salon
- Event space
- Dining: Restaurant/Pub
- Office/Professional
- Tourist, Gift Shop
- Harbour Chandler





# FRENCHCREEKVILLAGE



Residential Units: 2<sup>nd</sup> floor and up!

100-150 Loft / Condo living spaces

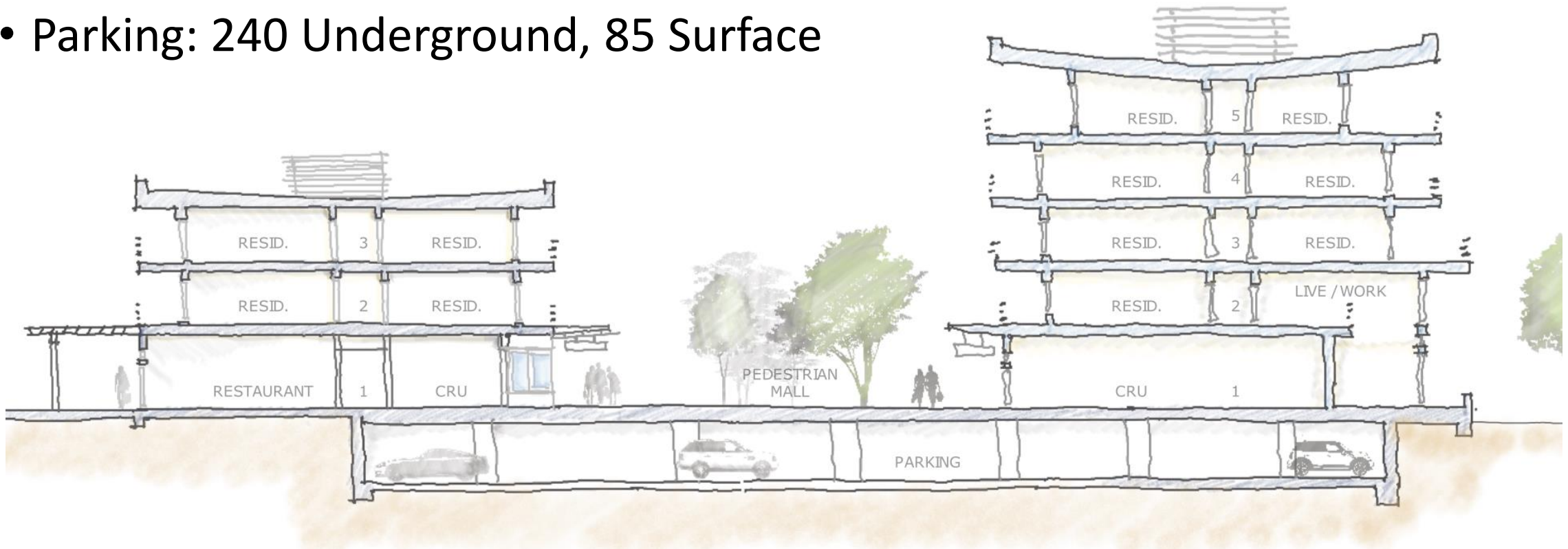
- 800 to 1600 SQFT
- 1 & 2 bed, 1 & 2 bath
- Pedestrian oriented
- Aging in place



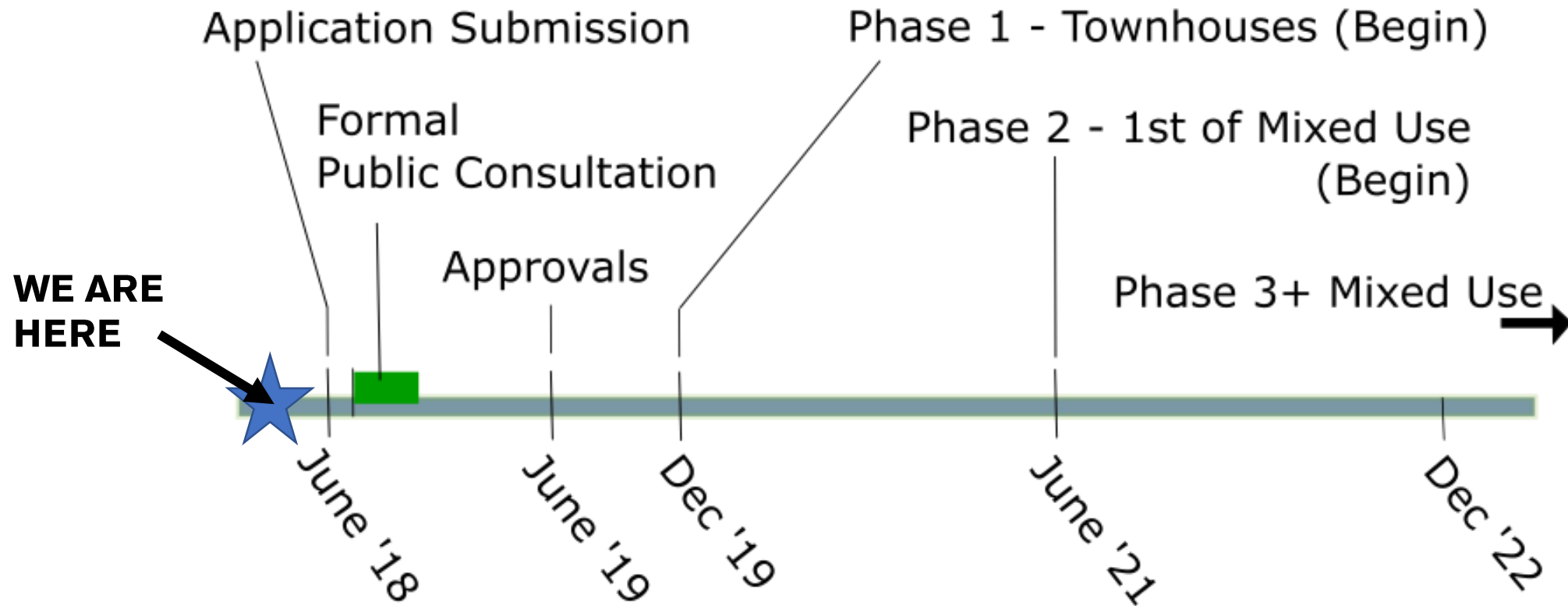




- 1 & 3 Storeys towards the water
- 5 & 6 Storeys towards Lee Rd. and the Isl. Hwy
- Parking: 240 Underground, 85 Surface



# Timeline





# Summary



# Summary



- Protect nature and environmentally sensitive areas
- Create walkable connected neighbourhoods.
- Provide amenities and a meeting place through a vibrant, interesting village node.





Questions, Comments?



Ongoing updates found at: [www.FrenchCreekHouse.com](http://www.FrenchCreekHouse.com)