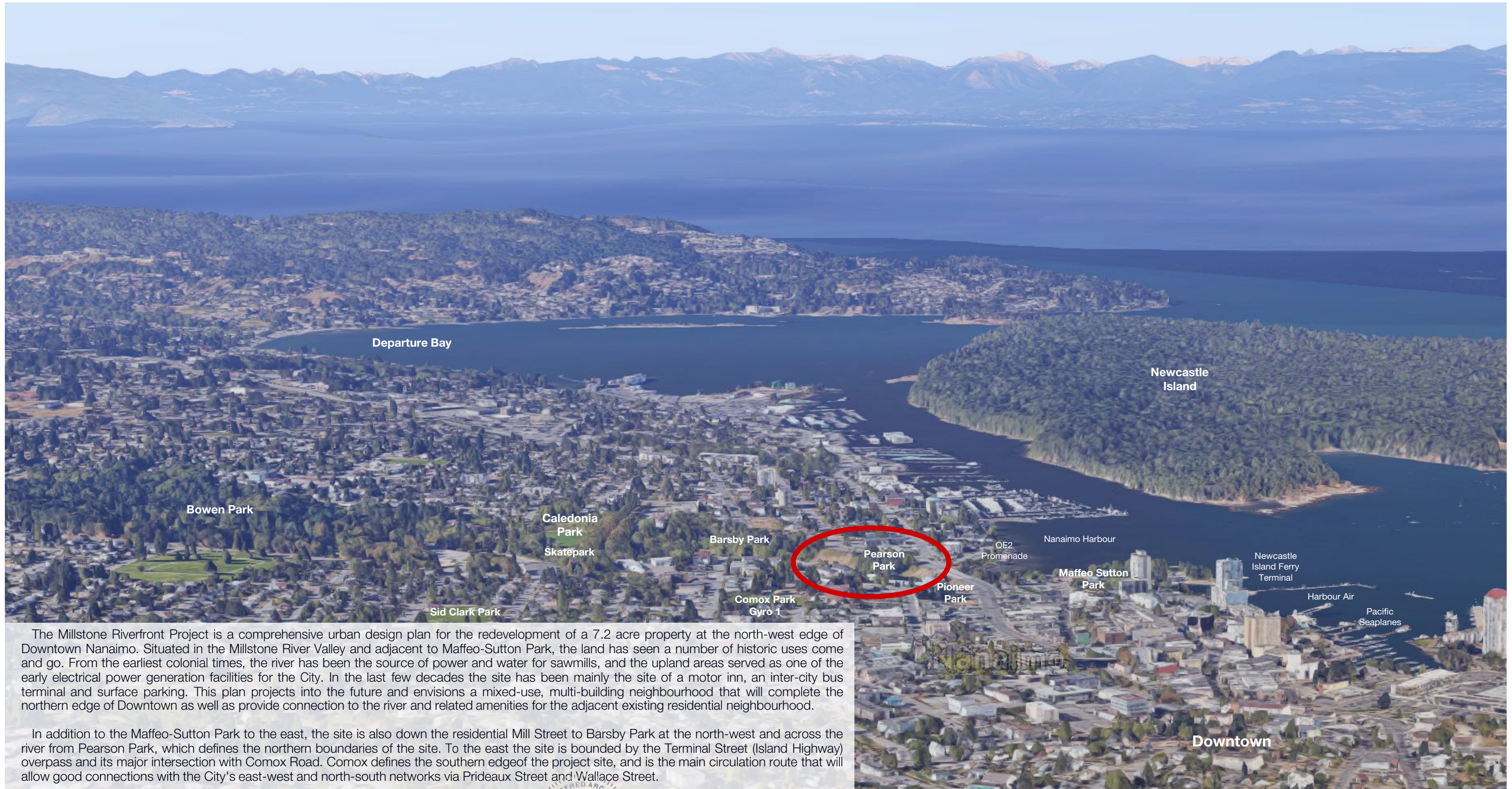




Context / Location Plan



Mission Statement



The Millstone Riverfront Project is a comprehensive urban design plan for the redevelopment of a 7.2 acre property at the north-west edge of Downtown Nanaimo. Situated in the Millstone River Valley and adjacent to Maffeo-Sutton Park, the land has seen a number of historic uses come and go. From the earliest colonial times, the river has been the source of power and water for sawmills, and the upland areas served as one of the early electrical power generation facilities for the City. In the last few decades the site has been mainly the site of a motor inn, an inter-city bus terminal and surface parking. This plan projects into the future and envisions a mixed-use, multi-building neighbourhood that will complete the northern edge of Downtown as well as provide connection to the river and related amenities for the adjacent existing residential neighbourhood.

In addition to the Maffeo-Sutton Park to the east, the site is also down the residential Mill Street to Barsby Park at the north-west and across the river from Pearson Park, which defines the northern boundaries of the site. To the east the site is bounded by the Terminal Street (Island Highway) overpass and its major intersection with Comox Road. Comox defines the southern edge of the project site, and is the main circulation route that will allow good connections with the City's east-west and north-south networks via Prideaux Street and Wallace Street.



Neighbourhood Context



The project will bring approximately 698 new residences, a 120 room hotel, 6000 sf of commercial / retail, and a 0.3 acre park to the northern edge of downtown. The new housing will complete Mill Street neighbourhood and connect it, along with the new Riverfront Park, through to Comox Road and Wallace Street, and south to Downtown. The extension of Wallace Street, along with the connection to Mill Street will be defined by a tight-knit urban built-form, with ground-oriented housing entrances and underground parking access. The hotel will share a lower level podium with a single high-rise tower which is intended to be a gateway landmark at Terminal Avenue (Hwy 1) and Comox Street. The majority of the remaining buildings are proposed to be mid-rise, including townhouses, and generally comparable in massing to the existing residential buildings along Mill Street to the north and Prideaux Street to the west.

The vision of the proposed Millstone River Project is that of a natural extension of Nanaimo's 19th century urban design, completing the northern edge of Downtown with needed housing while connecting more of the city with a long neglected riverfront.

