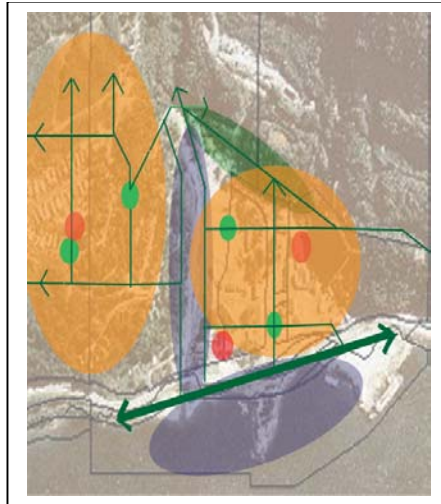


Community - District

Amber Paul

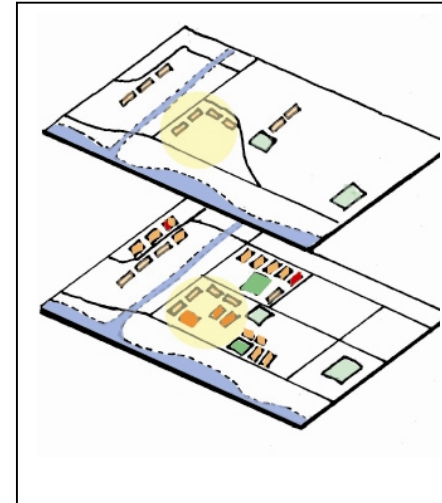
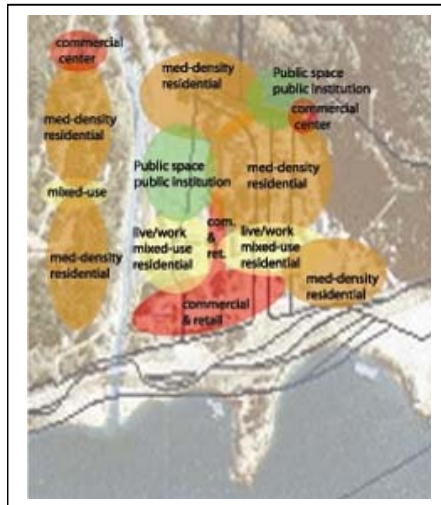
Green infrastructure

Establish a pedestrian oriented network of greenways along major landscape features, i.e riparian corridors, the waters edge and the foothills of the slopes. Situate commercial centers and public institutions along these corridors ensuring safe and enjoyable access. This maximizes potential for recreation and promotes access to public open space.



Center neighborhoods around social spaces

Establish residential areas around commercial and institutional centers, encouraging residents to walk rather than drive. A small cluster of commercial services in a neighborhood serves as a social gathering space as well as servicing basic needs. Apply flexible zoning to allow for multiple uses in single zones.

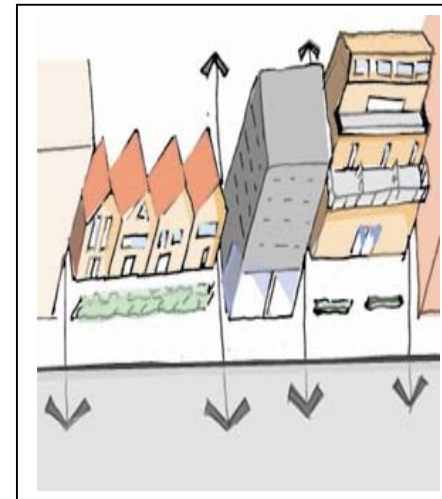


Include existing residents

Fit the old into the new; capitalize on existing residents and services in order to provide a foundation for community development and growth. One idea is to provide a common meeting ground around the established commercial area that physically and socially unites adjacent units.

Provide multiple housing types for a variety of income levels

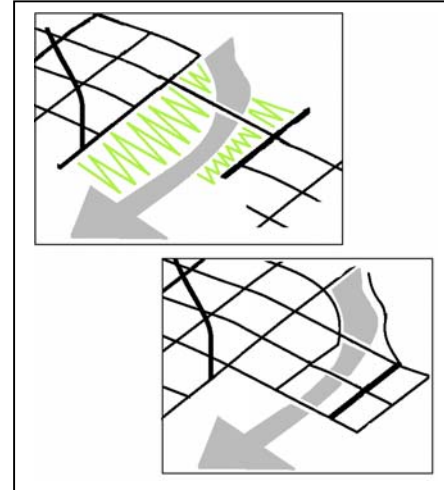
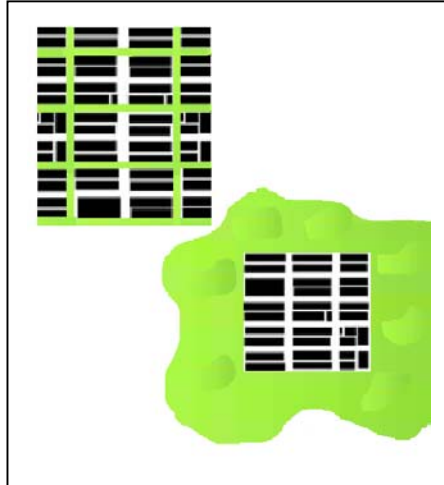
Neighborhood blocks that consist of a diversity of house types make the streetscape more interesting. Furthermore, varying house sizes provide accommodation for a range of income levels and age groups. Allowing passage between structures facilitates movement through the neighborhood and creates a more dynamic street environment.



Community – Corridors

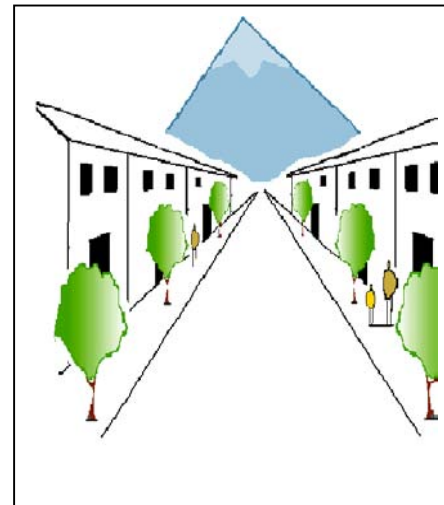
Kelly Rogers

Access to Nature:
Everyone should be within a short distance to green areas. New development could either thread greenways throughout development, with the resulting neighborhood covering more land area. Another option would be to concentrate development in the center, leaving greater areas of natural space intact.



Relationship to Highway:
While Highway 99 provides convenient access for Britannia, it can also be a source of noise and heavy traffic. New development could minimize access to the community by deflecting traffic onto a few roads. Furthermore, a buffer could be placed to reduce sound. Another option is let the new road pattern encroach onto the Highway, creating a town grid that would slow traffic.

Welcoming Streetscape:
Streets are for all people and different types of activities. To create a welcoming environment for pedestrians, plant street trees, which provide visual interest and a sense of enclosure. Street furniture provides places for rest and reflection. Storefront commercial generates more sidewalk activity, creating a sense of liveliness in the town, as well as a sense of security by providing more “eyes on the street.”



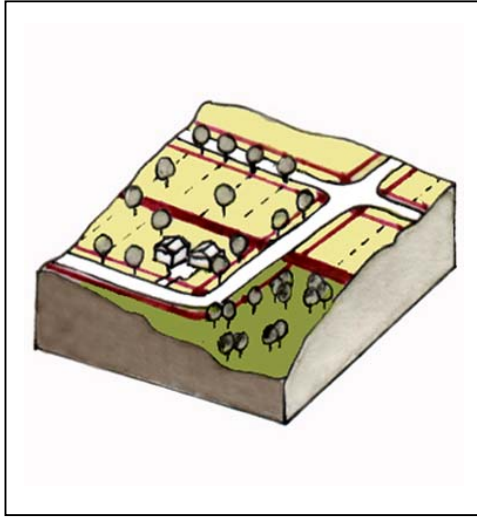
Framed Views:
Britannia Beach is located in a spectacular natural setting and road placement should maximize vistas to the mountains and the ocean. To better “frame” the view, create streetscapes with visual interest. Both the foreground and background of the composition are important to create a strong sense of place.

Community – Block

Maureen Hetzler

Flow and Connection

Streets should be designed to encourage pedestrian and cyclist flow. Sidewalks should be continuous. Design shared driveways or back lanes to provide as little interruption as possible. Bike routes on busy streets should have separate lanes or be routed between developments in greenways or along alleys.



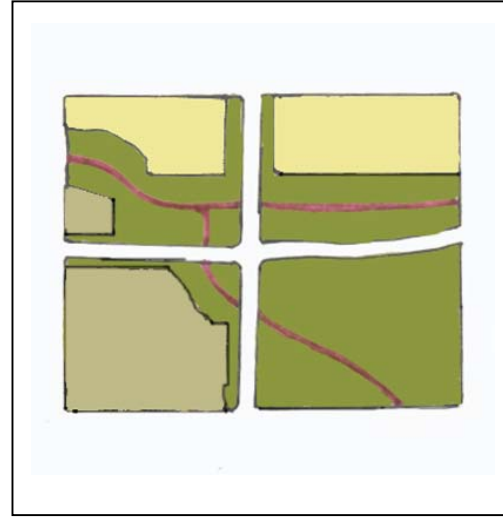
Natural Features as Public Space

Waterfronts and riparian environments are community amenities. Streets should conform to the shape of these features and public access should be provided to all areas. These spaces may be used for pedestrian and bike routes improving connections. Community interaction and identity may also improve through the therapeutic value of these green public spaces.



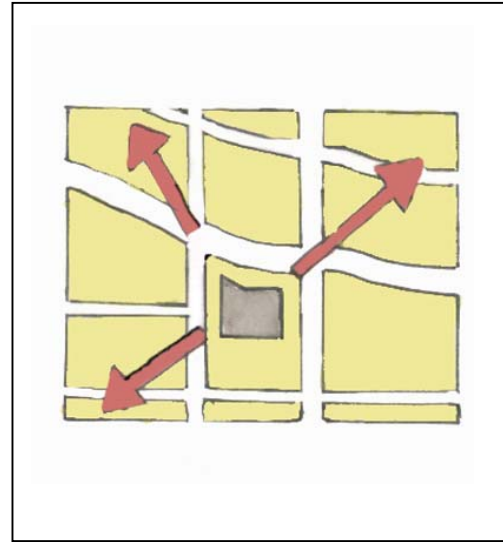
Integration of Land Uses

Current land uses should be gradually integrated into a mixed community fabric. Green spaces should be integrated into a dense built environment through greenways, parks, pedestrian streets or other public spaces. Short blocks will encourage this process by encouraging flow and finer mix of uses.



Central Public Facilities

Schools, grocery stores, parks and other neighbourhood facilities should be within walking distance of each home. Parks should be a 3 minute walk and schools and retail stores should be a 10 minute walk. Close proximity of these facilities decreases car usage, and encourages community interaction through improved use of sidewalks, bike lanes and public spaces.

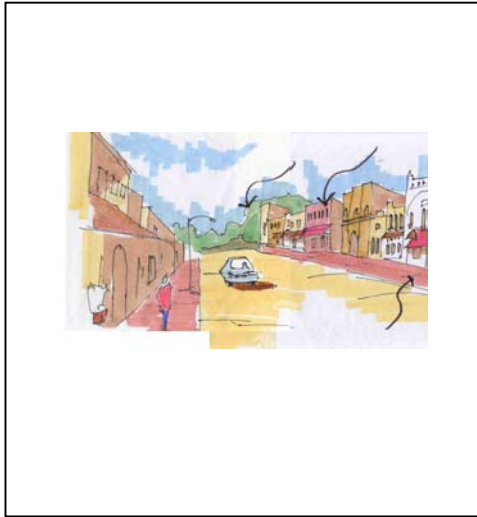


Community – Parcel

Yongdong xi

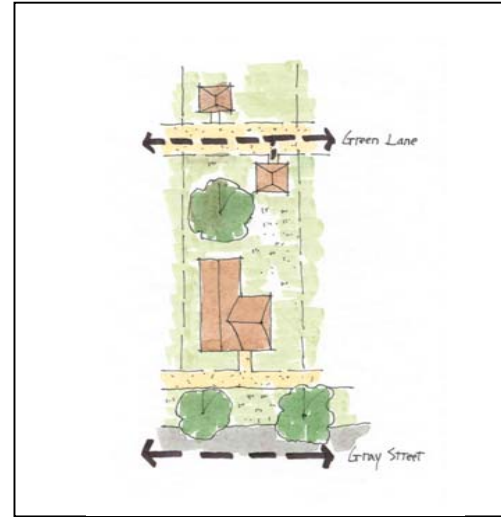
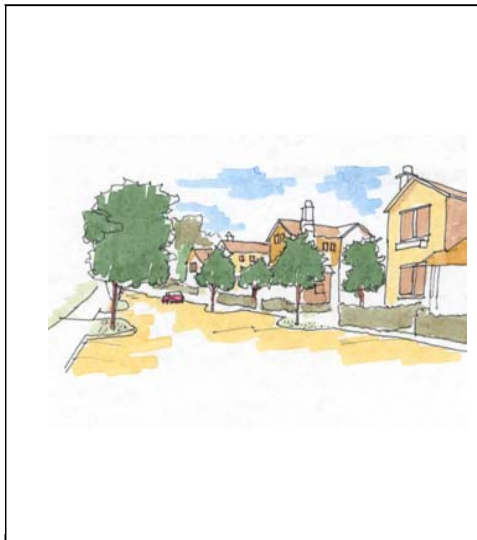
Layer living and working

Mixed use building provides vibrant community that people can live and work in the same place rather than commuting long distances to work. It is a flexible space that can adapt to diverse needs while promoting social exchange. It integrates residential with commercial, tourism and recreation. It promotes density of varied residential types, and gives a sense of “Main Street”.



Use tight setback and provide historic new buildings

The image shows a people-friendly street. Street trees and tight setback front yard create a pleasant and safe envelope for pedestrian. A front door gives direct and easy access to the street and gives each family a public “face”. The mix of new buildings reflect the local history and regional character of Britannia Mine and enhance the visual quality of the community.



Green lanes increase access

Lanes give each parcel flexible accesses for residential. A rear lane gives each parcel access to the adjacent open space. It is also a social interaction among neighbours and a safe place for children to play. The lane provides access to car storage, deliveries, and secondary units. Rear Green lanes contrast with the Front Grey Streets for their functions.

Design Smart parcels

Individual lawns and backyards will be like small sponges, capable of absorbing the rain that drains off roofs, parking surfaces, and pathways. Pervious pavers, or crushed stone surfaced walkways and parking pads absorb water near where it falls. These make the backyard soil “sponge” even more absorbent while ensuring that yard surfaces stay walkable.

