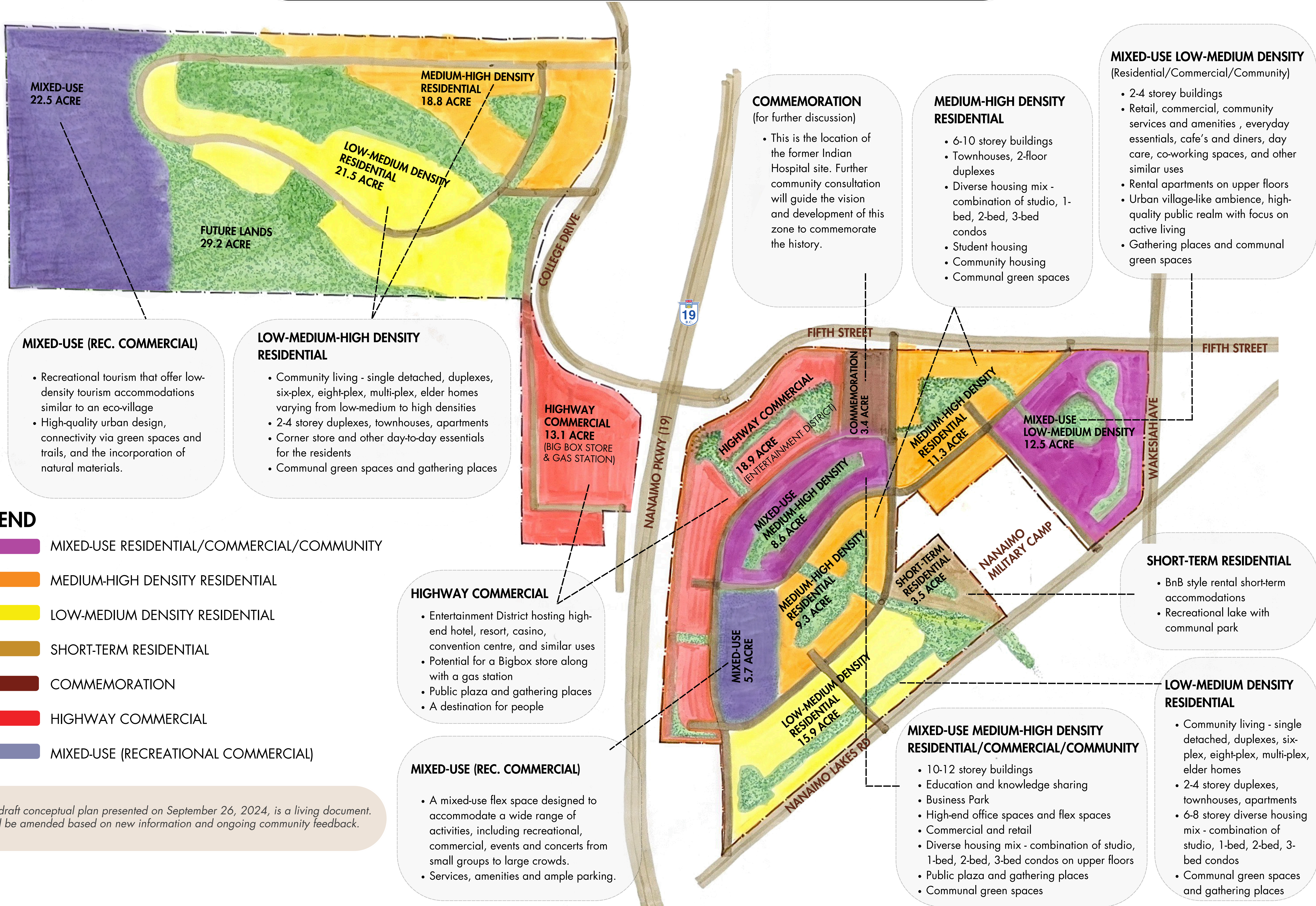




Te'tuxwtun- Preliminary Concept Draft



MIXED-USE (REC. COMMERCIAL)

- Recreational tourism that offer low-density tourism accommodations similar to an eco-village
- High-quality urban design, connectivity via green spaces and trails, and the incorporation of natural materials.

LOW-MEDIUM-HIGH DENSITY RESIDENTIAL

- Community living - single detached, duplexes, six-plex, eight-plex, multi-plex, elder homes varying from low-medium to high densities
- 2-4 storey duplexes, townhouses, apartments
- Corner store and other day-to-day essentials for the residents
- Communal green spaces and gathering places

COMMEMORATION
(for further discussion)

- This is the location of the former Indian Hospital site. Further community consultation will guide the vision and development of this zone to commemorate the history.

MEDIUM-HIGH DENSITY RESIDENTIAL

- 6-10 storey buildings
- Townhouses, 2-floor duplexes
- Diverse housing mix - combination of studio, 1-bed, 2-bed, 3-bed condos
- Student housing
- Community housing
- Communal green spaces

MIXED-USE LOW-MEDIUM DENSITY
(Residential/Commercial/Community)

- 2-4 storey buildings
- Retail, commercial, community services and amenities, everyday essentials, cafe's and diners, day care, co-working spaces, and other similar uses
- Rental apartments on upper floors
- Urban village-like ambience, high-quality public realm with focus on active living
- Gathering places and communal green spaces

- LEGEND**
- MIXED-USE RESIDENTIAL/COMMERCIAL/COMMUNITY
 - MEDIUM-HIGH DENSITY RESIDENTIAL
 - LOW-MEDIUM DENSITY RESIDENTIAL
 - SHORT-TERM RESIDENTIAL
 - COMMEMORATION
 - HIGHWAY COMMERCIAL
 - MIXED-USE (RECREATIONAL COMMERCIAL)

HIGHWAY COMMERCIAL

- Entertainment District hosting high-end hotel, resort, casino, convention centre, and similar uses
- Potential for a Bigbox store along with a gas station
- Public plaza and gathering places
- A destination for people

MIXED-USE (REC. COMMERCIAL)

- A mixed-use flex space designed to accommodate a wide range of activities, including recreational, commercial, events and concerts from small groups to large crowds.
- Services, amenities and ample parking.

SHORT-TERM RESIDENTIAL

- BnB style rental short-term accommodations
- Recreational lake with communal park

MIXED-USE MEDIUM-HIGH DENSITY RESIDENTIAL/COMMERCIAL/COMMUNITY

- 10-12 storey buildings
- Education and knowledge sharing
- Business Park
- High-end office spaces and flex spaces
- Commercial and retail
- Diverse housing mix - combination of studio, 1-bed, 2-bed, 3-bed condos on upper floors
- Public plaza and gathering places
- Communal green spaces

LOW-MEDIUM DENSITY RESIDENTIAL

- Community living - single detached, duplexes, six-plex, eight-plex, multi-plex, elder homes
- 2-4 storey duplexes, townhouses, apartments
- 6-8 storey diverse housing mix - combination of studio, 1-bed, 2-bed, 3-bed condos
- Communal green spaces and gathering places

! This draft conceptual plan presented on September 26, 2024, is a living document. It will be amended based on new information and ongoing community feedback.