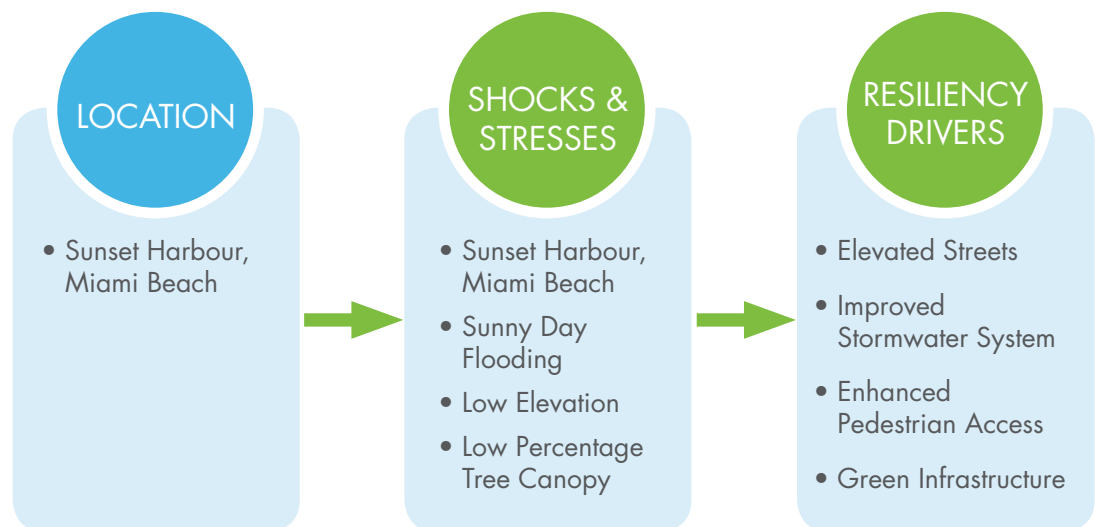




LIVING LAB: SUNSET HARBOUR NEIGHBORHOOD

Over the past several years, Sunset Harbour has slowly transitioned from an industrial zone that housed a shipyard, towing companies and mechanic shops to a more active residential/commercial community. The opening of restaurants, local and international retail stores, and a parking garage has quickly turned this neighborhood into a hotspot for both residents and visitors.





Lowest Elevation 1979

SHOCK

The infrastructure did not keep pace with the residential and commercial development in the area and was in need of renewal and/or replacement. This included an outdated water main and stormwater system. The neighborhood is also located at one of the lowest lying points in the City, making it especially vulnerable to flooding.

RESPONSE

A community-based planning process was used to develop the elements of the Sunset Harbour Neighborhood improvement project. This provided the residents and business owners with opportunities to attend Community Design Workshops and assist in the development of the design for the neighborhood.

Improvements to the neighborhood included traffic signal upgrades, landscape enhancements, and the installation of three pump stations. Additionally, the streets of this neighborhood are and continue to be elevated up to 3.7' NAVD. This includes the area of Purdy Ave and 20th street which was once known as the lowest point in the City.

The lower areas and higher steets are all connected to the stormwater pump system. This area previously depended on a gravity system that did not address flooding or water quality concerns. The new system has filtration system that cleans flood water of solids, oils and particles prior to pumping it back into the bay. In addition to public infrastructure upgrades, the City has made revisions to land use and code regulations for the private realm.

Sunset Harbour is also home to one of the best examples of gray to green infrastructure. The northern portion of the Maurice Gibb Park transitions southward from a concrete seawall to a platform that overlooks a mangrove shoreline. The incorporation of natural elements will continue to be considered as we move forward with neighborhood improvements in this area of the City.