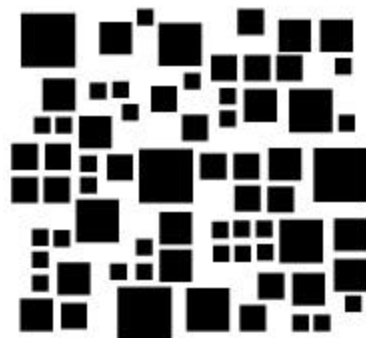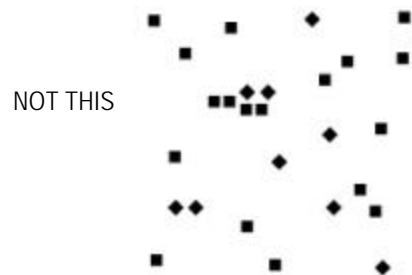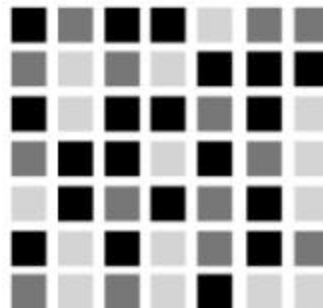## FUNDAMENTAL BUILDING BLOCKS



### SOCIAL

**Mixed Use**

Isolated enclaves of single-use zones create discontinuous communities. A mixed use neighborhood which includes a diversity of land uses becomes a more vital community.

Neighbourhoods should be composed of a mixture of uses including home-work opportunities, and small scale retail shops

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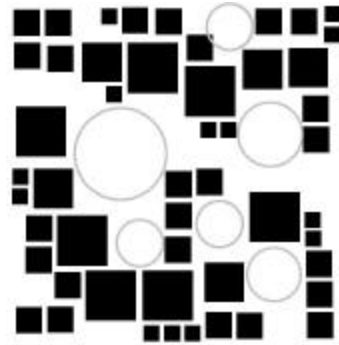BUT THIS



**Compact Communities**

Sprawling suburbs create disjointed neighbourhoods, which require excessive infrastructure designed to accommodate the automobile.

Compact communities with higher densities have a greater capacity to support alternative means of transportation such as public transit as well as pedestrian and cycling infrastructure.



**Diversity of Income and Age**

Neighbourhoods that are defined on the basis of socioeconomic strata tend to become ghettoized.
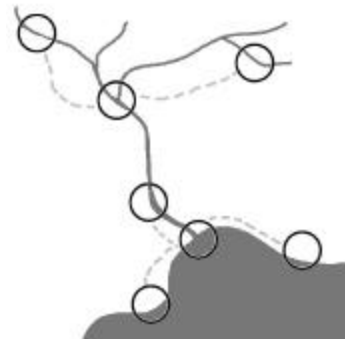
A neighbourhood should have amenities including buildings and public spaces that support people with a variety of income levels and age groups. Neighbourhoods should provide appropriate settings to support the different stages of life.

### Gathering Places

Neighbourhoods without common land for social interaction lack a strong sense of community.
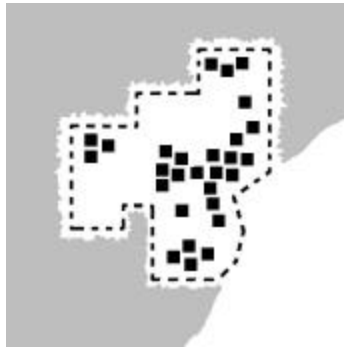
Public gathering places such as parks and plazas should be easily accessible by all members of the community.

### Access To Water

Physical and visual access to water is important. A denial of either is a missed opportunity for people to associate with their natural environment.

People and buildings should be brought closer to the waterfront both physically and visually.

## ECOLOGICAL

### Limit Growth

Urban sprawl requires excessive infrastructure and does not respect the environment.

An Urban Growth Boundary should be established in the context of multiple electoral areas to protect surrounding natural resources and keep development focused.

### Protect the Buffer

Without a significant riparian buffer the water cannot stay cool, the bank cannot stay intact, the insects cannot eat, and sediments from surface runoff cannot be filtered before reaching the stream.
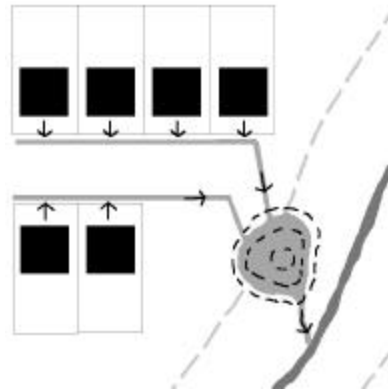
Riparian vegetation is critical for supporting life in the water and should be protected with a sufficient setback from encroaching development.

### Connected Buffer

Disconnected greenspace corridors inhibit the movement of wildlife and create fragmented ecosystems.
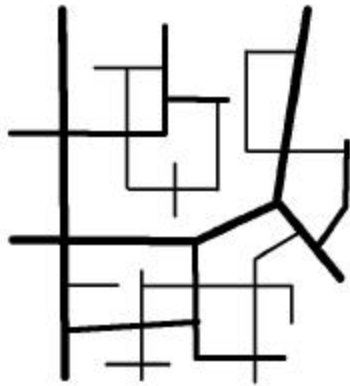
Plan for a green space network that connects greenway corridors of natural vegetation with large habitat patches.
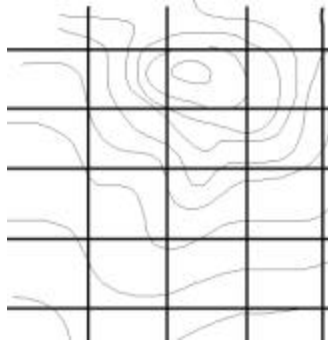
## Clean Runoff for Streams

Convention curb-and-guttter systems transport stormwater runoff directly from pipe to stream and does not let water infiltrate or pollutants to be filtered before discharged into the stream.

Incorporate a water filtration and storm drainage system into the built environment, coordinated with streets, infrastructure, development and parks. Treat runoff at its source by using permeable surfaces, open vegetated swales, and ponds to filter pollutants, encourage groundwater recharge, and reduce the volume of stormwater runoff generated from a site.
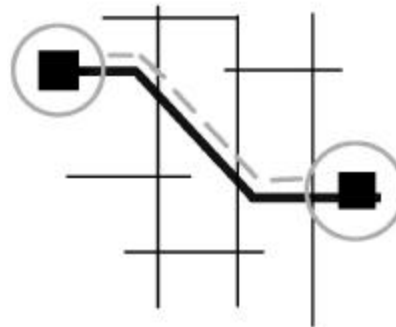
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## INFRASTRUCTURE

### From Hierarchy to Connection

Roads in conventional development tend to follow a rigid hierarchy of freeway, arterial, collector road and cul de sac. This system makes spaces impenetrable and fosters an over-reliance on roads.

A street system should be integrated with no barriers to allow for ease of movement. Streets and paths should connect to other streets and paths.

### Fit the Topography

Conventional practices tend to lay development upon the land with respect to legal lot lines, but with no regard to slope, soil, habitat and watershed considerations.

Infrastructure systems that respect local topography are more cost-effective and mitigate their impact on the landscape.

### Connectivity

Communities with competing town centres and fragmented areas result from disconnection between activity nodes.

Movement networks, such as streets and paths should be interconnected and designed at a more human scale to provide a continuous connection between activity nodes.
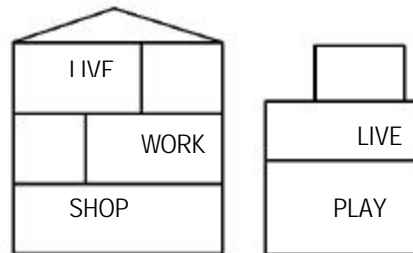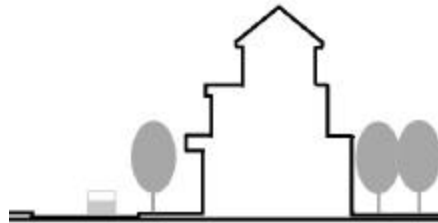
**People Pathways**

Communities without pedestrian paths that lead people to places discourage alternative modes of transportation.

A system of linear parks, nature trails, pedestrian malls and paths would compliment the street grid and provide a movement network for people

## BUILDINGS

### Building Character

A street lined with similar building forms with indistinguishable character has no identity.

Discourage homogenous and repetitive building forms. Building shapes and roof lines should be varied and should express local architectural character through design and material.

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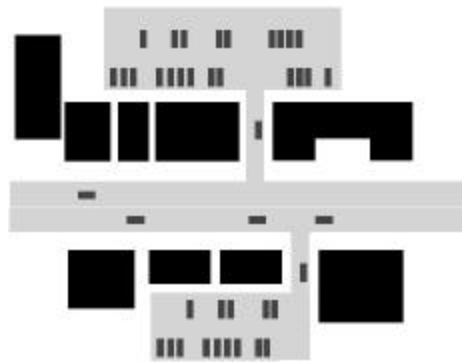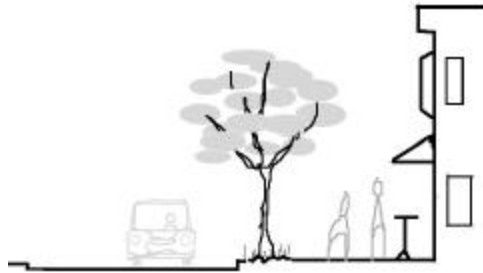NOT THIS

### Bring the Building to the Street

Buildings which do not address the street reduce the opportunity for engagement by passersby.

Buildings should respect the pedestrian by minimizing building setback to create a more engaging street. Setbacks should be appropriate to the scale and character of the building and the street.

### Mixed Use Buildings

Single use buildings, like single use zoning, create a segregation of people within districts.

Mixed use buildings can create interaction between different sectors of the community. Buildings and spaces within the buildings should be flexible to accommodate different uses and future uses.

LIVE

WORK

SHOP

LIVE

PLAY

## STREETS

### Streets For People

Wide streets designed for vehicles do not support pedestrian activity.

The character and feel of streets should be designed to be pedestrian friendly. A network of "walkable" streets, with street trees and boulevards separating people from cars and with dedicated people places (sidewalks and paths) encourages a more pedestrian-oriented community.

### Cars to the Back

Streetscapes that are dominated by places to park the car discourage pedestrians.

Parking spaces should be located behind or to the side of the building, enabling vehicular access while respecting the importance of a pedestrian friendly streetscape.

### Main Street

Communities without a concentrated connected spine of commercial and retail activity lack identity.

A Main Street should be designed to concentrate a diversity of activities along an identified street corridor.

## CONCLUSION

Gibsons is in danger of becoming a fragmented community, physically and socially. To become more cohesive, there is a need to create connectivity, in housing, recreational opportunities, ecological commitment and physical structure. Healing the divisions within this community may involve setting boundaries on growth, nurturing existing fragmented development and basing new development on human scale and human needs. The community then can build on its authentic roots and character, while maintaining respect for the surrounding topography and environment.