

BOWERS DISTRICT

Master Plan

Presentation to Council

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Barefoot Planning
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Today

- Context
- Vision & Conceptual plan
- Land Use
- Transportation
- Open Space
- Sustainability

Context

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MASTER PLAN

Plan Process to Date



BACKGROUND ANALYSES – 2019

The Project Team conducted an in-depth analysis of the site and the surrounding conditions in order to inform visioning and future site planning.

VISIONING – EARLY 2020

A high-level development vision was developed, based on background analyses and high-level City policies.

CONSULTATION – MID 2020

Community input was sought on the initial development vision via in-person and online engagements.

MASTER PLAN DEVELOPMENT – EARLY 2020

A draft Master Plan was developed, based on the preceding steps.

APPLICATION REVIEW AND CONSULTATION – MID 2021

The Master Plan will be reviewed by City staff and referral agencies, and additional community input will be sought.

MASTER PLAN APPROVAL – LATE 2021

Iterative review and updates will lead to the development of the final Master Plan.

BOWERS DISTRICT MASTER PLAN

Historical Context



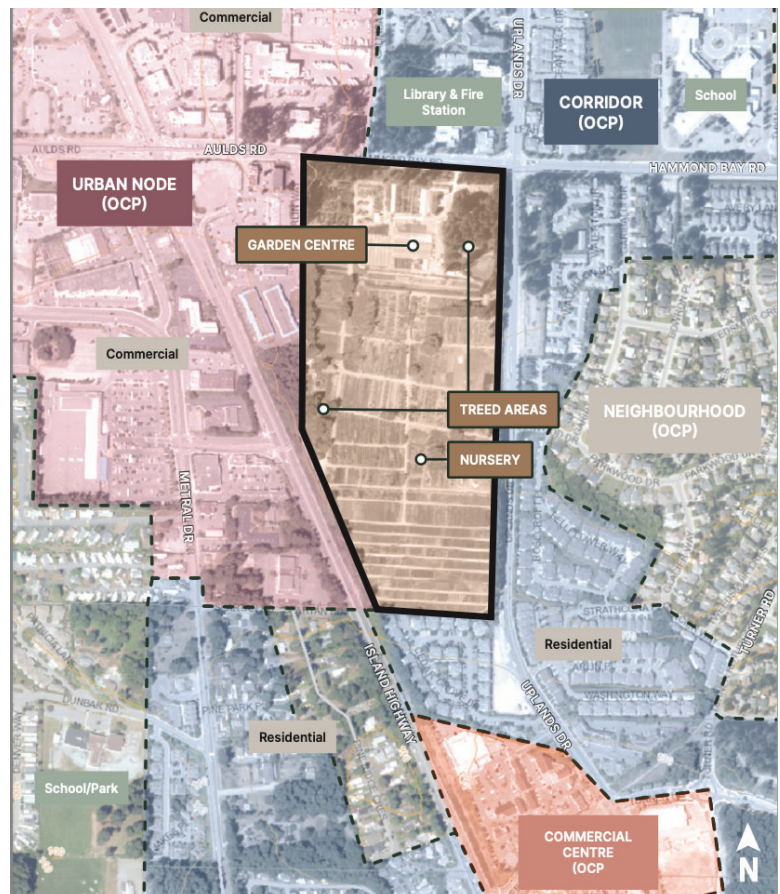
BOWERS DISTRICT MASTER PLAN

Site Context



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Planning Context



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Vision & Conceptual Plan

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Vision

TODAY

The Gerke family's vision is to see the spirit of Green Thumb live on in the Bowers District. This means a place that [a] brings community together; [b] honours and celebrates the land; and [c] provides a place where people feel at home.

TOMORROW

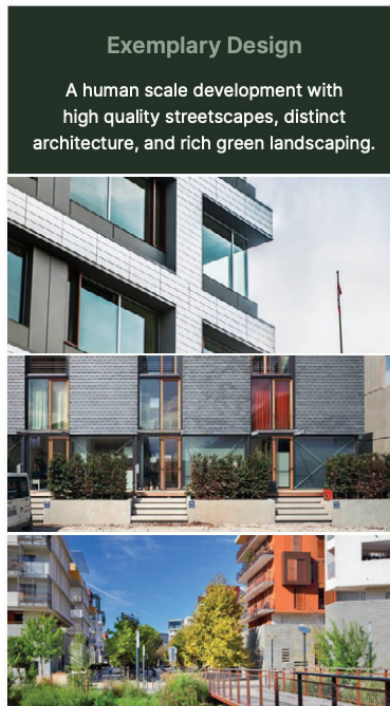
Bowers District is both a vibrant, walkable village and a distinct refuge from the wider city. Residents and visitors alike are drawn to the strong sense of place established by high standards for architecture, rich landscaping and abundant tree canopy, and network of greenways, pathways, and parks. In the south, a large linear park is bordered by a mix of townhomes, low- to mid-rise apartments, and a small-scale mixed-use "main street". Whereas, in the north, a higher-density mixed-use precinct has evolved to meet changing needs of the area and City over time.



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MASTER PLAN

3.3 GOALS

The plan goals are the desired outcomes to be achieved in order to realize the area vision.



BOWERS DISTRICT MASTER PLAN



Conceptual Plan

VILLAGE MIXED USE

The heart of the neighbourhood and a central gathering place.

A low- to mid-rise (2-6 storeys) mixed use area with a focus on boutique commercial use with residential above and high quality public open spaces, including a village main street, large central park, and vibrant village plaza.

VILLAGE RESIDENTIAL

The primary residential precinct with a distinct sense of place.

A mix of low- to mid-rise housing (2 to 6 storeys) along tree-lined streets and greenways, with sensitive height transitions to Uplands Dr.

URBAN MIXED USE

An adaptable future phase and higher density precinct.

A mix of low- to mid-rise (3-6 storeys) and high-rise (6+) residential and mixed use/commercial – adaptable to future conditions, while remaining consistent with the site's vision.

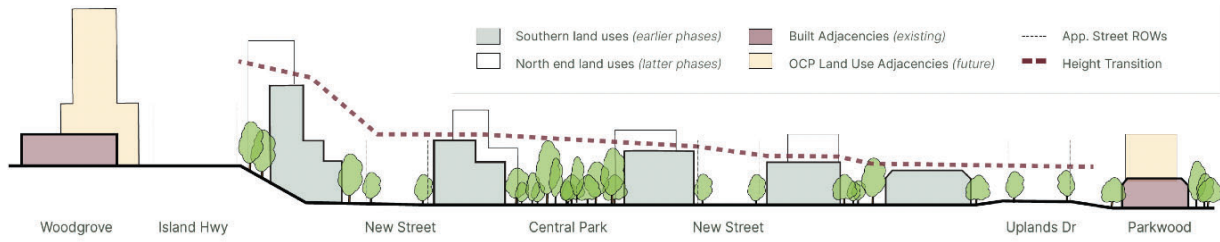
URBAN RESIDENTIAL

A flexible and diverse residential precinct.

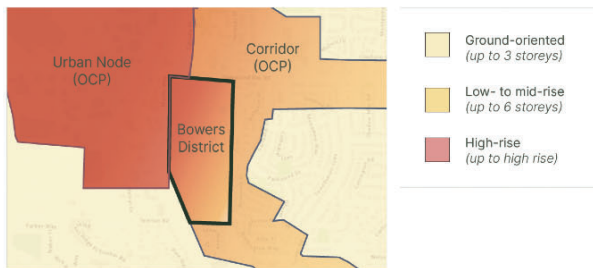
A mix of low- to mid-rise (3-6 storeys) with limited high-rise (6+) residential buildings, with careful attention to creating and maintaining view corridors and sunlit open spaces.

Concept in Context

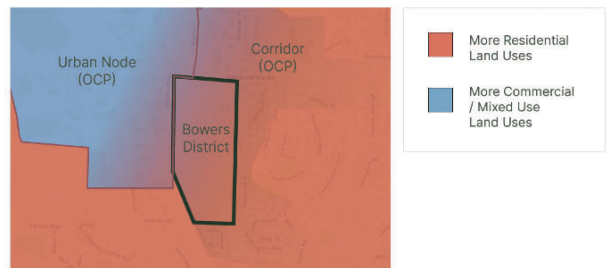
HEIGHT TRANSITION – WEST TO EAST (WOODGROVE TO PARKWOOD)



HEIGHT TRANSITION – POLICY



TYPICAL LAND USE TRANSITION

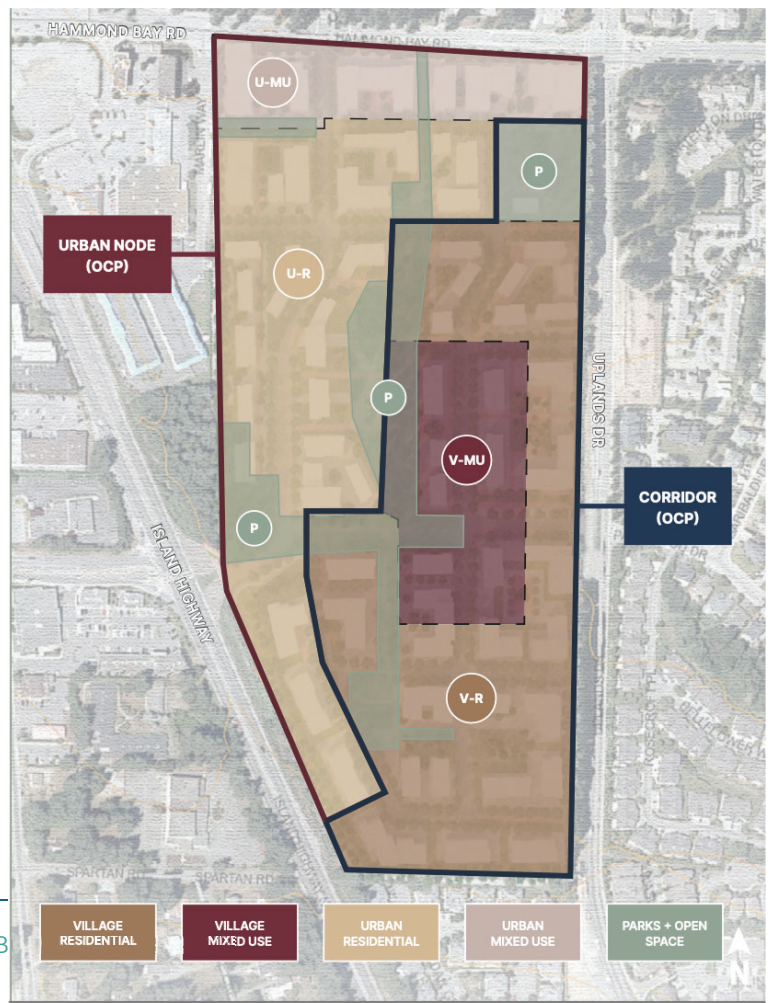







Land Use

BOWERS DISTRICT

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Land Use Plan



LAND USE	TYPOLGY SUMMARY	KEY CHARACTERISTICS	PRECEDENT IMAGE
Village Residential (V-R)	Townhomes and low- to mid-rise multifamily	<ul style="list-style-type: none"> 2-6 storeys Mix of housing and unit types High quality open spaces (e.g., trails, greenways, parks) 	
Village Mixed Use (V-MU)	Low- to mid-rise mixed use with active ground floor uses and primarily residential on the upper storeys	<ul style="list-style-type: none"> 3-6 storeys High quality open spaces (e.g., parks, plazas, greenways) Active retail frontages on main streets and key public spaces 	
Urban Residential (U-R)	A mix of ground-oriented, low-rise, mid-rise, and limited high-rise residential	<ul style="list-style-type: none"> A mix of low- to mid- (3-6 storeys) and high-rise (6+ storeys) buildings Mix of housing and unit types High quality open spaces 	
Urban Mixed Use (U-MU)	A mix of low-rise, mid-rise, and limited high-rise residential and mixed use/commercial buildings with active ground floor uses	<ul style="list-style-type: none"> A mix of low- to mid- (3-6 storeys) and high-rise (6+ storeys) buildings High quality open spaces Active ground floor uses 	
Parks & Open Space (P)	Parks and open spaces with a mix of active and passive recreational opportunities	<ul style="list-style-type: none"> Creation of central gathering places Active and passive recreation opportunities and amenities 	

BOWERS DISTRICT MASTER PLAN

Visualizing the Plan

VILLAGE MIXED USE

Pedestrian-oriented village with mixed use main street and village plaza



Low- to mid-rise mixed use buildings with active frontages.



Permeable ground floor uses and quality street design.



Pedestrian street/plaza with retail frontages



Quality design at the interface between private and public realms.

VILLAGE RESIDENTIAL

Low- to mid-rise residential neighbourhood with townhomes and apartments lining pedestrian-friendly streets



Four-storey residential with ground-oriented units.



Residential framing the street and contributing to village vitality.



Emphasis on green landscaping throughout.



A variety of unit types designed with a coherent, contemporary aesthetic.

Visualizing the Concept

URBAN MIXED USE

A higher-density area with residential and mixed use/commercial buildings adjacent to Hammond Bay Road, responsive to future conditions



Mid- to high-rise commercial buildings that complement the local context.



Pedestrian-oriented streets with active frontages.



Quality interface of the private and public realms.



Pedestrian-only street with retail frontages

URBAN RESIDENTIAL

A higher-density mix of low-, mid-, and potentially high-rise residential buildings, responsive to future conditions in the area



High-rise residential with focus on ground-oriented units.



Human scaled residential with network of greenways.



Focus on quality open spaces and landscaping and cohesive design



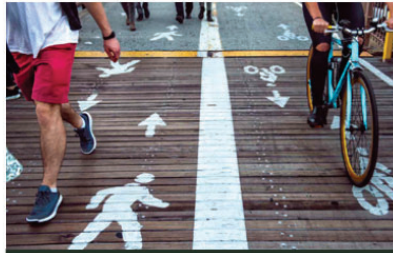
Incorporating design strategies for reducing bulk and massing.

Transportation

5.2 TRANSPORTATION APPROACH & PRINCIPLES

5.2.1 STREETSCAPE APPROACH

The approach to developing streetscape designs for Bowers District was based on three key principles:



DESIGN FOR ACTIVE TRANSPORTATION

- Wide sidewalks with landscape 'buffers' to vehicular traffic
- Dedicated cycle tracks, greenways, and multi-use paths
- Pedestrian-oriented intersection design with shorter crossings
- Shifting travel to active modes and shortening trip distances



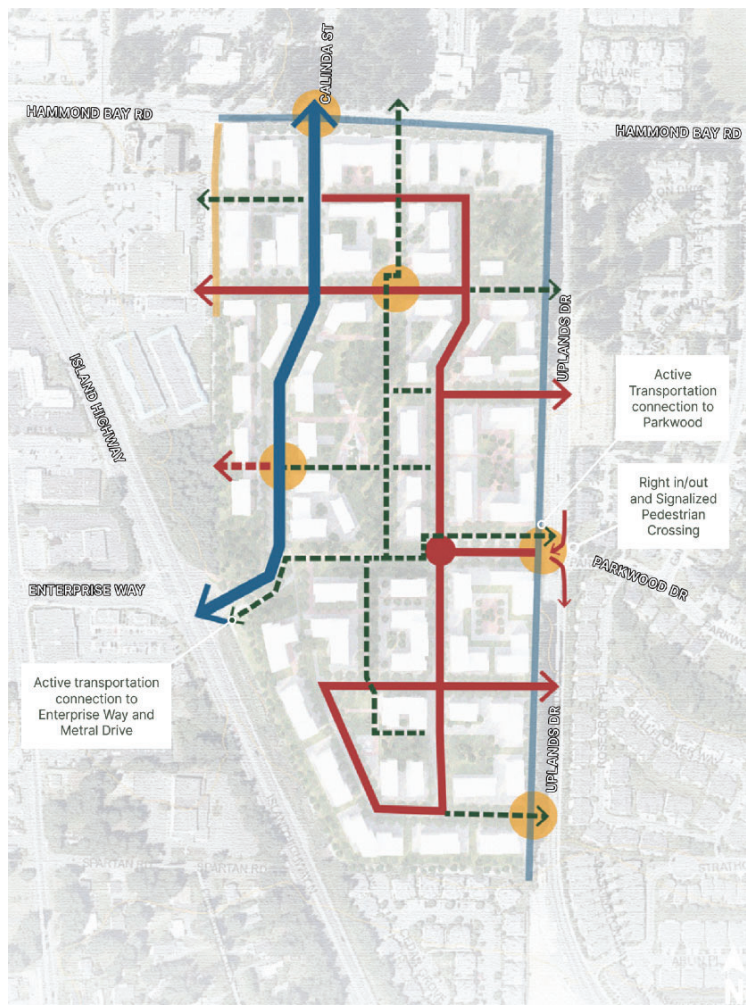
DESIGN FOR ALL AGES AND ABILITIES

- Minimum pedestrian through-zones to accommodate easier passing and "rolling" (e.g., wheelchairs, strollers)
- Shorter crossing distances and crossing times at intersections
- Curb drops and ramps at all crossings
- Cycle tracks and sidewalks for safety and comfort for all ages
- Increasing safety for all modes



DESIGN TO CREATE GREEN STREETS

- Wide landscape buffers/boulevards wherever possible
- Landscaped curb extensions at intersections
- Rain gardens integrated throughout the streetscape
- Accommodating large canopy trees throughout the streetscape



Transportation Network Plan

- Collector Road (new)
- Collector Road (improvements)
- Local Road (new)
- Local Road (improvements)
- Future Road Access
- Multi-use Path Connection\
- Raised Intersection & Crossings
- Transit Stop (indicative only)

Parks & Open Space

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6.2 OPEN SPACE APPROACH & PRINCIPLES

6.2.1 OVERVIEW

The approach to developing an Open Space network for Bowers District was based on the three key principles, below, as well as the overarching “Bowers” concept: a sense of place representing a bowers or arboretum – essentially, a place of refuge set amongst a green landscape.



FUN FOR ALL AGES

Create an open space network that is fun for all ages through:

- Dynamic parks with a mix of amenities for all ages (e.g., playgrounds, trails, rest areas)
- Multi-functional amenities that can be enjoyed by multiple age groups (e.g., natural playgrounds, open lawn areas, sport courts)
- Diverse open spaces for different forms of recreation (e.g., gathering, respite, walking, sports)



A GREEN REFUGE IN THE CITY

Create an open space network that provides a green refuge in the city through:

- The creation of layering of private and public spaces (e.g., courtyards, greenways, and parks) characterized by green landscaping and minimal vehicular impacts.
- Abundant, climate-adaptive landscaping that provides urban habitat throughout the area
- Rich tree canopy coverage in parks, open spaces, and streets to help create a distinct sense of place and provide many benefits to residents and visitors alike, including shading and cooling



PATHS, PORTALS AND PLACES

Utilize the principles of paths, portals, and places to maximize the comfort and quality of open spaces through:

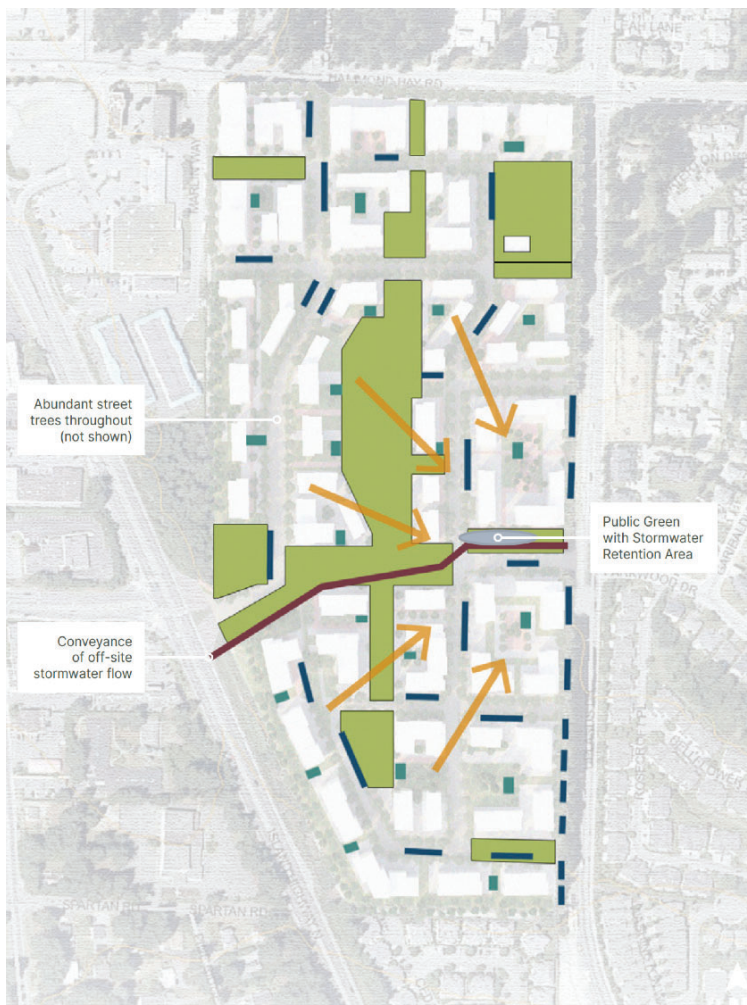
- Well-defined parks and plazas (e.g., bordered on three sides by buildings and/or abundant landscaping) that provide comfort, safety, and enjoyment
- Link pathways and key destinations (e.g., parks) to support wayfinding and create a sense of arrival
- Locate multiple amenities and functions together to attract more visitors and vibrancy to key public spaces

Open Space Network Plan



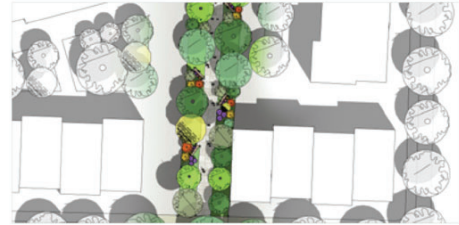
- Public Green Parks (app. 0.6-0.8 ha) (predominantly green landscaping)
- Public Parks / Greenways (app. 1.8-2 ha) (recreation, seating, trails, landscaping)
- Public Plazas (app. 0.2 ha) (gathering spaces)
- Public Trails (TBD area)
- Indicative Private Open Space (TBD area) (potential for public access)

Blue-Green Strategy Plan

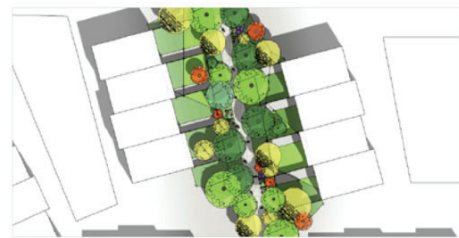


- Indicative Drainage Directions
- On-street Rain Gardens (indicative location; app size)
- Private Retention Areas (indicative location; app size)
- Public Spaces with Soft Landscaping / Retention Areas
- Stormwater Conveyance ROW

Concept Illustrations



Typical mid-block trail connections



Mid-block trail/greenway with fronting townhomes

Sustainability

7.2 SUSTAINABILITY APPROACH & PRINCIPLES

7.2.1 OVERVIEW

The approach to developing a sustainable public and private built environment for Bowers District was based on three key principles:



A GREEN URBAN REFUGE

Provide urban habitat, create an abundant tree canopy, and create a 'green' urban refuge through:

- Requiring extensive tree plantings on private and public lands, including in parks and on streetscapes
- Ensuring that trees are planted in deep soils and that a diverse selection of trees are planted, including many large canopy trees
- Integrating large and connected soft landscaping areas throughout the District, providing urban habitat to pollinators, birds, and other animals.



GREEN INFRASTRUCTURE

Encourage 'green' infrastructure to manage stormwater and enhance the urban environment (e.g., water quality, air quality) through:

- Utilizing landscape-based stormwater management solutions (e.g., rain gardens, swales, green roofs, permeable paving) on private and public lands, including parks, plazas, and streets
- Integrating extensive soft landscaping and vegetation throughout the site, in all land use areas
- Highlighting green infrastructure facilities as key design elements, learning opportunity, and character-defining features



HIGH PERFORMANCE AND HEALTHY BUILDINGS

Build high performance and healthy buildings to improve energy efficiency and resident well-being through:

- Requiring buildings to meet a higher BC Energy Step Code standard than required by the City
- Utilizing a higher percentage of local and regional building materials
- Ensuring the use of healthy and non-toxic materials
- Encouraging other, innovative and low carbon building methods

Placemaking

9.2 PLACEMAKING APPROACH & PRINCIPLES

9.2.1 OVERVIEW

The approach to placemaking in Bowers District was based on three key principles:



LANDSCAPING AS A FOCUS

Make landscaping a focus of development in the District and define its sense of place through:

- Incorporating abundant and diverse tree plantings on streets, in parks, and on private land
- Integrating rich and high quality soft landscaping areas on streets, in parks, and on private land
- Utilizing soft landscapes to define key edges and gateway areas to the District



ELEGANT, NATURAL AESTHETICS

Seek an elegant, 'green' building aesthetic and well-defined sense of place through:

- Primarily utilizing substantial, natural building materials such as masonry, stone, and wood into building facades
- Expressing a unified contemporary architectural concept, while avoiding overly complex massing or articulation
- Integrating a range of architectural features and design details into building facades to create visual interest, particularly at the street-level



FOCAL POINTS AND GATHERING PLACES

The social experience in Bowers District will centre on key focal points and gathering places in the area through:

- Designing the large, central park area as the primary neighbourhood focal point and recreational hub
- Creating view corridors and neighbourhood gateways that focus on the large central park area and other gathering places
- Integrating smaller parks, plazas, and internal courtyards within the pedestrian network to create a series of social spaces and gathering places

Thank You