

Final Proposals: Vince Barter, Carl Johansen and Erick Villagomez



Figure Ground - Existing

**INTERVENTION - INFILL HOUSING**

New infill housing is to be placed in vacant lots along the Hasting Corridor and existing vacant buildings will be refurbished (akin to the Woodward's project), especially between Cambie and Abbott Streets. The new buildings and refurbishments will be in line with existing zoning policies, in order to maintain the existing streetscape and building typology character. Heights will remain under 70 feet, with no front setbacks and minimum 75 percent lot coverage. One exception will be the retrofit of the Tinseltown mall complex. The CD-1 (265) zoning package will have to be significantly altered, as it is proposed that the privatized mall environment is eliminated and infilled with both market and non-market housing. The main arcade, oriented along the old CPR right-of-way, will be opened on both ends and become public space. The new pedestrian corridor will continue through this space, and the glass roof will be retained, creating a unique covered space along the new corridor. Ground floor retail functions along the corridor and adjacent streets will still be

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### INTERVENTION - INFILL HOUSING

allowed, with housing emplaced along the corridor (above ground level retail) and throughout the building. Lastly, an interesting opportunity of retrofitting existing buildings involves using the flat roofs for the development of roof-top gardens for local food production and rainwater catchment, retention and timed release.



Precedent Study - Arcade in Milan (the new "Tinsel Town")

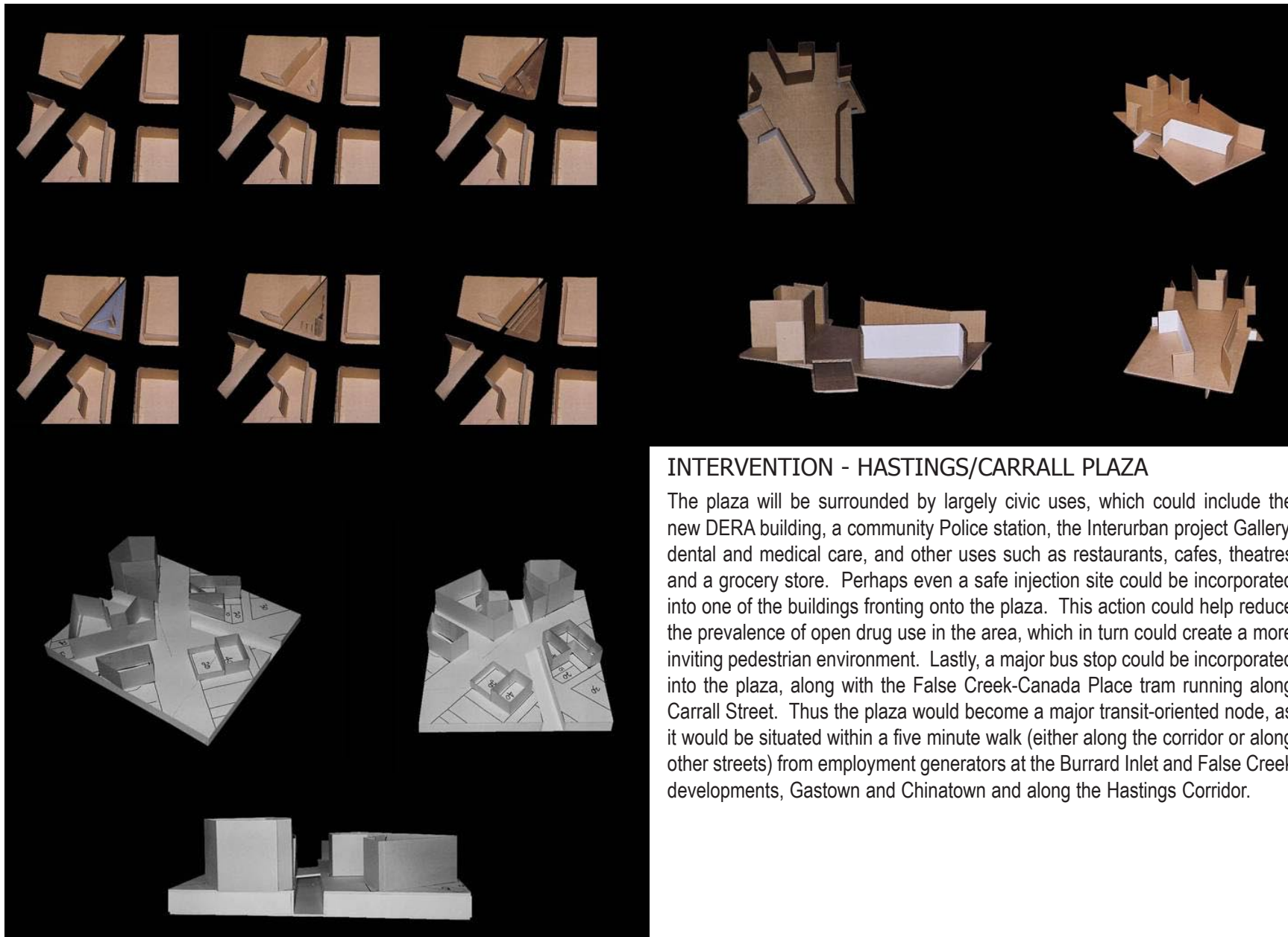
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#### INTERVENTION - HASTINGS/CARRALL PLAZA

The new corridor's approximate mid-point is at Hastings and Carrall Streets. The existing Pigeon Park is actually a part of the old right-of-way, and constitutes a historical gathering place for local residents. However the Park and surrounding uses are blighted and now frequented by drug-dealers, which effectively discourages continuous and diverse pedestrian activity. The aim of this intervention element is to restore this area as a major gathering place for area residents and a place of interest for tourists and individuals travelling down the corridor to uses along its length. Thus it is proposed to close Carrall Street to cars between Cordova and Pender and remove the BCE building and replace it with a civic oriented building (containing the Downtown Eastside Residents Association-DERA-and its numerous services) setback from Hastings Street. This will create two dynamic plazas on either side of Hastings Street, which can transform into one large civic square if required (by closing a portion of Hastings St. between Carrall St. and Abbott St.).

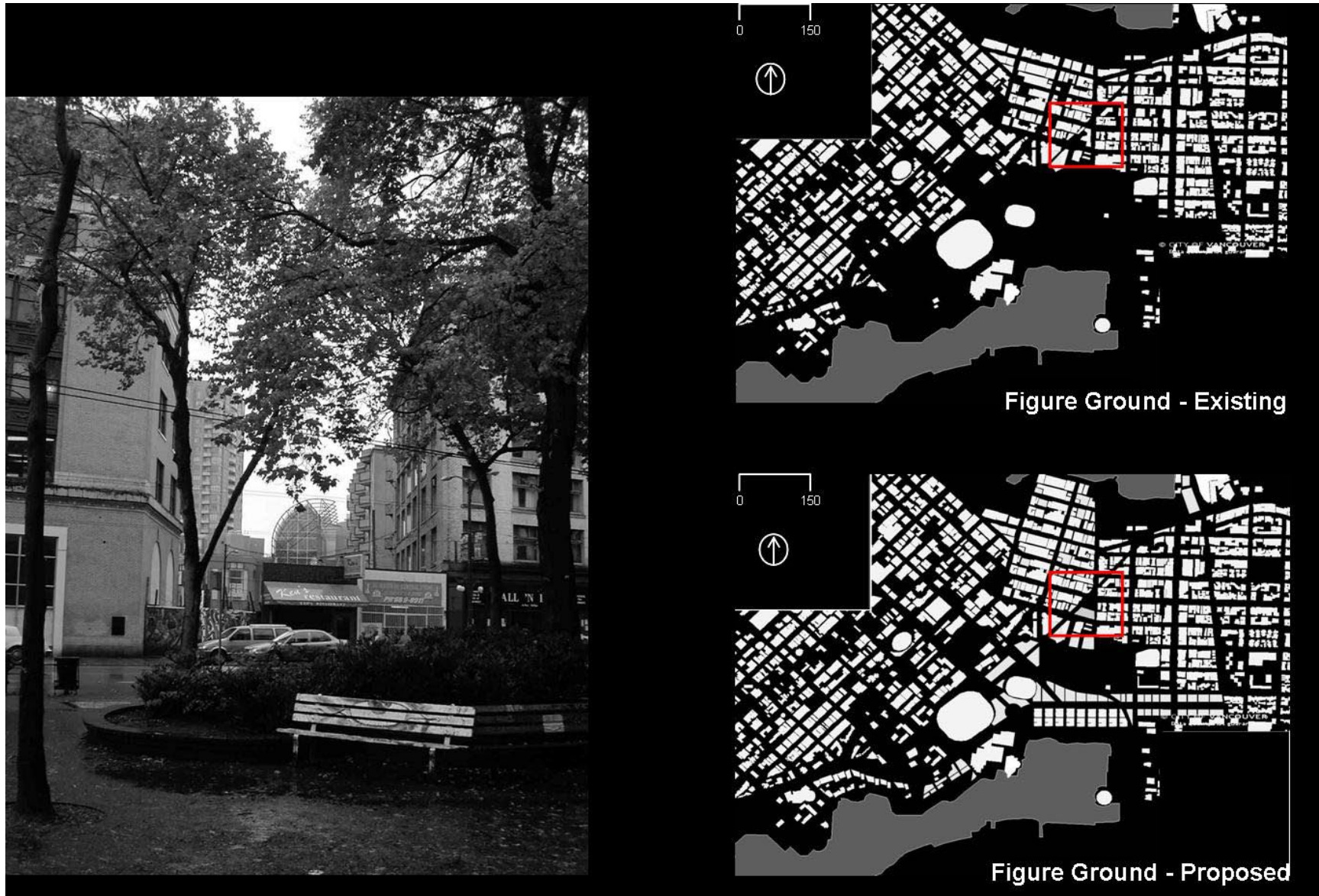
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### INTERVENTION - HASTINGS/CARRALL PLAZA

The plaza will be surrounded by largely civic uses, which could include the new DERA building, a community Police station, the Interurban project Gallery, dental and medical care, and other uses such as restaurants, cafes, theatres and a grocery store. Perhaps even a safe injection site could be incorporated into one of the buildings fronting onto the plaza. This action could help reduce the prevalence of open drug use in the area, which in turn could create a more inviting pedestrian environment. Lastly, a major bus stop could be incorporated into the plaza, along with the False Creek-Canada Place tram running along Carrall Street. Thus the plaza would become a major transit-oriented node, as it would be situated within a five minute walk (either along the corridor or along other streets) from employment generators at the Burrard Inlet and False Creek developments, Gastown and Chinatown and along the Hastings Corridor.

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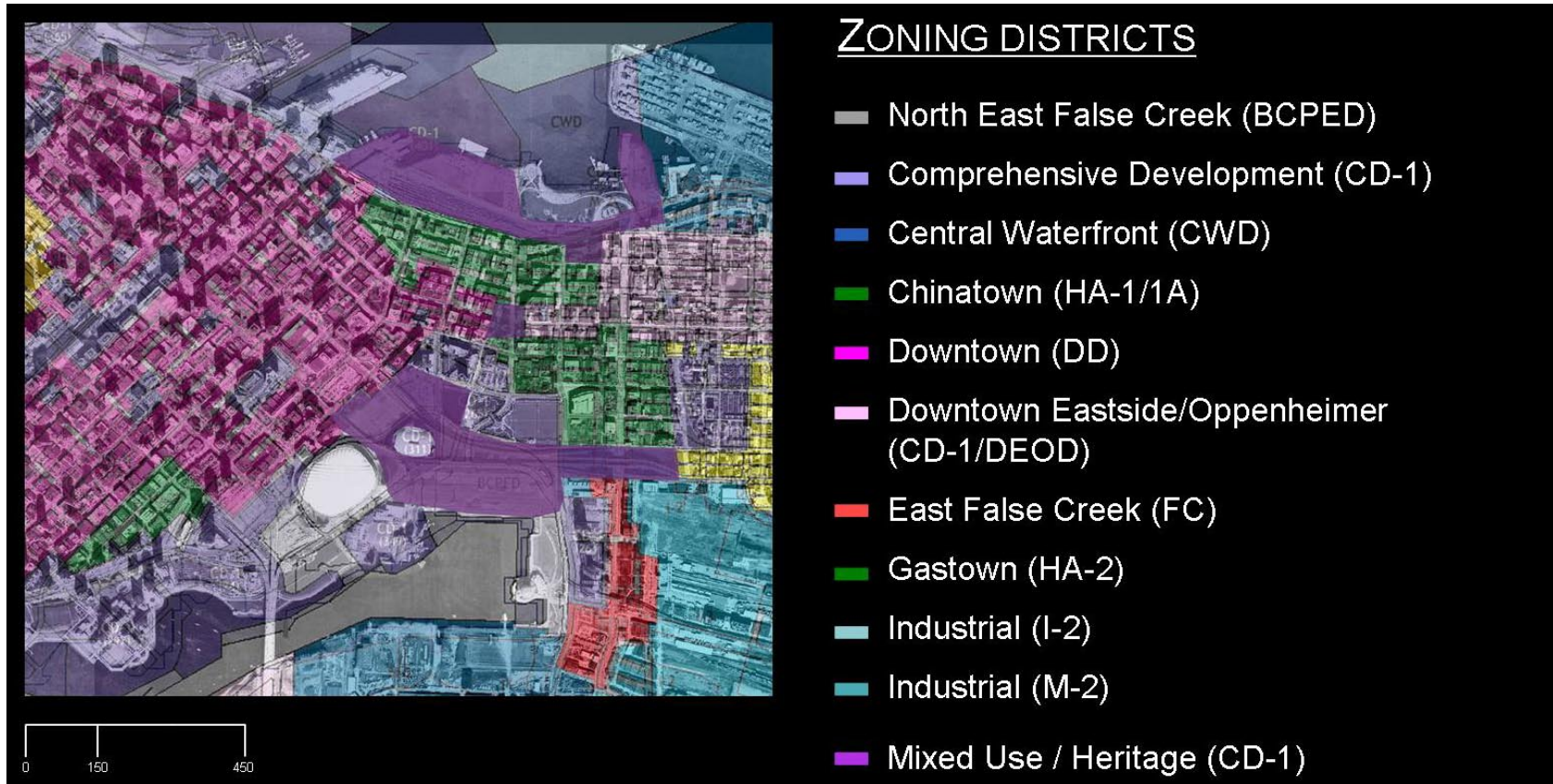


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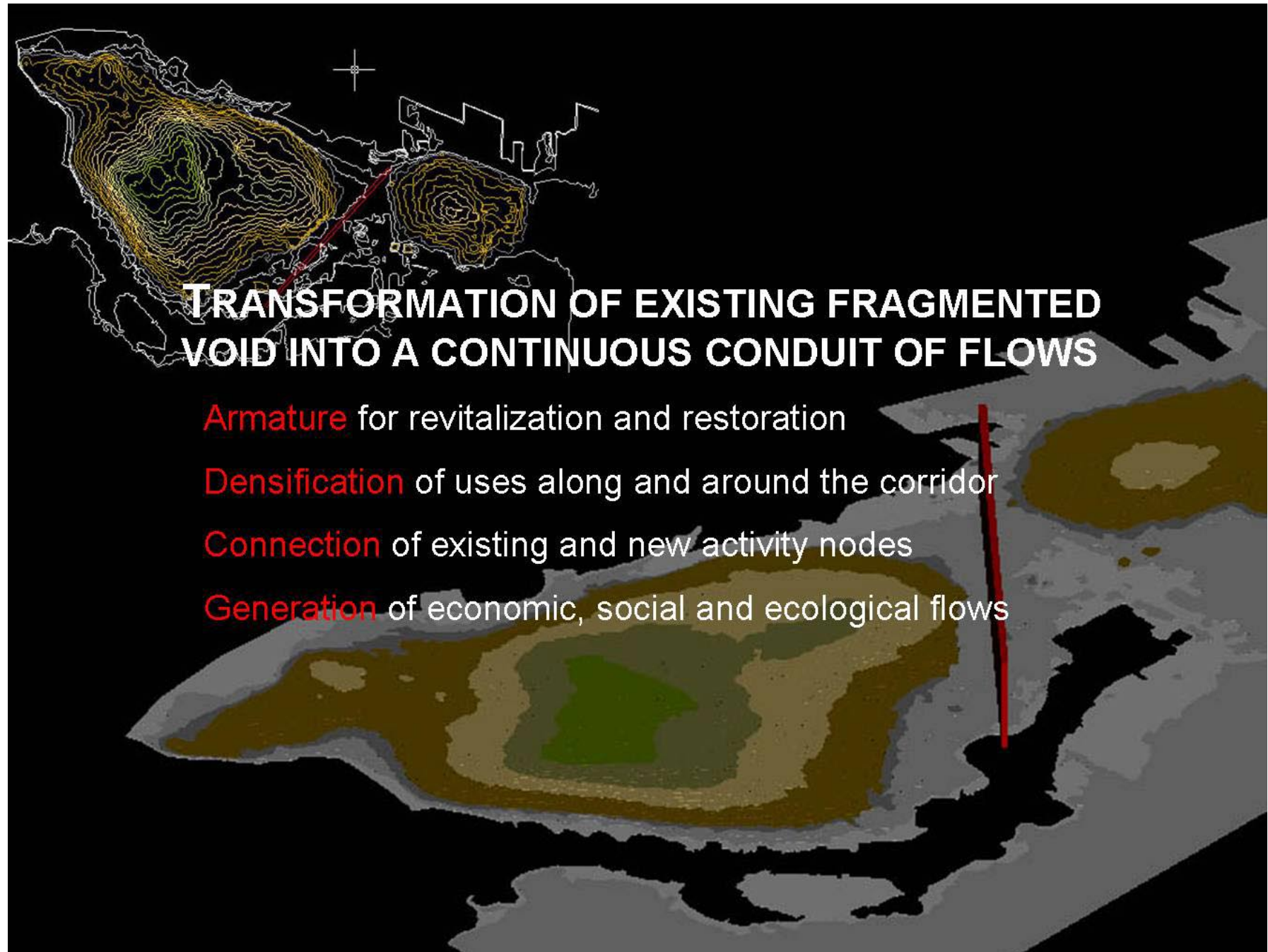
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### ZONING - PROPOSED CHANGES

As discussed in the above intervention schemes the creation of distinct, mixed used comprehensive development zones is required. We propose these new zones be identified as “Mixed Use/Heritage”, where development occurring within existing heritage zones conforms to its context, yet is more flexible than existing “heritage” designated areas.



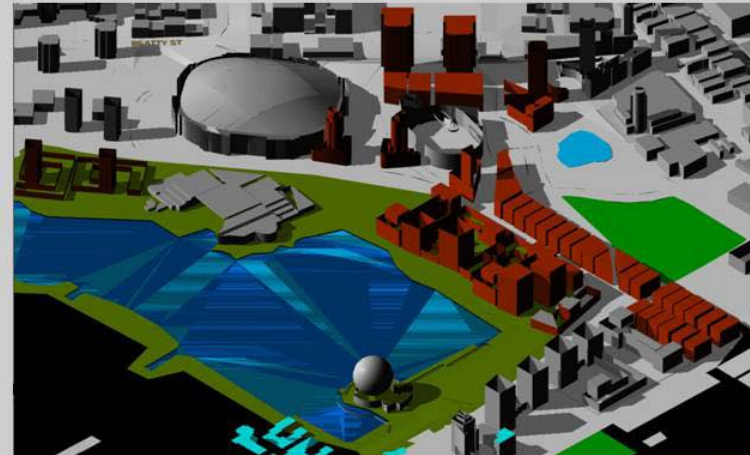
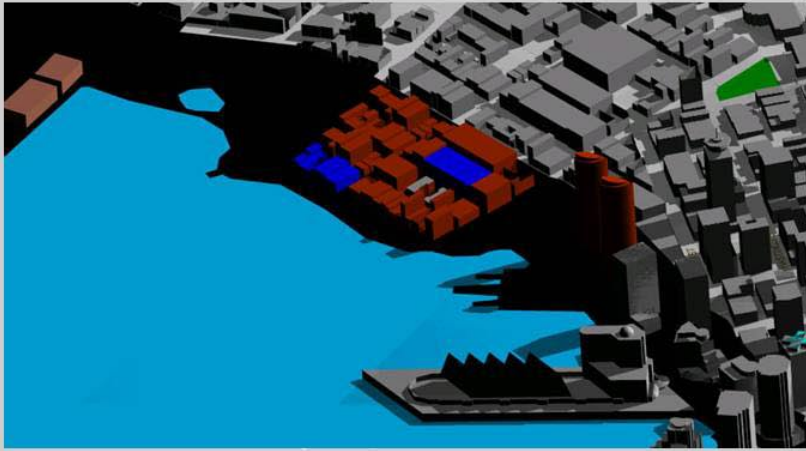
## TRANSFORMATION OF EXISTING FRAGMENTED VOID INTO A CONTINUOUS CONDUIT OF FLOWS

**Armature** for revitalization and restoration

**Densification** of uses along and around the corridor

**Connection** of existing and new activity nodes

**Generation** of economic, social and ecological flows



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