

**Urban Interactions: Integration And Revitalization  
Through Architectural Intervention In Deteriorated  
Urban Communities**

by

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## ABSTRACT

The thesis is an investigation of deteriorating neighborhoods within North America and the issue of integration within revitalization plans. Looking at how these neighborhoods establish their identity, what can be done to promote equality and the tools needed to do so. This will be done by first studying revitalization models and identifying key principles that have shown to be successful. The thesis proposes to create a framework demonstrating how to approach deteriorating neighborhoods within the urban fabric, while reinforcing the importance of working with what the community already has and searching for ways / methods of adding to it. The site is in downtown Edmonton, Alberta between 97th Street – 93rd Street and 101st Ave – 103A Ave also known as the Boyle street neighborhood. This area has had a long history of prostitution, drug abuse and crime and the community has slowly dissipated. Now there are more parking lots than community. The outcome of the thesis is to develop a center plan for the Boyle street neighborhood that can act as a gravitational point for the community, while adding housing for homeless to regular market residents. Within this center plan, nodes will act as interaction points for different demographics and give common ground for community interaction and building. The concept will also be applied to the renovation and addition to the Salvation Army Addictions Center and Head Office.

## ACKNOWLEDGMENTS

I would like to thank James Forren and Ren Thomas for their guidance and support throughout this thesis

To my wife Peggy and son William thank you for all the smiles, hugs and support over the many years of the ups and downs through my education.

To my mom Calire, dad Andy, brother Aaron and, sisters Cassandra and Kristy, thank you for always being there to support me.

To my sister Catherine thank you for all the visits during the summer no matter where I was and always making the time for anything. May you be remembered always in our hearts in our journeys through life. You will be missed.

## CHAPTER 1: INTRODUCTION

### Image of Cities



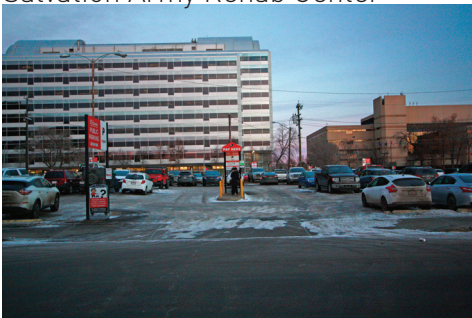
Harbin Gate

The borders of communities are not defined by walls or signs but by the image that they project. In the urban core newly constructed buildings and streets create a feeling of safety and security, where as dilapidation and poverty create feelings of fear and misunderstanding. The latter contributes to disconnection within cities and leads to an ongoing deterioration of communities.



Salvation Army Rehab Center

### Edmonton's Boyle Street Neighborhood



Just one of many Parking Lots

The Boyle Street neighborhood is located next to Edmonton's downtown core and has for many been deteriorating due to lack of both private and public investment<sup>1</sup>. 97th street has acted as a border between the two areas and is a common place for prostitution and drug trafficking. It is home to a majority of low-income individuals, families and seniors, as well as a large homeless population.<sup>2</sup> It is also home to what is left of Edmonton's ChinaTown, artist spaces and some small businesses. However most of what was here is now diminished and parking lots are all that is left.



Hole at Jasper ave and 95th street

## **My Memory of the Boyle Street Neighborhood**

As a child I was brought to this area by my father and he would drive me and my siblings around showing us the things that happened along 97th Street. In his mind he thought that this would scare us, keeping us off the streets and out of trouble, keeping us away from places like 97th Street. Unfortunately for him it didn't work so well and as a teenager with friends in tow we would go to places like 97th street for various reasons.

## **Revitalization and its Promise of Change**

Revitalization comes in many different forms and promises many different things depending on the plans of the designers and city officials. In many cases, certain demographics are left out of these plans and are thought of as more of a hindrance than anything else.

## **Definition of Equality**

Equality is about ensuring that every individual has an equal opportunity to make the most of their lives and talents, and believing that no one should have poorer life chances because of where, what or whom they were born, or because of other characteristics.<sup>3</sup>

## THESIS QUESTION

Can a deteriorating community evolve into a socially and ethnically diverse neighborhood, which promotes equality among its residents and addresses social issues that are often avoided?



## CHAPTER 2: SEGREGATION & DETERIORATION OF COMMUNITIES

Segregation manifests itself in many different forms with the most common being ethnicity, race, culture and socioeconomic status.<sup>4</sup> Each form of segregation has different effects on society, but all have the capacity to undermine life choices and opportunities for adults and youth.<sup>5</sup> This undermining can lead to a dependency on welfare, affect educational outcomes, limit employment opportunities and can lead to high mortality and incarceration rates.<sup>6</sup> Without a way of pushing through the limitations in segregated areas of cities, a cycle of ongoing deprivation from young to elderly occurs.

### Causes of Neighborhood Deterioration

The causes of neighborhood deterioration research spans back for decades and has consistently been linked to economic forces.<sup>7</sup> In the industrial world labour demand was high and produced a decline in inequality, rising incomes and upward mobility. However, starting in the 1970's as society moved from the industrial to postindustrial world a shift occurred. Labour demand fell, and a demand for a highly educated work force came in causing inequality to grow.<sup>8</sup> Combined with the shift in labour, appealing suburb and tax incentives for industries to move to the peripheries of cities compounded the affect of inequality.<sup>9</sup> In many industrial cities people who once relied on

labour jobs in the inner city were left jobless and their neighbourhoods slowly showed the effects of this change. If Inequality is the beginning of deterioration, then as it is compounded the cities are more likely to become racially segregated,<sup>10</sup> as has happened in many American cities, and is particularly apparent in the United States.

### Psychological Causes

Psychological causes of segregation and deterioration of neighborhoods are often invisible and can cause lasting effects on a person that has to deal with the overlapping internal and external negativity of these circumstances. A person that lives constantly in defence mode, as one is said to do in deteriorated neighbourhoods, cannot easily switch back to what a psychologist would call a *normal mind set*. If the source of stress is removed they will remain in that mode. Studies have shown that the fight part of the human subconscious becomes an ingrained part of the person especially when they respond to high levels of violence.<sup>11</sup> This adds to the stigmatization of people that dwell within neighborhoods with higher violence and crime rates. The fight aspect of human nature takes over and it becomes the norm for them. This 'neighbourhood effect'<sup>12</sup> (as it has been called by Chaskin and Joseph) has especially long term effects when it comes to the development of children.<sup>13</sup> If violence, crime, drug abuse and alcoholism are all they know, what other kind of a person could they grow up to be?

## Social Forces

Social forces also contribute to an increase in segregation, deterioration and inequality. Residents in the evergrowing suburbs encourage policies that benefit their own community and leave the less affluent areas trying to keep what they have. Proposals to spread tax dollars to even out the communities are usually rejected by many municipalities.<sup>14</sup> They are considered as a hindrance and nobodies problem but those who live within the deteriorating communities. This leads to communities losing services and residents having to live without them or travel to other communities to obtain services, heightening inequality.

Developers and politicians also play a role when it comes to inequality and segregation. Although it is primarily economic forces that lead to the development of cities, very few take it upon themselves to think of the effects that affluent segregation has on a city as a whole.<sup>15</sup> Developers often build neighbourhoods to attract the highest income populations and rarely build for the low income, unless they are required to by municipal law.

## Segregations Hold

Segregation and deterioration, its causes on people, the effort put into keeping people in these areas or moving them around for the benefit of developers, seem almost impossible and yet it is seen all over North America. In cities around

the world you will find some type of segregation and inequality in one form or another. There is an ignorance that falls on both sides that adds to the tension that hinders change. Studies have shown that as long as segregation, inequality, life choices and opportunities are low it will not only affect people in poverty but also the more affluent residents of cities.<sup>16</sup> Although there are efforts to change the way people live and interact with each other through models such as *mixed-income housing* and *New Urbanism*, they still fall short when it come to the low income and homeless.

## CHAPTER 3: MIXED-INCOME HOUSING

### Mixed-income Housing

Mixed-income housing is a model for building social housing mixed in with regular market housing to break the social borders that are produced through regular housing models. The building or grouping of buildings is to be integrated into the grid of the city, providing rental and ownership options, while trying to attract and cultivate a more social and ethnically diverse way of living.<sup>17</sup> These redevelopments are a tool for attracting the middle class back to the urban centers of cities and by association attracting more private investments. The underlying idea is that the middle class residents of these new developments will act as role models for the returning lower income residents.<sup>18</sup> This cross social pollination is supposed to increase life opportunities as well as increase access to information such as “job opportunities, child care options, financial management, working with schools, negotiating bureaucratic hurdles, and getting responses from city agencies.”<sup>19</sup> Through simple day to day interaction life for the less affluent is supposed to improve and integration of all residents is to happen naturally. How does one create these social connections without some sort of common ground?

## Integration

The emphasis on integration of people in public housing projects is the key objective in the mixed-income housing model. Unfortunately, integration comes with drawbacks. The dispersal and relocation of existing residents is one of the key problems that effects residents when it comes to these redevelopment projects. These residents are often forced to move out of the neighbourhood where they have created a life and have social connections they are comfortable with. The dispersal is meant to move people into neighbourhoods with better life opportunities that are more economically stable. However, as these social units are broken residents often feel lost within their new context. This loss of community and social connections isolate people within their new community and dwelling. According to Robert Chanskin and Mark Joseph, in some cases people are not moved into a more desirable area but instead one that resembles their current situation and are forced to wait for their old neighbourhood to be redeveloped or stay in the less desirable area and have to reintegrate.<sup>20</sup>

The Implementation of these projects is sometimes the biggest issue. Residents are moved, most of the time against their will and receive no support services for reintegration. Poor communication between residents and agencies leads to confusion and misunderstanding, which

in turn leads to a failure to track residents to see how they are doing. Often confusion on eligibility requirements for the new development affects how people return to the community after the project is completed.<sup>21</sup> Often only one third of the original residents will be able to return, at best depending on the size of the project.<sup>22</sup> As Patrick Lynn Rivers so eloquently put it “you can’t just give people a house and think things are going to be ok.”<sup>23</sup> Mr. Rivers was referencing social housing in South Africa, but he also made connections to Canada seeing the same social issues here as he did while doing projects in South Africa.

Mixed-income housing can play a key role in poverty de-concentration and provide an alternative way to look at public housing reform. Although it does have its issues, it shows promise for a new way of dwelling within the urban centers (if it is set up in a way that provides support and promotes connections within the community).

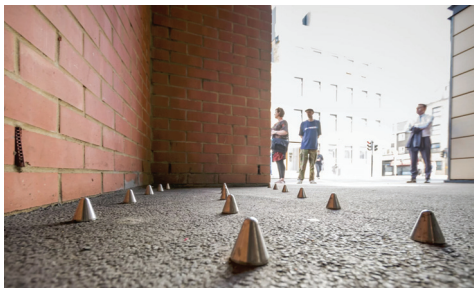
A good example of this is Melrose Commons in South Bronx, New York, a community that was slated for dispersal and redevelopment. In this case the community organized and worked against government forces and with the architects to save their community without displacing the residents. Over the past 20 years, Melroses Common (with the help of Map and the

community group Nos Quedamos,) has grown into a thriving community that has slowly added mixed-use buildings and over 1000 apartments in phases as the community needed. It is the best example of a sustainable urban revitalization plan with a range of different income levels and housing types. As the community has grown new services and improved public transit have come in to the neighborhood, increasing the population of the area.<sup>24</sup> It is a good example of how a community can grow if they are given the resources and funding to do so. Services need to be provided to either help residents properly relocate if needed. A support plan is needed to help people integrate back into the new community or to what is being built around them. Having a support system in place to address social effects for people going through this type of transition is important for creating stronger communities and creating cross-socioeconomic connections.<sup>25</sup> Owing to the fact that neighborhoods form social units that give their residents a sense of identity and belonging. In segregated and deteriorating neighborhoods it has been theorized that these social units, the feeling of identity and belonging are much stronger.<sup>26</sup> It is this strength of community that neighborhoods need to hold on to when integration happens, to show new residents how that can be a beneficial way for the new community to evolve.



## CHAPTER 4: CONCLUSION OF RESEARCH

If communities are going to thrive and be integrated into the city then a phased construction and redevelopment plan needs to be set in place. Residential units are usually the first to be completed, then commercial uses and parks, which are often placed on the peripheries of the development or have limited access.<sup>27</sup> All three of these need to be looked at as a collection and brought together to create community that is ready to be inhabited as people come in. Public parks and civic areas need to be at the heart of the community to give a sense of equal access to all.



Anti-homeless spikes: 'sleeping rough opened my eyes to the city's barbed cruelty'

The disregard for the homeless population in our urban centres, in redevelopment plans and in cities as a whole, is probably the most disturbing. The homeless are moved around and designed against in almost every major city around the world. Areas going through redevelopment, force the homeless out and they are forced to find somewhere else to inhabit. This form of neglect is rarely looked at and there are usually no plans that try to integrate the homeless back into the communities from which they have come. It is a problem that few want to acknowledge and even less that want to address. Cities have become very efficient in designing ways of discouraging the accumulation of homeless people in urban centres through defensive design and policies.

Through all of this the question remains how can you design a community that integrates people from all walks of life? Is it possible through design that social and economic issues can be brought the forefront to create opportunities for conversation and an understanding that helps people connect and create strong communities? The homeless and lower income citizens are the key to starting this change in our cities.

The thesis will demonstrate on a 'phase one' plan for the central part of the Boyle Street neighbourhood, what is now 96th Street from 103a Ave -Jasper Ave. The urban plan will set out a strategy that brings together temporary, transitional, low-income and market housing, around nodes of interaction. These nodes will include commercial, recreational and gathering places for different interior and exterior programmatic zones. They will promote activity in the area and create opportunities between people within and outside of the community. Within this first phase of development for the Boyle Street neighbourhood is the Salvation Army Additions Centre and Head Office. The proposal for an addition to the facility and expansion of the programs they offer is also an element of this plan. These new buildings and areas will be worked into the existing grid and land parcels of the city: there by connecting the surrounding communities, downtown and river valley. The remaining vacant land, like in the Melrose

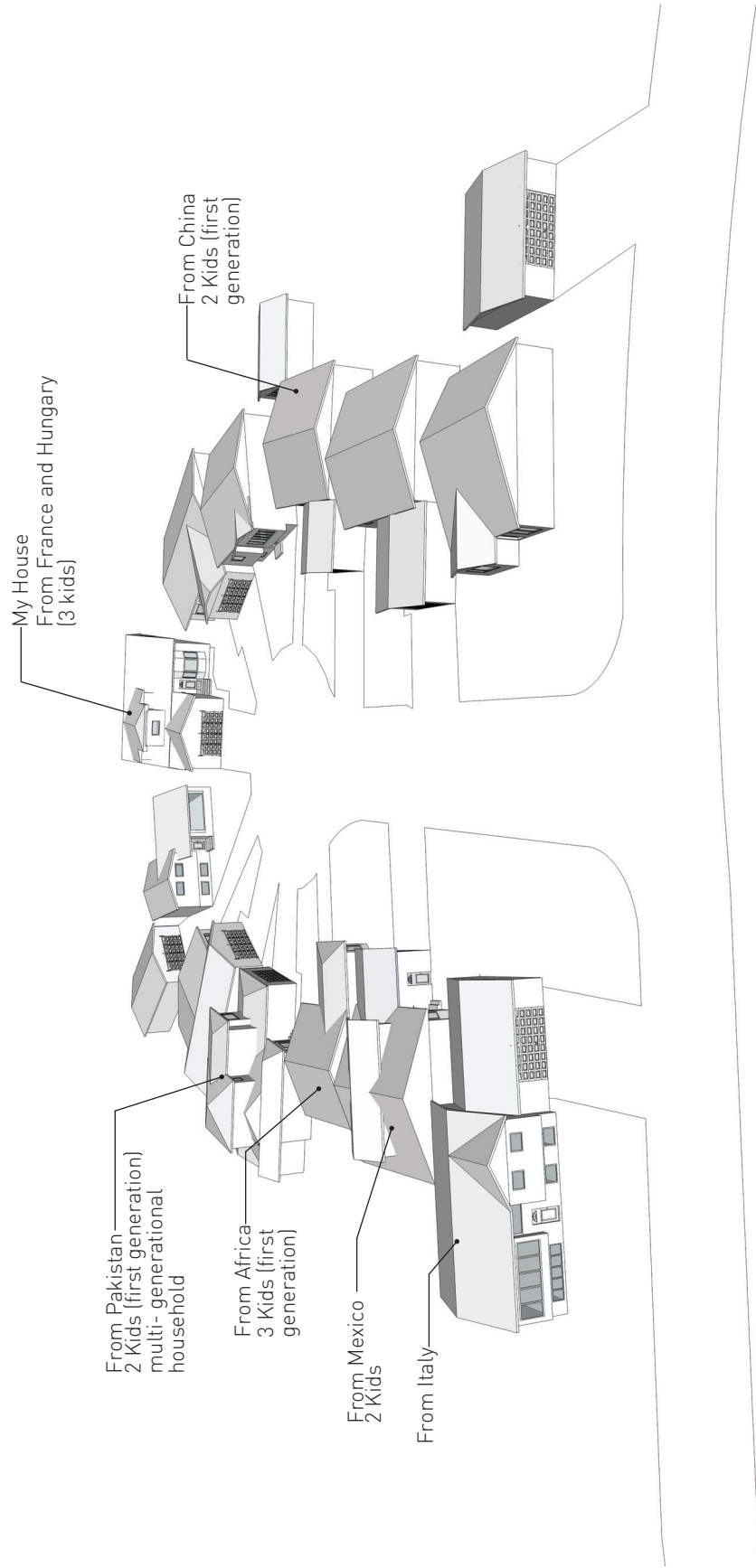
Commons approach, will be slowly developed over time with the input of the community to create a strong united community.

## CHAPTER 5: COMMUNITY & PRINCIPLES

### Memory of Community

I grew up in the suburbs of Edmonton, on the Southeast side in Millwoods. I am not sure if my experience is different from others but I know it is different from the things that I read about when it comes to suburbia. Most of the things I read draw a picture of a white washed suburbia with the 2.5 kids and no ethnic diversity within the community. This was not my experience. My neighbourhood was fairly diverse and a home to people from all over the world. We often had neighbourhood get-togethers and block parties. People talked to each other. It was a community. It is this essence that I am trying to capture and instill. Nobody cared how much money other people had or where they came from. Maybe this is just a my experience that doesn't happen in many neighborhoods, but there was something that made that place a community and that "something" is missing when it comes to new developments and the other places else I have lived since.

Christine Boyer states, *our desires for authentic memories and city experience reveals an empathy for lost totalities, even though no one actually speaks out in favor of a unified city.*<sup>28</sup>



## Principles

1. Enhance the livability of deteriorating neighborhoods through equality among different income levels and multiple housing options within the neighborhood.
2. Break the grid, produced by vehicle traffic, by generating a central pedestrian thoroughfare along enhanced bike and public transit corridors that connect neighborhoods to surrounding areas.
3. Create a greater sense of community by bringing together people through different functions within the area.
4. Expand opportunities for low-income and homeless residents through services and creating connections within the community.
5. Program public and civic spaces throughout the community to promote the interaction and gathering of different people.
6. Provide temporary and transitional housing for those in need with a community centre that provides support services. Set in the heart of the community to act as an anchor of support and activities for the area.
7. Provide mixed-use and mixed-income housing in a variety of different shapes and

forms to accommodate many demographics.

8. Establish what the community has to offer within the existing building stock and services and use these as opportunities.

## CHAPTER 6: SITE

### Edmonton: Boyle Street Neighborhood

The Boyle Street neighborhood is located next to Edmonton's downtown core and has for many years been neglected. 97th street, which runs North-South along the west side of the area, has acted as a border between these two areas and is a common place for prostitution and drug trafficking.

The neighborhood is home to many low-income individuals, families and seniors as well as a large homeless population. It is also home to what is left of Edmonton's ChinaTown, artist spaces and a few small businesses.

My memories of this neighborhood are different from what you see today. There were still the social issues that are present today, however it was a place that kids went on school trips to learn about a different culture. You would be taken to the different shops, restaurants, and to the multicultural center. People would shop for spices and other things that you could only find in Chinatown. The neighborhood is now a mere shadow of what it once was. Although there are many shops and other services farther North along 97<sup>th</sup> street, this part of Edmonton's ChinaTown has failed to attract people and businesses.

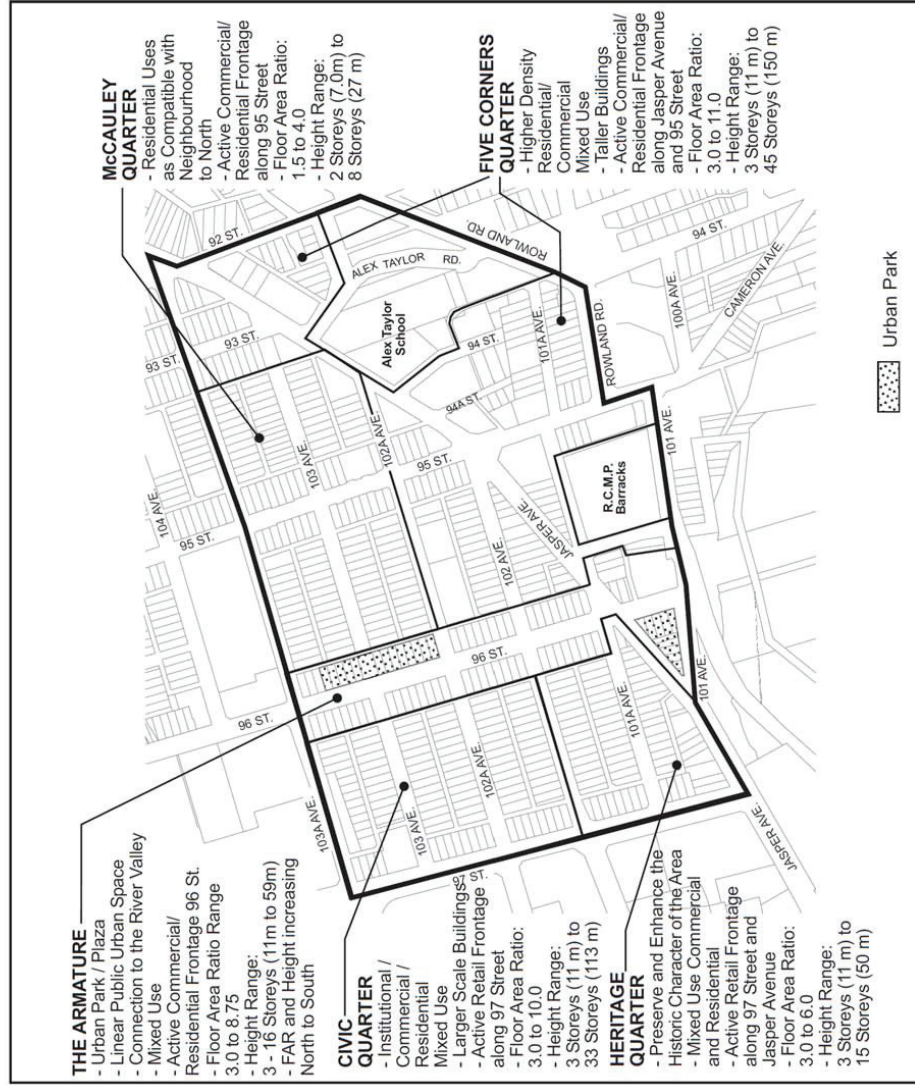
The Salvation Army plays a key roll in the



neighbourhood by providing services for those in need. They strive to “provide programs and services that encourage positive life-changing experiences, promote wellness, encourage excellence and build character”.<sup>29</sup> In the Boyle street neighbourhood they currently provide a four month drug and alcohol recovery program, transitional housing up to two year stay, food bank and furniture donation center. As the city is growing and the Boyle street area is being looked at by the City of Edmonton for redevelopment The Salvation Army looks to expand the programs that they currently provide and start offering new ones as well through renovation and addition to their existing buildings or building a new facility within the Boyle St neighborhood. The proposed project in this thesis looks at the current and future programs that the Salvation Army wishes to provide, provides them and adds on to them. The additional alternative therapy programs, such as aqua, art and physical therapy that are proposed can help with rehabilitation for the residents.

The City of Edmonton has been trying to bring life to the Boyle St neighborhood for many years now. In the 1980’s, a China Town plan or “Replaced Chinatown”<sup>30</sup> as some called it, was drawn up by the city. In short, the plan died off with lack of investment into the area. In 2014 the City of Edmonton came out with a new plan for the Boyle Street neighborhood calling it the Quarters Downtown Area Redevelopment Plan. Within this plan the Boyle Street neighborhood is broken up into 7 sections each one focusing on a different type of development.<sup>31</sup> The areas focus

on development of institutional, commercial, residential and civic space as well as heritage conservation. To date the city has invested in the civic space which is located along 96th street reducing the traffic to one lane and giving priority to cyclists. The issue with this plan as Mary Ann Debrinski Director of Urban Renewal, is that the land is privately owned by many individuals from when this used to be a primarily residential area. So amalgamating the land for redevelopment has been a slow process, which was one of the issues back in the 1980's with the Chinatown Plan along with the neighborhood ongoing deteriorating reputation. The city has been able to bring in new investors to the area. Hyatt Place is such a example, a new hotel on the corner of 96th street and Jasper ave. The city has also worked with the existing not for profits in the area such as The Salvation Army to see that they stay and continue to contribute to the area. This thesis looks to the future of the area with the City of Edmonton being able to amalgamate the land needed to develop the area. However the proposed plan in this thesis looks at providing an area for a wider demographic then the current Quarters plan. In doing this the idea is to create spaces for interaction between multiple generations and income levels creating a community that builds stronger relationships as it grows.



Map of The Quarters from City of Edmonton



Edmonton Area Map; Base Map from Google Maps



The Boyle Street Neighbourhood; Base map from Google Earth



96th Street



Parking along 103 ave



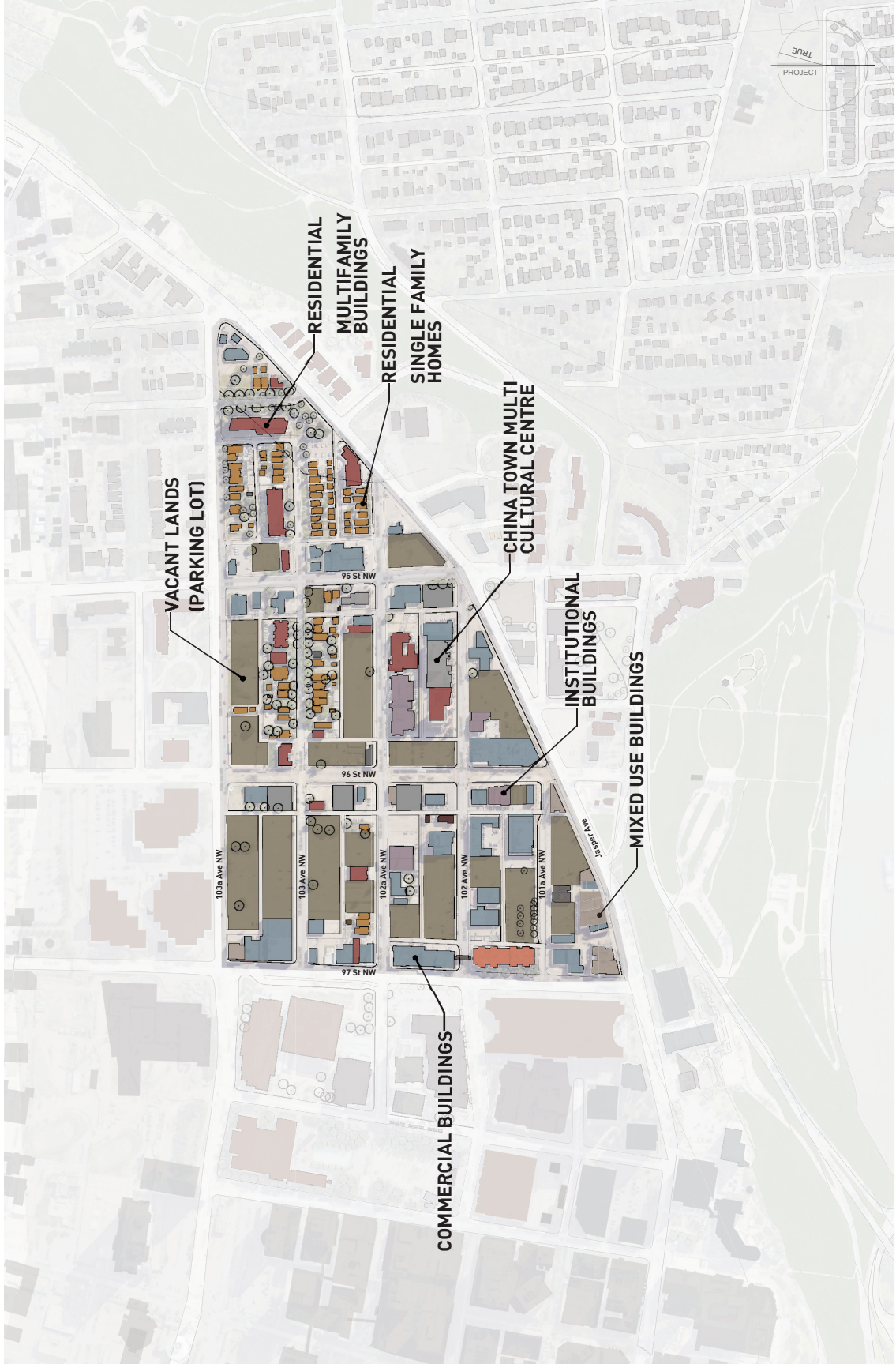
Harbin Gate



Chinese Cultural Center



103 ave looking West to Downtown



Current Conditions

## CHAPTER 7: DESIGN

### Approach

Although there is not much else other than parking lots within the Boyle Street neighborhood, what remains should not just be quickly discarded. What's left of Chinatown, some of the small business and the little bit of residential should be integrated not be wiped clean to start over. By working with the existing conditions and constraints of the site, gives an opportunity to create a new typology that creates a different mode for revitalizing neighborhoods such as this one.

### Site Analysis & Identification

The system structure for the center spine of the Boyle Street neighborhood consists of multiple layers that create different levels of interaction among both residents and visitors. The site was analyzed by land availability, building conditions, cultural significance, and its redevelopment potential. 96th Street was seen as to have the greatest potential to act as the central anchor point of the community within the first phase of the project. In conversations with the Edmonton City Planning Department and the Salvation Army, the renovation and addition to the Salvation Army's Addiction Center and head office where seen as a key building to develop during this first phase.

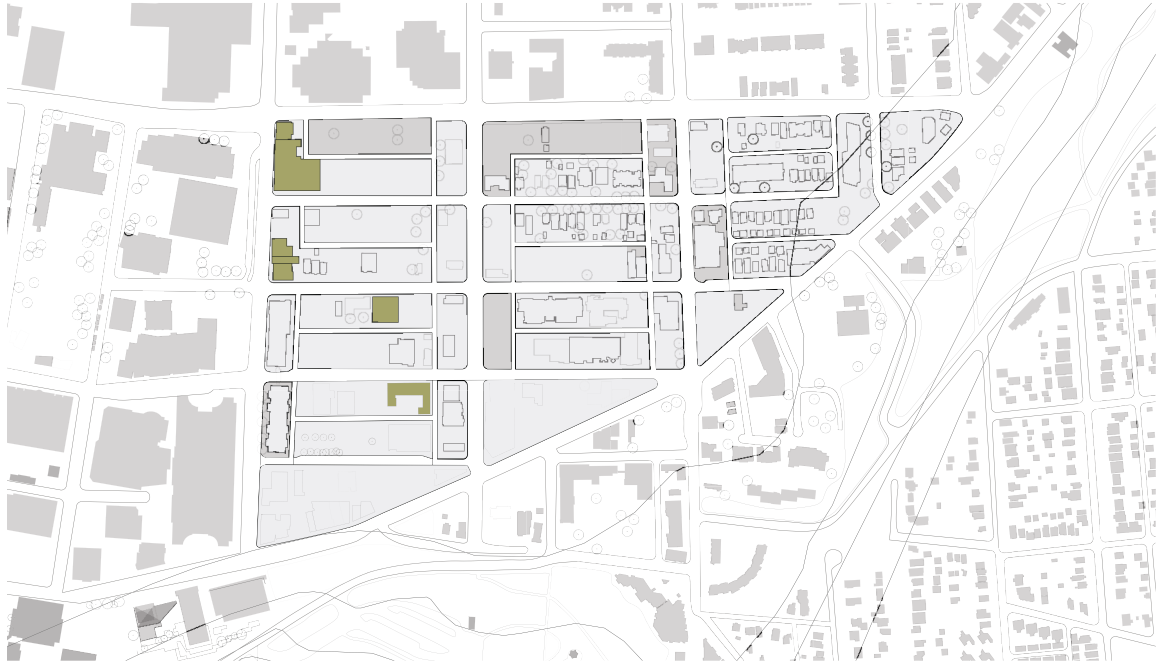


 EXISTING OPEN SPACE



 REMNANTS OF EDMONTON'S CHINA TOWN

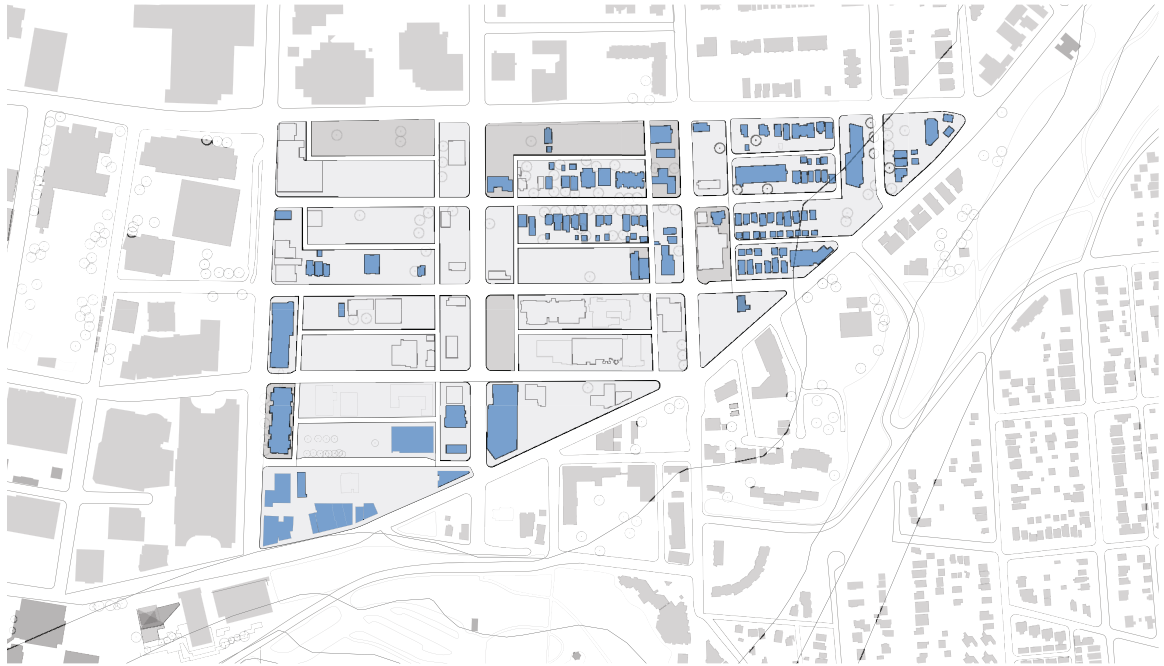




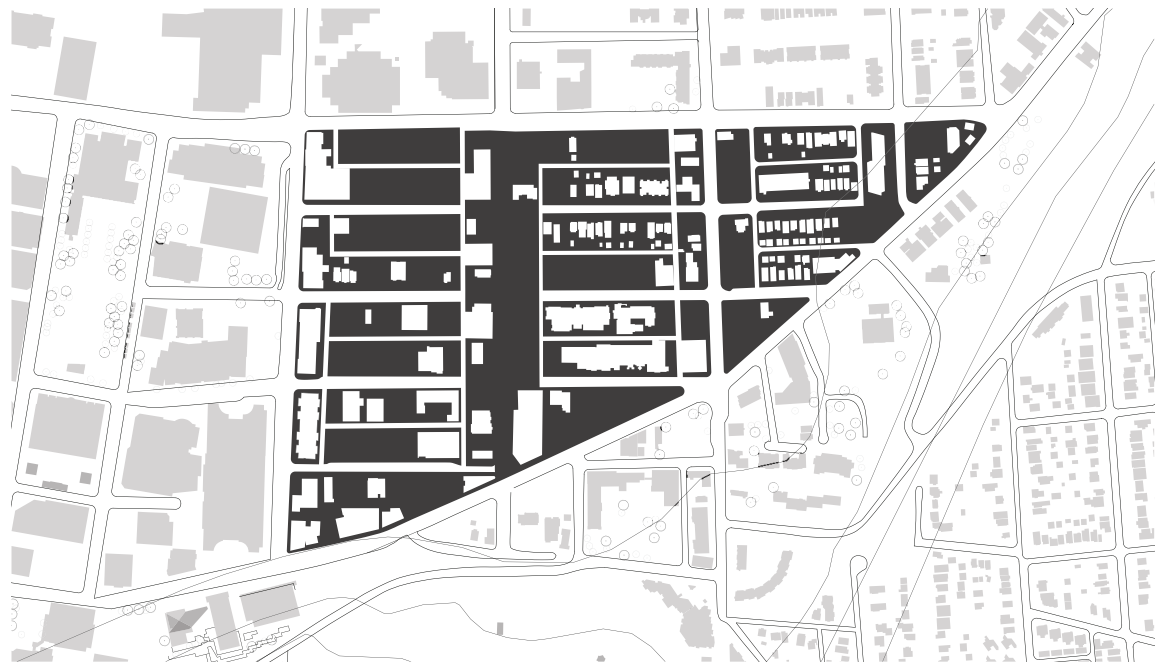
 BUILDINGS TO BE RENOVATED



 BUILDINGS TO BE DEMOLISHED



 BUILDINGS TO REMAIN AS IS



 CUMULATIVE OPEN SPACE AFTER DEMOLITION

## Selected Site, Building Type & Program

The first phase of the project is to establish the central spine of the community to act as the anchor for the principles and attitude for the type of dwelling and community being created. This will incorporate an assembly of different dwelling types to accommodate different demographics, from a single person, or family, to senior housing. Each type of housing will provide options of market to low-income with rental and purchase options. Some of the residential spaces will incorporate commercial spaces on the ground floor to create small mixed-use building that help to activate the pedestrian thoroughfare within the central spine. Further activation of the pedestrian realm will come in the form of programmed spaces and gathering nodes. The programmed spaces could include a community garden, wet and dry playgrounds and a recreation field. The nodes for gathering are intended to bring people together from the programmed spaces (these include an open air market, kids program area (Edmonton's Green Shack program), cyclist repair area, Chinese garden, outdoor art space, restaurant within the Salvation Army Rehab Centre and LRT station). Combined, these are meant to bring old and new residents together, on a common ground, to establish solidarity within the community and create growth in an area that has known nothing but deterioration for many years.

The existing Salvation Army buildings and addition are a key element in establishing this community and within it the principles of the project. The building programs will include: a Salvation Army head office, administration for support programs, food bank, furniture supply store, counseling services, drug and alcohol detox, 40 day cleanup, temporary and transitional housing (up to two year residents), Low income housing, aqua therapy, yoga therapy, art therapy, fitness therapy, common rooms, kids area and a restaurant where residents can work, learn about nutrition, and gain skills to acquire jobs elsewhere.

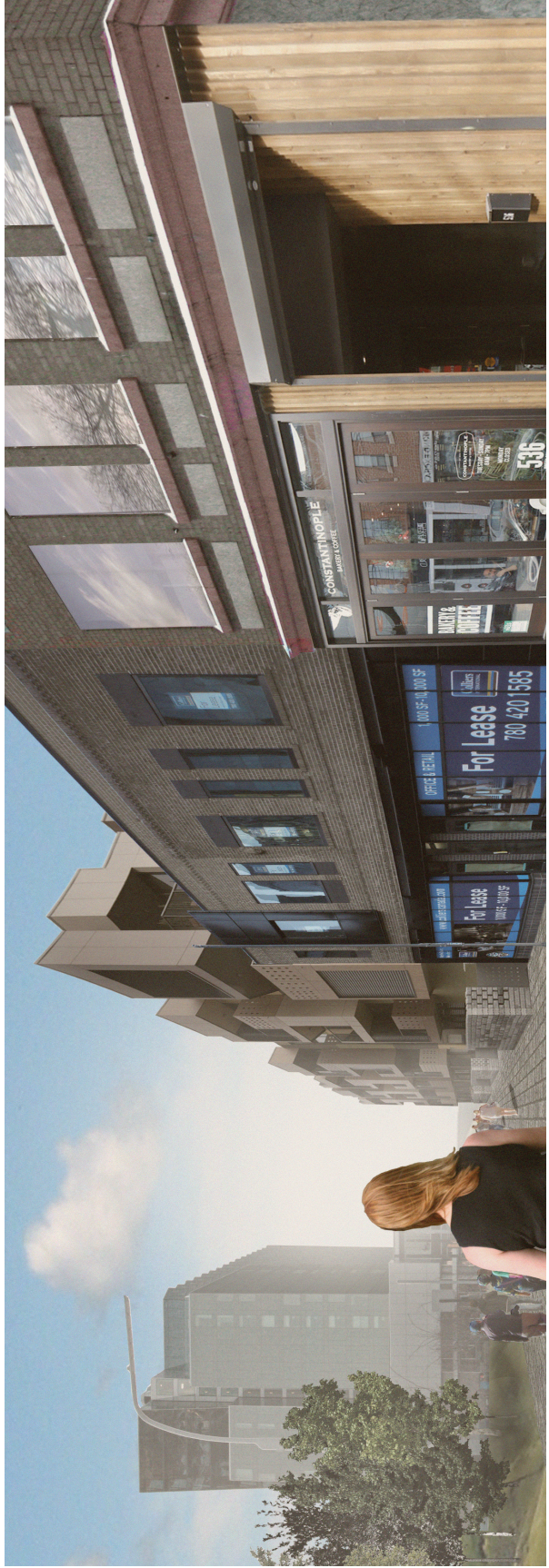
The original function of the Addictions and Residential centre was to help people living on the streets or in subsidized housing that could not otherwise afford to get help. The centres resources and programs are limited to transitional housing, 4 month rehab program. By adding new programs and services to the existing Salvation Army, the facility would be able to assist more people within the community and create a subsidized system where those who can pay do and those who cannot still receive treatment and service at a higher level than what is currently being provided.

Within the addition the restaurant and residential tower will establish a connection to the community. The restaurant will become a

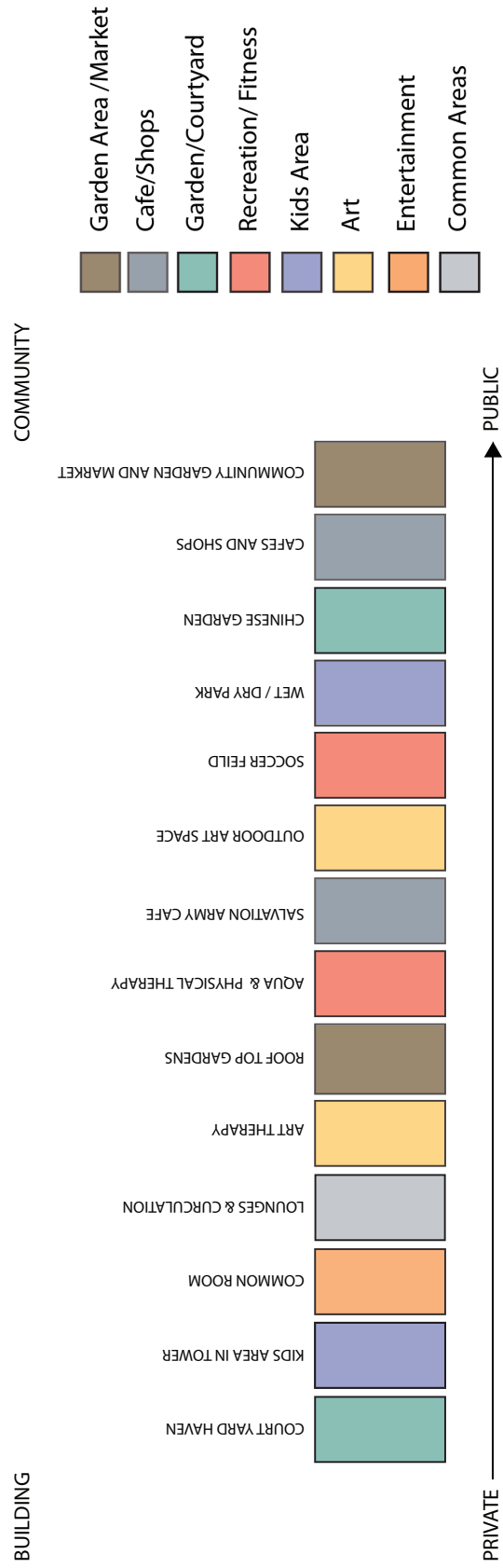
node that can bring in the general public, while the residents of the building run the restaurant. By connecting the residents back into the community through these types of interactions with patrons of the restaurant, and later by moving into the community (after their stay within the centre).

When a person chooses to come to the facility they go through a journey of detoxification, reestablishment of self, and connection to a supportive community. As they move through the building from detox to the temporary transitional housing, or low-income housing they ascend through the architecture. Within this journey there are modes of support and nodes of gathering where residents can make connections with people in similar situations, whether they are from within the community or from somewhere else. After a person is ready to leave the centre they can then choose to stay within the community in the different housing options that have been established to create a stronger more tight nit community, where people evolve and work together.

URBAN PLAN



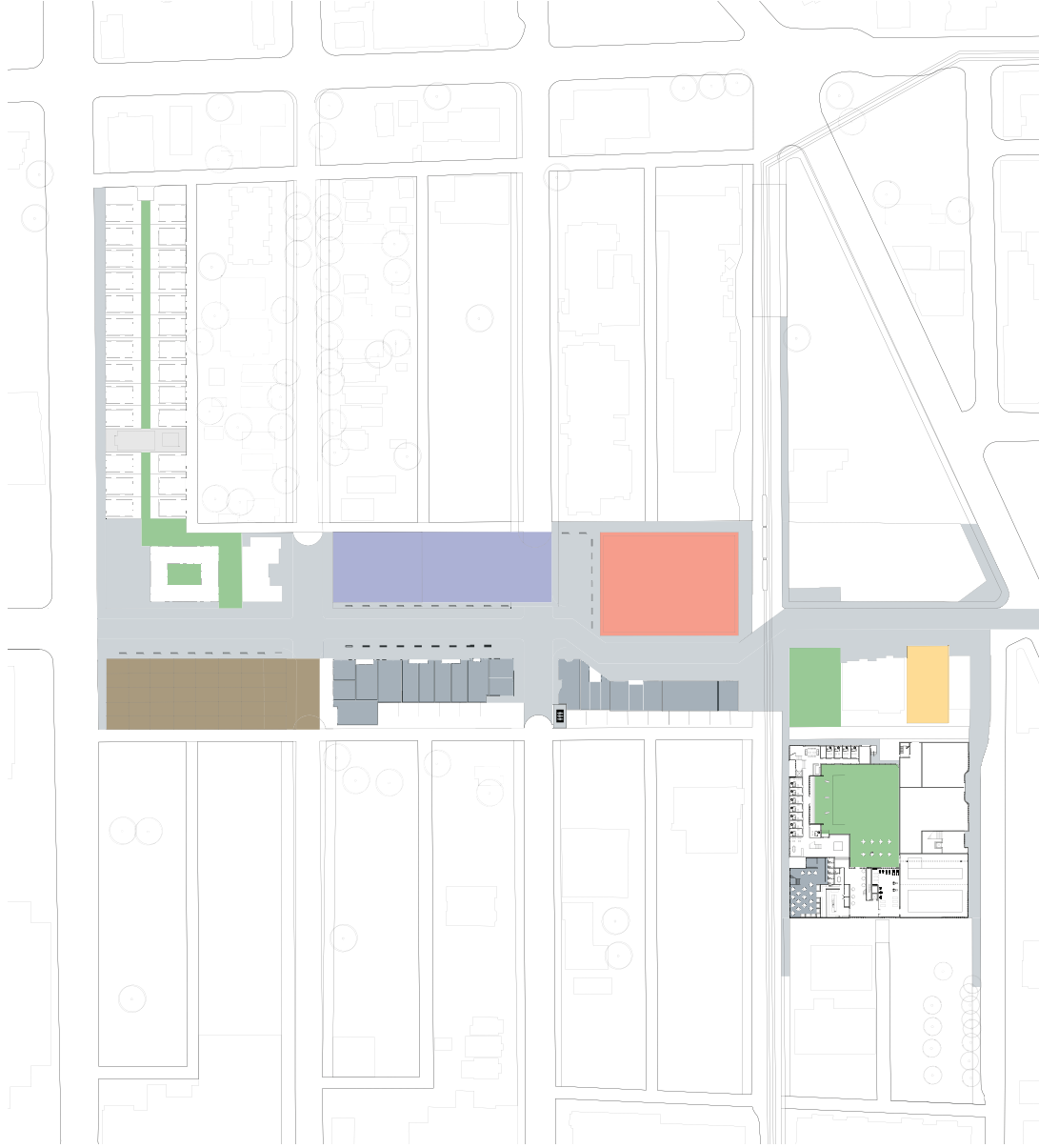
96th Street Looking South



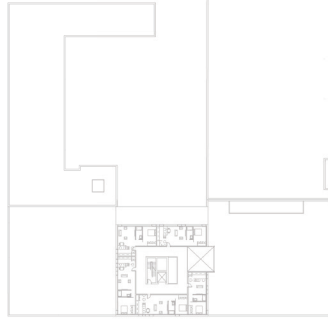
SOCIAL SPACES

The building and community spaces act as common elements within the community but serve different functions. The private spaces within the Salvation Army building are more about the healing of the residences and getting them back into the community as an active members. The garden/courtyard in the center of the building act as a safe haven for those going through the process of rehabilitation where in the community the garden is public and open to all. The art space in the building is for learning and channeling emotions of what a person is going through, where the outdoor art space would be a public venue for people to see possible the art done by the people within the Salvation Army or other local artists. The kids area within the tower gives residents a place for their kids to interact by playing with toys, games and other activities as does the kids park in the centre of the neighborhood but with more focus on physical activity. The cafe within the building is for residents to work and learn new skills and interact with the patrons of the cafe, where as the cafes within the center spin of the neighborhood allow for opportunities for all. The recreation areas are meant for physical activity, however the ones within the Salvation Army are meant again as an outlet for the residents and for healing the body and mind while people go through the processes of rehabilitation. These spaces in the community and the building are meant to complement one another and to allow people to interact in different ways creating a stronger community.

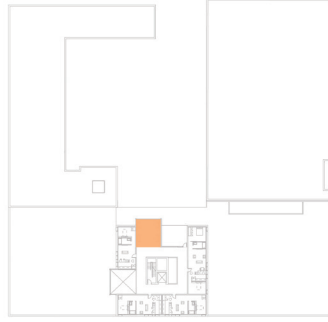
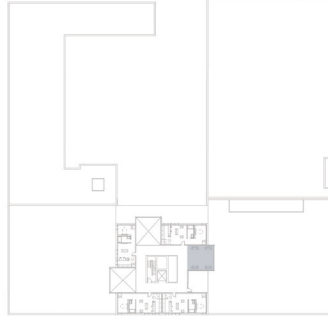
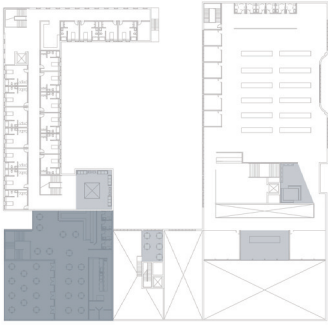
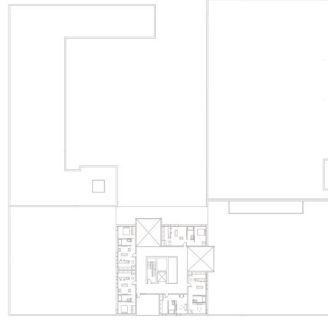




- Garden Area /Market
- Cafe/Shops
- Garden/Courtyard
- Recreation/ Fitness
- Kids Area
- Art
- Common Areas

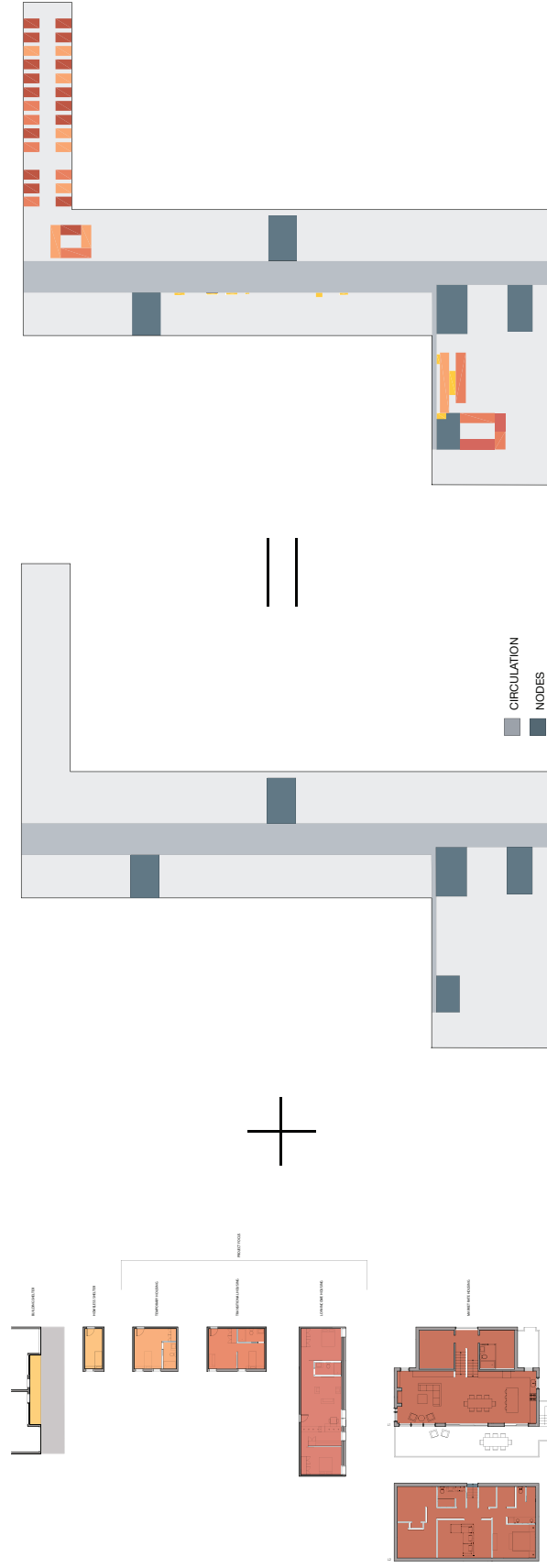


- Garden Area /Market
- Cafe/Shops
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- Recreation/ Fitness
- Kids Area
- Art
- Entertainment
- Common Areas



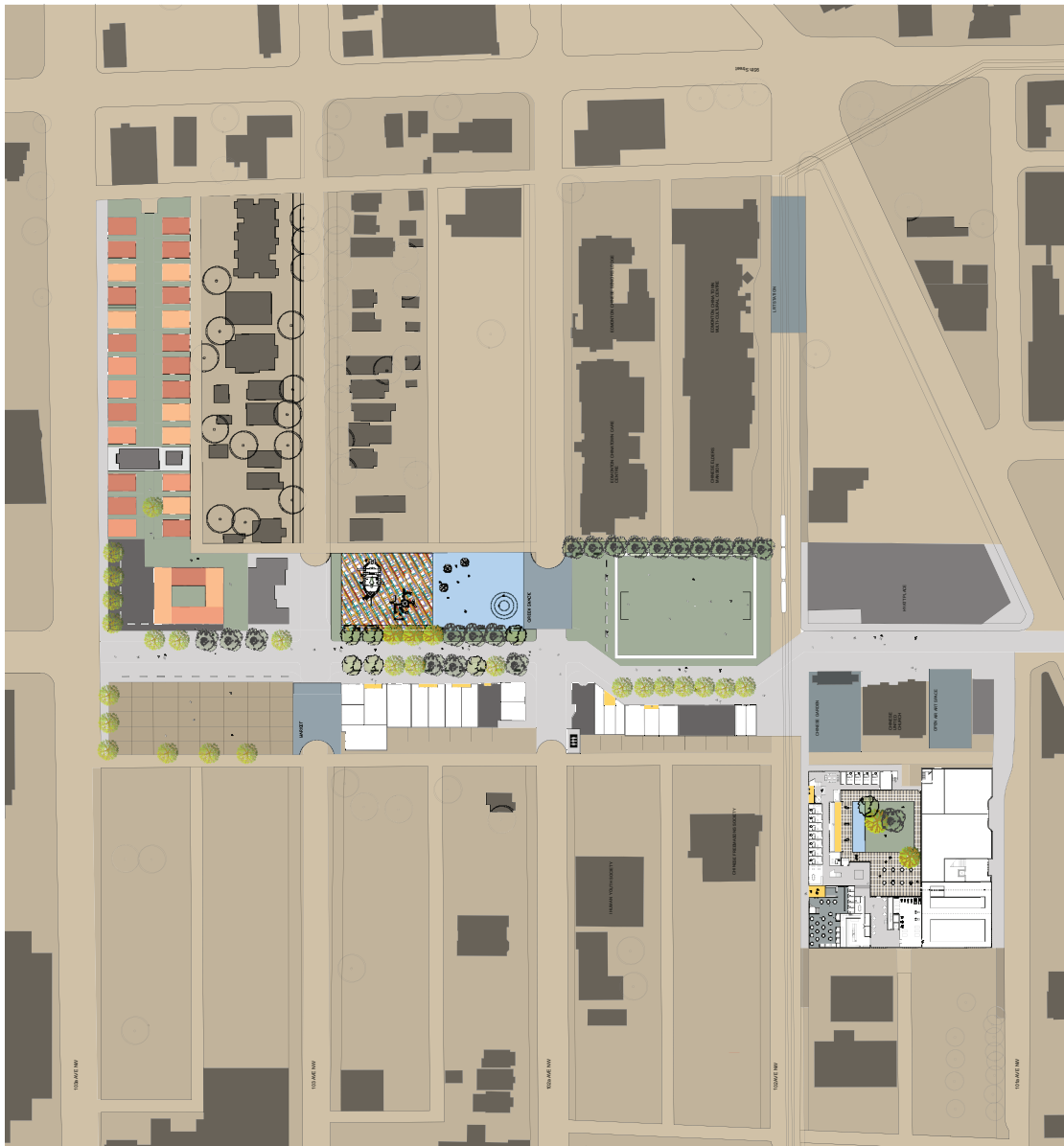


Site in relation to the City: Base map open source GIS

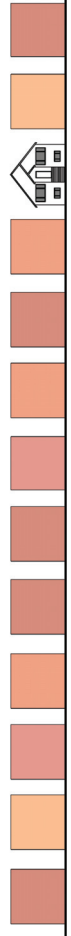
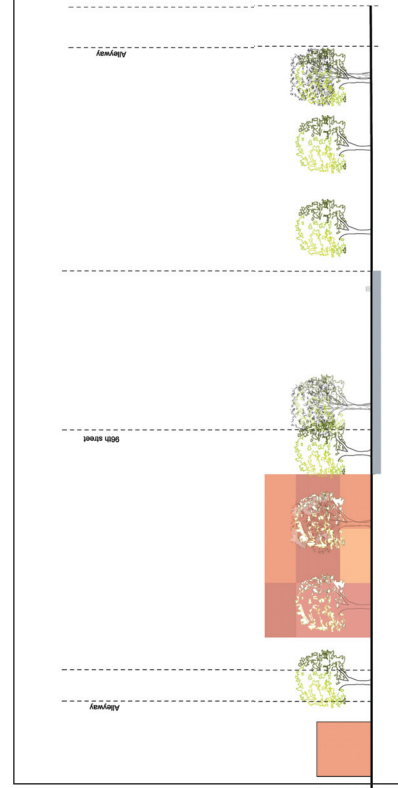
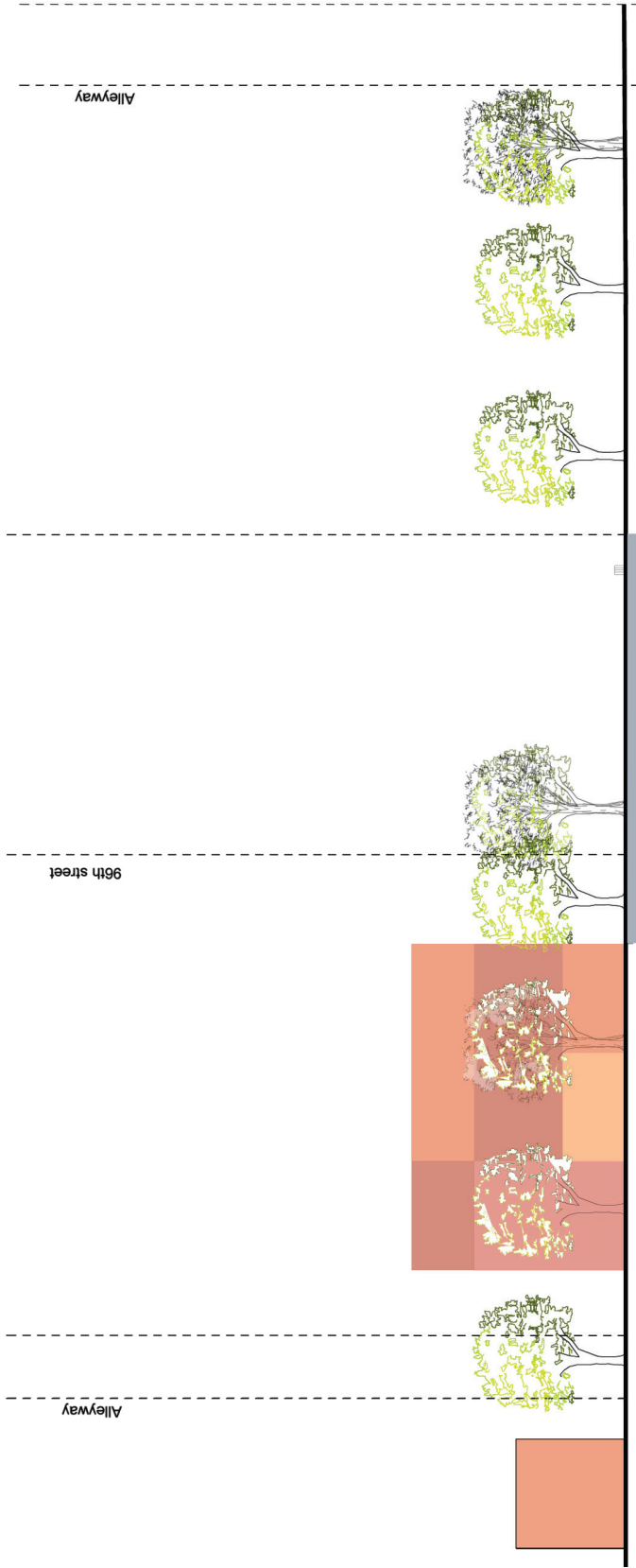


**LEGEND**

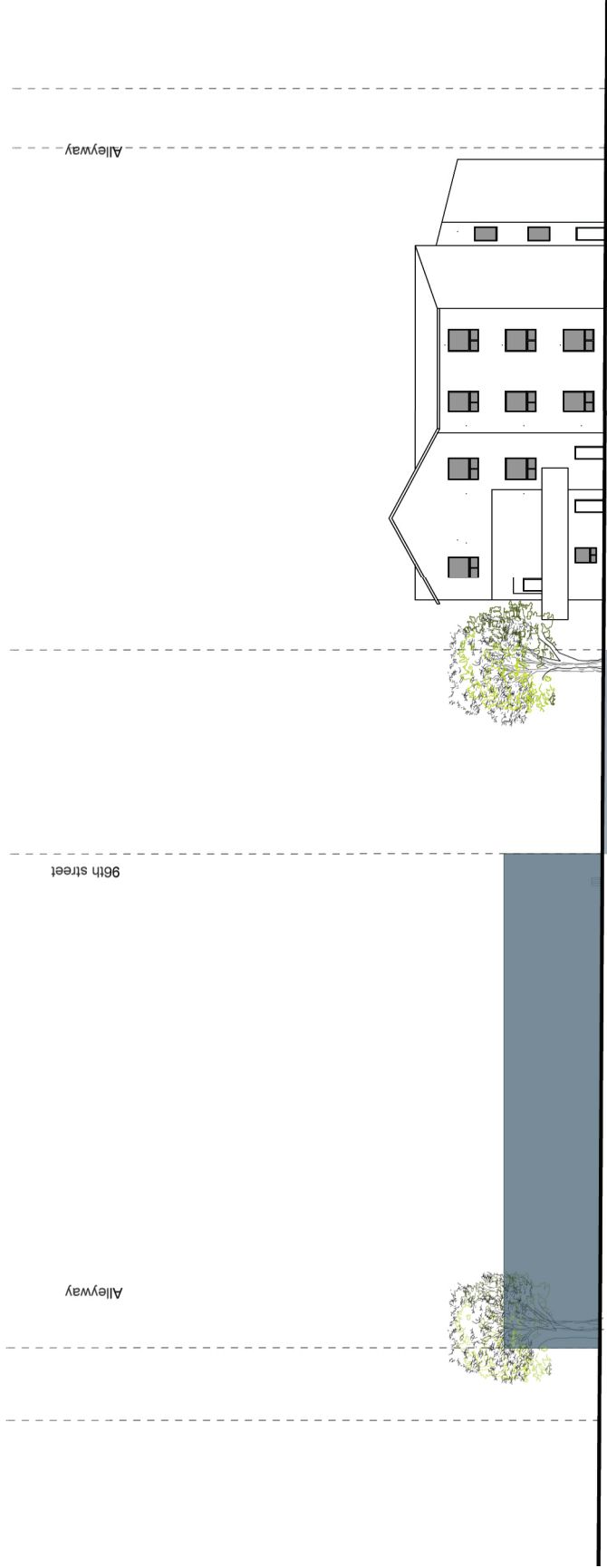
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[Pattern]	LANDSCAPE/SCAPE
[Pattern]	LANDSCAPE PLANTING
[Pattern]	SPACE
[Pattern]	GREEN BUILDINGS
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[Pattern]	WATER PLAY/PARK
[Pattern]	PLAYGROUND
[Pattern]	GENERAL PAVING



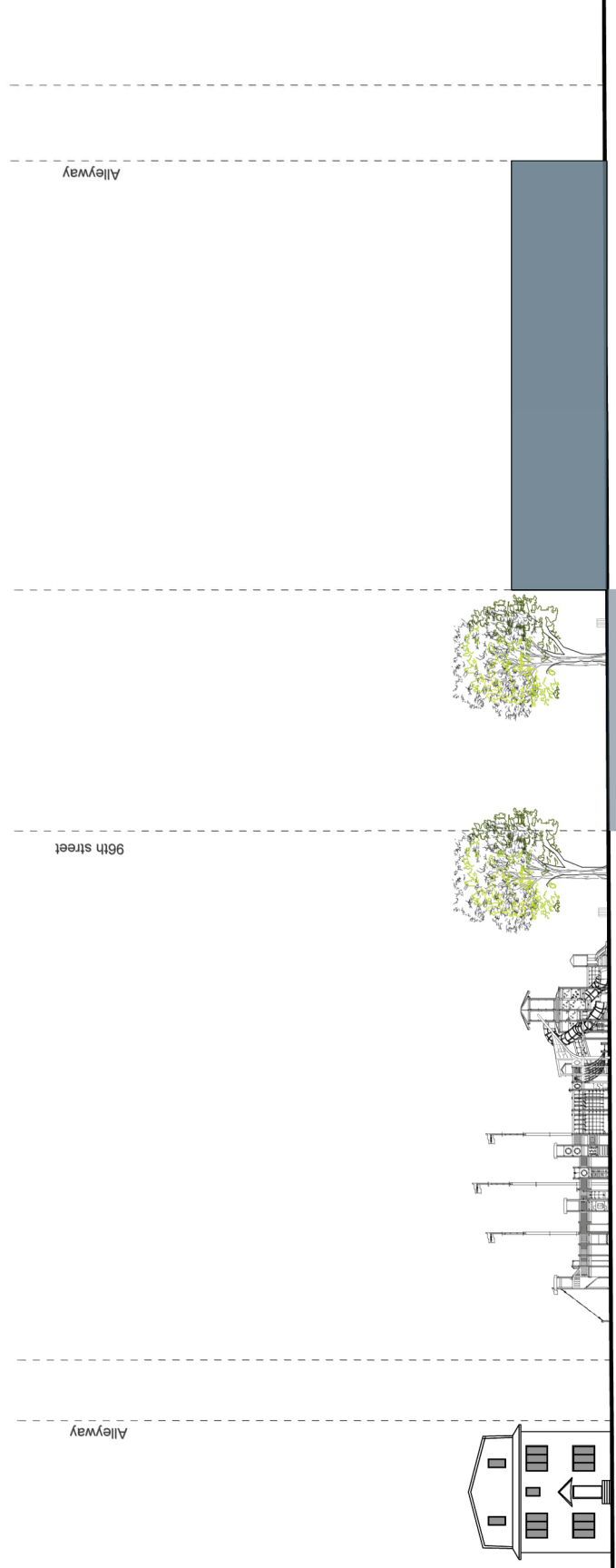
Site Plan



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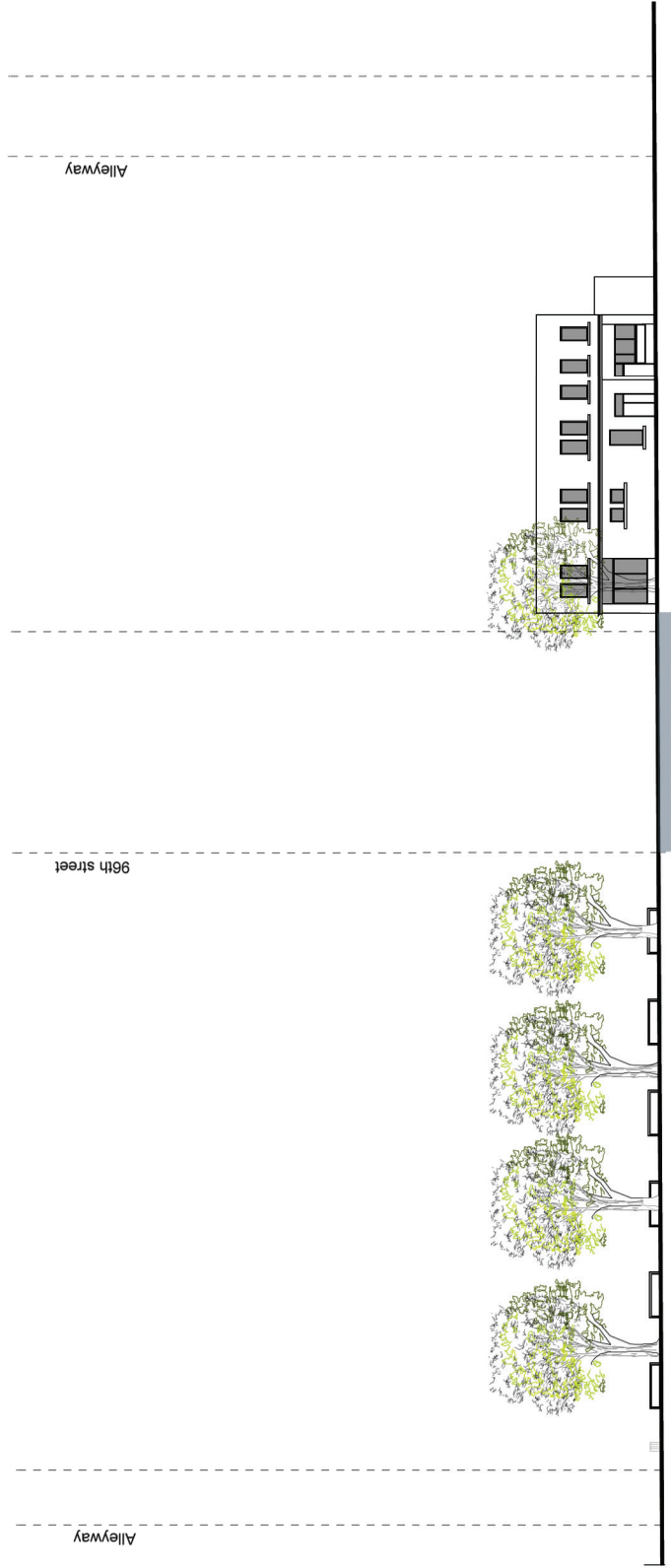


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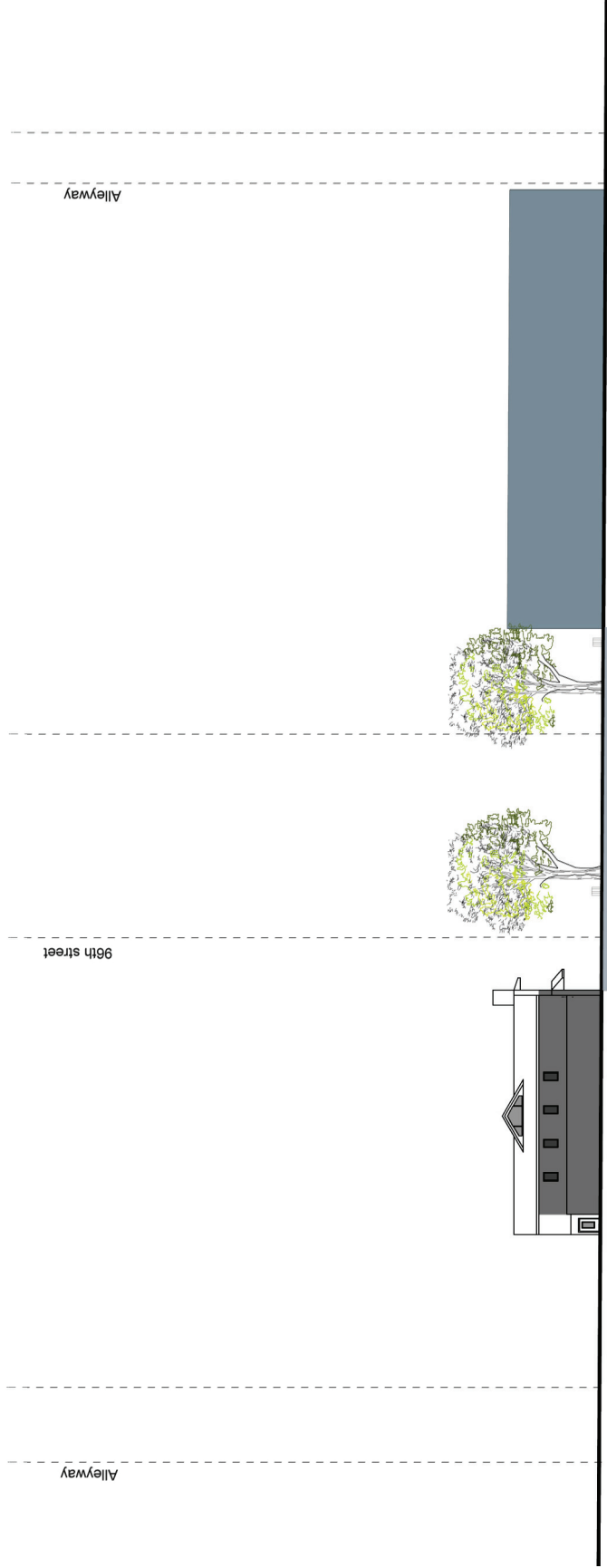


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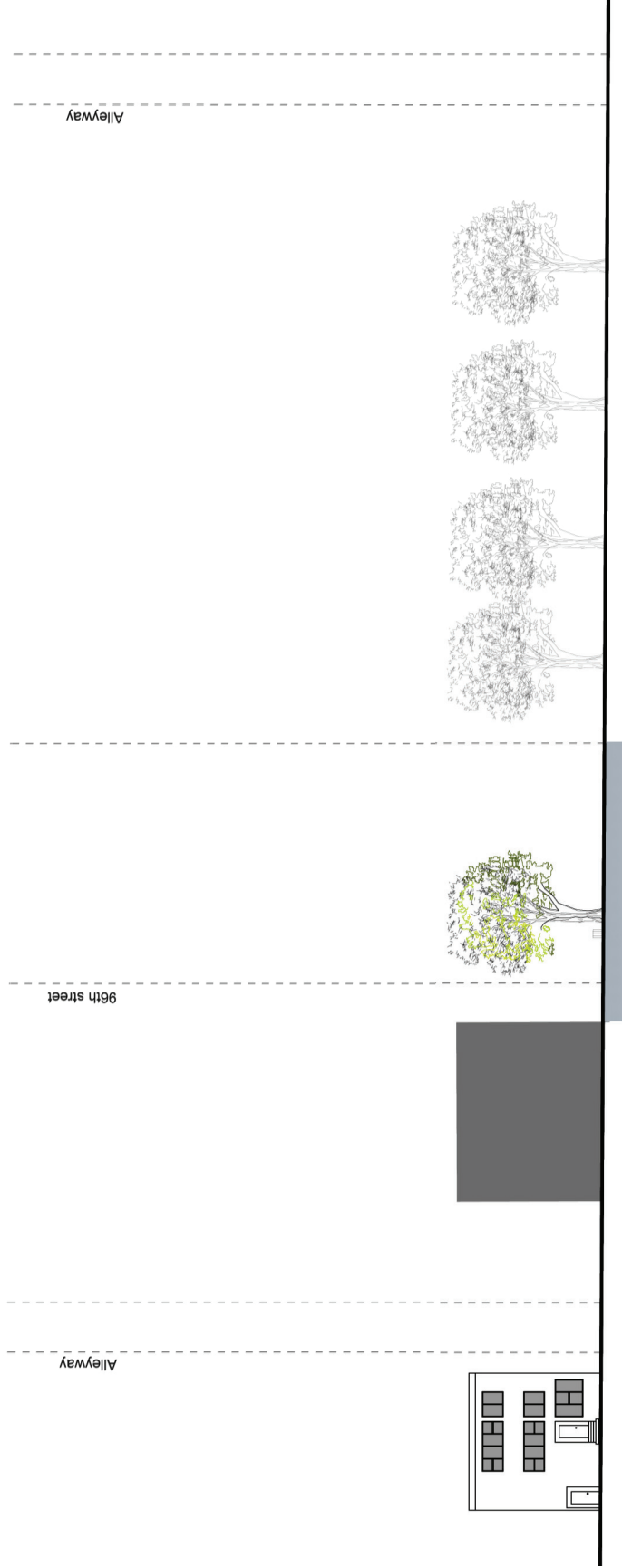


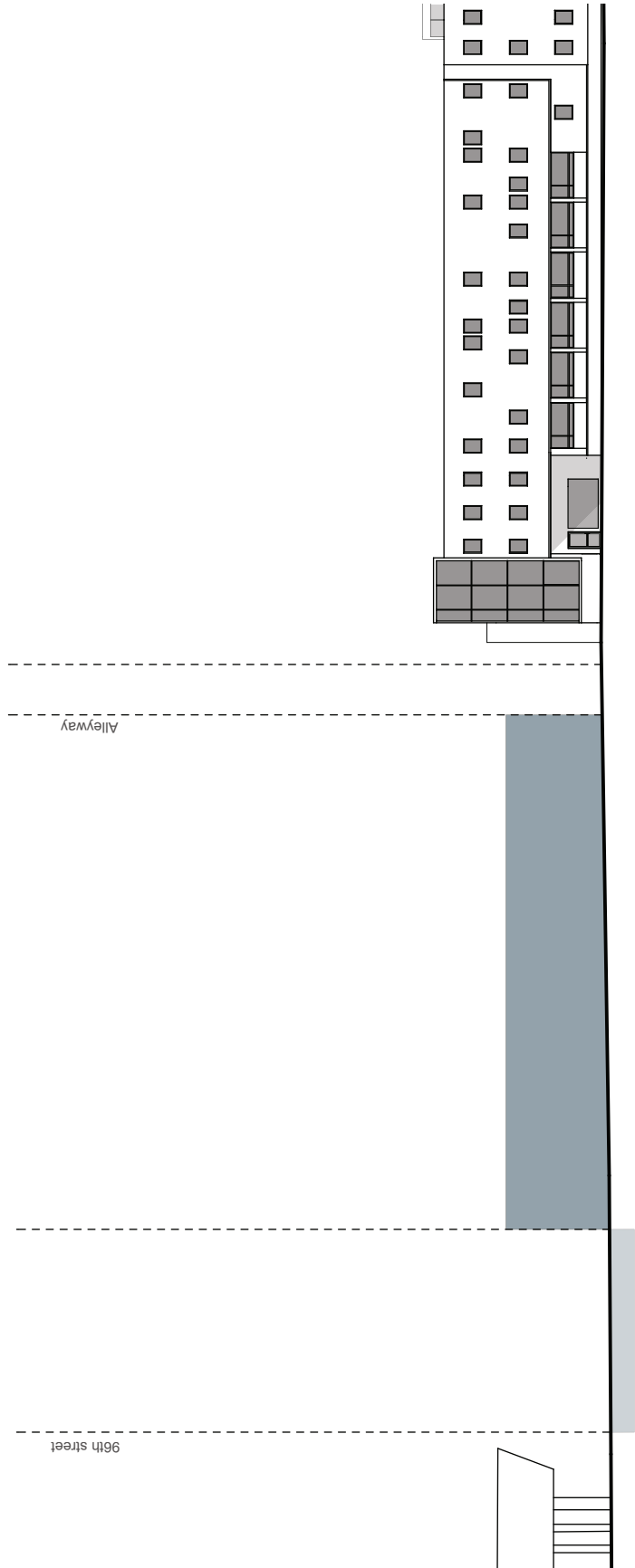


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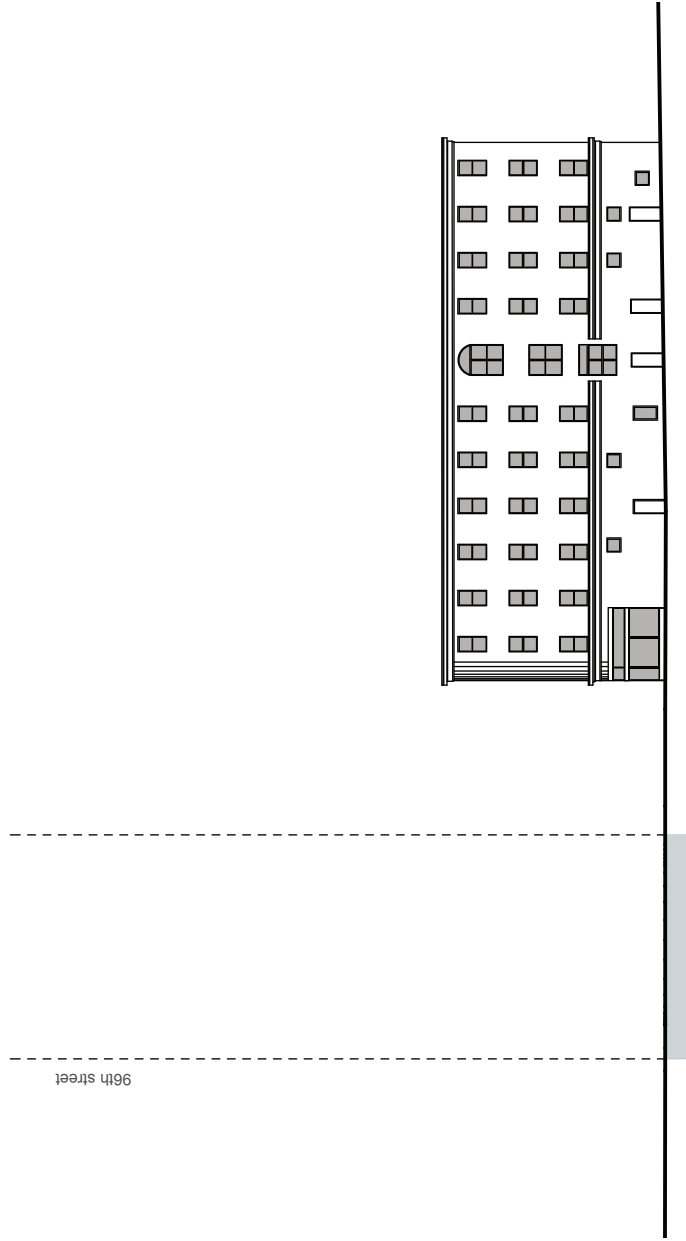


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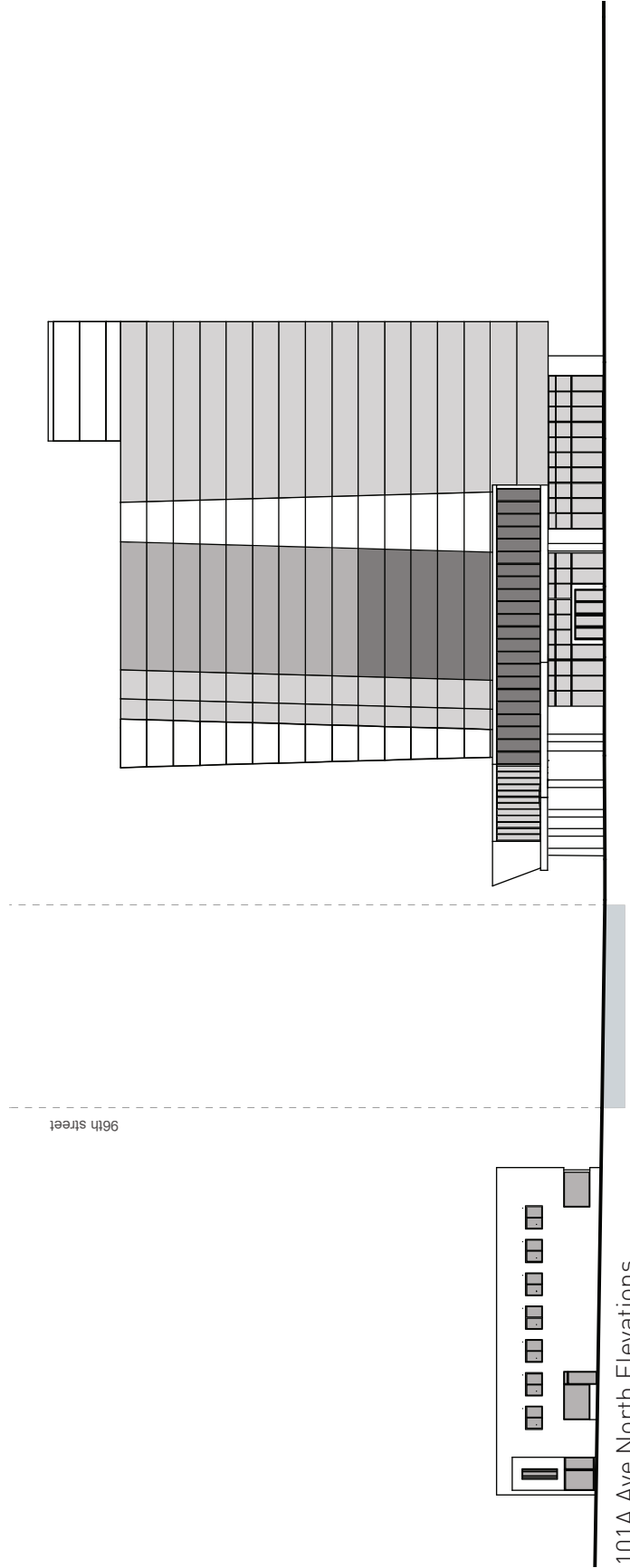




102 Ave South Elevations



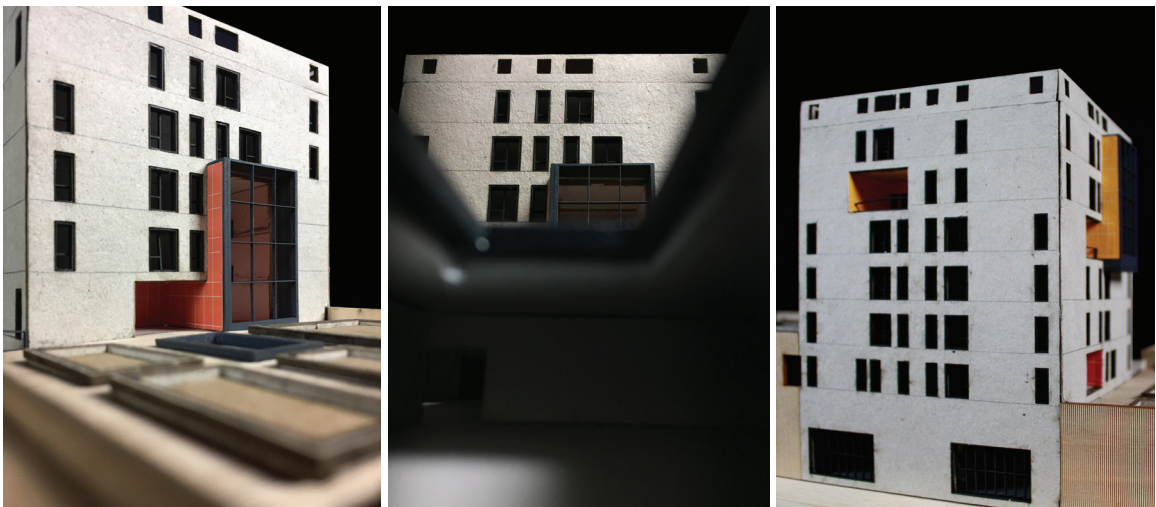
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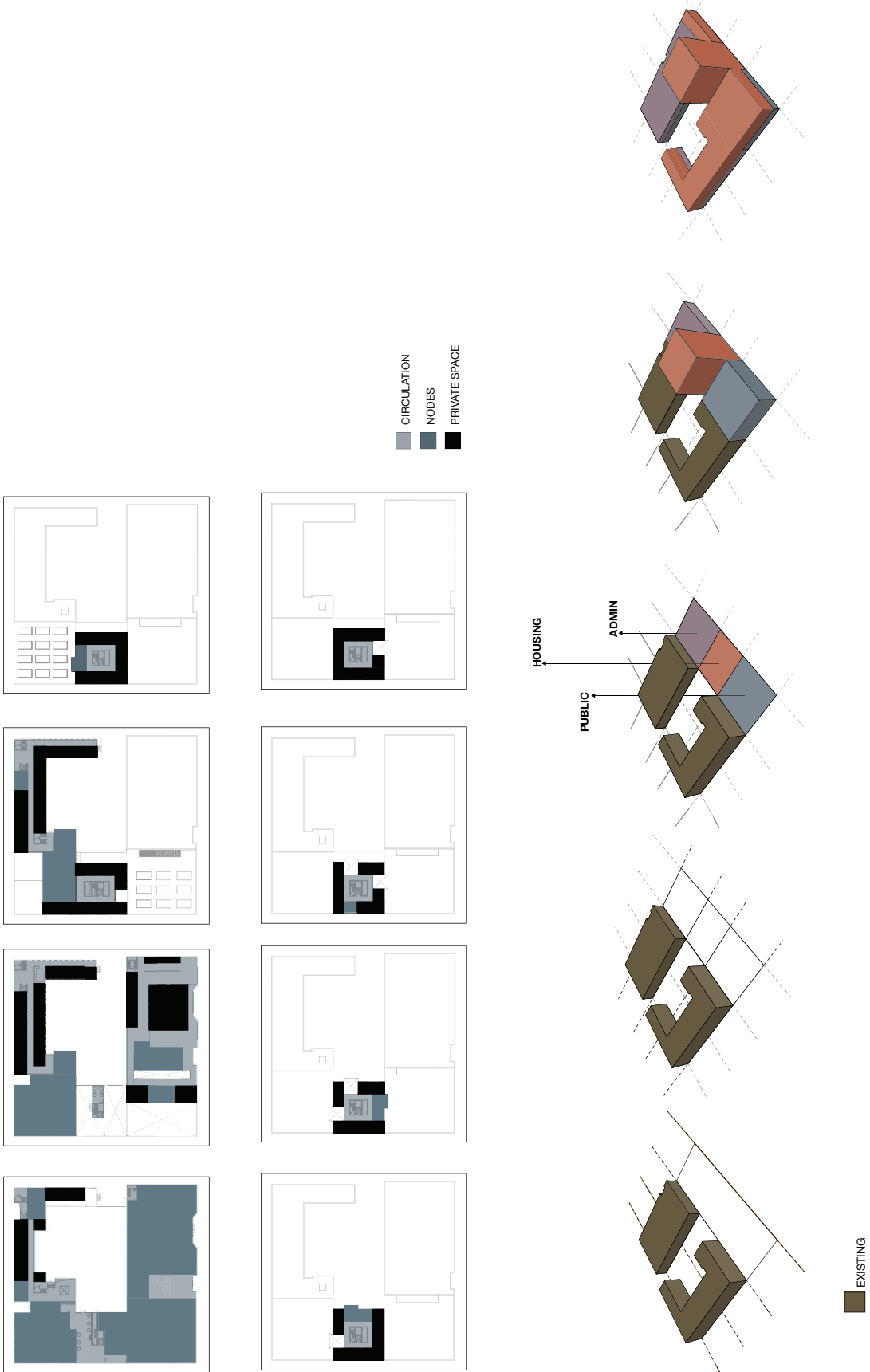


96th street

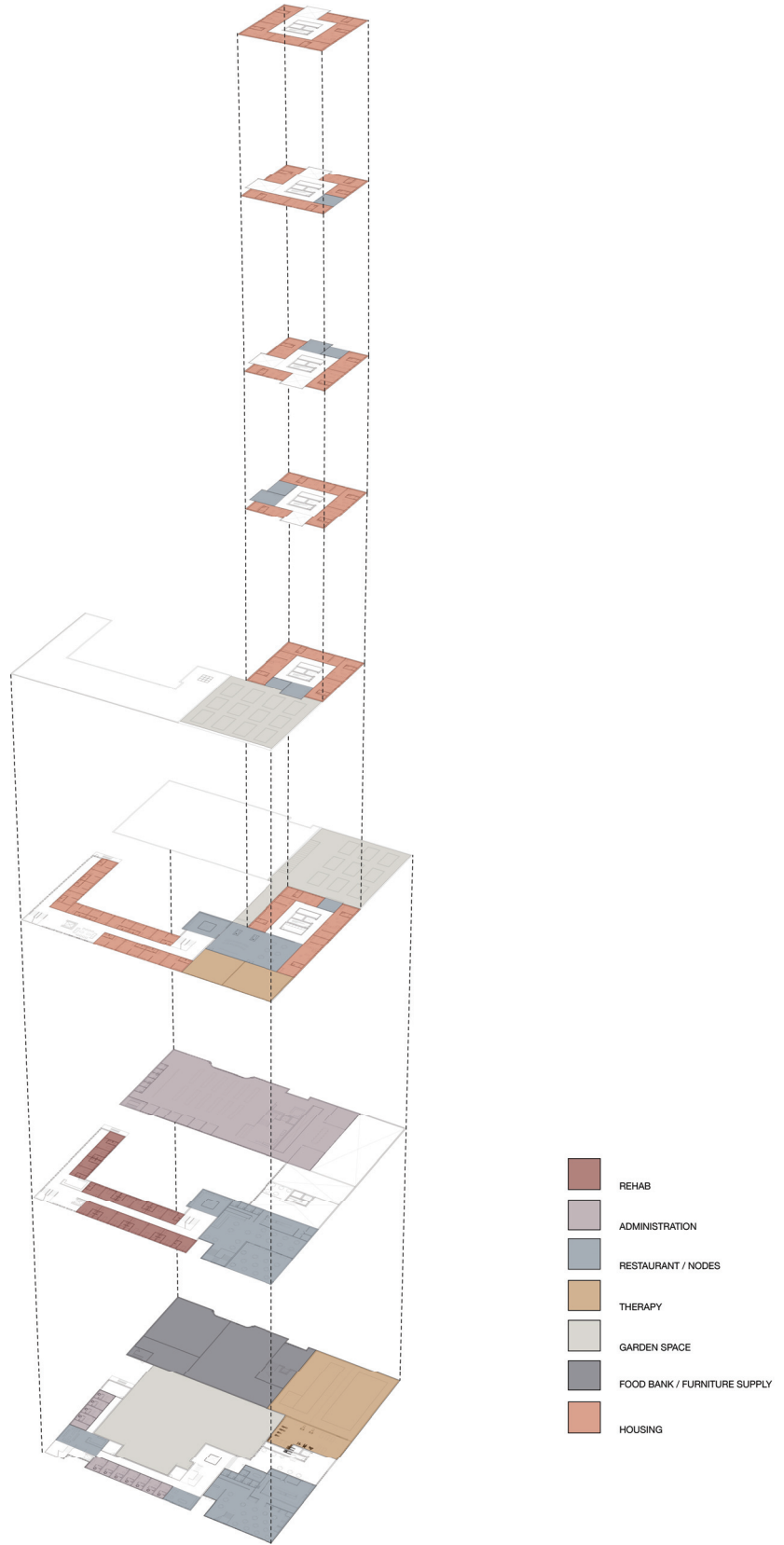
101A Ave North Elevations

THE SALVATION ARMY ADDICTIONS AND RESIDENTIAL CENTRE

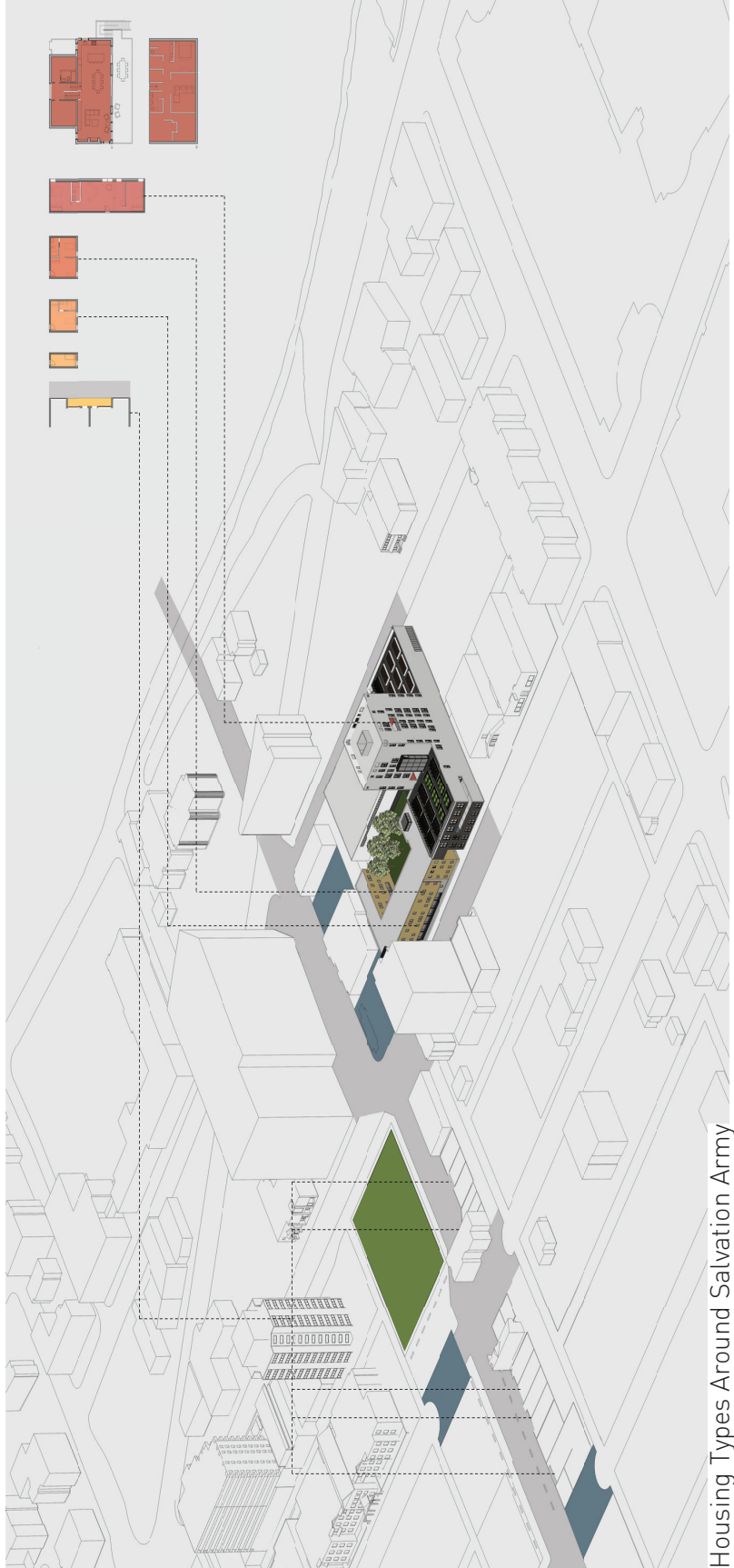


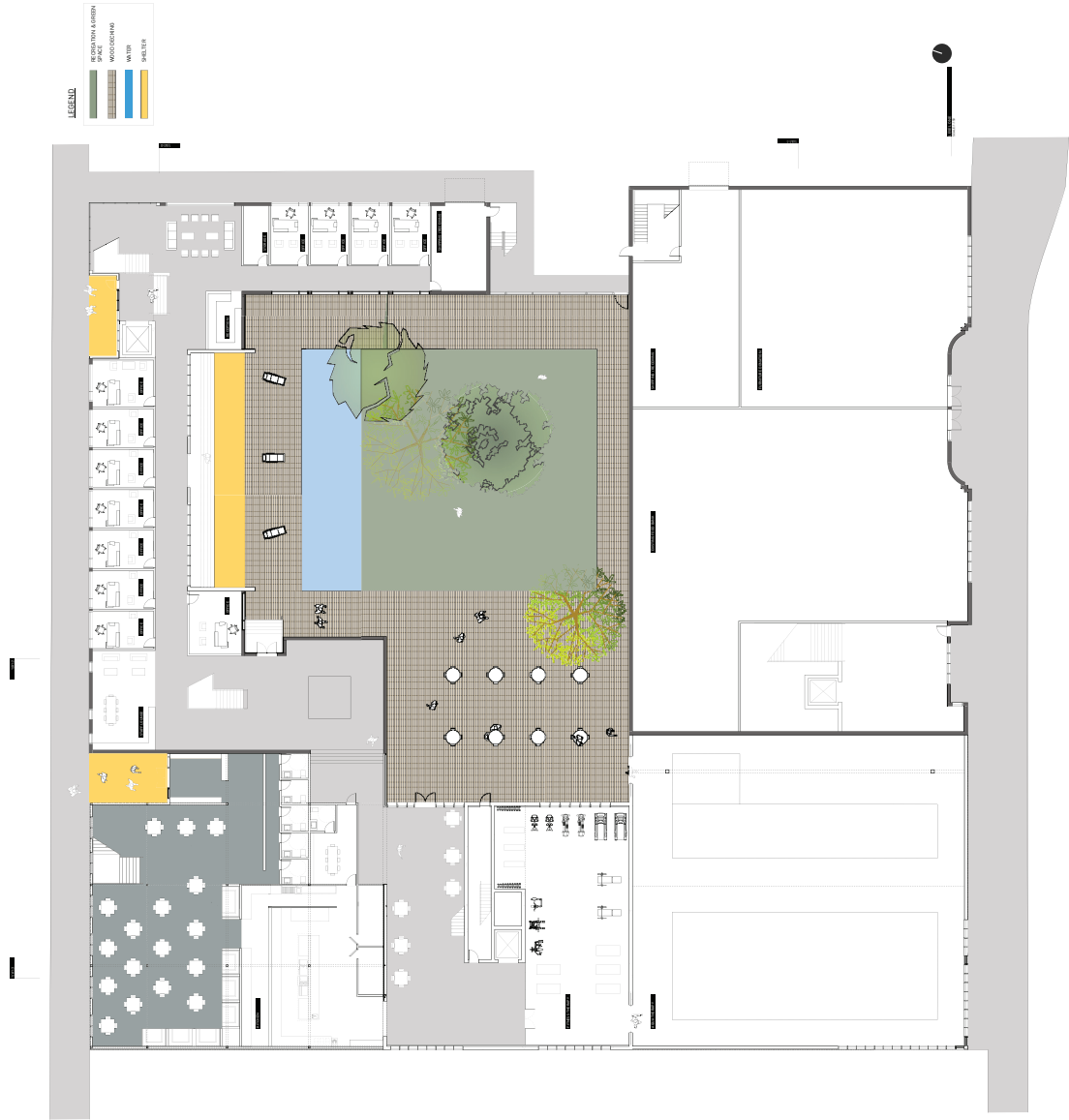


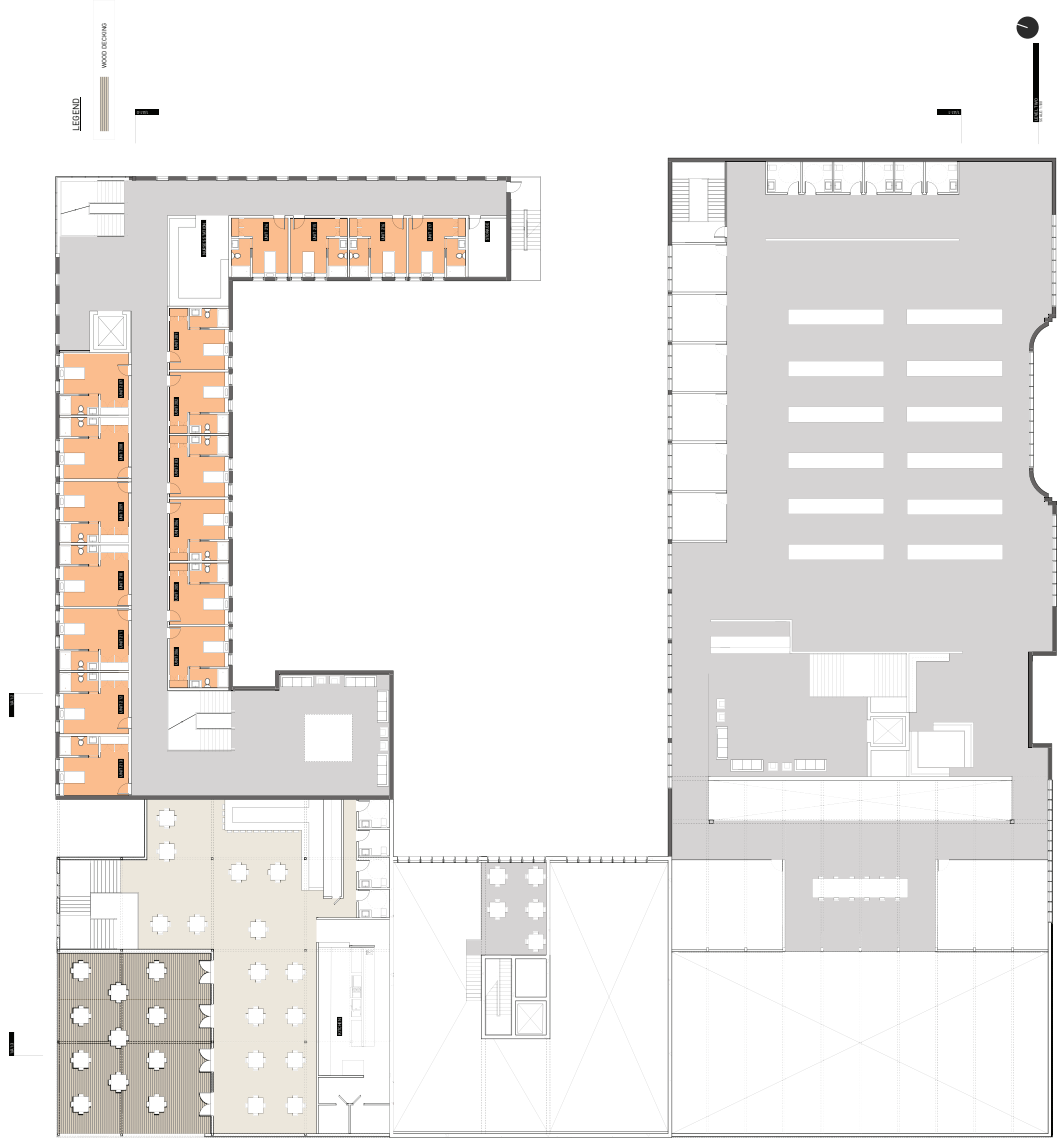


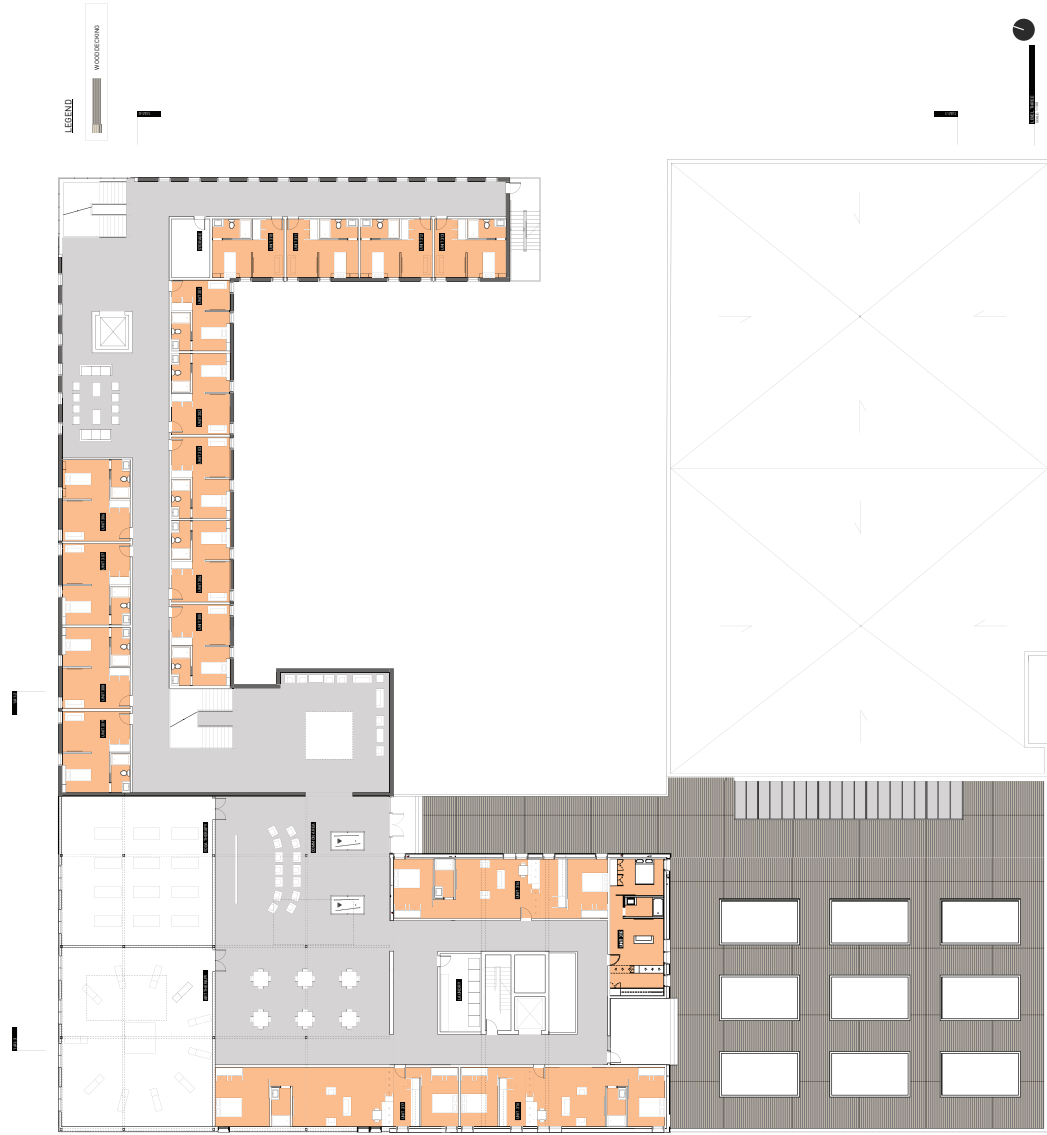


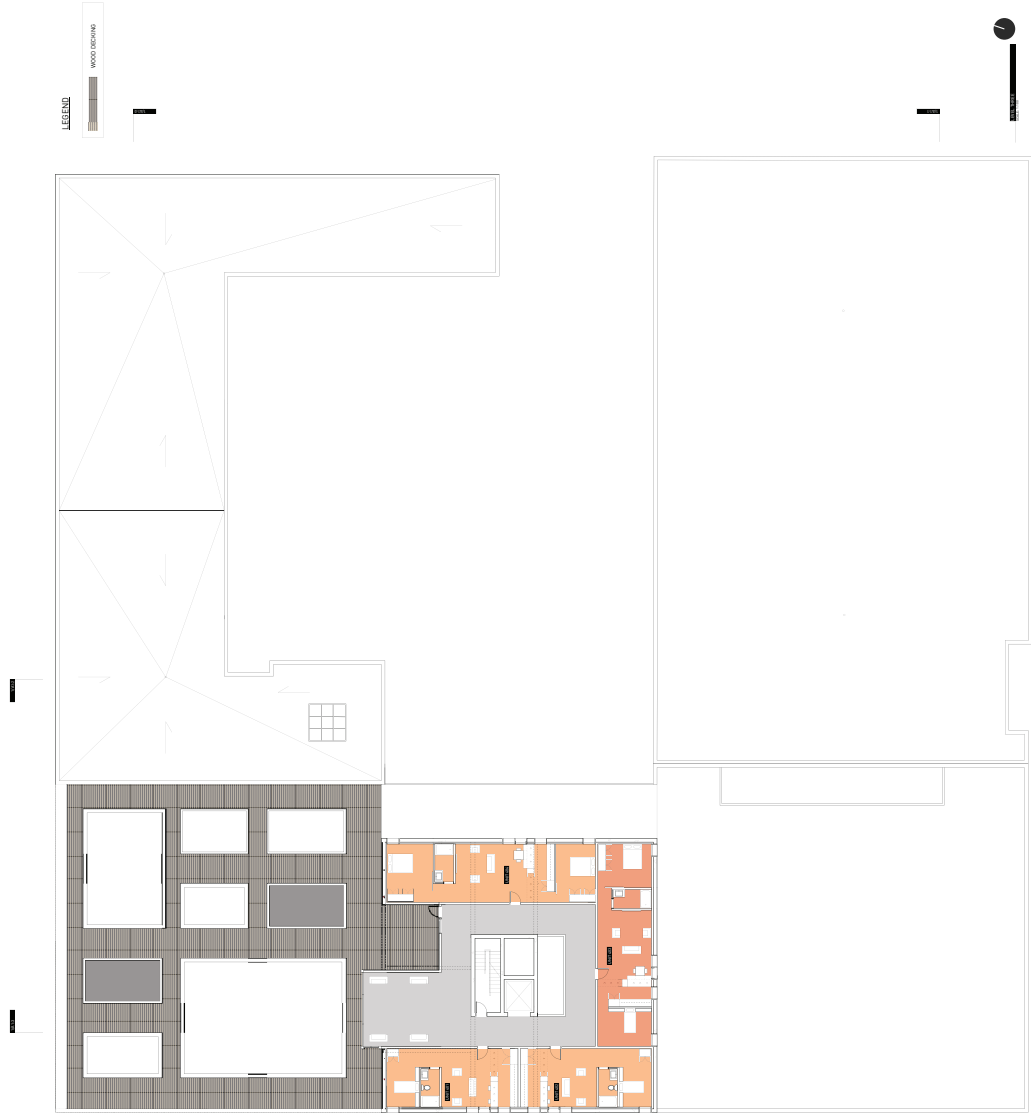
Building Function

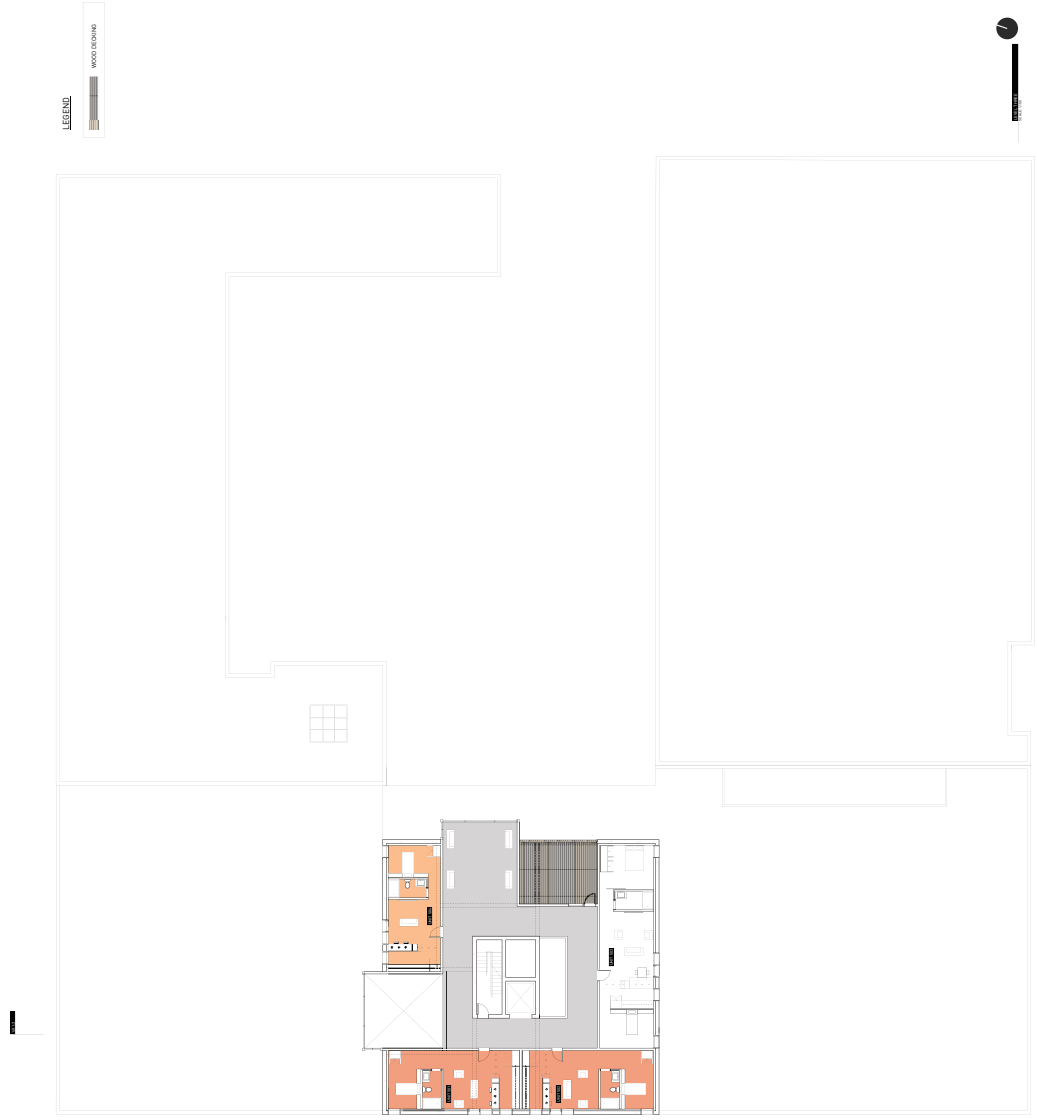


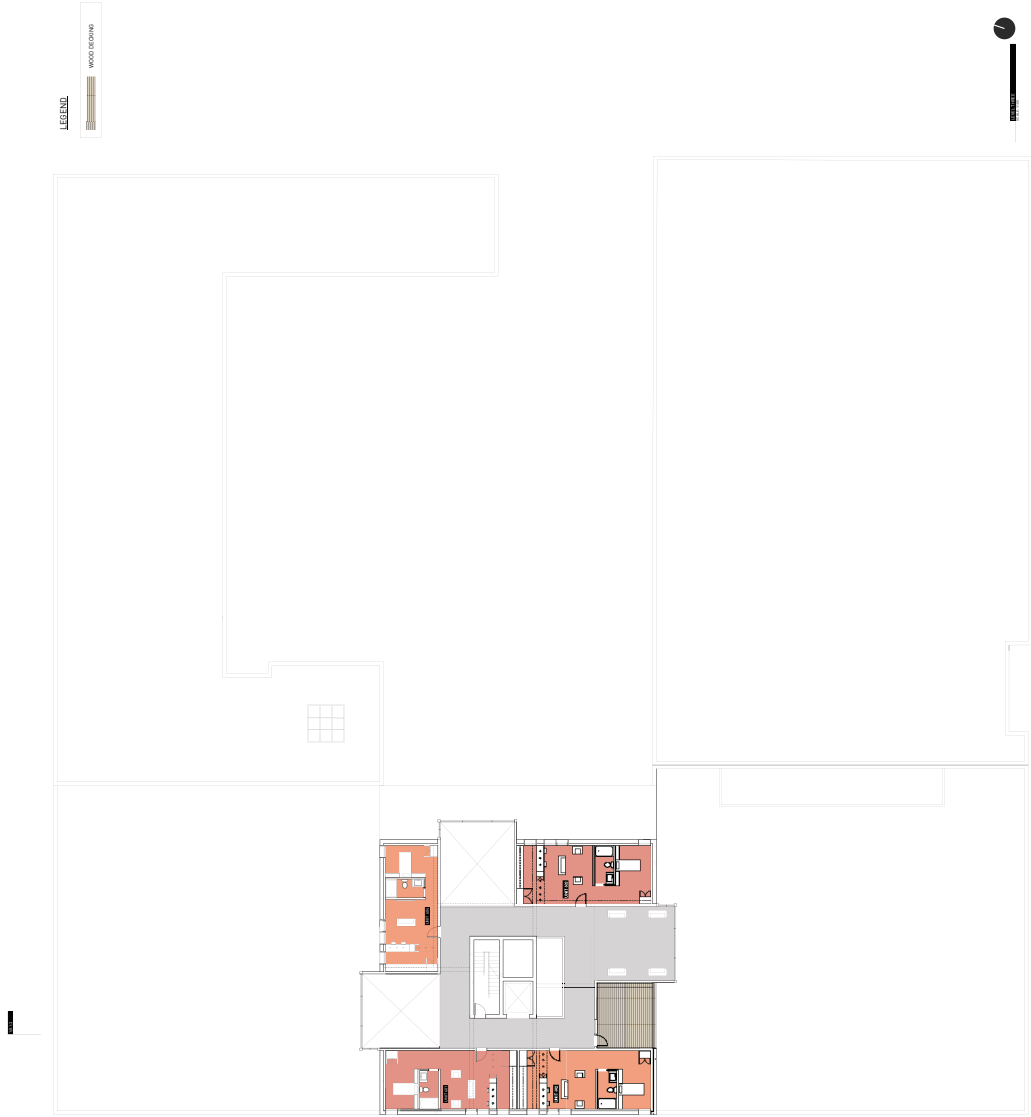






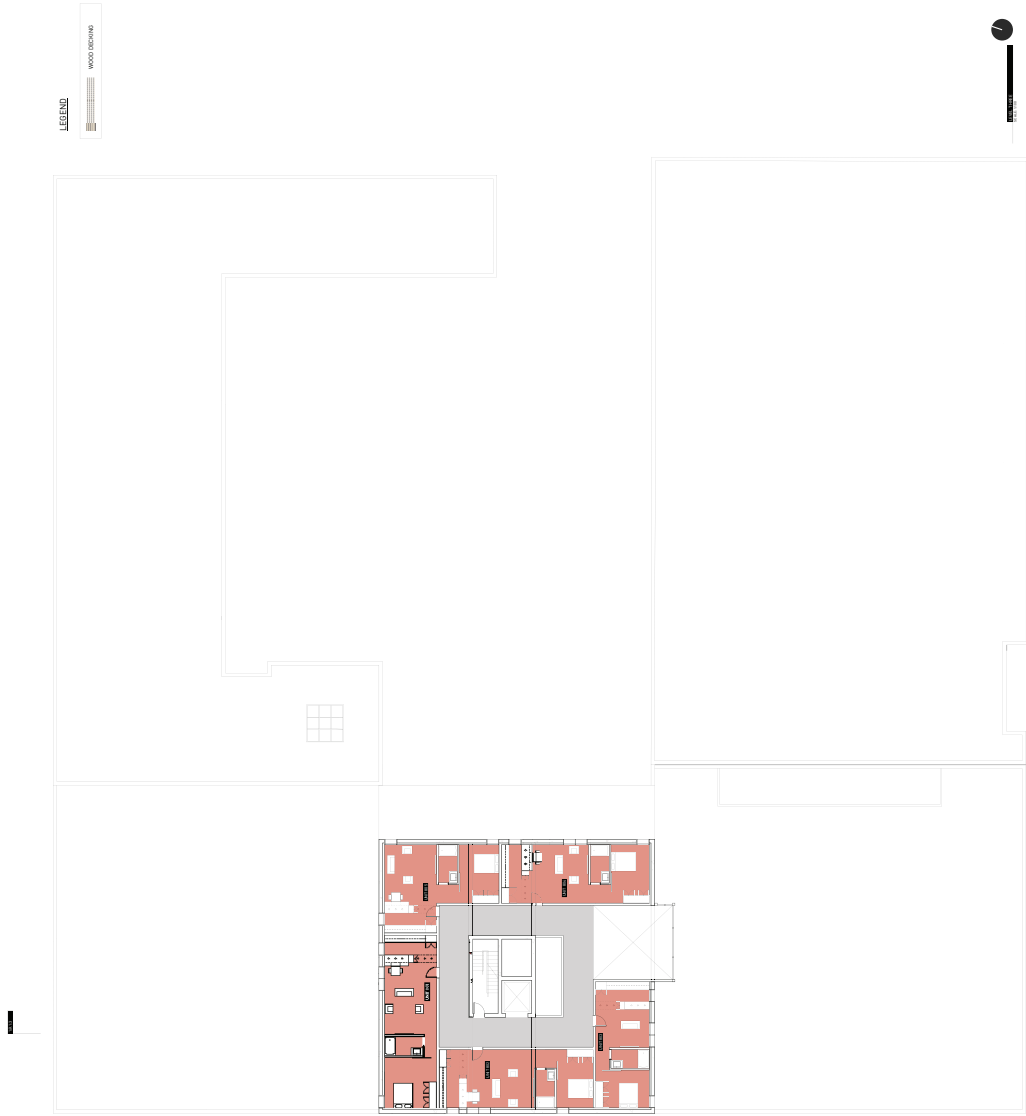


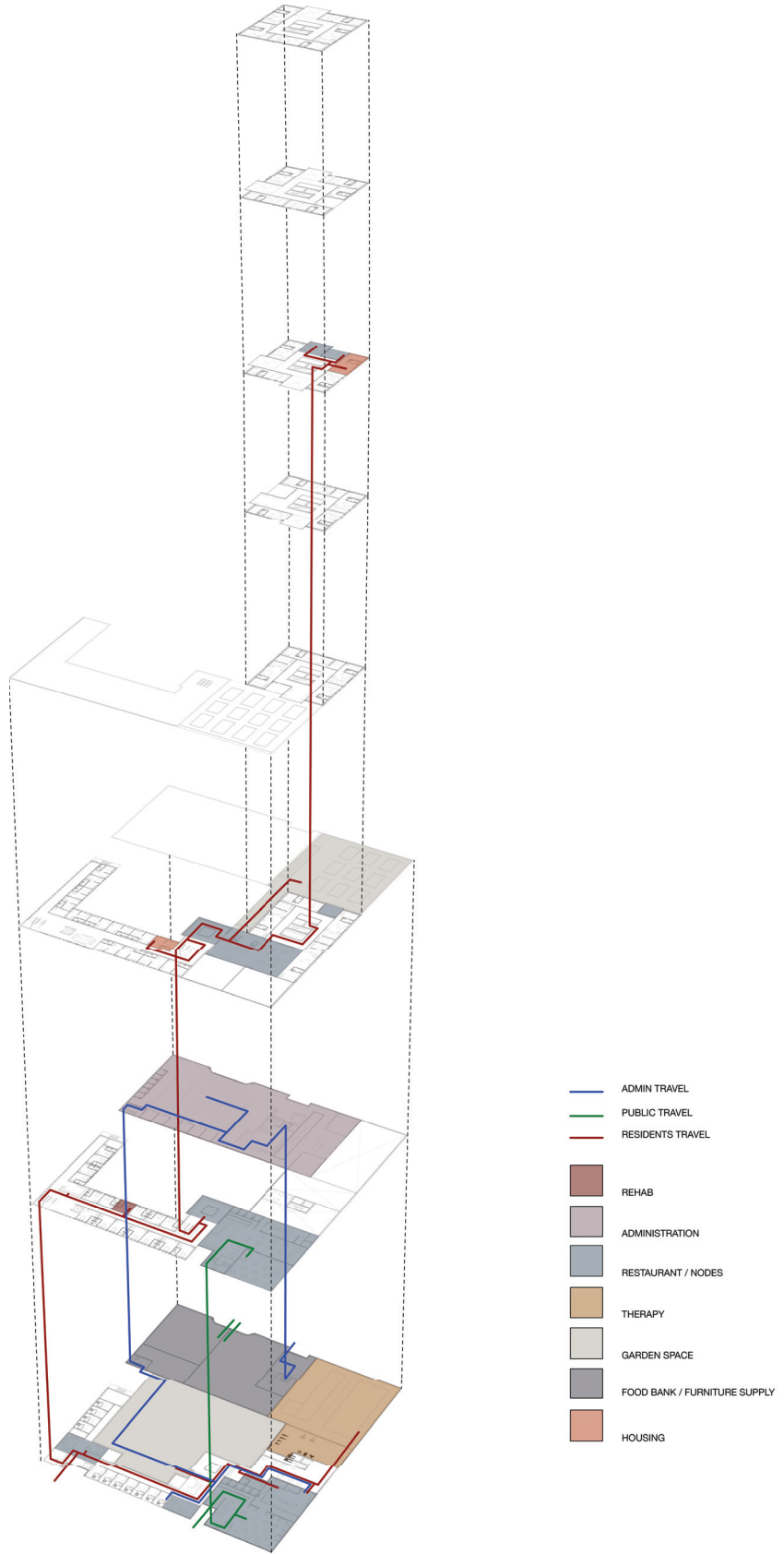




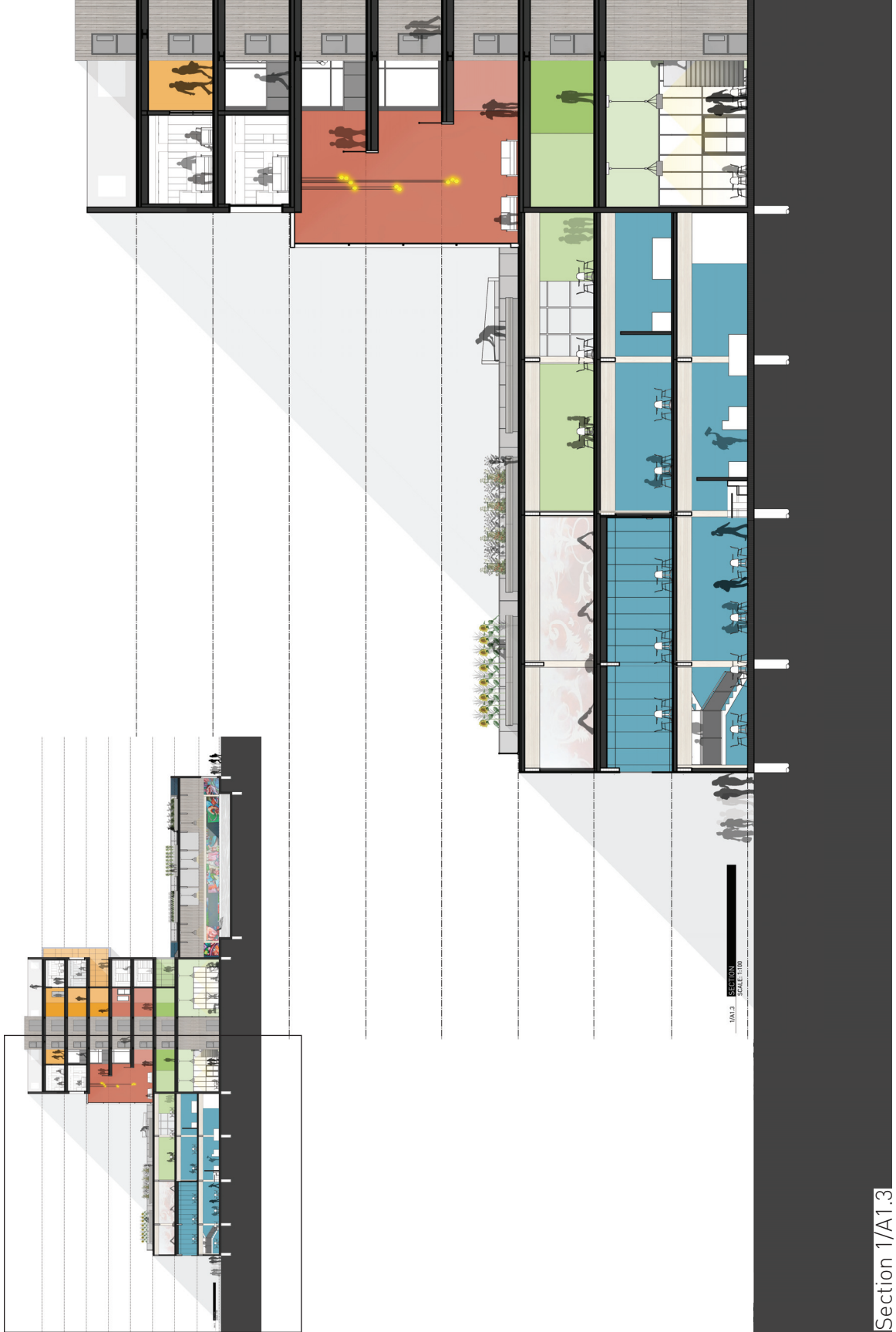








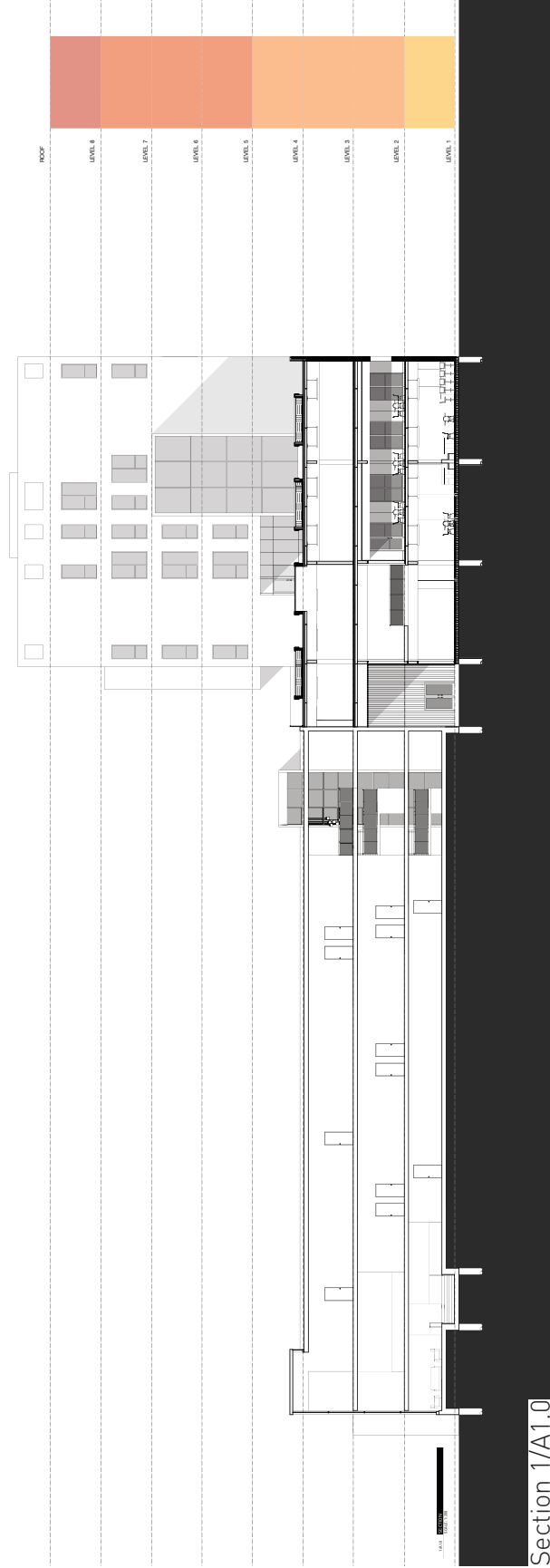
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Section 1/A1.3



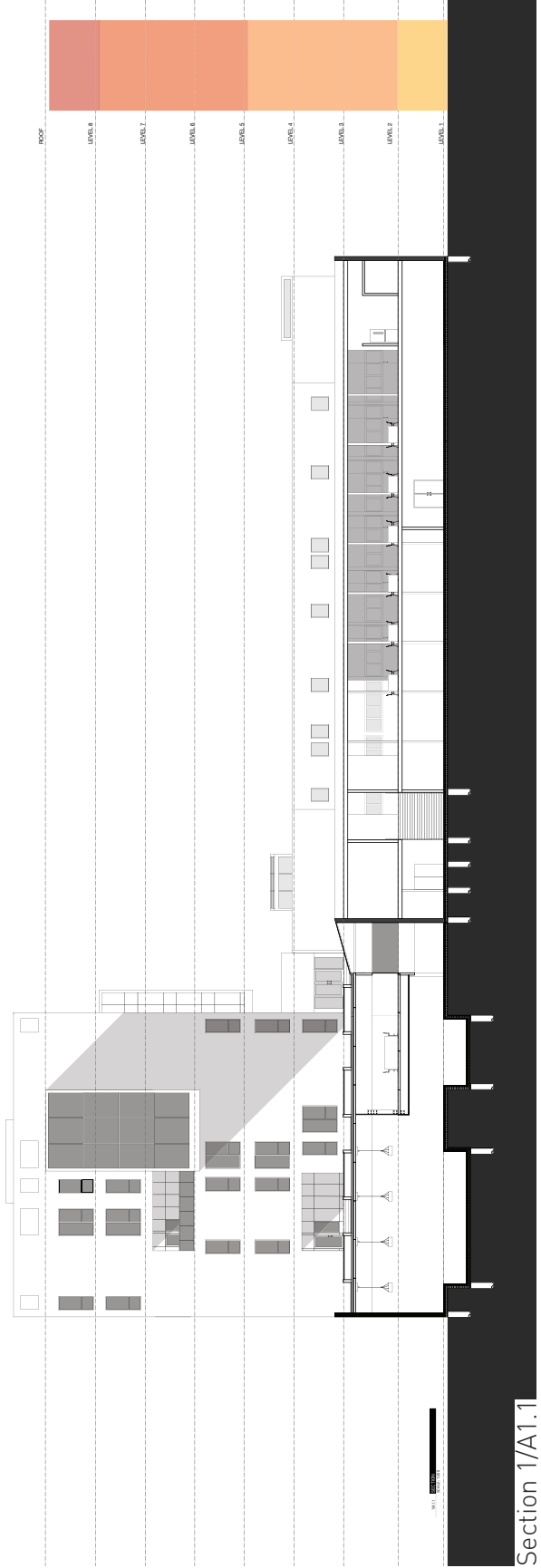
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Section 1/A1.0

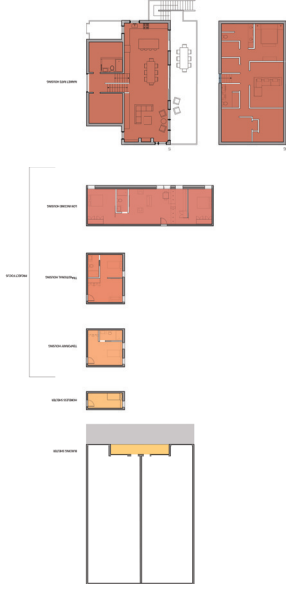


Section 1/A1.2



Section 1/A1.1

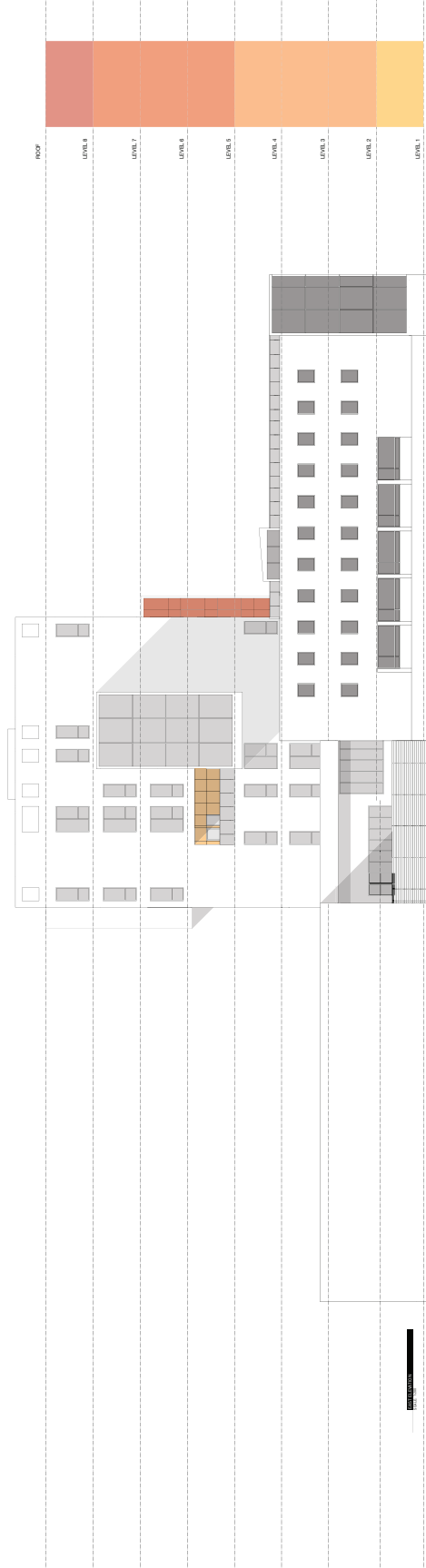




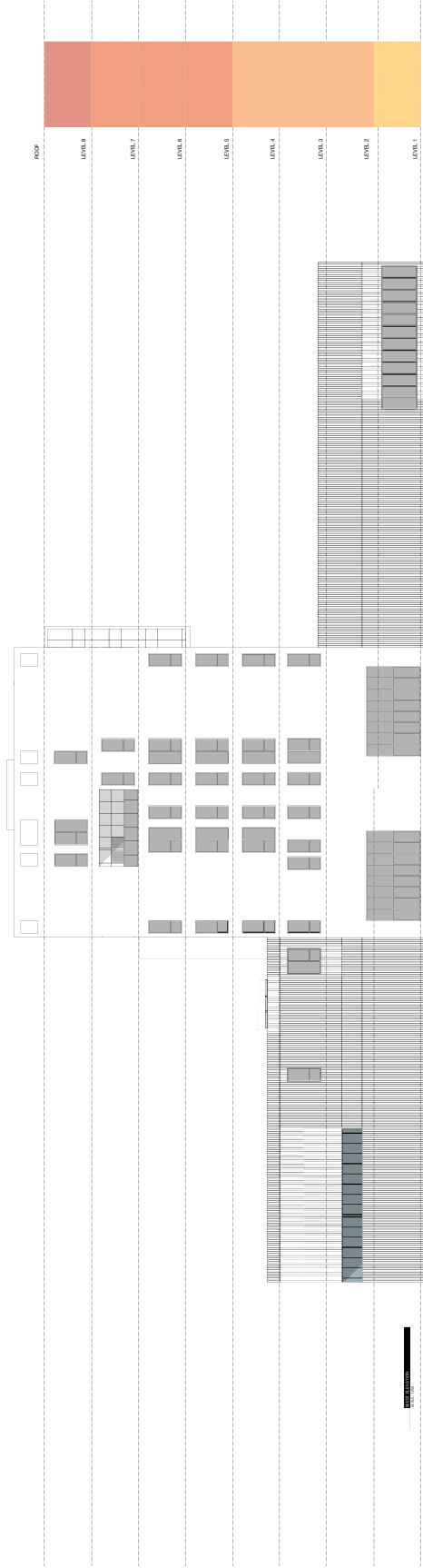
North Elevation



South Elevation



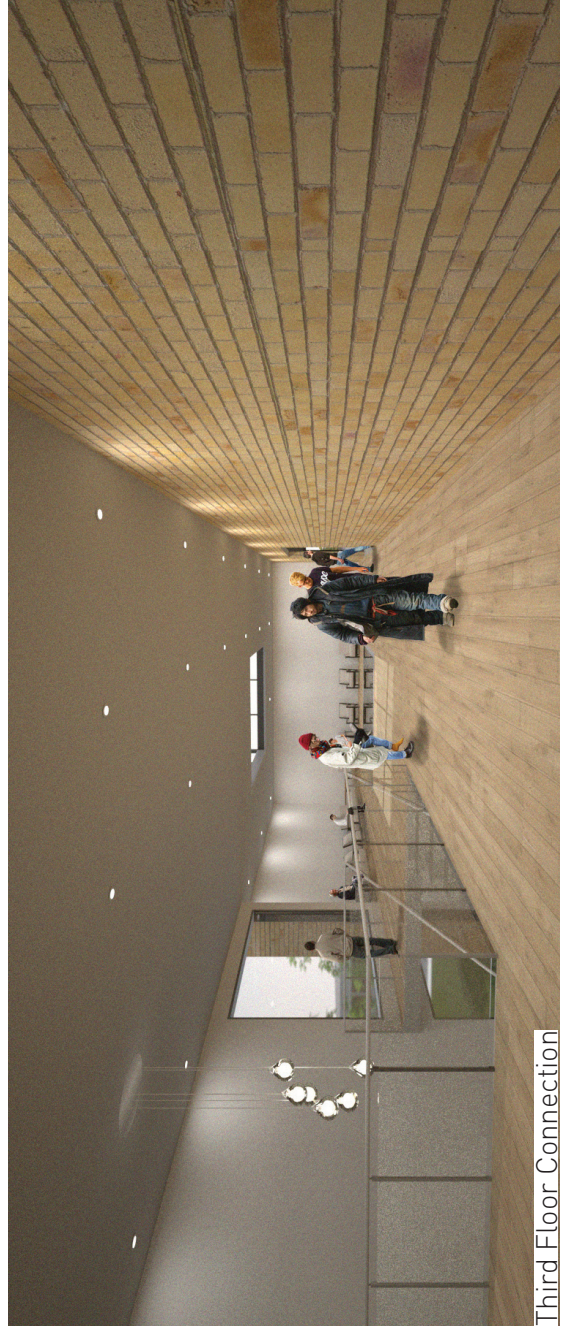
East Elevation



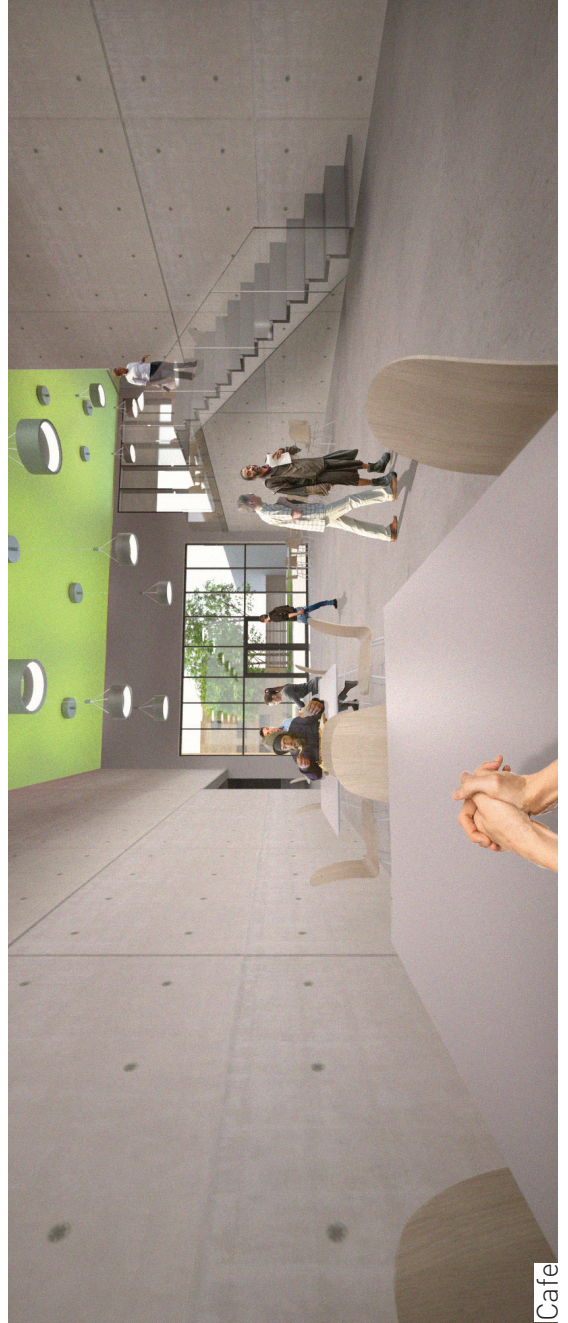
West Elevation



Court Yard

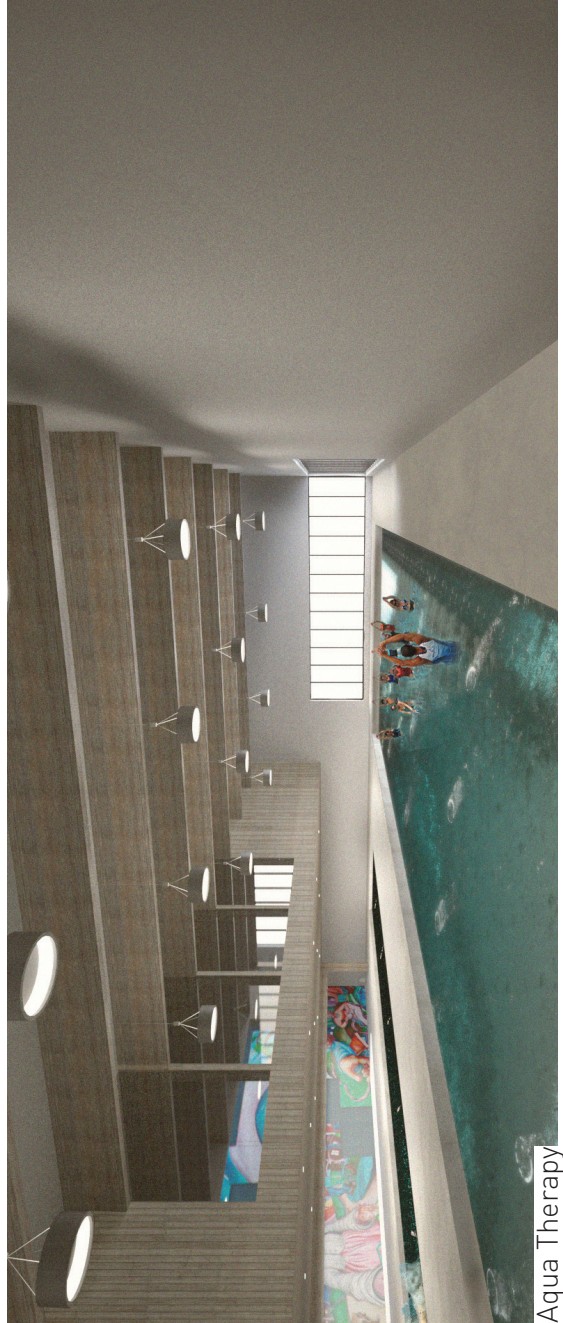


Third Floor Connection





102 Ave Looking West

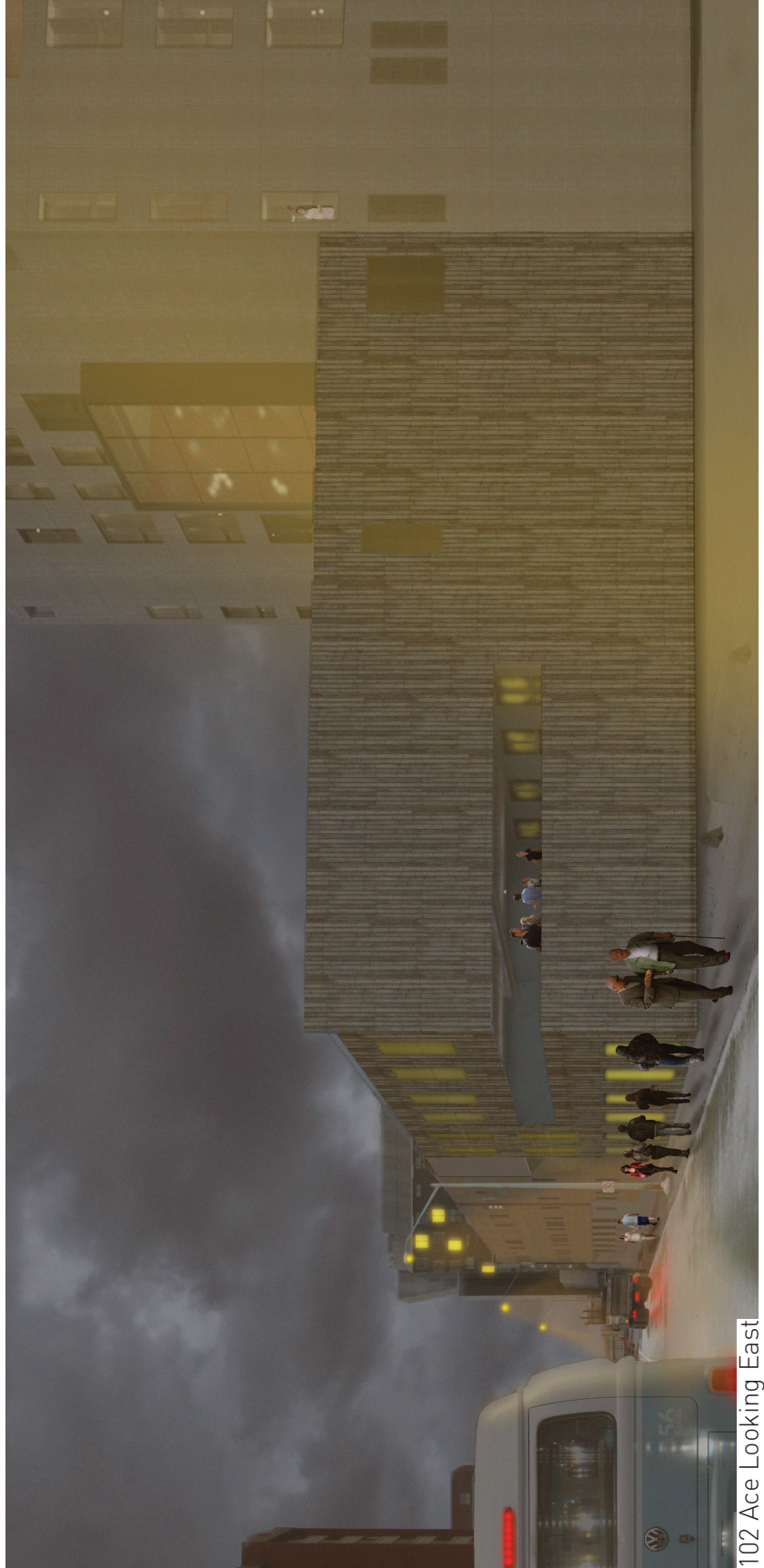


Aqua Therapy



Fourth Floor Looking Over Court Yard





102 Ace Looking East

## CHAPTER 8: CONCLUSION

This thesis, while focused on the new center of the neighborhood and the renovation and addition to The Salvation Army Addictions and Residential Centre does not touch on the greater impact that it could have on the city as a whole. By working with this new area and allowing it to slowly grow over time, the thesis could allude to an alternative approach for developing urban neighbourhoods like Boyle Street . It can allow for greater connections to the rest of the city, growing over time and create strong ties that can lead to more growth and greater stability to Edmonton's Downtown.

There are many Canadian cities that are attempting to revitalize their urban communities and this thesis adds one option on how they can approach an area such as Edmonton's Boyle Street neighborhood. Although the cost to the city would be high in sectioning off large amounts of land for civic space the benefits outweigh the cost. Examples of this type of investment can be seen in cities such as Winnipeg with their Central Park rehabilitation project. Which took a isolated unused part of the urban center surrounded by an existing community and added programed spaces to it. The change was almost overwhelming, a area that people were once scared to go to is now a vibrant area of social interaction between people within and outside of the community.

The Salvation Army and other not for profit groups do many things for our cities and the people that many do not think about. Being able to support these organizations and providing them with the tools and spaces needed to do their work is critical to a city's success. These organizations see the parts of our cities that most people shy away from but need to be brought to the forefront as our cities grow and are going towards higher density living.

This thesis attempts to tackle social and urban issues that have to be looked at in the years to come as our cities look to the future of development. It is not just ok to tear down, displace and start anew when it comes to areas such as Boyle Street in Edmonton. Cities need to embrace their past, look at the issues that are there, that could and will remain even after renewal and find new solutions on how to build buildings and relationships with the past and future in mind.

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## APPENDIX



Montmartre Mixed Used Social Housing

Photograph From: Babin+Renaud, 84 Housing and Equipment - Paris,

Montmartre is an infill project located in the north of Paris in the Binet sector just south of the Peripherque, the major ring road that surrounds Paris. The goal of the project was to help connect Paris to the suburb of Saint-Ouen, which is located on to the north of the Peripherque and rehouse low income families without taking them out of the area. Montmartre fills in what was once a no mans land between the adjacent A and high way and creates a location for the residents and community to gather for learning and recreation.



Savonnerie Heymans by MDW Architecture

Photograph From: Architizer, The 12 Latest trends in Affordable Housing,

Savonnerie Heymans is a public housing project located in Brussels, that has a range of housing types to suite different needs of its residents. The project uses technology and passive architecture to create a sustainable and low cost living for its residents. Indoor and outdoor public spaces encourages interaction between the residents and creates a sense of community within the project.



Via Verde by Grimshaw Architects with Dattner Architects

Photograph From: Architizer, The 12 Latest trends in Affordable Housing,

Via Verde is a affordable housing project located in the South Bronx of New York. The 222 unit building begins in the ground floor court yard that continues as the building steps up in different increments to end at a 20 story tower at its end. The building is designed to LEED Gold standards and includes water collection and storage, photovoltaic panels and passive technologies. Residents are educated on the technologies of the building to promote energy efficiency and each unit has a monitor to so the user their energy consumption.





Nystrom Village Master Plan

Photograph From: Pyatok, Nystrom Village Master Plan”

Nystrom Village is located in Richmond California is a mixed-income master plan replacing 100 public housing units with 400 affordable and market housing. The projects breaks down to 150 affordable housing for seniors, 215 affordable rental apartments and townhouses and 36 homes for first time home buyers. The project is broken up into 4 different city blocks which each contain their own public space at their core. Existing buildings on the site will converted into public facilities and a museum along with renovations to the nearby Martin Luther king Park, Nystrom Elementary school and Maritime History Center.



Southeast False Creek

Photograph From: City of Vancouver, South False Creek

South False Creek master plan is one of the latest plans for Vancouver’s urban center. It is to include 5000 resident units, commercial space, community centre, elementary school, religious centers, public parks, and the restorations of historical buildings. It is to be a complete community within the urban core of Vancouver, what is unclear about the area is wether or not it will include mixed-income or affordable housing.



Beirut, Lebanon, City Center Master Plan

Photograph From: Area, Beirut central district

Beirut Lebanon master plan is an example of a neighborhood designed under New Urbanism concepts. The plan includes affordable mixed-use housing, market housing, commercial space, civic space, and a shopping district all to encourage walkability in a dense urban fabric.

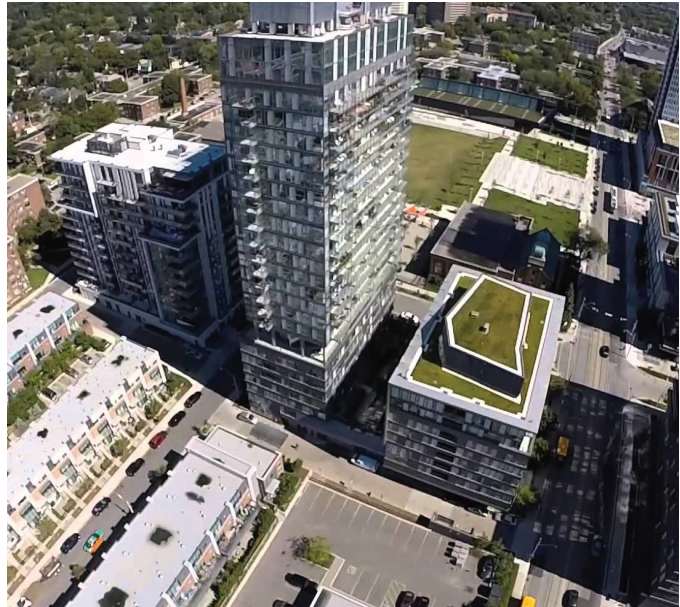


**Melrose Commons, South Bronx, New York**

Photograph From: Map Architects, Portfolio: Melrose common

Melrose Commons in the South Bronx of New York is a great example of community activism against total urban renewal. The community came together to reject and fight against relocation of thousands of

residents the “renewal of the neighborhood”. Instead they worked with the government and architects to set out a plan where the residents would stay and the community would grow over time as needed. Starting in 1994 the and continuing for almost 15 years the community has slowly grown and new and renovated affordable and market projects has been completed and created a strong and vibrant community.



### **Regent Park, Toronto**

Photograph From: YouTube: Regent Park Toronto

Regent Park in Toronto has begun a transformation over the past couple of years and there is more to come. The process started back in 1995 with the cities housing commission going to residents of Regent Park and asking them what they would want out of a revitalization plan. After many years of design and debate about the area construction on phase one was finished back in 2012. The difference between this project and other revitalization plans is that phase one was completed before even one unit went up for sale. This gave the incoming residencies a chance to actually see the neighborhood and the units before purchasing, not going off of promises and renderings of what will be. Phase two is scheduled to be completed in 2017 and phases 3,4,5 to come.

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