

4600 Block, Lakelse Ave. looking East (circa. late 1950's

Preliminary Conceptual Streetscape Plan and Revitalization Strategy for: *the 4600 Block, Lakelse Avenue, Terrace, BC*

Prepared for:
Terrace Downtown
Improvement Area Society



Terrace Downtown Improvement Area

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September 17th, 2021

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4600 Block, Lakelse Avenue, Terrace, BC

PRELIMINARY CONCEPTUAL STREETSCAPE PLAN AND REVITALIZATION STRATEGY

1.0 INTRODUCTION + PURPOSE:

In June of 2021, the Terrace Downtown Improvement Area Society retained Harry Measure + Associates (HMA) to prepare a Preliminary Streetscape Conceptual Plan and Revitalization Strategy for the 4600 Block, Lakelse Avenue (the Subject Lands) in downtown Terrace.

The 4600 Block Lakelse Avenue served as the historic 'Downtown Core' since the turn of the 20th Century but has been in decline during recent decades. Several factors have caused this decline such as the development of competitive retail outlets elsewhere, a lack of maintenance and upkeep of structures and the streetscape and inappropriate retail uses that attract an undesirable element. Further, the area faces challenges relating to loitering, public intoxication and aggressive panhandling.

The City of Terrace Downtown Action Plan & Urban Design Guidelines, prepared by Modus Consultants in 2018 correctly identified the revitalization of the 4600 Block of Lakelse Avenue as the first initiative in the revitalization program of downtown Terrace.

With its central location in the downtown core, human scale buildings and streetscape, and comfortable walking distance to popular amenities, the 4600 Block Lakelse is ideally suited to be revitalized as a pedestrian oriented street. Through appropriate urban design, amenities and activities planning, the 4600 Block can once again become 'the heart' of the downtown and will be a popular destination for both residents and visitors.

The purpose of this preliminary plan and revitalization strategy is to introduce planning and urban design concepts, and Crime Prevention Through Environmental Design (CPTED) principles that can be further explored and refined over time to achieve a vibrant pedestrian-oriented venue with a unique Terrace specific 'Sense of Place'.

2.0 CONTEXT AND SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

In early July 2021, members of Harry Measure + Associates (HMA) traveled to Terrace and met with representatives of the Terrace Downtown Improvement Area Society; and property owners and tenants of the 4600 Block, Lakelse Avenue.

HMA staff also toured the various precincts of Terrace. An analysis and documentation of the 4600 Block and its immediate context was then conducted to understand the constraints and opportunities to be considered in preparing the urban design and revitalization program.

Aerial View of Downtown Terrace Commercial Core with proposed Pedestrian Precinct



2.1 CONTEXT ANALYSIS

HMA toured downtown Terrace to become familiar with land use, infrastructure and the built urban fabric. With reference to the illustrations below, the urban fabric of downtown Terrace has evolved as primarily an automobile-oriented environment with wide streets, large frontages of surface parking, vacant lots between free standing stores, big box retail, and shopping centres. Other than the few blocks around Lakelse Avenue, the downtown is dominated by motor vehicle traffic.



Orthographic View of the Terrace Commercial Core



Looking West to 4600 Block Lakelse Ave



Looking West from 4600 Block Lakelse Ave.

A more detailed analysis was conducted on the few blocks immediately adjacent to the to the north and south of the 4600 Block to determine the feasibility of eventually creating a larger pedestrian precinct than proposed within the Subject Lands.

This area is bounded to the north by Park Avenue that is two short blocks from Lakelse Avenue. Park Avenue fronts the Civic Recreation Precinct that features George Little Park, the Farmer's Market, the Terrace Sportsplex, the Terrace & District eAquatic Centre, the Terrace Public Library and the Terrace Art Gallery.

The area is bounded to the south by Greig Avenue that fronts George Little house at the foot of Kalum Street. George Little house functions as the Via Railway station and a tourism information centre.

The vacant Co-op lot also fronts Greig Avenue on the south. This lot is ideally suited for a diversified commercial/mixed use development with large surface parking to the South. This would enable visitors to park and walk one short block to the 4600 Block Lakelse Ave., and three short blocks to Park Ave and the Civic Recreation Precinct.

The area is bounded to the west by Emerson Street at the intersection of the 4600 Block of Lakelse Avenue, and to the east by Kalum Street at the intersection of the 4600 Block Lakelse Avenue. These two streets typically have 1-2 storey buildings fronting them with a variety of uses from commercial retail to office. There are several undeveloped lots on both of these streets. There is very little residential and commercial mixed land use in this area. Both intersections at either end of the 4600 Block of Lakelse Avenue are abrupt transitions to an automobile oriented urban fabric.



George Little House that functions as the Via Rail Station at the foot of Kalum St.

To add interest to these streetscapes, art in the form of free-standing sculptures, murals, banners and hanging flower baskets have been installed. The Terrace Mural program has sponsored murals on buildings that had expanses of blank walls that front these streets. The murals are of exceptionally high quality, painted by known local and regional artists, and reflect themes based in nature and the rich First Nations culture of the region.



Brolly Square, which is owned by Imperial Oil, is located on the northwest corner of the 4600 Block Lakelse Ave, and Emerson Street. With reference to the photo below, this lot featured umbrella sculptures and landscape planters. Brolly Square should be upgraded as a park and activities amenity as it can serve a major role in the revitalization of the 4600 Block.

The area bounded by Grieg Ave. to the south, Park Ave. to the north, Emerson St. to the west and Kalum St. to the east should be further developed as a pedestrian oriented environment primarily with a mix of with commercial and office uses on the ground level, and residential use with some office use on the floors above.





South 4600 Block Lakelse Ave. Street Elevation: (photo sequence above from Kalum Street Intersection on east to Emerson Street Intersection on west):

2.2 4600 BLOCK LAKELSE AVENUE SITE ANALYSIS



Looking West to 4600 Block

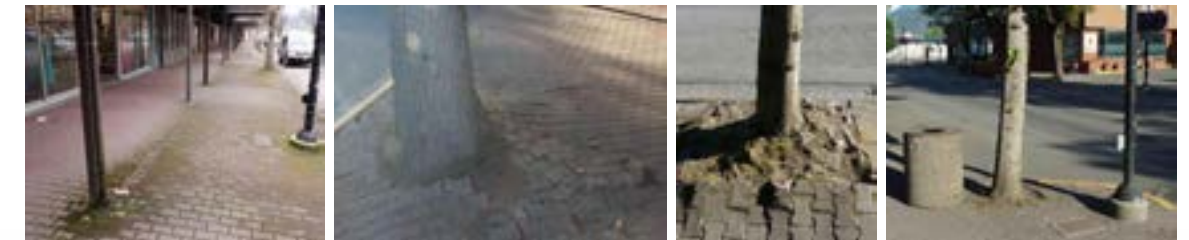


Looking East to 4600 Block from Brolly Square

The street elevation fronting the 4600 Block on the south is dominated by an opaque continuous canopy. The canopy not only blocks views to the building facades, businesses and signage, but also casts shadows that obscure the ground level display windows. The one and two storey buildings heights would otherwise allow good solar access to the sidewalk fronting the buildings.

With reference to the photos below, behind the canopy and layers of decades of renovations, there is evidence of an historic architectural style that is common to the turn of the 20th century architectural styles prevalent in the frontier towns of western North America. Conserving these structures could contribute to establishing a human scale, pedestrian-oriented streetscape; and an architectural theme that exhibits richly articulated architectural detailing, materials, lighting and signage.

With reference to the illustrations below, the streetscape ground plane appears run down and not maintained. Moss has grown on the sidewalk pavers and the pavers have uplifted due to poor irrigation and the growth of tree roots beneath. Debris does not appear to be removed from the sidewalk on a regular basis. Street furnishings such as waste receptacles are damaged and dated.



Historic facades and architectural elements behind canopy and renovations





North 4600 Block Lakelse Ave. Street Elevation: (photo sequence from Emerson Street on west to Kalum Street on east)

The north frontage of the 4600 Block Lakelse Avenue features good solar exposure. The land use is dominated by the Days Inn hotel and a surface parking lot that is accessed from Lakeelse Avenue and the alley behind the Days Inn. The Days Inn complex contains a one storey liquor store on the corner of Lakelse Avenue and Emerson Street, and Xanders Coffee Shop adjacent to the liquor store to the east.

With reference to the illustrations below, the liquor store and Xanders Coffee Shop and Bakery is a very important location at the western entrance to the 4600 Block. This portion of the Days Inn complex has very little exposure to the street due to blanked out windows with security screens on the liquor store façade, and large areas of blank walls on the Xanders façade. The expanse of blank walls, poorly located blade signage, and the lack of exterior lighting does not create the animation required to appeal to the pedestrian and encourage them to enter this area from the west.

Pop-up outdoor patios in the public domain are located at grade above parking spots as seen in front of Xanders Coffee. Due to its utilitarian design and construction materials, lack of buffering from the adjacent traffic, and small size, the patio can be inviting. There is also a physical separation between the patio and Xanders interior due to blank walls on the business frontage.



Xanders Coffee Shop



Xanders Coffee Shop Patio

The façade could be renovated to include more fenestration and better signage and lighting. If a larger patio is designed to include landscaping that creates a buffer from passing traffic and some separation from passing pedestrians, this section of the street has excellent solar exposure and the potential to be very popular.



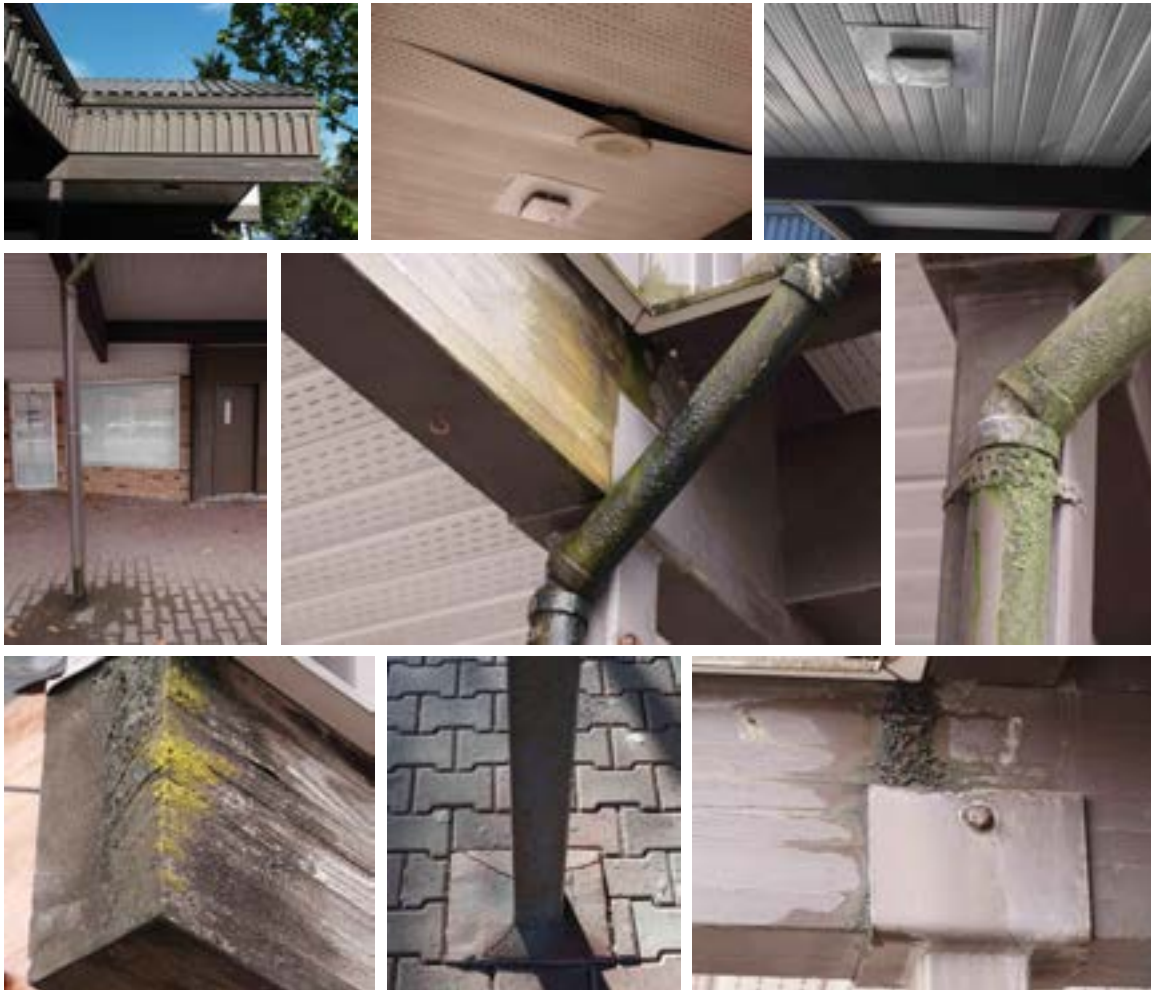
The other building fronting the street houses Blue Fin Sushi Restaurant and the Scotia Bank. A canopy that is of the same design and materials as the canopy across the street fronts this building. Other than the small patio fronting Xanders Coffee there is a patio on private land between the west elevation and the Days Inn parking area. The location of this patio is not optimum as it is in shadow until mid-day and is partially hidden from the street. To improve solar access and contribute to the animation of the streetscape, the patio could extend onto the sidewalk.

A Spirit Bear statue the Scotia Bank and another statue fronts the liquor store corner to create gateway elements to the 4600 Block. The statues are anchored directly to the concrete. There are no other urban design features such as quality signage and lighting which are required to achieve a vibrant, pedestrian environment.

2.3 4600 BLOCK LAKELSE SIDEWALK CANOPY ANALYSIS

The canopy that is located on portions of the south and north sidewalks of the 4600 Block Lakelse Avenue and southeast corner of Emerson Street was constructed in the 1970's to protect pedestrians from inclement weather.

Due to the lack of clarity of ownership and responsibility for its maintenance and repair, the canopy has been neglected and become damaged and dilapidated. With reference to the photos below, weathered cladding and exposed structural beams, dented soffit panels and mold due to leaking down leaders and flashing contribute to its unsightliness. There is also indication of failing structural elements such as corrosion at column base/footings, and at structural connection to beams.



Apart from its unsightly appearance, declining structural integrity, and the cost of repair and maintenance, the canopy should be removed because it negatively impacts the 'Pedestrian Envelope' (lower storey and a half of the retail frontage), and impacts the overall streetscape (refer to Appendix 2: Case Study: Fernie General Store). Views of the shopfronts and signage to passing motorists and pedestrians are obstructed. The shadowing cast beneath the Canopy also contributes to glare on the storefront display windows that further obstructs the display of merchandise and the store interiors.

With reference to Appendix 1: 'Crime Prevention Through Environmental Design (CPTED) Principles + Practices', the canopy also creates the impression of an area of 'entrapment' where pedestrians feel unsafe due to the presence of dereliction.





Street people are attracted to the 4600 Block Lakelse Avenue because the large continuous expanse of canopy provides protected space to congregate during periods of inclement weather. Loitering discourages local traffic as some retail outlets and services support anti-social behaviour.

The physical and psychological impacts of the canopy over the years have caused a decline in residents and visitors frequenting the 4600 Block businesses. This decline has resulted in fewer 'eyes on the street' that has not only encouraged the presence of transients, but also resulted in an escalation in crime and vandalism.

To protect their businesses from crime and vandalism, several tenants have applied the CPTED principle of 'target hardening' (discussed in Appendix 1) by installing metal bars and grates behind the windows and doors. In addition to obstructing views to the display of merchandise and the store interiors, these measures convey the sense of an unsafe environment.

Because of the lack of need to display merchandise, and the preference for privacy, some tenants have blocked out any views to the interior from the street (refer to the illustrations below). Blocking views to the retail interior detracts from animation of the pedestrian envelope and deters application of the CPTED principle of surveillance through 'eyes on the street' (as does vacant retail spaces). Such retail types are not appropriate to the vibrant pedestrian environment that the 4600 Block Lakelse Avenue urban design and revitalization strategy seeks to achieve.

Vacant retail spaces, and poorly maintained retail frontages and landscaping also erode the CPTED principle of territoriality. Well maintained retail frontages convey the sense of pride, ownership and the presence of retailers that creates a sense of territoriality for both the retailer and pedestrian. Neglected upkeep of retail frontages and landscaping indicates the lack of presence of owners and retailers and encourages a sense of territoriality for criminal activity.

3.0 PROPOSED PRELIMINARY CONCEPTUAL DESIGN:

The conceptual plan associated with the 4600 Block Lakelse Ave. Urban Design and Revitalization Strategy has three primary objectives:

1. To transform from an automobile-oriented environment to a vibrant, highly animated pedestrian-oriented street that expresses a 'Sense of Place' that is unique to Terrace,
2. To encourage mixed uses of appropriate tenants and residential unit types that rejuvenate businesses and commerce in the area, and
3. To incorporate CPTED principles and practices into the programming and urban design of the 4600 Block Lakelse Ave to reduce crime.

With reference to the 4600 Block Conceptual Plan below, traffic has been calmed with the introduction of a raised plaza area mid-block. This area should be highlighted with paving materials that contrast the (current) two-lane asphalt paving. Sidewalks should be integrated into existing locations and defined with different paving materials.

Some parking stalls should be removed in this area permanently or on a seasonal basis to enable activities such as outdoor dining, street performances and outdoor merchandise display areas to occur. Parking can be short-term for convenience and handicap accessible. Long term parking for the 4600 Block and the pedestrian precinct could be located on the former Co-op site, parallel to the railway, one short block to the south.

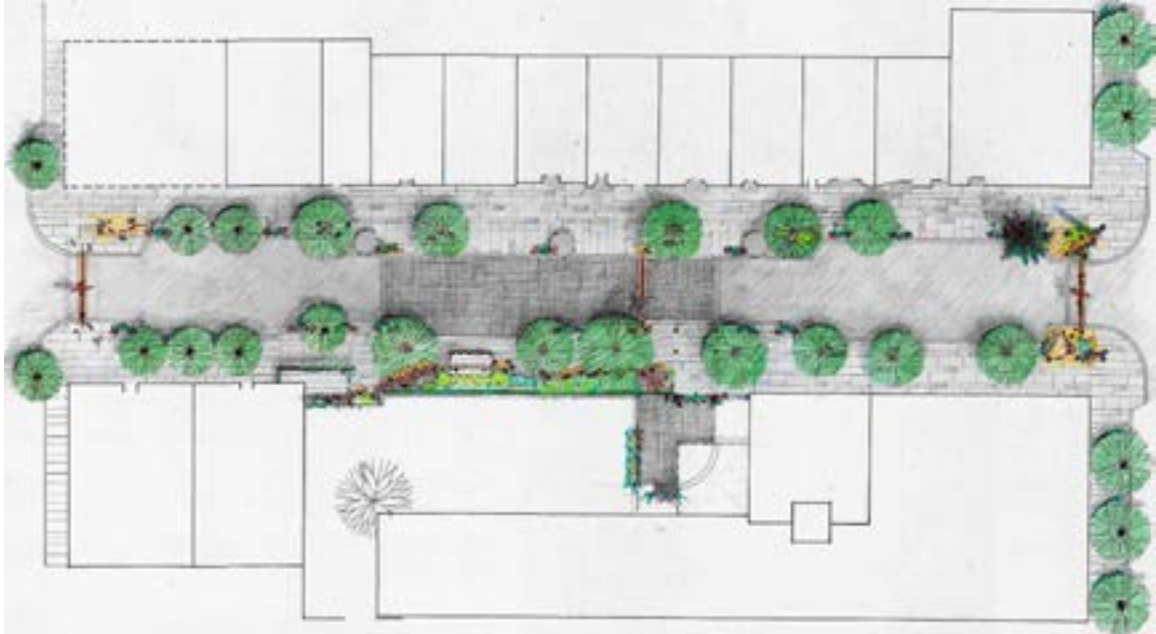
Above the mid-block crosswalk should be placed festive lighting to illuminate and highlight the crossing below.

At the eastern and western entrances to the Subject Lands, the sidewalk should be 'bulbed out' or widened to reduce the distance that the pedestrian is required to cross that is currently the domain of the vehicle. These sidewalks should also be highlighted with paving materials that are used in other areas of the 4600 Block to clearly define the pedestrian domain. These sidewalks may also be raised to calm traffic entering the block.

The bulbed-out sidewalk areas at the east and west entrances of the Subject Lands should also create a gateway from the vehicle-oriented urban environment to the pedestrian-oriented environment. To achieve this, ornamental trees, shrubs, and flowers should be planted. Art forms, lighting and signage in these two locations should exhibit design and materials that contribute to a strongly identifiable 'Sense of Place' that is unique to Terrace.

The vacant lot on the southeast corner of the Subject Lands that is bounded by the intersection of the 4600 Block Lakelse Ave. and Kalum St. (that is indicated in the dashed buildable area in the illustration below: '4600 Block conceptual plan with mid-block landscape feature' provides a significant opportunity to create a welcoming gateway statement. The lot has good solar orientation in the morning and late afternoon.

When developed, this lot is ideally suited for an at-grade, outdoor dining patio in the 'bulbed-out' area. Appropriate mixed use should consider a restaurant and other food services on the ground level with accommodations on levels above. The accommodations on levels above could feature balconies and roof decks that capture the solar exposure and dramatic views to the south and east.



4600 Block conceptual plan with mid-block landscape feature

Note that other outdoor patio areas to be considered include an area on the sidewalk fronting the existing Blue Fin Sushi Restaurant. Expansion of the existing patio to the south onto the sidewalk would increase patio seating in the sun and further animate the streetscape.

The opportunity for an outdoor patio area is in the Days Inn parking entrance area adjacent the eastern portico to Xanders coffee shop from the parking lot. This area has good solar exposure during the morning hours and would compliment the patio that is located on the street fronting Xanders. (*Note, the pop-up patios do move locations throughout Terrace and may not always be located at this location. Further, pop-up patios are removed from the street during the winter).

With reference to the illustrations below titled: 'Mid-block landscape feature (North elevation detail)', and 'Mid-block landscape feature (East elevation detail)', the mid-block landscape feature is located on the north side of the street with good solar orientation.

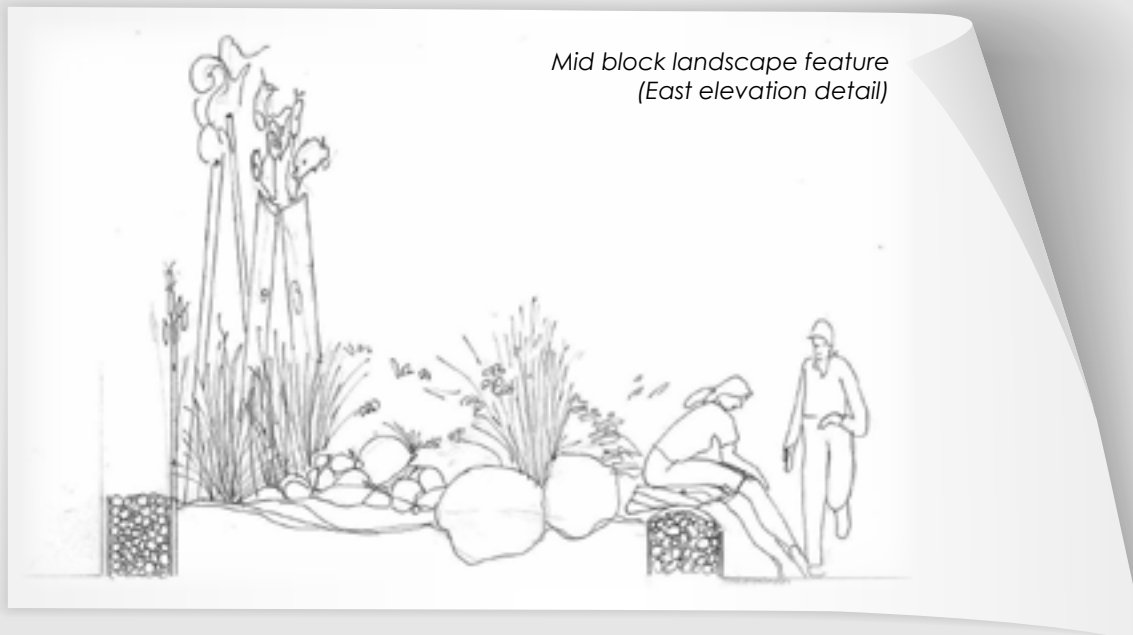
The landscape feature has been designed to screen the surface parking area of the Days Inn. The structural screen illustrated is a trellis or vertical picket fence that supports vines to create a semi-transparent view to the parking area. A sculpture that symbolizes seasonal salmon runs may be constructed of aluminum to reference the aluminum production industry of the region.

The trellis and sculpture elements are placed in landscaping that celebrates the natural landscapes of the rivers and streams of the Terrace region. Ornamental plantings should be included to add seasonal color and interest.

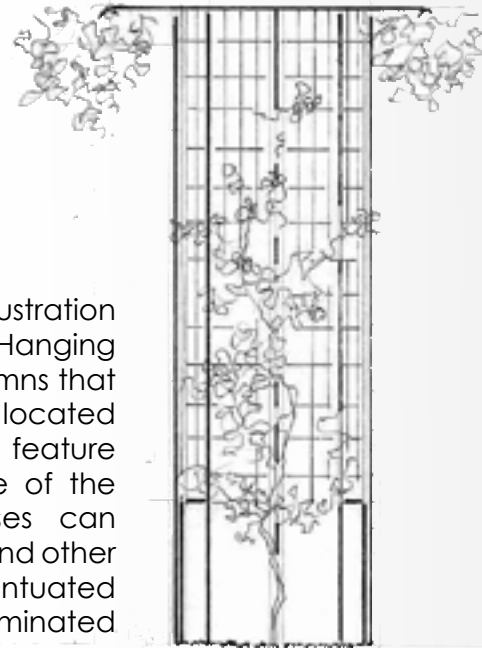
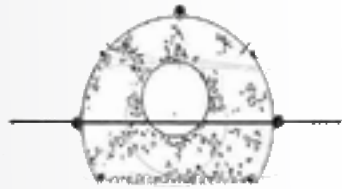
Casual seating is integrated into the planter retaining wall. The seating will be designed and detailed to deter people from sleeping on the wall as currently occurs on benches in the downtown area. A portion of the seating area should include a canopy constructed of aluminum and glass for protection during inclement weather. The canopy fronts a bus stop for municipal transit and / or private charter vehicles such as tour buses and shuttles.



Mid-block landscape feature (North elevation detail)



*Mid block landscape feature
(East elevation detail)*

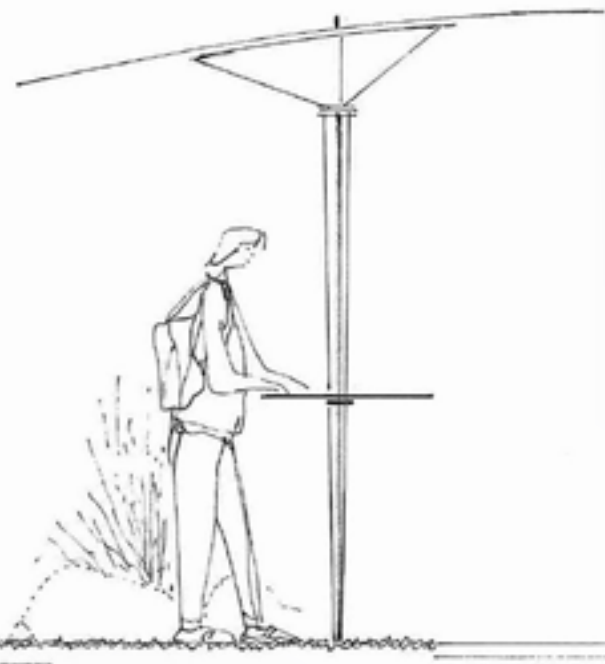


With reference to the illustration below: 'Cylindrical Trellis with Hanging Baskets', three cylindrical columns that are constructed of mesh are located in the mid-block landscape feature that fronts the southern edge of the roadway. These mesh trellises can feature specimen trees, vines and other ornamental plantings, be accentuated with hanging baskets, and illuminated at night.

Cylindrical Trellis with Hanging Baskets

With reference to the illustration below titled: 'Covered Table (standing)', this street furnishing is intended to be placed in locations not formally associated with restaurants or food outlets to enable visitors to consume their purchases. The covered table should also be constructed of the same materials as the canopy that fronts the bus stop, and be removable for ease of snow clearing during the winter months.

Up lighting, down lighting and banners can be installed to highlight these urban design features.



Covered Table (standing)

4.0 CONCLUSION:

It is timely that this study was commissioned as a follow up to the 2018: The City of Terrace Downtown Action Plan & Urban Design Guidelines because several social, technological and economic factors have evolved in favor of the revitalization of the 4600 Block Lakelse Avenue as the pedestrian precinct that is described in the forgoing. These factors can encourage an influx of new residents to Terrace that will diversify the demographic makeup, enhance the diversity of businesses, and sustain commerce in the community.

The first of these factors that could increase the permanent population in Terrace is the construction of new facilities such as the new hospital that will initially provide construction jobs, and then ongoing employment for hospital staff and employees in support-related services. In addition to single family homes, this demographic will also seek housing in the downtown core, and be attracted to the activities, amenities and unique retail typically offered in well planned pedestrian-oriented environments.

The second of these factors is the 'Amenity Migration' phenomenon in which people choose to relocate from congested and expensive urban centers to smaller towns in pursuit of a simpler, more affordable lifestyle that enables time to recreate and spend time with family and friends.

'Gateway Communities' defined as cities or towns in the United States that lie just outside major tourist attractions such as national parks, wilderness areas, or nature-oriented resort areas (such as Bozeman, Montana and Jackson Hole, Wyoming) have grown dramatically in population in recent years. In British Columbia, similar towns such as Revelstoke, Rossland, Nelson, Fernie, and Tofino that are in close proximity to national parks, pristine nature, and affordable housing and recreation have followed this trend (refer to: Appendix 2: 'Mainstreet Revitalization Case Studies').

With access to the wilderness, mountains, rivers, and a diversity in affordable housing and recreation experiences, Terrace has appealed to amenity migrants in the past. This trend should increase significantly over the next few years.

Amenity migrants are typically entrepreneurial in nature and do not rely on the traditional employment options such as the resource extraction industries. Instead, they often create boutique businesses such as in the service industry, or the production of unique, niche products. Please refer to Appendix 2.2: 'Mainstreet Fernie, BC + Fernie General Store' where examples of such businesses are illustrated and discussed.

The internet services in these communities have recently been upgraded significantly with the introduction of high-speed fiber optics. This has resulted in the emergence of a diversity of boutique businesses where employees can work remotely in settings that offer a better and more affordable quality of life than in urban centres.

The recent COVID pandemic has dramatically accelerated the Amenity Migration movement with remote working now becoming commonplace and often preferred by both employee and the employer for many reasons. In just a short period of time, the pandemic has had a significant impact upon the growth of Gateway Communities by raising awareness of the option to attain an alternative lifestyle based on working remotely. This trend in Amenity Migration will continue. During the pandemic these destinations have become commonly known as 'Zoom Towns'.



Amenity migrants typically support the retail, activities and amenities offered in pedestrian environments and often choose to locate their businesses and residences there. The revitalization of the 4600 Block, Lakelse Avenue and its human scale, pedestrian context should consider the potential of this market.

5.0 NEXT STEPS:

The urban design scheme and revitalization strategy presented in the forgoing was reviewed and endorsed by members of the Terrace Downtown Improvement Area Society. The next step is to acquire the support of other stakeholders such as the City of Terrace Mayor and Council, property owners and tenants.

If stakeholders support this preliminary 4600 Block urban design and revitalization strategy, several initiatives should be completed for the project to achieve success. These include, but are not limited to:

1. Hold a 'Visioning Workshop' attended by stakeholders of the 4600 Block Lakelse Avenue Urban Design and Revitalization Strategy to gather input for refinement of the document. This workshop could include representatives from other communities such as Revelstoke that have undergone similar programs,
2. Refine the 4600 Block Lakelse Avenue Urban Design and Revitalization document to a more detailed master plan. Collaboration with the local RCMP detachment should occur to ensure that CPTED principles are incorporated in the revised plan,
3. Prepare civil engineering drawings for the 4600 Block streetscape upgrade, and a program to remove the canopy covering the sidewalk on both sides of the street. Removal of the canopy and upgrading the civil works should be considered a priority by stakeholders and the City of Terrace,
4. Prepare design guidelines and development regulations to implement the master plan and to guide the form and character of development. These guidelines and regulations should be revised over time to include considerations that are applicable in the revitalization of the broader pedestrian precinct bounded by Greig Avenue to the south, Park Avenue to the north, Emerson Street to the west, and Kalum Street to the east,
5. Designate the area bounded by Park Avenue, Emerson Street, Kalum Street and Greig Avenue as a Development Permit Zone,
6. Amend the zoning bylaw to include specific uses (ie: accommodations, retail, office etc), building heights, etc. that are appropriate to a mixed-use pedestrian precinct,
7. Ensure a City of Terrace Advisory Design Panel, and a City of Terrace Advisory Planning Commission is established,
8. Elect a Downtown Terrace Improvement Area representative to the City of Terrace Advisory Planning Commission,
9. Retain a project manager to coordinate with the City of Terrace and property owners the implementation of the plan. This position could be funded by both the public and private sectors.

APPENDICES:

Appendix 1: Crime Prevention Through Environmental Design (CPTED) Principles + Practices

Appendix 2: Mainstreet Revitalization Case Studies:

2.1 Baker Street, Nelson, BC

2.2 Mainstreet Fernie, BC + Fernie General Store



APPENDIX 1: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES + PRACTICES:

Crime Prevention Through Environmental Design (CPTED, pronounced “sep-ted”) is a concept that is now widely accepted throughout North America as an effective way to improve safety in neighbourhoods and communities. Here in British Columbia, many small communities such as Abbotsford, Langley, Kamloops, Kelowna, and Grand Forks; and institutions such as the British Columbia Housing Corporation and the University of British Columbia have prepared CPTED guidelines for implementation in development projects.

CPTED works. In communities where these principles have been implemented, criminal activity has decreased by as much as 40 percent. Environmental crime prevention has many positive aspects which deter crime instead of addressing criminal activity after it occurs. The CPTED concept has been developed by criminologists and police departments based on knowledge of, and experience with, criminal behaviour. Its basis derives from common security techniques. It is a relatively new concept, having only been in use since the 1970s. The usual means of familiarizing professionals and community representatives with CPTED principles have been through courses and seminars offered by criminologists or police departments. In many municipalities, the principles of CPTED are implemented by a cooperative working relationship with police departments and planning departments who deal with day to day development applications.

It is important to remember that the concepts that are expressed through CPTED are derived from a criminology-based approach to a safer environment. These concepts can be blended with other sound urban design principles, but are not intended to be a complete representation of good urban design. Components or strategies of CPTED and some of the underlying philosophy are provided below:

CPTED STRATEGIES:

1. NATURAL SURVEILLANCE

This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easily observable. While formal surveillance techniques may involve hidden cameras and security personnel, physical features that maximize visibility of people, parking areas and building entrances can be just as effective. Examples include:

- doors and windows that look out onto streets and parking areas;
- sidewalks and streets that are open and inviting to pedestrians;
- unobstructed sight-lines;
- open design concepts (e.g. that do not create hidden spaces);
- front porches and activity areas in front of buildings to encourage a visual connection with the street; and,
- adequate night-time lighting.

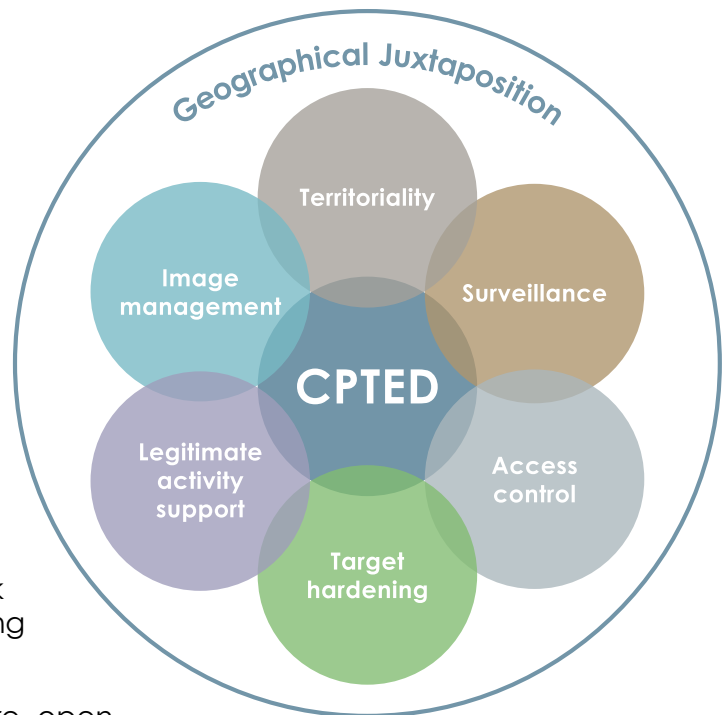
The overall sense of safety improves when people can easily see others and be seen. With proper use of natural surveillance, formal surveillance may only be necessary in vulnerable locations such as elevators and interior corridors.

2. TERRITORIAL REINFORCEMENT

The historical basis of this idea lies in the need to defend an environment against attack. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. This strategy is promoted by features that define property lines and distinguish private spaces from public spaces. Ways of doing this include use of landscape plantings, pavement designs, gateway treatments, and fences which create boundaries without compromising natural surveillance. It is further enhanced by a sense of pride or ownership, which is demonstrated by the way in which a space is cared for or maintained. By contrast, poorly maintained areas offer an invitation to criminal activity.

Defensible space is another criminology-based way of describing this strategy. Part of the strategy involves creating recognizable public, semi-private and private zones:

- **Public zones** are generally open to anyone and best-suited to natural surveillance approaches to create a safe environment;



- **Semi-private zones** create a buffer between public and private zones and may serve as common use spaces, such as an interior courtyard. Although accessible to the public, separation is provided by using design features, such as landscaping, that establish definite transitional boundaries.
- **Private zones** are areas of restricted entry. Access is controlled and limited to specific individuals or groups. A private residence is a clear example.

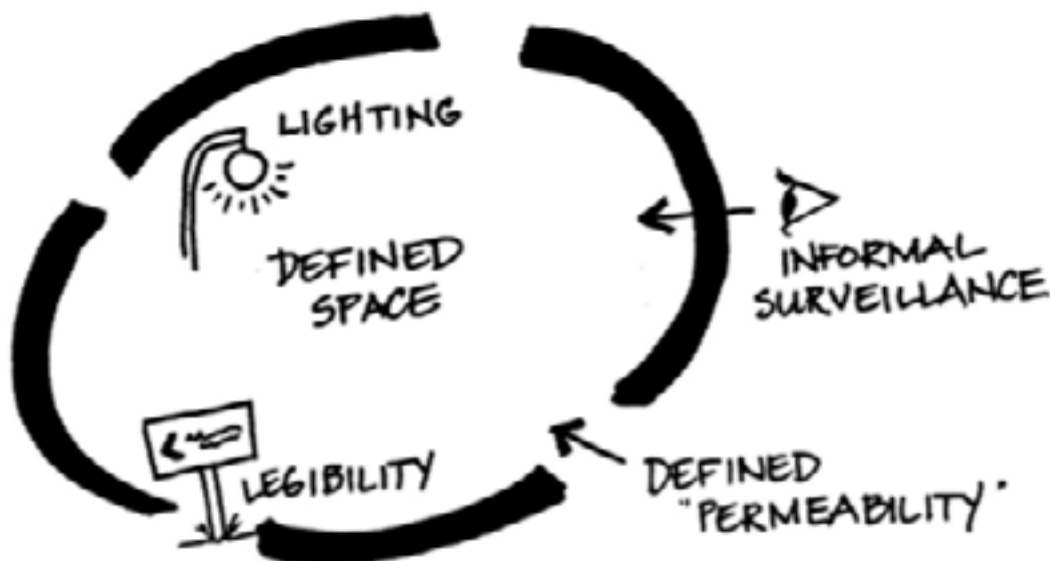
3. NATURAL ACCESS CONTROL

Natural access control is a design concept directed primarily at decreasing crime opportunities by discouraging access to crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with structural elements. There are positive ways to achieve this without creating fortresses with walls and gates.

4. TARGET HARDENING

This is the last resort to resist crime by increasing physical security and is a more recognizable, traditional way to discourage crime. Target hardening is accomplished by features that prohibit entry or access such as: window locks, deadbolts for doors, and interior door hinges. This method of crime prevention is most effective when combined with the strategies identified above, so as to achieve a balanced approach.

Opportunities to implement CPTED strategies come with any proposal which involves new construction; revitalization, particularly in a downtown area or existing residential neighbourhood; renovation of individual buildings; and repairs to buildings and structures. At the proposal stage, or when reviewing development plans, the application of CPTED can incrementally help to generate a greater level of safety in communities. The best opportunities for safety, however, come with the establishment of good communities, where neighbours interact effectively and are committed to ensuring that their environments are positive.



APPENDIX 2: MAINSTREET REVITALIZATION CASE STUDIES: 2.1: BAKER STREET, NELSON, BC

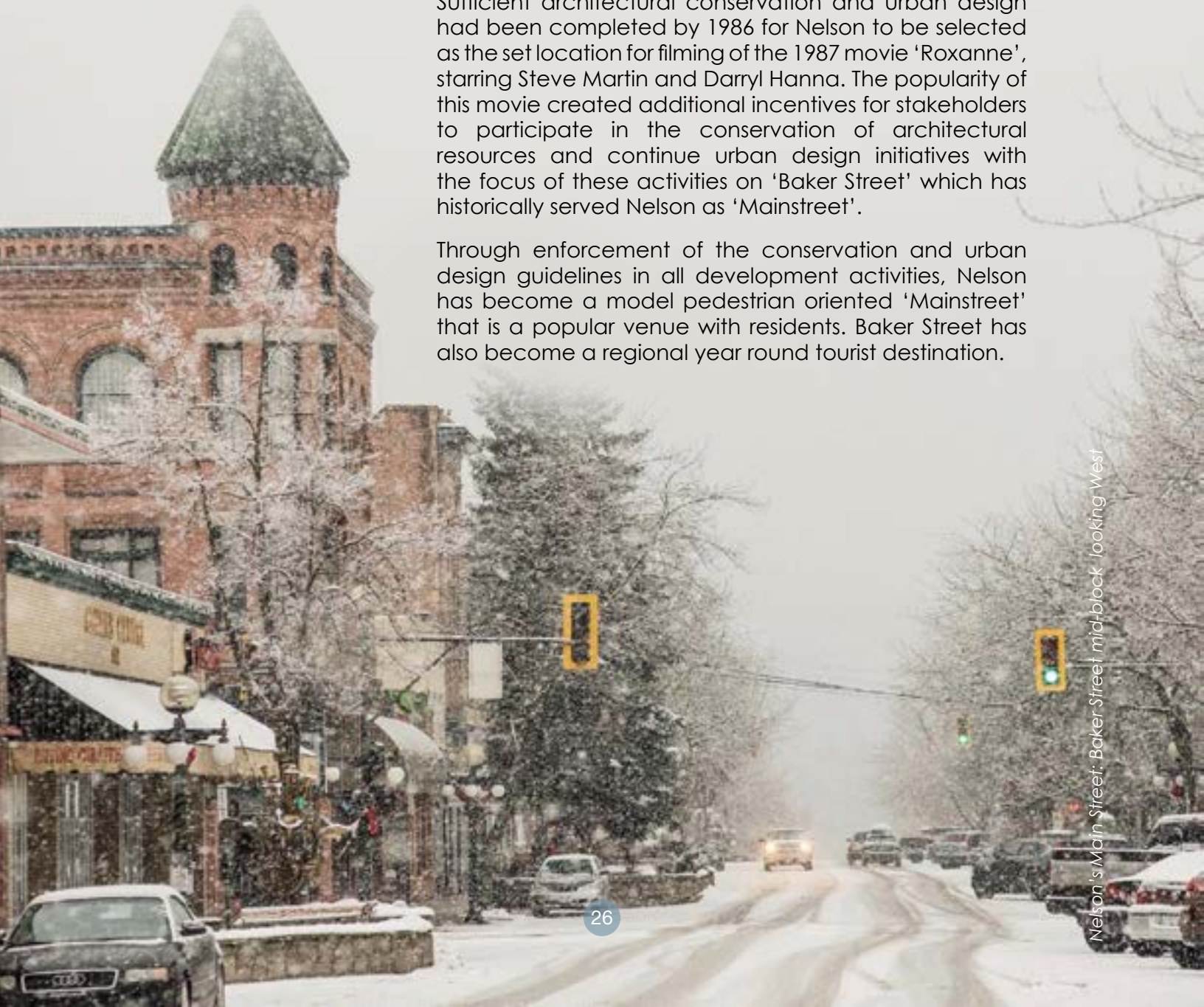
In 1977, the newly formed BC Government's Heritage Conservation Branch was created to conserve cultural resources in the province for future generations, and to expand the cultural tourism industry. One of the Branch's first priorities was to conserve the West Kootenay Victorian era mining town of Nelson.

An architecture and urban fabric inventory and assessment was conducted and architecture and urban design conservation guidelines for the historic commercial core were prepared.

Community stakeholders were encouraged to participate through an education campaign and various grant programs. Most of the historic buildings were extant other than some renovations to facades with new cladding materials, signage and lighting.

Sufficient architectural conservation and urban design had been completed by 1986 for Nelson to be selected as the set location for filming of the 1987 movie 'Roxanne', starring Steve Martin and Darryl Hanna. The popularity of this movie created additional incentives for stakeholders to participate in the conservation of architectural resources and continue urban design initiatives with the focus of these activities on 'Baker Street' which has historically served Nelson as 'Mainstreet'.

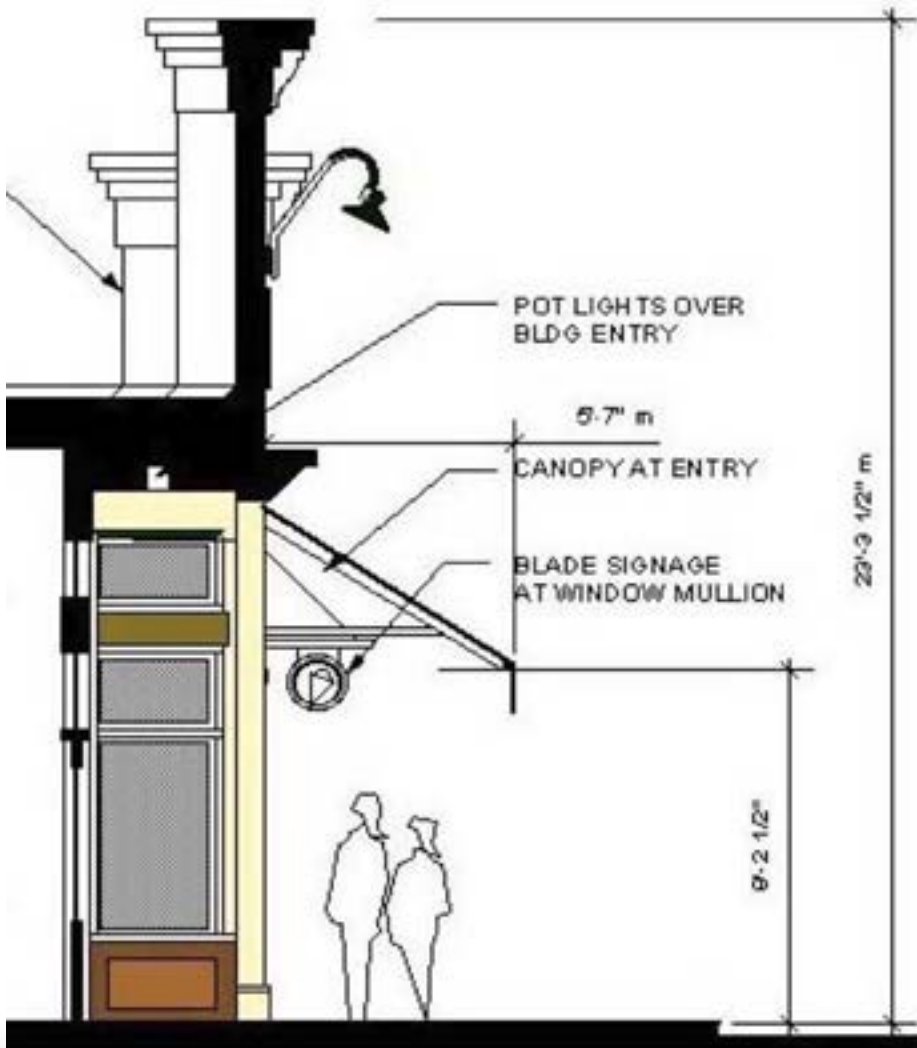
Through enforcement of the conservation and urban design guidelines in all development activities, Nelson has become a model pedestrian oriented 'Mainstreet' that is a popular venue with residents. Baker Street has also become a regional year round tourist destination.



Nelson's Main Street: Baker Street mid-block looking West

Elements that Contribute to a Highly Animated 'Pedestrian Envelope':

With reference to the photos below, Baker Street exhibits a highly animated 'pedestrian envelope' that is defined by the 1.5 to 2 floors above the ground plane. Artistically expressed lighting and signage; and building facades that are differentiated from adjacent buildings by recessed facades that exhibit richly detailed materials and architectural elements. Shop frontages are typically of boutique scale and not excessive in width. Store windows display merchandise tastefully and are well illuminated to highlight merchandise and to reduce glare from the outdoors.



Elements that Contribute to a Successful Social Setting:

With reference to the photos following, Baker Street features purpose-built outdoor patios that are permanent and constructed of high quality materials such as dressed stone; and are well landscaped with trees, shrubs, and perennials; and hanging baskets and annuals for seasonal color. Light standards are themed to reference the Victorian 'gas light' era.

The permanent patios include furniture that is removable to create 'flex space' to accommodate different activities such as street minstrels and small gatherings. Art in the form of sculptures, plaques, and interpretive and wayfinding signage are also displayed.

Fixed benches, garbage containers and bicycle racks are also provided in the permanent patios.



The design, materials and furnishings of the permanent patios are also incorporated into planters and sitting areas in prominent locations such as at intersections (refer to the following photos).



With reference to the photos below, seasonal patios are erected in parking stalls during non-winter months to provide designated outdoor areas for restaurants. These patios are very popular, well designed, and incorporate quality furnishings, signage, and lighting. They also provide protection from the elements.

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seasonal patios and
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As illustrated in these photos, informational signage, interpretive signage and well-designed street furnishings are placed in prominent locations along Baker Street and in prominent locations in the pedestrian precinct adjacent Baker Street.



2.2 Mainstreet Fernie, BC + Fernie General Store

In the late 1980's, the Town of Fernie, British Columbia began to diversify its coal mining resource-based economy that was in decline to include tourism with the expansion of Fernie Alpine Resort from a local ski hill to an international mountain resort destination. Harry Measure + Associates was retained to master plan the mountain facilities and base lands to meet this objective.

As Fernie Alpine Resort became popular with guests from the Calgary and international markets, the town of Fernie experienced a significant population increase with an influx of amenity migrants who were attracted to the employment and recreation opportunities, and affordable lifestyle in this authentic mountain town. Downtown Fernie experienced revitalization with many of these new residents creating boutique businesses oriented to the recreation and tourism markets.

HMA continued to provide design services for several architecture and planning related projects at the resort and was retained to design the Fernie General Store on the main street in nearby downtown Fernie. Downtown Fernie features many extant buildings that were constructed during the later Victorian period with architectural styles similar to those in other BC Interior mining towns from this era. Many of the structures had become run down while others were replaced.

The Fernie General Store was previously the Fernie & Hobbicrafts store and was constructed in the late 1950's early 1960's (refer to the illustration below). The one storey building was constructed in sand-lime brick laid in a stretcher bond, with plate glass window set within an aluminum frame. The utilitarian style and construction of the building was in contrast to the richly detailed late Victorian mining town buildings on Fernie's main street.

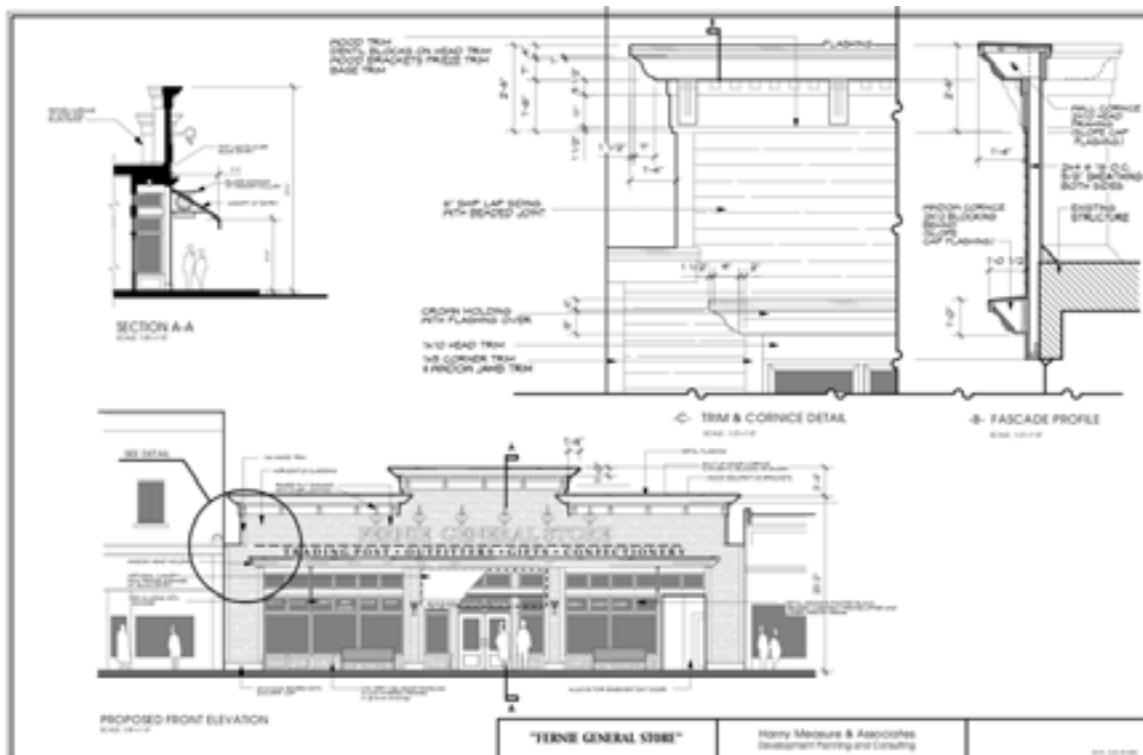
*Mainstreet Fernie to Fernie Alpine Resort
(Fernie General Store third building on right)*





Fernie Florists & Hobbycrafts, Mainstreet, Fernie, BC

The new owner of the building purchased it as a revenue property and targeted new residents (amenity migrants) to Fernie as potential renters who wished to open small niche-oriented retail businesses that were not common in town at the time. Recent retail developments were located on the edge of town on Highway 3b and were service oriented as offered by franchise chains.

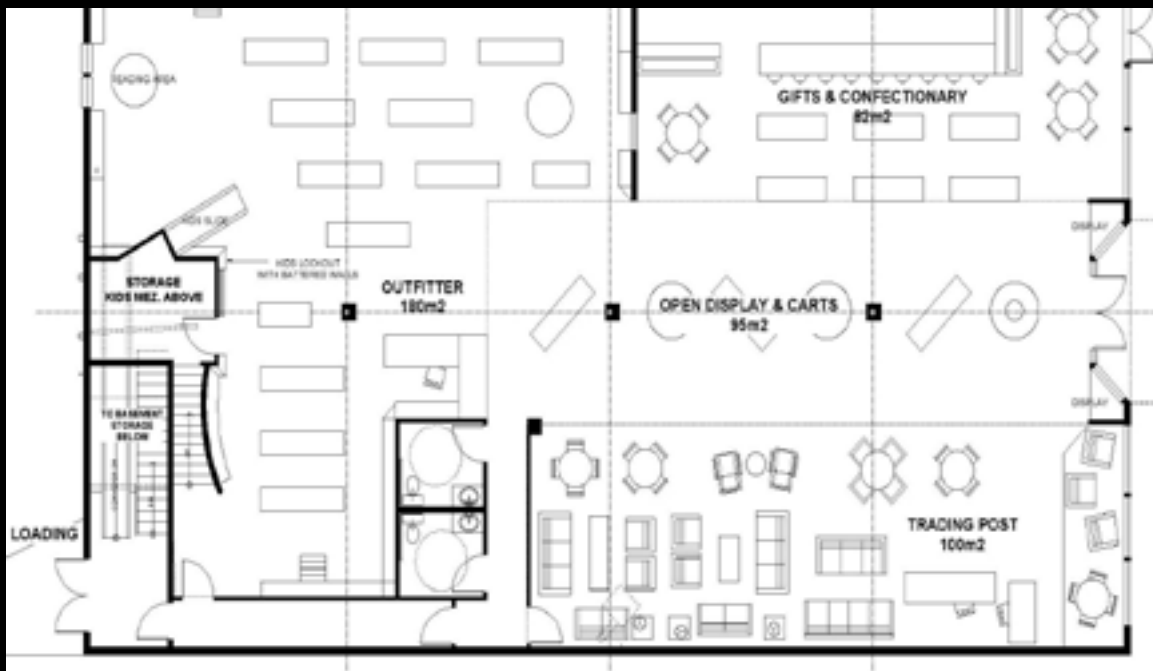


Fernie General Store Development Permit Drawings

The façade of the Fernie General Store was designed in the Late Victorian western vernacular 'false front' style that was commonly expressed in many interior mining town commercial buildings such as in Rossland, Nelson and Revelstoke. Particular attention was given to designing the 'pedestrian envelope'- the storey and a half above the sidewalk. Lighting, flush mounted façade and perpendicular blade signage, clerestory windows above large display windows, and a canopy were designed to animate the pedestrian envelope and provide interest to passing pedestrians and motorists.



Fernie General Store Façade Rendering



Fernie General Store Ground Level Floorplan

The store's interior was planned as a 'mini' mall with smaller CRU's fronting an internal corridor that was on axis with the existing entrance doors; and a skylight was located above a light well that illuminated the back of the ground level.



Fernie General Store Interior

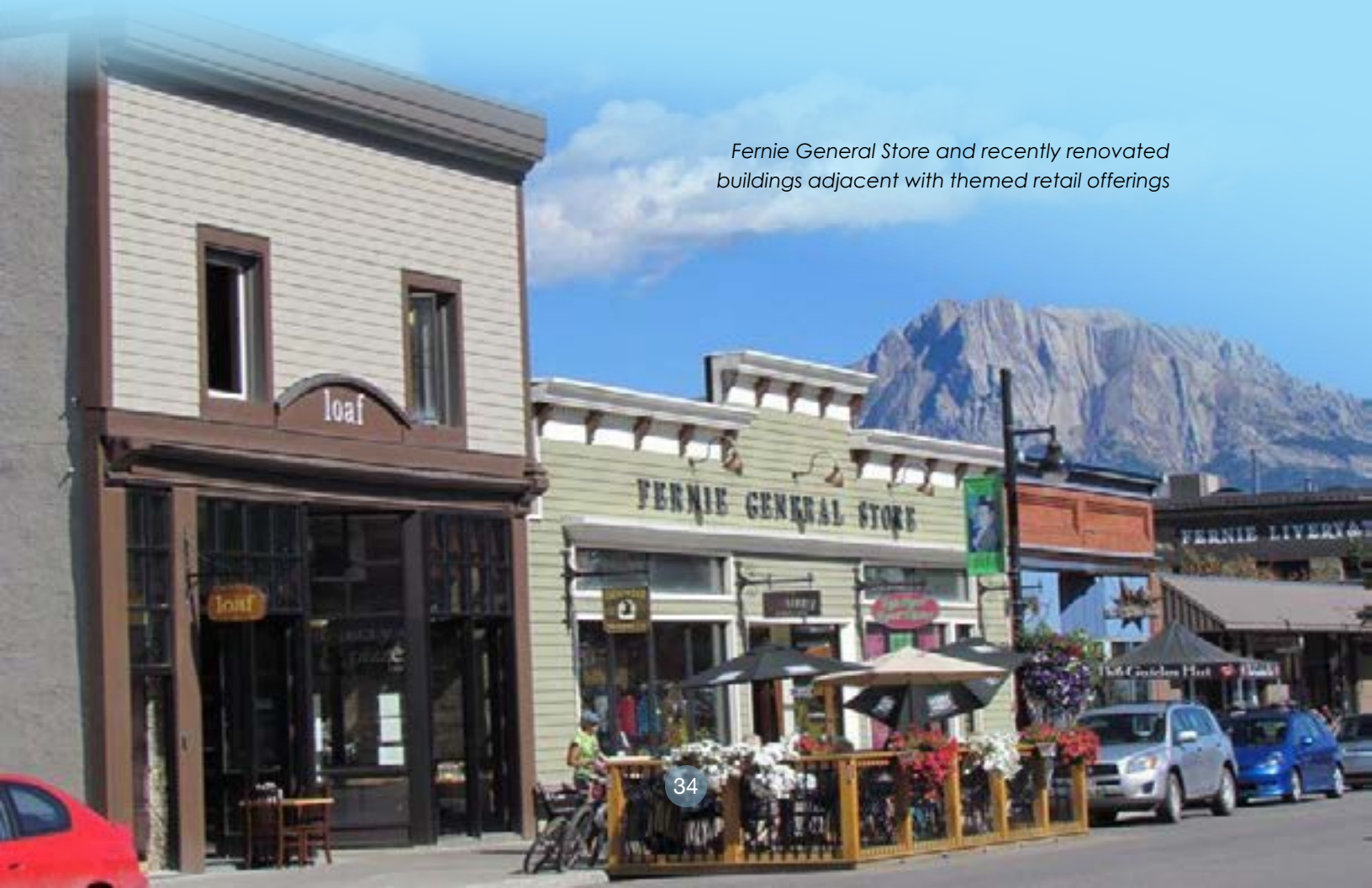


Mainstreet to Fernie Alpine Resort + Fernie General Store

The success of the Fernie General Store inspired other property owners in the downtown core to renovate their historic buildings in the same style.

Today, a broad diversity of boutique niche market oriented retail businesses are thriving and have created a vibrant downtown Fernie that is popular with both guests and locals year round.

The retail businesses on Mainstreet are typically small in scale and lifestyle oriented. These businesses compliment the highway oriented retail fronting



Fernie General Store and recently renovated buildings adjacent with themed retail offerings

Fernie Main Street to ski hill illustrating revitalization of buildings and streetscape



Highway 3b (The Crow's Nest Pass), and the larger franchise chain retail outlets located in other areas of Fernie.



BOUTIQUE ORIENTED BUSINESSES ON MAINSTREET, FERNIE



Fernie Main Street festive activity in front of Fernie General Store

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