

Town of Gibsons

HOLLAND LANDS VISIONING Project Update

December 14th 2021



PROJECT TIMELINE

01

DESIGN WORKSHOP

The first phase and visioning process brought together a multi-disciplinary design team to “draw the questions,” exploring design opportunities working alongside staff and committee members in a workshop format.

02

COMMITTEE REVIEW & NEXT STEPS

Today we review and reflect on insights from the workshop, highlighting site opportunities and considerations for next steps in the Holland Lands visioning process.

03

COMMUNITY ENGAGEMENT

As a next step, we will seek input from the community with particular attention to programming and redevelopment priorities and ambitions.

Project Overview

The Town of Gibsons, in support of the Holland Lands Committee/Cultural Corner Revitalization Select Committee has engaged MODUS to study the feasibility of revitalizing the Holland Lands/Cultural Corner area of Lower Gibsons, and to make recommendations to the Town of Gibsons Council.

At this early stage, the Select Committee's Objectives are described as follows:

- Provide a strong focal point for the Town of Gibsons;
- Address the space needs for the Town of Gibsons, GDPL, SC Regional Museum, School District #46, Arts Building and Visitors Centre;
- Explore additional space needs/opportunities from other complimentary uses not currently located in the area;
- Enhance the public use, comfort and enjoyment of open (green) spaces

The visioning process brought together a multi-disciplinary design team to explore design opportunities, working alongside staff and committee members in a workshop format. This design workshop was led by the MODUS team and supplemented by renowned urban designers and architects Cal Srigley and Scot Hein. Together, workshop participants explored site conditions and constraints, developed draft concepts, and prepared presentation materials to showcase opportunities for redevelopment of the Holland Lands site. Explained in the following boards are the design options created for the site.

Project Principles

FEASIBILITY
PRINCIPLE 1

Prioritize project viability and consider funding opportunities to ensure implementation.

PHASE-ABILITY
PRINCIPLE 2

Consider scale of development and complexity of construction in exploring design solutions.

ACCESSIBILITY
PRINCIPLE 3

Ensure site-wide universal accessibility standards and integrate concepts within site topography.



HOLLAND LANDS VISIONING | The Design Workshop

1

SITE TOUR & CONVERSATION

OBSERVE



A site tour grounded the design team in the physical opportunities and constraints of the site (e.g. slopes, views, natural assets, etc.) while.

Free-flowing discussion with workshop participants provided further insight into current facility needs and requirements for future expansions, programming opportunities and aspirations.

2

CONCEPT EXPLORATION

DRAW



Following the site tour workshop participants and the design team reviewed the design brief to confirm assumptions and prior a short lunch break.

Following further discussion over lunch, the design team undertook a rapid ideation period explored three (3) design concepts considering: project priorities, Committee Objectives and first impressions of site constraints and opportunities.

3

PIN-UP & IDEAS DISCUSSION

REVIEW



At the end of the day - the design team presented back to the Committee. Three concept site plans explored a range of strategies for consideration in the redevelopment of the Holland Lands.

Continued discussion and elaboration of ideas during the afternoon session highlighted a range of opportunities related relationship to adjacent uses, as well as scale and phasing/timing of redevelopment.

We'd love your feedback! <reference online survey url>

HOLLAND LANDS VISIONING | Terrain Analysis & Site Configuration

SITE CONDITIONS & 'OUTDOOR ROOMS'



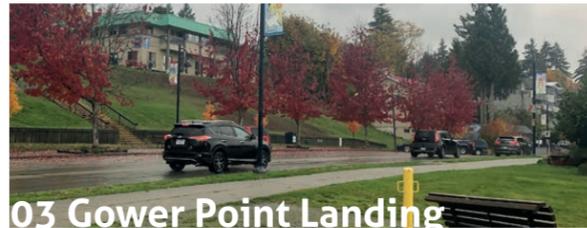
01 The Upper Bench

The lands fronting S Fletcher Road form a continuous portion of gently-sloping land at the highest elevation within the study area. This 'room' is defined by its breath-taking views of the harbour, Keats Island and distant views to the Coast Mountains.



02 The Hillside

This central area of the site is currently composed of a grassy slope descending eastward across the site to Winegarden Park and the waterfront. This 'room' is currently underutilized with limited pathways, seating areas, and landscape design.



03 Gower Point Landing

The area along the northern extent of Gower Road consists of a wide and flat bench of land. As evidenced by seasonal farmer's market use, this land has the potential to accommodate flexible programming and/or pop-up uses that engage the street and better integrate Winegarden Park.



04 Park Crossing

This space is defined by a subtle break in slope where a gentle street incline transitions at the arrival to the "Gower Point Landing"; and also forms a key linkage between the uphill and downhill open spaces of Holland Park and Winegarden Park.



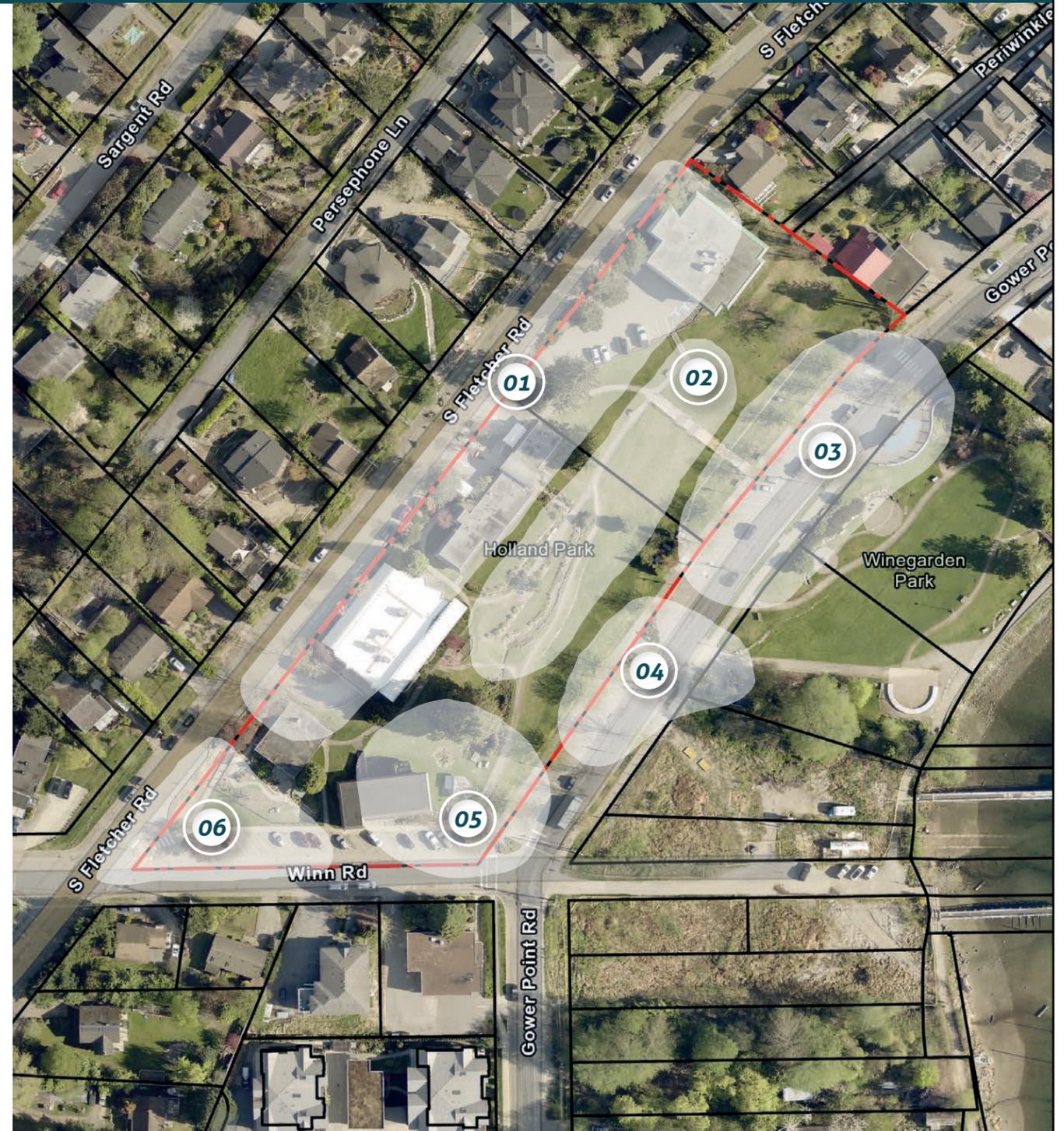
03 Winn & Fletcher

The acute intersection geometry at Winn & Fletcher is further emphasized by diverging elevation (as seen above) to the north and east. Residential uses frame this secondary gateway arrival from Gower Point Rd.



04 Waterfront Crossing

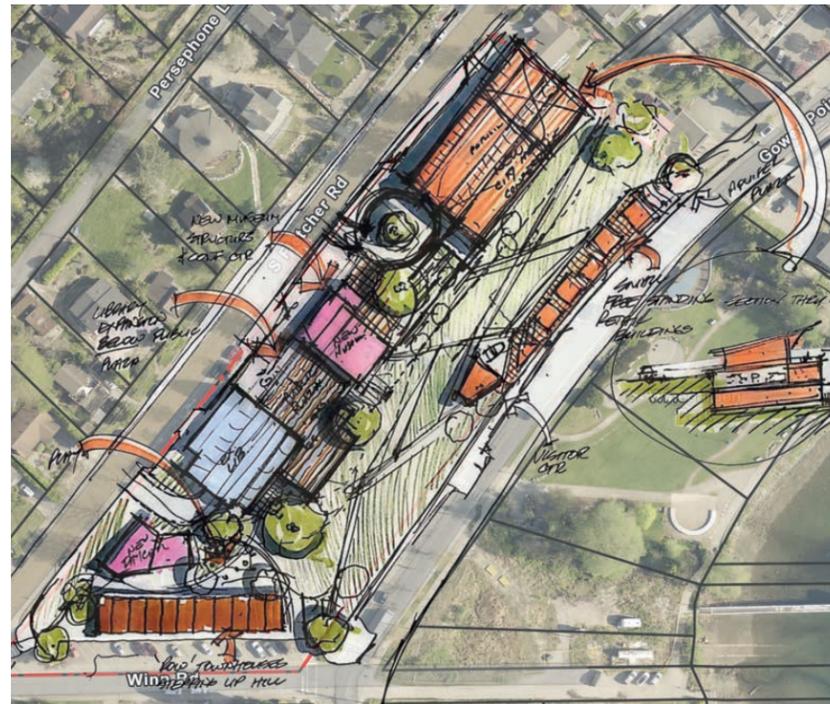
The southeastern corner should be noted as a prominent 'gateway' to the Holland Lands, adjacent larger waterfront development (e.g. the George) and considering views into the site as Gower Point Road arrives to Lower Gibsons.



We'd love your feedback! <reference online survey url> What other site opportunities should we consider?

HOLLAND LANDS VISIONING | Highlights & Constraints

CONCEPT 1 Uphill Linear and a Public Lobby



This concept explored phased and incremental development approach where individual user groups address their own capacity needs through self initiated funding efforts. A linear expansion / renovation to existing facilities represents a smaller financial burden while ensuring a shared & cohesive approach to the interaction of users on the site.

CONCEPT 2 Open Space Theatre



This concept explored an expanded contiguous open space formed by an expanded Holland Park and Vinegarden Park. A consolidated civic precinct frames and animates the southern portion of the site. The creation of new/expanded and shared facilities (e.g. City Hall/arts centre) affords greater creativity/flexibility, integration of tenants and expansion into purpose built civic infrastructure.

CONCEPT 3 Connections and Compact Corners



This concept explored a consolidated civic precinct linking an expanded library to a gateway corner @ Gower Point and Winn. A direct and accessible pathway links redeveloped 'corners' to the central civic courtyard. The 'stacked' building form of the consolidated civic building takes advantage of the hill slope to frame a public plaza space that also covers a public parking facility.

CONSTRAINTS & CONSIDERATIONS

- Needs defined by individual interests/user groups
- Incremental time horizon for implementation
- Success correlated to individual funding campaigns
- Limited by the footprint of existing facilities (renovation & infill)
- Does not take advantage of full site potential

- Central portion of land dedicated as contiguous open space
- Distinct separation of cultural and residential precincts, views
- Opportunities for collaborative programming
- Takes greater advantage of scale, consolidation and edges
- Requires larger capital & funding sources to realize vision

- Hillside open space reconfigured as accessible terraces
- Consolidation of civic uses within a new, purpose-built building
- Significant requirement for collaborative programming
- Takes greatest advantage of scale, consolidation and edges
- Requires largest capital & funding sources to realize vision

We'd love your feedback! <reference online survey url> What other highlights stand out in comparing these concepts?

INCREMENTAL EXPANSION * indicates area of potential expansion

phased development responds to immediate needs and relies on incremental implementation to achieve site-wide strategies

Feasibility of this concept is largely tied to individual / organizational fundraising efforts and consideration for efficient relocation of core programs and tenants.

Incremental redevelopment seeks to optimize existing building configurations and siting (e.g. relationships to open spaces) to best address immediate and future needs.

Opportunity to ensure **universal accessibility** (5% grade) is addressed over time through incremental improvement. This concept configures development around this design strategy and creates rooms of flat and gradual elevation to enhance user comfort in a series of stepped sites framed by buildings that help **transition the hillside** grades. The connection to the central plaza draws attention into the site and animates all uses, linking them to the internal green space and all other amenities.

This concept takes full advantage of the sloping site condition by expanding program along the **'upper bench'** (at the highest elevation) and stepping downslope where building expansion is needed while keeping the general configuration of the site largely unchanged.



We'd love your feedback! <reference online survey url> What opportunities do you like best? What else should we consider?

TRANSFORMATIONAL REDEVELOPMENT

re-development leverages strategic partnerships, private sector collaboration & revenue generation, and a comprehensive use of the site.

Feasibility of this concept is leveraged through collective effort across multiple organizations in fundraising and further supported through the redevelopment of the existing SD46 site (including the parking lot).

Consolidation of building programs helps to better frame green spaces (as illustrated in the courtyard framed by the library and daycare). Distant water/mountain views are framed with new development and landscape and the view to Winegarden Park.

The majority of the re-development program sits on the southern corner of the site. The two major buildings will form a **cultural precinct**, framed and connected with a central plaza space.

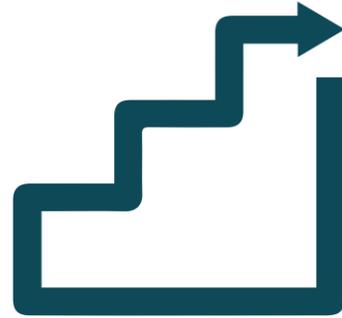
This concept utilises a **central green space** referred to as the "Village Commons" to emphasize connections between residential uses and the civic/cultural hub.

Accessibility is integrated within the building and landscape design: the concept takes advantage of the slope in a **series of terraces** that enhances major views. **Underground parking** extends the length of the building and visually 'hidden' by open spaces & buildings.

Small-scale commercial uses along Gower Point Rd supports additional revenue generation and **activates the streetscape** through retail diversity and vibrancy located in the existing space between the sidewalk and retaining wall.



We'd love your feedback! <reference online survey url> What opportunities do you like best? What else should we consider?



Incremental Expansion

INDIVIDUAL RISK

Overall **capacity is limited** by Individual groups' access to funding opportunities and abilities / initiatives to support specific needs for redevelopment.

SMALL / LIMITED SCALE

Scale of redevelopment is limited to serve individual facility / user needs.

ADAPTIVE PROGRAM

This approach **prioritizes immediate user needs** and building / facility inventory to understand current capacity and expansion opportunities to serve individual user groups.

INCREMENTAL TIME HORIZON

An **incremental time horizon** relies on smaller campaigns and individual fundraising efforts.



Transformational Redevelopment

SHARED RISK, DE-RISKED

This approach puts an **emphasis on strategic partnerships**, including opportunities to involve the private sector in a more comprehensive redevelopment vision.

LARGE / OPTIMIZED SCALE

Integration of uses within **shared/mixed-use facilities – including revenue generating uses – affords greater space for bold designs**

OPTIMIZED PROGRAM

longer-term visioning and expands grant funding opportunities for more substantial facilities.

DEFINED TIME HORIZON

Implementation **time horizons are better defined** within a singular project, subject to funding.

We'd love your feedback! <<reference online survey url>> Which re-development approach do you prefer for Holland Lands?