FUNDAMENTAL BUILDING BLOCKS

When reviewing our manifesto, several key concepts emerged. Five of these key concepts became our Guiding Principles. These Guiding Principles serve to structure our work and clarify our intentions. As outlined below, the structure of our proposal is to state the Guiding Principle which seems most related to the issue, illustrate the solution with a diagram or written guideline, and clearly state the problem as we perceive it, our solution, and an example of how the solution might manifest itself.

Guiding Principle.   **GUIDELINE OR PATTERN**   Problem:

                                                                                                                                        Solution:

                                                                                                                                        Examples:

All of our patterns and guidelines support at least one of our guiding principles; none should contradict any of our Guiding Principles. The Guiding Principles we have identified are:

1.Link without blurring

**2. Nurture distinct neighbourhoods**

3. Design for the pedestrian experience

4. Respect the small-town scale

5. Respond to the natural landscape

In addition to identifying our Guiding Principles, we have also chosen one of them, Link Without Blurring, as our overarching theme. It is our aim to link Upper and Lower Gibsons while preserving and enhancing their unique identities. We also hope to do this on a micro scale, in neighbourhoods and on streets.
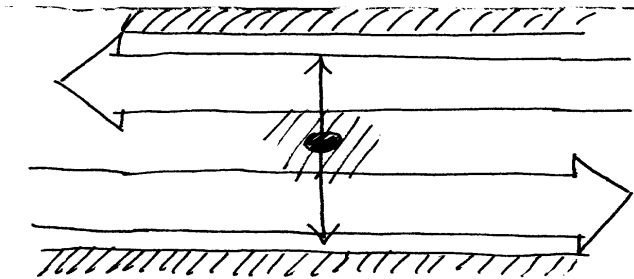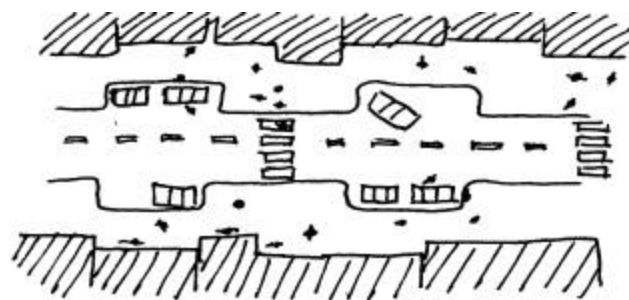
Design for the
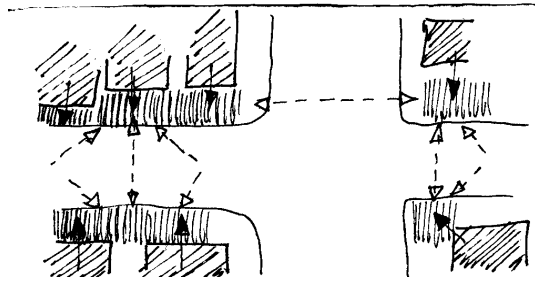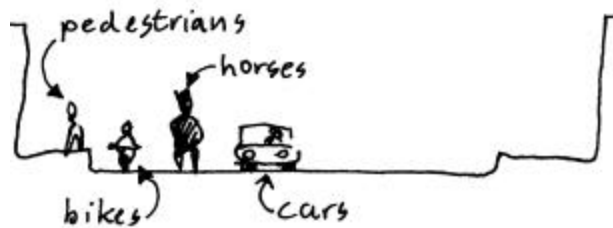
pedestrian experience

STREETS AND PASSAGEWAYS

There is not enough interaction and activity on the streets.

Allow marketing and business to spill out onto the sidewalks.

Example: establish a year-round farmers' market

Design for the

pedestrian experience

Transportation by modes other than the car is not encouraged on Gibsons' streets.

Build safe sidewalks along busy roads and incorporate bicycle paths along main roads. Encourage alternate modes of transportation.

Examples: horses, skateboards, scooters

Design for the pedestrian

experience

Cars travel too fast along Highway 101, creating a speed barrier, cutting the Upper Gibsons' neighbourhood in two.

Divide the highway to reduce its presence, create points of interest in the central boulevard and construct strong pedestrian links across the road.
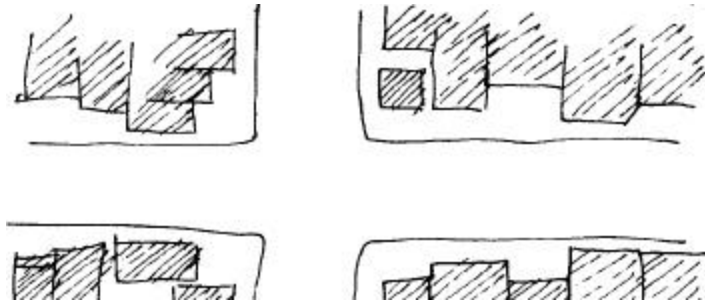
Examples: Cafes, shopping, commercial activity

Design for the pedestrian

experience

Cars have a high priority on streets, blocking out other opportunities for vibrancy.

Reduce the priority of the car.

Examples: narrow roads, introduce traffic calming measures, keep or promote parallel parking
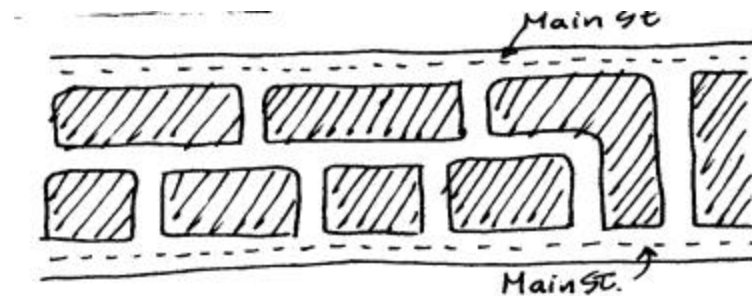
Link without blurring

Cars speed past along the Sunshine Coast Highway without noticing the community of Gibsons.

Design the edges of the highway with close frontages, and interesting spaces giving travelers reasons to slow down and check things out.
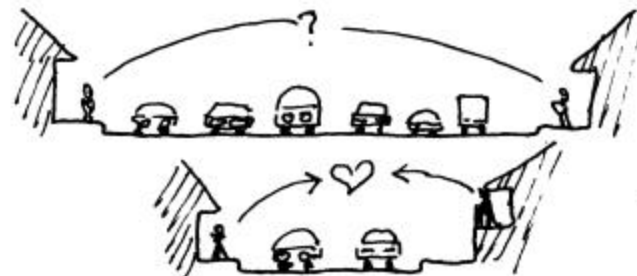
Nurture distinct

neighbourhoods

Cul-de-sac neighbourhoods make way finding difficult, they contribute to the sensation of a closed society.

Introduce streets without dead-ends.
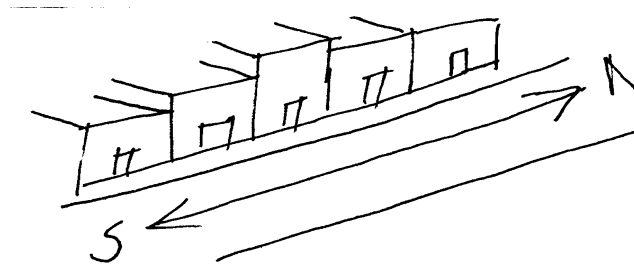
Respect the small-town scale

Many streets are too wide and are therefore highly impersonal and intimidating.

Reduce street width.

Examples: maximum two lanes of traffic

BUILT FORM

Design for the pedestrian

experience

Most of the buildings on the hill are oriented out toward the view. As a result, the streets which run north-south seem deserted and mundane.

Design buildings that oriented toward views and respect their road frontage.

Example: Enhance the streetscape with frontages on School Road.

Design for the pedestrian

experience

The standardization of street armature and lighting ignores the uniqueness of neighbourhoods and the scale of the person.

Improve the ambiance of the street by considering a human scale in street lighting and furniture. Allow neighbourhood associations to influence design choices.

**Design for the pedestrian**

experience

Too often retail areas shut down at night and become quiet, even dangerous, places.

Encourage residences in commercial areas. Create mixed-use buildings, even visitor accommodations.

Examples: place commercial frontage on the street and residences or offices on the upper levels, design to reflect current street character

BUILT FORM

Respect the small town scale
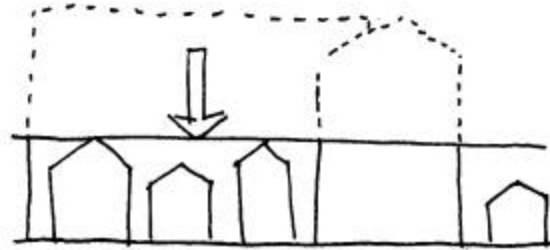
With increased development there may be too many very large/high buildings built over a short period of time.

Restrict the size of new buildings, but allow developers to increase them by 20% every five years.

Nurture distinct neighbourhoods

NO DECLARED HERITAGE SITE SHALL BE ALTERED IN SUCH A WAY AS TO DESTROY THE EFFECTS OF TIME.

There is a tendency to renew rather than preserve historical sites.

Restoration should not mean the removal of effects of decay and aging.

Example: do not erase the patina

BUILD SEASONAL DWELLINGS, INCLUDING DETACHED HOMES, THAT CAN BE REGISTERED AS VISITORS ACCOMODATIONS ALL YEAR ROUND.

Homes that are used primarily as vacation spots are left empty for much of the year. This is detrimental to vibrancy of the town.

Something should be done to prevent too many houses being left vacant.

Example: Whistler condos, which are individually owned, but are also part of a pool of accommodations for visitors

BUILT FORM

Respect local character

Neighborhoods are not visually cohesive enough to create an identity.

Design an element of continuity within distinct neighbourhoods to create an element of unity.

Examples: awnings, glazing, cladding type, rooflines, alleys
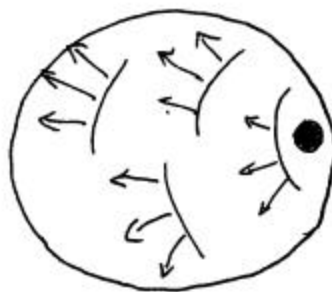
Respond to the natural

landscape

Many existing buildings do not respond to the local topography.

Let buildings echo the contours of the landscape, reflecting the unique character of the region.

Example: stepped houses, streams bridged by houses, let trees grow through decks

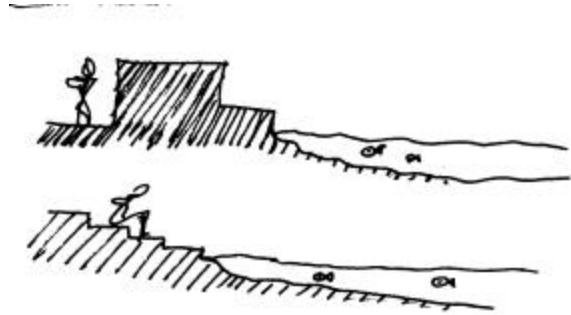**Respect the small-town scale**

The residents of Gibsons' fear uncontrolled sprawl may result from continued population growth and development.

Create a definite boundary where the town ends and the "hinter lands" begin.

Examples: buildings, a ring road, forest belt, streams, medieval fortifications, walls
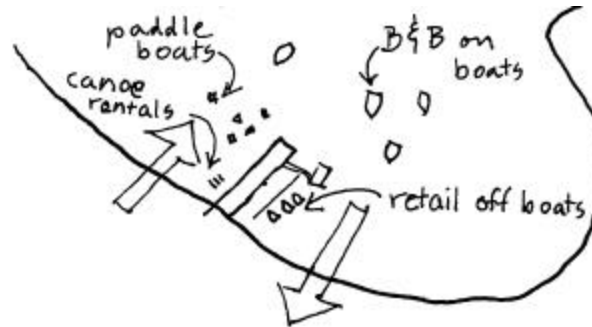
PUBLIC REALM

Respond to the natural

landscape

Views of the water are plentiful, access to it is not.

Provide visible and welcoming access to the sea.

Examples: undeveloped areas on the shore where one can touch the water
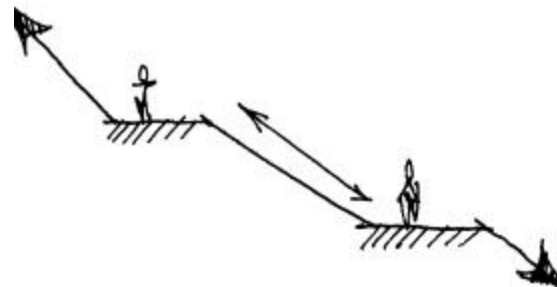
Respond to the natural

landscape

The harbour is too quiet and could be more active.

Allow a variety of activities to occur in the harbour and along the coast.

Examples: bed and breakfasts on boats, retail on boats, additional temporary moorage

Respond to the natural

landscape

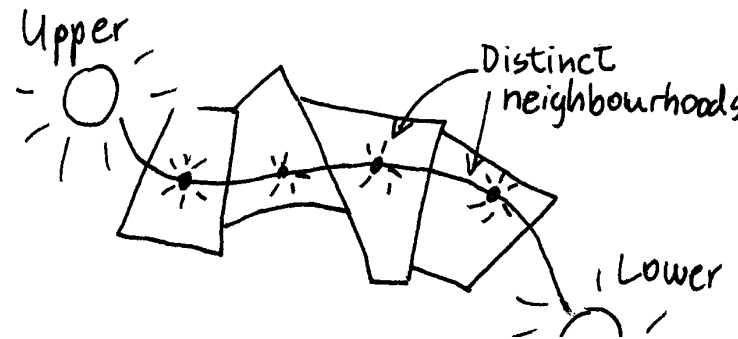The extreme slope of School Road impedes pedestrian movement between Upper and Lower Gibsons.

Design a pedestrian way up School Road so that the drama of the sharp slope is still experienced.

Examples: Create a series of platforms with rest areas, public art, transit interchanges, shops, cafes.

PUBLIC REALM

Respond to the natural

landscape

The forests around Gibsons are perceived as impenetrable and unusable.

Allow the residents to use forests recreationally, yet responsibly.

Examples: create feathered edges and trails, clearly mark trail

heads, allow public access between private properties

Link without blurring

There is no direct pedestrian link between Upper and Lower Gibsons.

Create a public passageway winding through distinct neighbourhoods, linking the neighbourhoods. The passageway should pass through a node of interest in each distinct neighbourhood.

Examples of interest nodes: sacred places, gathering spaces, cultural anomalies, pretty gardens

Design for the pedestrian

experience

THERE SHOULD BE A 2-3 DAY "NO CARS" FESTIVAL EVERY YEAR WHICH IS LINKED TO SOME OTHER SPECIAL EVENTS IN THE TOWN.

People are very car dependent in the town and do not realize it. The car has become a habit.

Encourage people to experience the public realm by having them get out of their cars and use other modes of transit.

SOCIAL

Link without blurring
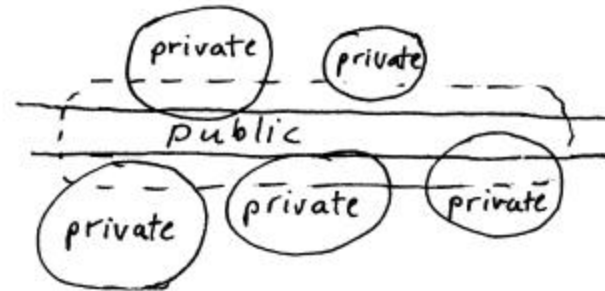
There is a strict separation of public and private in Gibsons with little to link the two. There is a lost opportunity for interaction and richness of experiences.

Create transitional spaces, which provide opportunities for reorganizing the traditional ideas of "public" and "private".

Example: build over the waterfront walk in parts

Link without blurring
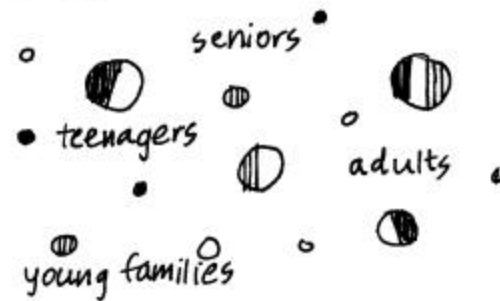
Some age groups are underserved in Gibsons. There is also too much segregation of age groups.

Create settings for every stage of life and for all combinations of those stages.

Examples: teenagers need a place of their own such as a youth center, and there should be a place for people of different ages to mingle with each other too

Nurture distinct neighbourhoo
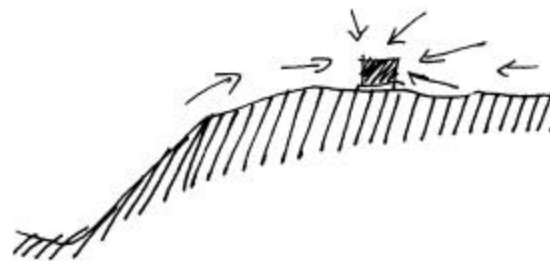
There is nothing to bring people together socially in Upper Gibsons.

Create a setting in which people in Upper Gibsons can come into closer contact with their neighbours.

Examples: community center, communal garden, civic/cultural center

SOCIAL

FIND WAYS TO PROMOTE GIBSONS ON AN INTERNATIONAL LEVEL. ENCOURAGE ACTIVITIES BY LOCALS AND VISITORS TO THIS END.

The town is under-promoted. There are not enough choices in employment.

Find a way to both promote Gibsons and its surroundings which will provide jobs.

Examples: stage a spectacular tragedy, encourage the film industry to come to Gibsons

ECOLOGICAL

Respond to the natural

landscape
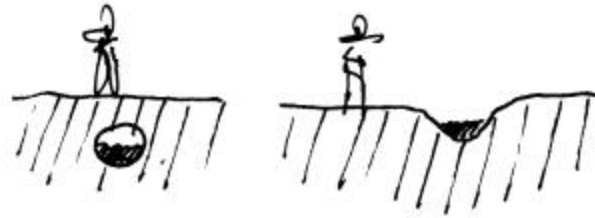
Increasing run-off is degrading stream habitat.

Allow for natural storm-water drainage.

Example: daylight streams; create swales instead of culverts

Link without blurring

There is a concern that with increased development significant amounts of forest will be lost, creating habitat islands.

Provide greenways for public use and to connect isolated habitats.

Example: Provide buffer zones along streams that vary in width (minimum 15 m) and respond to the existing environment, links between streams using covenants with property owners.

INFRASTRUCTURE

Nurture distinct neighbourhoods
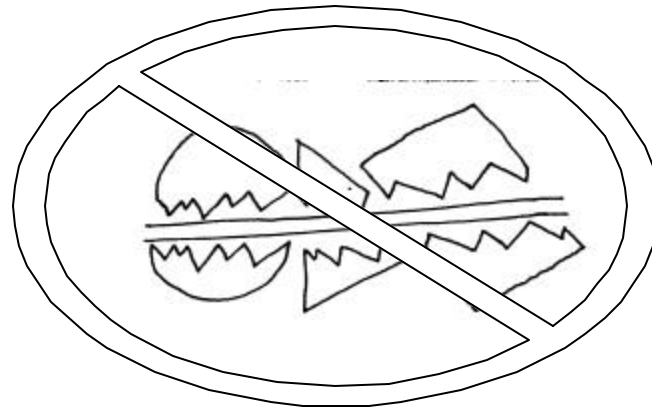
Major streets cutting through neighbourhoods destroy their sense of cohesiveness.

Avoid putting major streets through neighbourhoods, instead direct these roads between neighbourhoods.
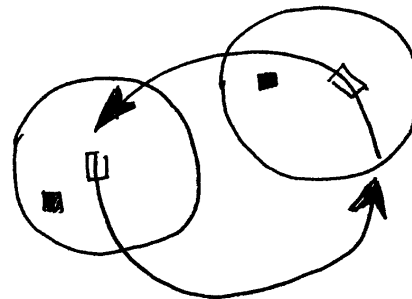
Respond to the natural

landscape

Streets are steep and difficult to navigate.

Roads should respond to the natural grade of the hill.

Examples: design new roads with topography in mind

Design for the pedestrian

experience

People are dependent on their cars. Local services are not accessible for all residents, especially seniors.

Locate transit stops together with convenience services within a 10 minute walk from most points in town.

CONCLUSION

In addition to identifying our Guiding Principles, we have also chosen one of them, Link Without Blurring, as our overarching theme. It is our aim to link Upper and Lower Gibsons while preserving and enhancing their unique identities. We also hope to do this on a micro scale, in neighbourhoods and on streets. We hope that the town of Gibsons will emerge like a picture, which when viewed at a distance forms a cohesive unit, a whole; but when examined close-up, is revealed to be made of an exquisite mixture of parts. We hope that by allowing ourselves to be lead by our Guiding Principles and inspired by our more specific patterns and guidelines the result will be a diverse, livable town made of many distinct and welcoming neighbourhoods.