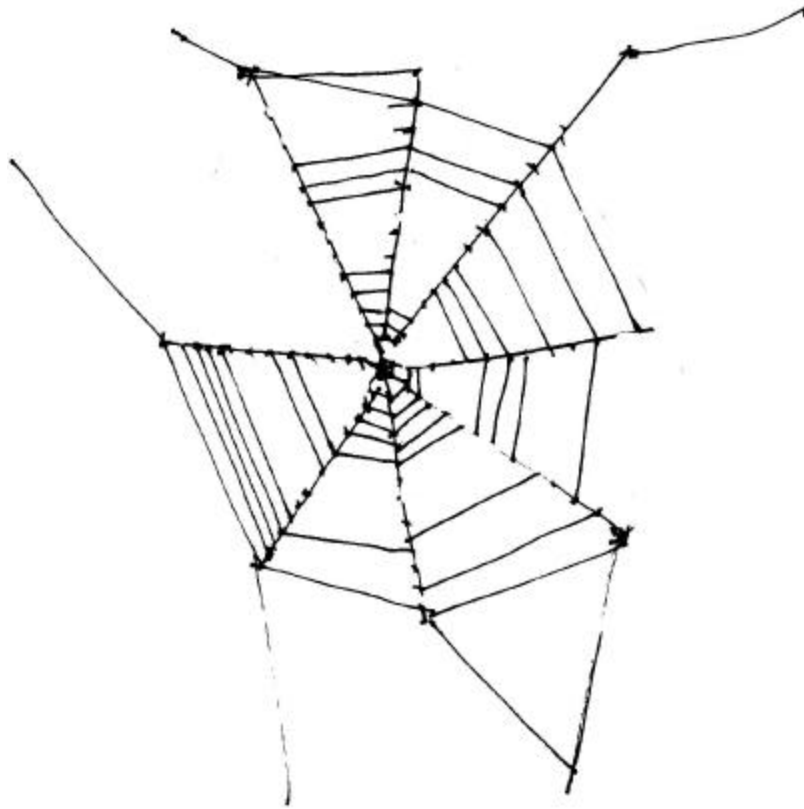
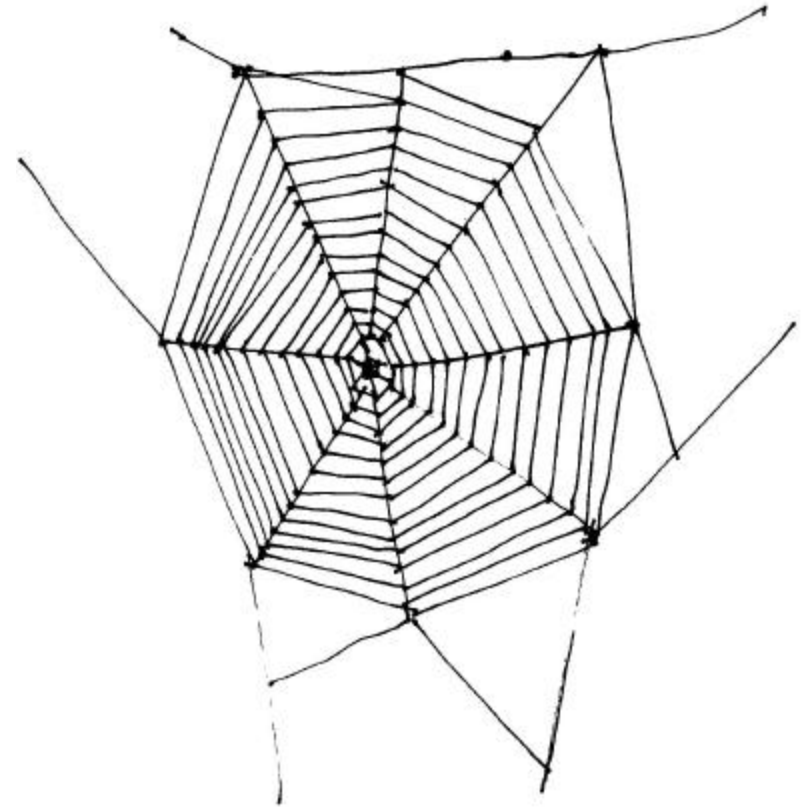


FUNDAMENTAL BUILDING BLOCKS



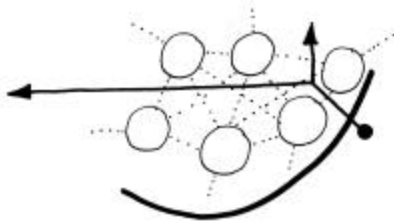
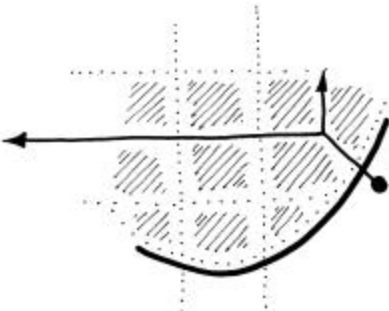
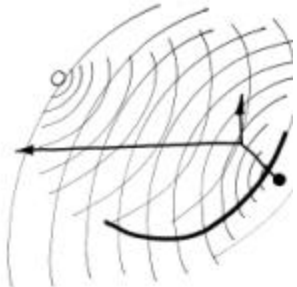
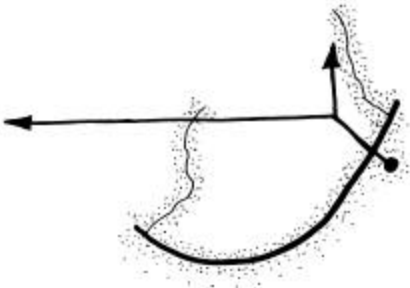
*THE WEB OF GIBSONS - EXISTING*

- Lacks Community Structure and Support
- Circulation, surface water flow and buildings are disjointed from the community
- Social neighbourhoods are lacking or are not units
- Centres do not relate to other centres
- There may be areas that appear to be functioning but it is often in complete isolation of the rest of the parts or filaments
- Fragile, Tenuous Structure
- Weak Connections Throughout



*THE WEB OF GIBSONS - PROPOSED*

- Community, Streets and Neighborhoods make a whole
- Strength comes from Interconnection and Bonds
- Social Neighborhoods are Supported
- Interwoven Pattern of Streets, Community and Nature
- Bonds and Threads are weak when they stand alone BUT gain considerable Strength from the Collective Whole



ECOLOGY

ECOLOGICAL INFRASTRUCTURE

STREETS

BUILDINGS

SOCIAL

## ECOLOGICAL INFRASTRUCTURE

### Drainage Pattern

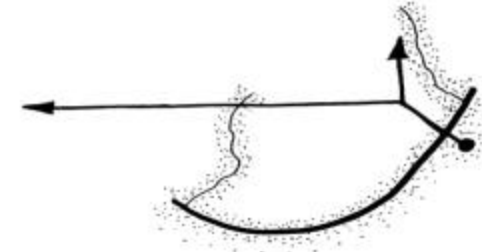
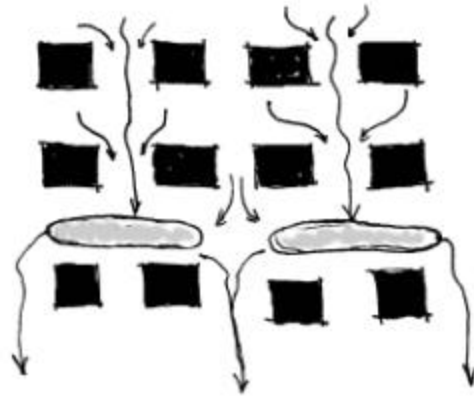
- Re-establish natural drainage patterns within urban fabric
- Integrate drainage system with other threads in system such as trails, streets and nature corridors

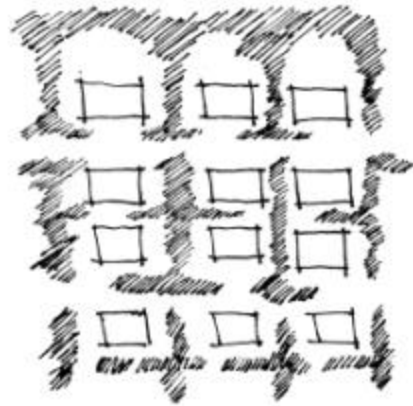
### Roughness

- Roughen the surface of the land to increase infiltration and stormwater storage opportunities
- Create rough, open ditches and swales instead of smooth round storm drains

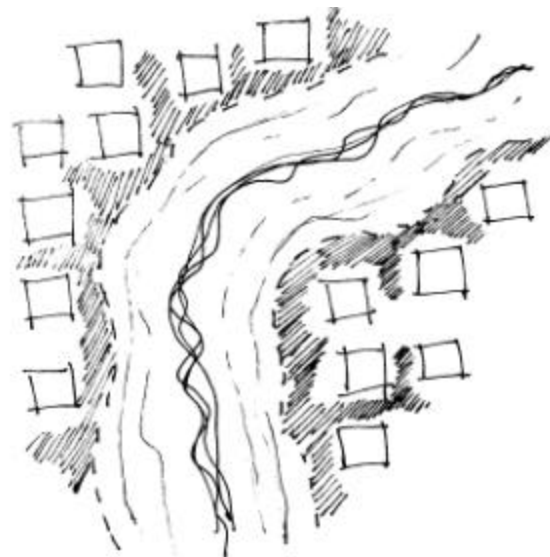
### Visible Processes-Infrastructure

- Make processes and functions such as stormwater drainage a positive aesthetic quality for the urban fabric instead of an eyesore
- Celebrate water and the way that it weaves its way down a slope





FOREST/URBAN EDGE.



STREAM/  
URBAN EDGE.

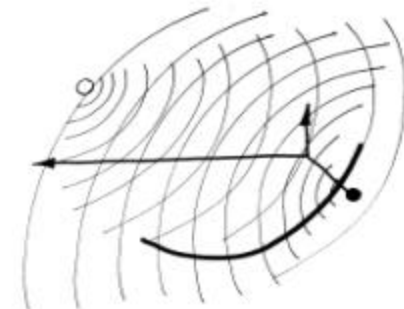
## ECOLOGY

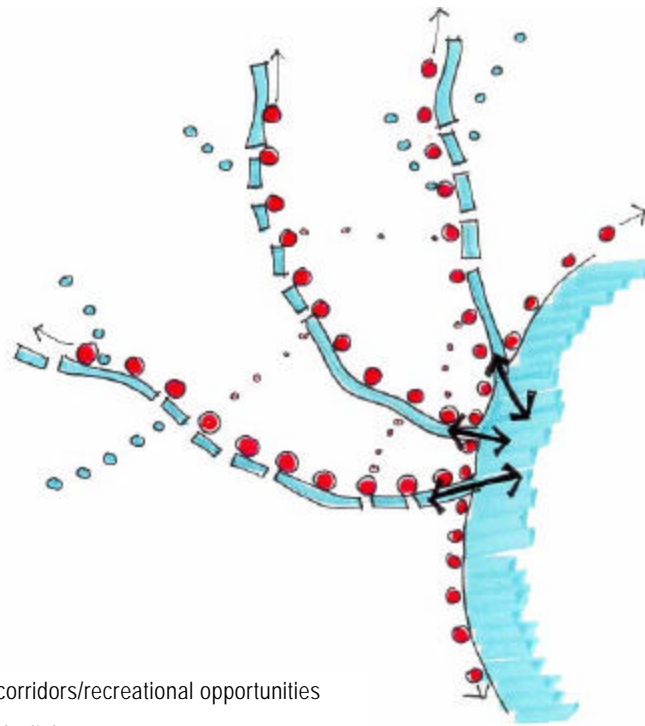
### Forest/Urban Edge






- Bring forest edge into the urban fabric
- Encourage the development of buffers along the forest edge (site or backyard buffers)
- Explore multi-uses of the forest ways (stormwater, pedestrian circulation, way-finding, etc.)

### Stream/Urban Edge

- Create buffers that respond to the natural processes of the stream including stream hydrology and form
- Go beyond recommended buffer widths where required to ensure protection of valuable ecological pockets (not all land is created equal)
- Let the buffer extend into the urban fabric to link and strengthen the connection between humans and nature





-  Movement corridors/recreational opportunities
-  Reconnect/daylight streams
-  Ephemeral waterways rebuilt
-  Cross connections with topography
-  Ocean/stream linkage emphasizing two-way flows

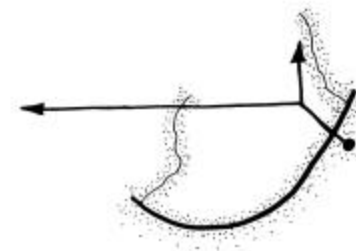
## ECOLOGY AND INFRASTRUCTURE

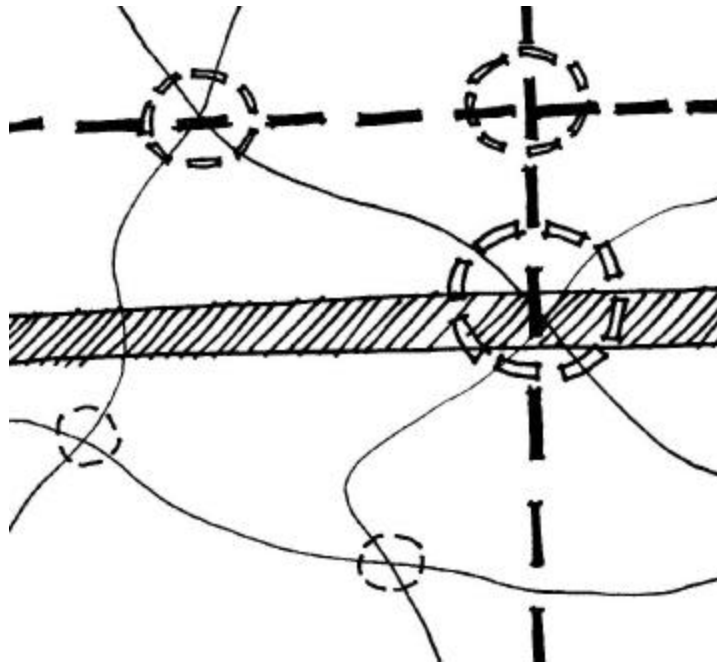
Water, both ocean and stream, is a key organizing principle in the underlying framework of Gibsons. By thinking about water as a key network, instead of using the traditional engineered streets or the rectilinear grid as a basis, a more sustainable and livable community can be created.

Streams should be daylighted wherever possible to reconnect aquatic and riparian habitat to the wider ecological system. This effort will enhance the habitat viability for salmon and a wide variety of invertebrates. Ephemeral waterways should be reconnected to the riparian system to expand the natural drainage system to the entire Gibsons watershed.

The riparian corridors act as key buffer zones for streams as well as provide natural movement corridors for people and wildlife. At least 30 m setbacks should be encouraged where possible. By making the streams visible and part of the recreational network, residents will likely be more inclined to a hands-on stewardship ethic of the natural areas in Gibsons.

The ocean is a key component of the water system and the link between stream and ocean should be celebrated instead of relegated to a pipe. This emphasis will help to encourage salmon migration as well as cultivate a greater understanding among visitors and residents of the key connections in the water system.





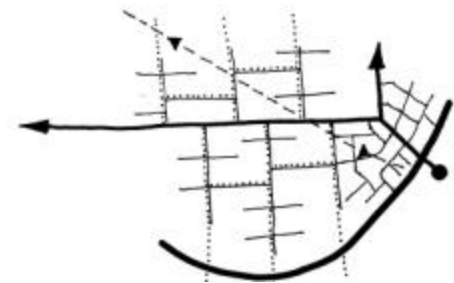
**STREETS**

Create a hierarchy and range of circulation networks which focus on non-vehicular transportation and works in conjunction with natural processes and topography.

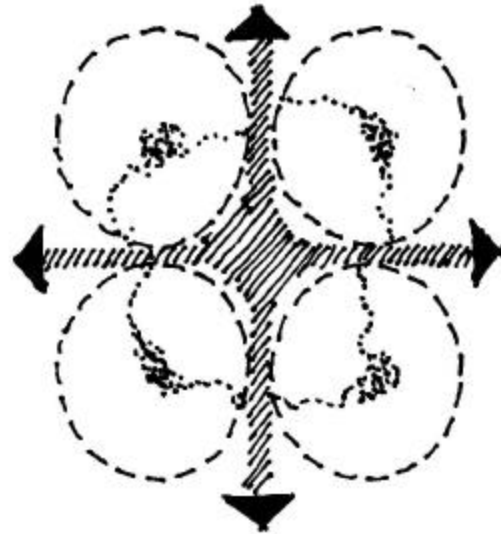
The diversity of parts of this network will be defined by varying landscape, building and street character and function while encouraging experience of the environment from above, below, in front of and behind...

This network will connect key neighbourhood, local and regional nodes. These nodes, or areas of intersection will become defining elements in creating diversity and a sense of place in Gibsons.

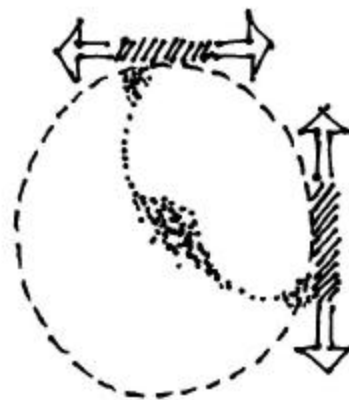
- Primary circulation
- Secondary circulation
- Non-vehicular circulation
- Regional node
- Local node
- Neighbourhood node



*Higher density, mixed use and services at the boundary of the neighbourhoods along main traffic routes*



*A pedestrian path is marked to pass through the neighbourhood central area and connect two edges of the neighbourhood*



## NEIGHBOURHOODS

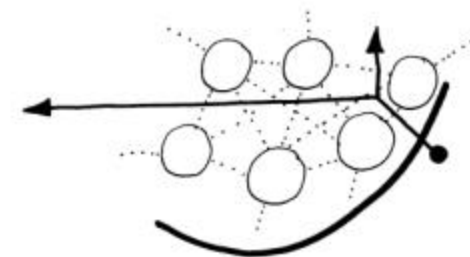
**Identify neighbourhoods and uncover the actual or potential centre of each...**

Neighbourhoods should be identified as the town's social units. They are based unifying characteristics such as the social mix, housing types, street patterns, land use, history, etc.

A nodal (or linear) area should be identified at the heart of the neighbourhood. It should be treated as a place representing the community's collective identity. A well-marked connector, extended between two edges of the neighbourhood, should pass through its central area.

The neighbourhood's central area may be as simple as a multi-use open space, gathering space or a place for lively conversation.

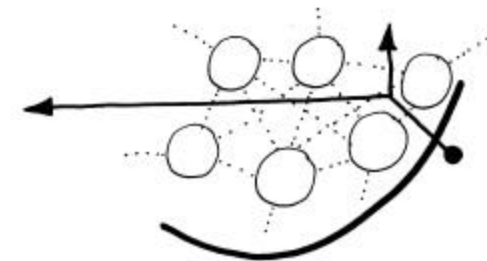
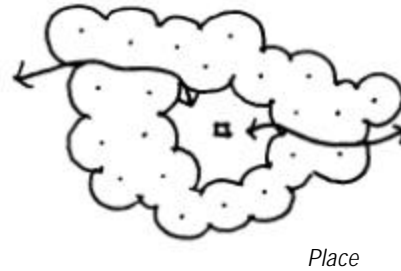
Main traffic roads at neighbourhood edges may be zoned for higher density residential, mixed use and primary services.



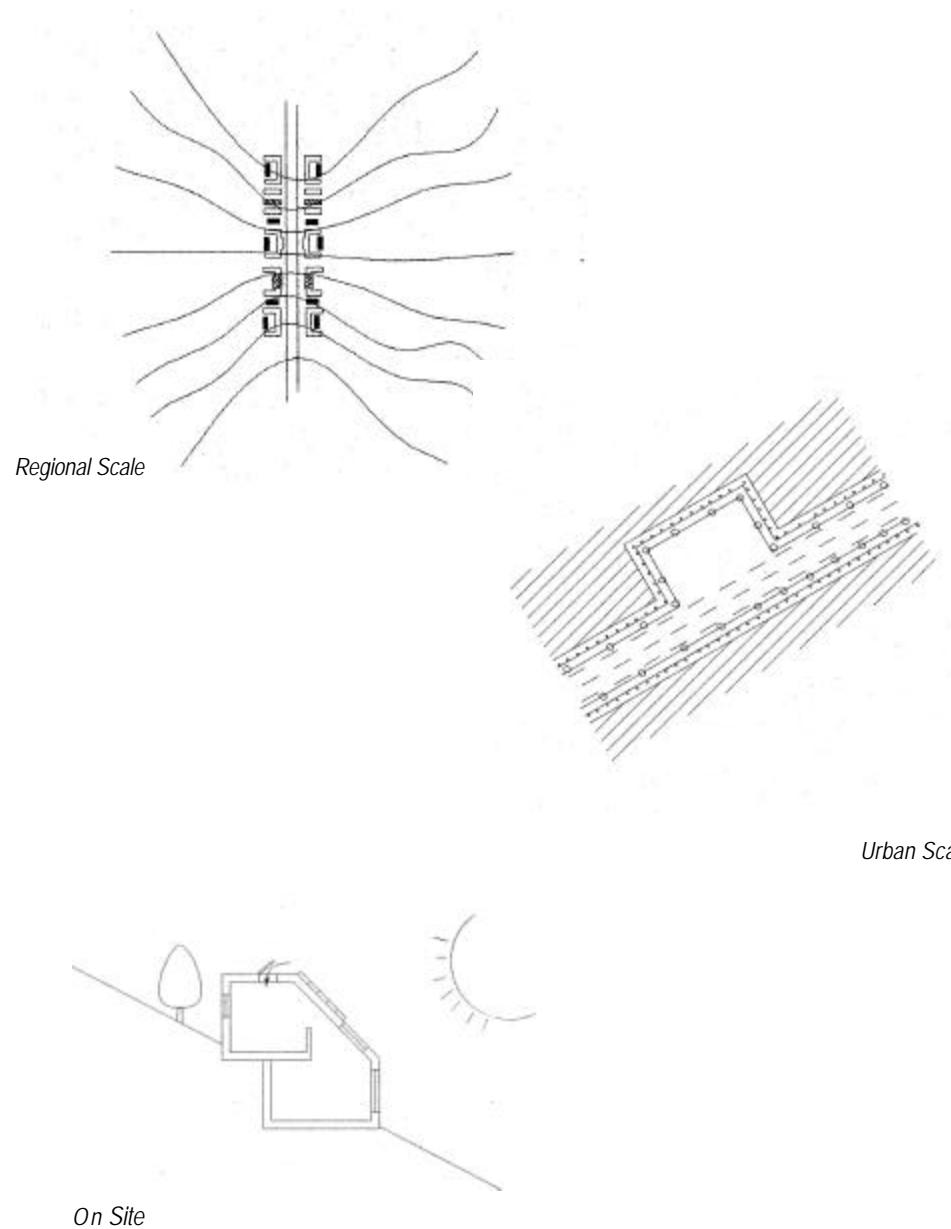
## LANDMARKS AND UNIQUE FEATURES

Create new and celebrate existing landmarks and sacred places at a variety of scales

Landmarks function as points of reference for identity of place and reinforce the collective memory of the community. Landmarks are distinctive and unique features, natural or man-made, old or new, which exist in a hierarchy of scales: region, town, neighbourhood, street, building, or a single architectural detail. They are elements of the mental mapping of Gibsons.







## BUILDINGS

### Regional Scale

- Build in the areas least favorable for wildlife and agricultural development
- Plan for densification and mixed use for future growth using infill developments, compact commercial, low density multi-family housing and smaller single family house lots.

### Urban Scale

- Create public and semi-public places to occupy in order to discourage people from “just passing through town”
- Minimize the visual and environmental impact of large parking areas-parking should be located behind buildings and along laneways

### On Site

- Protect the intimate character of Gibsons by sizing buildings to an appropriate scale and detail (ie. No big box stores)
- Design buildings and sites to maximize the benefits of natural lighting, heating, ventilation and stormwater infiltration
- Use building materials that are locally available, non energy intensive and from sustainable sources

