

3 CITIES: 3 PATHS TO URBAN REGENERATION

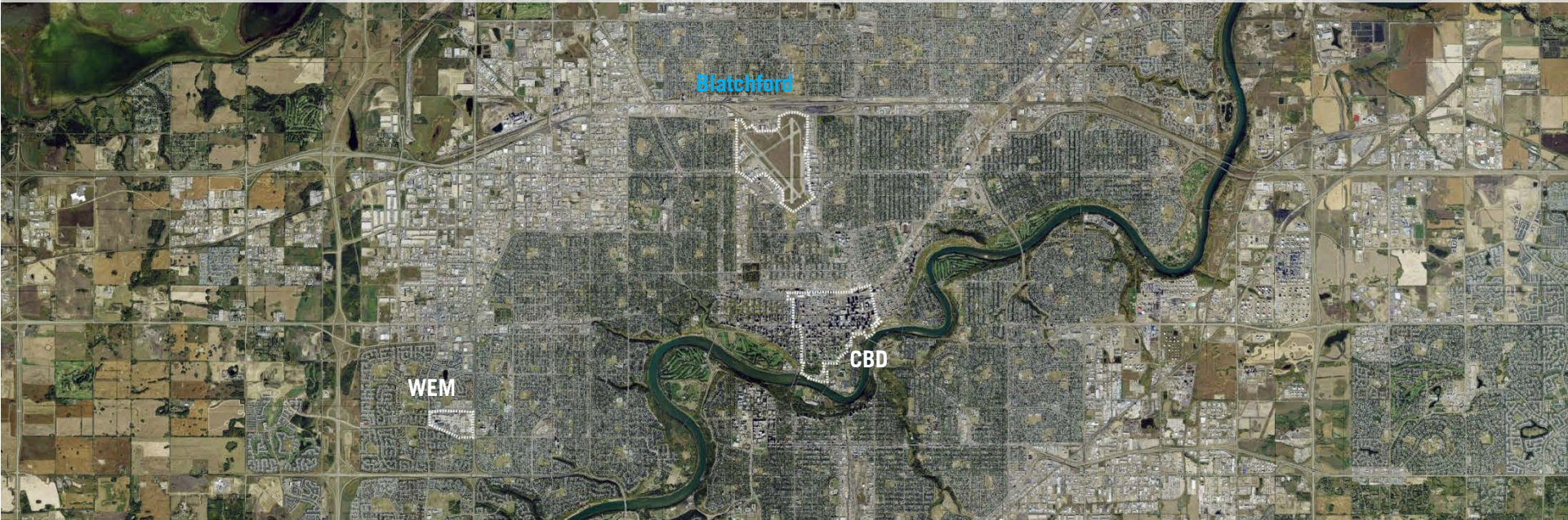
3 CITIES: 3 PATHS TO URBAN REGENERATION



Joyce Drohan, Director of Urban Design, Perkins + Will



Blatchford Redevelopment Edmonton



BLATCHFORD REDEVELOPMENT, EDMONTON

Master Plan + Rezoning

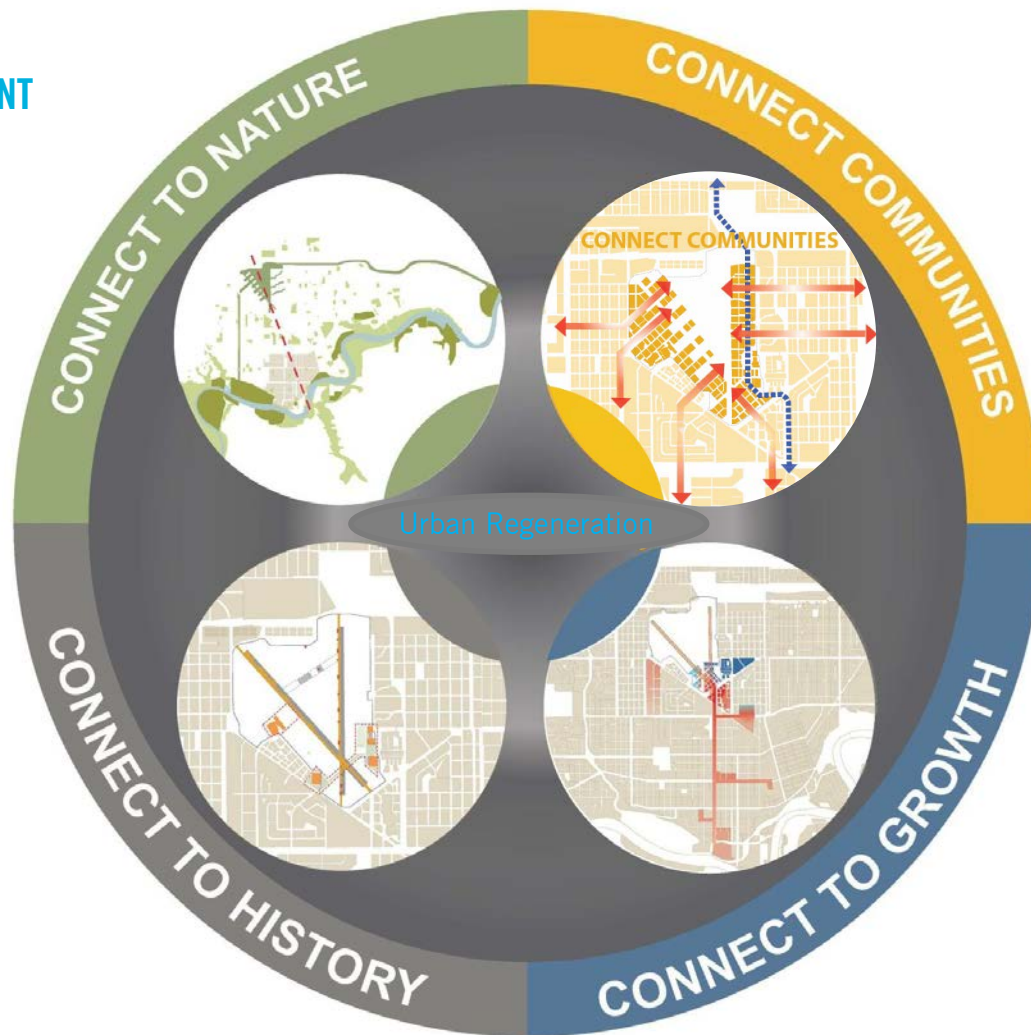
Mandate: A global model for sustainable city-building

- **Compact:** Home to 30,000
- **Complete:** Live-work-play-learn
- **Carbon neutral:** 100% renewable energy
- Significantly reduced ecological footprint
- Many sustainable lifestyle choices



BLATCHFORD REDEVELOPMENT

Four Big Ideas for Urban Regeneration







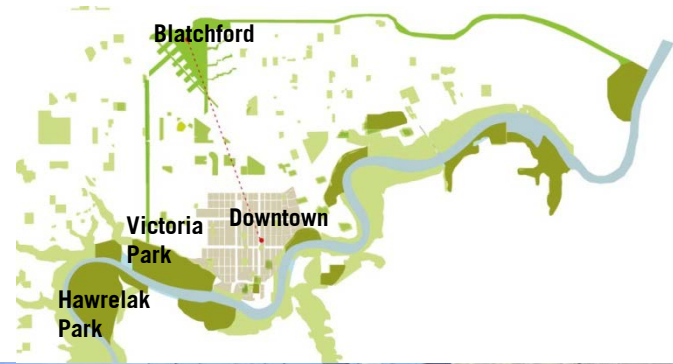




BLATCHFORD REDEVELOPMENT, EDMONTON

Flyway Park

Connect to Nature – at the city and community scales



BLATCHFORD REDEVELOPMENT, EDMONTON

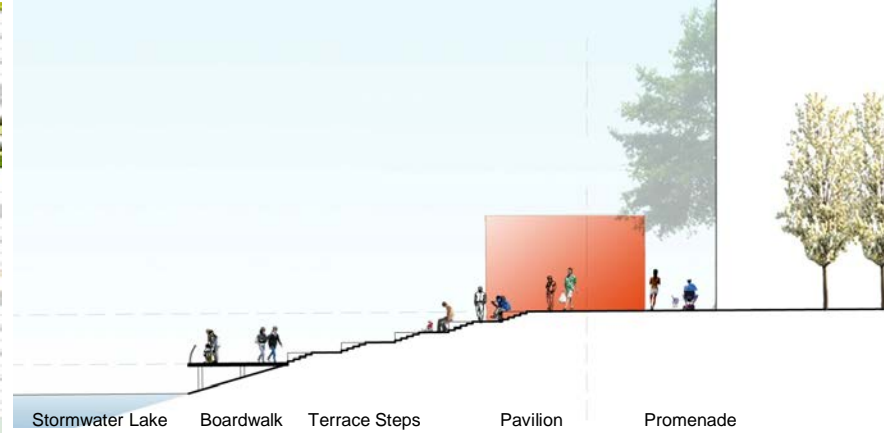
Access to Open Space + Amenities

Enhanced access to Nature

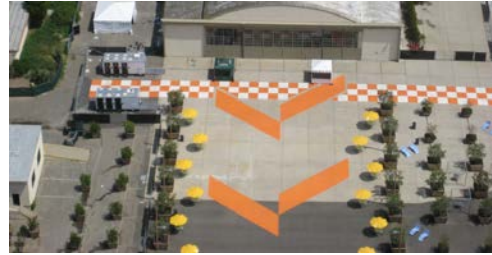
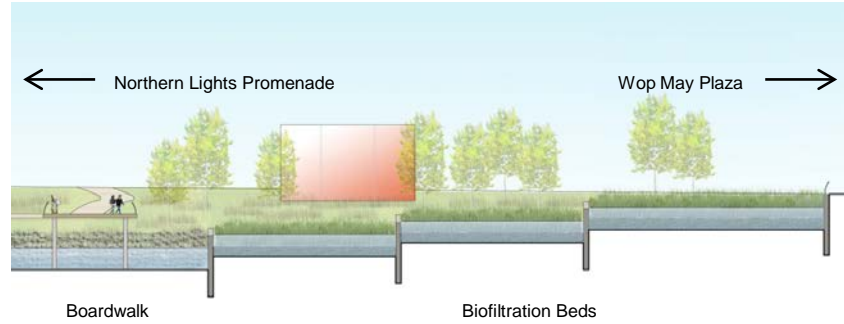
-  The Furrows
-  Forest
-  Prairie
-  Skaters' Pond
-  Stormwater Lakes
-  Rills
-  Northern Lights
-  Oxbow Trail
-  Potential River to River Loop
-  Proposed NAIT Greenway
-  Urban Park
-  Blatchford Fields
-  Festival Hill



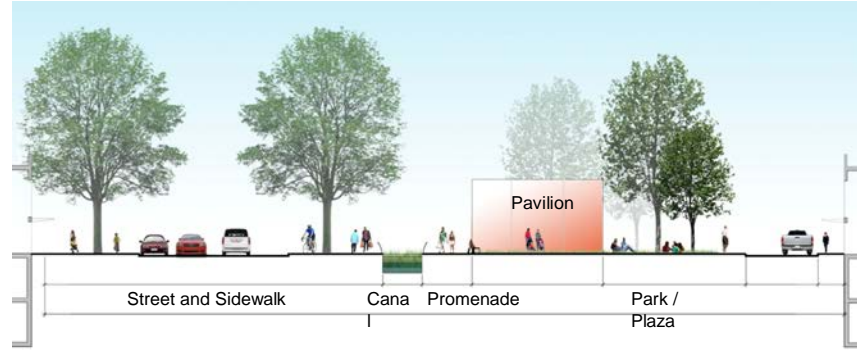
The Northern Lights – North of Wop May Plaza



The Northern Lights – Wop May Plaza



The Northern Lights – South of Wop May Plaza

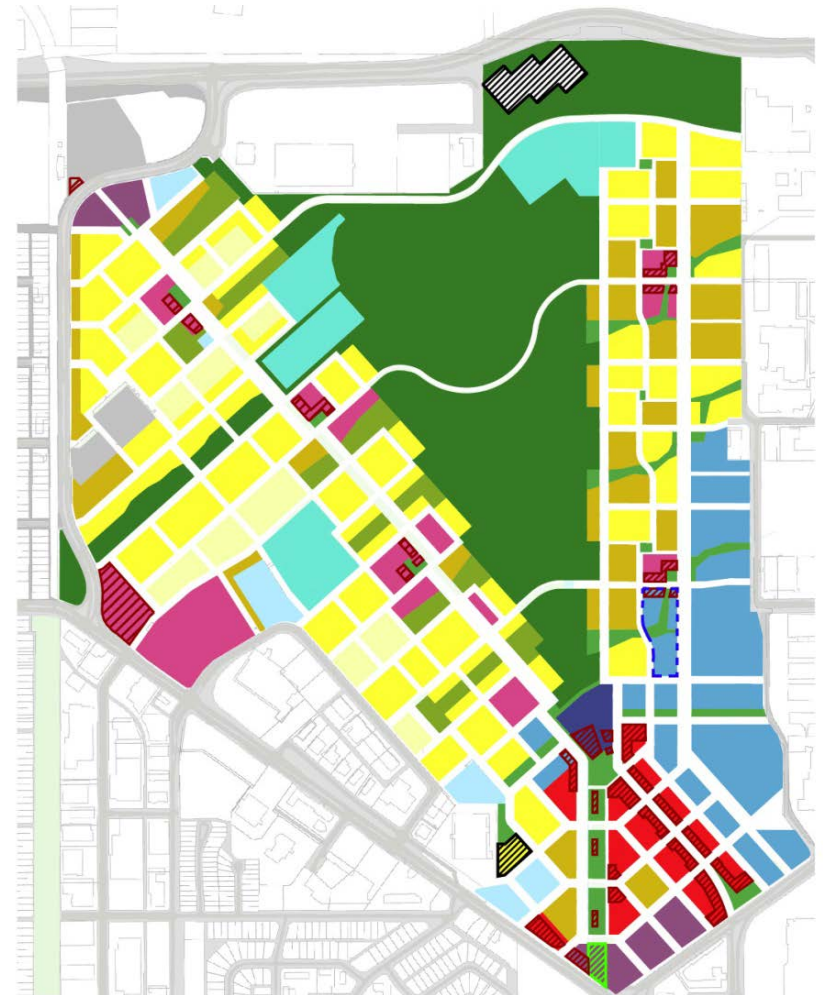


BLATCHFORD REDEVELOPMENT, EDMONTON

*Richly diverse uses =
engagement, vitality and convenience*



Total Units: 12,500
Pop: 30,000
Retail: 250,000 sq ft
Commercial: 1 million sqft
Jobs: 11,000 (1:3)



STREETS



Passive Home Street

Connective Home Street

Connective Parkland

Central Work Street

Active Work Street

Connective Work Street

Active LRT

Passive LRT

Active Community St

Passive Community St

TRANSIT



LRT

Transit Connection

Bus Route

Bus Route

BLATCHFORD, EDMONTON

Agrihood District

- *Urban agriculture neighbourhood*
- *Series of transit villages*
- *Family-oriented open spaces and amenities*



BLATCHFORD, EDMONTON

Technology & Research District

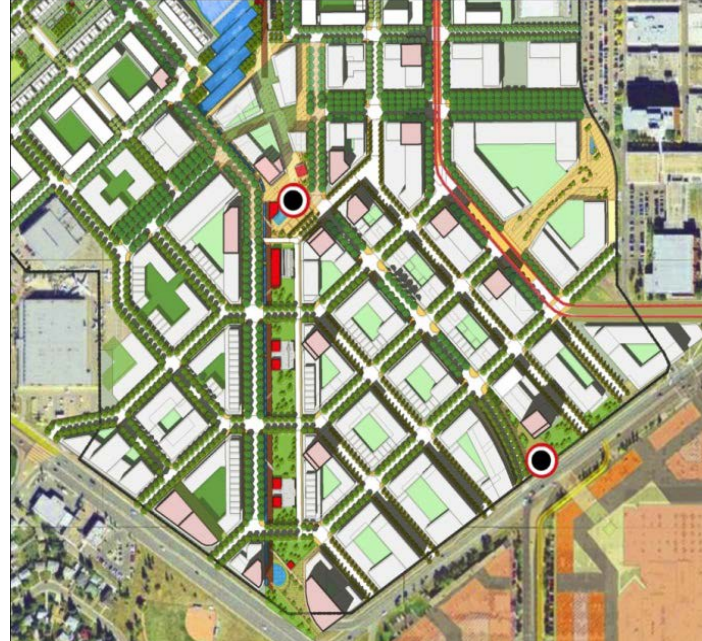
- *Higher density + regional transit*
- *Public realm for urban lifestyles*
- *NAIT research – incubator businesses*



BLATCHFORD, EDMONTON

Town Centre District

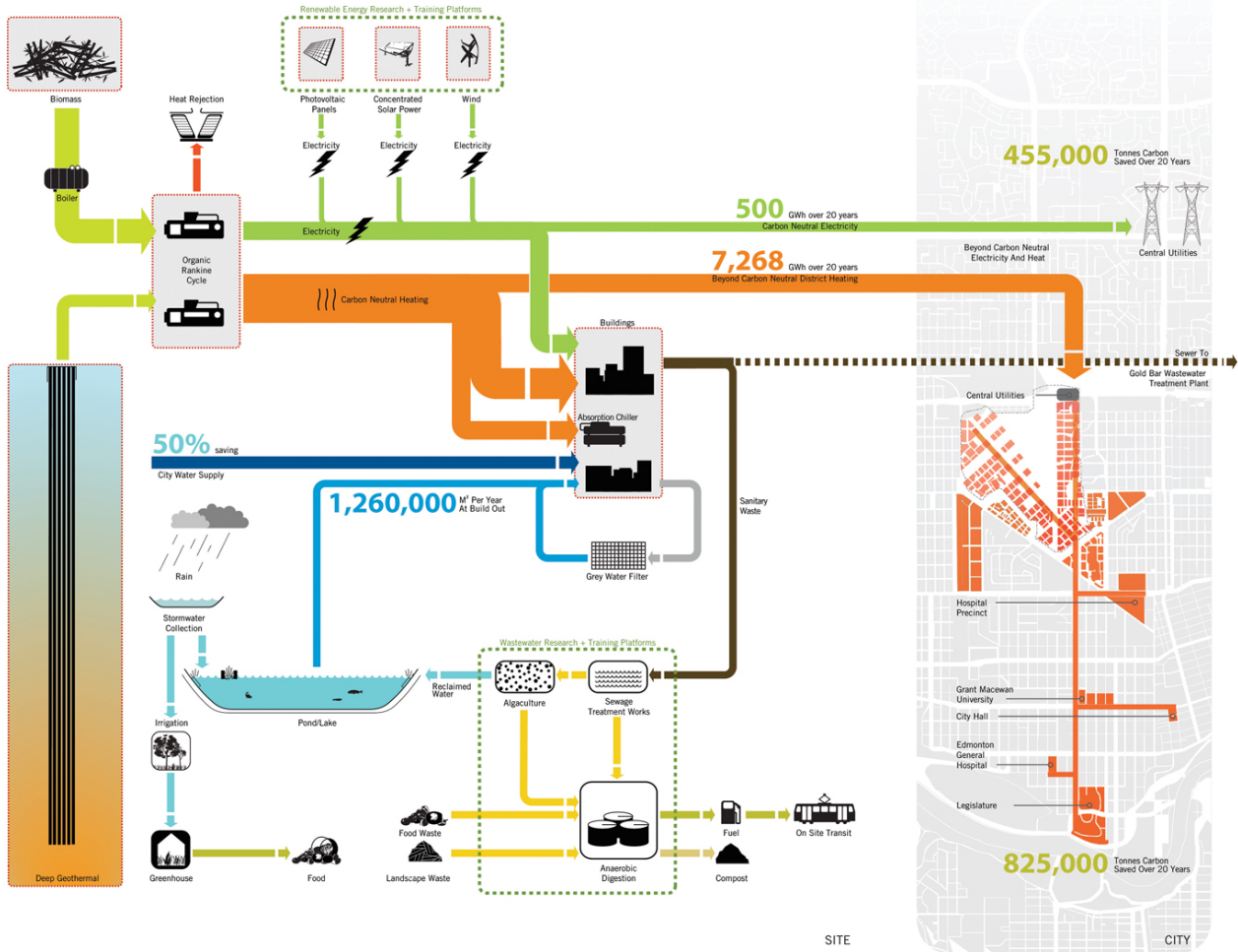
- *Community nexus*
- *High density/high mix of uses*
- *NAIT as partner*
- *Capturing aviation history*



A BEYOND CARBON NEUTRAL COMMUNITY

a carbon neutral **community** leading to a

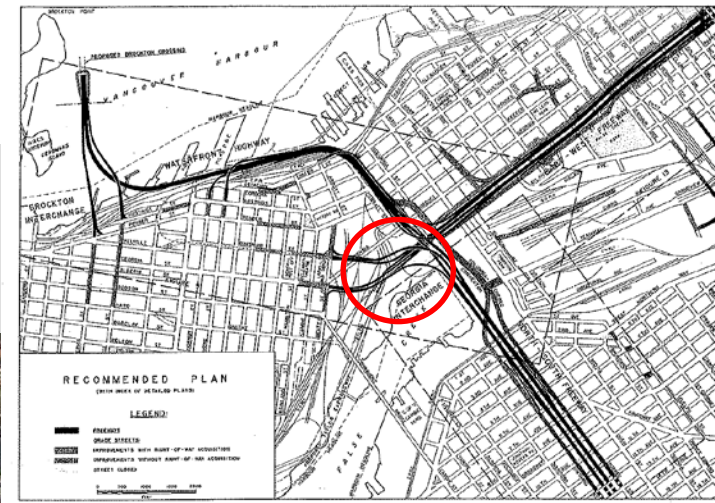
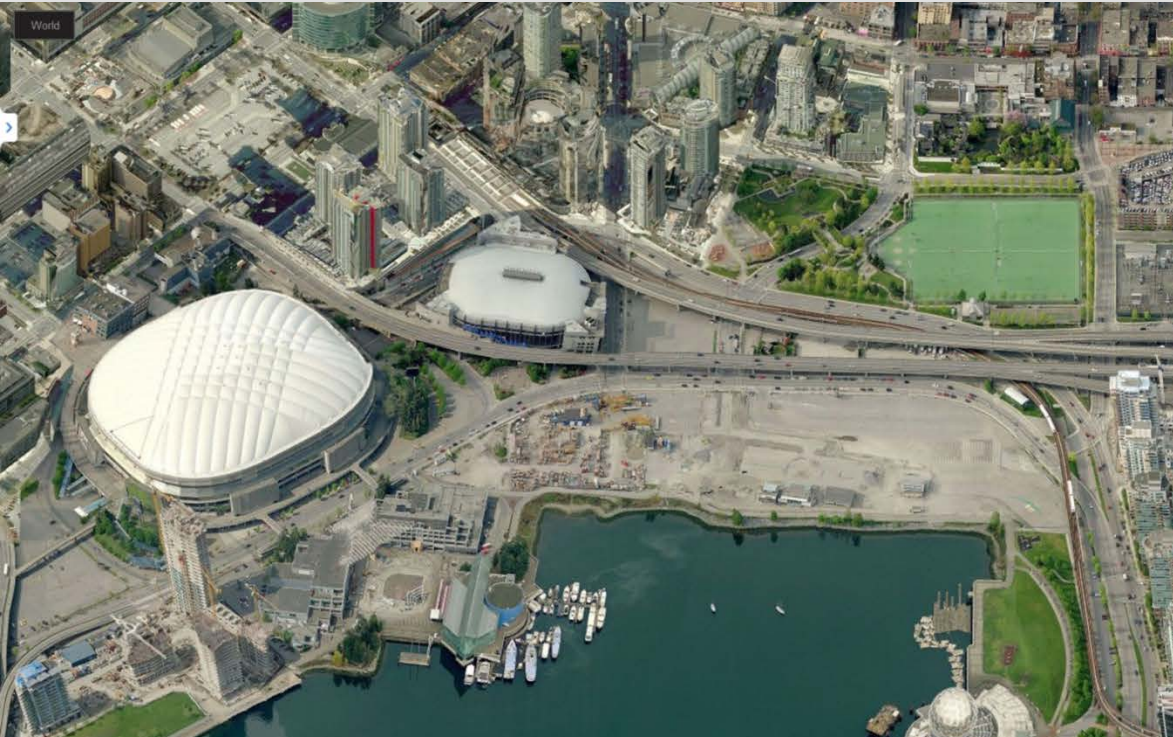
beyond carbon neutral **city**



BLATCHFORD REDEVELOPMENT



Viaducts Vancouver

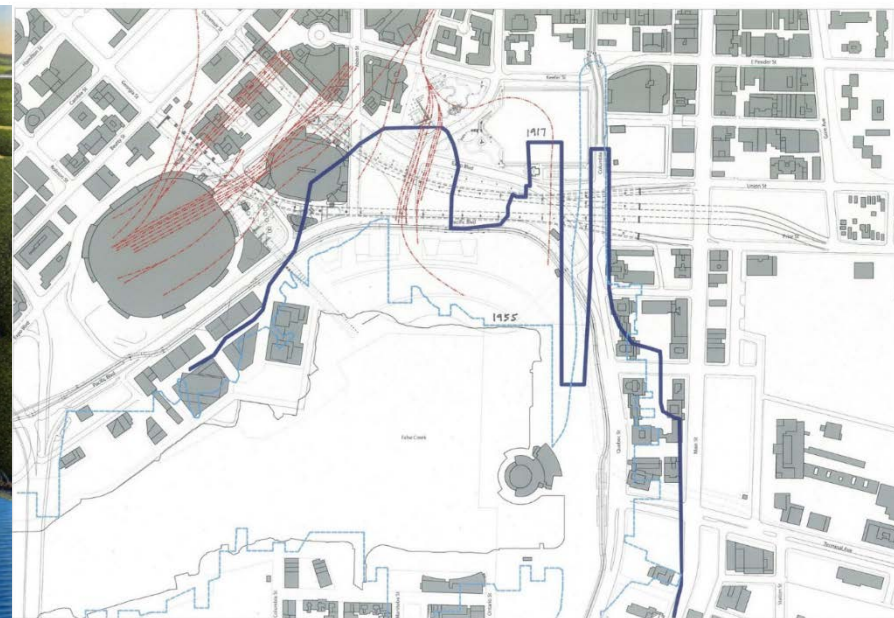


VIADUCTS, VANCOUVER

Historic shorelines



Vancouver 1792



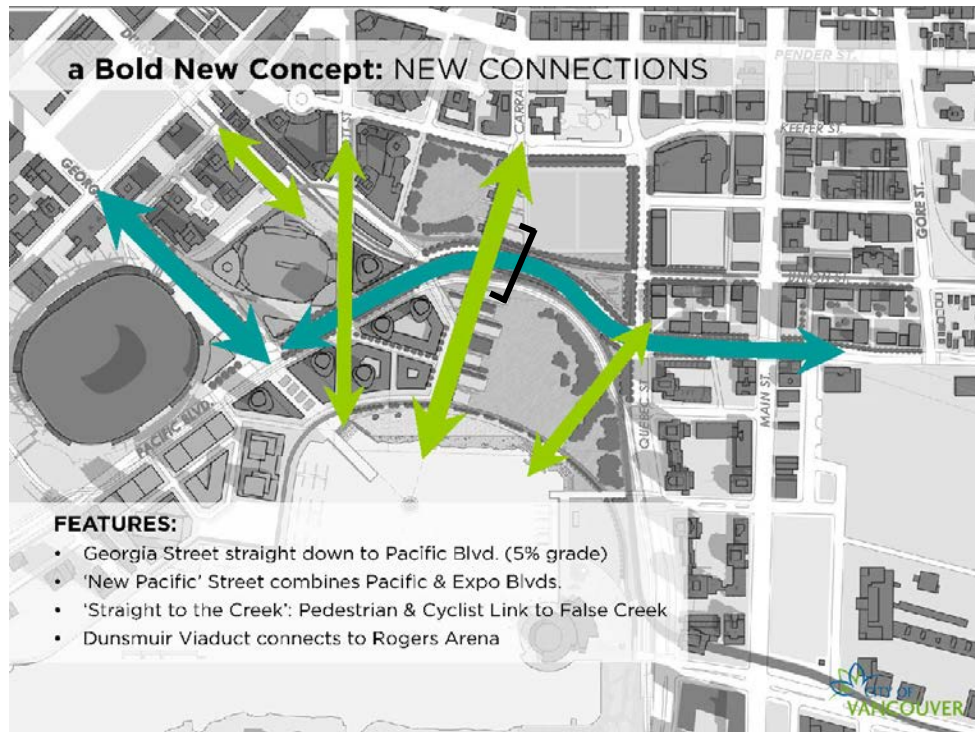
VIADUCTS, VANCOUVER

Natural context + City wide park

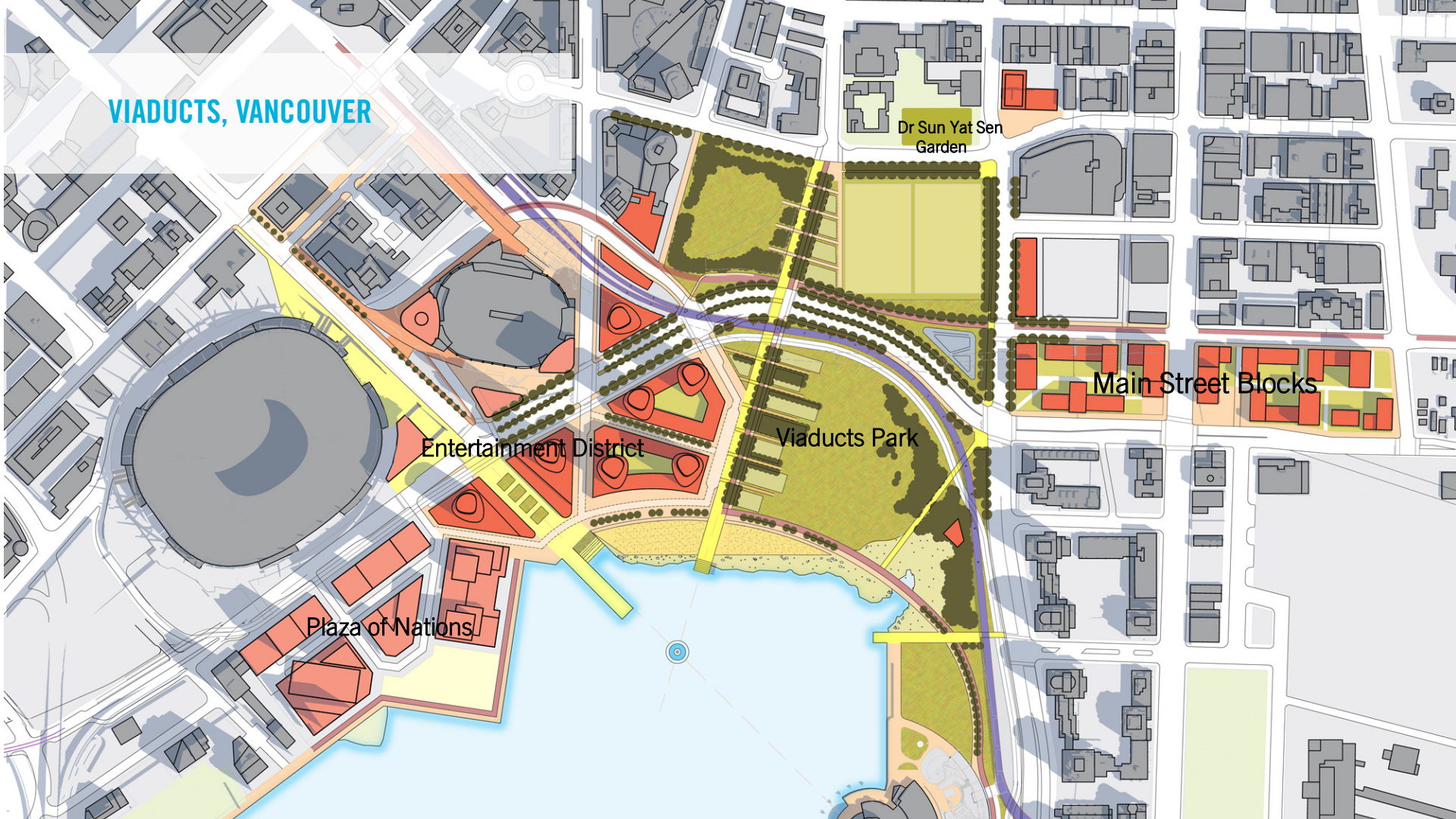


VIADUCTS, VANCOUVER

Connectivity restored at grade

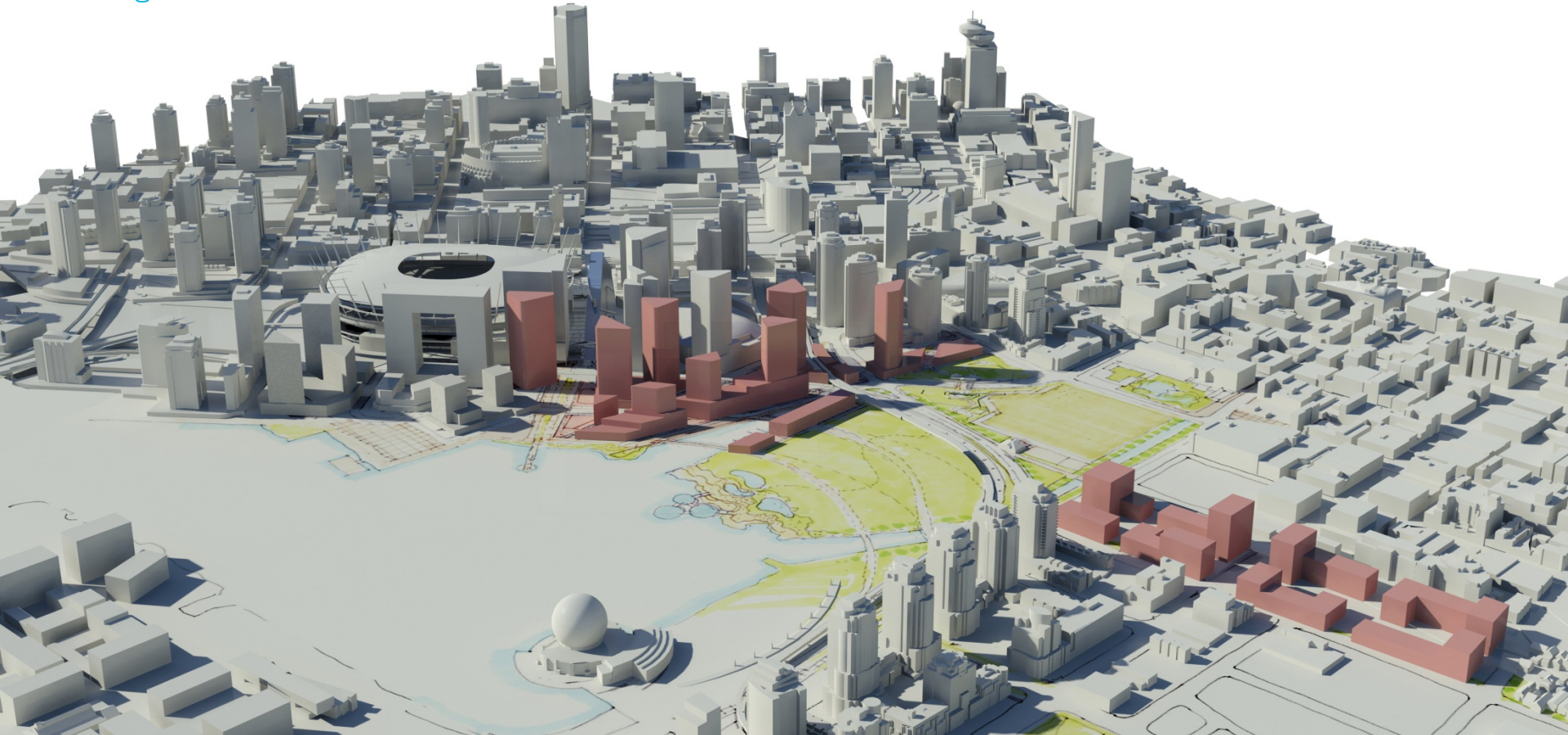


VIADUCTS, VANCOUVER



VIADUCTS, VANCOUVER

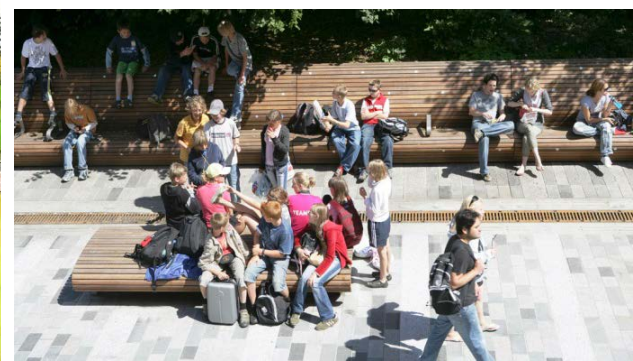
Neighbourhood and Destination Park



VIADUCTS, VANCOUVER



Viaducts – Aerial looking north





North Downtown Master Plan Saskatoon



SASKATOON NORTH DOWNTOWN



Cohesive city: reconnect to the city and the river

SASKATOON NORTH DOWNTOWN

Create a more cohesive
open space network with
the site as the nexus



SASKATOON NORTH DOWNTOWN

Option 1

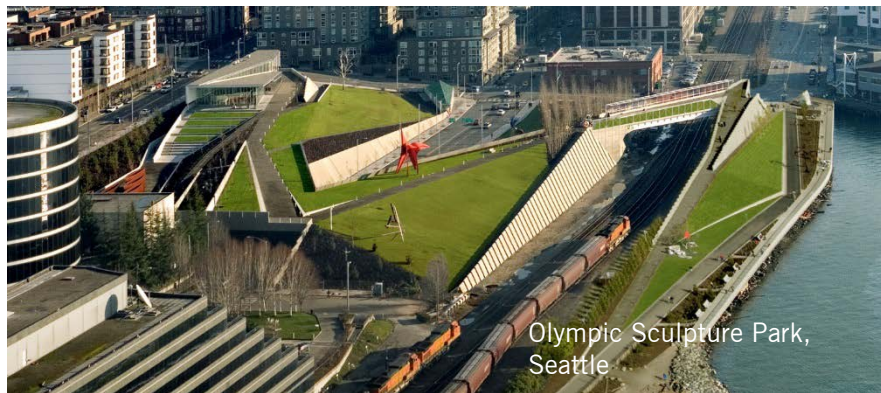


Option 2



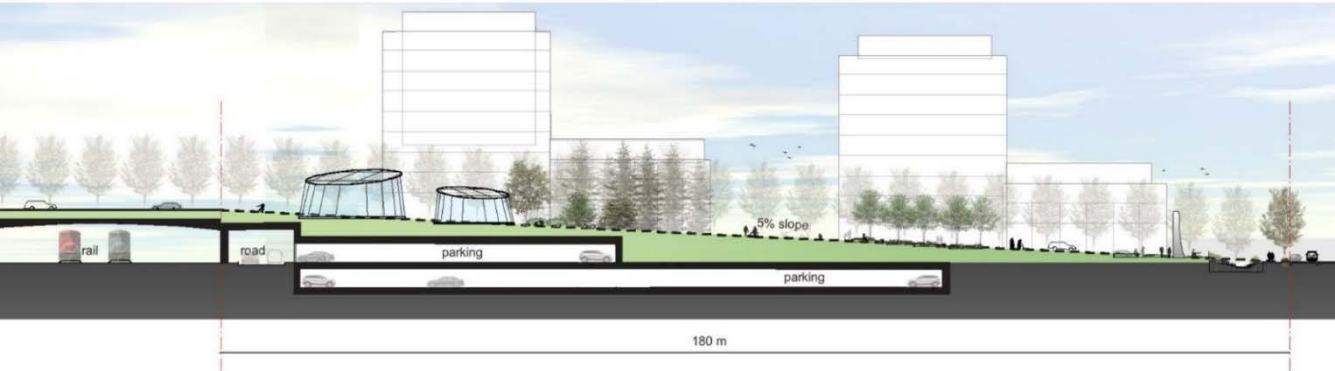
SASKATOON NORTH DOWNTOWN

Bridge Park Precedents



SASKATOON NORTH DOWNTOWN

Bridge Park



SASKATOON NORTH DOWNTOWN

CN Rail Corridor



People, bikes, dogs, critters, rainwater gardens, community agriculture

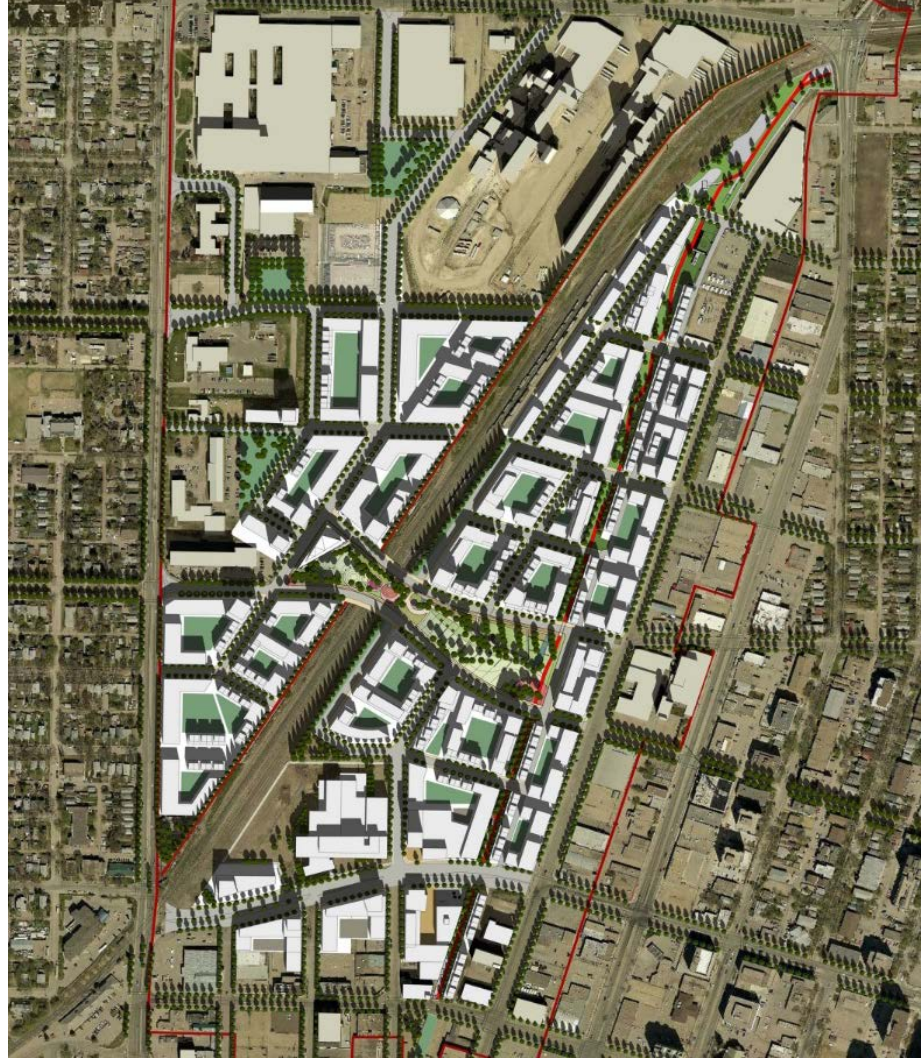


Affordable housing, live-work, cafes, small parks and 'third spaces'



SASKATOON NORTH DOWNTOWN

Master Plan



SASKATOON NORTH DOWNTOWN

Land Use + Districts

Legend

- Study Area Boundary
- - - City-Owned Land
- ▣ Privately-owned, Publicly accessible Street

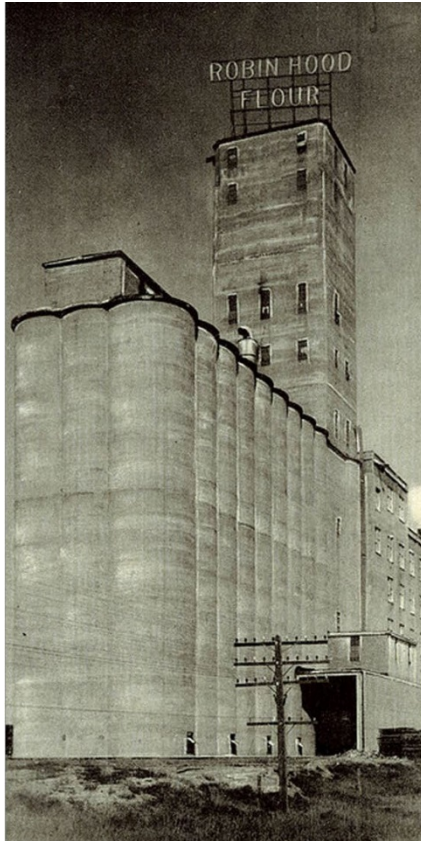
LAND USE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office/Institutional
- Commercial
- Neighbourhood (N) Special Area (SA) Grocery Store (G)
- Industrial
- Light (L) Heavy (H)
- Mixed Use
- Community Facility
- Green Space
- Public Utility
- District Energy Plant (DE) Sub-Station (SS)

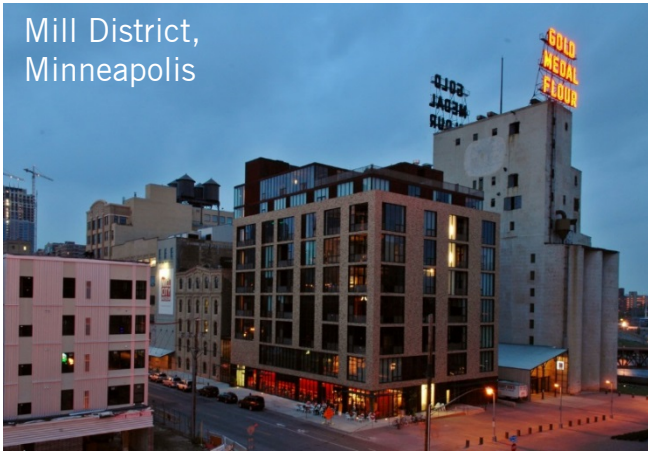


SASKATOON NORTH DOWNTOWN

Mills District



PERKINS+WILL



Industrial Greenway Park,
Montreal



SASKATOON NORTH DOWNTOWN

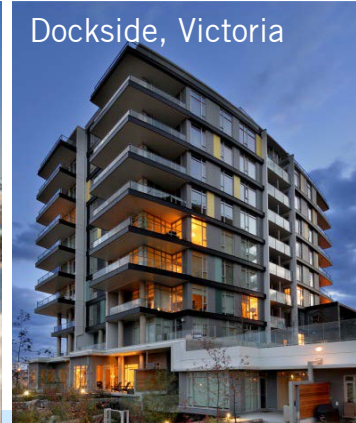
Crossrail District



PERKINS+WILL



Great Western Brewery



Dockside, Victoria



Malmo, Sweden



SASKATOON NORTH DOWNTOWN

Warehouse District



PERKINS+WILL



Historic District,
Tacoma



Mill District,
Minneapolis

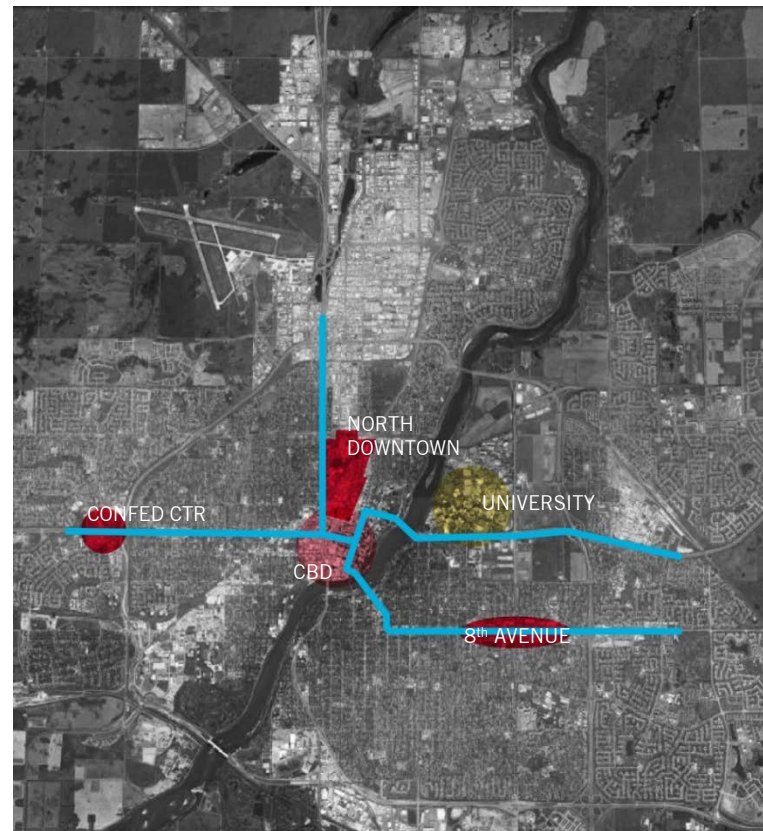


Distillery District,
Toronto



SASKATOON STRATEGIES FOR GROWTH

North Downtown & Plan for 1 Million (IGP)





Joyce Drohan, Director of Urban Design
PERKINS+WILL

UBC SALA LECTURE SERIES – 17 Nov 2014

THANK YOU



Joyce Drohan, Director of Urban Design
PERKINS+WILL

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perkinswill.com 50

Development Statistics: Full Build-out

- Residential Land Area: 31 ac
- Mixed Use Land Area: 40 ac
- Green Space: 11 ac
- Public Utility: 2 ac
- Total Number of Dwelling Units: 4,300
- Population: 7,650



Attachment 5%

Comparison with New Greenfield Suburban

North Downtown

- Residential Land Area: 31 ac
- Total Units: 4300 units
- Population: 7650

Raw/Neighbourhood Density: 36 upa

Green Space: 9% of gross land area (11 ac)

Current Population Estimate for the Central Industrial Area: 210

Elk Point

Residential Land Area: 290 ac

Total Units: 4400 units

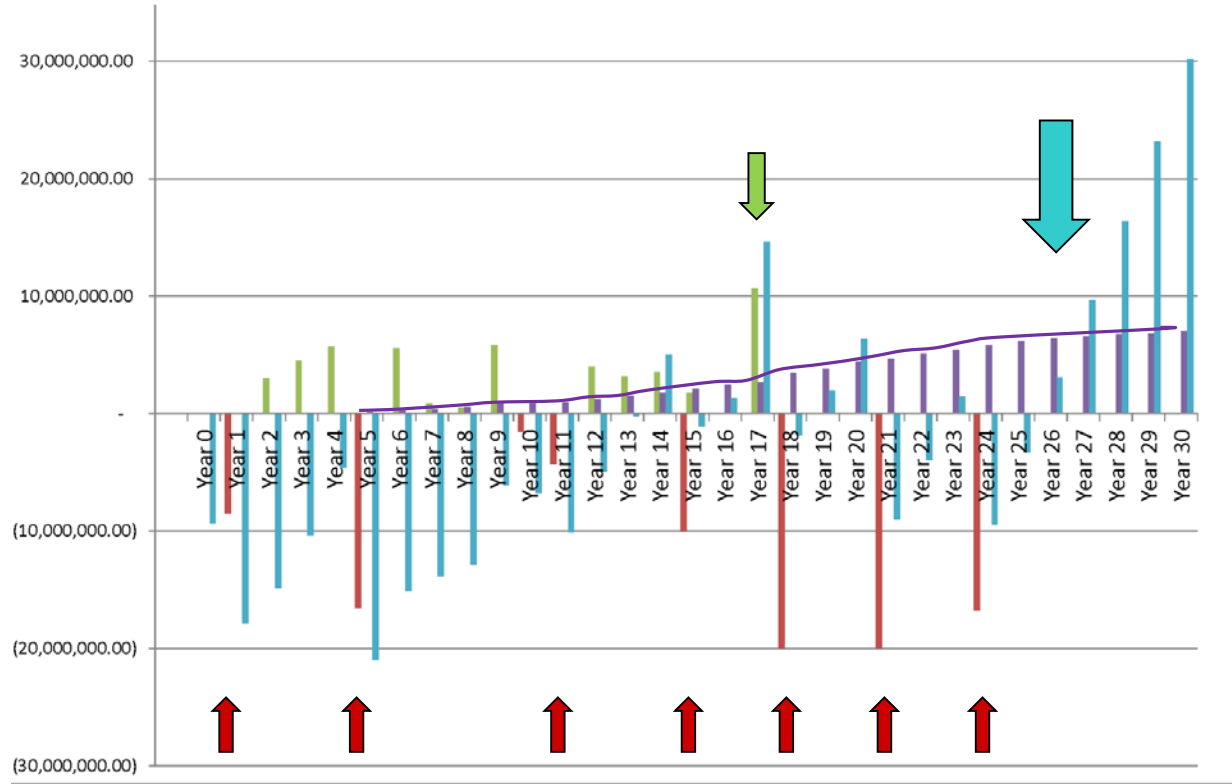
Population: 10,000

Raw/Neighbourhood Density: 8 upa

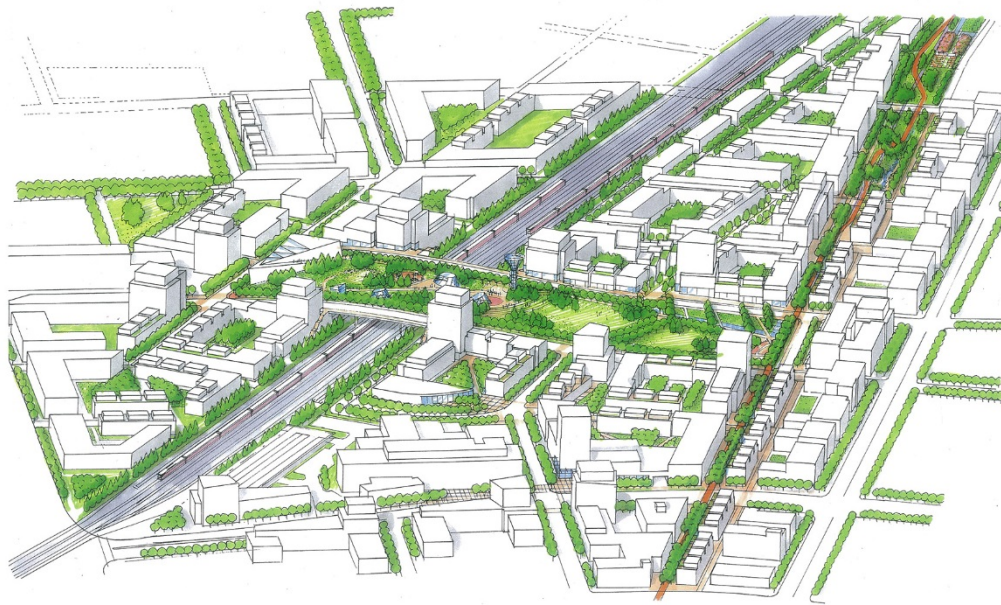
Green Space: 10% of gross land area (57 ac)

Community Revitalization Levy

North Downtown Redevelopment Cash Flow Study with Levy Revenue



Bridge Park

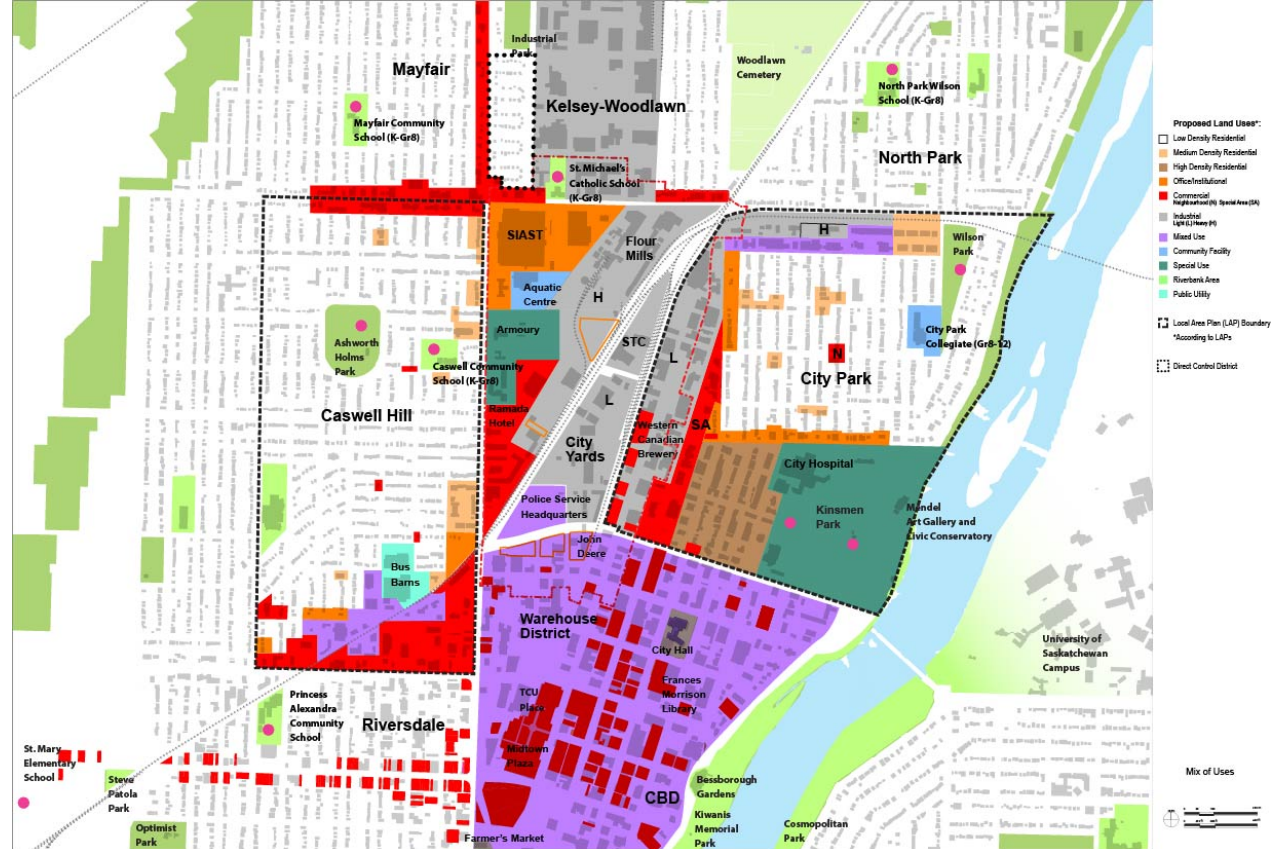




People, bikes, dogs, critters, rainwater gardens, community agriculture

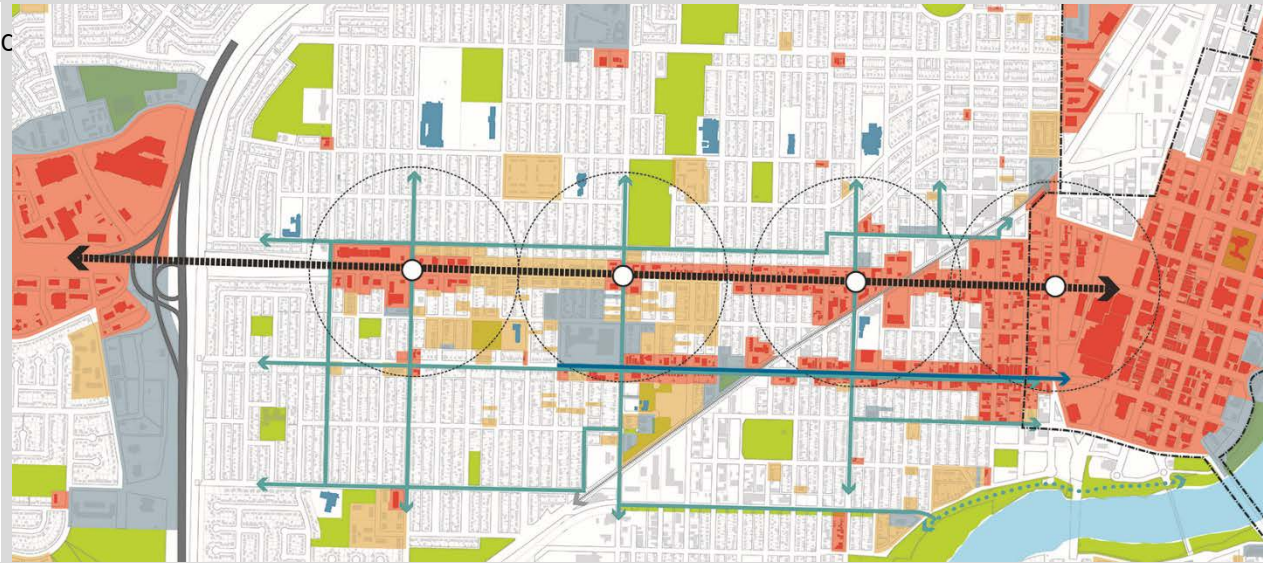
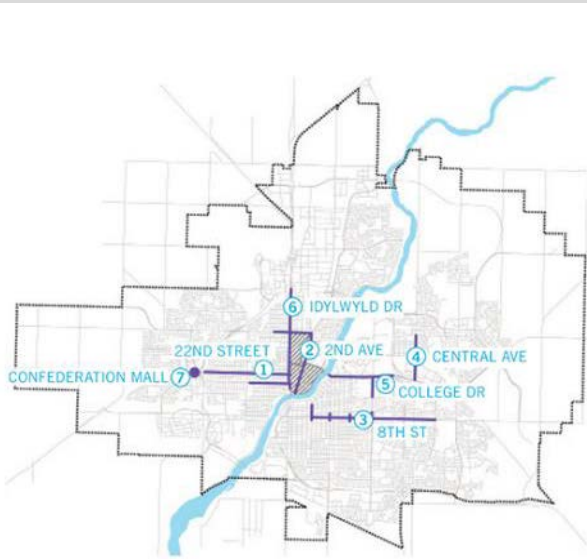


Affordable housing, live-work, cafes, small parks and 'third spaces'



SASKATOON INTEGRATED GROWTH PLAN

Plan for 1 Million



- Development potential around transit frameworks
- Urbanization of major retail assets
- Re-invigoration of suburbs balanced w/city core

URBAN REGENERATION AT THE NEIGHBOURHOOD LEVEL

