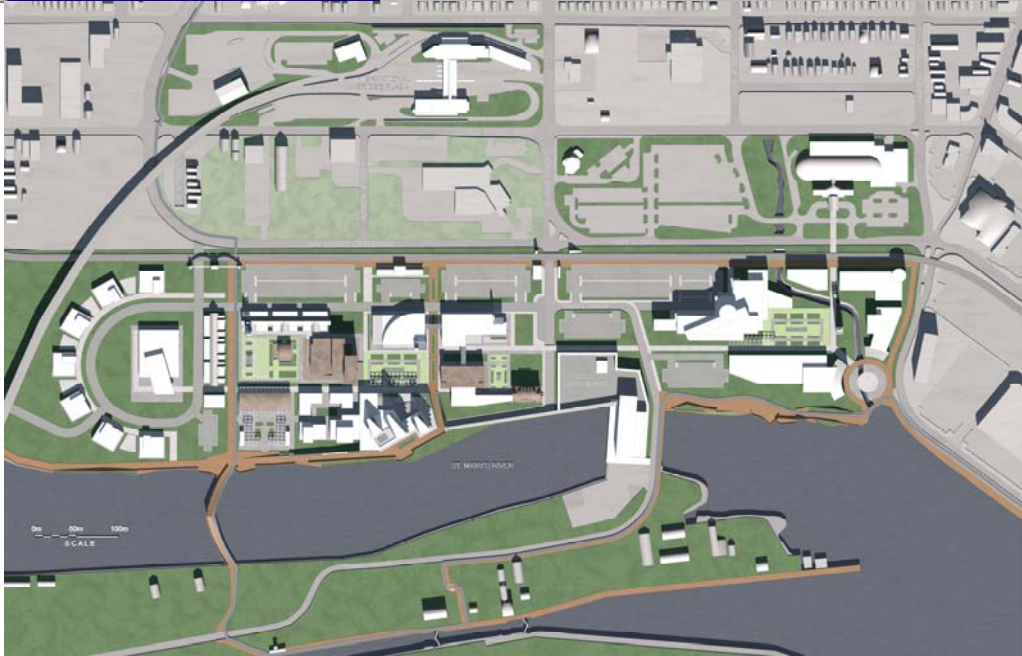


# EPOH



The Canal District Master Plan is an urban Planning project located in Sault Ste. Marie that incorporates publicly and privately owned land. This project involves the conversion of the former St. Mary's Paper Site from Heavy Industrial use, to a mixed use including institutional, commercial, light industrial, and residential uses. It will be closely coordinated with the redevelopment of the city owned Gateway site, the OLG Casino SSM, and the newly planned Sault Ste. Marie International Bridge Crossing.

## Canal District Master Plan Sault Ste. Marie, ON

Consultant	EPOH INC. ARCHITECTS AND CONSULTING ENGINEERS
Services	Master Plan
Project Type	Brown Site conversion - Mixed Use High Density Re-Development
Project Size	76 Acres
Client	Riversedge Developments

The planning strategy involves establishing a development framework that anticipates the overall final development, but allows for the advancement of individual development pieces that may pre-empt the plan. A "sub-division" approach with municipal infrastructure implemented as the first stage, will create development ready parcels to suit the marketplace. New buildings are placed strategically around the existing historical buildings to create a dense urban fabric, pleasant outdoor courtyards and boulevards so as to enhance the overall Brand Identity and pedestrian experience.

