

Phased Implementation

The Committee deliberated at length about the scale and ambition of redevelopment on the Holland Lands.

Most tenants support a transformational approach while others were supportive of a hybrid approach: it was acknowledged that immediate needs among users must be addressed while optimizing the use of shared resources and the site potential in service of growing community needs.

Within that context, **the Committee voiced a strong preference towards a "step-wise approach"** whereby shared goals and objectives – and a continued effort to seek opportunities and leverage resources – guide a thoughtfully phased, financially viable and incrementally redeveloped civic precinct.

"We believe that the concept of a comprehensive, integrated vision for lower Gibsons would be of the most benefit to the community as a whole and, if we work collectively to achieve our goals instead of working individually, that it has a greater likelihood of a successful outcome for all participants."



A Step-Wise Approach

STRATEGIC PARTNERSHIPS

A step-wise approach recognizes **strategic partnerships**, including opportunities to involve funding partners and the private sector in helping kick-start the redevelopment vision with start-up capital.

OPTIMIZED PROGRAM & SCALE

Integration of uses within **shared/mixed-use facilities** affords more efficient use of space and creates room to innovate over time.

MAXIMIZED OPPORTUNITIES

Longer-term visioning can explore more substantial opportunities and help coordinate grant funding for more substantial facilities.

INCREMENTAL HORIZONS

Implementation **time horizons are incremental** within a long-term, phased redevelopment project, subject to funding and ultimately responsible to immediate community / user needs.