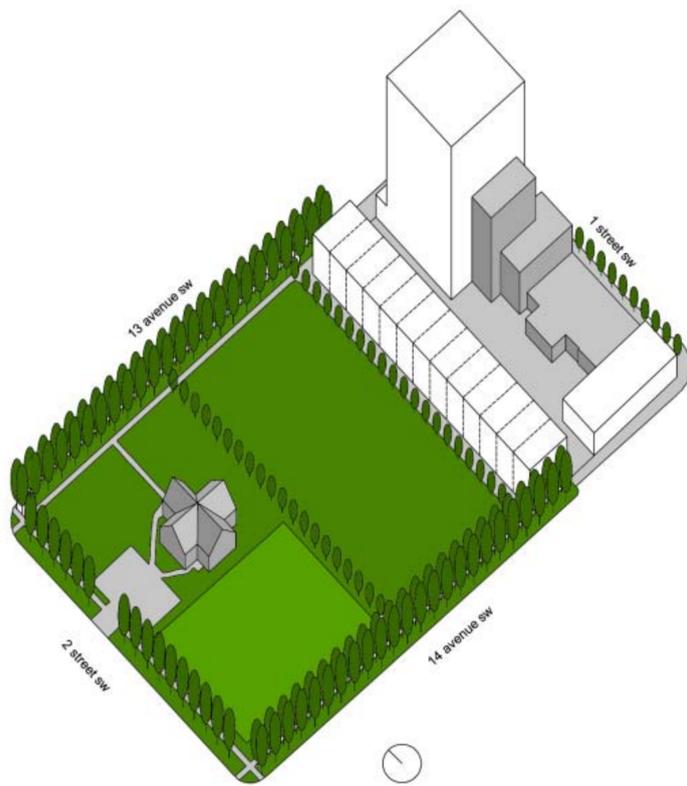
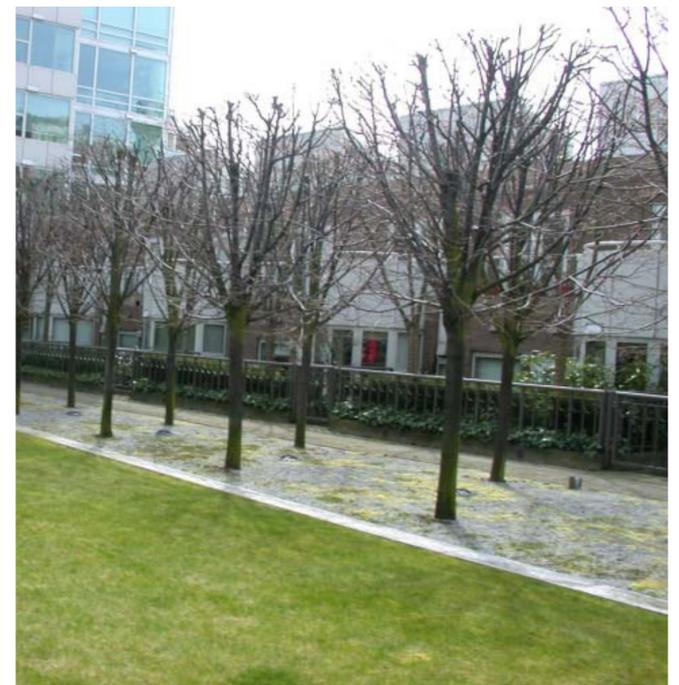




illustrative concept



precedents



buildings, trees and paths to define courtyard space



old and new juxtaposed



direct street access to units



residences on a park space



residences on a park space

haultain block

Haultain School and the Underwood Block are important historic buildings and the park covering most of this block provides significant open space for West Victoria. Much of the land on the east side of the block is underdeveloped and offers significant opportunities for development along the reemerging commercial strip on 1 Street SW.

This case study shows how the east side of this block could be redeveloped to improve both the commercial strip and the context for the park:

- A mixed-use tower on the northeast corner could enhance the landmark image of the commercial development along 1 Street SW.
- A smaller building on the southeast corner would respect the lower scale of historic commercial development south of the Underwood Block.
- A row of townhouses along the eastern edge of the park would help frame the open space and buffer it from the commercial development along 1 Street SW.
- Additional tree planting around and through the park would help enclose and enhance the recreational experience for park users.
- New development could facilitate the relocation of existing surface parking stalls into underground lots. Some parking could even be developed underneath the open space.

The Haultain Block case study illustrates Development Principles in the following categories:

- mixed-use development
- landmarks
- heritage resources
- building & site design
- parking
- streetscapes
- public access & open space