



# THE HEARN

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## URBAN HABITAT

Site Development Plan



# URBAN HABITAT

The Urban Habitat is a multi-use place of gathering where a vibrant and forward thinking environmental sector flourishes as a result of a thriving ecology.



# VISION

We facilitate a flourishing and thriving ecological urban habitat.



# RESPONSIVE ARCHITECTURE

Responsive architecture takes into account the building as well as its **surrounding context** by responding to and enhancing it. It is defined by our sites **ability to grow**, when needed, with spaces that can change function with time.



# WHERE WE STAND

- Hearn to be a heritage site.  
(Heritage attributes be preserved.)
- 3 Environmentally Significant Area surrounding the Hearn
- 3 significant views and vistas.  
(More than any other site in the portlands.)

**- ALBERT EINSTEIN**

If the bee disappeared off the surface of the globe then man would only have four years of life left. No more bees, no more pollination, no more plants, no more animals, no more man.

- Albert Einstein



# OUR FOCUS

## BIODIVERSITY



Honey bees provide \$171 million in annual pollination value to Ontario agriculture.

# OUR FOCUS

## BIODIVERSITY



Over 300 species of birds.  
Bird migration stopover.  
Birds eat insects, seeds  
and grains.



# OUR FOCUS

## BIODIVERSITY

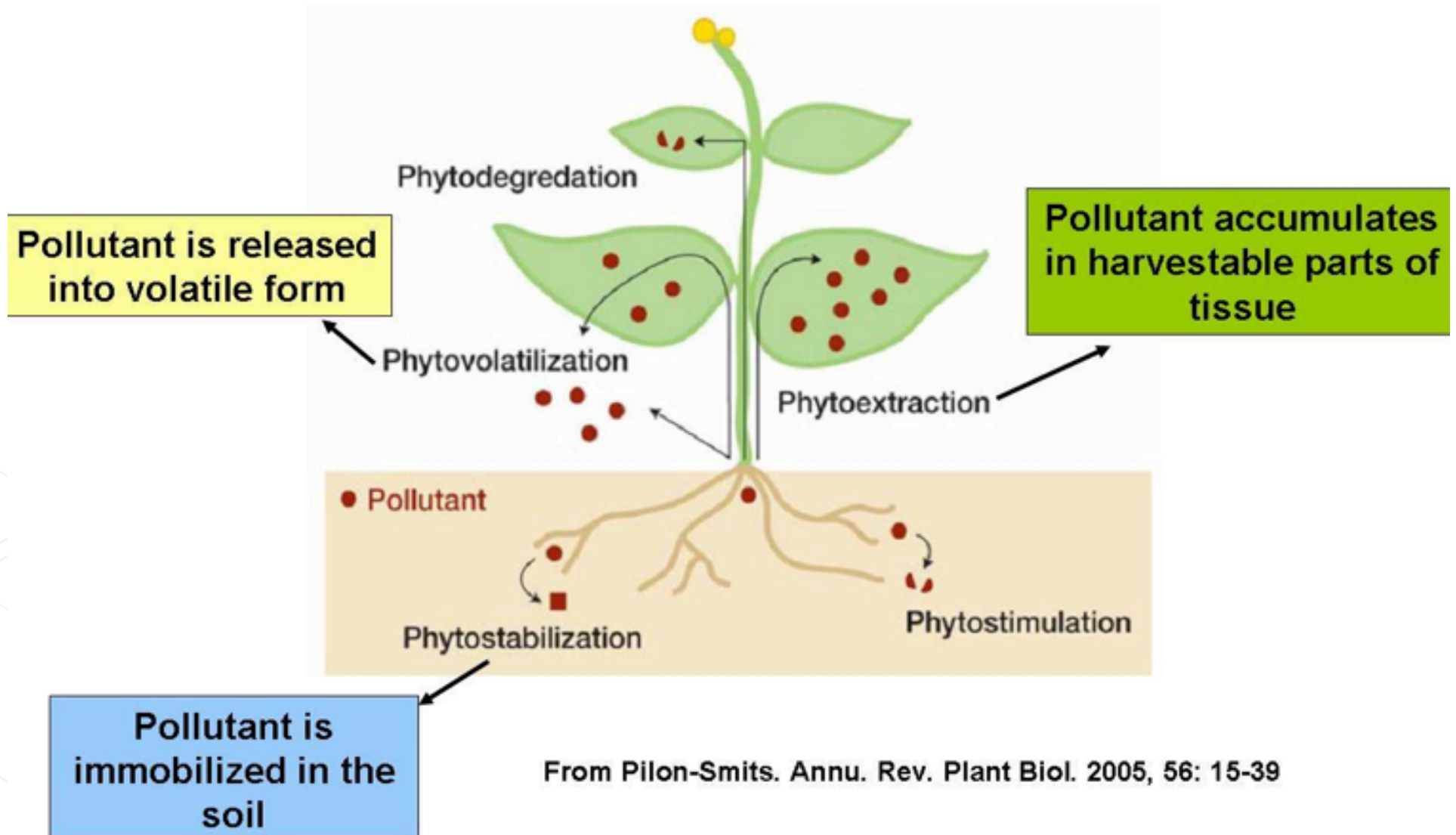


Chemicals to deter predators and parasites.

Chemical defences of its host plant.  
Value economically.

Powerful antibiotics found in Meadow Brown, a widespread species.

# SOIL REMEDIATION



From Pilon-Smits. Annu. Rev. Plant Biol. 2005, 56: 15-39

# OUR FOCUS

## URBAN - DIVERSITY



Flexible units

Biological  
Manufacturing

Mixed use spaces

# S.W.O.T. OF SITE

## STRENGTH

WATERFRONT  
PUBLIC CONNECTION  
AMAZING BUILDING  
GREAT VIEW  
SITE

## WEAKNESS

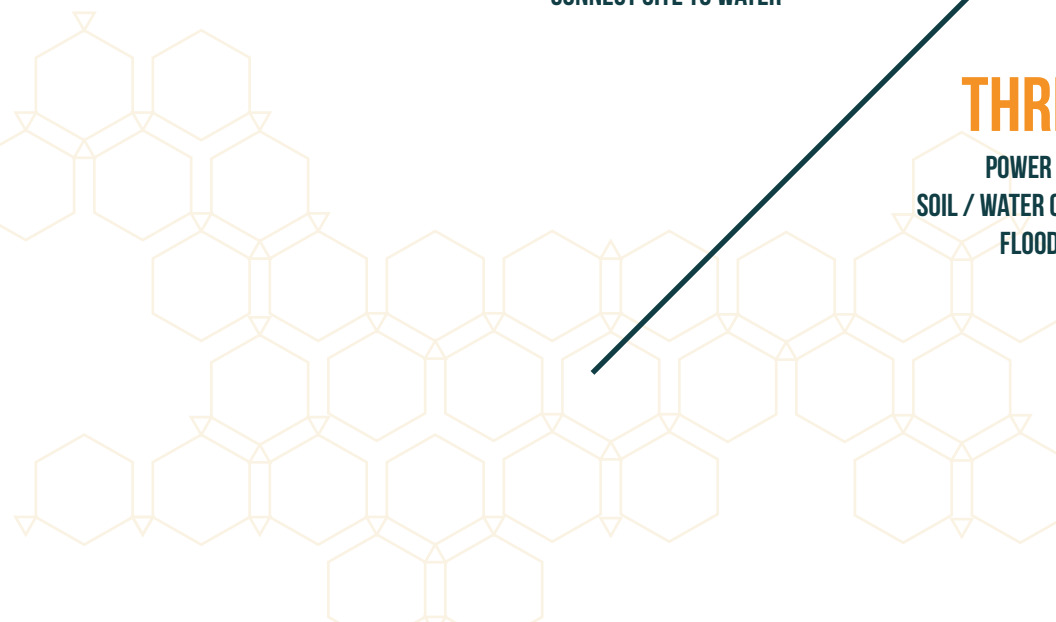
CONTAMINATION  
TRANSPORTATION TO GET TO THE SITE  
SILO (CAN'T GET RID OF)  
UNDESIREABLE NEIGHBOURS DUE TO THE SIZE OF THE SITE  
PROPER USE OF THE BUILDING CAN'T BE DECIDED

## OPPORTUNITIES

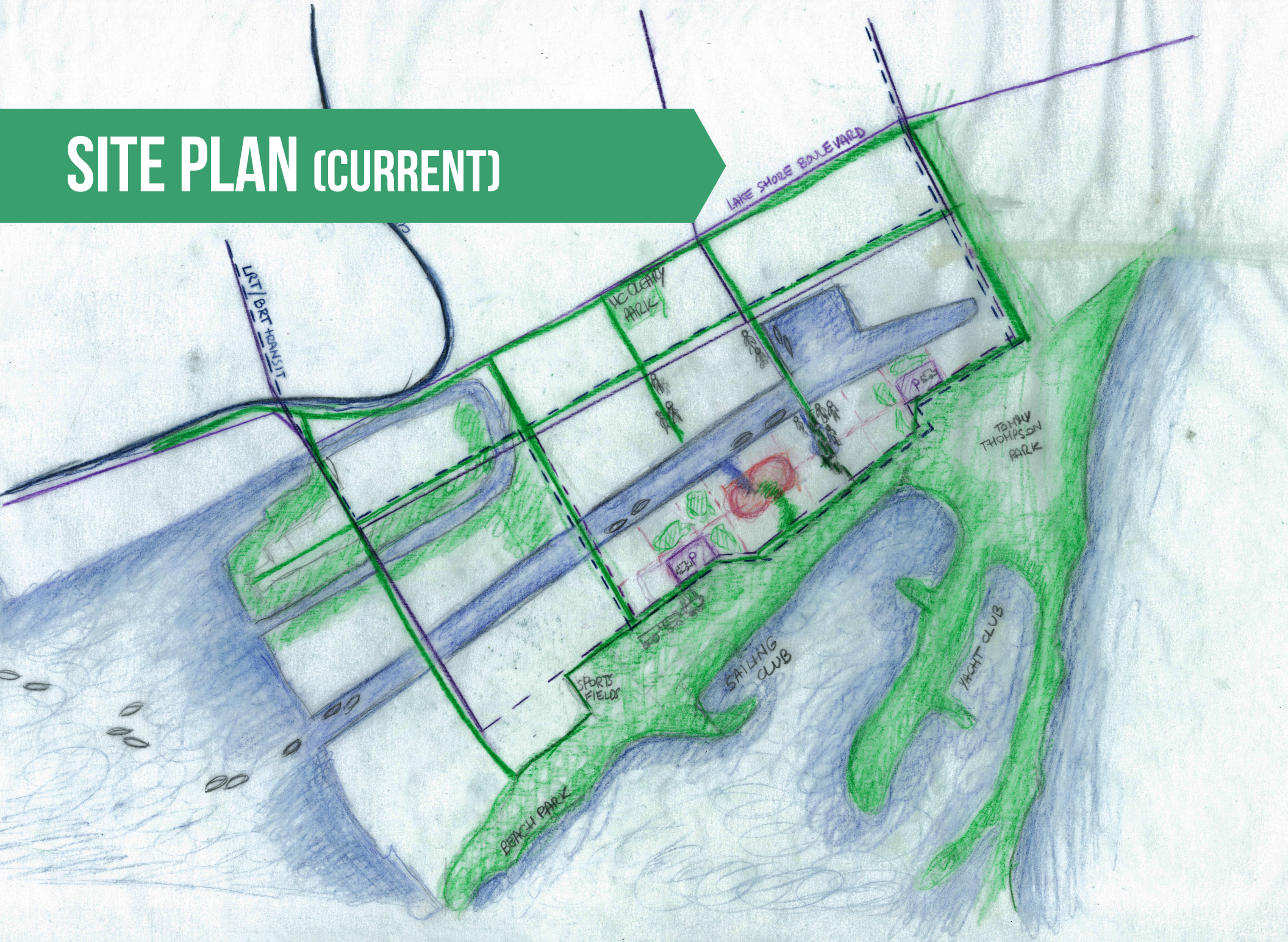
FIT LARGE DEVELOPMENTS  
CAN BE USED FOR RESIDENCE  
CONNECT SITE TO WATER

## THREATS

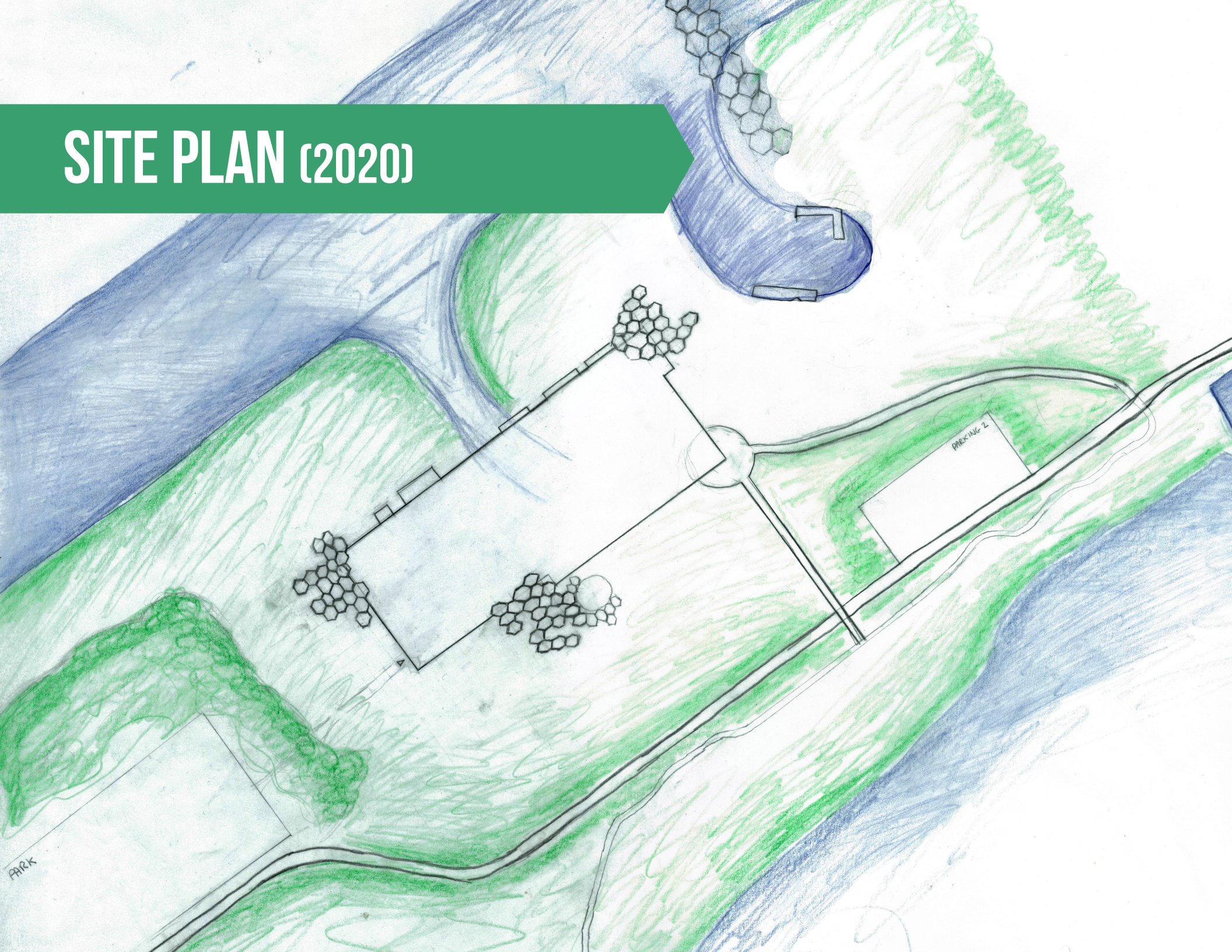
POWER STATION  
SOIL / WATER CONTAMINATION  
FLOOD PLAIN



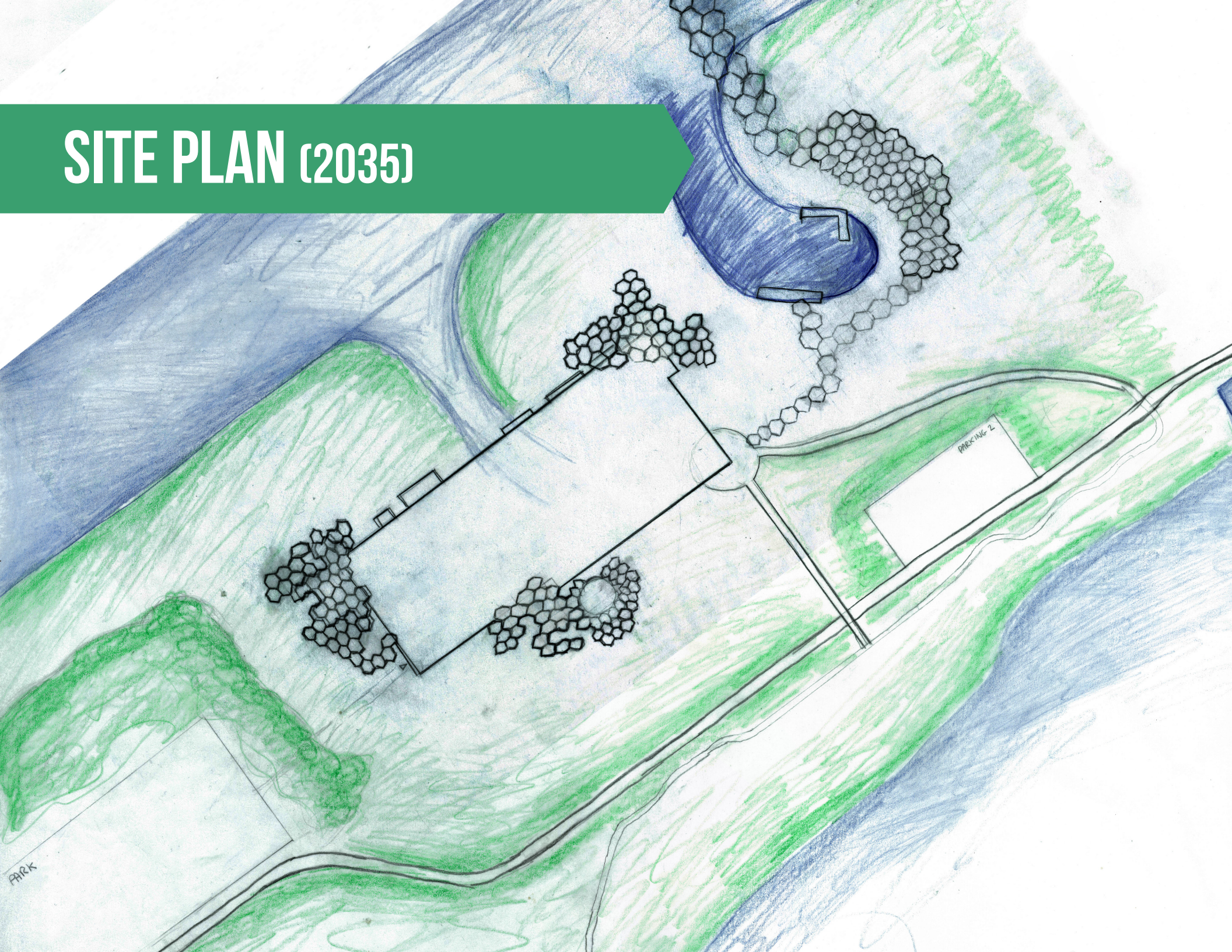
# SITE PLAN (CURRENT)



# SITE PLAN (2020)



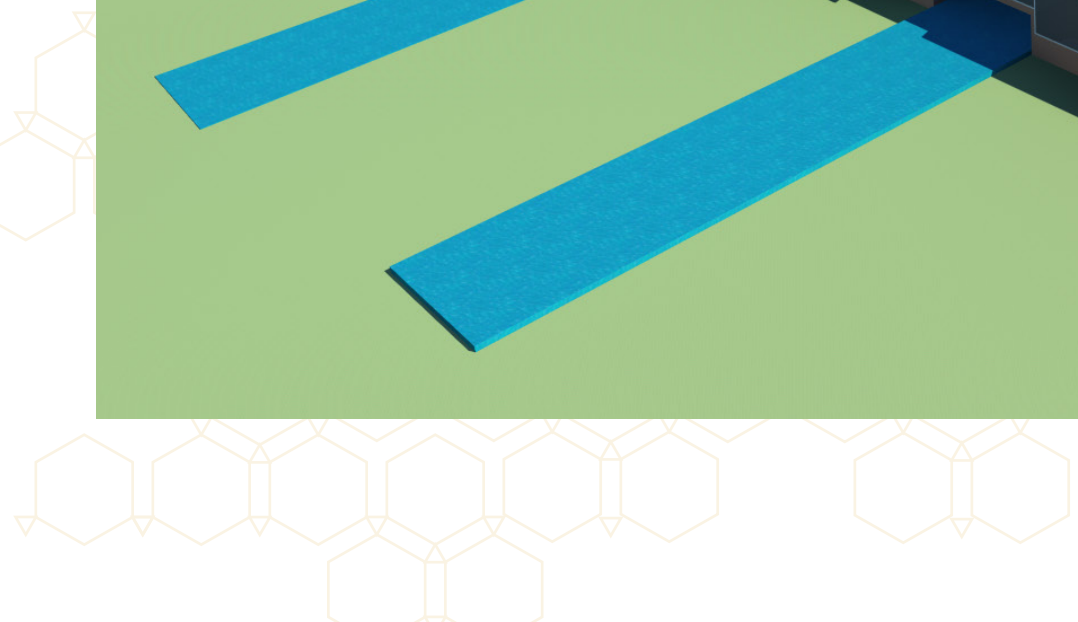
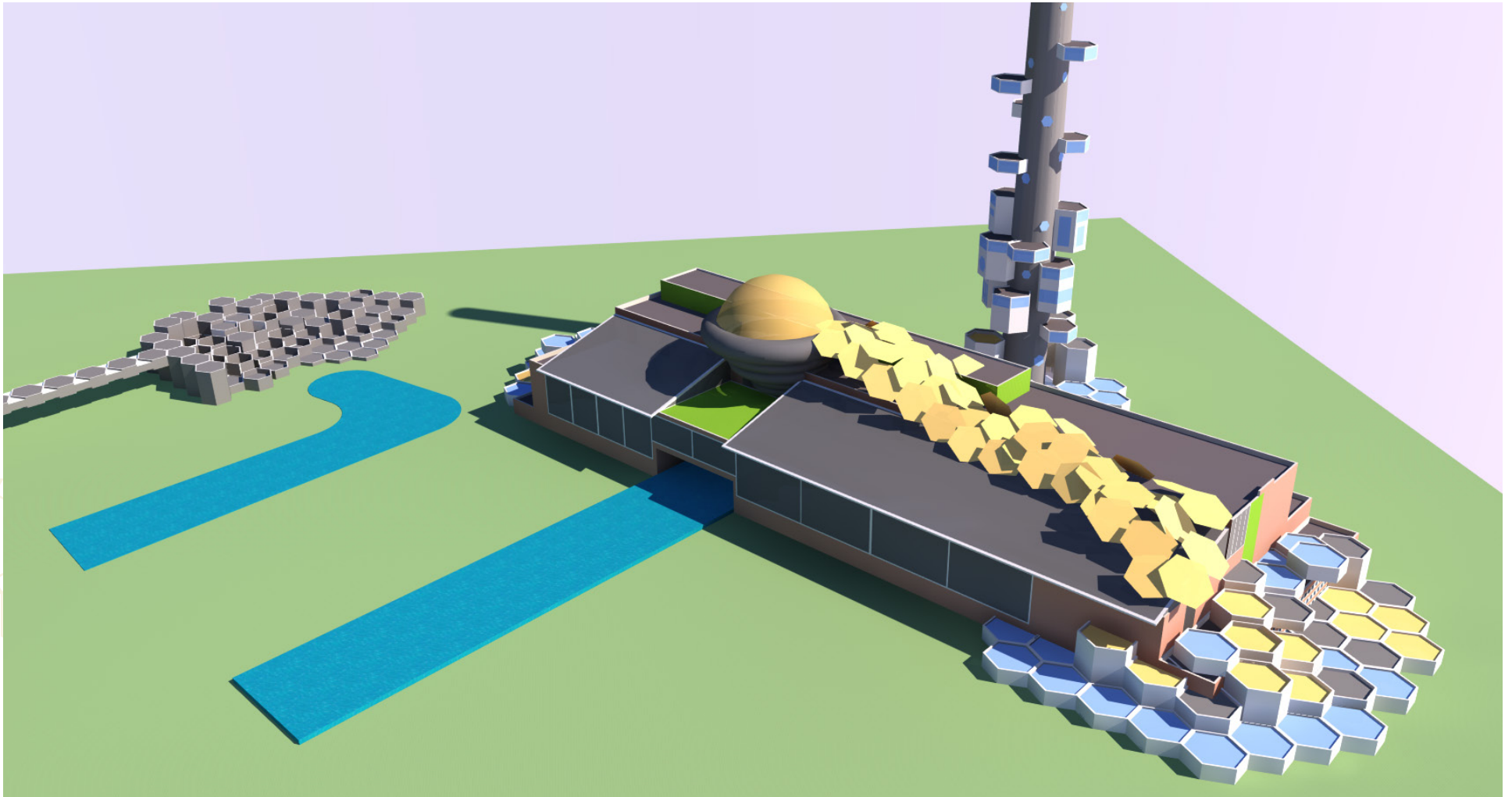
# SITE PLAN (2035)



PARKING 2

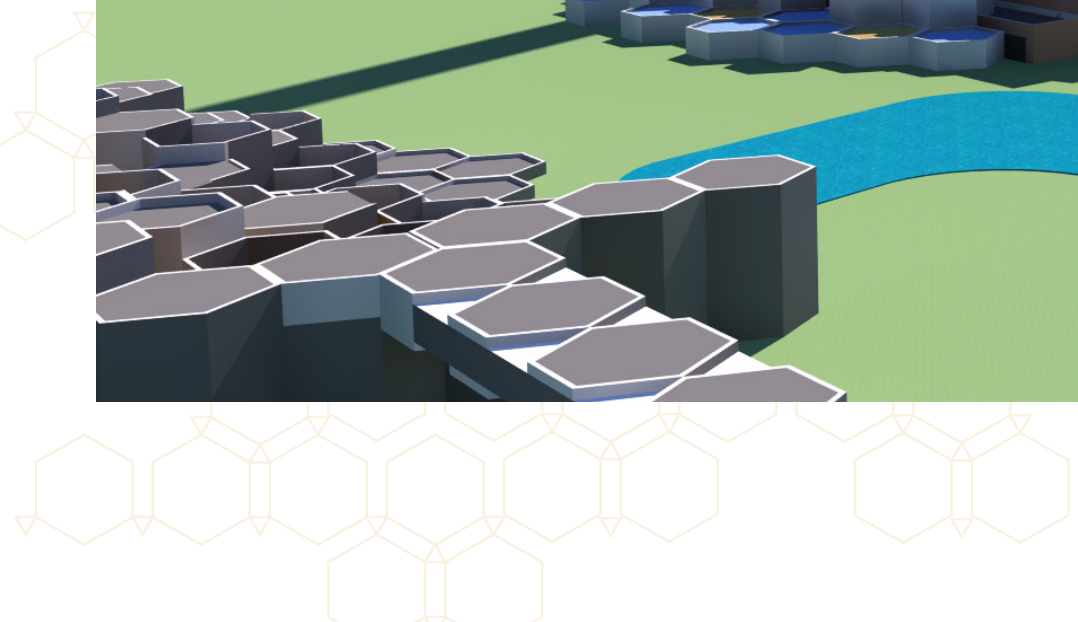
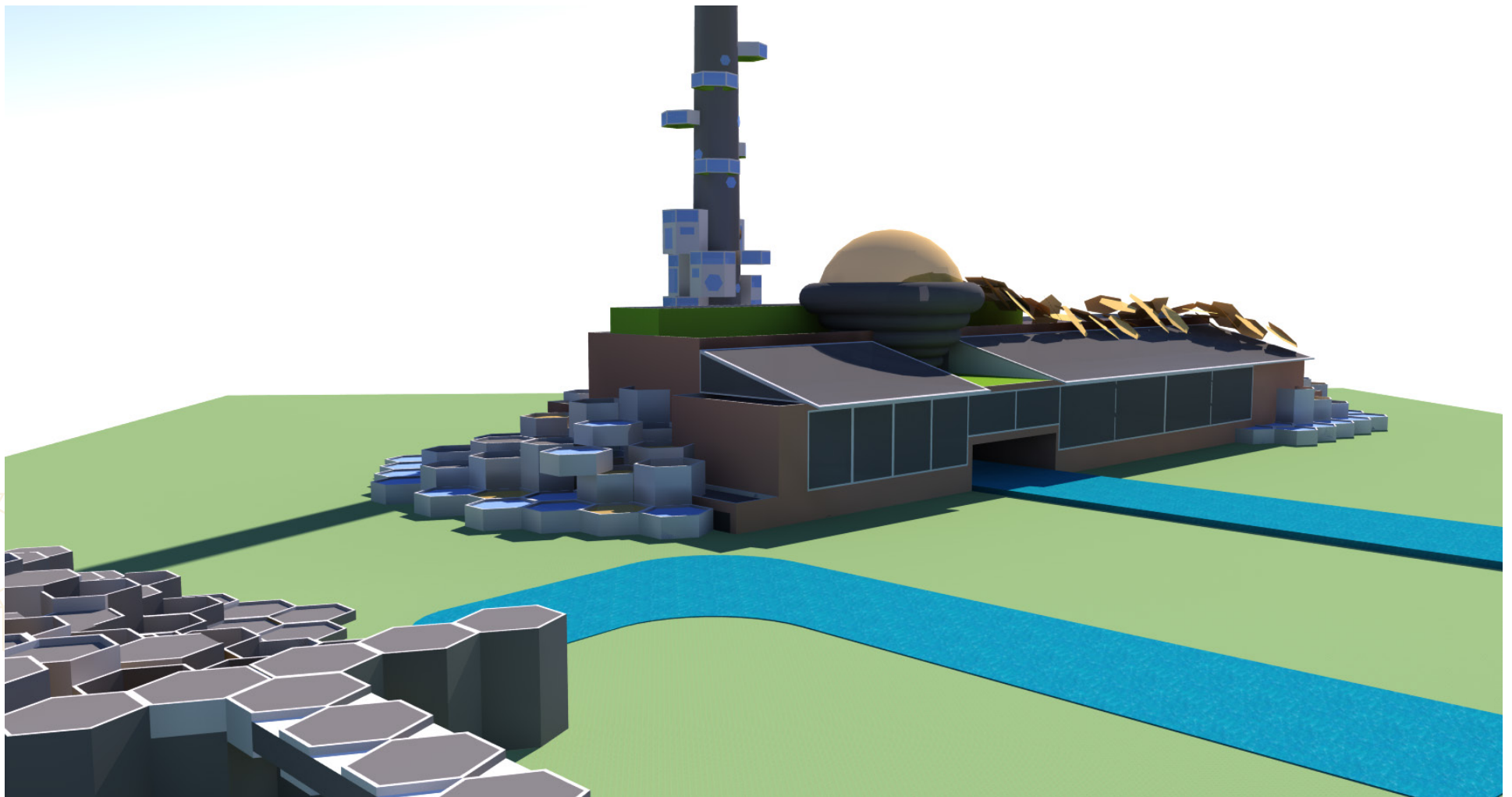
PARK

# CONCEPT



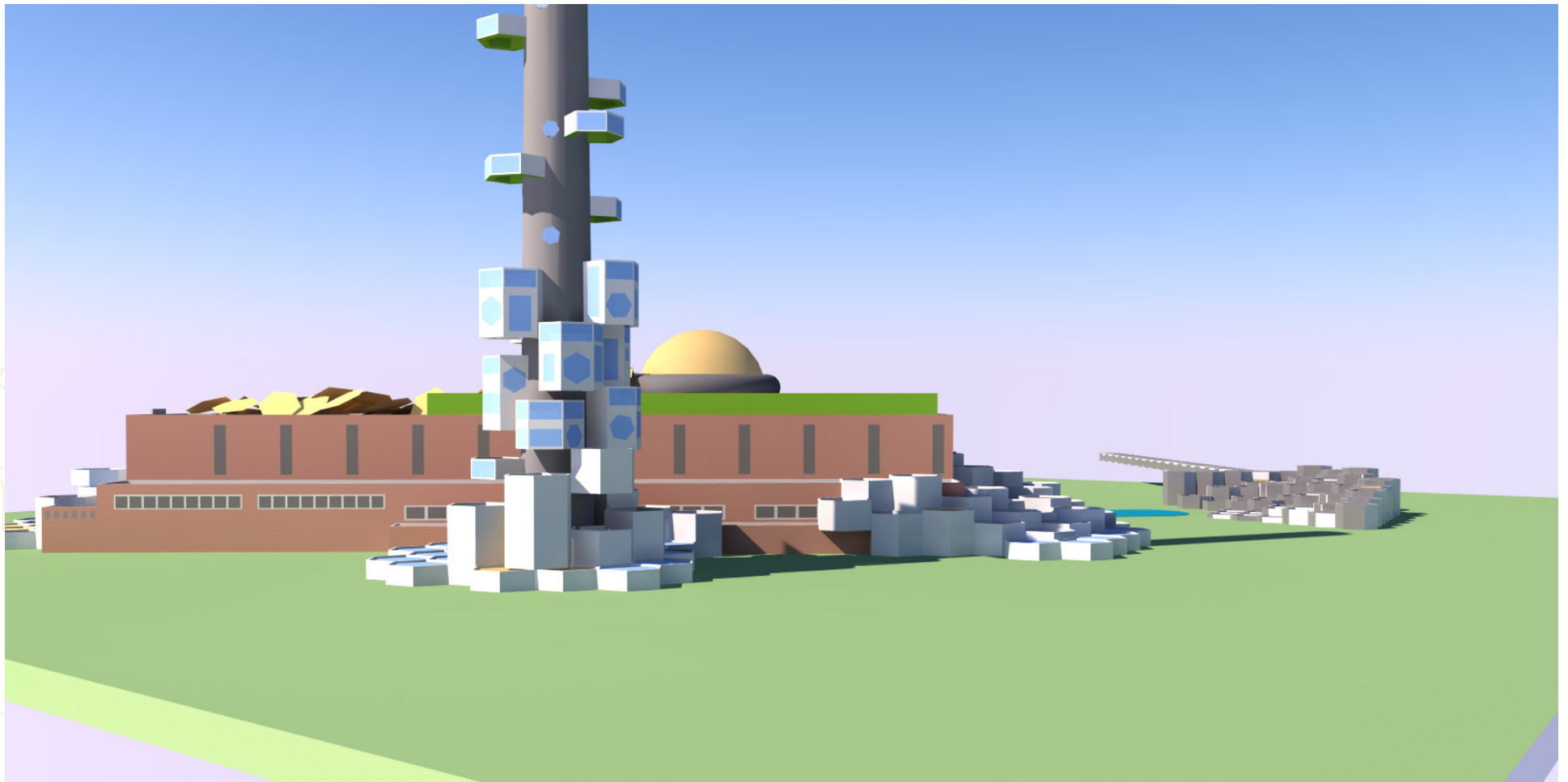


# CONCEPT



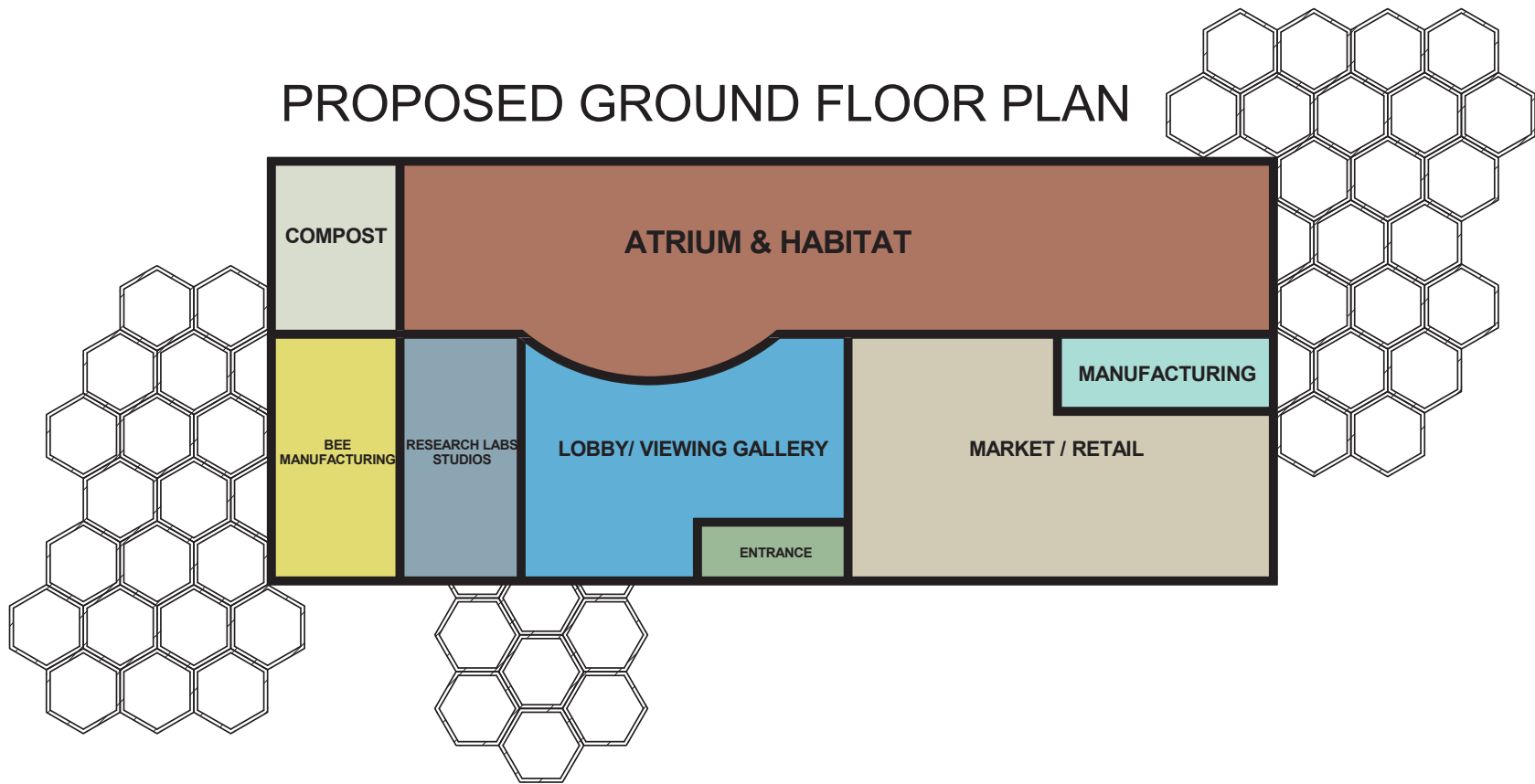
# RENDERS

## ELEVATIONS

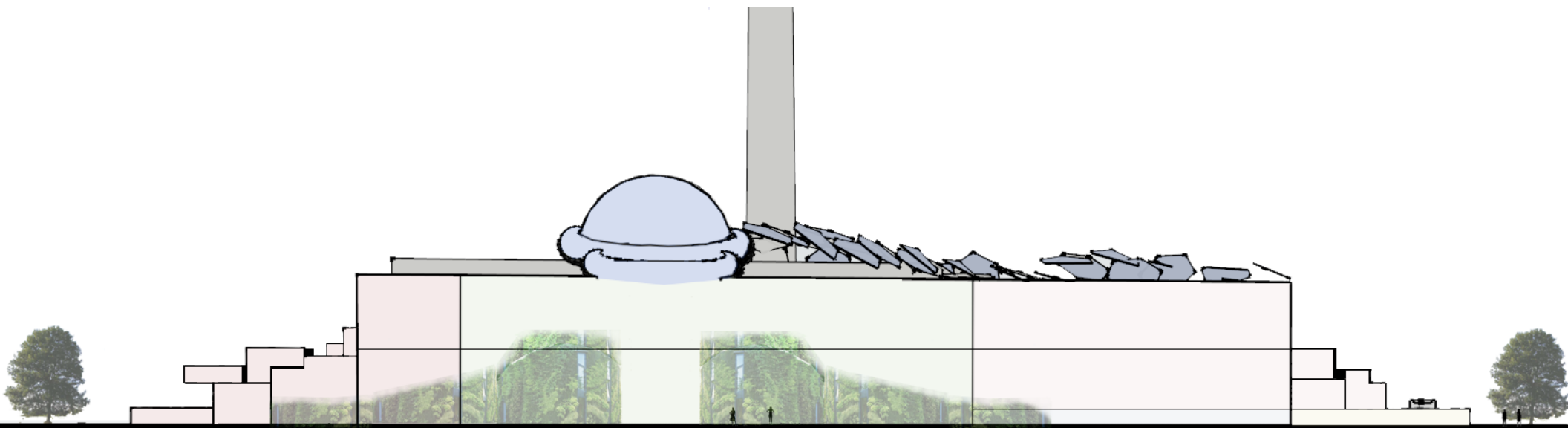


# FLOOR PLAN

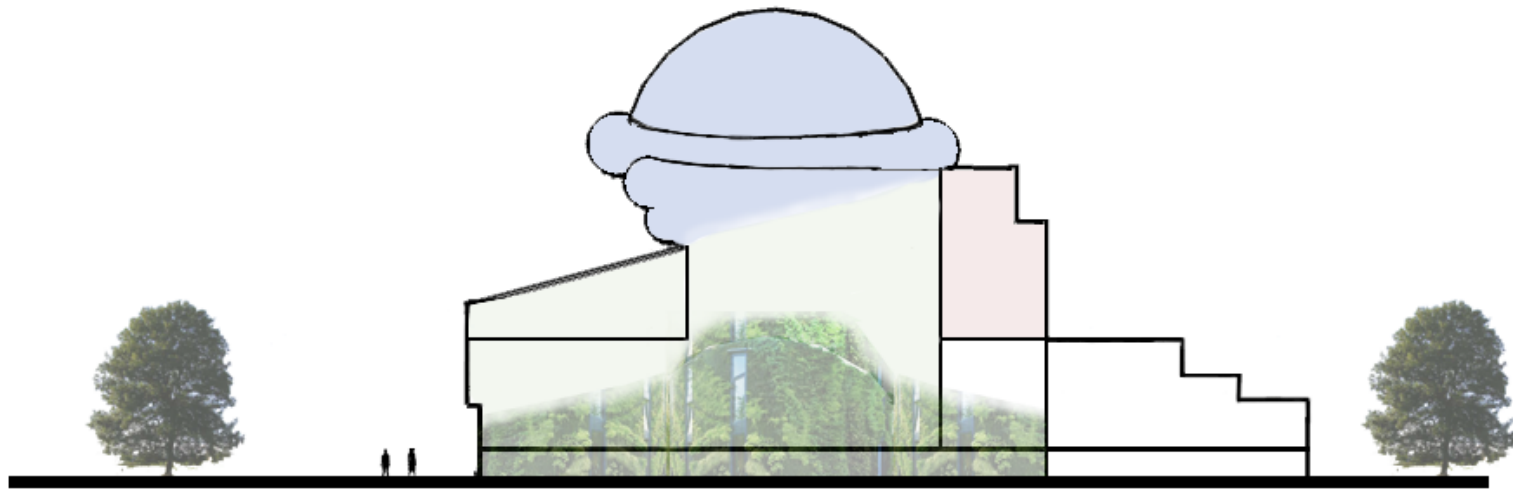
## PROPOSED GROUND FLOOR PLAN



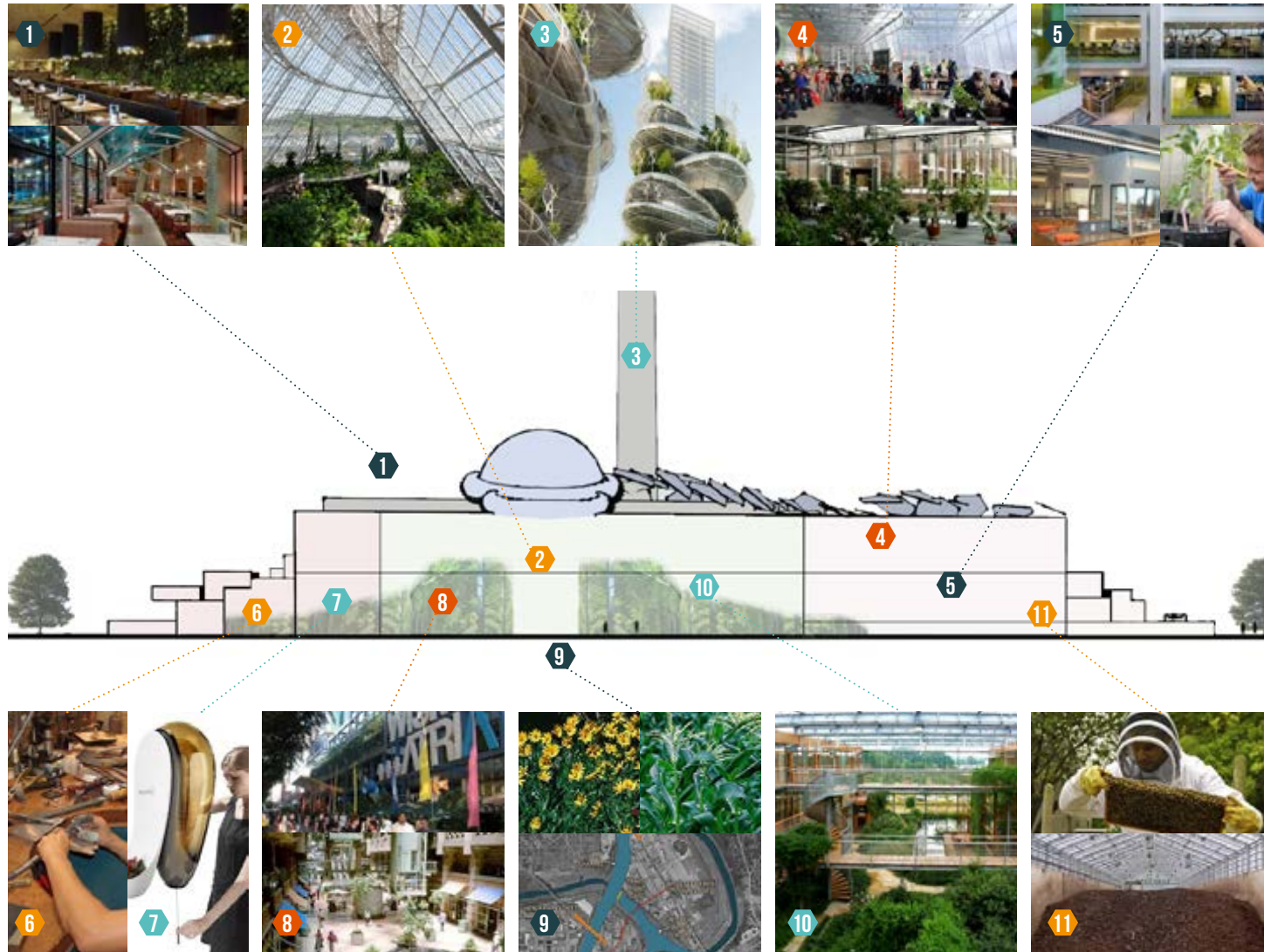
# SECTION (FROM NORTH)



# SECTION (FROM WEST)



# SYSTEMS DIAGRAM



# PROGRAMING SCENARIOS

## **EDUCATION**

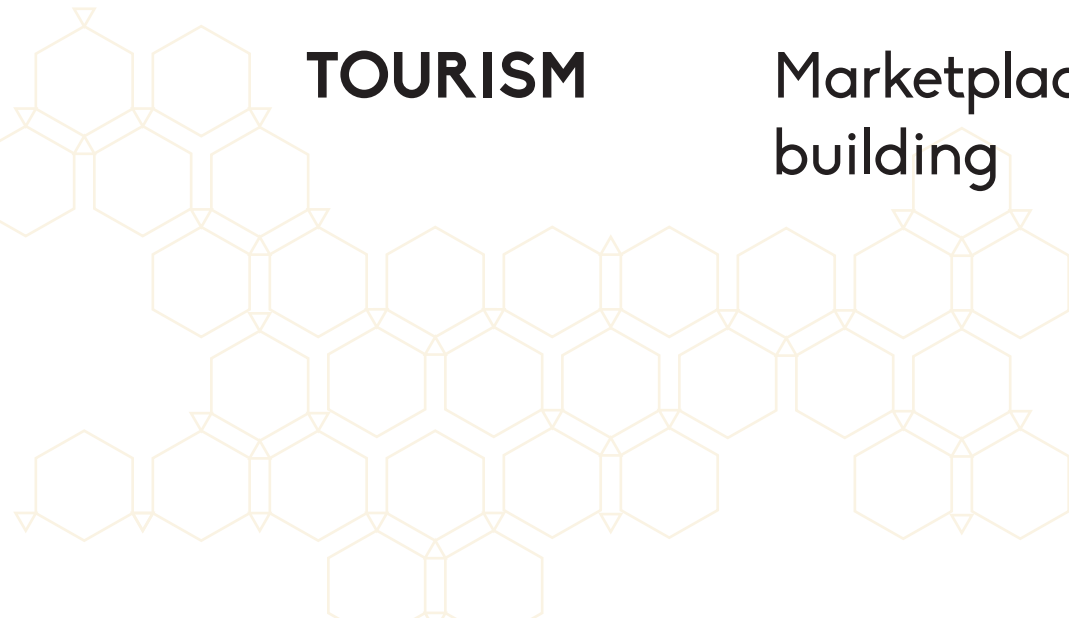
Mandatory environmental course

## **LIVE/WORK**

Job opportunities in retail, habitat, offices, manufacturing hub, restaurants, and market

## **TOURISM**

Marketplace in a waterfront heritage building

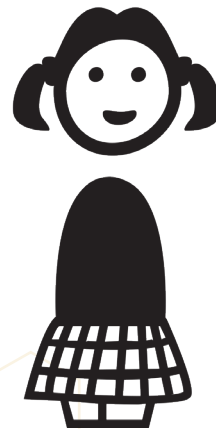


# USER PERSONAS

**LIVE/WORK  
EMPLOYEE**



**THE  
STUDENT**



**THE BEE**

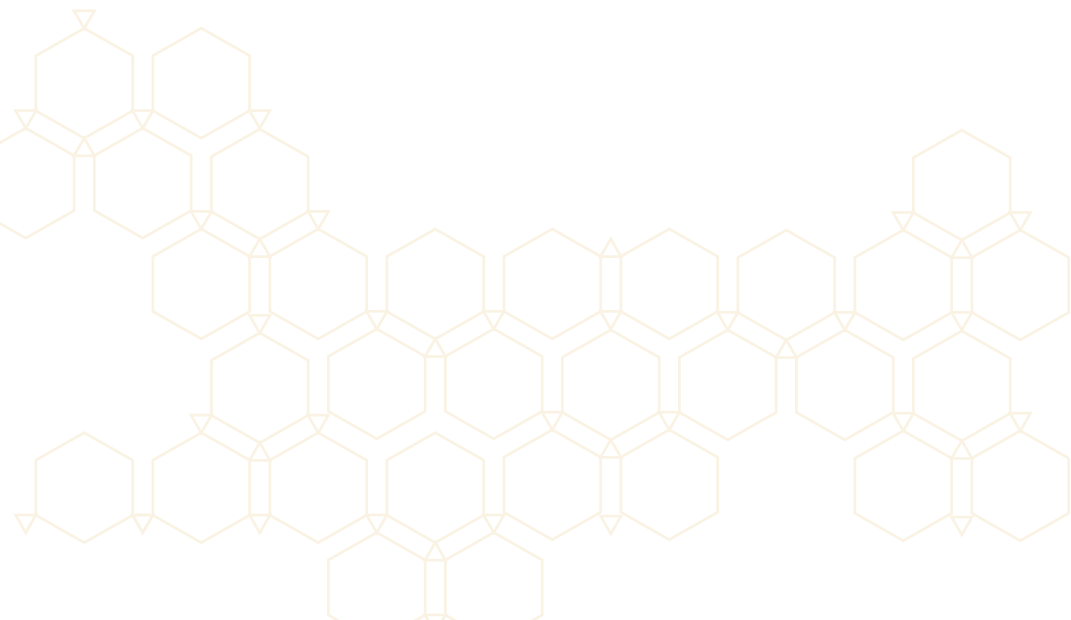
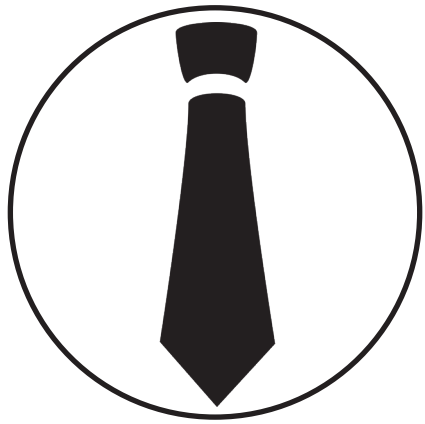




# USER SCENARIOS



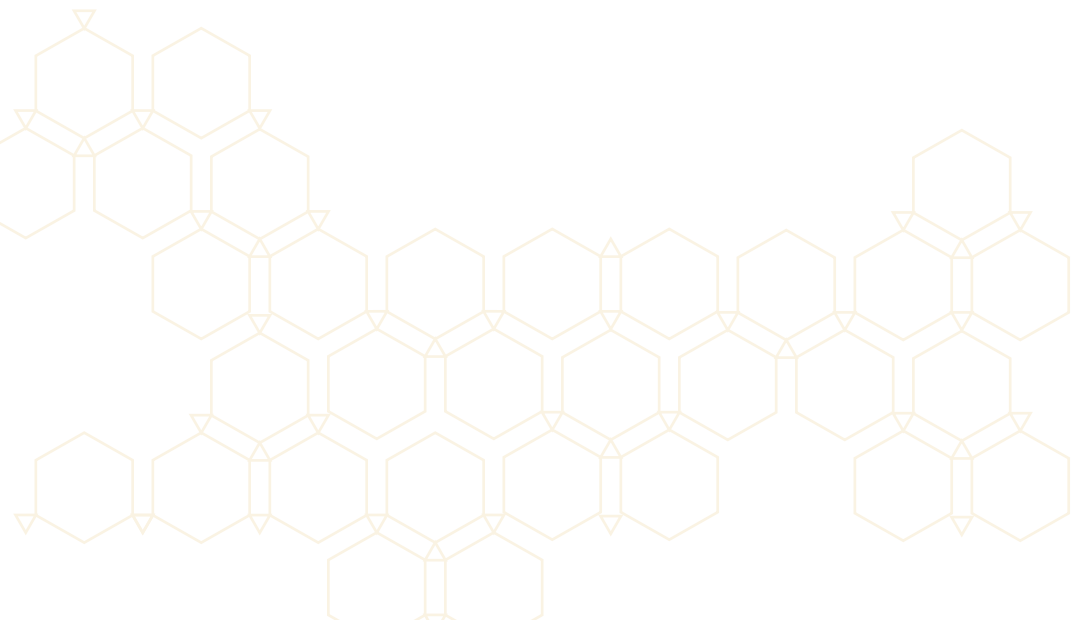
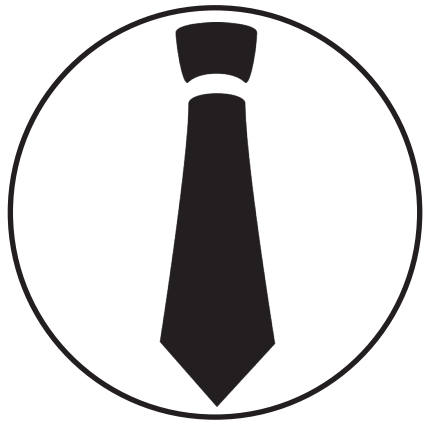
# USER SCENARIOS



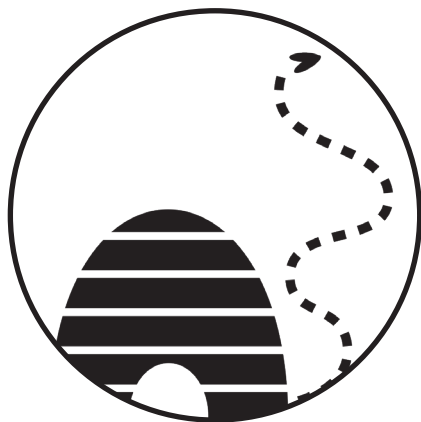
# USER SCENARIOS



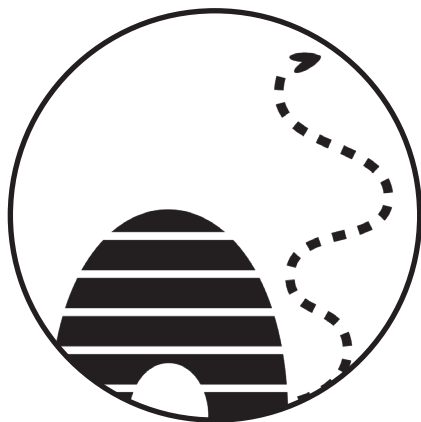
# USER SCENARIOS



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# USER SCENARIOS



# THE BIG PICTURE

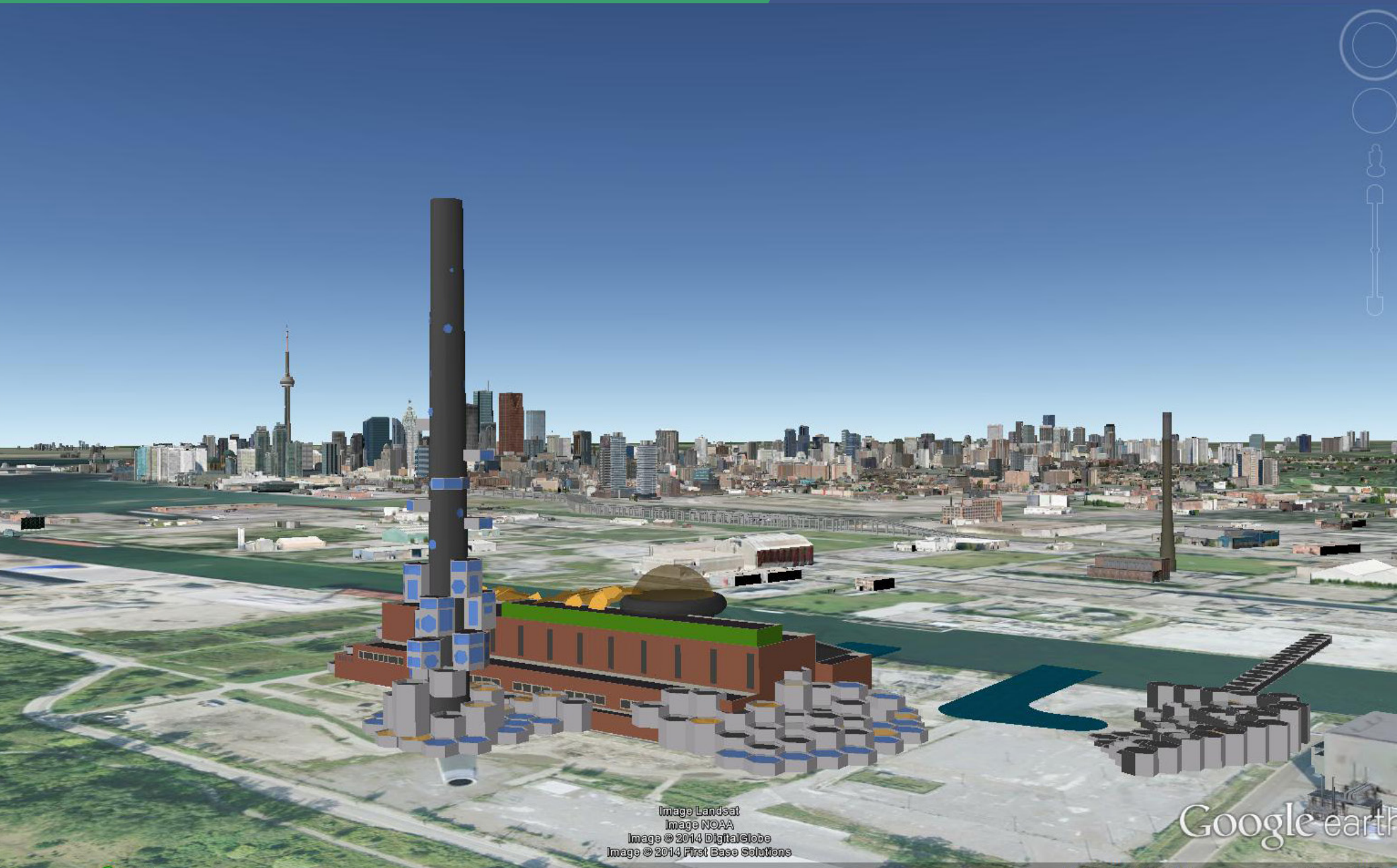


Image Landsat  
Image NOAA  
Image © 2014 DigitalGlobe  
Image © 2014 First Base Solutions

Google earth

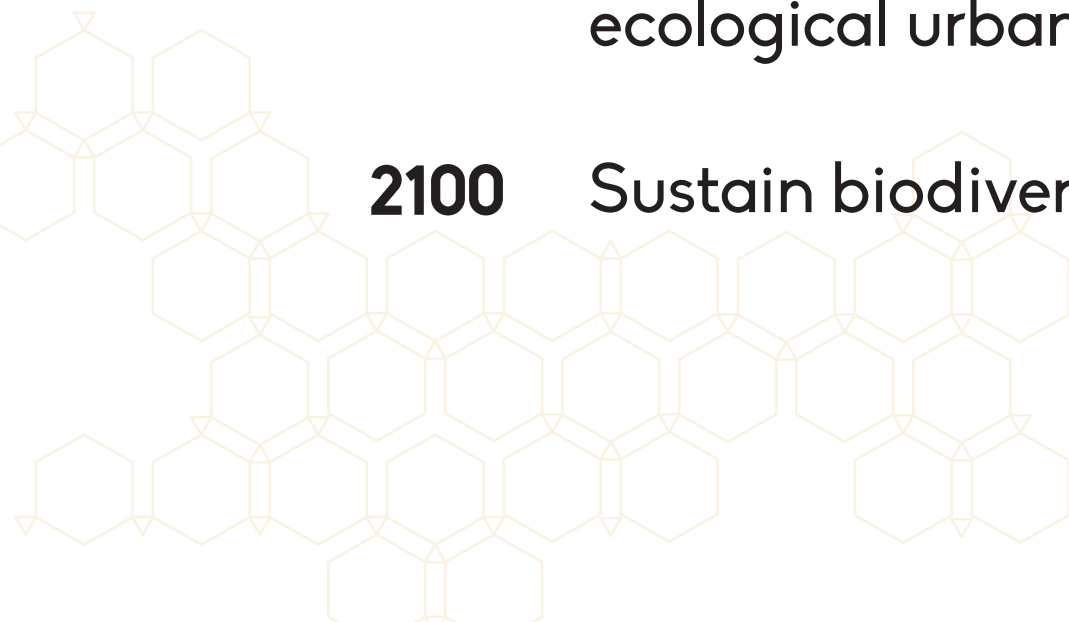


# MEASURES OF SUCCESS

**2020** Meet some of the social, economical, and environmental needs of the growing Portlands area

**2035** Offer a flourishing and thriving ecological urban habitat.

**2100** Sustain biodiversity on a global scale





**Your courage will never be needed more than it is today.**

