

METRO VANCOUVER AIRSPACE TOWNSITES & NEW TOWNS

REDUCING OUR
ECOLOGICAL FOOTPRINT
THROUGH NEW PATTERNS
OF COMMUNITY

WHAT IS CURRENTLY WRONG WITH METRO VANCOVER?

- ✻ Urban areas use only a portion of lands
- ✻ Mountains to some are an obstacle
- ✻ Farmland is still at risk of suburban sprawl
- ✻ Sprawl makes transportation inefficient
- ✻ Cheap energy spawned this pattern
- ✻ Expensive Energy means time to replan.

METRO VANCOUVER



MOUNTAIN TOWNS & AIRSPACE VILLAGES

Metro Vancouver: New Town Sites and Air Space Towns



1. AIRSPACE VILLAGES

- ✻ Now neglected lands, seen as liability
- ✻ Chance to reduce sprawl - compact cities
- ✻ Urban land reclamation; more efficiencies

2. MOUNTAIN TOWNS

- ✻ Mountain seen as barriers instead of natural areas for community
- ✻ Traditional urban forms needed, not flatland development; new standards
- ✻ Total withdrawal from farmlands; claw back farms from urban sprawl
- ✻ New patterns foster better economy, culture and environment

3. URBAN INTENSITY

- ✻ Old Urban areas can quadruple density
- ✻ Most of land still is not used effectively
- ✻ All land use types need radical revision
- ✻ End of cheap energy requires replanning
- ✻ Soft landing can mean lifestyles improve

‘SL’ LIFESTYLE SHIFTS

- ✻ Soft Landing=
- ✻ End of Cheap energy=Less energy for all
- ✻ Smaller homes, closer together, less travel
- ✻ More time, new local industry, & variety
- ✻ Food production and culture increase
- ✻ Environment protected better
- ✻ Social cooperation increases

2 MOUNTAIN MODELS

- ☼ Living on Mountain Slopes: new forms for comprehensive new community
(David Spearing: Mount Eikos Model 1966)
- ☼ Learning from traditional mountain towns, adapting to current needs
(Richard Balfour Sumas Mountain Model 1974)

MOUNTAINS TOWNS: DO'S & DON'TS

- ✻ Do Not plan large lot subdivisions- plan for clustered small lots in landscape
- ✻ Do Not plan for Very Wide Roads- plan for narrow roads in a grid adapted to hills
- ✻ Do not use over half of a townsite area- give every house a street address but a rural back door.
- ✻ Do not neglect all aspects of life- provide access to shopping, schools & jobs by foot

FALSE CREEK- A START.

- ✻ Resort
- ✻ Marine City
- ✻ Global Village
- ✻ One prototype, but not sustainable tomorrow



FALSE CREEK FLATS

- ✻ New/Old Site
- ✻ Transportation+
- ✻ Floodplain
- ✻ Water Opportunity
- ✻ Hole in Urban donut
- ✻ A Link between communities?



THE SLOPES

- ☼ Hole in Urban Fabric
- ☼ Mix of industry +?
- ☼ CBD part 2?
- ☼ Public Realm Crossroads?
- ☼ A mid-rise alternative for livability.

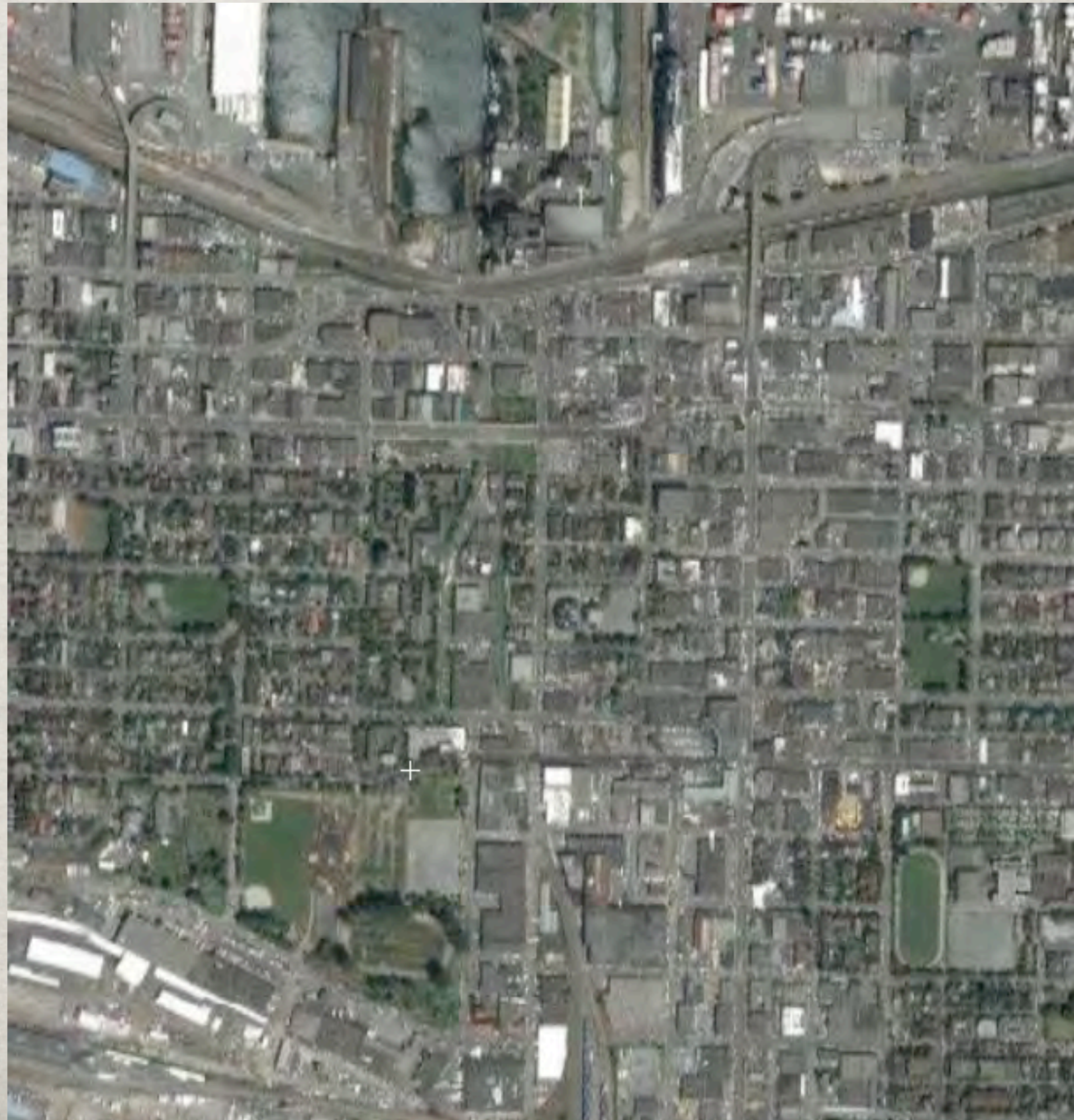


THE RING



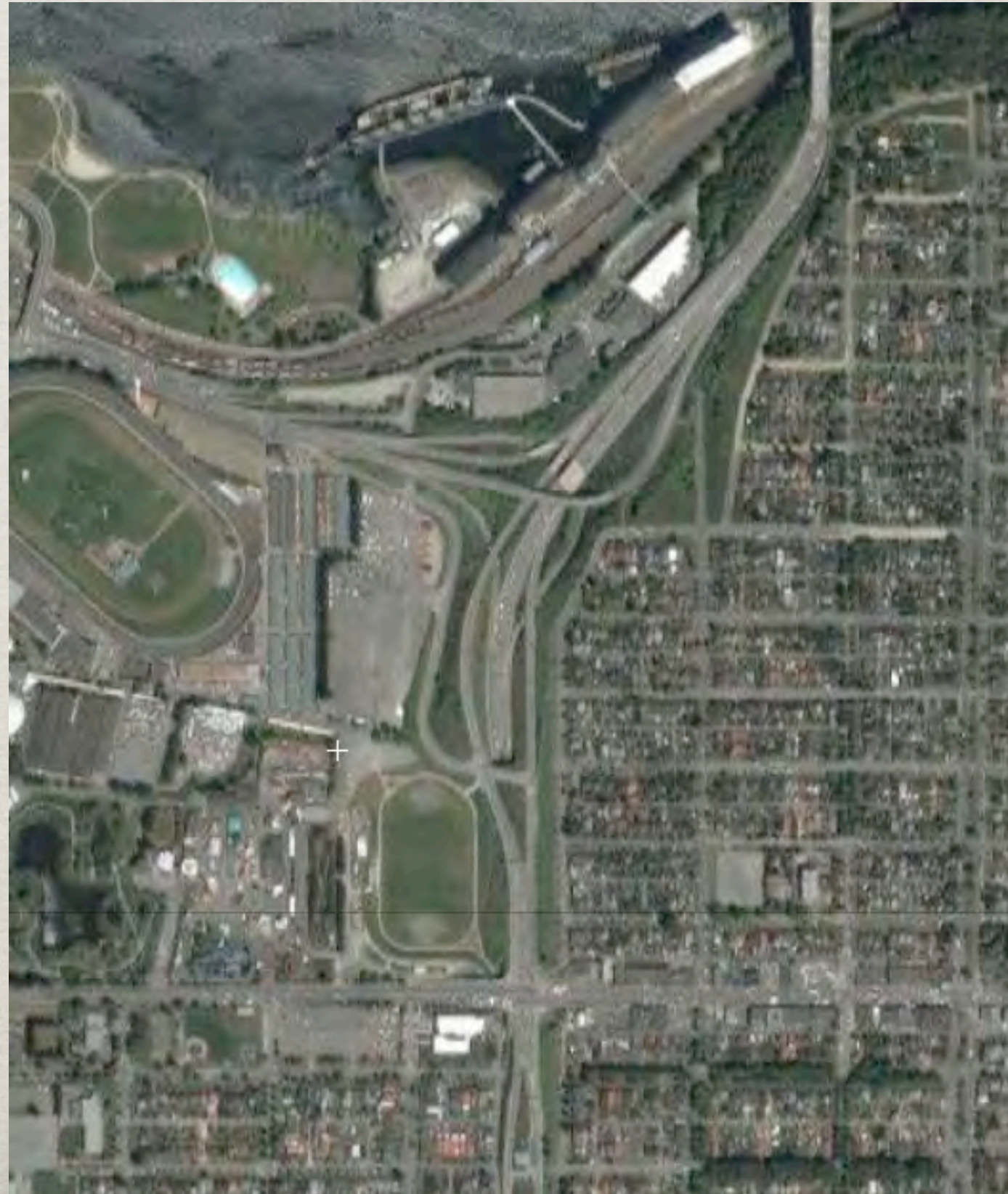
CLARK DRIVE MESA

☀ Plus 10m



CASSIAR TOWNSITE

- ✻ Reclamation
- ✻ 10,000 people



HASTINGS PARK

✻ Freeway reclamation



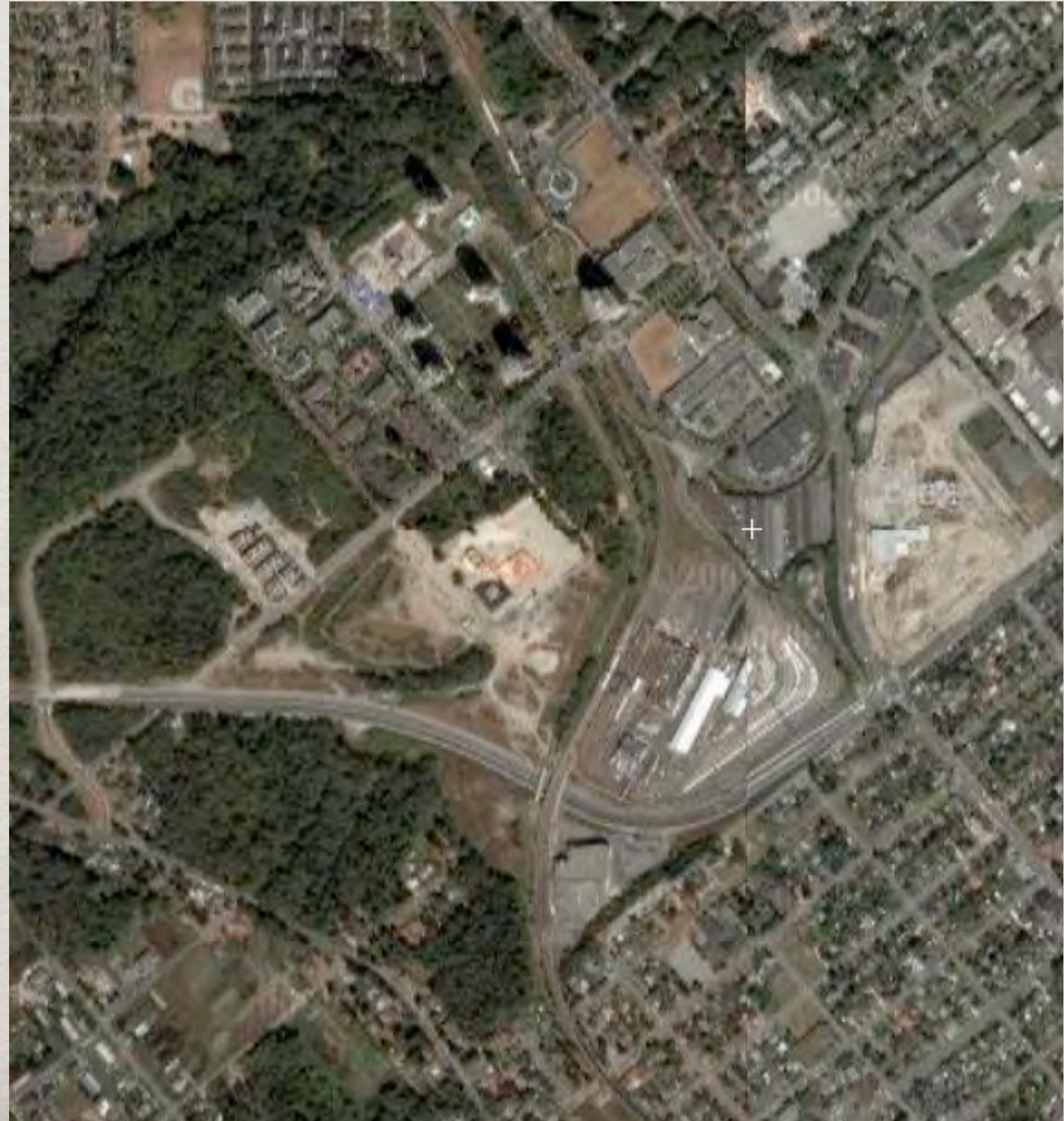
WILLINGDON PARK

- ☼ Village
- ☼ Industry
- ☼ Education
- ☼ Still Creek



SKYTRAIN REMAINDERS

- ☼ Reclamation
- ☼ Affordable
- ☼ On transit
- ☼ Revenue too



NEW WESTMINSTER RAIL YARDS

- ✻ Reclamation
- ✻ Restoring City
- ✻ Saving farms
- ✻ Demographic+



RIVERFRONT PLUS

- ☼ Neglected
- ☼ Synergies+
- ☼ New riverlife



SURREY SLOAP

☼ Reclaim

☼ enliven

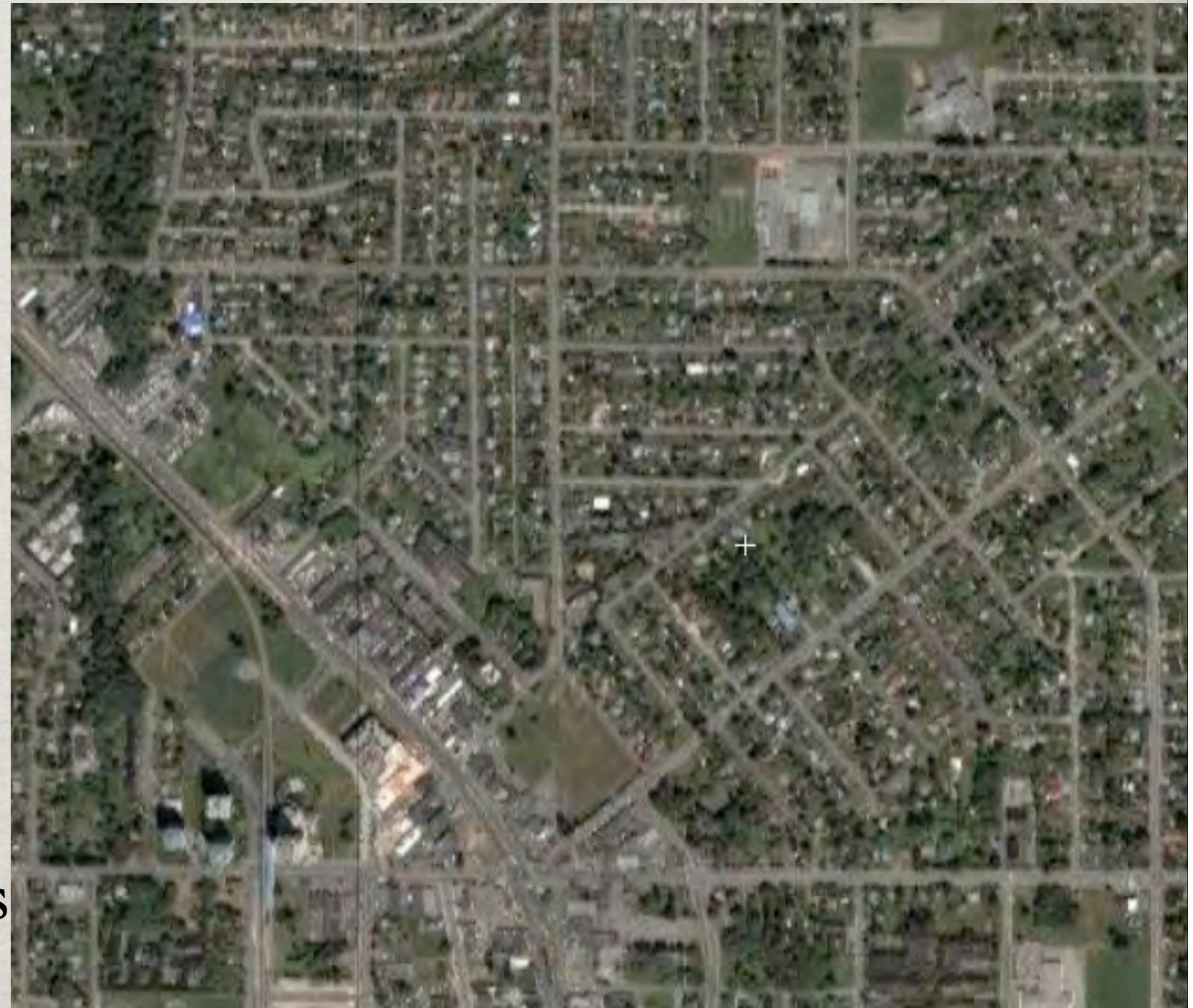
☼ enhance

☼ enjoy



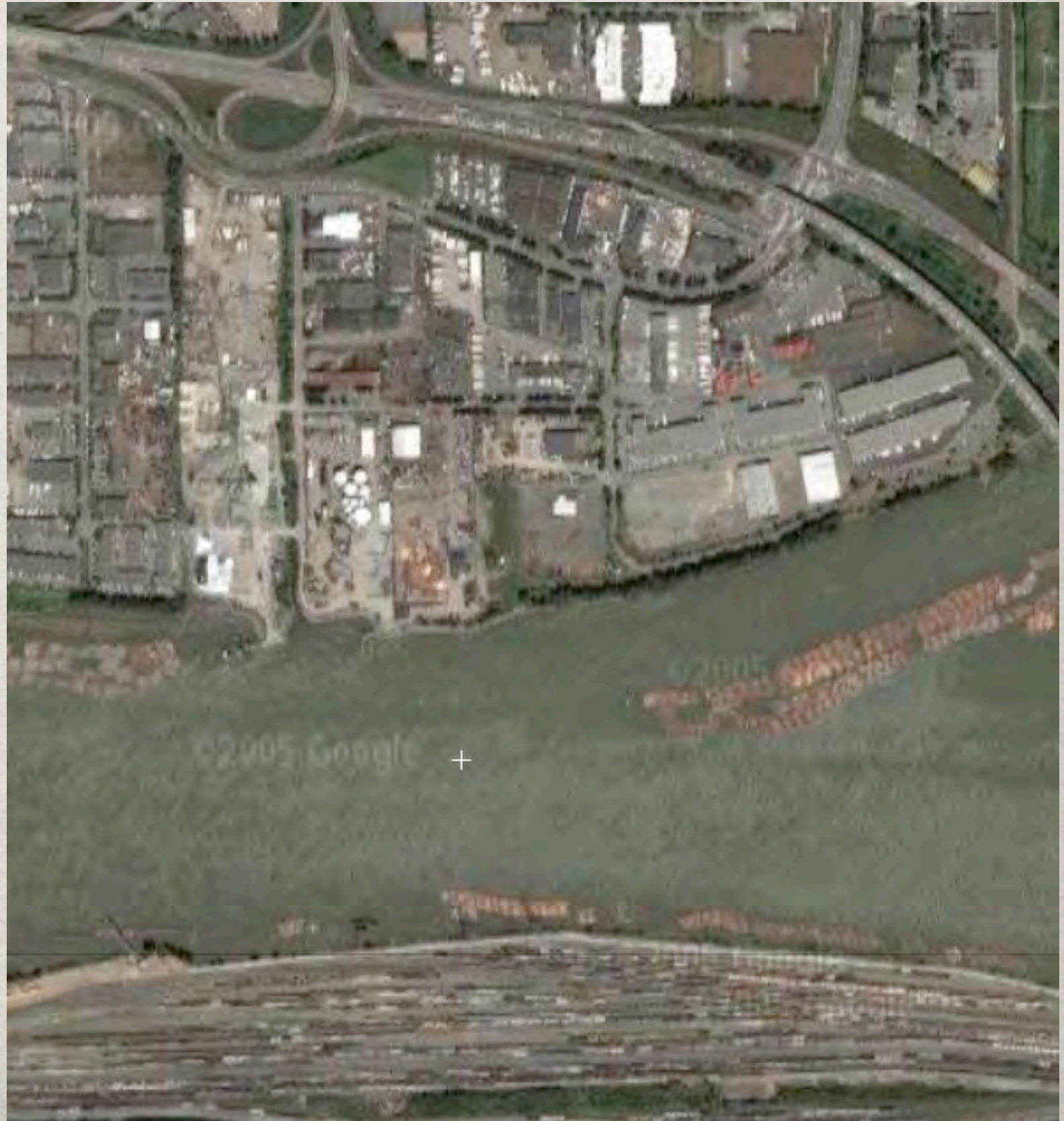
SURREY CENTRE

- ☼ Making
- ☼ enliven
- ☼ enhance
- ☼ affordable
- ☼ missing types

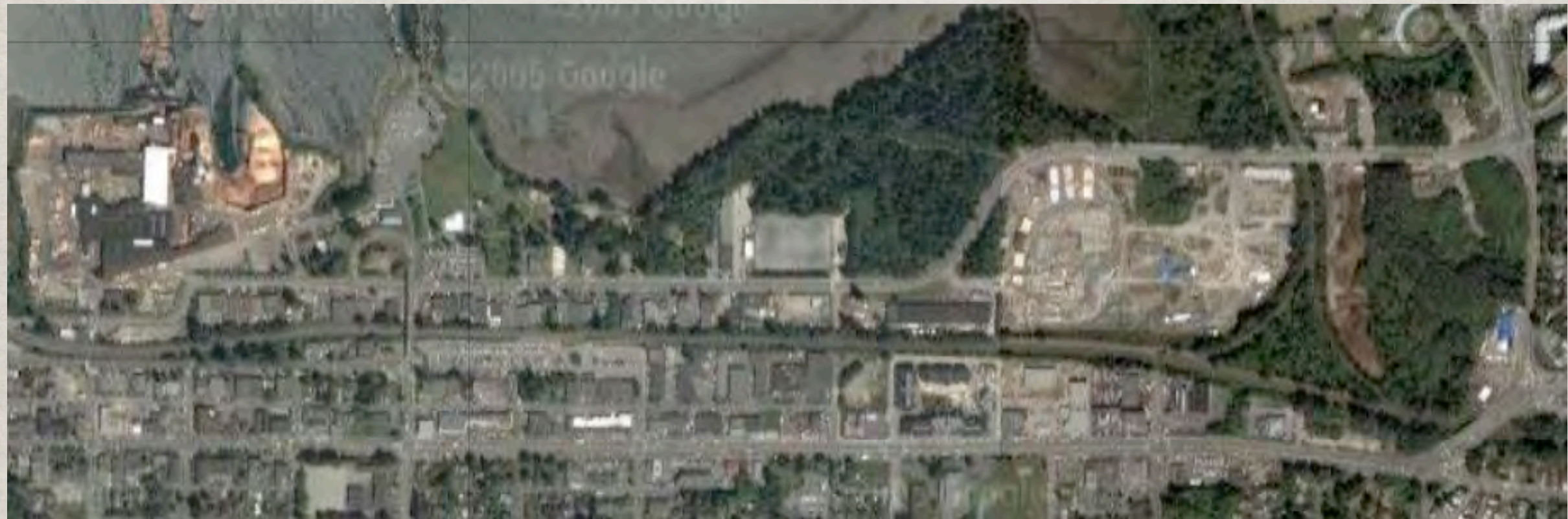


NEW BRIDGEHEAD

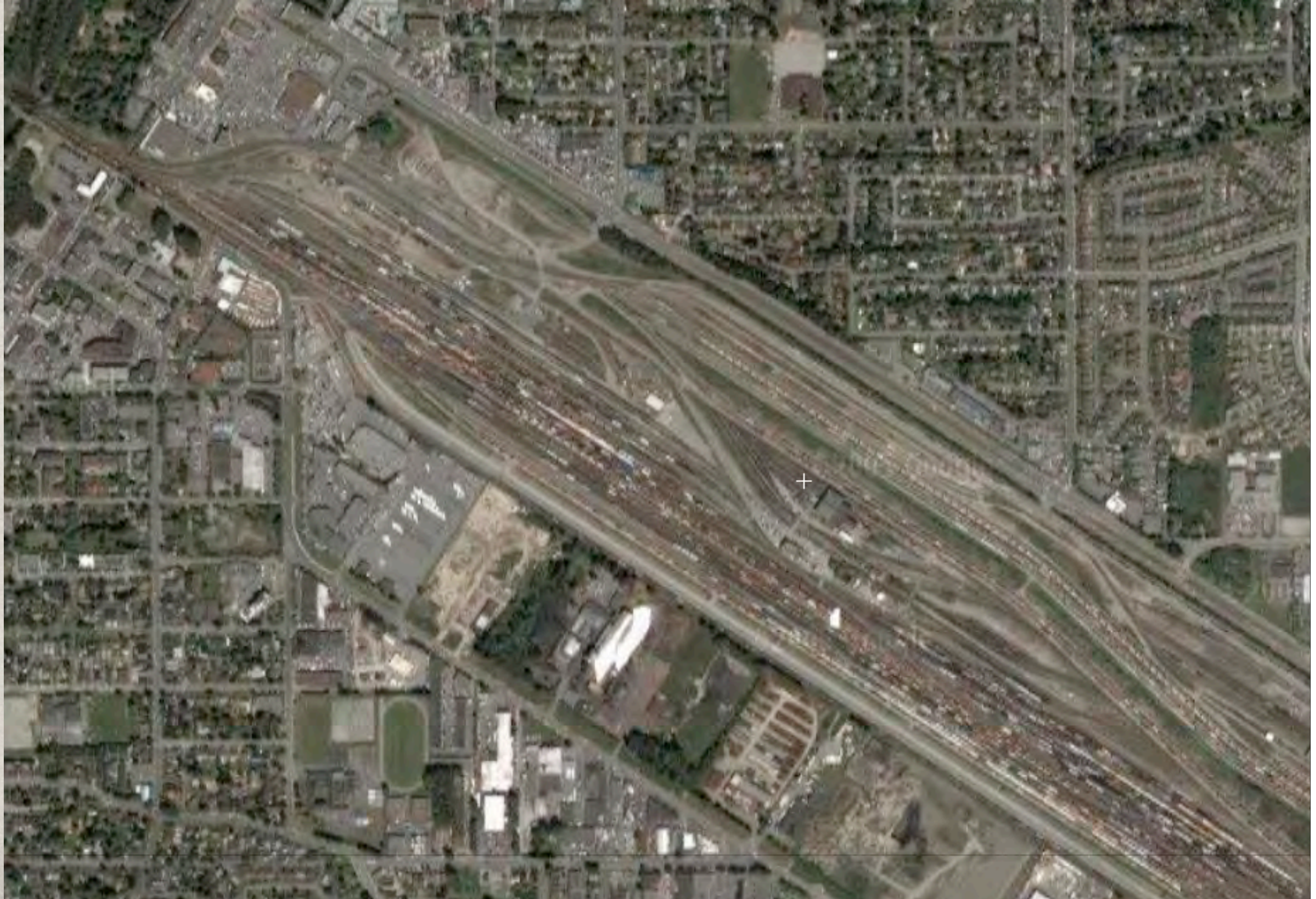
- ☼ Bridge
- ☼ community'
- ☼ exchange
- ☼ mix uses
- ☼ symbiosis



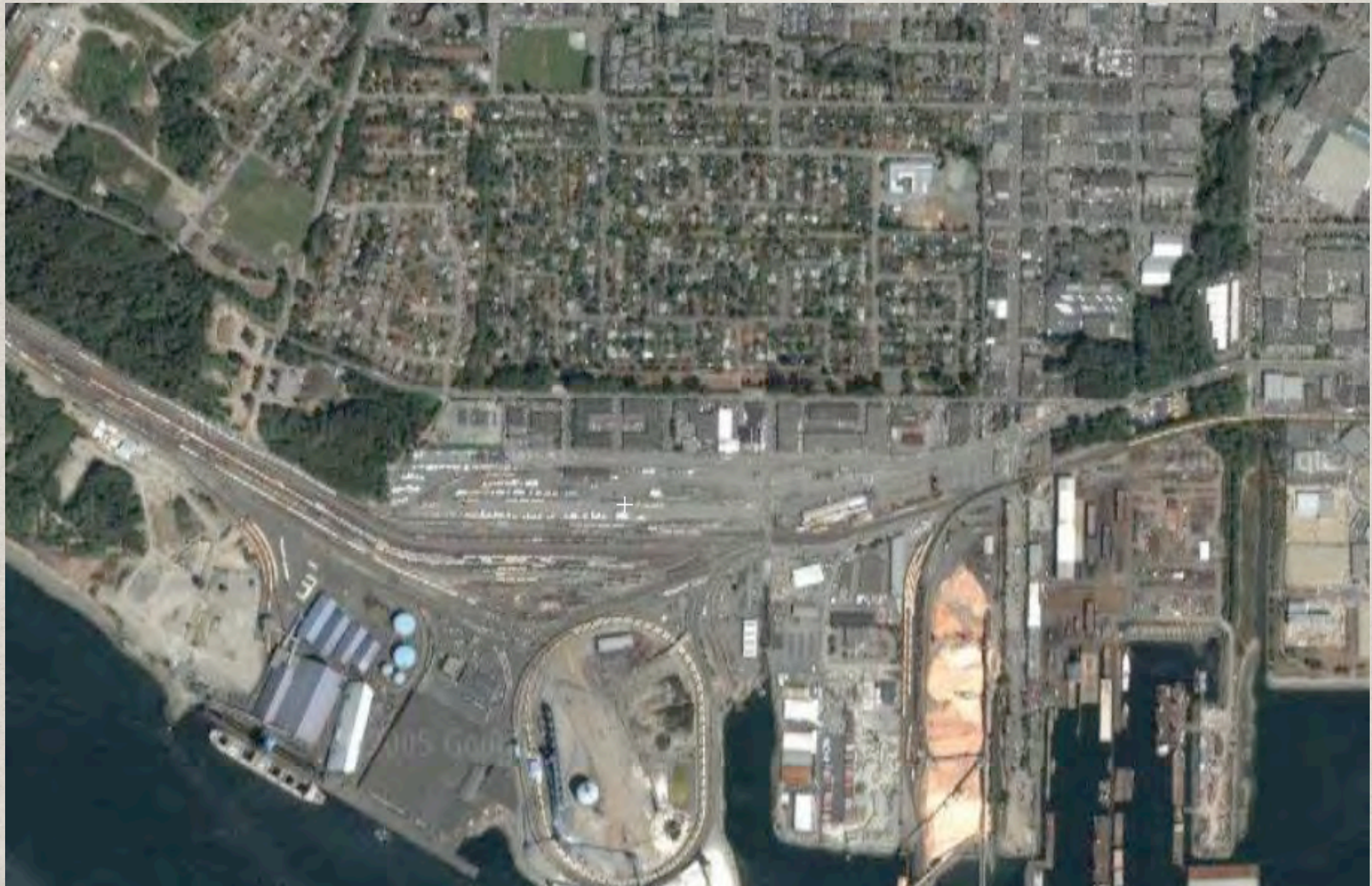
A NEW PORT MOODY



PORT COQUITLAM +10



MAKING NORTH VAN



LONDSALE ON THE SEA

- ☼ Reclaim
- ☼ missing types
- ☼ young market
- ☼ marine options



LYNN CREEK DELTA



SILVER VALLEY

✻ Forgotten

✻ Serviced

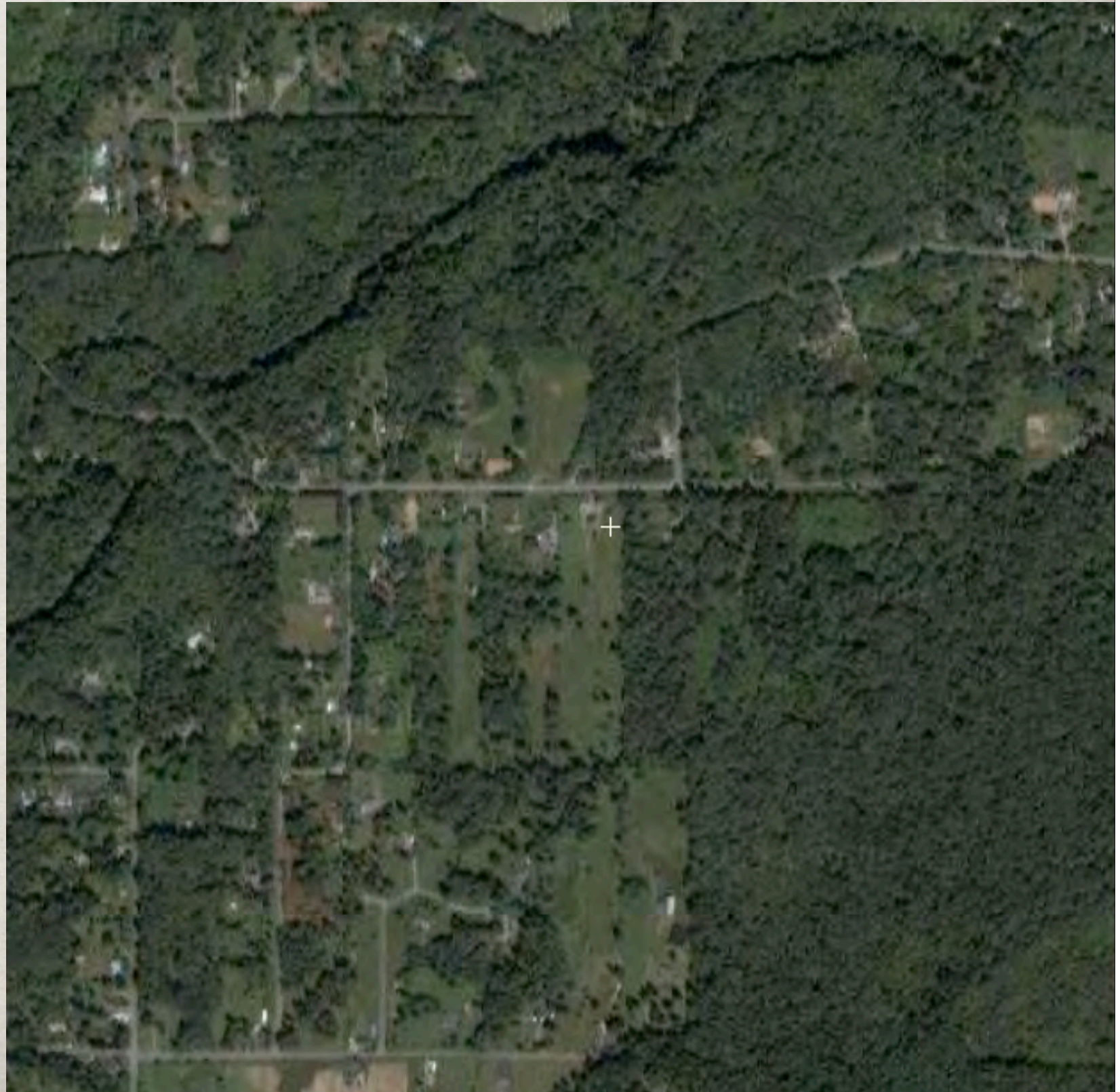
✻ Shangri-la

✻ Villages+



THORN HILL TOWNSITE

- ☼ Tablelands
- ☼ Serviced
- ☼ 100,000 +pop
- ☼ South aspect



ALL OF THORN HILL



MISSION FLATS TIES



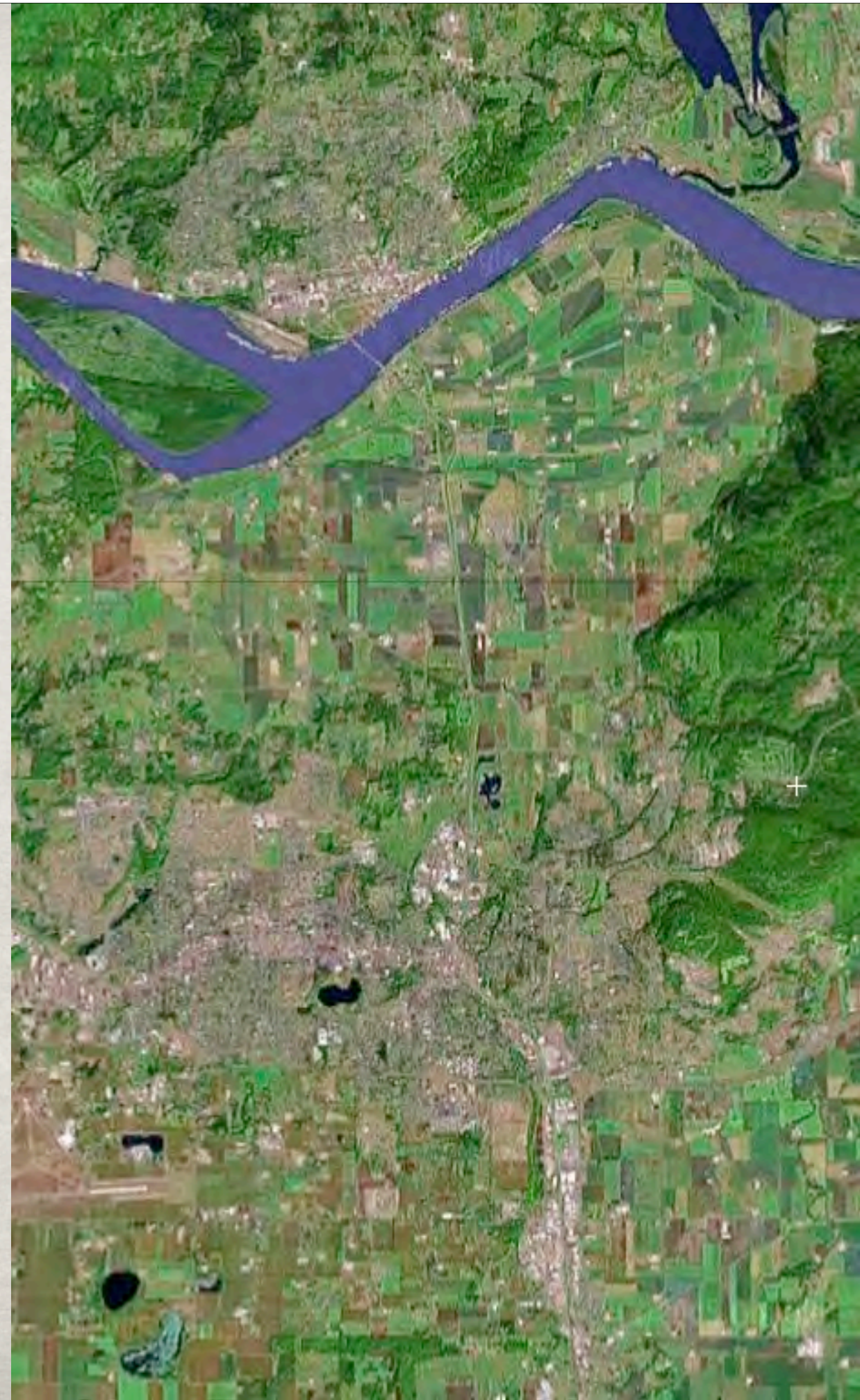
ABBOTSFORD DOWNTOWN FOR REAL

- ☼ Passed over
- ☼ serviced
- ☼ historical
- ☼ 3d bonus
- ☼ saving farms



ABBOTSFORD

- ☼ Abbotsford
- ☼ Mission
- ☼ Sumas Mountain



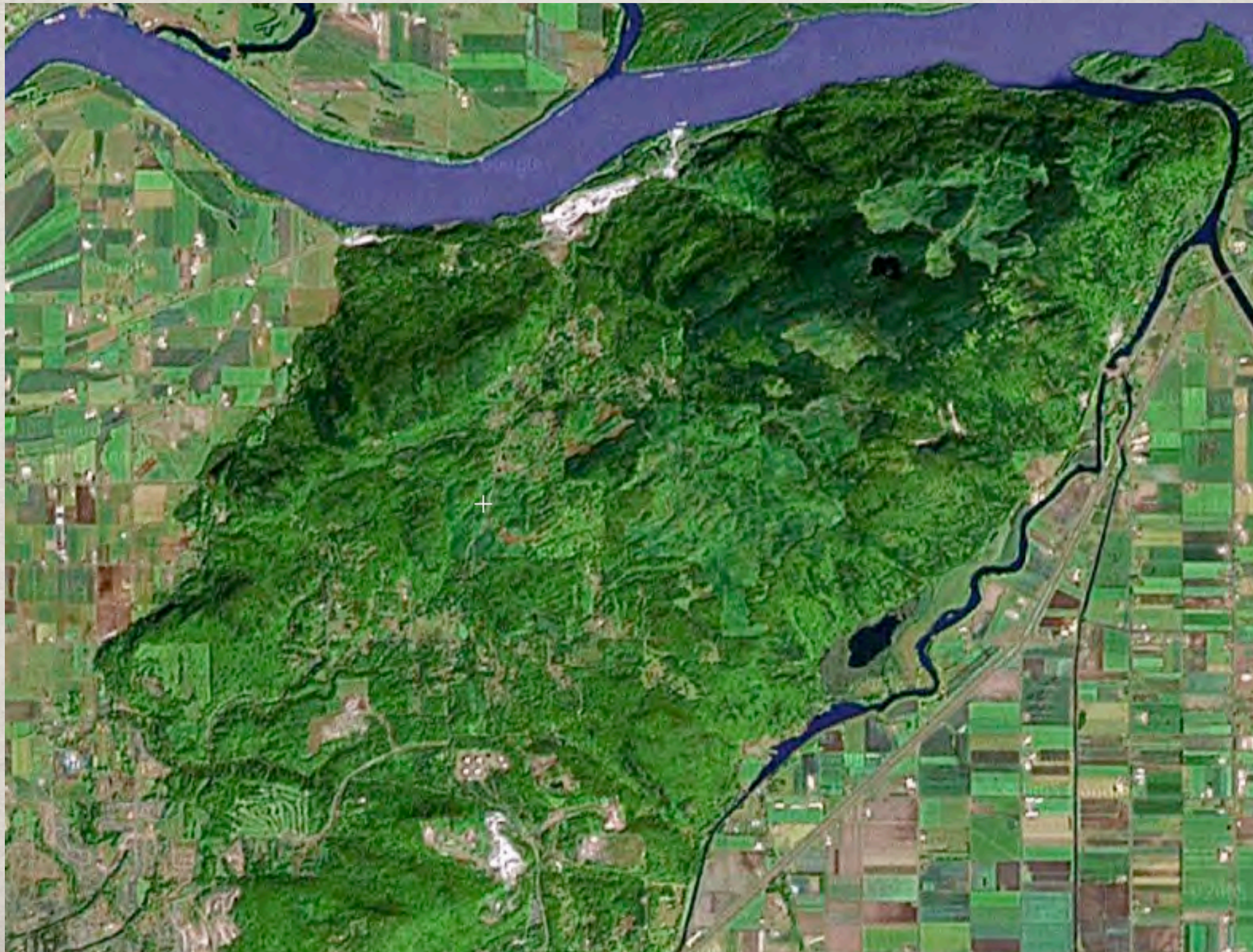
SUMAS MOUNTAIN

NEWTOWN:

500.000



THE BOWL OF SUMAS



CHILLIWACK TOWNS

☼ North-3

☼ West 1

☼ East 1

☼ South-3



ONE BRIDGE NORTH SAVES FARMLANDS



CHILLIWACK SOUTH



TSAWWASSEN

☼ 10,000 pop

☼ plus 10m

☼ climate

☼ views

☼ marine



AFTER IONA: A TOWN



HORSESHOE BAY

- ☼ plus 10m potential
- ☼ hiding a utility
- ☼ making a hilltown



HOWE SOUND TOWNSITES

- ☼ Living On
- ☼ Mountain Slopes
- ☼ Dave Spearing

