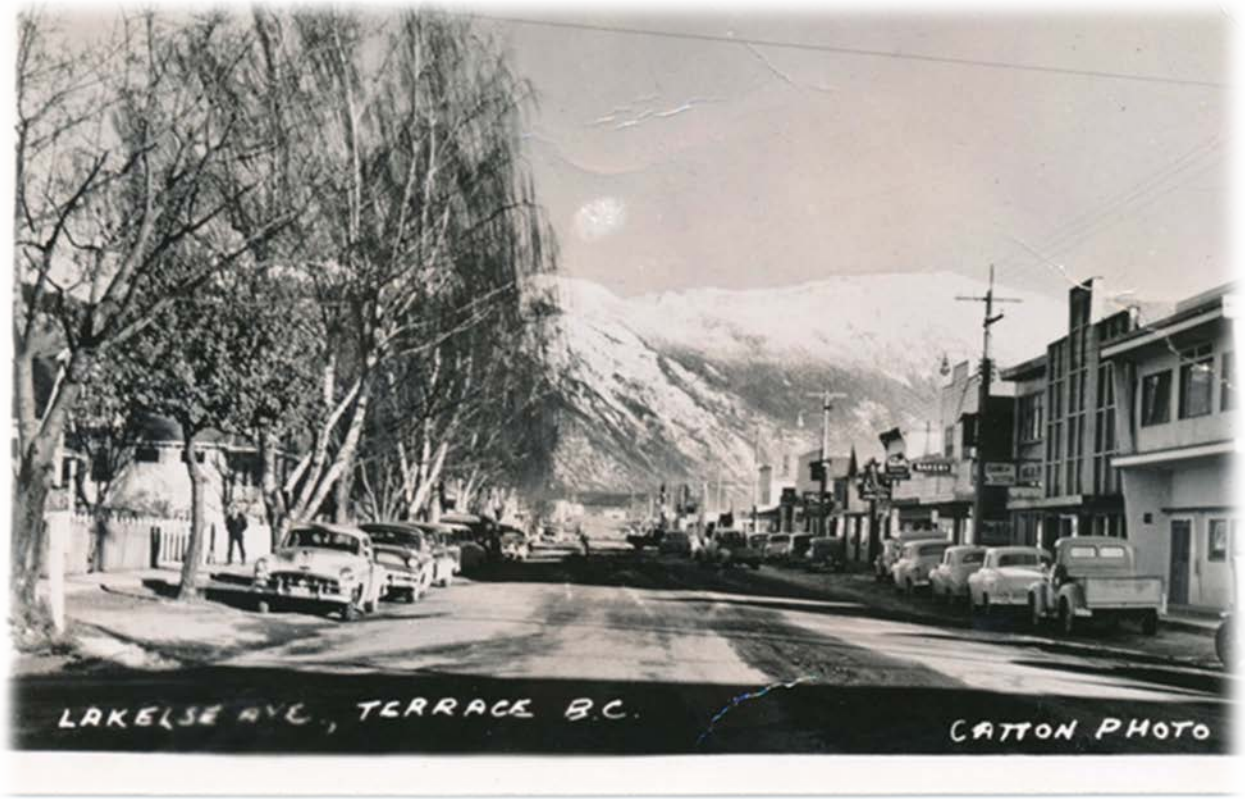
Getting from Good to Great: Place-Making for Sustainability in Terrace, BC.

UNBC-Northwest's Public Lecture Series
Wednesday January 14th



Bob Patrick, PhD, MCIP, RPP

University of Saskatchewan
Regional and Urban Planning

Diversity
Density
Place - Making
Intensity
Connectivity

Diversity

land use / built form / tenure type / activities

Diversity – land use

Transportation corridor, history

Housing

WAL★MART
ACY
ACY

Diversity by built form, Peter Calthorpe

Greyfield opportunities, underutilized retail areas.
Ellen Dunham Jones, Retrofitting Suburbia

Existing Site

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

3D Massing

Greyfield development

SALA @UBC

Brownfield development, close to core

ALR, resource lands: control on Greenfield expansion

Winter city activities

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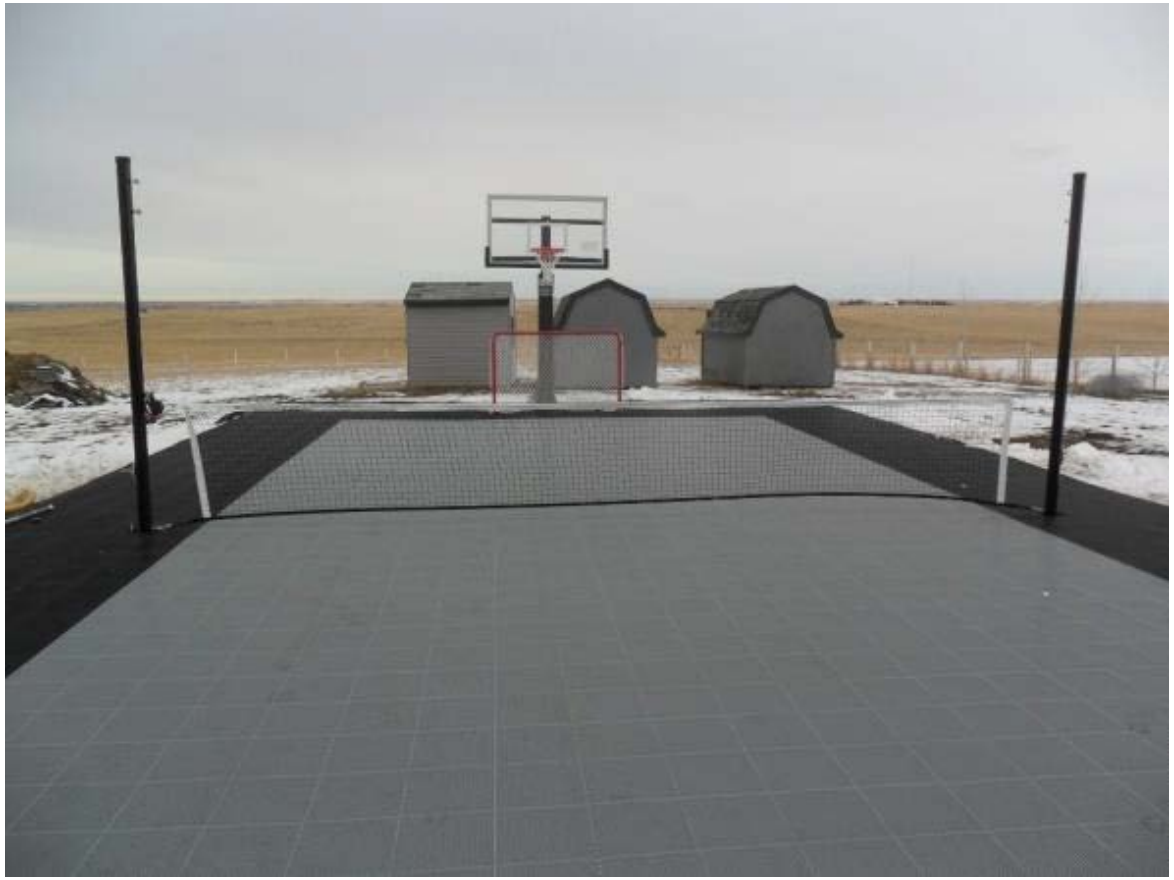

Multi-use facilities

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Intensity (the feel of a place)

Concentrate businesses, social engagement

Diversity alone is not enough, intensify core area

Intensity –creating social spaces

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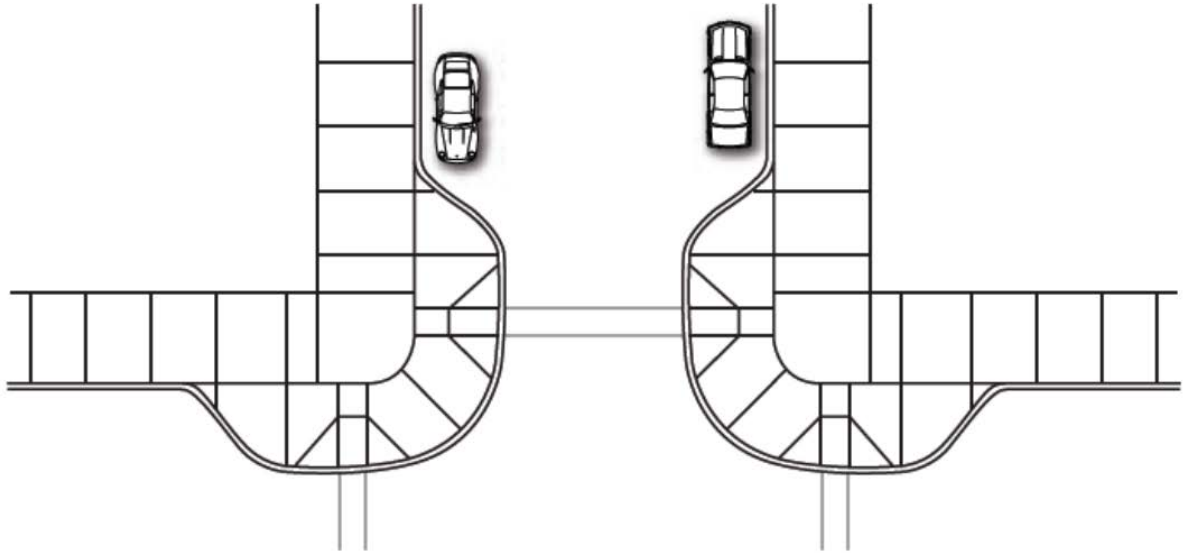
Intensity – street width



Street design for intensity

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Intensity – space alteration

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Social space as urban spectacle, all season

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Intensity – ‘third space’ creation. Organized chaos, Jane Jacobs

Connectivity

Culture, art / Physical spaces

Connectivity

Sense of Place

- Marked “Gateways” into city, downtown core,
  - place-making reminders
  - Cultural connections
  - Who are we?

Connectivity
Sense of Place

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  - Cultural connections
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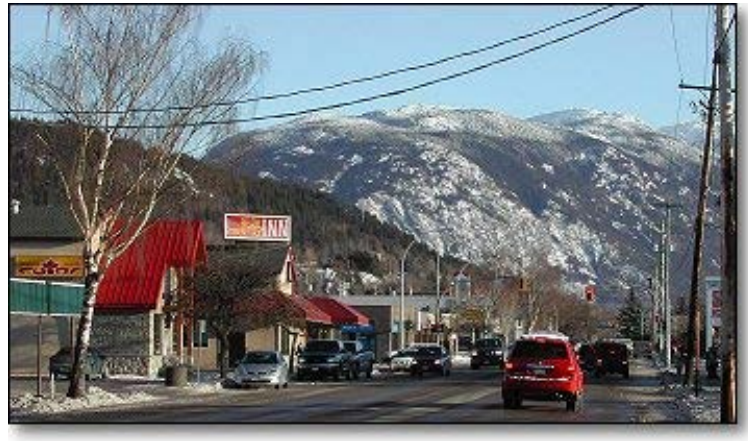
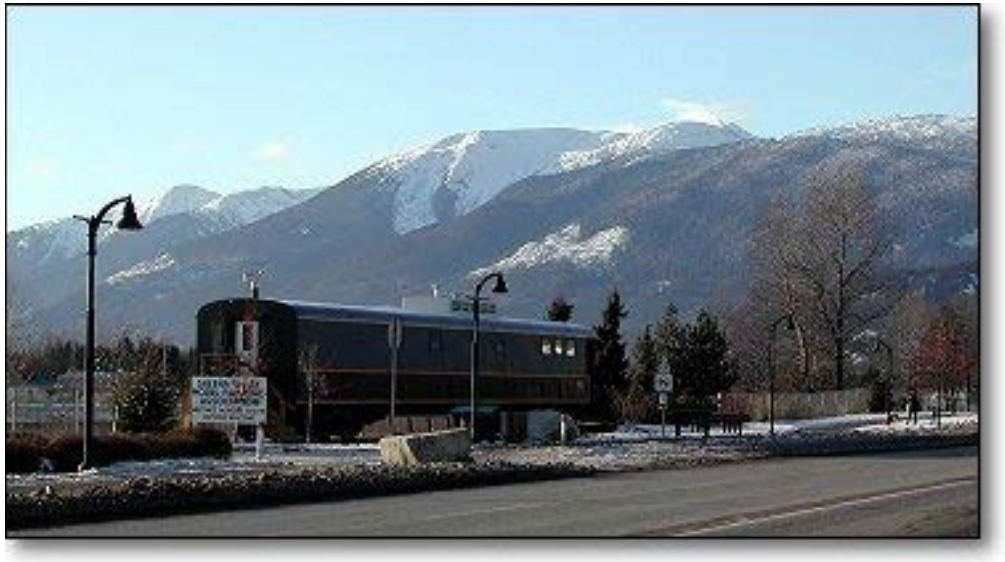
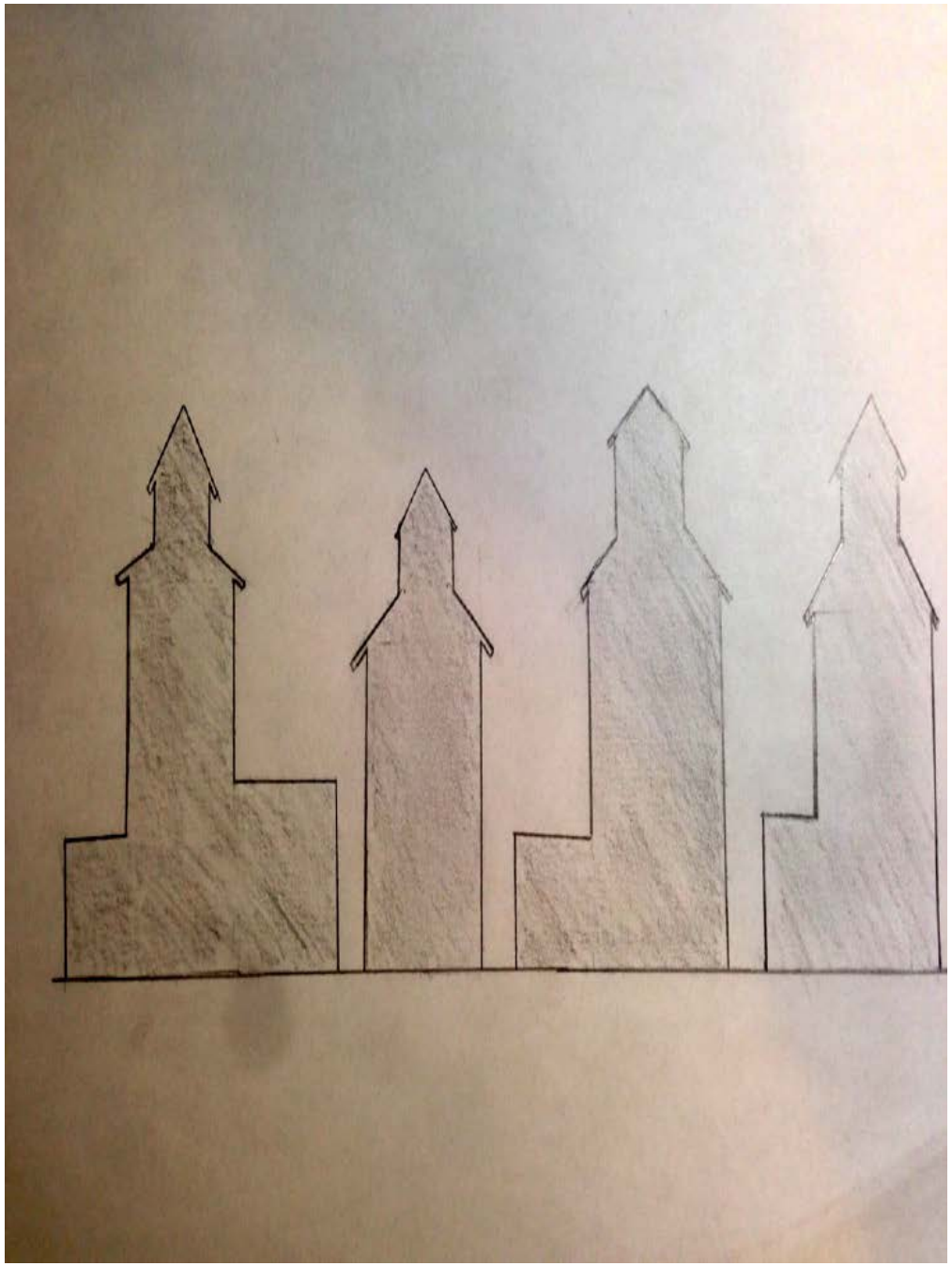




http://www.retiredtractors.com/Terrace/downtown.html

Branding, place-making, Melfort SK.



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Way Finding

https://www.google.ca/search?q=orange+tree+imports+blade+signs&biw

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Pedestrian connectivity
“5 mile an hour city” Jan Gehl

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Connectivity - Pedestrian

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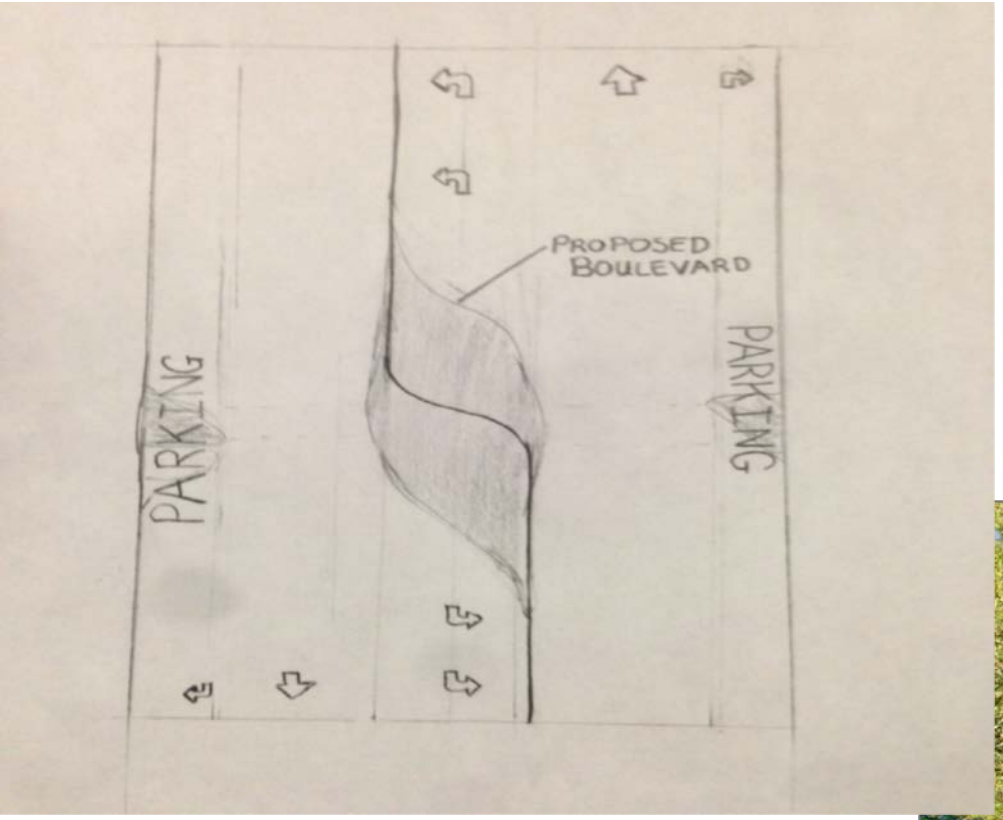

Scale, shared road/pedestrian space

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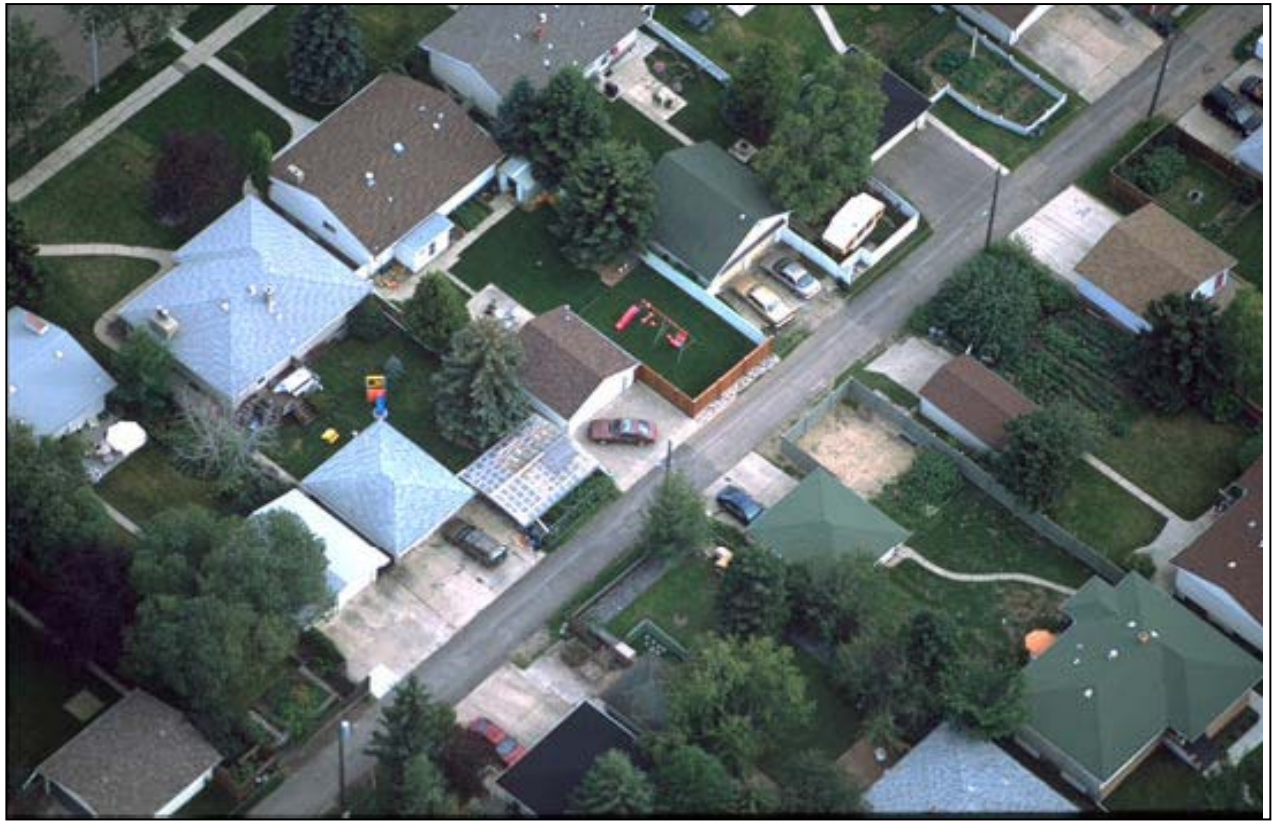


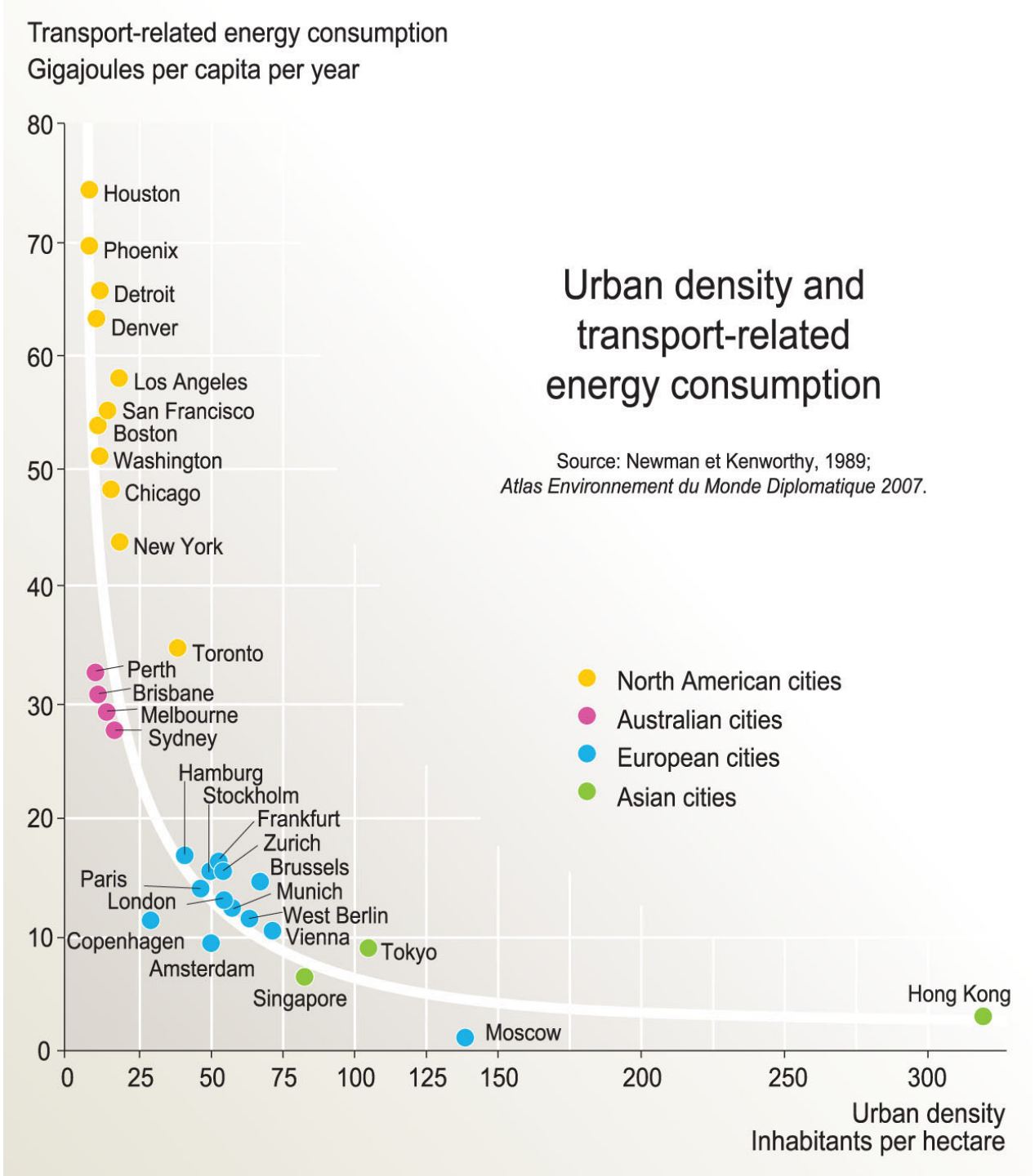
Connectivity: Getting back on the grid

Smart Choices, Edmonton

Density

(# dwelling units per area)

- **Density** drives intensity, diversity, connectivity
- Housing choices


Transport-related energy consumption
Gigajoules per capita per year
80
70
60
50
40
30
20
10
0
Houston
Phoenix
Detroit
Denver
Los Angeles
San Francisco
Boston
Washington
Chicago
New York
Toronto
Perth
Brisbane
Melbourne
Sydney
Hamburg
Stockholm
Frankfurt
Zurich
Brussels
Paris
Munich
London
West Berlin
Vienna
Copenhagen
Tokyo
Amsterdam
Singapore
Hong Kong
Moscow
0
25
50
75
100
125
150
200
250
300
Urban density
Inhabitants per hectare
Urban density and transport-related energy consumption
Source: Newman et Kenworthy, 1989;
Atlas Environnement du Monde Diplomatique 2007.
North American cities
Australian cities
European cities
Asian cities

Residential Density

Net Density	Dwelling units per hectare	Dwelling units per acre
High density development	>40 dwelling units per hectare	>16 dwelling units per acre
Medium	20-40 dwelling units per hectare	8-16 dwelling units per acre
Low	10-20 dwelling units per hectare	4-8 dwelling units per acre

Density can be misleading … a mix of housing types is needed

Urban features in suburban development …

Less of this ….

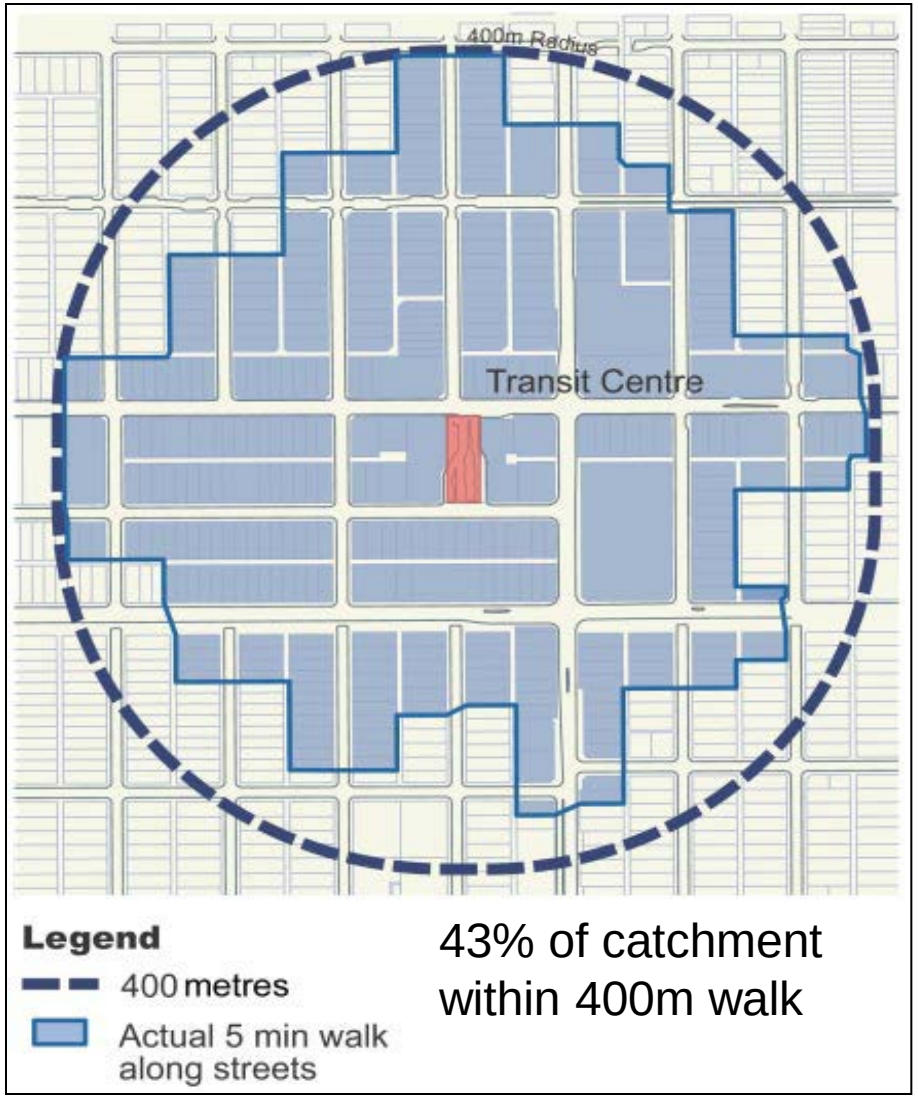
- Single family dwellings
- Single use zoning
- Automobile dependency

More of this …

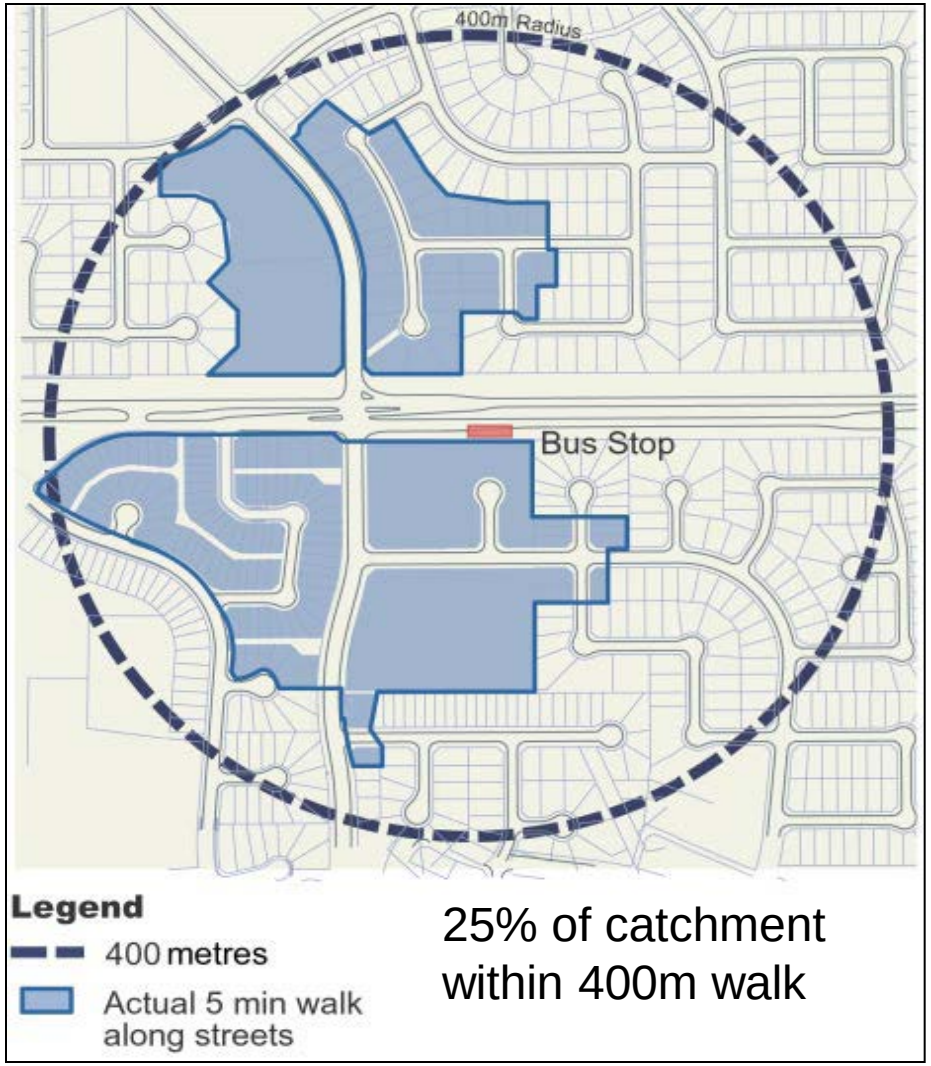
- Mixed housing
- Alternatives to auto
- Mixed land use

Point2

Pedsheds and catchments



43% of catchment within 400m walk



25% of catchment within 400m walk

Smart Choices, Edmonton

Consequences of losing the grid?

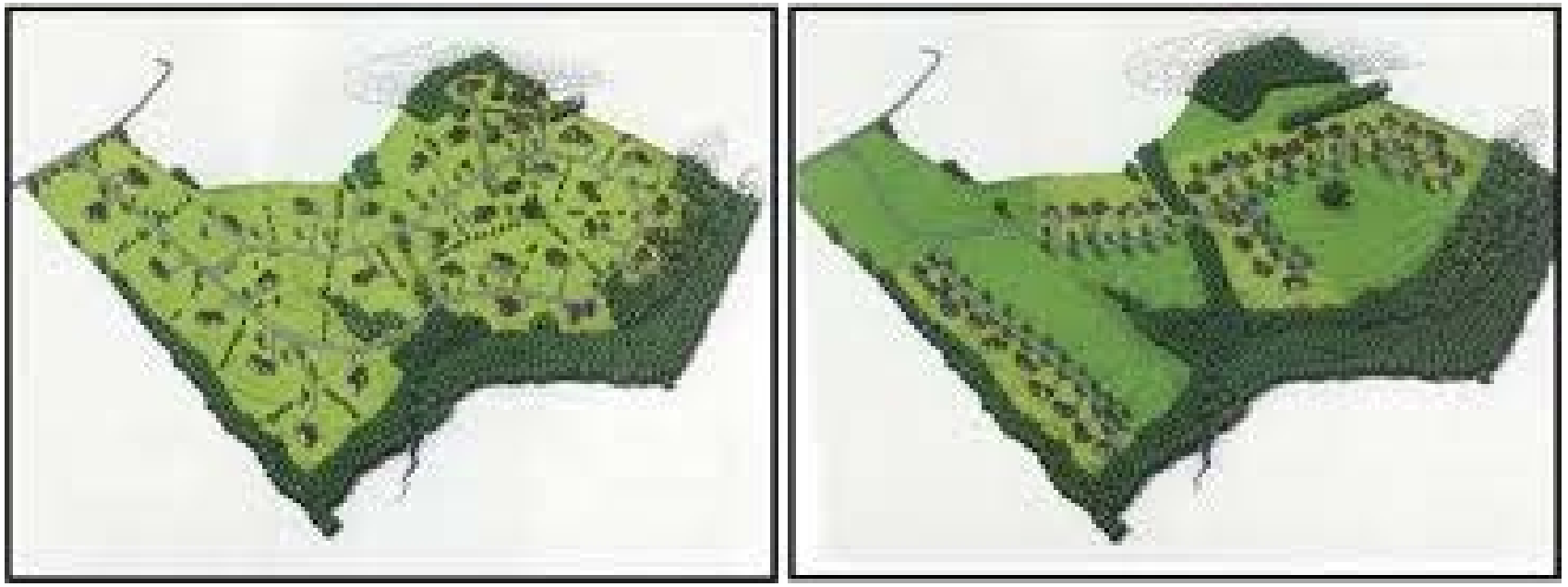
- Less road space in curvilinear designs, more room for development, ... but …
- sidewalks often lost
- pedestrian friendliness lost
- public transit made more difficult
- sense of place, neighbourhood?

Smart Choices, Edmonton

Grid pattern versus Curvilinear

- Important in mobility
- Important in accessibility
- Design and aesthetics of neighbourhood

versus



Randal Arendt – rural land conservation

Which direction to follow?

Diversity
Density
Place - Making
Intensity
Connectivity

Final thoughts …

- Place-Making will require attention to:
- Future seeking, who are we? Backcasting to get there
- Branding today based on your past
- Integrated thinking (Diversity, Intensity, Connectivity, Density)
- Protect greenbelt, floodplain
- Brown and greyfield opportunities
- Densify, intensify, downtown with mixed housing types
- Walkable downtown, traffic calming