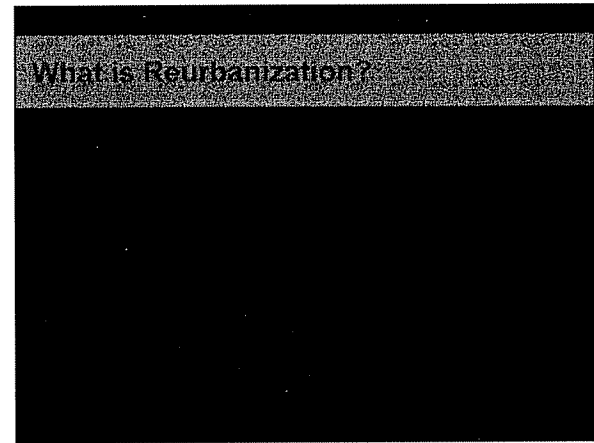
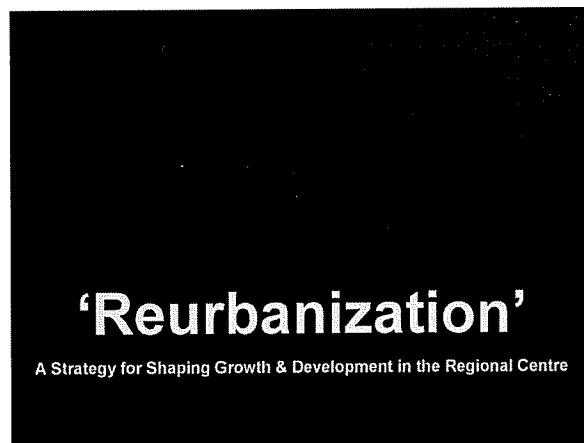
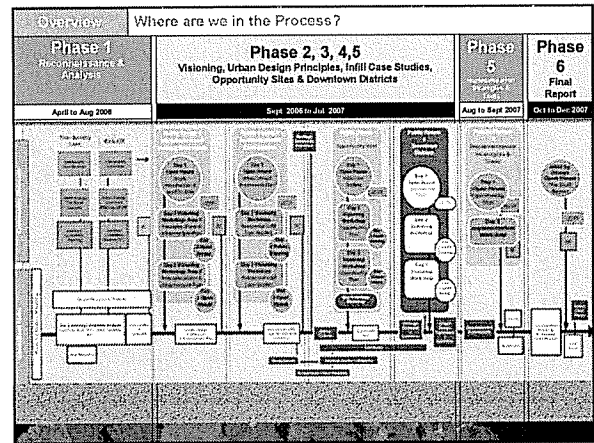
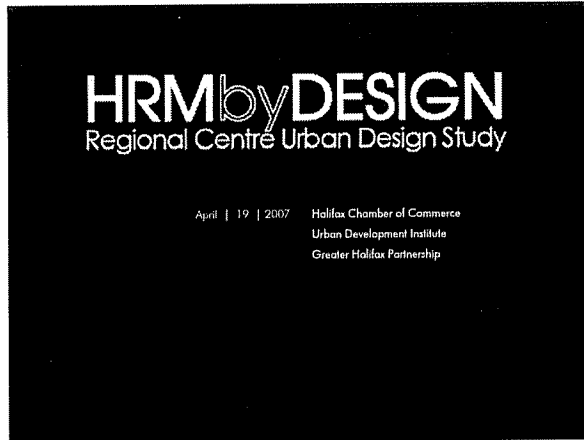


8.4.5



Presentation Outline

- What is Reurbanization?
- Where will Reurbanization Occur & in What form?
- What are the Types of Reurbanization Sites?
- How will Reurbanization be Shaped & Guided?
- Emerging Reurbanization Strategies & Guidelines

Reurbanization? Setting the Context


- HRM Regional Planning Strategy directs growth to the Regional Centre – providing the "why", "amount" and "where"
- The objective of HRMbyDESIGN is to figure out the "how"
- The process thus far has begun by **getting the big picture right**, particularly with respect to the public realm and overall urban structure – Vision, Principles, Guiding Urban Design Framework
- The next phases of the Study hone in on the **character and form of appropriate change** to be consistent with this Guiding Framework
- Forum 2 – infill strategies for case study areas** – provided the initial direction for developing an approach and guidelines for accommodating growth in a variety of urban contexts

Reurbanization? Defining Reurbanization

- This process of directing growth to existing urban areas is not a new idea and not exceptional to HRM
- 'Smart Growth', 'infill', 'intensification', 'densification', 'Quality Growth', 'sustainable development', 'reurbanization' – all have the same key objective: to counter urban sprawl and its adverse impacts on the economy, environmental and social well being of city regions
- 'Reurbanization' best describes the most suitable strategy for the Regional Centre
 - More about repopulating than about densification or intensifying
 - Not just about infill, also about 'urban repair'
 - Not just about growth, also about revitalizing the urban environment
- There are no cookie cutter definitions and approaches – The Regional Centre should tailor its own meaning and approach for Reurbanization

Where? Form? Key Principles

Regional Centre is a complex environment – Reurbanization will not occur uniformly



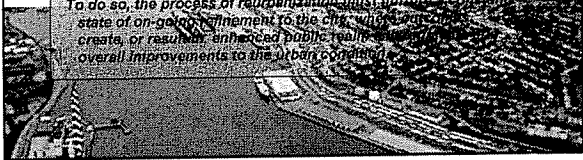
Reurbanization? Defining Reurbanization in the context of the Regional Centre

A proposed definition for what Reurbanization means for the Regional Centre:

Reurbanization of the Regional Centre defines the simultaneous process of accommodating new growth, repopulating older areas that have had negative growth, and revitalizing areas that are transitioning, obsolete or in decline.

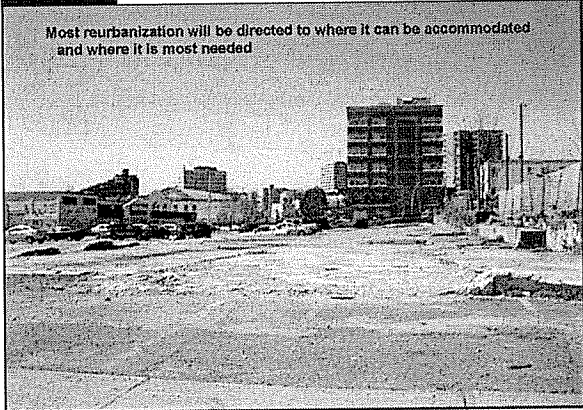
Reurbanization is an opportunity to reintroduce and facilitate the progressive evolutionary process of city-building - a process of continual growth and change that is harnessed to create an ever more liveable city.

To do so, the process of reurbanization must nurture a constant state of on-going commitment to the city with a view to create, or reinvigorate, enhanced public realm and overall improvements to the urban environment.



Where? Form? Key Principles


Most reurbanization will be directed to where it can be accommodated and where it is most needed



Where will Reurbanization Occur & in What form?

Where? Form? Key Principles

The form and scale of reurbanization should build on the best characteristics of existing areas and reinforce a coherent and ordered urban structure



Where? Form? Key Principles

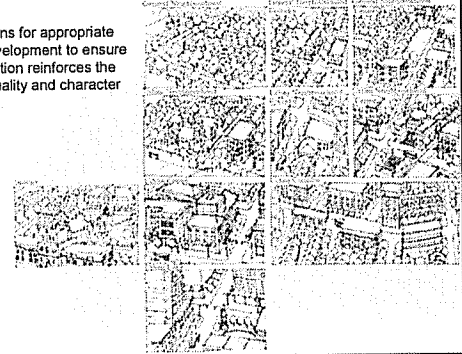
Most reurbanization will likely unfold incrementally over many years, tailored to local identity and with site-specific design considerations



Where? Form? The Guiding Framework

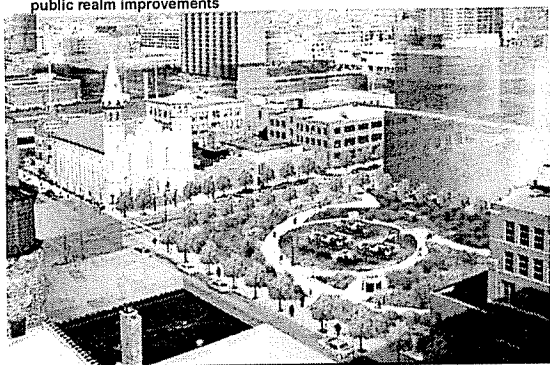
Unlike a two-dimensional "plan", it views the City in three-dimensions and with all its complexities - a real place that is interconnected, transitional and experiential

It guide decisions for appropriate growth and development to ensure that reurbanization reinforces the desired built quality and character of a given area



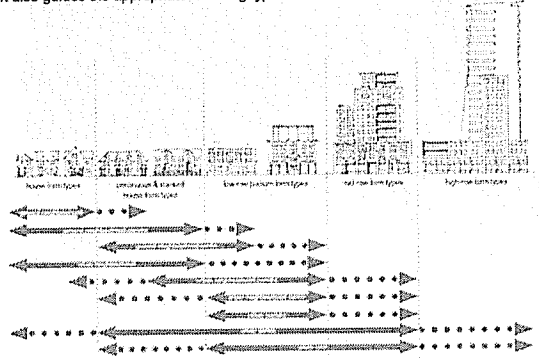
Where? Form? Key Principles

Significant reurbanization should occur in concert with significant public realm improvements



Where? Form? The Guiding Framework

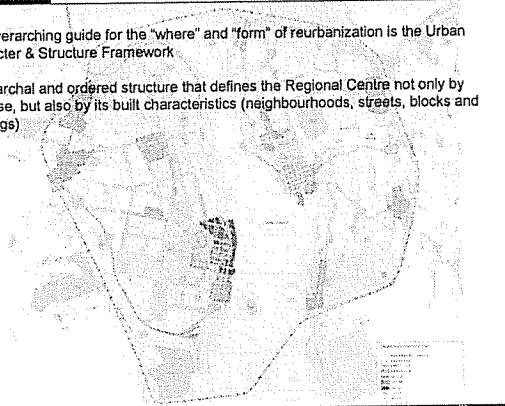
It also guides the appropriate "building types" for the urban character category



Where? Form? The Guiding Framework

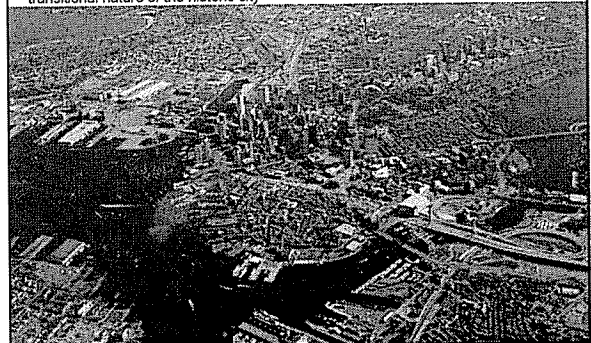
The overarching guide for the "where" and "form" of reurbanization is the Urban Character & Structure Framework

A hierarchal and ordered structure that defines the Regional Centre not only by land use, but also by its built characteristics (neighbourhoods, streets, blocks and buildings)



Where? Form? The Guiding Framework

This approach is particularly appropriate for existing traditional urban areas because it acknowledges the mixed-use, fine-grained, interconnected and transitional nature of the historic city



Where? Form? The Guiding Framework

Most great cities have a legible urban structure

Types of Sites "Greenfields"

Markham, Ontario

Where? Form? The Guiding Framework

This is in stark contrast to the way we plan, zone and build cities today

THE SPRAWL TRANSECT

RURAL TRANSECT SUBURBAN

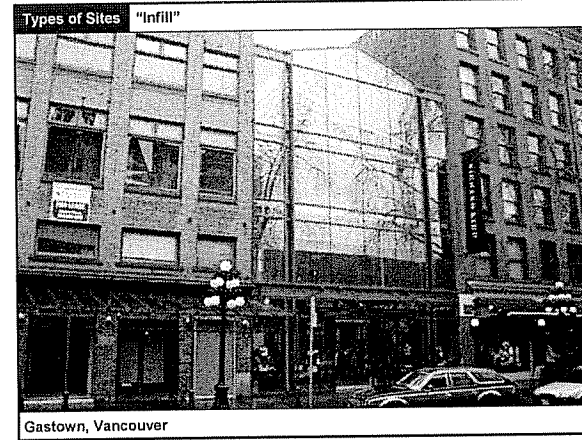
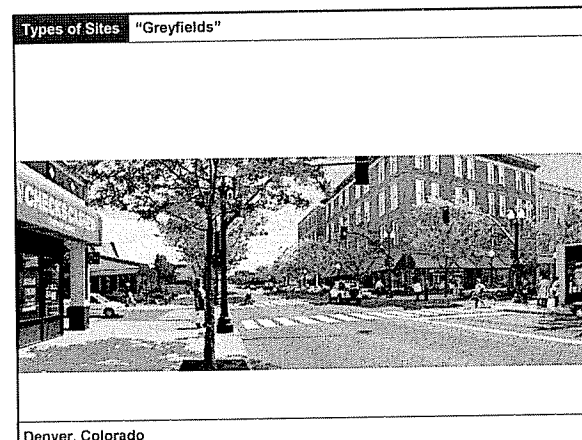
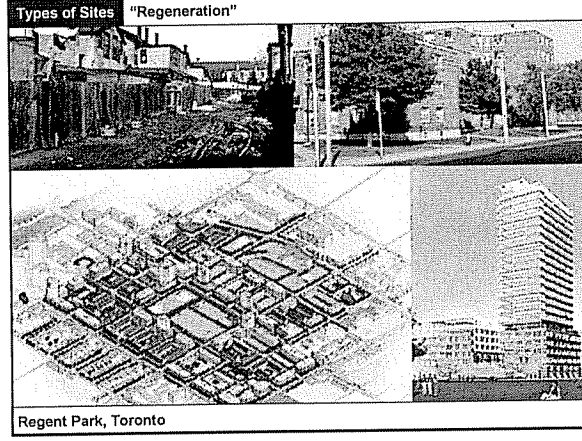
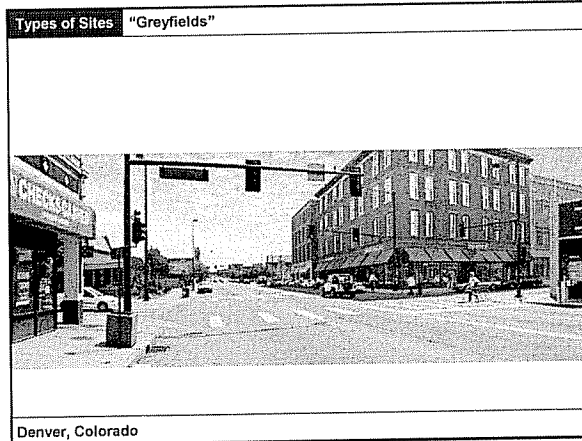
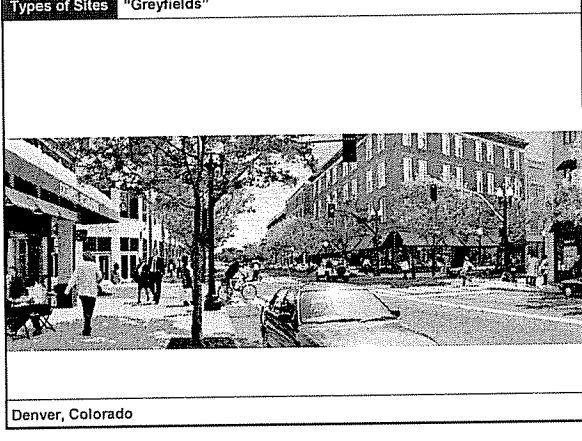
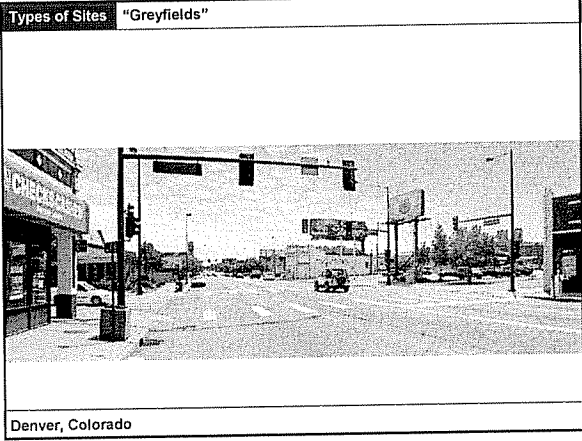
Types of Sites "Brownfields"

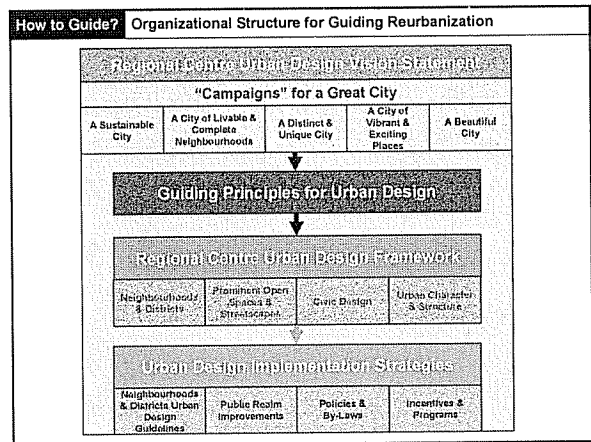
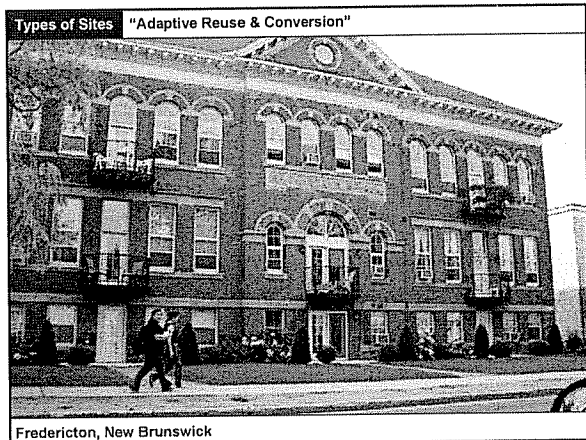
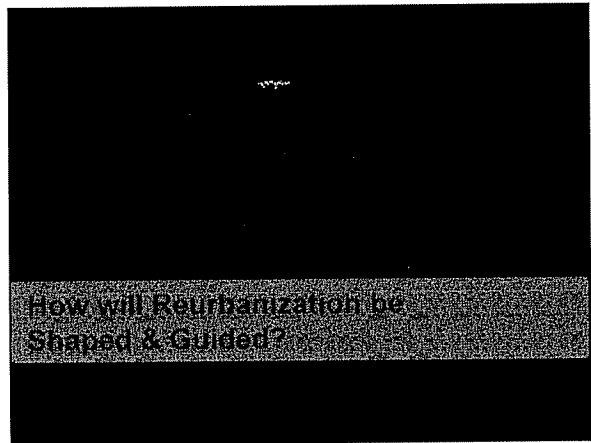
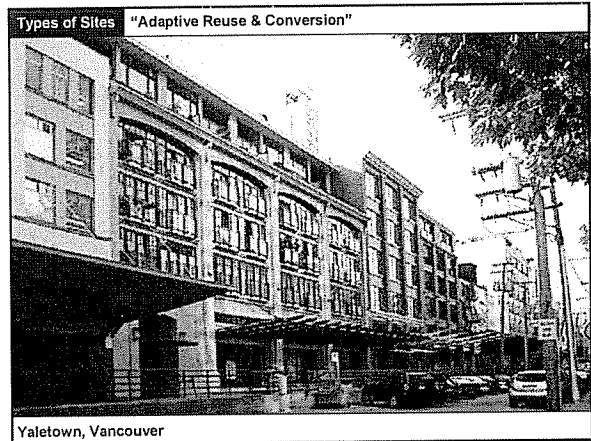
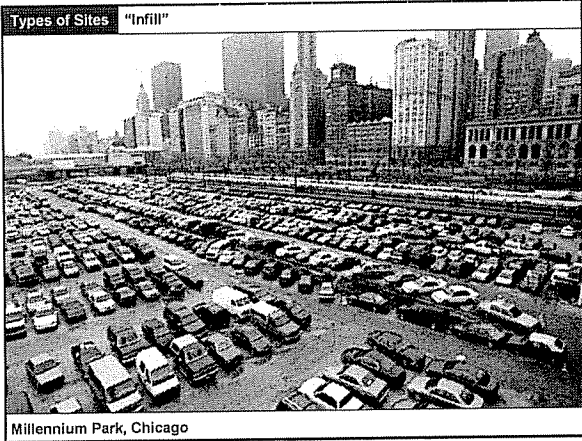
Concord Pacific Place, Vancouver

What are the Types of Reurbanization Sites?

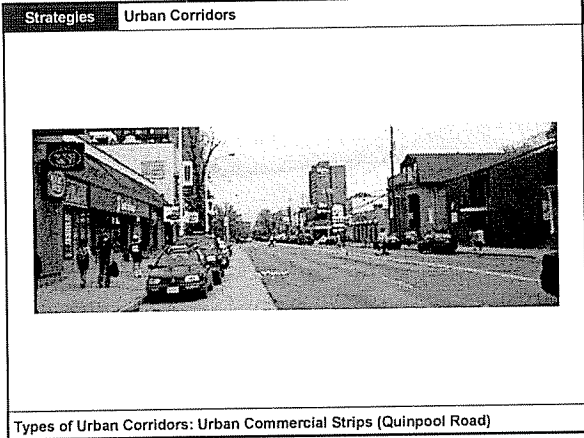
Types of Sites "Greyfields"

Mashpee Commons, Massachusetts

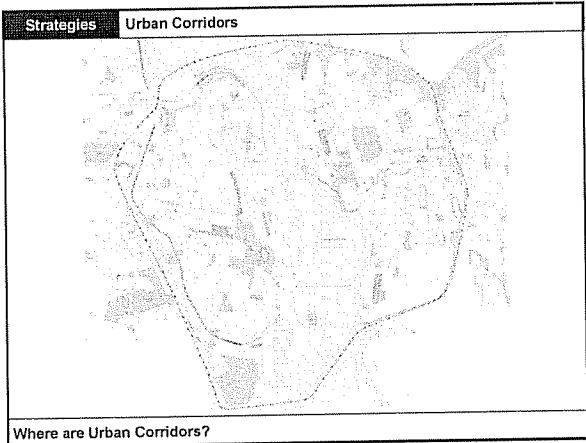




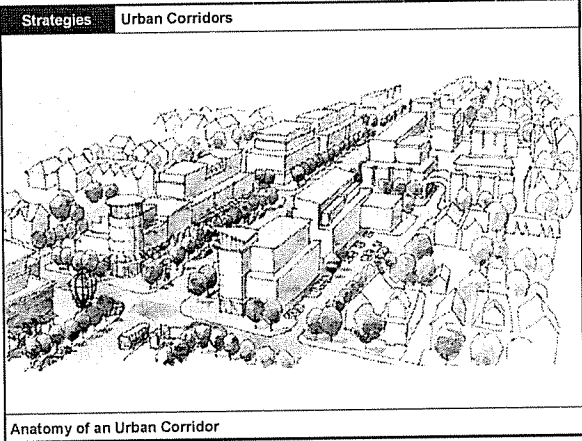
Emerging Reurbanization Strategies & Guidelines



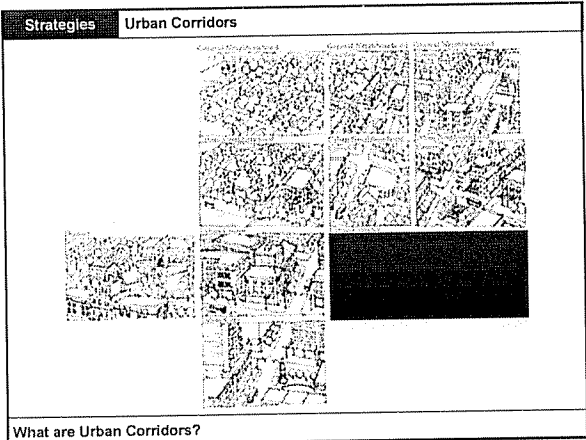
Types of Urban Corridors: Urban Commercial Strips (Quinpool Road)



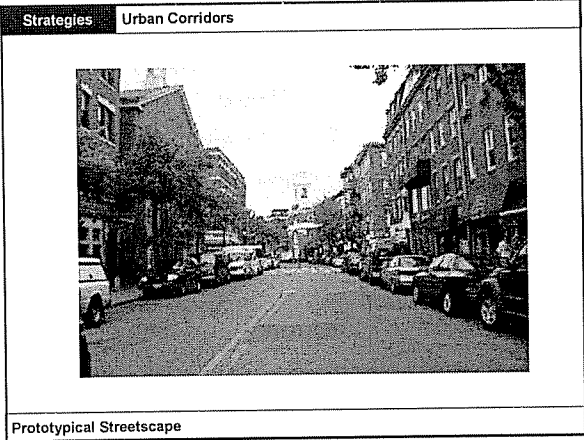
Where are Urban Corridors?



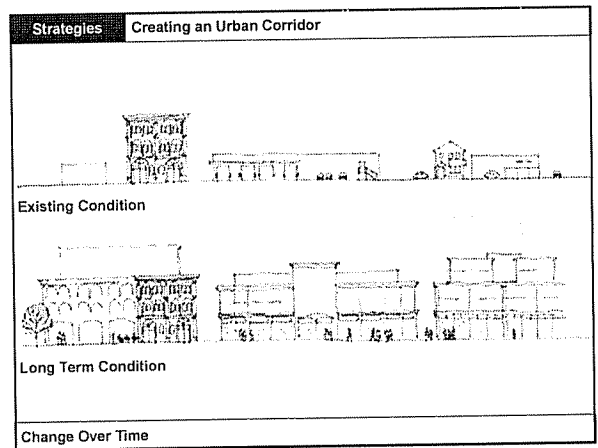
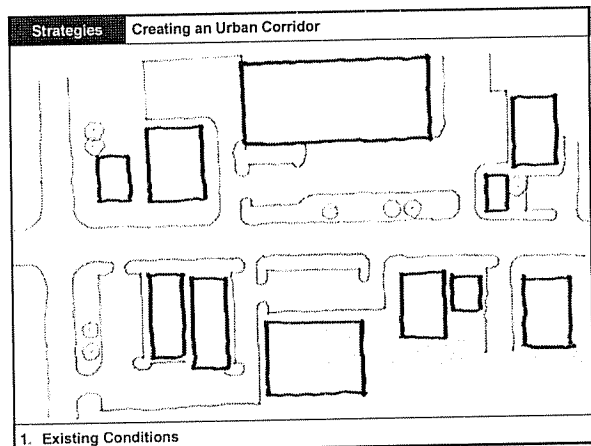
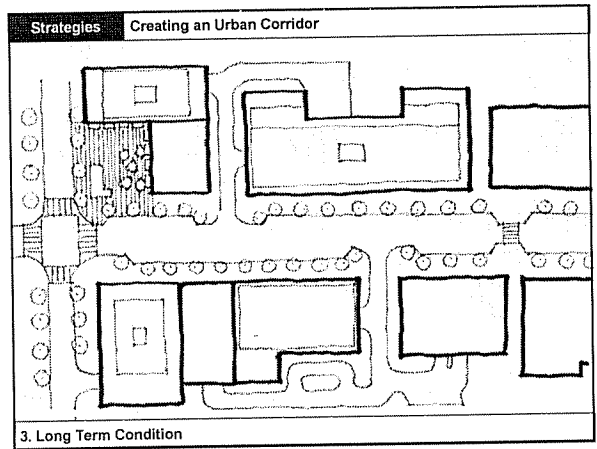
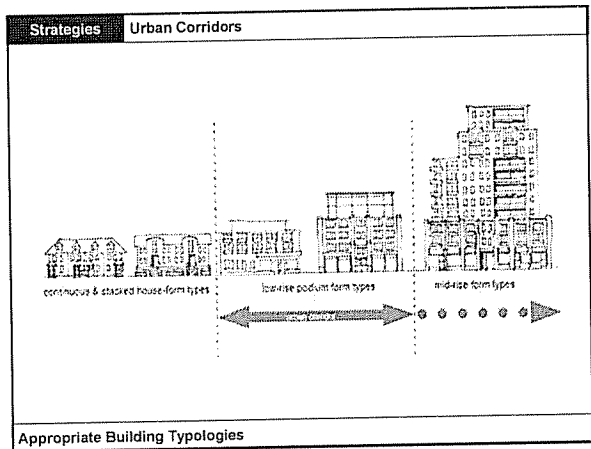
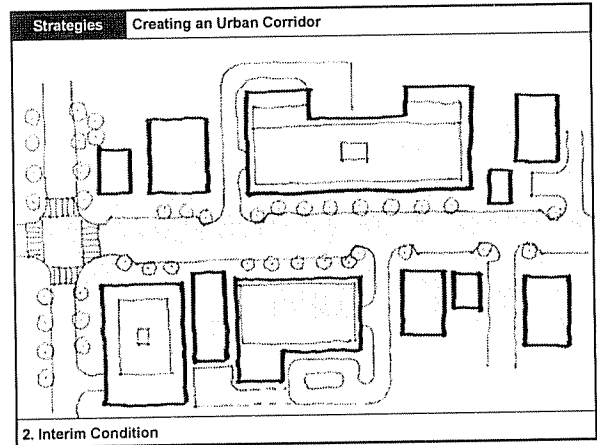
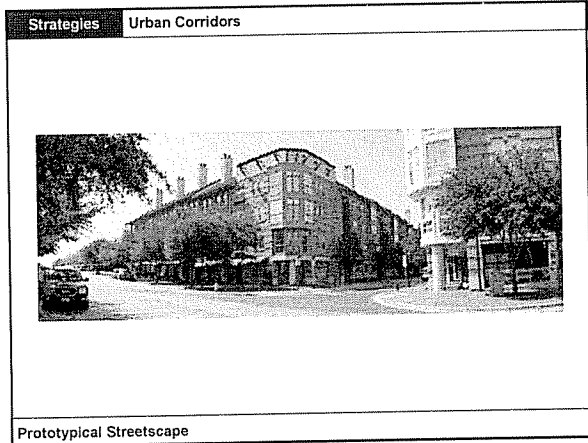
Anatomy of an Urban Corridor



What are Urban Corridors?



Prototypical Streetscape



Strategies Urban Corridors

Improperly sited Properly sited

Siting Elevation

Strategies New Urban Centres

What are new Urban Centres

Strategies Urban Corridors

existing use within a neighbourhood

Angular Plane

Buildings must set back to the angular plane

Strategies New Urban Centres

Types of New Urban Centres: Shopping Malls (Penhorn)

Strategies New Urban Centres

Where are new Urban Centres?

Strategies New Urban Centres

Types of New Urban Centres: Old Commercial/Industrial districts (Gasoline Alley)

