

downtown action plan & urban design guidelines

The City of Terrace has expended a significant amount of time and resources into the development of planning documents with a sustainability focus, including the recently updated OCP and Zoning Bylaw. Recent work has been prompted by anticipated growth and demand generated by proposed regional industrial activity.

The City is now completing a comprehensive update of the Downtown Plan and Downtown Design Guidelines in order to reflect these planning efforts. The Downtown Action Plan and Urban Design Guidelines consists of:

- The **Five Fundamentals** for downtown emphasize the most important considerations for new development within Downtown Terrace
- **Ten Big Moves** proposing a series of catalyst projects and/or interventions to accelerate a more dynamic downtown within the context of the Five Fundamentals; and,
- A comprehensive set of **Design Guidelines** helps regulate the form, character and success of Downtown Terrace.

Today's Open House presents the progress to-date. The format is as follows:

1



Follow the self-guided tour of the display boards.

2

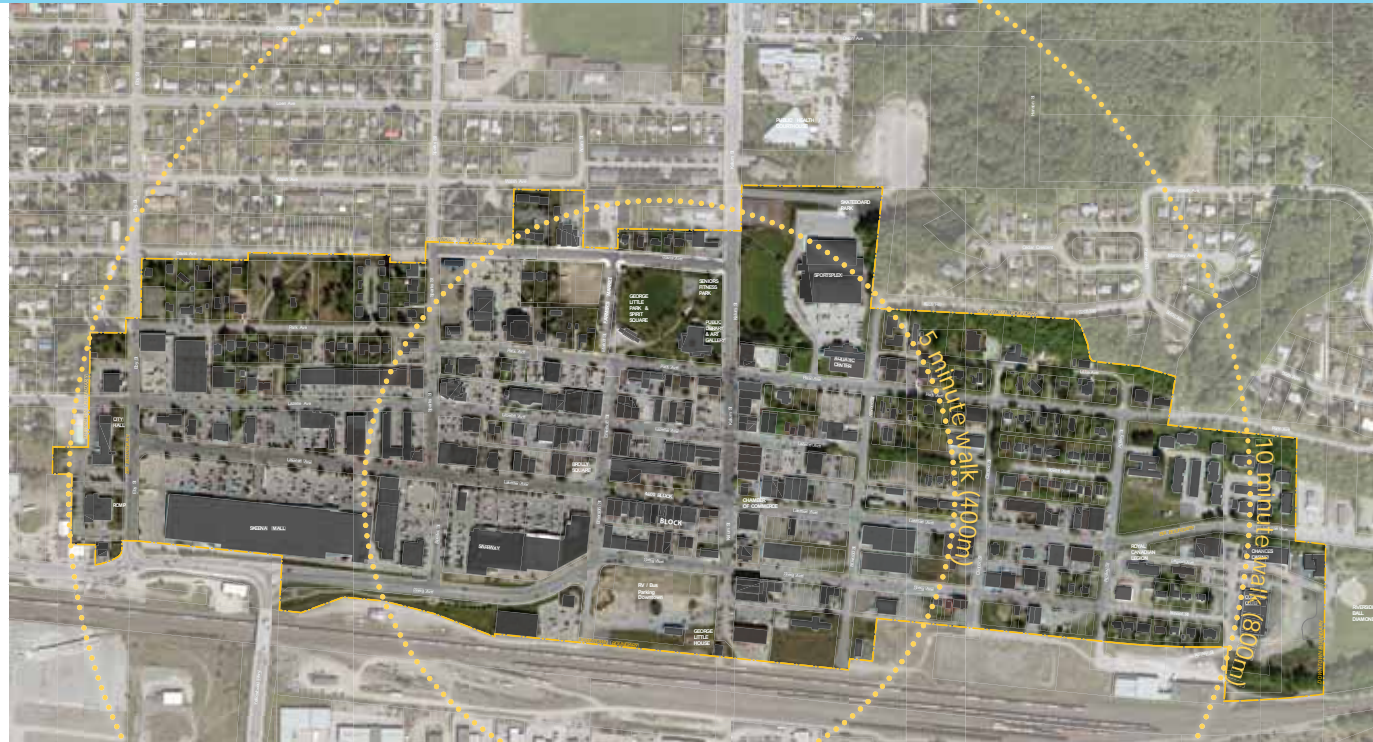


Please provide us with your input with stickies.

3



Find someone with a name tag if you have questions



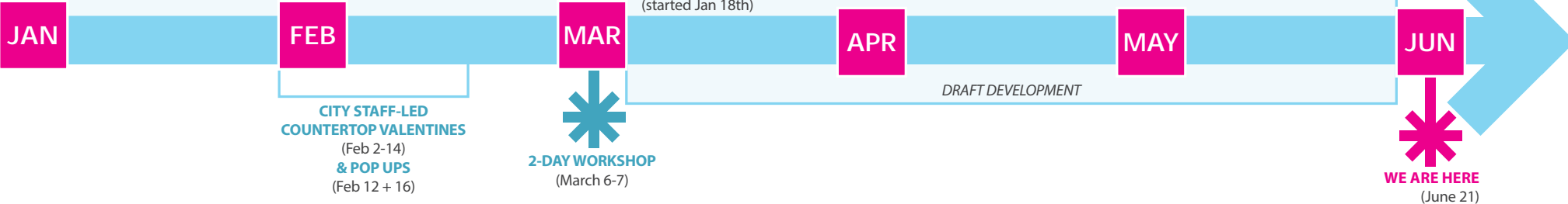
area overview

The physical extents of Downtown Terrace - as shown above - incorporate approximately 30 blocks extending from the Canadian National Rail Right of Way (to the south) to George Little Park (in the north) and from Eby Street and City Hall (along the western edge) to the end of Legion Avenue (along the eastern edge). The Greater Downtown covers approximately 200 acres and is by all accounts quite walkable: a 2-block x 2-block, T-shaped "downtown core," centered on the 4600 block of Lakelse Avenue, sits within a 5-10 minute walk of the entire downtown (as illustrated with the walking circles above).

ENGAGING THE COMMUNITY

ONLINE | WAYBLAZE IDEAS CAMPAIGN

"How we can make Downtown Terrace a more vibrant, successful, people-friendly place?"
(started Jan 18th)



big ideas

A **Wayblaze Ideas Campaign** was launched on January 18, 2018 to collect feedback from stakeholders and the general public. Online conversations on the Wayblaze platform explored:

- the proposed overpass at Kalum St;
- connecting downtown to the river;
- green spaces in the downtown;
- a landmark at Kalum St & Lakelse Ave; and,
- seasonal events (festivals, musicals, etc.)

In addition to this, **engagement activities** were led by staff throughout February (countertop valentines and pop-ups).



Wayblaze Ideas Campaign



Countertop Valentines at Pop-Ups

engage in place

A **two-day workshop** was held on March 6th-7th, 2018 to engage staff, Council and key stakeholders in a meaningful discussion of "place" – including the exploration of physical, cultural, socio-economic, and political constraints and opportunities. This 2-day workshop consisted of:

- a site tour;
- visioning exercises with stakeholders;
- working sessions for designing in-place;
- two evenings of presentations and pin-ups;
- questions and answer sessions; and,
- small group discussions.

Overall, stakeholders recognized the downtown's natural assets (e.g. stunning views) and a strong foundations. Goals included:

- establishing a 'Green Heart';
- prioritizing pedestrians;
- incentivizing living downtown;
- coming up with an infill strategy; and,
- developing Terrace's Brand while strengthening wayfinding .

public open house

The draft presented today will go through a final round of revisions based on feedback received and will be presented to council for review and ultimate adoption.



site tour



sharing of ideas



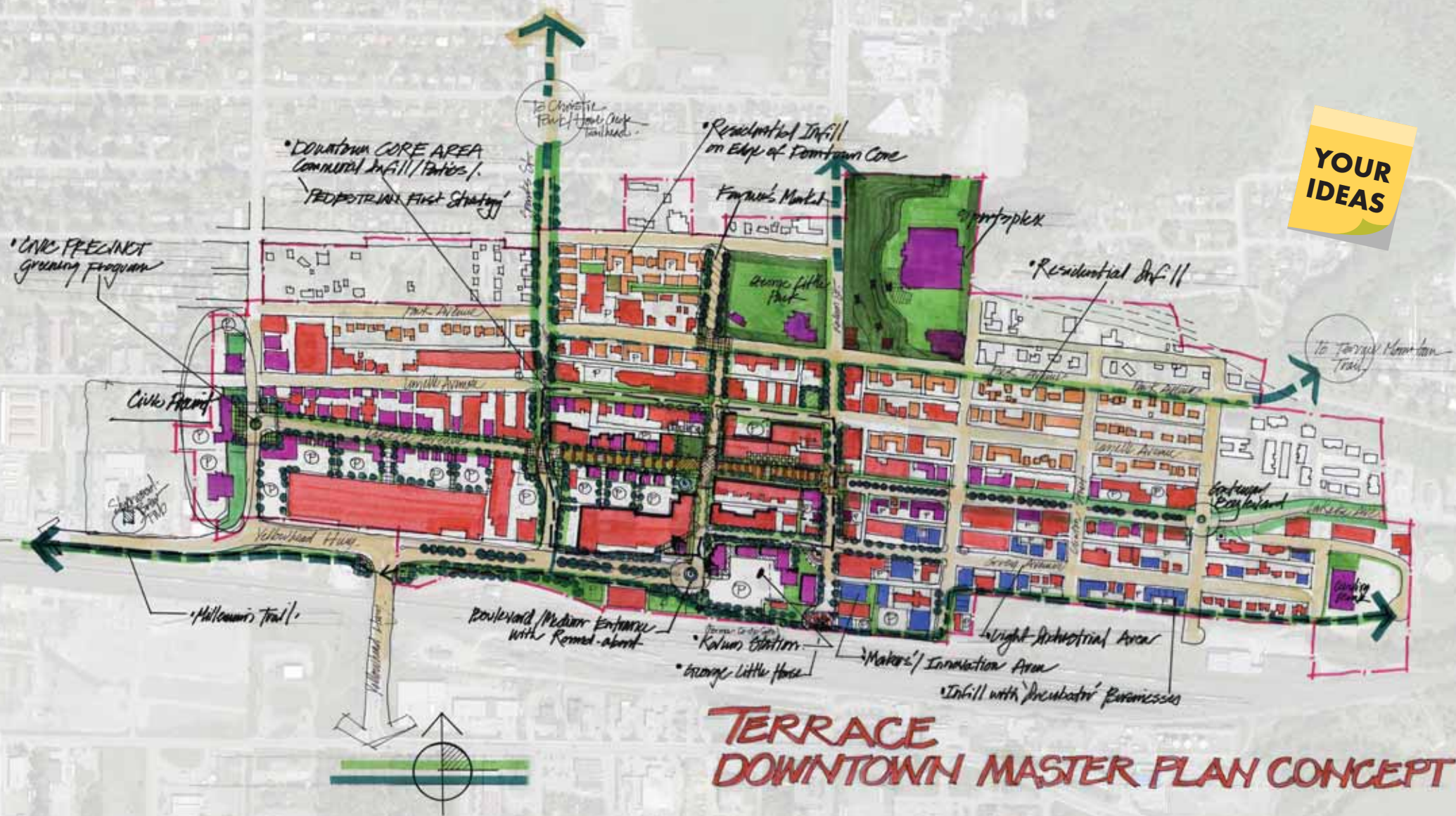
small group discussion



stakeholder visioning exercise

DOWNTOWN PLAN

YOUR
IDEAS



**TERRACE
DOWNTOWN MASTER PLAN CONCEPT**

FIVE FUNDAMENTALS

principled approach

The **Five Fundamentals** for downtown revitalization are considered “givens” that should be supported by all development applications within the Downtown. These high level objectives were consolidated from existing policies, goals and objectives, revisited and refined through community dialogue and are presented in the following boards.

Each of the Five Fundamentals presents a description of context/rationale and includes a “**Checklist**” to emphasize the most important considerations for new development within Downtown Terrace.

The Five Fundamentals also give context for the Ten Big Moves and Design Guidelines, illustrating a range of strategies.



1 | COMPLETE DOWNTOWN

services & precincts

New development within Downtown Terrace should compliment and enhance existing services and character by defining and strengthening “precincts”



2 | LIVING IN THE CITY

housing & community

New development within Downtown Terrace should promote ground-oriented and mixed-use forms of housing



3 | PEOPLE FIRST

movement & gathering

New development within Downtown Terrace should prioritize pedestrians, connectivity, comfort and safety



4 | A GREEN HEART

connection & health

New development within Downtown Terrace should protect and enhance natural assets and connectivity to trails



5 | ARTS & CULTURE

identity & diversity

New development within Downtown Terrace should seek to reveal and celebrate community identity & diversity



1 | COMPLETE DOWNTOWN

services & precincts

WHY COMPLETE?

Part of bringing new life and energy into a downtown involves incorporating a mix of uses that support the development of a complete community within a compact, walkable environment.

DEFINING SMALLER AREAS

In addition to prioritizing the location of complimentary services and amenities within the downtown (to support existing businesses, residents and visitors) this first and most fundamental strategy acknowledges that, although downtowns are defined as a single area, they are invariably made up of several subareas or “precincts.” Identifying these “precincts” and cultivating the sub-cultures that self organize within them is essential to strengthening Downtown Terrace.



As a central strategy for downtown revitalization, the formal designation of “precincts” will help define and emphasize areas of the downtown with distinct characteristics for different activities and user groups (beyond commercial and retail offerings).

With general uses, form and character that reinforce their own unique identity, individual precincts can better support community needs through the co-location of complimentary services. From an economic perspective, precincts leverage the strengths of economic clustering and can provide a framework to encourage, promote, and attract growth and cooperative innovation in the downtown. Precinct areas are most effective when they are understood as “parts of a whole.”



City Hall / Civic Precinct is defined by a strong street presence of City Hall and the Cenotaph Plaza and forms an intuitive gateway to downtown at the western terminus of Lakelse Street. Complimentary civic uses and gathering spaces are encouraged.

Civic Recreation Precinct is defined by the large public open space and recreational facilities of George Little Park, Sportsplex and Aquatic Centre. Spanning both sides of Kalum Street, this precinct also forms a northern gateway to the downtown. Complimentary recreational open space programming is encouraged.

Main Street Core Precinct is defined by historical patterns of early downtown Terrace (circa 1900) and is comprised of the small commercial storefronts of the 4600 and 4700 block of Lakelse Avenue. Complimentary mixed-use is encouraged.

Downtown Core: Atwood Core – Lakelse Core – Kalum Station Precincts are defined by their close proximity to the Main Street Core and forms the full extent to where infill strategies including higher-density, ground oriented housing forms and mixed-use residential/commercial development is encouraged.

Lakelse West is defined by larger scattered buildings to the north with varying setbacks and the stretch Evergreens along the Skeena Mall parking edge. The parking does little to activate the street, but leaves opportunity to explore temporal retail options (“pop-ups”) to cluster adjacent the bus exchange.

Lakelse Village Precinct is defined by building sides and blank walls to the south and the Lakelle Plaza mall and its parking lot to the north. Increased pedestrian safety and permeability through mid-block connections and streetscape improvements, including but not limited to parklets and pocket parks are encouraged.

Lakelse Gateway (East) Precinct + Park Street (West) Precinct are predominantly residential neighbourhoods. The East precinct is characterized by its proximity to Terrace Mountain and Senior’s Housing – both of which should be reinforced through the retention of urban forest canopy, improved trail connections and ground oriented medium-density housing forms. The West precinct has a strong single family character, which should be respected with medium-density ground-oriented housing forms.

Riverside Recreation Precinct is the closest connection to the Skeena River, and should therefore prioritize pedestrian connections to the Skeena River. Given the importance of the Skeena to local First Nations, this heritage should be emphasized within pedestrian realm design and interpretation.

Ultra-light Industrial Precinct designates the southeastern portion of the downtown for local production and manufacturing and architecture should strive to reveal these uses through building architecture, materiality and the design of indoor/outdoor spaces.



2 | LIVING IN THE CITY

housing & community

GOOD FOR COMMERCE

Introducing residential housing into the fabric of a downtown helps create a strong sense of community and can revitalize struggling areas or transform underutilized land.

Encouraging mixed use development contributes to a vibrant downtown and facilitates activity and social interaction both day and night. Mixed-use developments are characterized as pedestrian-friendly developments that blend two or more residential, commercial, cultural, institutional, and/or industrial uses. Increasing the number of people living in and around the downtown core also benefits local businesses as these residents are now within walking distance to downtown shops, restaurants, and services and are therefore more likely to patronize these businesses.



VARIETY AND AFFORDABILITY

A healthy and resilient city needs to provide diverse and affordable housing for its residents that reflects the needs of the community.

SAFETY AND SECURITY

In addition to revitalizing downtowns with new life and activity, introducing residential uses helps address concerns around public safety and security. Having a concentration of people living within downtown creates increased activity levels and results in more eyes and ears on the street.

COMMUNITY AND PRIDE

As more people live downtown, a "critical mass" of local residents will fundamentally shift attitudes towards it as the Downtown becomes home for increasing numbers of people. A greater sense of community and pride of ownership begin to develop.



3 | PEOPLE FIRST

movement & gathering

STREETS FOR PEOPLE

Recognizing streets as so much more than a conduit for vehicle mobility, the fundamental strategy of "pedestrians first" emphasizes creating streets for people and promoting all forms of active transportation as a means to improve the health, vibrancy, and economic potential of Downtown Terrace.

While streets need to accommodate all modes of transportation (i.e. walking, biking, taking transit, automobiles), priority in street design should be given to pedestrians and non-automobile mobility. Streets will serve to facilitate the movement of people and goods, their role as key community and public spaces create a welcoming environment that is accessible and safe for all people, regardless of age, gender, or physical ability.

TRAFFIC CALMING

In a pedestrian-first approach to designing streets and public spaces, vehicular lane widths become narrower, the traffic speed is reduced, and emphasis is placed on the relationship between building frontages and an active pedestrian realm.

STREETS TO GATHER AND CELEBRATE

In aggregate, reclaiming space for pedestrians and implementing traffic calming measures improves pedestrian safety and provides greater opportunity to expand inviting and attractive public space in the Downtown. As a result, streets are better suited to accommodate civic, community, and cultural festivals and/or seasonal events.



4 | A GREEN HEART

connection & health

NATURE AS IDENTITY

Situated within the vast Skeena River Valley, Downtown Terrace is never far from the “great outdoors.” In addition to taking its name from the stepped landforms deposited by glaciers and carved by rivers, Terrace’s identity is closely tied to its connection to the larger landscape. Views to Terrace Mountain and Sleeping Beauty Mountain, among others, define the community and serve as powerful landmarks.

GREEN STREETS FOR CONNECTIVITY AND COMFORT

Connectivity is often associated with vehicle traffic and automobile movement, but pedestrian connectivity and the quality of green spaces contribute significantly to the overall livability of a city and play an essential

role in fostering a safe and accessible downtown. Public green spaces and improved pedestrian linkages create more functional, comfortable, and memorable connections throughout a downtown.

Street trees are effective at softening hardscapes and creating a natural buffer between pedestrians and vehicle traffic. Increasing the tree canopy cover also helps to mitigate the urban heat island effect, reduce storm water impacts, and is linked to improved personal health and happiness levels. In addition to connections within downtown, connections need to be made to key recreational destinations and outdoor amenity areas, such as the Skeena River, Ferry Island, and the valley terraces as alternative transportation options that encourages a healthy and active lifestyle.



5 | ARTS & CULTURE

identity & diversity

FIRST NATIONS HERITAGE

Terrace is a special place with a deep and diverse history. Situated in the Skeena River Valley, it is in the traditional territory of the Tsimshian Nation and home to many Indigenous people, and neighbours several Indigenous communities, including Kitsumkalum to the west; Kitselas to the east; and the Nisga’a, to the north.

CELEBRATING PLACE AND IDENTITY

Arts and culture are integral to the life of a city. They help form narratives about community and place, to gather and connect to each other, and to preserve and challenge community identity. Art can inspire, provoke, and spark joy. Nurturing arts and culture and respecting the history of a place helps contribute to a vibrant downtown.

Heritage preservation and cultural interpretation should continue to play a central role in the revitalization of Downtown Terrace. Opportunities to reveal and preserve connections to Terrace’s origins as a community include: preservation of heritage buildings and landscapes; reinforcing connections to the river and terrace landforms; and supporting greater cultural interpretation with particular respect to First Nations communities.

The seasonal programming of streets and other public spaces (e.g. Riverboat Days) also plays a significant role in celebrating local arts & culture.

Through recognizing and celebrating local heritage, arts, and culture, Terrace will reinforce its identity and build an inclusive and diverse city.

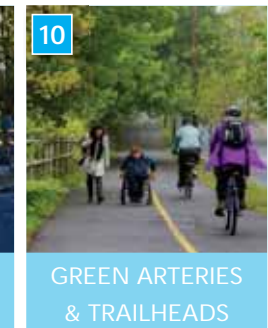
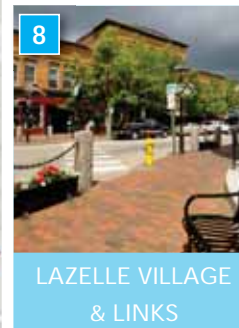
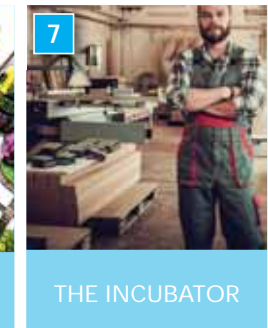
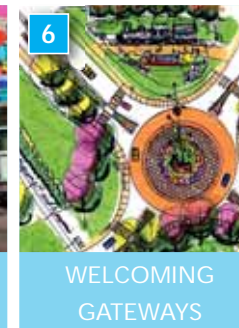
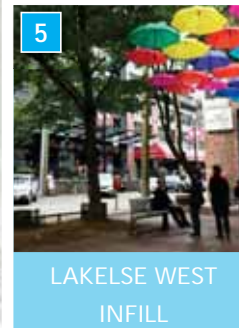


TEN BIG MOVES

The following boards present Ten Big Moves as a series of catalyst projects and/or interventions to accelerate a more dynamic downtown for Terrace.

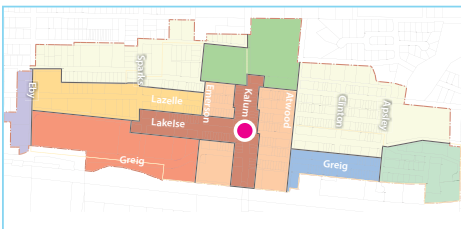
The Ten Big Moves translate the Five Fundamentals into action-oriented, site specific interventions located throughout Downtown Terrace. Descriptions include potential programming and design elements and precedent imagery that speak to form and character.

Finally, the Ten Big Moves drill down into the qualities of the built environment that set the stage for better understanding the intended outcomes of the Design Guidelines.





1 THE DOWNTOWN LIVINGROOM



CREATE A HEARTH FOR THE DOWNTOWN

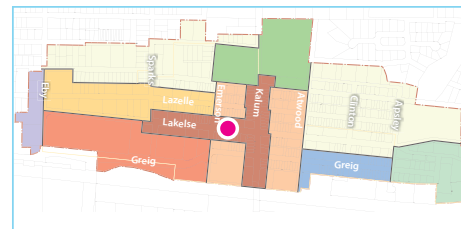
A centrally-located plaza and pavilion expands the pedestrian realm and provides a place for community gathering and social interaction in the heart of the Downtown Core.

The "Livingroom" is proposed to be located in a portion of the northern parking lot at the heart of the Lakelse Ave 4600 block. It is conceived of as a collection of seasonal interventions, such as patio surfacing, structural elements for shade and enclosures to frame the activated space.

Special events could potentially extend programming to storefronts across Lakelse Avenue, allowing this vibrant space to play a central role in seasonal programming and street closures for festivals and celebrations of place, local arts and culture.



2 KALUM STATION



PRIORITIZE & INCENTIVIZE REDEVELOPMENT OF THE FORMER CO-OP SITE

Within the context of downtown redevelopment, large sites present a unique mix of opportunity and challenge.

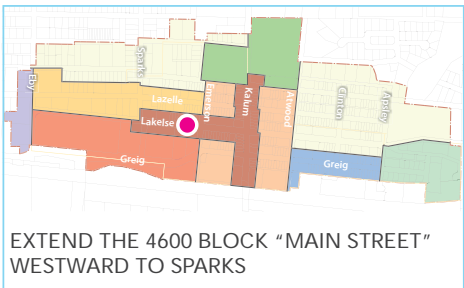
The former co-op site, centrally located south of Greig Avenue between Kalum St. and Emerson St., has tremendous potential for redevelopment as the "downhill landing" for downtown.

Key opportunities for urban design improvement include mirroring commercial street fronts on Greig Ave., as well as contributing to the form and character of the "cultural zone" along Kalum Street. Buildings on this site could frame a south-facing, sheltered interior court for outdoor seating areas with open views to the railway and mountains.

As a vehicular arrival point close to the core, the site can also accommodate parking to promote a "park once" strategy.



3 ACTIVATE THE 2-BLOCK CORE



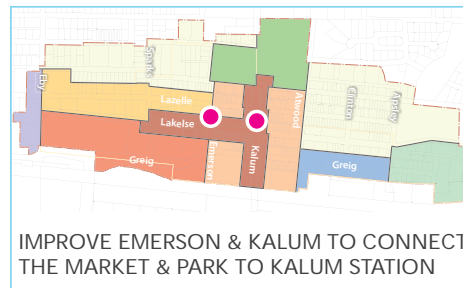
At the heart of the downtown, the 4600 block of Lakelse Ave. represents downtown Terrace's little piece of Main Street.

Activating the Two-Block Core seeks to extend the commercial retail character of the 4600 Block of Lakelse Avenue westward to the intersection with Sparks. In order to do so, pedestrian-oriented infill development will address inconsistent building frontages to the north and seasonal programming of "food truck clusters" (e.g. 3-5 food carts grouped around a common temporary gathering space and eating area) will help infill and activate the expansive surface parking to the south.

Further, the large Lakelse ROW width allocation is redistributed to establish parallel on-street parking with widened sidewalks and bulb-outs at intersections and mid-block crossings.



4 EMERSON & KALUM ST. STROLL



The Emerson and Kalum Street Stroll forms a complete and central loop to encircle the Downtown Core, and focuses on the complimentary north-

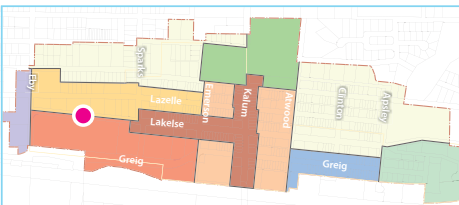
south streetscape improvements (Emerson St. and Kalum St.) that connect the Civic Recreation precinct (Farmer's Market, Library and Sportsplex) to the commercial and cultural hub of Kalum Station.

Small interventions ("parklets") at the 4-corners of Emerson/Market @ Park will help animate a recreational gateway where surface parking currently dominates the pedestrian realm.

Finally, A number of blank sidewalls along Emerson Street present an opportunity for creative exploration of public art programming (e.g. murals) to help animate the pedestrian realm.



5 LAKELSE WEST MARKET



POP-UP COMMERCIAL, MID-BLOCK CONNECTIONS AND ANGLED PARKING WITH LANDSCAPE ISLANDS

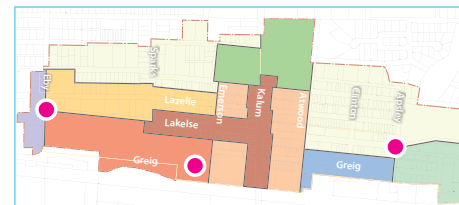
The commercial areas and retail formats along Lakelse Avenue west of Emerson Street jump in scale.

Indeed, blocks lengths become longer, and buildings and parking lots larger. Further west, passing Sparks Street, the vastness of the Skeena Mall surface parking lot poses an altogether different challenge... and opportunity: a seasonal "pop up" pedestrian marketplace is envisioned.

Locally-fabricated pop-ups offer a more ephemeral entrepreneurial opportunity that may fill a unique market niche for local artisans as an extension of the weekly Farmer's Market. Additional strategies include typical commercial retail unit ("CRU") infill and the realignment of the Sparks and Lakelse intersection to establish a "parklet" and reduce conflict between pedestrians and vehicles.



6 WELCOMING GATEWAYS



GATEWAY TRANSITIONS AND STREET TREATMENTS AT LAKELSE EAST AND GREIG

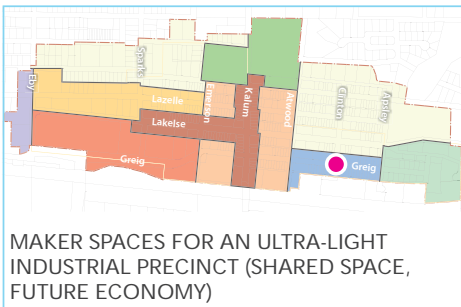
Legible cues that signal arrival into the downtown - and its various precincts - is essential in defining Downtown Terrace's identity and presence.

In addition to the existing gateways at George Little House and the Sande Overpass, the Downtown Plan identifies three significant gateway "moments" proposed to be enhanced and celebrated:

- **Lakelse @ Apsley:** As a marked threshold between vistas of mountains and the closest connection to the Skeena River via the old bridge, this intersection is an important gateway from the east.
- **Lakelse @ Eby:** The civic anchor to the west, this gateway roots civic use at the Lakelse Ave. terminus - indicated through cues by design of landmarks and arrival experience, including a tree-lined street.
- **Greig @ Emerson:** Closest to the Main Street core, this gateway will be defined by the design of Kalum Station, including encouraging parking to walk.



7 THE INCUBATOR



Small-town downtowns are undergoing major transformation as a result of global economic

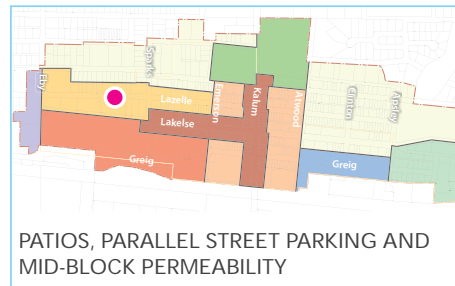
shifts... and the placement of a premium on acquiring experience over material goods. Accordingly, small town economies have the opportunity to cater to this “new economy” to build local successes and foster growth.

“The Incubator” envisions a flexible co-working environment to provide an interesting and affordable solution ultra-light industrial, artisanal activities – individuals custom manufacturing of local products.

With existing industrial uses in the southeast of the downtown, this area may further concentrate (“ultra-light”) industry, and even share existing facilities. Fostering local creation solidifies and diversifies the City’s economy and reflects new dimensions of local identity.



8 LAZELLE VILLAGE & LINKS



Lazelle features one of the first “strip-mall format” frontage known as Lazelle Plaza. The extended east-west block length between Emerson and Sparks

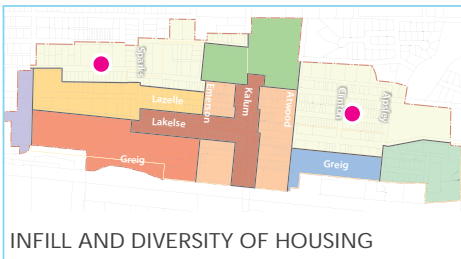


creates pedestrian connectivity challenges, as well as being slightly disconnected due to its northwest position relative to the core.

Further challenges include the narrow block to the south (due to the Lakelse St. angle) resulting in siding or backing buildings on Lazelle. Despite this, Lazelle Plaza retail has pioneered the seasonal parking patio and is a definite destination for residents and visitors of Terrace. To encourage and enhance its success, a number of strategies outlined in the guidelines are proposed, including mid-block connections that extend through the southern block to Lakelse – encouraging pedestrian movement. Street improvements are also key, including parallel or angled parking allowing parking lot spaces to free up for greening and patios.



9 NEIGHBOURHOOD MAKING



INFILL AND DIVERSITY OF HOUSING

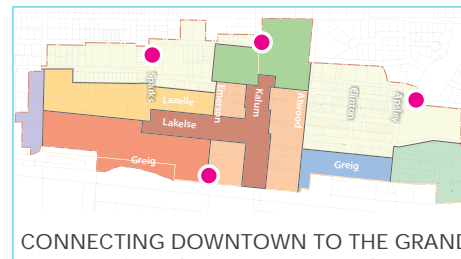
Bringing residents into the downtown is key to enhancing and maintaining its vitality as Terrace continues to grow as a regional service centre.

Further, the physical extents of Terrace's downtown allows for a more gradual transition from "core" neighbourhoods - defined by more traditional commercial retail uses and mixed-use - to downtown residential neighbourhoods.

Gradual infill of higher density, ground-oriented housing forms will cater to a wider range of housing needs and target affordability while improving economic conditions for shop owners in the downtown and further support the establishment of additional open space / pocket downtown residents.



10 GREEN ARTERIES & TRAILHEADS



CONNECTING DOWNTOWN TO THE GRAND TRUNK, HOWE CREEK AND TERRACE MOUNTAIN TRAILS

The trails and expansive greenspaces that run through and surround Terrace help define its identity.

Revealing, orienting and linking visitors to the greater green network that stretches from the heart of downtown to the hinterland promotes a greater sense of wellbeing for Terrace's citizens.

Practically speaking, this is done along "green arteries" or significant pedestrian facility improvements within street cross sectional designs that connect to the Millenium Trail, Howe Creek Trail and Terrace Mountain Trail (namely Kalum St. and Sparks St) through improvements and visual cues.

Strategies include visibly greener streets with tree and native shrub plantings, as well as signage and trailheads that are brought into the downtown.



purpose & structure

A comprehensive set of Downtown Design Guidelines complement the Plan's Fundamentals and Big Moves by directing the form and character of Downtown Terrace, whereby:

- **General Guidelines** relate to thematic, qualitative and/or strategic considerations that may go beyond the scope of specific guidelines for public and/or private realm (e.g. street & building interface) and/or that might not be fully quantifiable within development permit applications.
- **Public Realm Guidelines** address the vision for the public, pedestrian realm, including streets and trails, plazas and parks.
- **Private Realm Guidelines** are intended to provide a coherent framework for investment, acknowledging the role that the development and redevelopment of individual private parcels play in creating a welcoming and successful downtown. In this section, guidelines include:
 - Physical Guidelines (e.g. street interface, building form);
 - Sustainability & Climate Guidelines;
 - Precinct-specific Guidelines; and,
 - Use-specific Guidelines.

Taken together, the Design Guidelines serve to align individual actions and improvements within Downtown Terrace – specifically related to the form and character of development – to achieve the vision and objectives of the Downtown Plan.

The excerpts at right are taken from higher level guidelines that are directly informed by the Five Fundamentals.

excerpts

PARKING

Reconfiguration of surface parking must prioritize strong street definition with small shopfronts along sidewalks and parking in back whenever possible. Mid-block pedestrian connections should define the pattern of infill (re)development throughout Downtown Terrace.

SUSTAINABILITY & CLIMATE

Solar access must be considered in the design and programming of spaces is essential to maximize potential for comfort and passive heating and lighting. Street trees are a simple and effective tool in pedestrian safety and comfort, as well as ultimately extending forest cover into urban areas, and should be planted wherever possible.

STREETSCAPE

Street furniture, tree protection and other structural/decorative elements within the pedestrian realm should be multifunctional and be used for display of public art, local craftsmanship and interpretive elements in support of local identity, cultural interpretation and wayfinding.

STREETSCAPE

1. Local streets should maximize on-street parking opportunities to reduce on-site parking requirements;

2. Where feasible and where appropriate, tree plantings may be complemented with low shrub plantings in planters and planting beds.

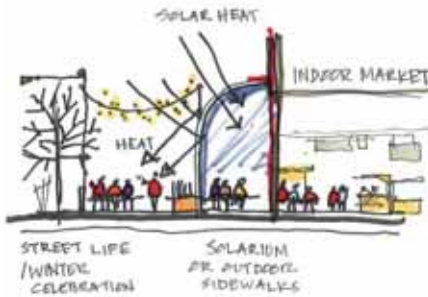
MAIN STREET
4600 block Lakelse Ave

excerpts

SUSTAINABILITY & CLIMATE

Building form, orientation and thermal mass should optimize solar radiation, natural ventilation and day lighting.

New development should be oriented so that the majority of living spaces receives direct sunlight (for the daylight hours at equinox).

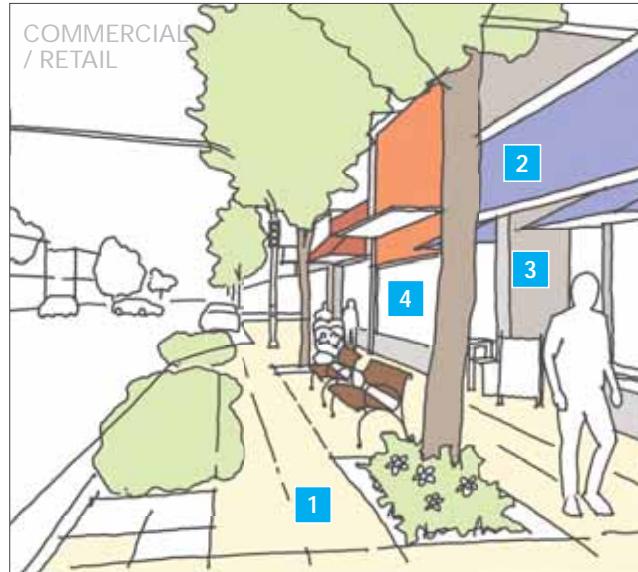


Ground-oriented, small lot mixed use, commercial and residential development in Downtown Terrace should accomplish multiple urban design objectives, including: infill and street definition, "eyes on the street" and revitalization through increased commercial frequency of local shops and services.

MIXED USE



COMMERCIAL / RETAIL



1. Generously sized and furnished sidewalks with street trees should be located in front of entrances and connecting entrances to parking;
2. Canopies or awnings should be utilized overtop of store entrances;
3. Storefront design should promote pedestrian interest at the ground level by creating a modular rhythm through material changes, recesses, and/or projections;
4. Visual connection to the store interior must be maintained through at least 75% glazing along the primary store frontage. Windows shall be transparent and clear of obstructions (e.g. posters, decorative decals, etc.).

MULTI-FAMILY RESIDENTIAL



1. Street Interface – buildings with residential uses at-grade should engage the street by having activated ground floor uses and ample landscaping in setbacks;
2. Residential Setbacks – residential uses at-grade should be no greater than 6.0m (zoning requires 6m minimum) so that units engage with the street;
3. Setback Transition – the front setback zone of all street-facing units should utilize a layering of elements – including but not limited to street-facing stairs, stoops, porches, patios and landscaping – to transition between private-use and the public realm;
4. Ground floor units should be elevated between 0.5 – 1m above the street. If the ground floor is not elevated, other means of defining the opens space should be utilized, including gates, railings, walls and landscaping provided they be 0.9m – 1.2m tall.