

Skeena Terrace Urban Design Panel Presentation

March 16, 2022

Overview

1. The Skeena Terrace Opportunity
2. Guiding Principles & Big Design Ideas
3. Conceptual Vision & Plan

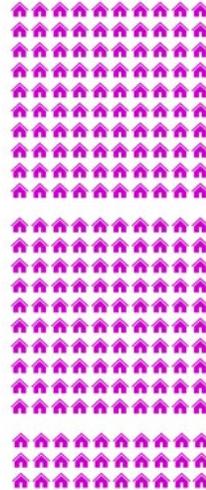
The Skeena Terrace Opportunity



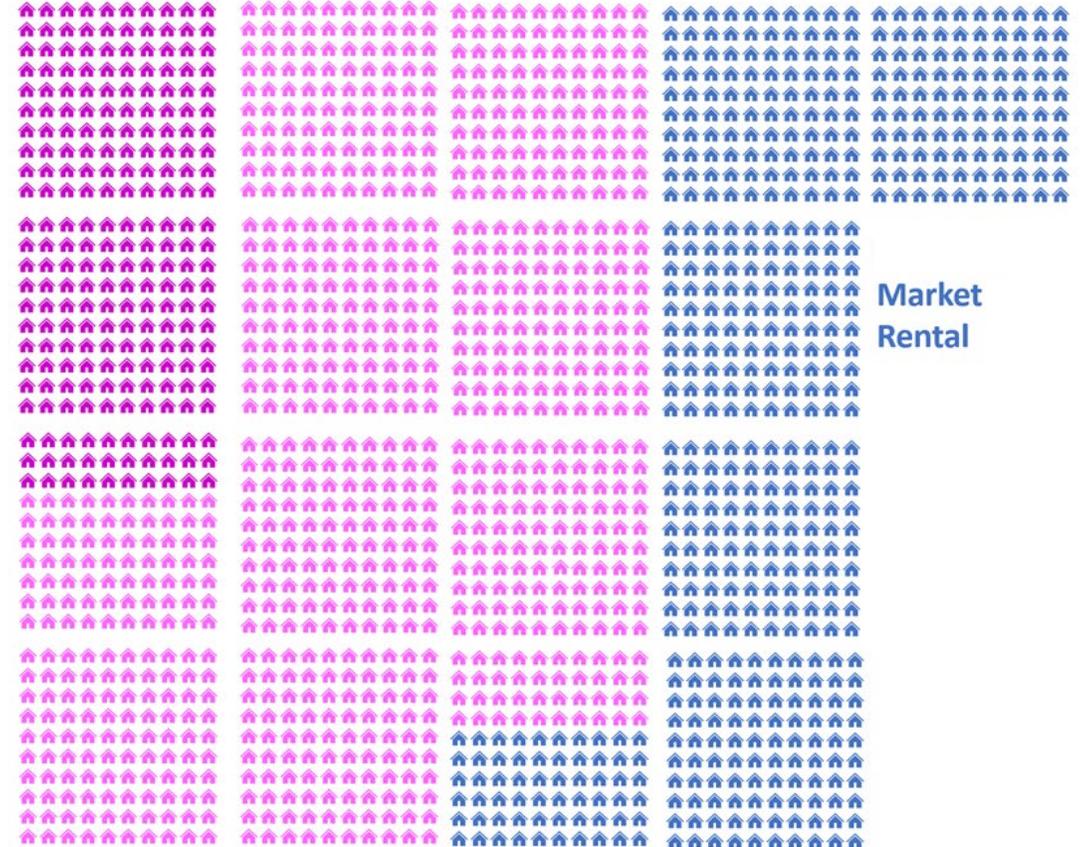
Redevelop Skeena Terrace to increase supply of affordable renting housing!

- Make better use of site close to transit
- Replace existing 230 affordable Homes
- 1,500 additional rental homes
- Increase Amenity
- Preserve Trees
- Respond to Sustainability & Climate Crisis

Existing



Proposed



Market
Rental

Rent Geared to Income

Guiding Principles & Big Design Ideas

Guiding Principles

Take a people first approach to the redevelopment of Skeena Terrace to create a safe, socially-connected, complete community that is friendly, supportive, and strengthens the southeast Hastings Sunrise neighbourhood.

Create a healthy, well-connected built environment that enhances residents' physical and mental wellbeing.

Provide a diversity of housing types that are affordable to a broad range of incomes and family types.

Make Skeena Terrace a precedent-setting sustainable community that demonstrates leadership in climate action, waste, and water management through regenerative approaches.



Listen carefully to the needs and aspirations of current and future tenants throughout engagement and while collaboratively designing the future of Skeena Terrace.

Create an equitable, diverse, and inclusive Skeena Terrace that is welcoming and supportive.

Celebrate and embrace the unique qualities, context, and connections of Skeena Terrace.

Recognize, acknowledge, and reflect the unique history of Skeena Terrace, its community, and diverse culture.

Big Design Ideas...

-  **Sustainable & Resilient** through density balanced with open spaces, protecting existing trees, undisturbed soil and root networks, urban agriculture, improvements to Still Creek watershed, a low carbon approach, with design and amenities that are adaptable and build community.
-  **Rooted in Context** through a built-form responsive to surrounding neighbourhoods, being welcoming to the community, privileging views and daylighting, having an activated and safe public realm and paying respect to site and culture.
-  **Socially Just** by maximizing affordable housing through a diversity of forms, housing, spaces, and amenities that are inclusive and predicated on equitable access.
-  **Healthy & Livable** through safe, durable and maintainable components, use of existing terraces and groves to promote healthy and activate lifestyles, with a diversity of uses and scales that facilitate inclusion, activation of the public realm, and includes local serving retail & childcare.
-  **Mobility & Connectivity** that accommodates the transition to a transit-oriented community by promoting modal shift from vehicles to active and shared modes, eliminating surface parking, seamlessly connecting to surrounding points of interest, and addressing universal accessibility through a network of barrier free paths and landing zones connecting to streets.

The Biggest Design Idea...

**A design approach that builds
a desirable, resilient &
cohesive community**

Existing Site

Looking North



Site Design Influences



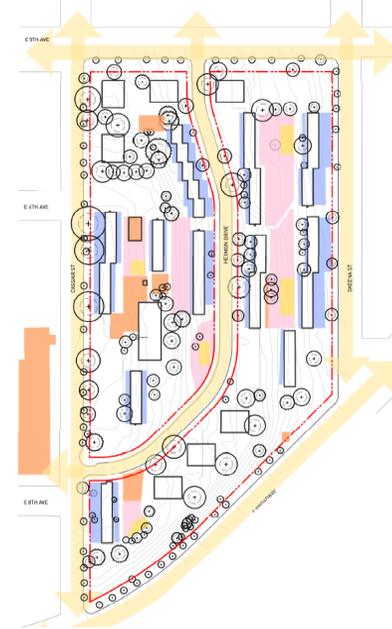
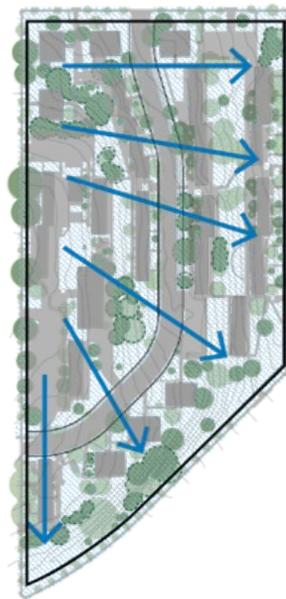
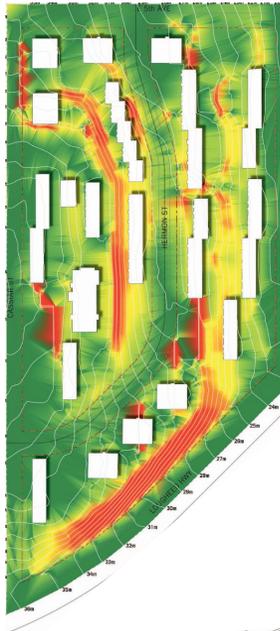
Topography & Circulation



Trees & Watershed



Site & Cultural Memory



Conceptual Vision & Plan

Northwest Aerial View

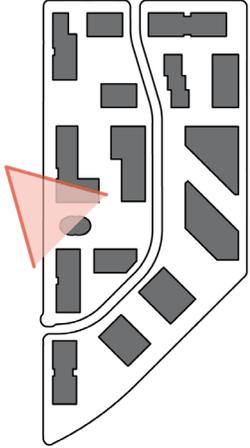


The Skeena Terrace plan seeks to deliver a vision for an affordable residential urban development that responds creatively and effectively to various site conditions, tenant, and community needs. The plan proposes a diversity of building sizes and types, paired with vibrant and green open spaces. Design strategies include a network of inter-connected, pedestrian-friendly routes and a high-quality public realm that corresponds to residents' needs while connecting efficiently with neighboring areas. A robust landscape design provides a variety of open spaces of varying size, character and function; from localized neighborhood parks for leisure, recreation and food production, to high-quality community-focused areas.

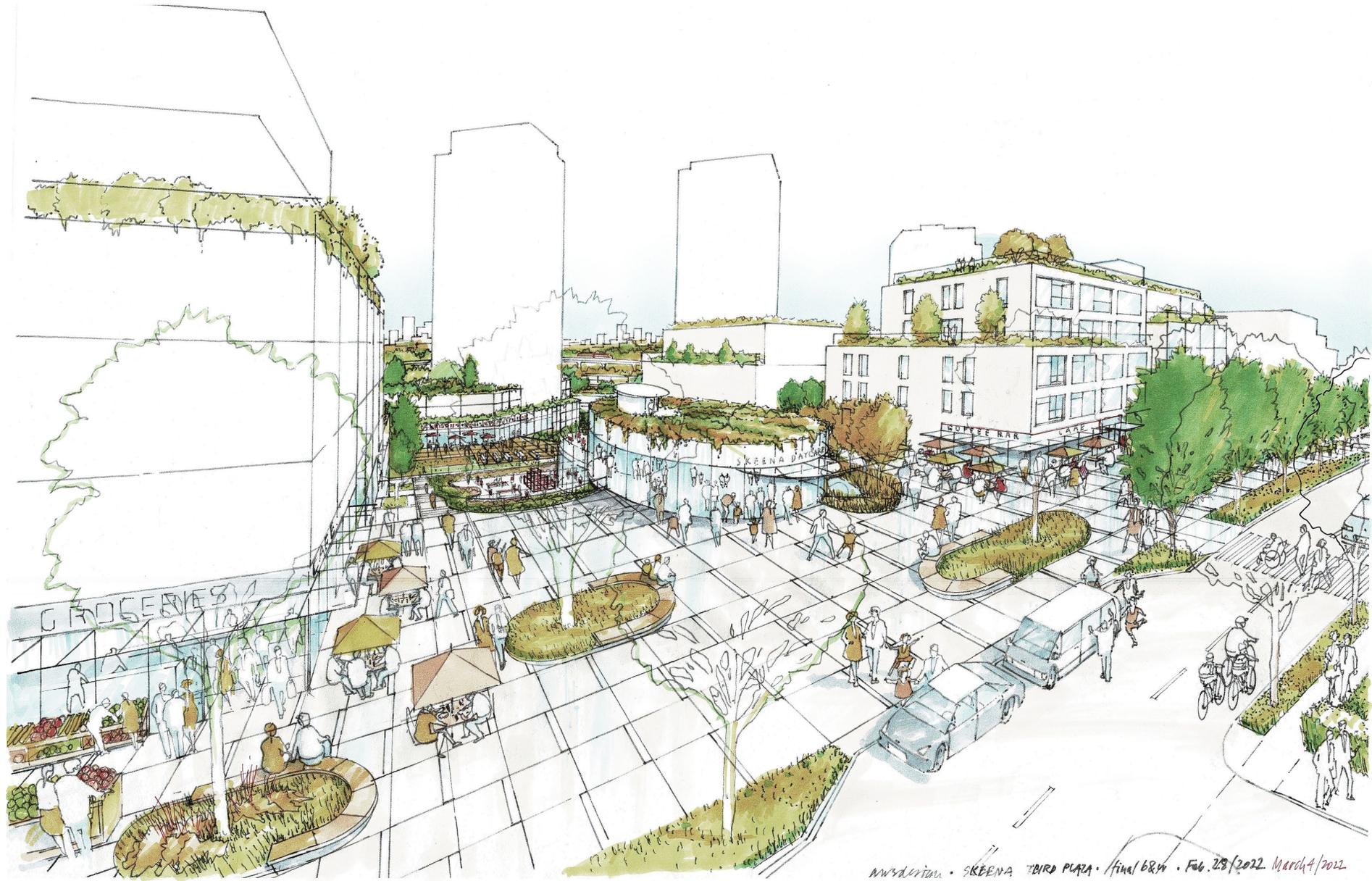


AMEA - SKEENA - Aerial view - Area 60w - Feb 22 - No. 02 / 2022 March 13/22

Thunderbird Plaza



Thunderbird Plaza is located across from the Thunderbird Community Center and the school. This new plaza at Skeena Terrace acts as a focal point of the community, with daycare, and local serving retail and services framing the space to create an activated urban village. The plaza includes an enhanced public realm, with furnishings and amenities that create an activated environment. From the plaza, the Greenway stretches into the site offers inviting views in that terminate with the new Skeena Hut tenant amenity space at the base of the tower beyond. The new Hut includes an outdoor amenity space for larger community events and gatherings.



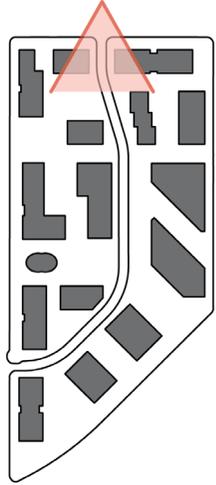
Memorial Orchard & Forest Walk



At the southwest corner of the site is the main point of arrival onto the site from Rupert Skytrain Station. On the one hand you can enter up the slope and into the site along a major barrier free pathway that includes great solar access and as such is programmed with urban agriculture elements, threaded along the pathway as it moves through an orchard like setting and towards the existing Memorial site. The other path from this entry point follows the descending topography along Lougheed Highway. Pedestrians have the perspective of the hill top offering views towards the southeast over the road and through the treetops, with a combination of existing and new trees forming a green buffer for road noise and visual impacts.



Hermon Dr Termination @ 5th Ave

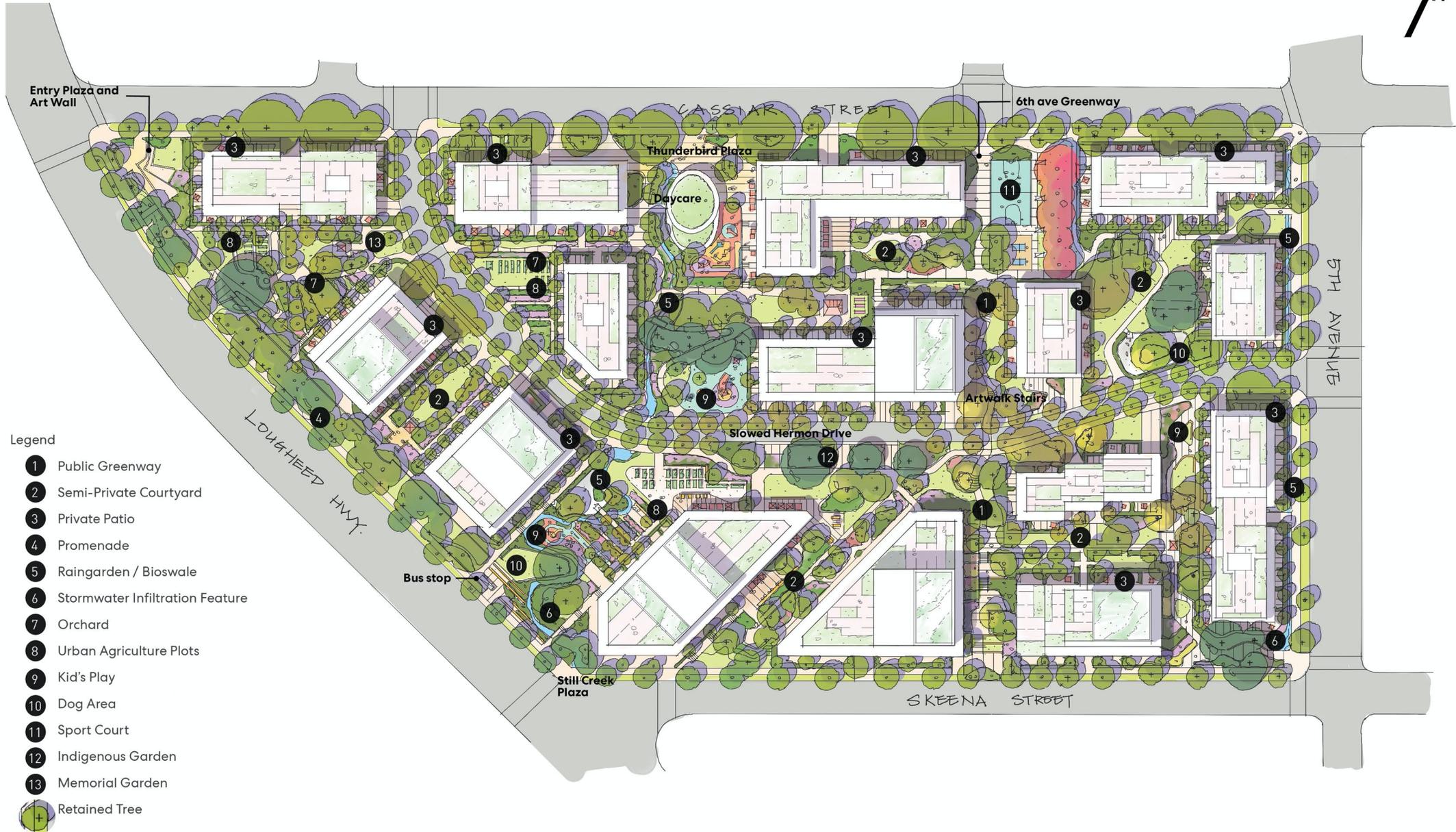


The view into the site along Hermon Drive from our neighbours on 5th Avenue reveals a compelling vision of the concept. Namely, that a new development could emerge amongst an existing mature tree canopy. With building locations privileging trees and open spaces, tenants of Skeena Terrace and the surrounding neighbours will benefit from improvements to affordable housing stock, amenities and the public realm while not having to sacrifice their existing lush and mature landscape. Moreover, the lower and broken up character of the buildings along 5th, creates an edge to the site that respects neighbours, and includes green and natural water features.



March 3/2022 a.m.d.s.d. - SKEENA TERRACES - 5th & Hermon - Final 3/1/22

Concept Plan

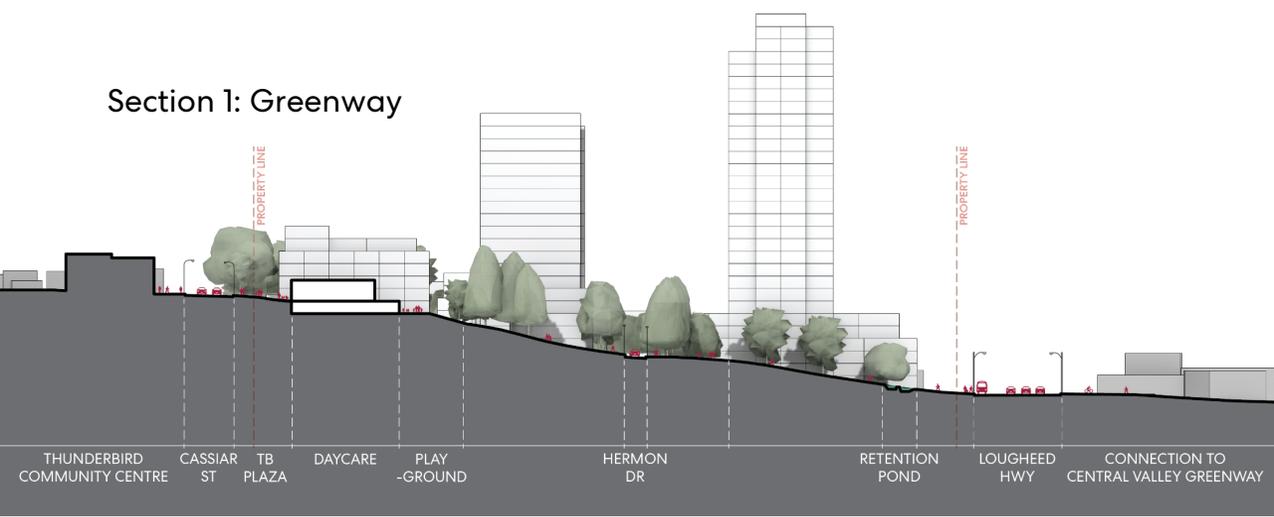


Legend

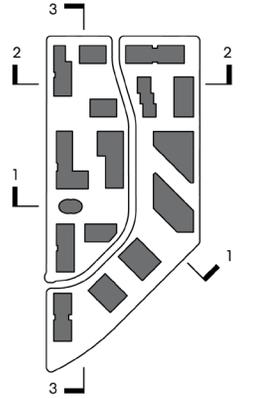
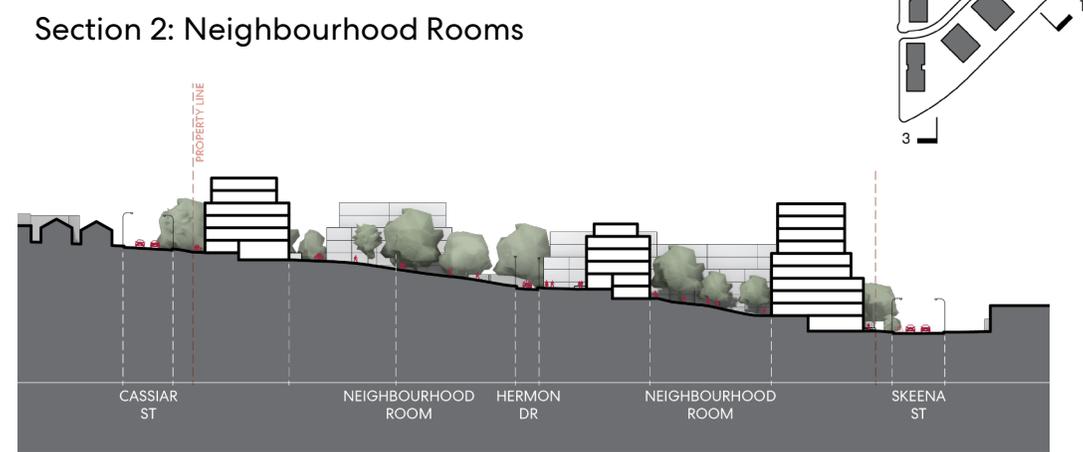
- 1 Public Greenway
- 2 Semi-Private Courtyard
- 3 Private Patio
- 4 Promenade
- 5 Raingarden / Bioswale
- 6 Stormwater Infiltration Feature
- 7 Orchard
- 8 Urban Agriculture Plots
- 9 Kid's Play
- 10 Dog Area
- 11 Sport Court
- 12 Indigenous Garden
- 13 Memorial Garden
-  Retained Tree

Site Sections

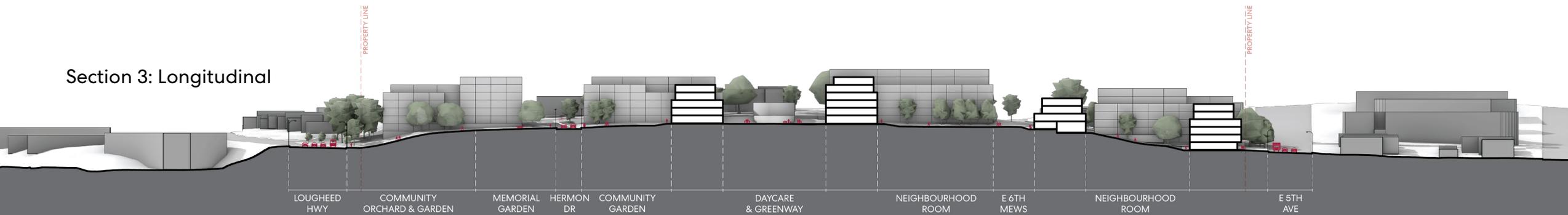
Section 1: Greenway



Section 2: Neighbourhood Rooms



Section 3: Longitudinal



Sustainability & Community Resiliency

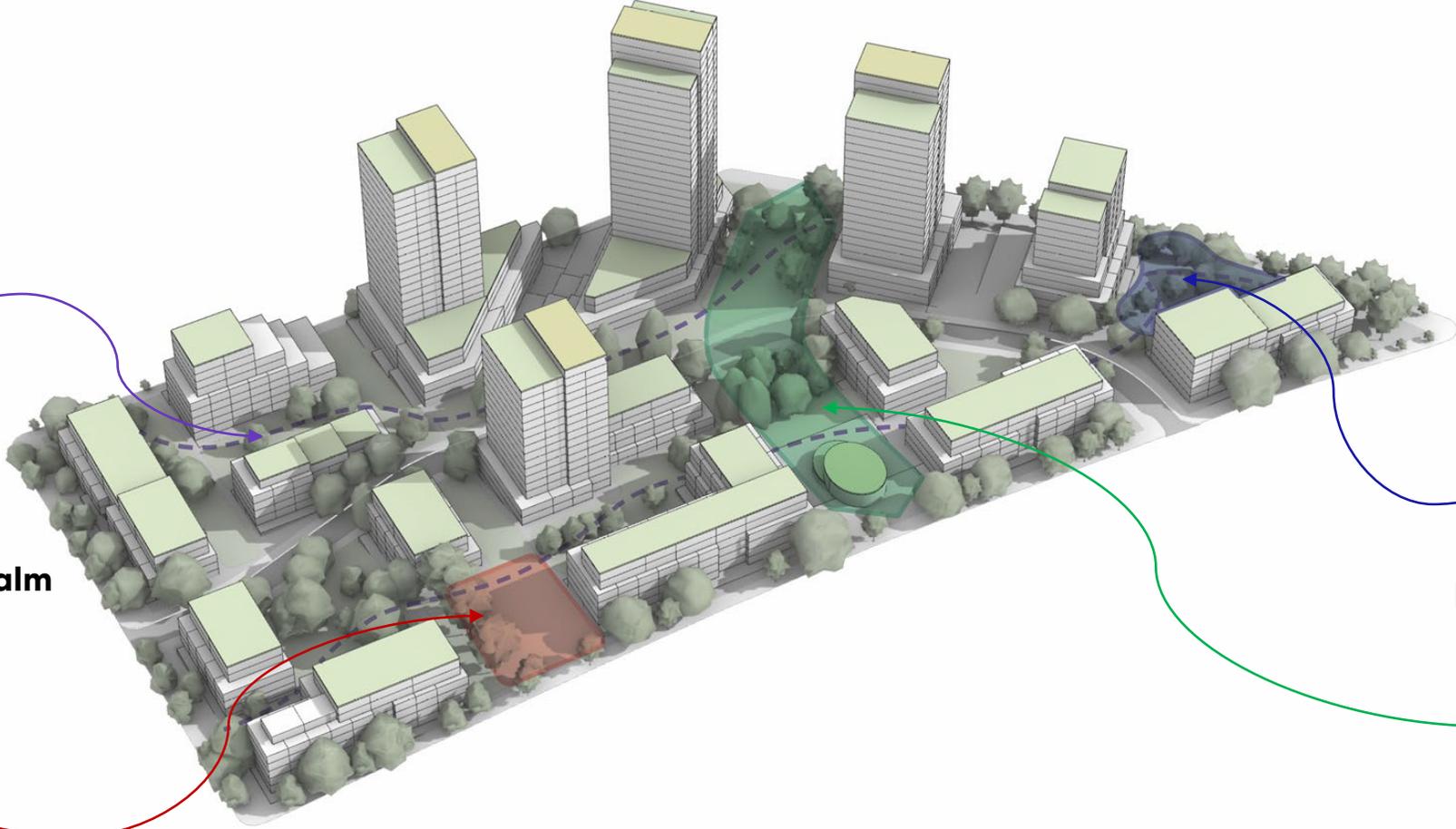
Climate Resilience



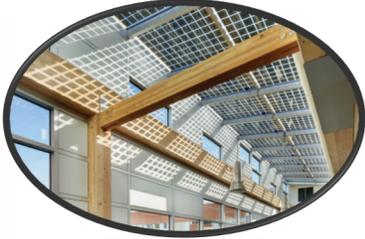
Accessibility and Connections



Integrated Public Realm



Carbon Leadership



Community Resilience



Ecological Connections



Thank-you!