

hastings corridor masterplan



cross grain
hastings corridor synthesis

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Hastings St. Context

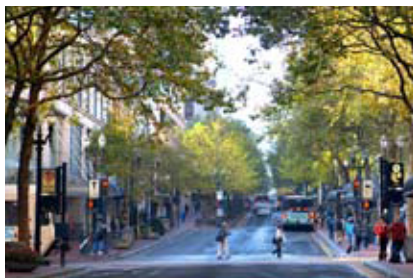
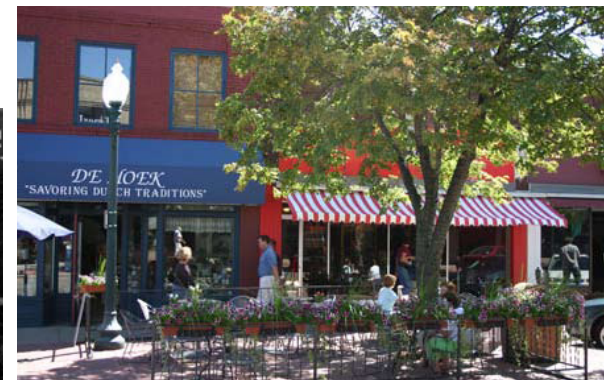
How might the Hastings Street corridor become an armature for sustainability?

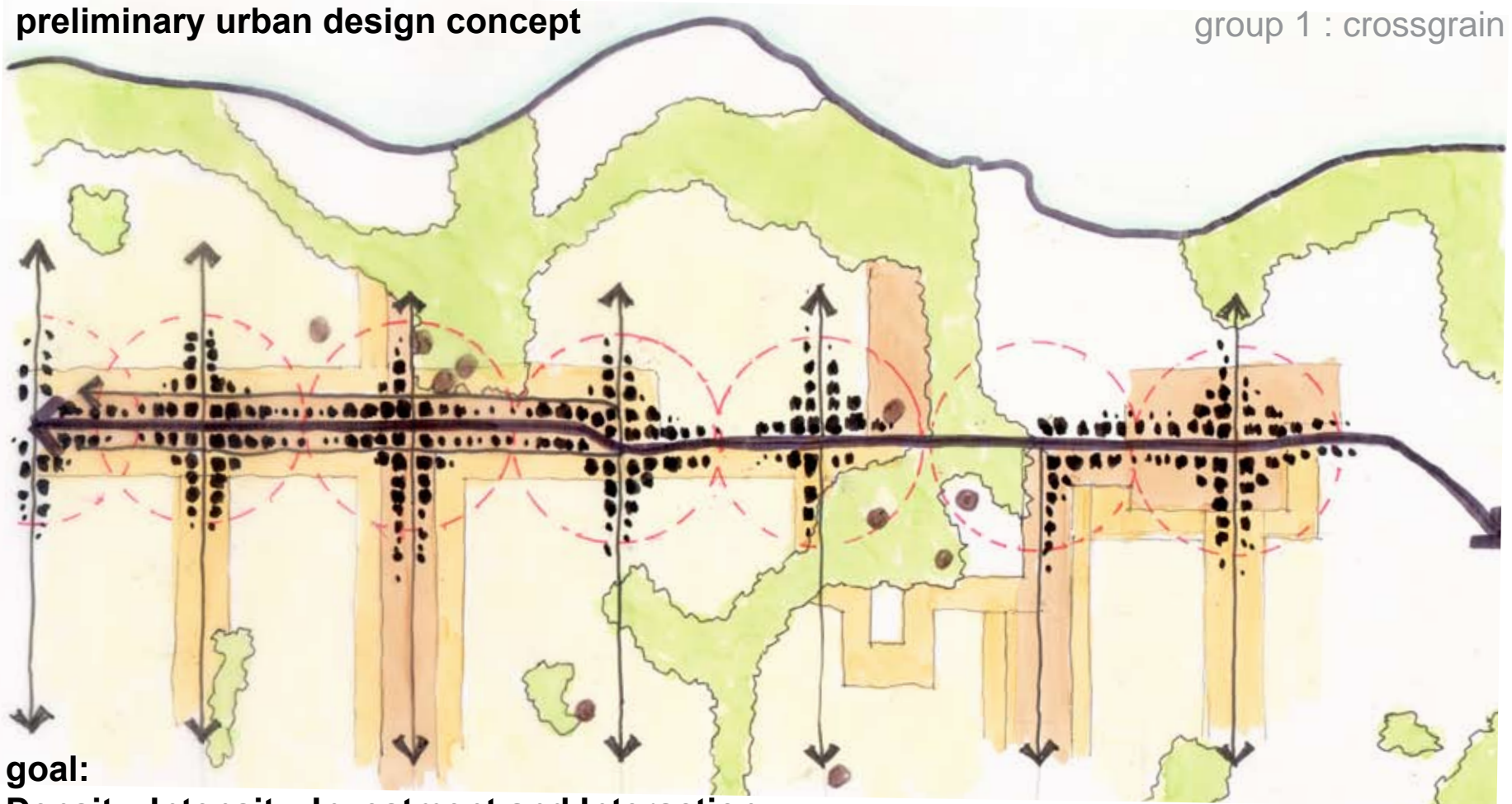
At present the influx of traffic and energy and the outflux of sewage, stormwater, and waste induce tremendous pressures on the city and the street. Meanwhile, patterns of travel, commerce, nature and dwelling operate in discrete fashion. Our challenge, then, is to integrate these – to guide urban growth and change such that synergies arise among the urban and the ecological, such that interactions arise among people and place that are profitable, meaningful and self-sustaining.

A close inspection of Hastings Street and its environs suggested possible directions. Four themes transpired from our analysis and discussions including Intensity, Density, Investment and Interaction. These manifest in five principles to create a guiding framework - an armature from which to proceed, as described in the following pages. A cursory look at traffic flows, density and street widths along Granville Street (between 57th and 71st) further informed our approach.

A strategic plan takes shape from the themes, principles and strategies. For such a plan to succeed, as evident in the analysis, it is critical to engage a highly vocal and aging population and to tackle policy and design at all levels and scales. The large scale informs the small while the reverse is also true.

In sum an armature for sustainability spins on intensification. Intensifying the positive conditions as well as future conditions comprised of dwelling density, diverse modes and ease of travel, investment in culture and commerce and integration of natural and built systems. What also intensifies is the importance of interaction among people and place in the form of both ceremonial and the everyday.





goal:
Density, Intensity, Investment and Interaction.

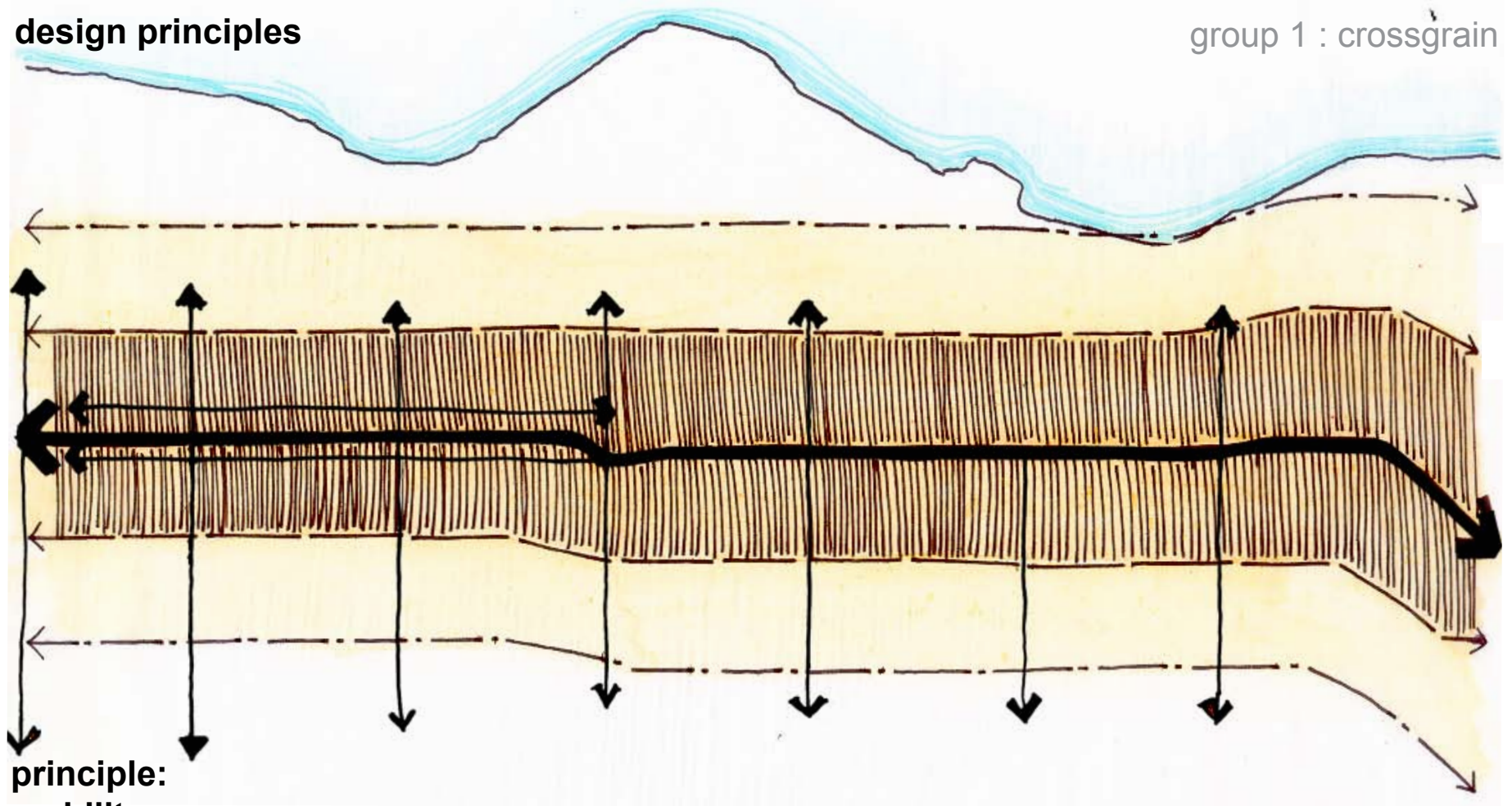
Creating a vibrant community that embodies environmental and cultural intensity, investment and interaction.

objectives:

- 1 supporting connections in the urban network through diverse modes of travel.
- 2 integrating urban and natural systems conducive to open space, habitat, natural health and implementing of green design.
- 3 introducing density to promote vibrant cultural and an economic interaction.
- 4 creating spaces for both ceremonial and the everyday.
- 5 concentrating commerce and creating synergies among shops and businesses.

design principles

group 1 : crossgrain



principle: mobility

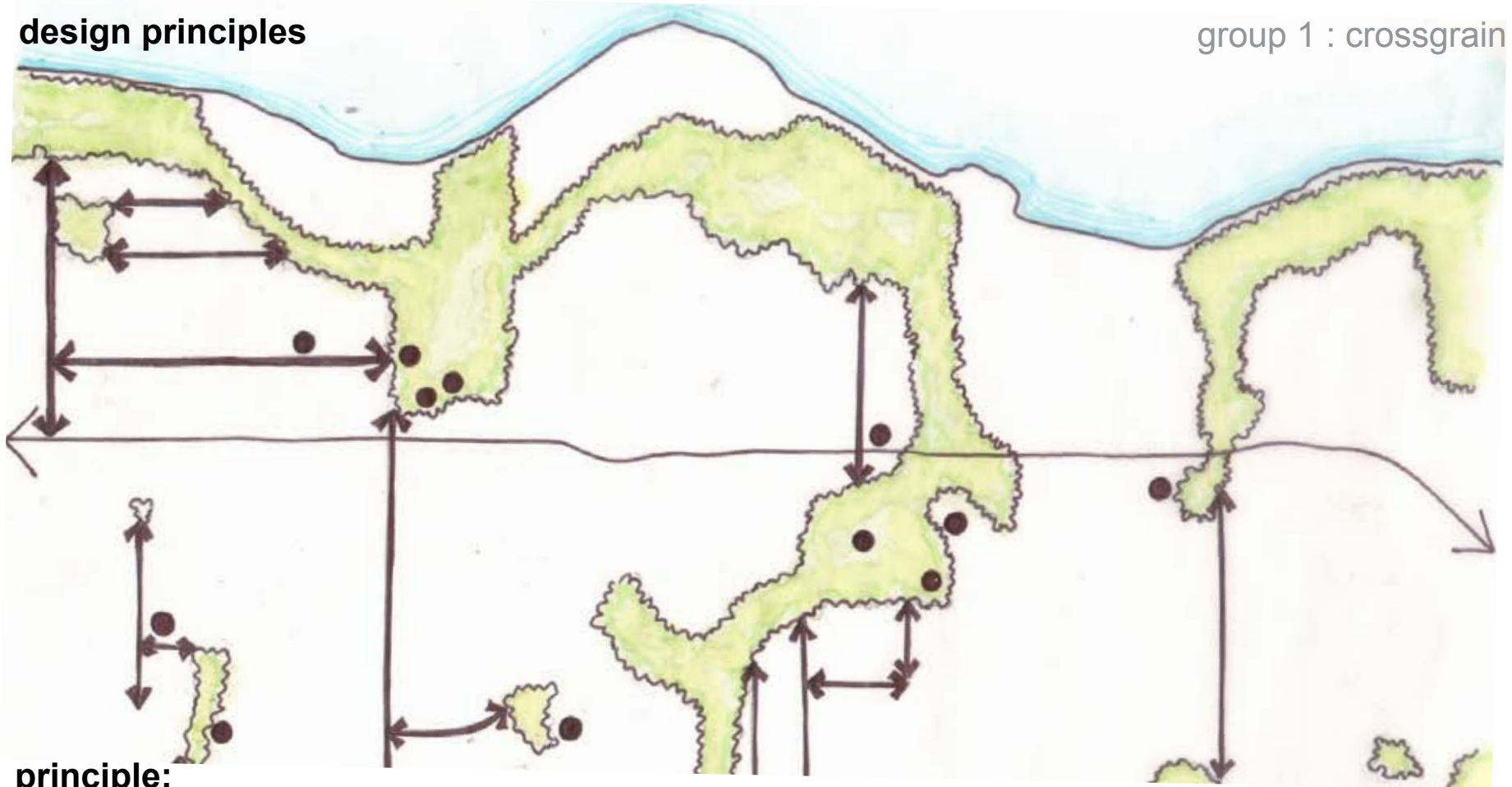
Supporting connections in the urban network through diverse modes of travel.

strategies:

- 1 *Multiple Uses of Hastings* - Accommodating multiple modes of mobility and transport. Reducing the speed of traffic and improving the pedestrian experience. Consideration given to future street car use.
- 2 *Ease of Access* - Connecting surrounding neighborhoods with and through Hastings. Providing access to transit and social and economic activity.
- 3 *Collector Roads* - Relieving traffic from Hastings to adjacent roads.

design principles

group 1 : crossgrain

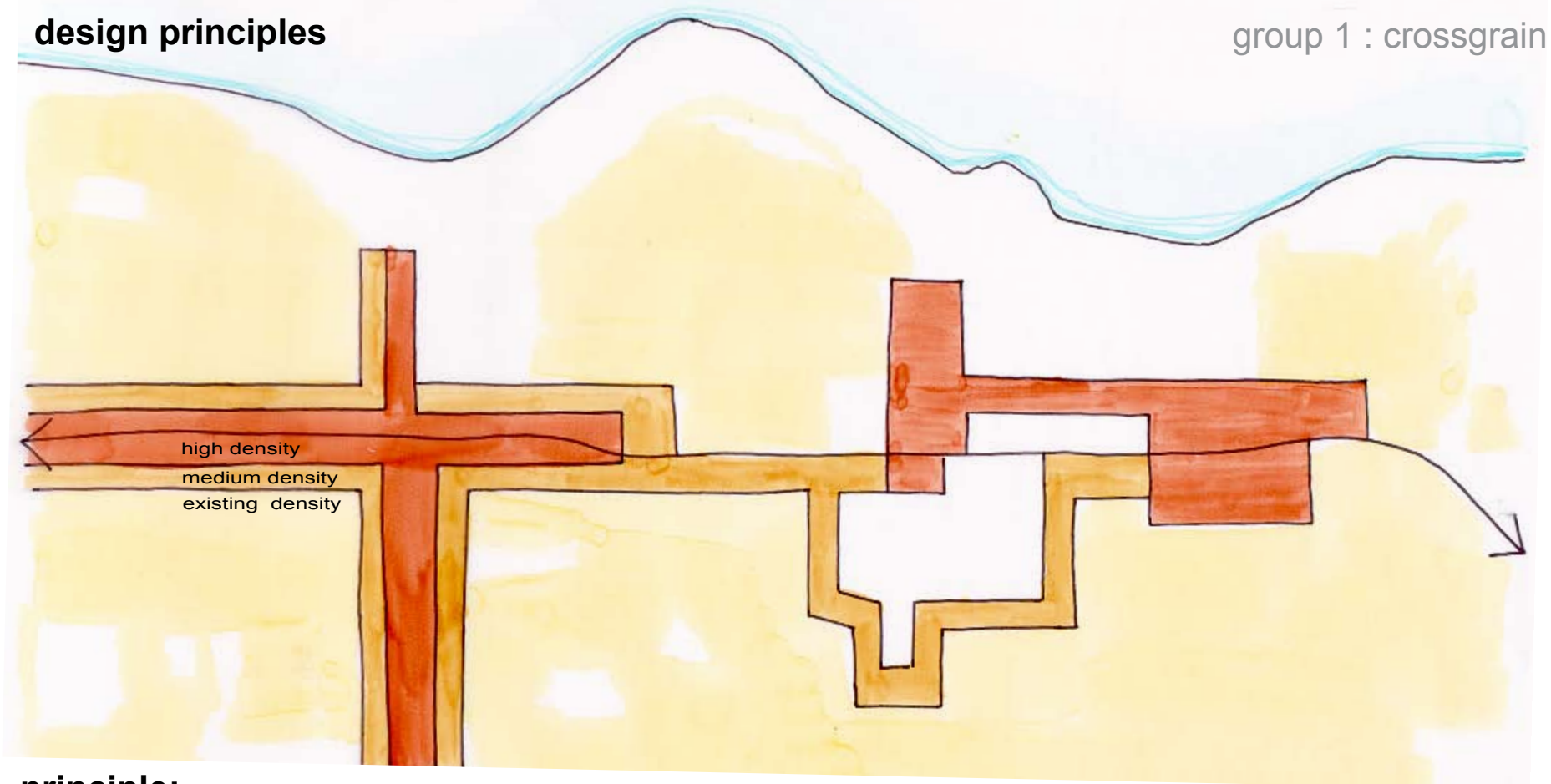


principle: green connections

Integrating urban and natural systems conducive to open space, habitat, natural health and implementing principles of green design.

strategies:

- 1 *Actively protecting natural systems* - Riparian corridors and buffers.
- 2 *Adapting building standards* - Use ecological services and green principles (ie: living walls, passive heating, cooling and ventilation)
- 3 *Streetscaping* - Tree lined boulevards, green infrastructure



**principle:
dwelling density**

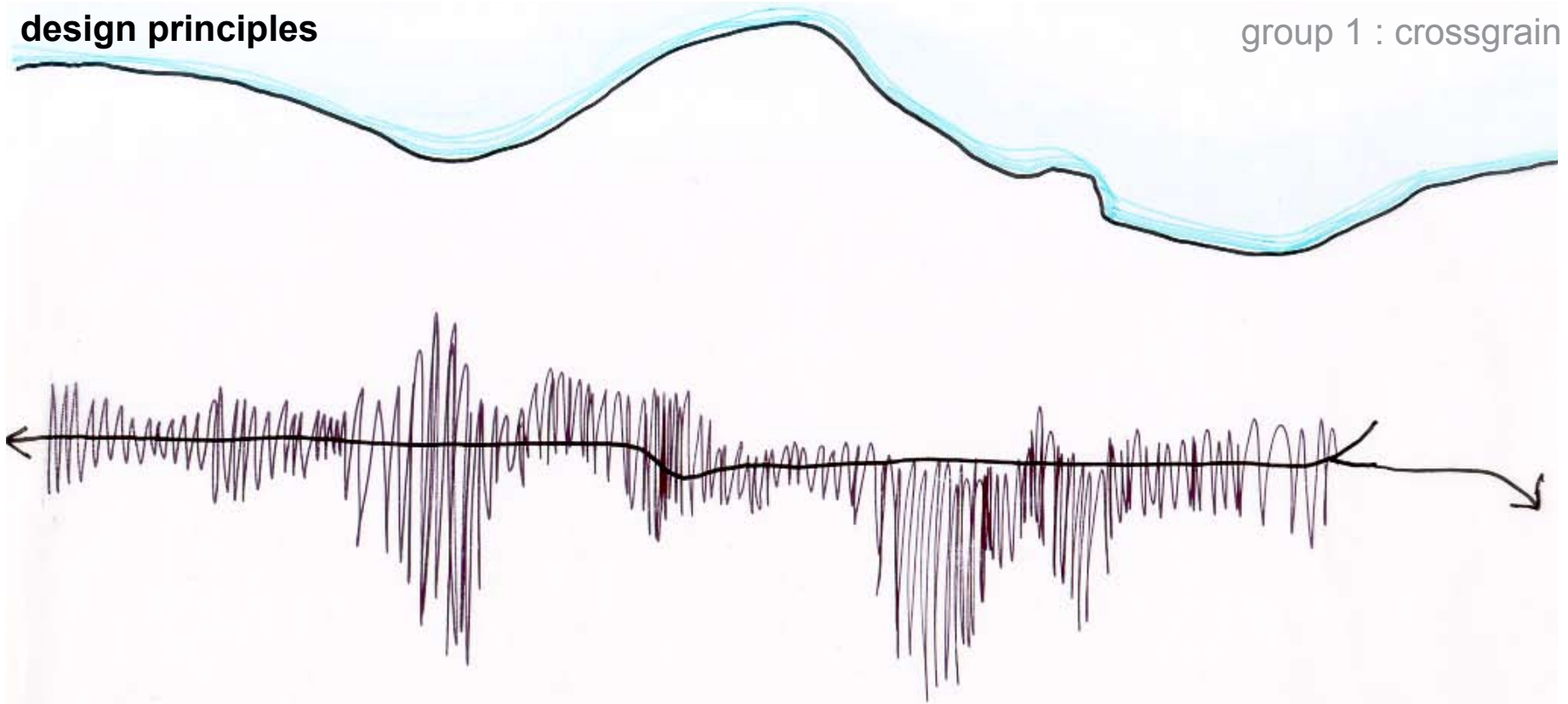
Introducing density to promote vibrant cultural and an economic interaction.

strategies:

- 1 *Increasing density* - focus development along corridors and primary intersections.
- 2 *Providing Population base for successful business.*
- 3 *Realizing the quality of localized living* - proximity to urban and natural amenities.

design principles

group 1 : crossgrain

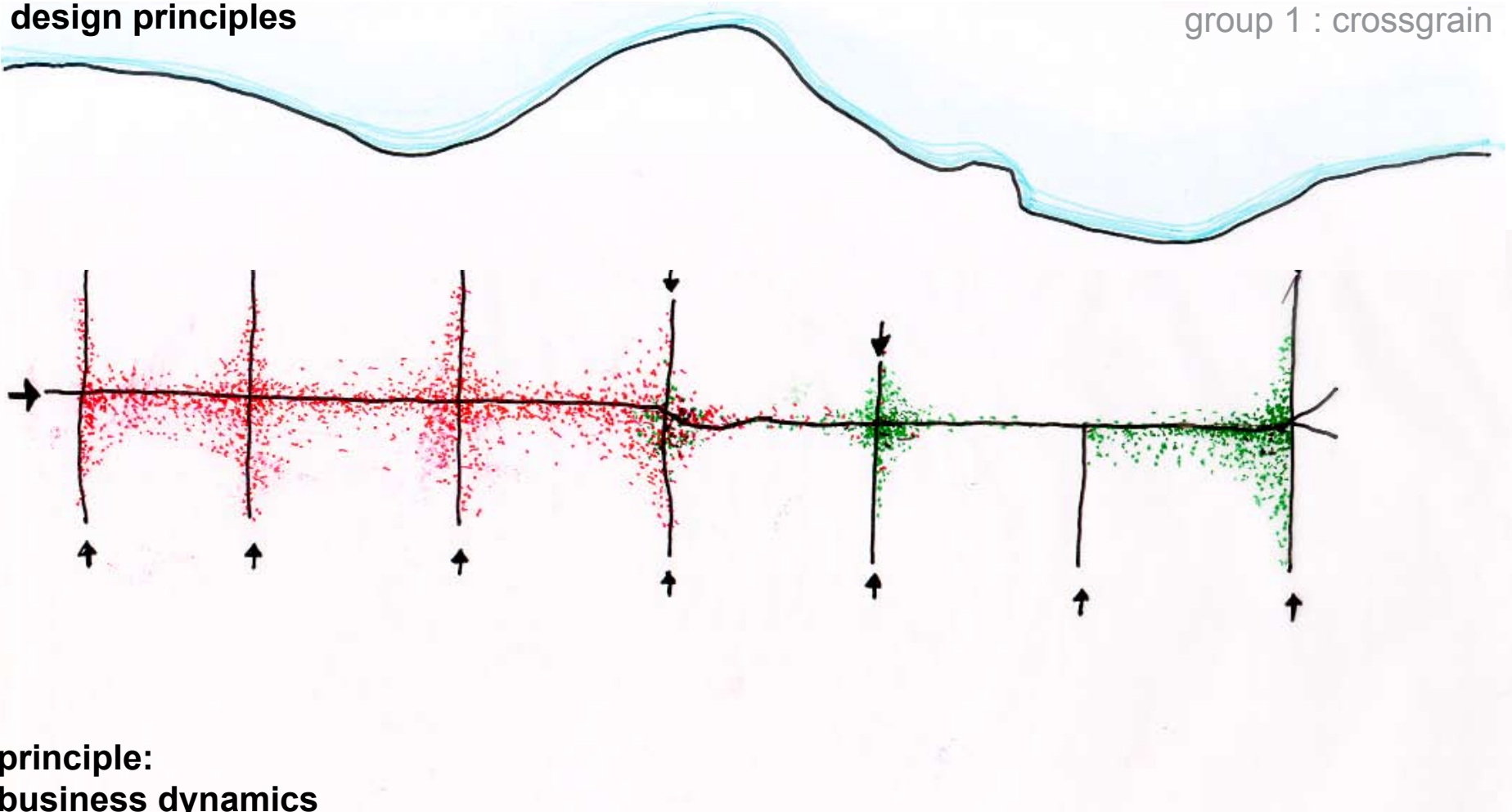


principle: place

Creating spaces for both ceremonial and the everyday.

strategies:

- 1 *Create places of inspiration and interaction at variable scales and uses*
- 2 *Realizing place as magnet*
- 3 *Designing with flexibility*

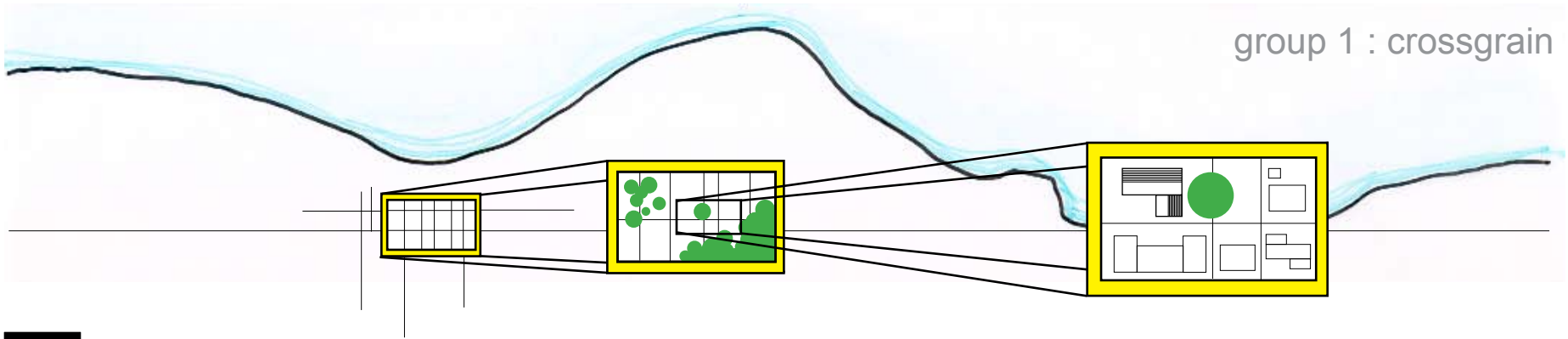


**principle:
business dynamics**

Concentrating commerce and creating synergies among shops and businesses.

strategies:

- 1 *Ripple Effect*
- 2 *Demonstrate mutual economic interest* - neighbouring businesses focus on the local shopping experience
- 3 *Associating commercial activity with residential density*



	mobility	green connections	dwelling density	place	business dynamics
district	<p>evaluate the movement network does it connect into surrounding cities infrastructure costs and funding</p>	<p>connecting openspace network conserving the natural systems protecting natural habitat implementing green infrastructure</p>	<p>mixed use and hybrid dwellings focus density along corridors affordability units typologies</p>	<p>evaluate the city's character what type of demographic to appeal to understand the existing amenities connecting larger networks</p>	<p>associating commercial activity with residential density job retention provide a variety of employment mix of business types</p>
neighbourhood	<p>evaluate the movement network what is the preferred mode of travel what is within 800m walk</p>	<p>streetscaping - boulevard treatments utilizing existing parking lots recreation</p>	<p>examine existing density locate dwellings accordingly define dwelling limitations view from building and views blocked typologies</p>	<p>character of the neighbourhood what are the requirements connecting nodes</p>	<p>associating commercial activity with residential density focus on the local shopping experience appeal to the surrounding community</p>
street	<p>evaluate the movement network does it accommodate ease of access</p>	<p>streetscaping - boulevard treatments depressional water storage infiltration swales naturescaping - native planting</p>	<p>define setbacks from street consider cohesive housing elements consider how the dwelling affects the public realm</p>	<p>character of the street day life - night life</p>	<p>provide a pedestrian experience street presence</p>
parcel	<p>evaluate the movement network distances to bus connections what is within 400m walk</p>	<p>streetscaping - boulevard treatments depressional water storage infiltration swales naturescaping - native planting</p>	<p>consider neighbours infrastructure and connections consider cohesive housing elements</p>	<p>what is happening around it how can it fit in or change the space</p>	<p>provide a pedestrian experience street presence responsible member of the community</p>

design principles @ a variety of scales