

Project Background

The Holland Lands Cultural Corner Select Committee was formed in response to the growing need for additional space at the Gibsons and District Public Library, the Sunshine Coast Museum and Archives, and Gibsons’ Town Hall.

This simultaneous need for expansion by all three service providers presents a unique opportunity to rethink how we use the Holland Lands site, and offers us the chance to work together to improve accessibility, create connective pathways between services, enhance the recreational use of the site for all ages, and increase the park’s biological diversity through improved landscaping.

The current exploratory process also gives us an opportunity to consider other uses, such as:

- incorporating housing to offset construction costs and grow the tax base;
- extending small-scale commercial vendors along Gower Point Road to increase vibrancy; and,
- improving the flow and connectivity between the landing area and the Gibsons Public Market and marina.



SCAN ME

We invite you to help shape the future of this significant civic space!

Please review the concepts presented here and share your thoughts by completing a survey.

We look forward to hearing your ideas!



SUNSHINE COAST
MUSEUM & ARCHIVES



Sunshine Coast
TOURISM

Process & Purpose

With the goal of identifying, recommending and prioritizing the preferred facility spaces and needs of current occupants, the Committee was tasked with studying the feasibility of revitalizing the Holland Lands/Cultural Corner area of Lower Gibsons, and to make recommendations to the Town of Gibsons' Council, in order to:

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

The Town of Gibsons, in support of the Holland Lands Committee/Cultural Corner Revitalization Select Committee engaged MODUS, Planning Design & Engagement to explore redevelopment opportunities and provide recommendations related to further project planning, detailed design development and implementation.

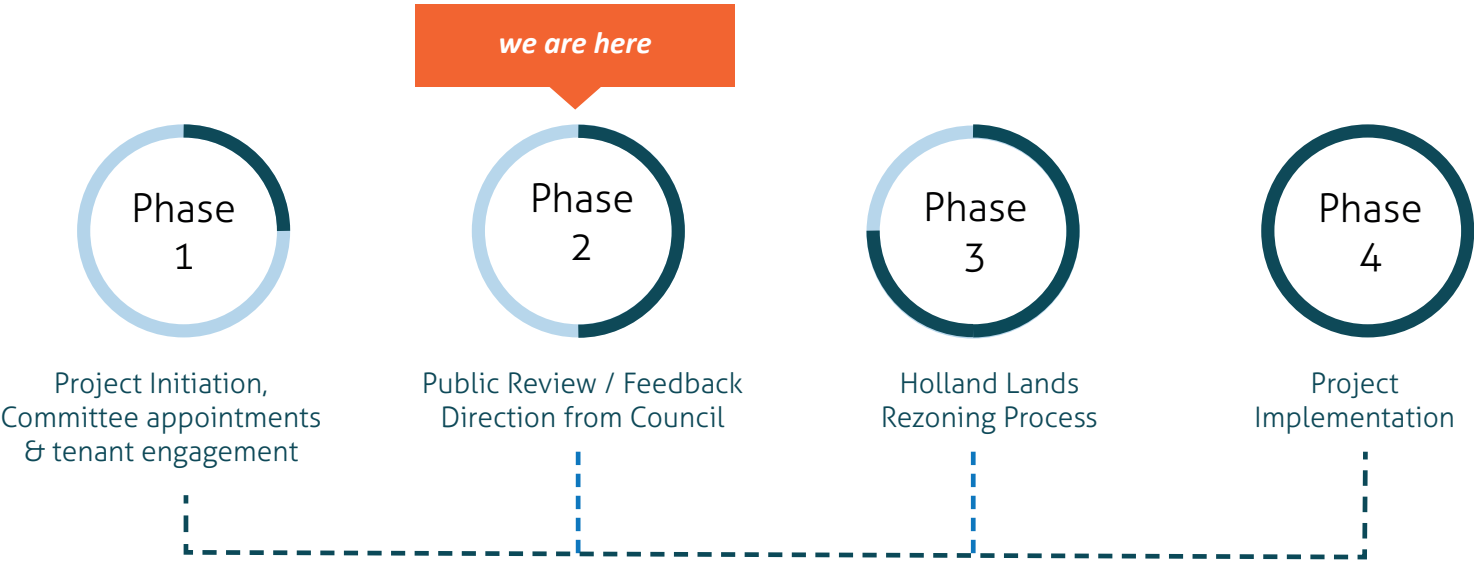
The following presentation materials include a statement of project principles and summary of existing site conditions.

Key themes, "big ideas" and approaches explore insights and opportunities for redevelopment of the Holland Lands.

The timeline at right shows "where we are" today and next steps as milestones in the overall project process.



Project Timeline & Milestones



Project Principles

The following project principles – established by the Holland Lands Committee – have been further confirmed through discussion and conceptual exploration. They will continue to guide next phases of the project through conceptual refinement, rezoning, design development and implementation.



Aquifer Preservation
Continue to protect the aquifer through site-sensitive design and best management practices.



A Green Heart
Green space must be maintained with an increase in biodiversity and tree canopy cover.



Good Fit, Good Neighbours
Ensure project consistency with other TOG development policy & regulation (i.e. Form & Character Guidelines, Tree Bylaw, etc.)



Accessibility
Paths and physical connectivity between services/ buildings must improve overall accessibility.



People First
Make green space more usable and engaging for people of all ages, especially young families.



The Squamish Nation
Recognize the Squamish Nation through the programming and design of the Holland Lands.



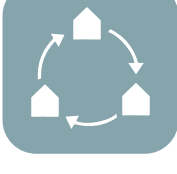
Commercial Activity, Vibrancy
Small-scale commercial space should be incorporated to increase vibrancy in Lower Gibsons and improve visitor experience.



The Persephone
Accommodate opportunities to host relocation of the Persephone (as an alternative to Pioneer Park).



Open Space Connectivity
Connectivity with Winegarten Park must be considered and incorporated in the design.



Address Current / Future Needs
Meet the space needs for HuckleBerry Childcare, SC Museum, SD46, Town Hall and the Library.

1

SITE TOUR & CONVERSATION

OBSERVE



2

CONCEPTS & OPPORTUNITIES

EXPLORE



3

IDEAS DISCUSSION

REVIEW



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

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

Following the site tour, workshop participants and the design team reviewed the design brief to confirm assumptions prior to concept exploration.

Following further discussion, the design team developed three (3) exploratory concepts considering: project priorities, Committee Objectives and first impressions of site constraints and opportunities.

At the end of the day, the design team presented the three exploratory concepts to the Committee. The concepts considered a range of strategies for the redevelopment of the Holland Lands.

Continued discussion and elaboration of ideas explored the site's relationship to adjacent uses, as well as scale and phasing/timing of redevelopment.

SITE CONDITIONS & 'OUTDOOR ROOMS'



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 breathtaking views of the harbour, Keats Island and distant views to the Coast Mountains.



This central area is defined by steeply sloping grassy area that descends south-eastward to Gower Point Road. This 'room' is hardly functional as a community space with the exception of limited path (and stair) connections, seating areas, and managed landscape.



The area along the northern extent of Gower Point Road consists of a wide and flat bench of land. As evidenced by seasonal farmers' 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.



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.



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.



The southeastern corner should be noted as a prominent point of arrival to the Holland Lands with sensitive transitions to adjacent waterfront development and considering views into the site.



Key Themes

The following themes are a summary of the Committee's feedback to date.

PROCESS
INTEGRITY

Respect the past contributions, ongoing commitments and relationships with Committee members, their respective organizations and current tenants within the Holland Lands planning process.

GREEN
SPACE

Develop a central continuous green space that supports connectivity among users, enhances natural habitat and promotes social connection through more functional and usable park programming and design.

ACCESSIBILITY
IMPROVEMENTS

Improve accessibility within all facilities and across green spaces. Incorporate design elements and intuitive wayfinding to create safe, comfortable and enjoyable connections across the sloping site.

SQUAMISH NATION
REPRESENTATION

Incorporate Squamish Nation recognition within site programming and physical design opportunities, such as facilities programming, open space design and public art.

DEVELOPMENT
PARTNERSHIPS

Seek partnerships with a community-minded developer(s) to explore the full range of mixed-use opportunities, including commercial and/or residential uses.

SMALL-SCALE
COMMERCIAL

Explore opportunities for small-scale commercial spaces and uses to activate public spaces, support local entrepreneurs and contribute to increased economic vitality within Lower Gibsons.

TRANSPORTATION
& CONNECTION

Bring BC Transit into the planning process to best accommodate service; consider prominent locations along Gower Point Road and intuitive wayfinding for destination tenants (e.g. Visitors Centre, etc.)



Mixed Use Housing and Retail

How can the northern portion of the site transition to adjacent residential uses and take advantage of the harbourside views?

Might residential – and small-scale commercial – uses serve to support Lower Gibsons while generating revenue for the overall redevelopment program?

Park Enhancements

How can enhancement better support recreational and open space opportunities to address the needs of Lower Gibsons?

Might an improved Holland Park continue to protect the aquifer, enhance the urban forest, create better spaces for gathering while also serving to better connect destinations?

A Thriving Civic Heart

How can redevelopment of the site consolidate existing uses, including our Town Hall, library, School Board offices, visitor centre, museum & archives and daycare?

Might we better share resources (e.g. parking, meeting rooms, etc.) and activate public spaces in redeveloping together?

Streets as Shared Spaces

How can ongoing and expanded use of the Gower Point Road right-of-way be best utilized for special events and/or seasonal programming (i.e. Jazz Festival)?

Might improvements to streets further connect and enhance a civic precinct for Lower Gibsons?

Connection to Winegarden

How can redevelopment of the Holland Lands further strengthen connections to, quality and use of Winegarden Park?

Might the design of parks define Gower Point Road and further prioritize pedestrian safety and connectivity to the water?

Complementing the Waterfront

How can the size, location, “look and feel” of a redeveloped “civic heart” on the Holland Lands complement adjacent waterfront development along Gower Point Road?

Might redevelopment help moderate scale, present a “friendly face” and help define an inviting arrival to Lower Gibsons?



Zoning & Design Guidelines

The Select Committee emphasized that new development should not overwhelm the existing village character. **Zoning regulation and Development Permit Area guidelines will ultimately serve to control the form and character of future development on the Holland Lands.**

The existing character of Lower Gibsons and the Harbour Area is largely defined by scale. In urban design, the scale of a building (e.g. "built form") reflects its relationship in terms of size and massing (e.g. height and bulk) relative to its surroundings. A building's scale is contextual in nature and is a key factor in considering how well it **blends with its context.**

Design Guidelines for Gibsons Landing help regulate scale and include the following:

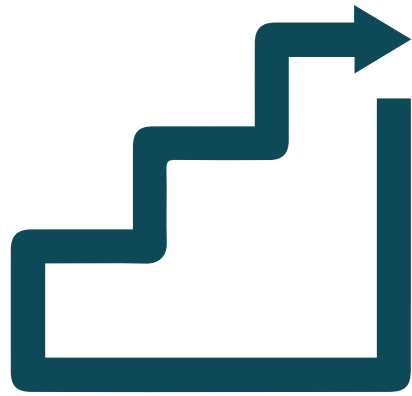
- All built form in the Harbour Area, particularly where it fronts on the "Village Walk" or "Harbour Walk" as delineated in the "Harbour Area - Pedestrian Network Map" shall be human in scale, and pedestrian-oriented.
- Building facades facing these pedestrian routes shall be no more than two storeys in height, or, where a height of greater than two storeys is allowed, shall step back a minimum of 3m (10ft) above the second floor.
- Building massing should be low near the waterfront, open 'stepping back' from the water.
- Varied roof height, and roofs at various heights, are encouraged to provide variety in roovescape and skyline.

Gibsons Landing Development Permit Area-wide Design Guidelines - Page 118

How do you currently use the Holland Lands?

What else would you include in the vision for redevelopment of the Holland Lands?

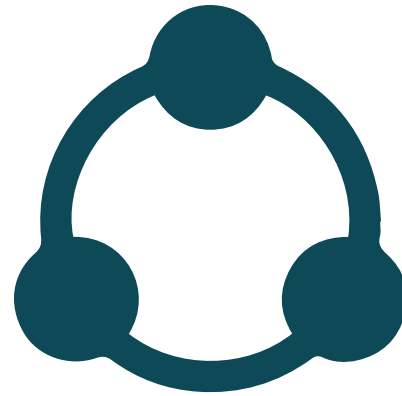




Incremental Expansion

- Recognize and prioritize immediate user needs and building / facility inventory.
- Understand current capacity and expansion opportunities to serve individual user groups.
- Scale redevelopment to serve individual facility / user needs.

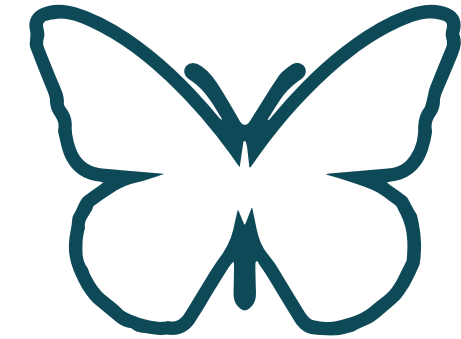
The time horizon of incremental redevelopment is often determined by smaller, individual fundraising campaigns, and focused on initiatives to support specific immediate needs.



Expanded Collaboration

- Explore more opportunities for collaborative partnerships for programming, implementation and operation.
- Scale redevelopment to consider new, shared-use facilities, including opportunities to 'decant' uses within the site to accommodate new uses and or facility expansions.

Collaboration – while taking time to coordinate needs and priorities – can yield greater efficiency in programming, design, fundraising and ongoing facility operations.



Transformational Redevelopment

- Emphasize strategic partnerships, including opportunities to involve the private sector in a more comprehensive redevelopment vision.
- Integrate uses within shared/mixed-use facilities – including revenue generating uses.
- Scale redevelopment for bold, longer-term visioning.

Implementation time horizons are typically longer within singular, phased projects. Financing and grant funding opportunities for more substantial facilities require coordinated effort among stakeholders.

Phased Implementation

The Committee deliberated at length about the scale and ambition of redevelopment on the Holland Lands.

Most tenants support a transformational approach while others were supportive of a hybrid approach: it was acknowledged that immediate needs among users must be addressed while optimizing the use of shared resources and the site potential in service of growing community needs.

Within that context, **the Committee voiced a strong preference towards a "step-wise approach"** whereby shared goals and objectives – and a continued effort to seek opportunities and leverage resources – guide a thoughtfully phased, financially viable and incrementally redeveloped civic precinct.

"We believe that the concept of a comprehensive, integrated vision for lower Gibsons would be of the most benefit to the community as a whole and, if we work collectively to achieve our goals instead of working individually, that it has a greater likelihood of a successful outcome for all participants."



A Step-Wise Approach

STRATEGIC PARTNERSHIPS

A step-wise approach recognizes **strategic partnerships**, including opportunities to involve funding partners and the private sector in helping kick-start the redevelopment vision with start-up capital.

OPTIMIZED PROGRAM & SCALE

Integration of uses within **shared/mixed-use facilities** affords more efficient use of space and creates room to innovate over time.

MAXIMIZED OPPORTUNITIES

Longer-term visioning can explore more substantial opportunities and help coordinate grant funding for more substantial facilities.

INCREMENTAL HORIZONS

Implementation **time horizons are incremental** within a long-term, phased redevelopment project, subject to funding and ultimately responsible to immediate community / user needs.