



Queen West Triangle preliminary brainstorming



8 January 2006

Queen West Triangle Brainstorming session

- Facilitator
 - Ken Greenberg, Greenberg Consultants Inc.
- Participants:
 - Greg Allen, Sustainable Edge
 - Steven Bulger, Steven Bulger Art Gallery
 - Vera Frenkel, Artist, Community resident
 - Siamak Hariri, Hariri Ponterini Architects
 - David Leinster, The Planning Partnership
 - Jeff Seider, Principal MKI
 - Don Schmidt, AJ Diamond Schmidt & Co.
 - Deanne Taylor, Video Cabaret, the Cameron House
- Support and organization
 - Margie Zeidler
 - Michel Caron

The problem that brought us together

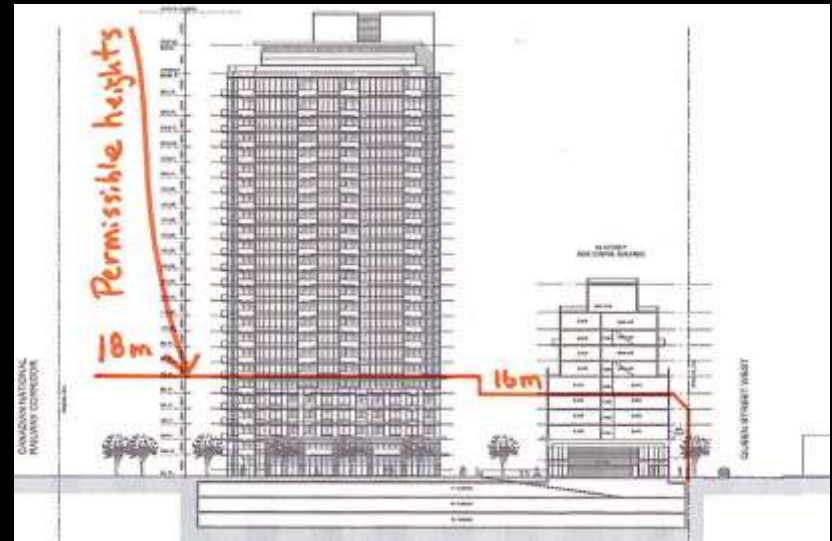
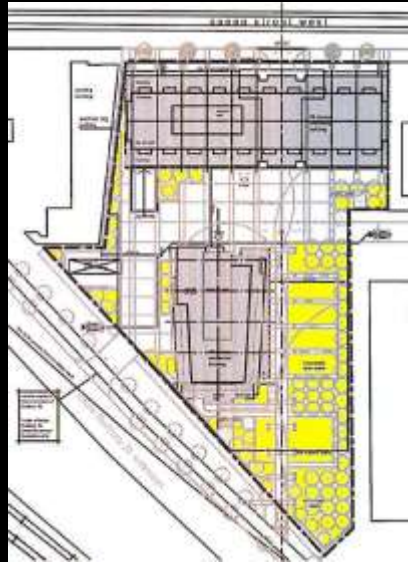


QWT site area

Current Applications



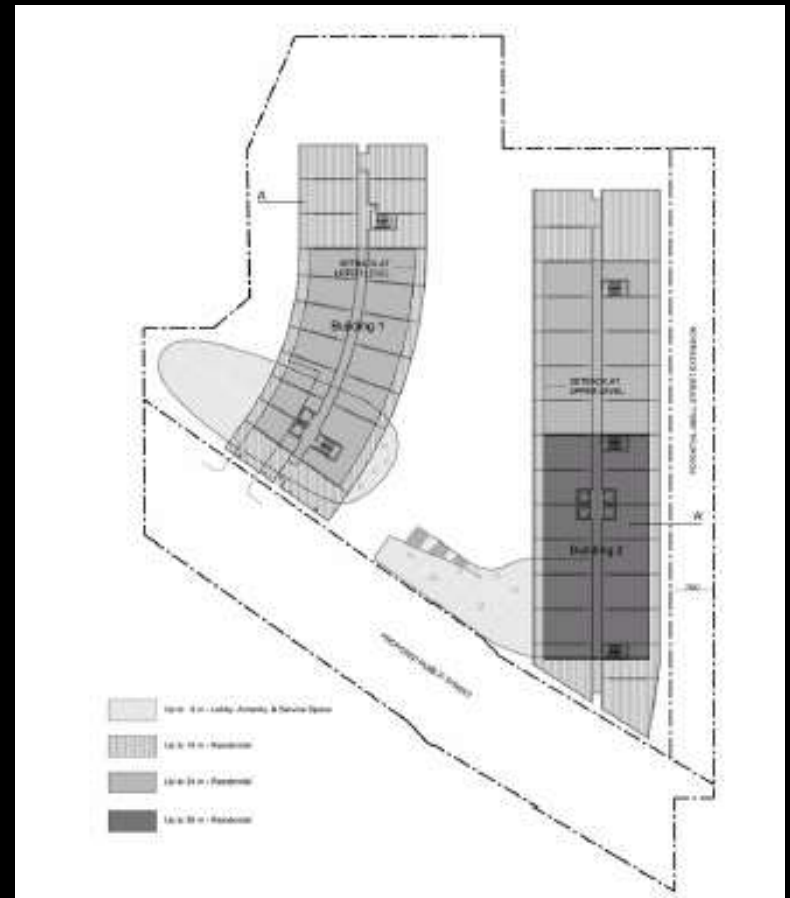
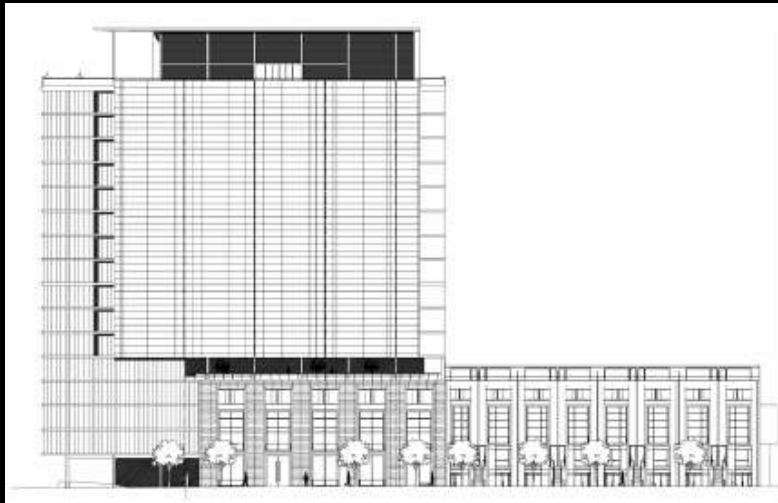
1171 Queen Street West



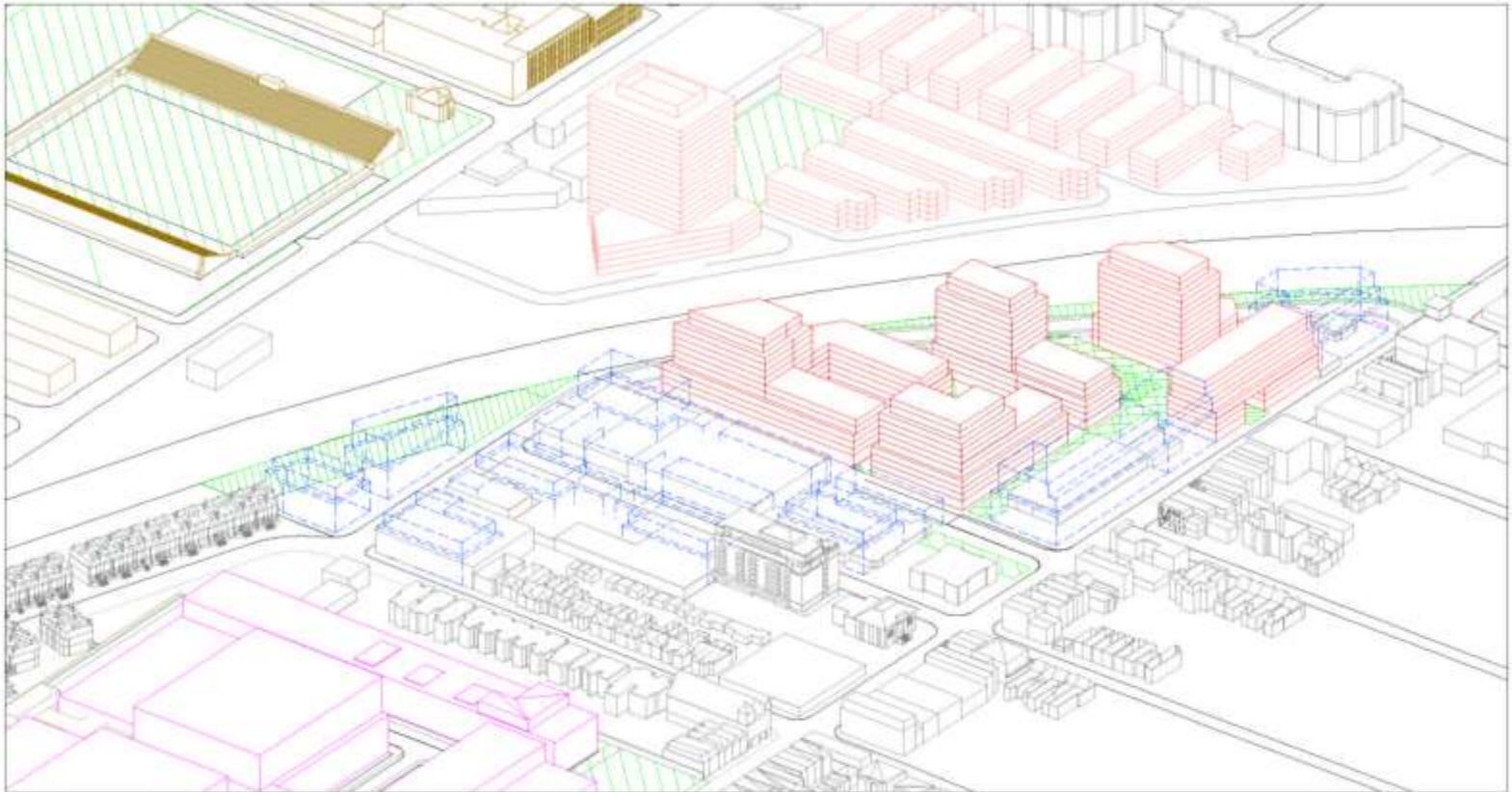
48 Abell Street



150 Sudbury Street



What's wrong with this picture?



City's Draft vision for the QWT (Public Meeting, Nov 05)

Community Demands

November 16 public meeting hosted by City Planning

1) Social concerns

- A 18 wants to be heard and be part of the process
- Mix of affordable rental and sale units
- Have regard for potentially displaced residents
- Maintain pedestrian scale along Queen
- Open space in front of the Gladstone, wide sidewalks on Queen
- Balance between day and evening uses
- Green spaces to be safe and accessible
- Opportunities for exhibition and market space throughout

Community Demands

November 16 public meeting hosted by City Planning

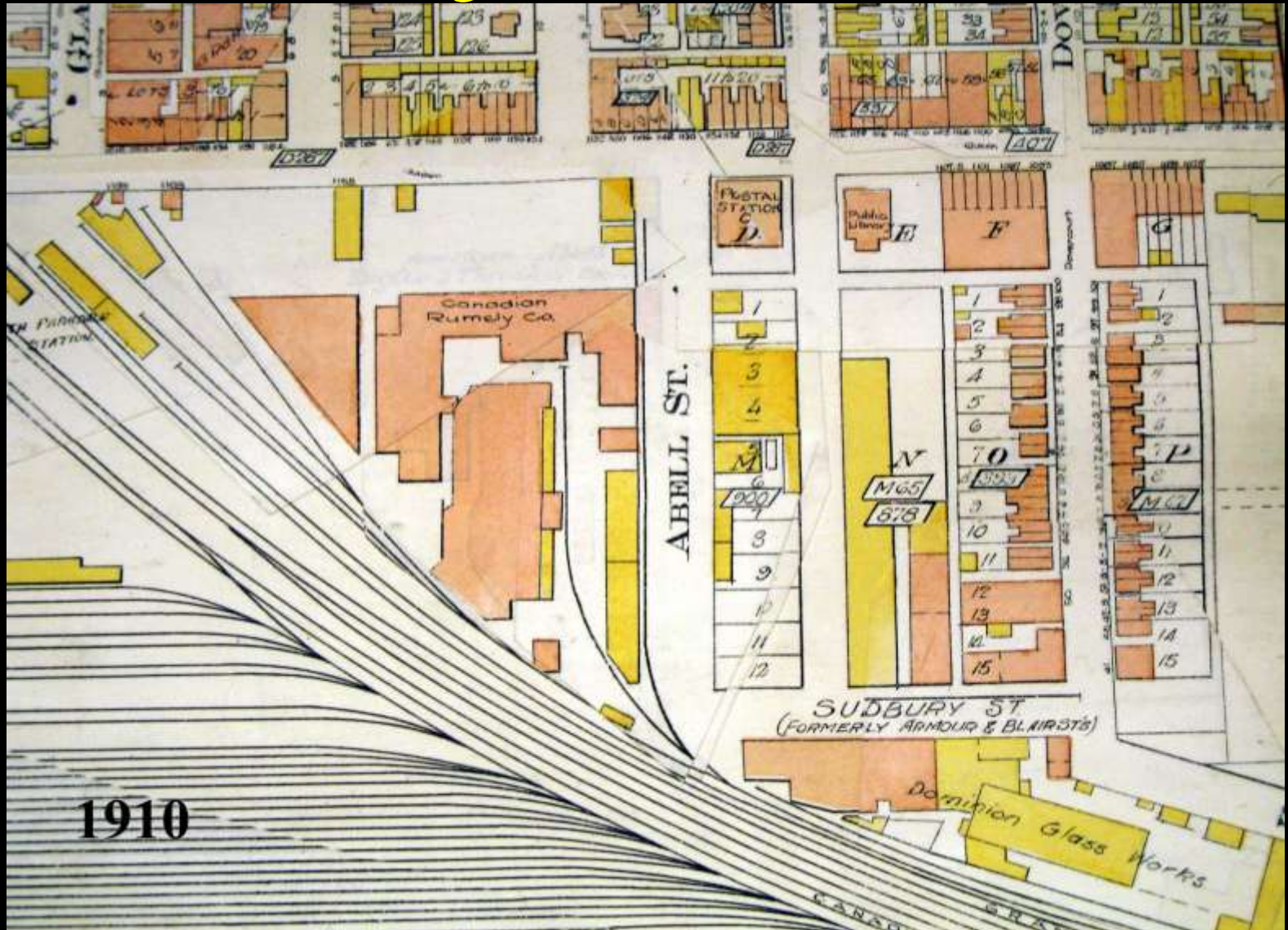
2) Built form concerns

- Contextual heights
- Quality architecture that enhances neighbourhood
- Innovative, green & sustainable buildings
- Supply buildings that are convertible into other uses
- 4 sto. on Queen; 5 to 8 in the centre; up to 12 at railway
- Design consistency
- Bike lanes
- Densities and heights that are in a contextual fit

A search for a community-based vision to manage change: SWOT analysis

- Strengths
- Weaknesses
- Opportunities
- Threats

Neighbourhood fabric





The gladstone Hotel

■



The Drake Hotel



48 Abell Street

■

■

Queen St revitalisation

■



INabstracto



64 Steps



Camera and Stephen Bulger Gallery

Broader context



Strengths

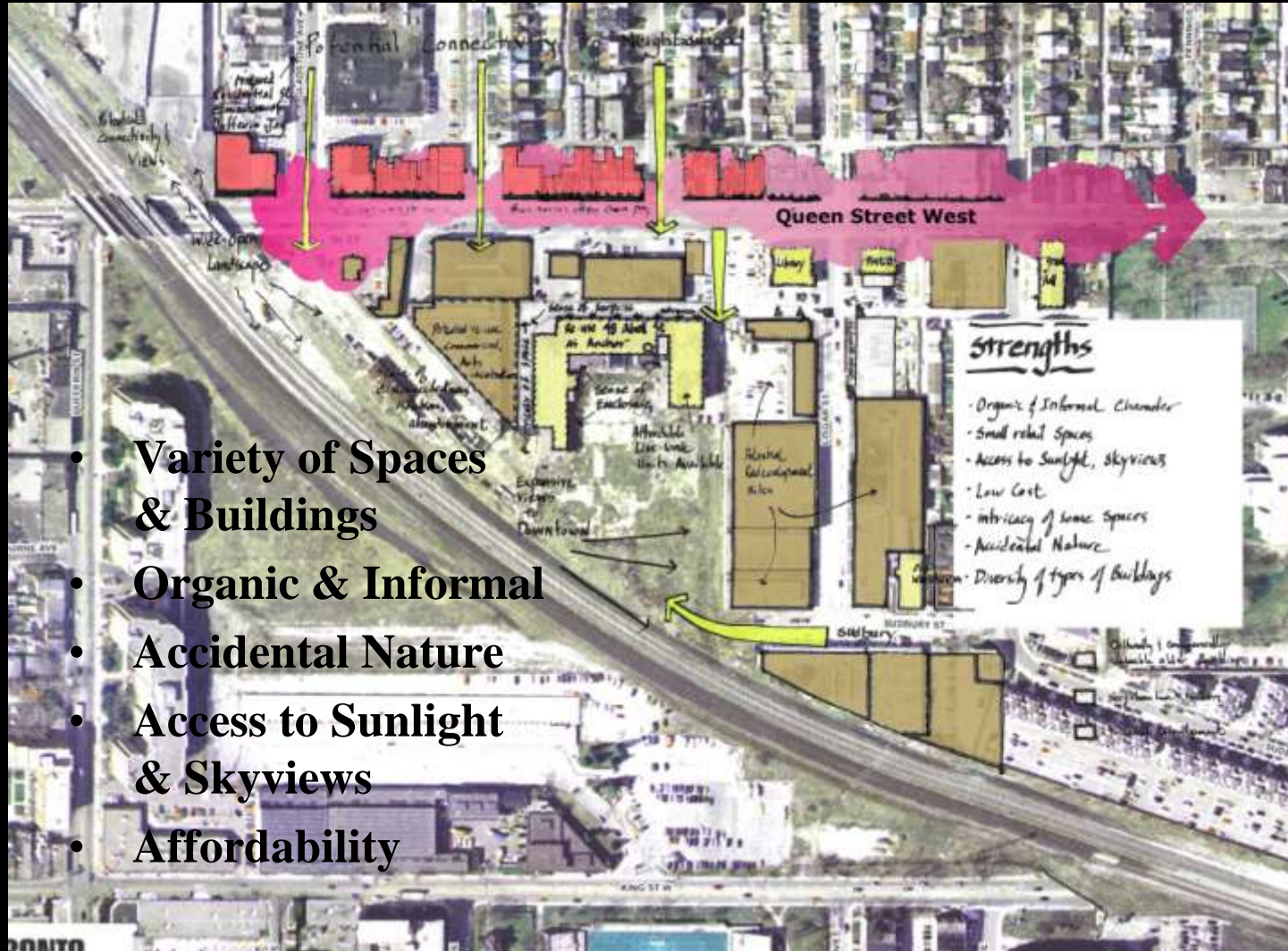
Valuable buildings



- Architecture
- Heritage industrial stock
- Low rents
- Incubation potential

Strengths

Vitality of Queen Street



Strengths

Existing Neighbourhood

Photo Margie

- Consistency
- Green Residential Streets
- Fine grain retail & commercial space
- Variety of uses
- Funkiness

Strengths Diversity

Photo Margie

- Intricacy of spaces
- Diversity of built realm and businesses
- Sense of surprise
- Views and wide open landscape
- Sky views and sun access

Weaknesses Disconnected



Weaknesses

Large irregular lots



Weaknesses

Urban fabric anomaly

Large irregular
industrial lots do not conform to
neighbourhood grain



Weaknesses

Railway lands barrier

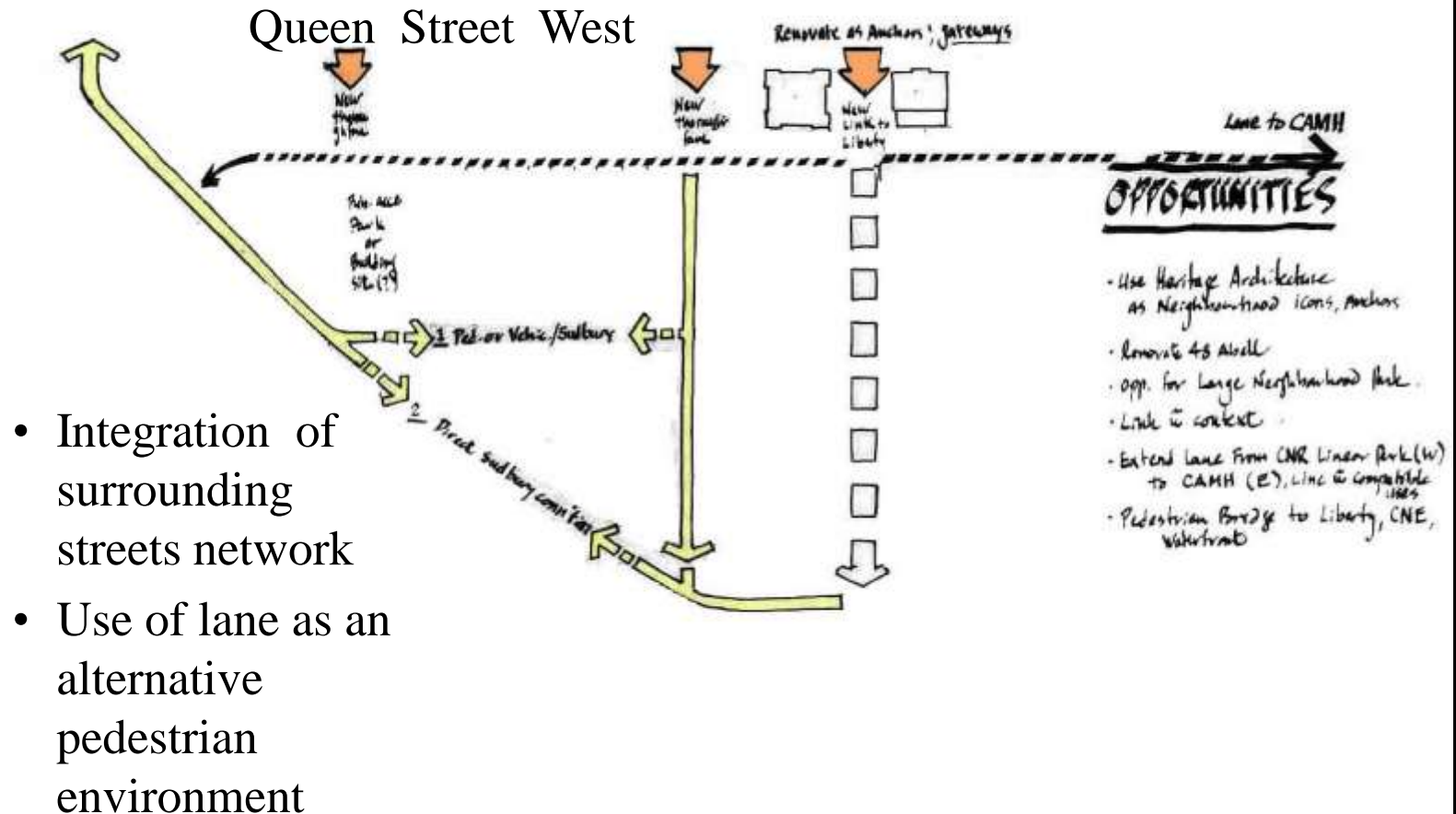


Could the site have a direct link to:

- Liberty district
- CNE
- Waterfront
- Martin Goodman Trail
- Ontario Place?

Opportunities

Network of streets



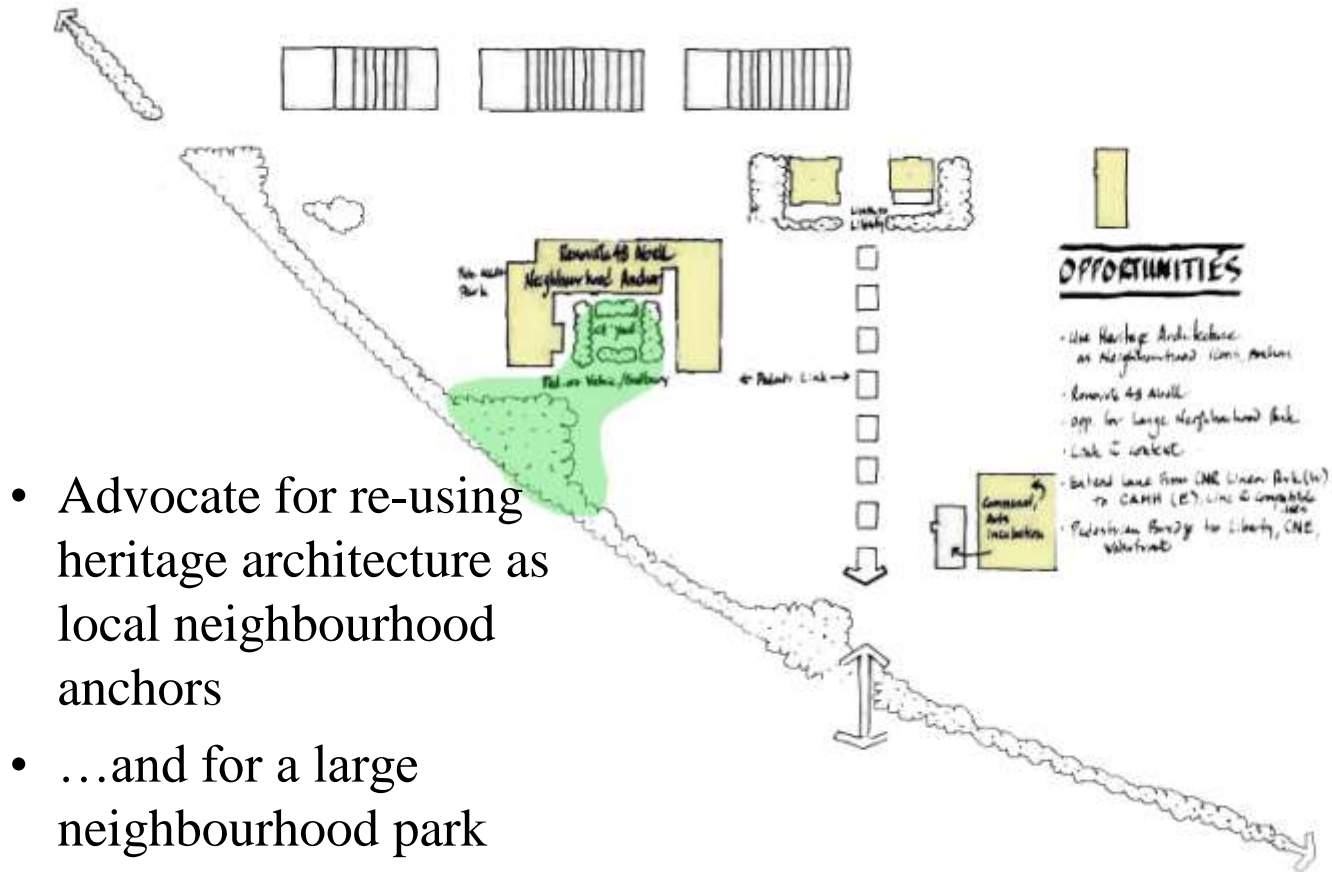
- Integration of surrounding streets network
- Use of lane as an alternative pedestrian environment

- Expansion of the pedestrian network
- Bridge across CNR direct links to the waterfront
- Linear park along Railway



Opportunities

Community open space



- Advocate for re-using heritage architecture as local neighbourhood anchors
- ...and for a large neighbourhood park

Threats

Photo of the Motel District (Palace Pier)

- Piecemeal development
- Loss of :
 - valuable existing buildings
 - opportunities to establish public space
 - opportunities to maintain the scale of Queen St. W.

Framing a community vision



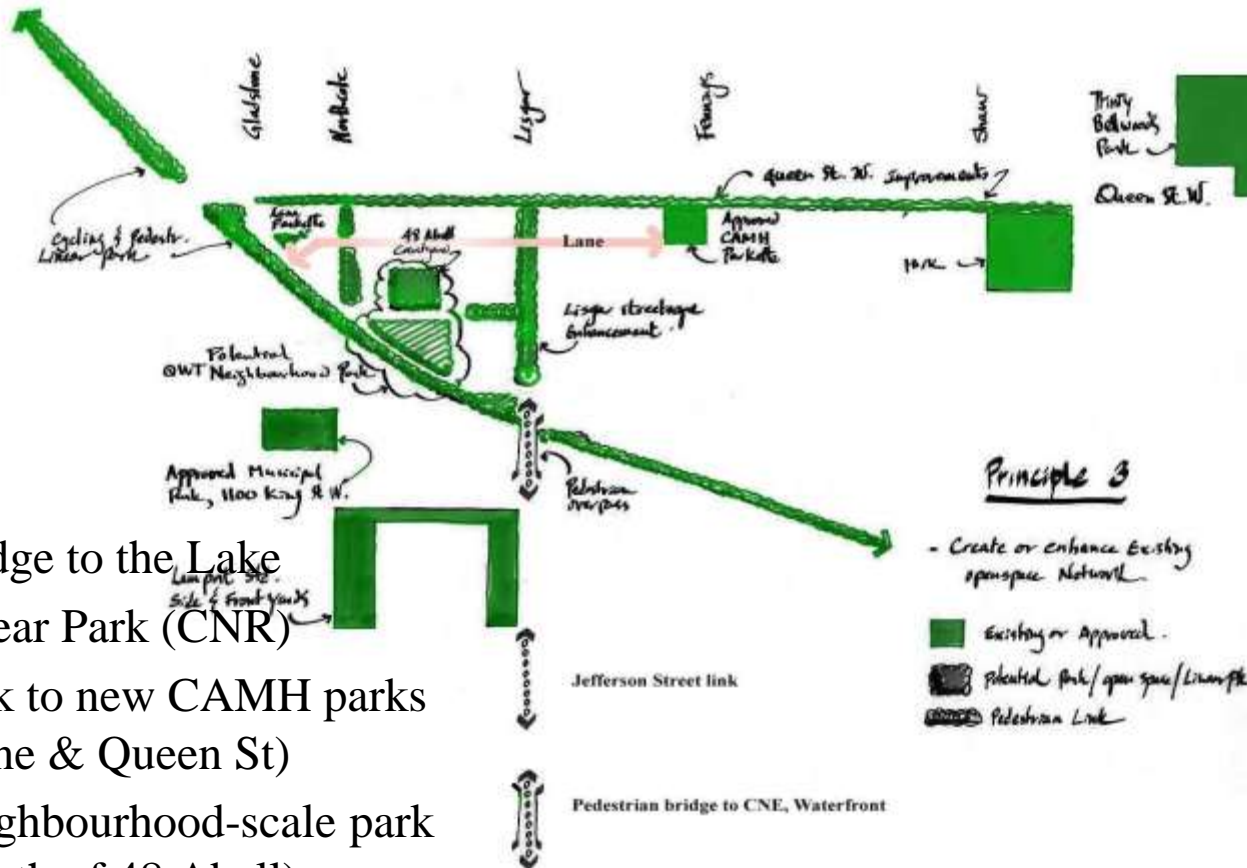
Queen St W.

- Keep the neighbourhood accessible and affordable
- ... for arts, culture and business incubation

Principle 2

- Preserve and restore useful industrial buildings for Incubation re-use
- Enhance valuable heritage buildings

Framing a community vision



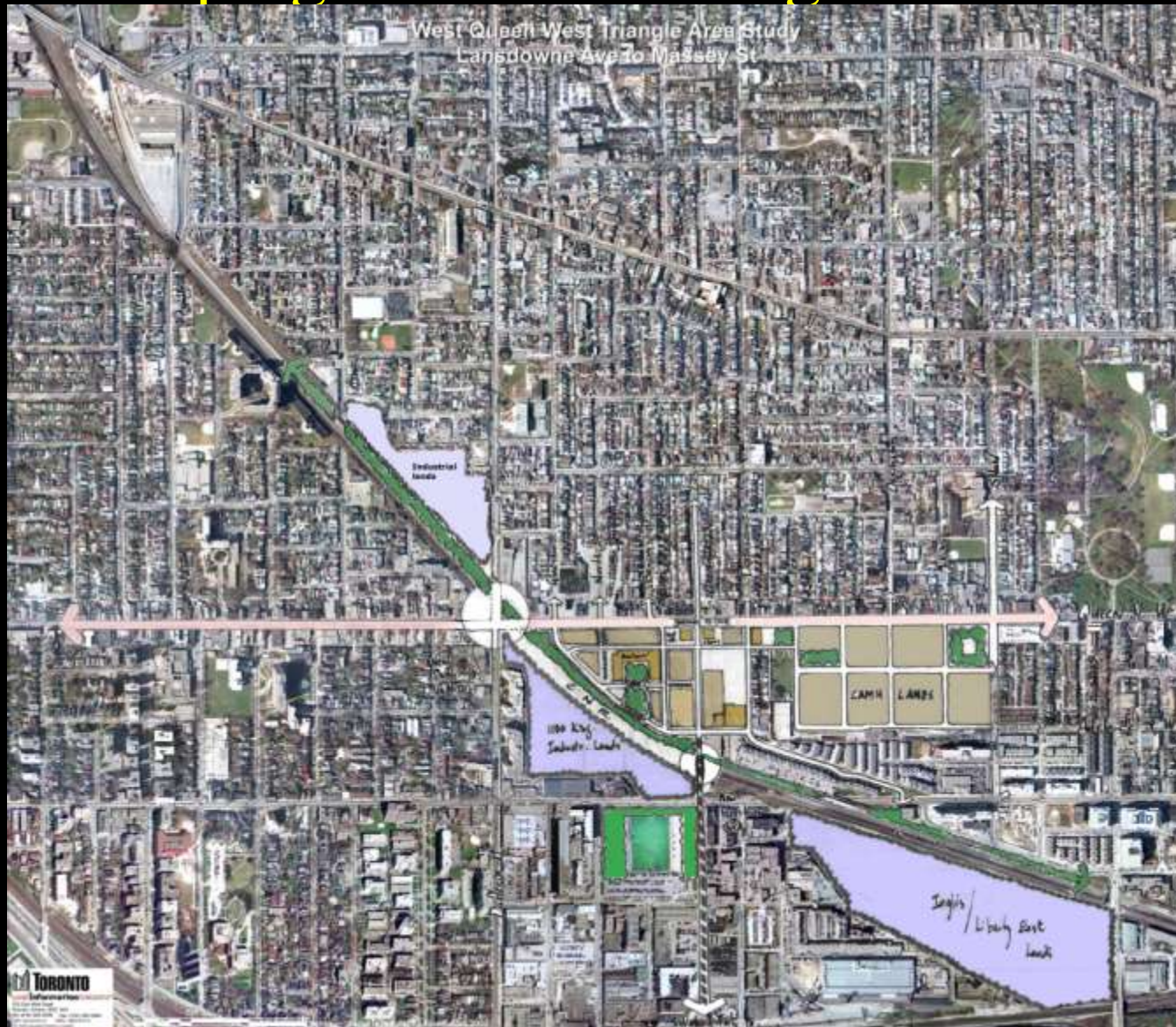
Bridge to the Lake
Linear Park (CNR)

Link to new CAMH parks
(Lane & Queen St)

Neighbourhood-scale park
(South of 48 Abell)

[illegible]

Keeping track of the larger context



The City should develop an AREA PLAN with community participation that would capture the highest ideas of urban development and growth for the 21st century.

Principles could accommodate:

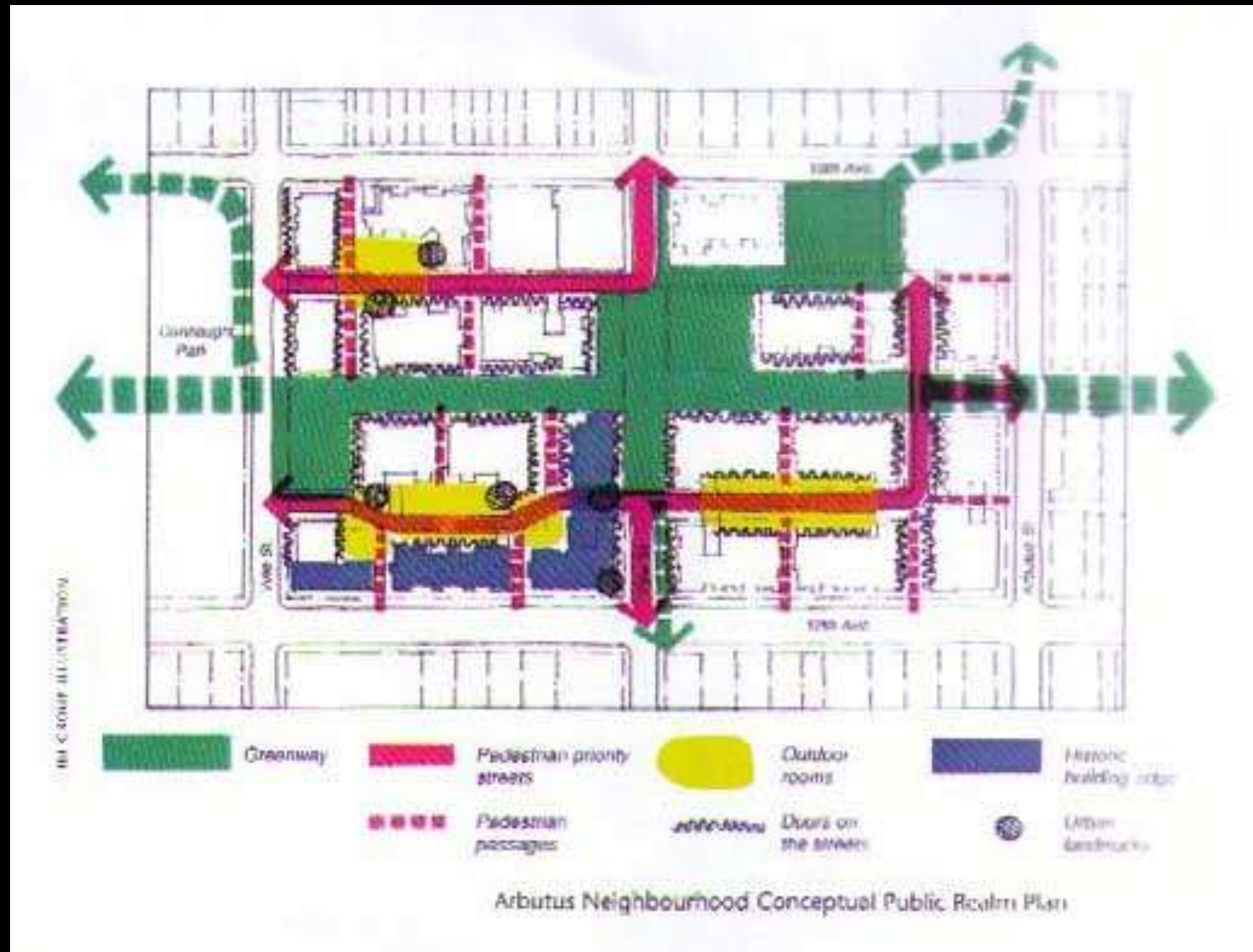
- District infrastructure, builtform and public space planning
- Sustainable, green architecture
- Live-work tenancy types
- Residential and commercial affordability
- Business incubator strategies
- Family living
- perserving of existing businesses
- Different generations of buildings
- Different generations of people

Image of Bridge
District
Vancouver

What would it take to implement such a vision?



Arbutus Neighbourhood, (former brewery site) Vancouver



Arbutus Neighbourhood



Boston Redevelopment Agency 100 Acre Plan

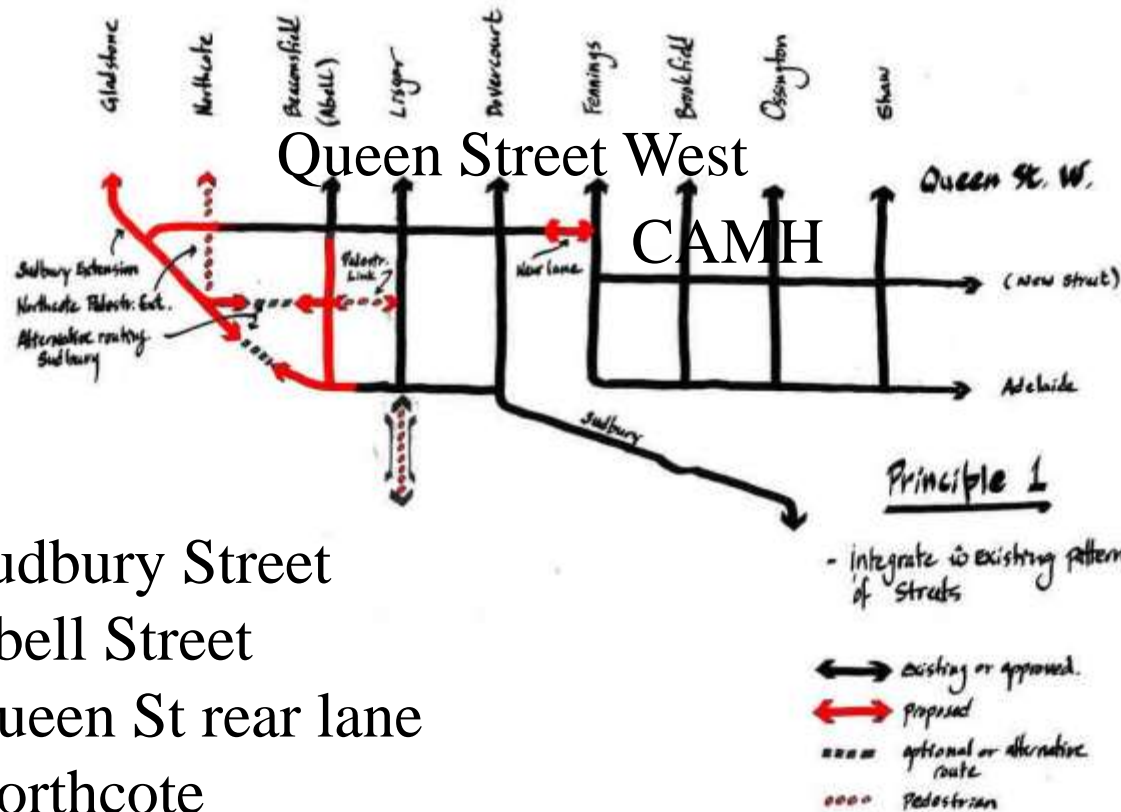


Coal Harbour, Vancouver

(End Slide)

Remaining slides are left over and stored there
for now.

Framing a community vision



- Sudbury Street
- Abell Street
- Queen St rear lane
- Northcote

Potential development sites







48 Abell Street



150 Sudbury Street