800 QUEBEC ST & 801 MAIN ST, AND 898 MAIN ST

REZONING



Site Context

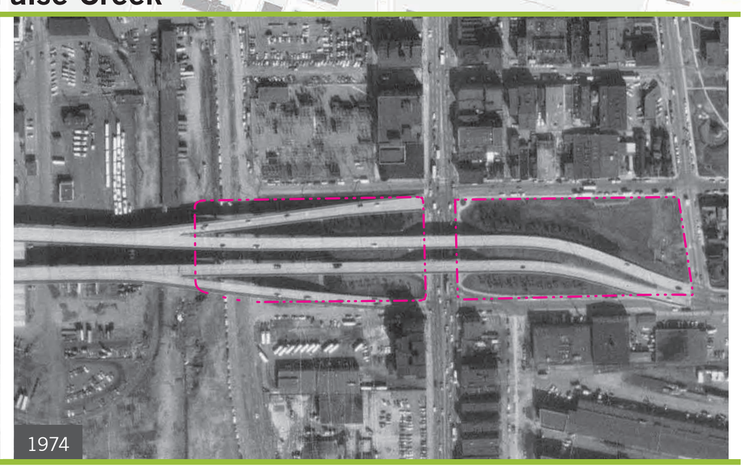




Georgia St and Dunsmuir Viaducts

The site presently accommodates the east/west, on/off ramp of the Georgia Street and Dunsmuir Street Viaducts. Recent concern over the seismic stability of the viaduct structure has precipitated the need for demolition and removal. This will free two city blocks for redevelopment and reintegration into the surrounding urban fabric.





Main Street Blocks

Reconnecting Main St

The redevelopment of the blocks to the east and west of Main Street represents an unprecedented opportunity to redress a moment in history - the destruction of a diverse community to facilitate a car dominated city of freeways. A truly mixed-use redevelopment will reconnect Main Street and stitch the community back together with a variety of market and non-market housing, local business opportunities, and community and cultural amenities.

898 Main St

The NEFC Area Plan provides an opportunity to meaningfully honor the Black Community that lived on the east block prior to the building of the viaducts, while celebrating the contributions of the contemporary Black Community. The Hogan's Alley Working Group was formed by 25 members of the Black Community and includes people who lived on the Hogan's Alley block, descendants, activists, academics, and other community members. The group holds larger community forums on a frequent basis to engage the broader Black Community and ensure their voice is represented as part of the Working Group's discussions. Members of the working group have participated in a three day charrette and several working sessions with Perkins + Will and City of Vancouver staff to set direction for the future of this block.

Amenities On The Two Main Street Blocks

The redevelopment is an opportunity for both social and physical repair. Together, the amenities provided by the blocks will include 200 – 300 social housing units (including artist housing), childcare facilities, cultural centre and social facilities, and non-profit office space. As with other areas in the proposed NEFC Area Plan, the redevelopment of the blocks will provide a diversity of uses having public access. They will include restaurants, retail, community service uses- all intended to activate streets and public spaces.



832 Main St



Hogan's Alley Working Group Charrette



800-804 Main St

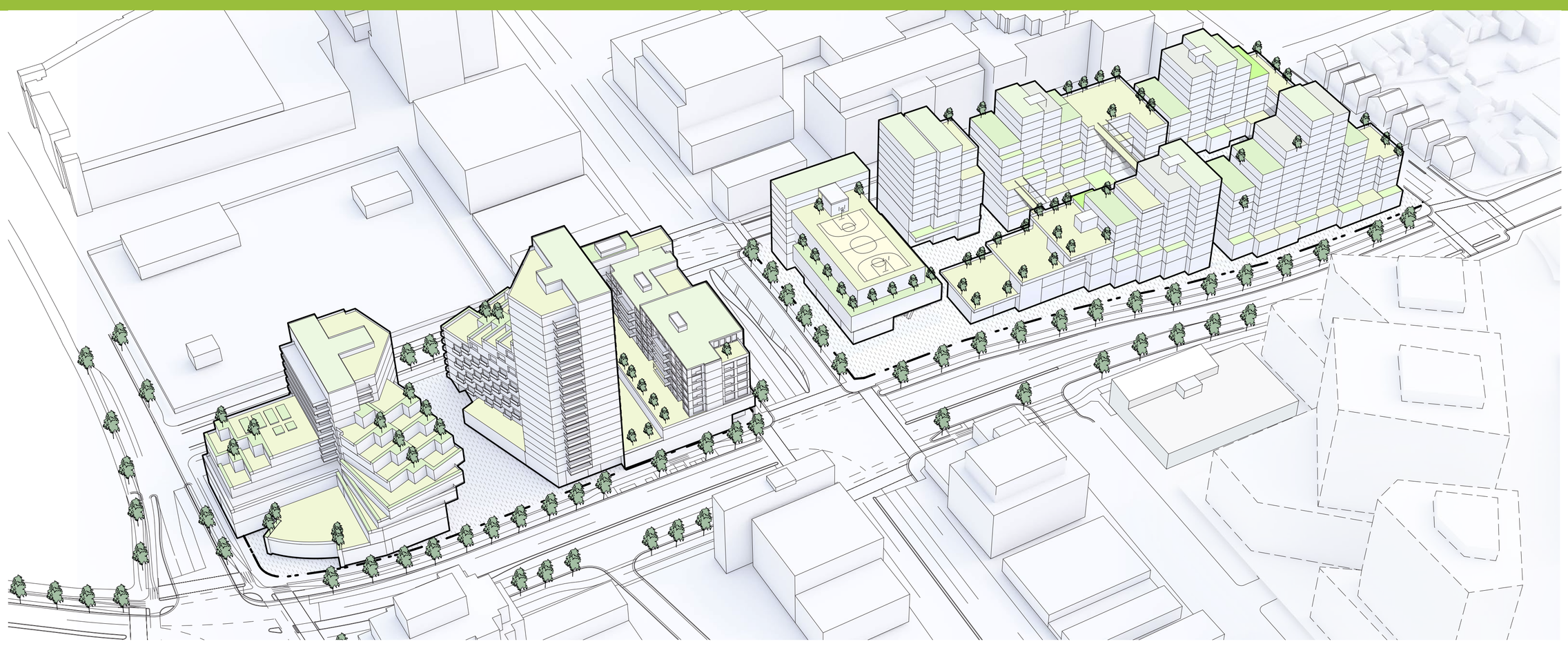


Hogan's Alley Working Group Charrette

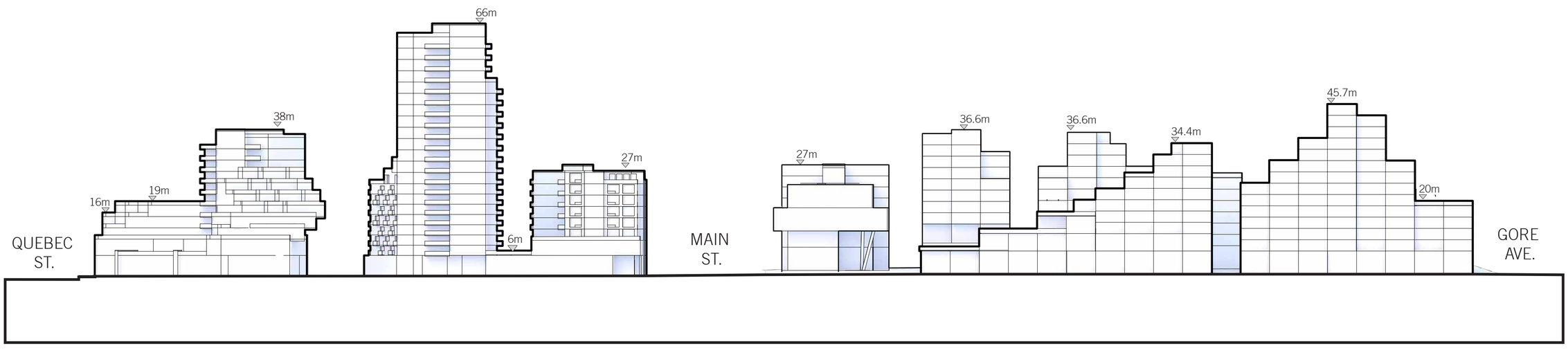
PERKINS+WILL

CITY OF VANCOUVER

800 Quebec & 801 Main St, 898 Main St - View Cone Analysis / Views To Site



AERIAL VIEW TO THE NORTHEAST

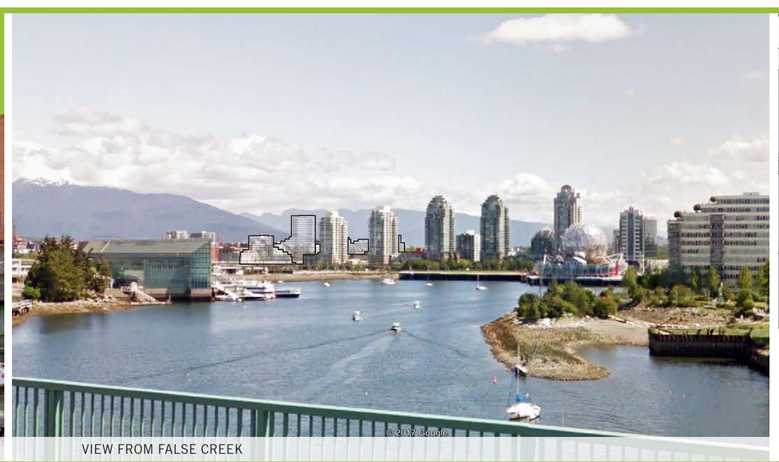


1:750 PACIFIC BLVD ELEVATION

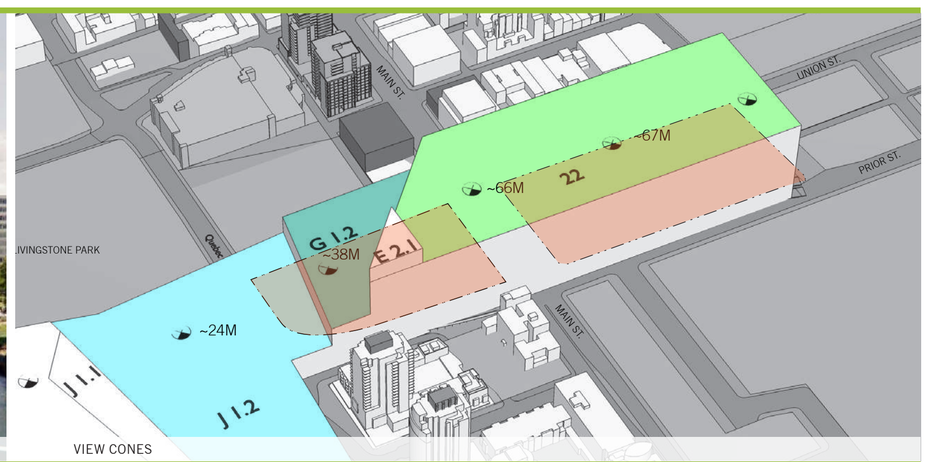
View Cones / Views to Site



VIEW FROM MAIN STREET



VIEW FROM FALSE CREEK



VIEW CONES

Sustainability Strategy

The Main Street blocks offer an unprecedented opportunity to create a truly sustainable community. Responding to the current and anticipated social, economic, and environmental forces such as: affordable housing, connectivity, mobility, and climate change—including rising sea levels, higher temperatures, drier conditions, and water shortages. Through a whole systems lens of sustainability and resilience, the following opportunities exist for the Main Street Blocks.

SUSTAINABLE URBAN DEVELOPMENT

Social

1. Enhance housing choice by providing new forms of housing to support aging in place, family living, affordability, and diverse lifestyles.
2. Support cultural diversity through facilities, uses, and design markers that celebrate the various histories.
3. Reconnect the Main Street blocks to the surrounding context by enhancing the urban form of Main Street through vibrant and active streetscape.
4. Enhance connectivity to NEFC park for leisure and recreational purposes.
5. Create opportunities for shared gardens (ornamental and edibles) for increasing social cohesion among groups.
6. Integrate education and awareness opportunities.

Economic

1. Introduce opportunities to expand/ diversify employment opportunities especially along Main Street and Union Street.
2. Confirm the appropriate housing continuum to accommodate a diverse demographic including income, ethnicity and lifestyle
3. Focus on transit-oriented-design by facilitating ease of access to the skytrain station, providing mobility for a broad range of residents and visitors.
4. Implement innovative construction practices such as modular construction to save cost, improve quality and speed of construction.
5. Explore funding streams around economic, environmental and social resiliency at the local and national levels.

Environmental

1. Create a microenvironment in the public realm by introducing extensive planted areas with local and resilient species providing shade and comfort.
2. Create opportunities for rainwater harvesting in the public realm and built spaces.
3. Examine community standards such as Living Building/Community that offer complementary approaches and third party validation.
4. Improve walkability to further strengthen connections to city fabric.
5. Demonstrate water conservation best practices as an ever-evolving model community in Vancouver.
6. Plan for energy and water needs of an emergent community that aligns with the City's long-term carbon neutrality goals.
7. Reduce urban heat island through orientation of buildings and selection of high albedo materials for paved and roof surfaces.

898 Main St - Hogan's Alley



Children on a porch in Hogan's Alley (Source: Tracey McDougall)



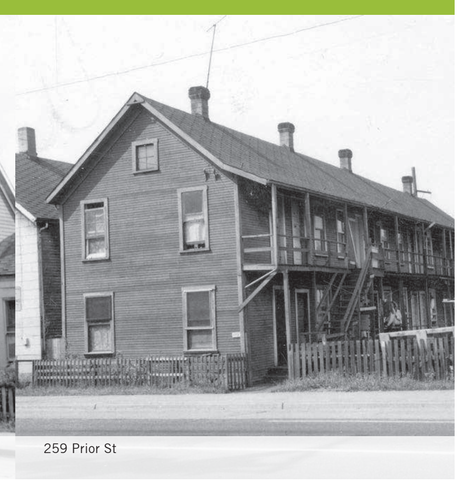
Hogan's Alley 1958 (Source: City of Vancouver Archives/ Photographer AL Yates/ P508.53)



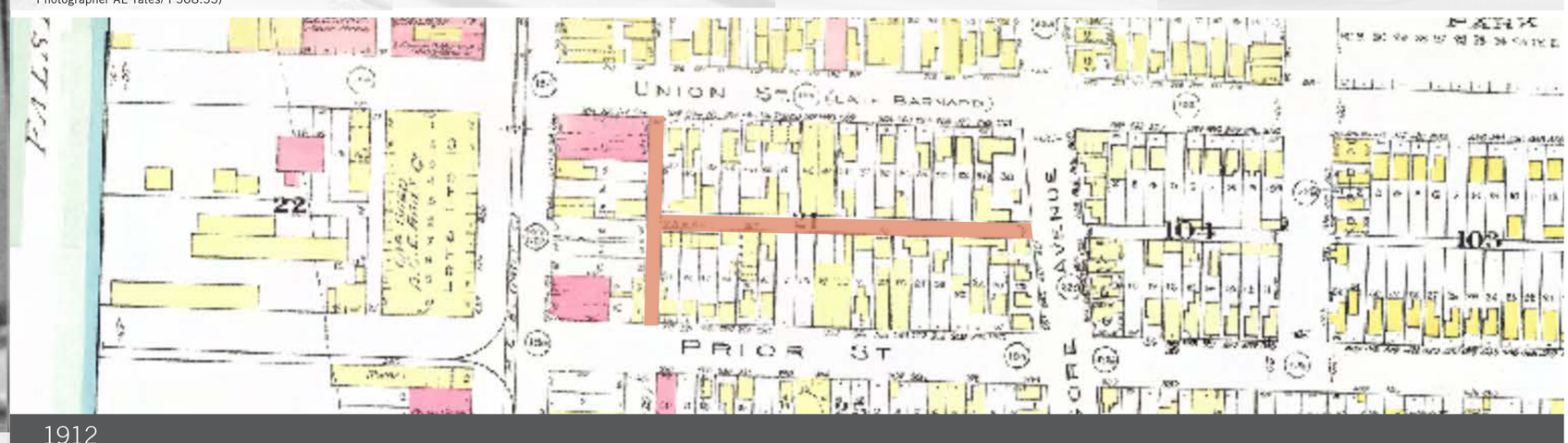
Hogan's Alley 1937 (Source: The Province; Evelazarus.com)



268 Union St



259 Prior St



1912

Vision

Historical Context

From the 1920s to the 1960s, Vancouver's Black community clustered in the East End, with its nucleus at a site known as Hogan's Alley. It was socially a part of the multicultural East End, including immigrants from Europe and Asia. But for Vancouver's Black community, it had a particular significance. As an immigrant enclave close to the railway station, where many Black men worked as porters in the early twentieth century, it was a welcome neighbourhood for people of colour in a time when Black renters faced racist hostility elsewhere. This vibrant Black presence at Hogan's Alley was ultimately shattered by political planning schemes — first "slum clearance" and later "urban renewal". The neighbourhood was ultimately slated to be replaced by an eight-lane freeway, and residents were to be moved into one of several tower block apartment "projects" elsewhere in the East End — which was itself renamed "Strathcona". What was lost in this process were cultural and social assets in the community, and the chance to develop its institutions as a new generation grew into professionals, artists, and community builders.

Priorities and Themes

Following extensive engagement with the Hogan's Alley Working Group and the broader Black Community in Vancouver, the following design priorities emerged.

- **Main Street Cultural Centre**
  Main Street has been identified for a Cultural Centre because of its visibility and connectivity. This location should have a clear presence on the Alley and act as a passage/connection into the interior public open space of the block's interior. It should function as a welcoming, celebratory gateway.
- **Organic Geometry**
  The new Hogan's Alley will not replicate the rectilinear 'T' form of the original subdivision lane. However, the three historic entry points (Union, Gore, Prior) are important and to be maintained in the new design. The geometry of the new Alley will be more organic, rhythmic, curvilinear in its path, and/or incorporate geometry of the circle that reflects more African influences.
- **Interior/Exterior**
  The character, scale, personality and overall experience of the new Alley internal to the block will be a different experience than the outside of the block. The block interior should be a focus of vibrant life, intimate and small-scale local businesses, music, oasis, safety and community.
- **Passages & Story Telling**
  There will be several passages connecting the street to the interior of the block. These will include the three historic lane entrances along with additional entrances. Each passage will be an opportunity to tell the stories of the community and site history and will serve as powerful thresholds of transition.
- **Space for Social Connections**
  The overall spatial configuration of the development, including individual buildings and open spaces between buildings have been designed around social connections – porches, terraces, rooftop gardens, and building forms that support social life and connections. There will be a range of scales in space and form to support a variety of activities.

The proposed massing will be a departure from the conventional tower and podium model that characterizes much of Vancouver's recent mid-rise and high-rise development. The stepped massing is specifically tailored to respect view cones and adjacent contexts and the overall form is expressive of a unified architectural expression. This will render a clear sense of place necessary for its identity as a cultural precinct.

Experience in Hogan's Alley

Passages of varying size will lead to a one-of-a-kind urban space at the heart of the new Hogan's Alley. Contrasting with its simpler, ordered and pragmatic exterior, the interior will feature long, deep porches that give shelter and support cultural, educational, and community activities of all types. Reflecting the flowing edges of the block's interior, the ground level porches will tie together this urban 'Public Places' landscape and its surrounding programs.

*with information from the NEFC Area Plan

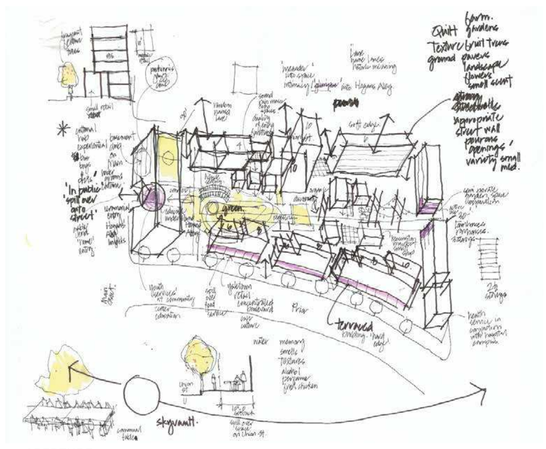


HOGAN'S ALLEY WORKING GROUP CHARRETTE

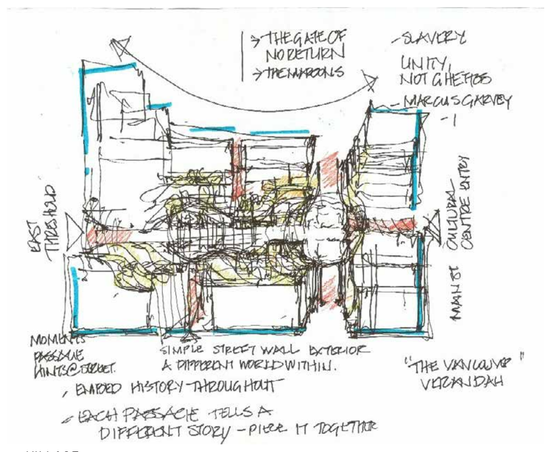




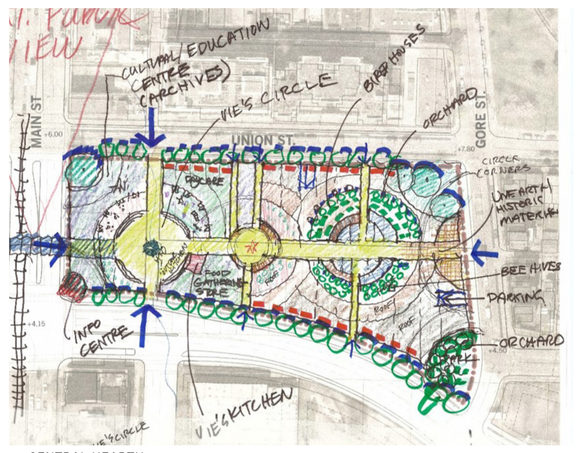
CHARRETTE OUTPUTS



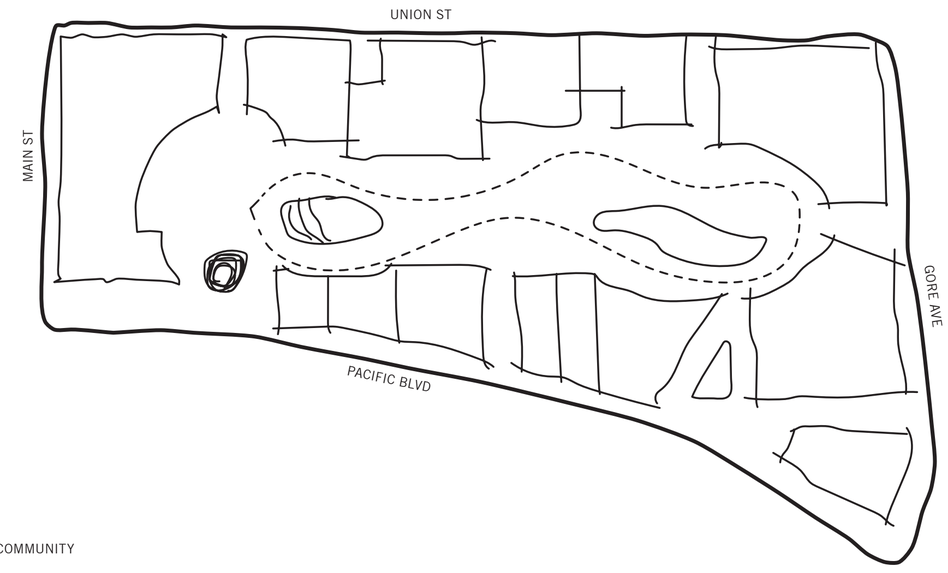
APERTURE



VILLAGE



CENTRAL HEARTH



FUSION CONCEPT - DEVELOPED BY THE COMMUNITY



EXPERIENCE IN HOGAN'S ALLEY

898 Main St - Precedents



Postman's Flats, Paris



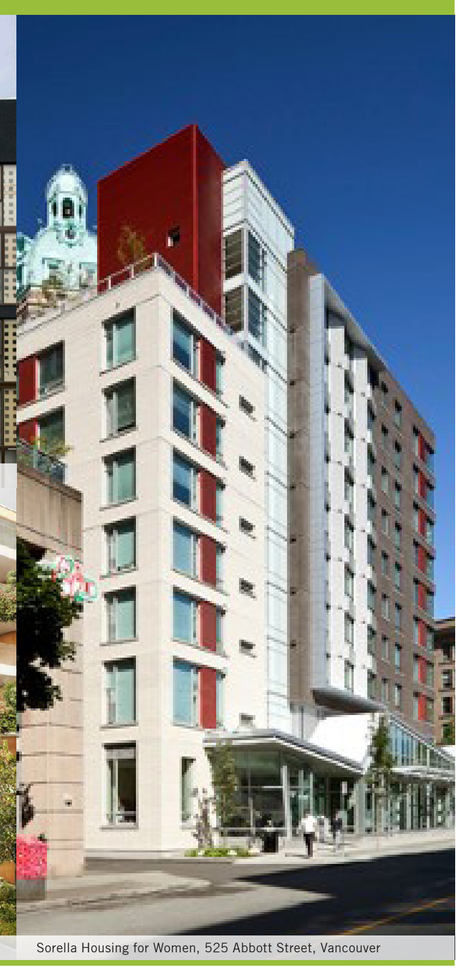
The Basket Cafe, Bluffton University, Cleaveland



iarc Architects



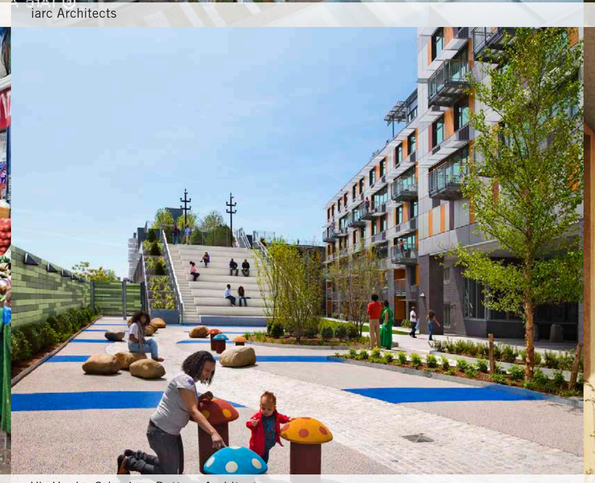
Sluseholmen, Sjoerd Soeters Architects, Photo Klaus Bang



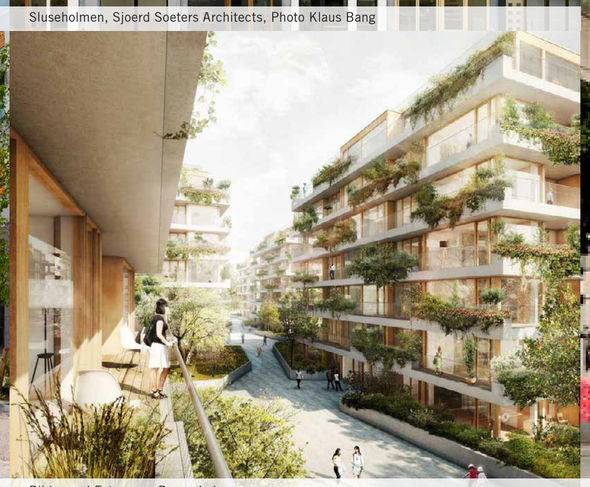
Sorella Housing for Women, 525 Abbott Street, Vancouver



Brixton Village



Via Verde, Grimshaw Dattner Architects



Bilder und Fotos vom Bauvorhaben

Hogan's Alley Concept

Porches, Passages and Thresholds

- **The Front Porch**
  The front porch plays a vital role in the life of a community. Porches are where communities happen. Children play, friends meet to hang out and share stories. The porch is where we make introductions and take Sunday photos. It is not quite public and not completely private. The porch is a place in-between the very public life of the street and the very private life of the family.

- **Place In-between**
  This 'place in-between' is like no other. So too is Hogan's Alley. It resides in-between Vancouver's past and its future; a physical place that was destroyed but is still a flourishing, strong-knit community. The new Hogan's Alley will be a place for community to come together and thrive. It will welcome those in Vancouver and those from afar, particularly those with no other porch to shelter them.

- **The Spirit of Community**
  The Black Community that lived in Hogan's Alley is honoured by celebrating the history and ensure pursuits on the land honour the history of those that were displaced. It will create a legacy of acknowledging, honouring the past Black Commuity while nurturing and developing the contributions of our contemporary Black Community.

- **Access and Inclusion**
  Hogan's Alley will generate meaningful and substantive opportunities for social and economic inclusion, driving and led by the community. It will be a space that creates access by unlocking resources, reshaping markets, and generating equitable opportunities for all people and provides the necessary stability to build assets in community.

- **Public Places**
  Passages of varying size will lead to a one-of-a-kind urban space at the heart of the new Hogan's Alley. Contrasting with its simpler, ordered and pragmatic exterior, the interior will feature long, deep porches that give shelter and support cultural, educational and community activities of all types. Reflecting the flowing edges of the block's interior, the ground level porches will tie together this urban 'Public Places' landscape and its surrounding programs. They will truly be places in-between where wonderful things can happen.

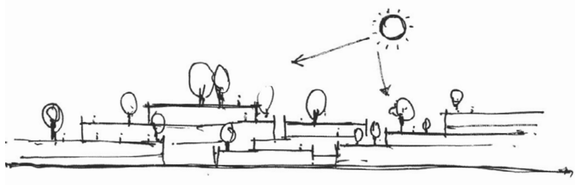
- **Terracing Porches**
  Terracing upward, the space of the interior will open wide with cascading porches of all sizes. Shared porches will be scaled to the neighborhood of homes at every level. Altogether, the new Hogan's Alley will feature front porches of many sizes along with green terraces and elevated community porches that become destinations for sharing, hanging out, meeting up and supporting community.



VANCOUVER SKYLINE



MOUNTAINS



PORCH

A GREEN VILLAGE

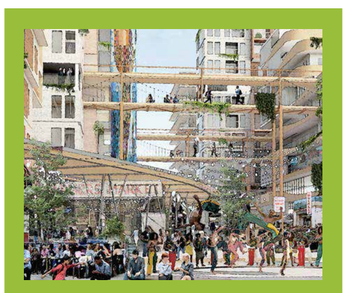


MAIN ST EXPERIENCE

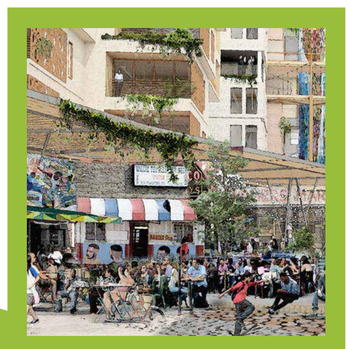
898 Main St - Massing Concept



AERIAL VIEW TO THE NORTHEAST



PORCHES, PASSAGES, THRESHOLDS



ALLEY + MARKET



GATHERING + COMMUNITY



CULTURAL CENTRE

Plans

1 BR 2 BR 3 BR

RESIDENTIAL
CIRCULATION
RESIDENTIAL AMENITY SPACE
COMMERCIAL / OFFICE
CRU
CULTURAL CENTRE
DAYCARE FACILITY
PARKING
SERVICE



1:750 GROUND LEVEL FLOOR PLAN



1:750 THIRD FLOOR RESIDENTIAL FLOOR PLAN



1:750 SECOND FLOOR COMMERICAL FLOOR PLAN



1:750 FIFTH FLOOR RESIDENTIAL FLOOR PLAN

PERKINS+WILL

CITY OF VANCOUVER

898 Main St - Experience Views

Illustrations of the experience, life and activities of the Hogan's Alley block.

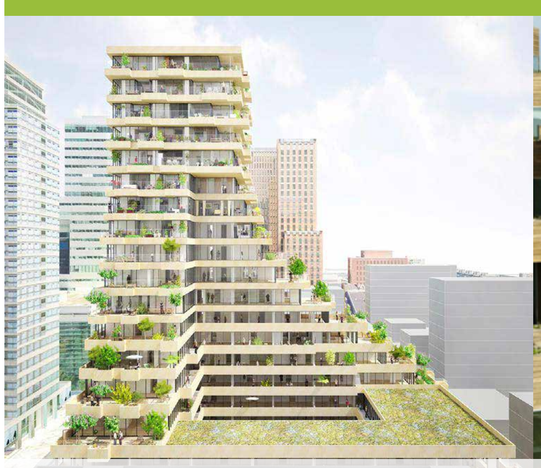


EYE LEVEL VIEW: PLAZA AND ALLEY



EYE LEVEL VIEW: PLAZA AND ALLEY

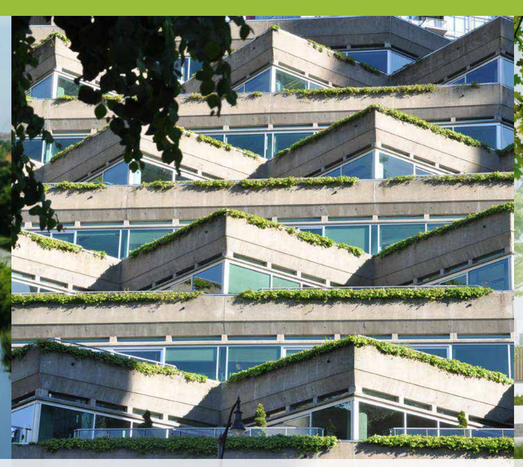
800 Quebec & 801 Main St - Precedents



Gershwin, Amsterdam, Netherlands



VM Mountain, Copenhagen, Denmark



Evergreen Building, Vancouver, BC



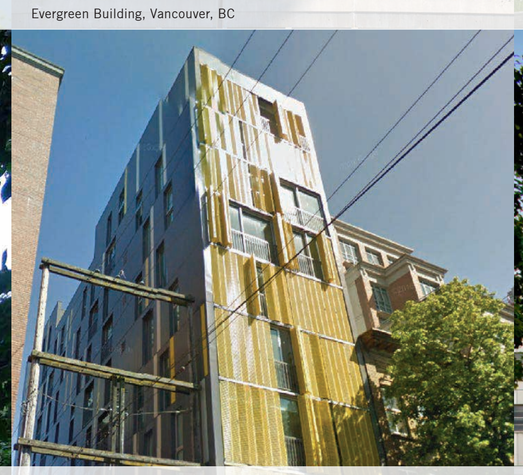
79 & Park, Stockholm, Sweden



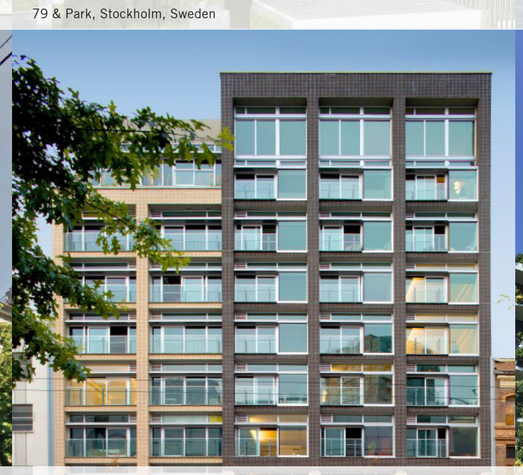
Bayside Development, Toronto, Ontario



East Village, Beirut, Lebanon



The Flats, 219 East Georgia St, Vancouver



33 West Pender Street, Vancouver, BC



Bosco Vertical, Milan, Italy

Design Principles

Repair the Urban Fabric Along Main and Quebec Streets

- Reintegrate the site into the surrounding urban fabric
- Create a strong urban edge along main street that recalls the historic ‘high street’ that once linked neighbouring mt. Pleasant, the false creek flats, pacific central station and would connect with today’s sky train station
- Recall the historic 25'-0" subdivision plan inherent along main street and develop a ‘fine grain’ building frontage that is characterized by an intensity and variety of commercial spaces
- Keeping with the visual interest of ‘fine grain’ commercial frontage, introduce small scale enterprise live/work space along Union Street

Create a Gateway to Chinatown

- Create an active and vibrant ground plane along main and quebec streets that will draw pedestrian traffic north to chinatown
- Introduce program uses such as food services that would complement the festival/entertainment function of the area

Engage with The Northeast False Creek Park

- Visually extend the park landscape/open space into the design of the west block
- Orient massing along quebec street to capitalize on views of park and false creek
- Implement a massing that features terraced roof decks to accommodate extensive landscaping and thereby draw the park vertically over built form

Engage and Respond to the ‘Great Street’ Prior/ Pacific Boulevard

- Create an active and animated urban edge along prior/pacific boulevard
- Capitalize on the south facing orientation to promote daily pedestrian interaction and provide space for impromptu or temporary ‘pop-up’ activation at street level

Reconnect Historic Communities Chinatown, Strathcona, Downtown Eastside and Thornton Park with the False Creek Park

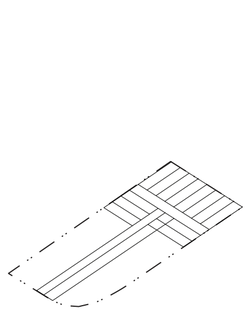
- Build strong visual and physical connections between these areas
- Support and facilitate pedestrian and bicycle movements east/west along union street and prior/ pacific boulevard

Recall the Layers of History Resonate on the West Block

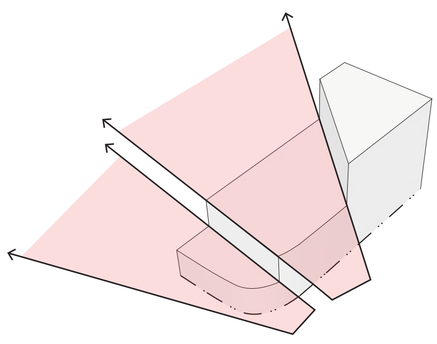
- Reflect and celebrate the historic false creek shoreline
- Recall the historic 25'-0" subdivision pattern and articulate in the proposed built form to create variety and visual interest

Water / Park / Mountain View

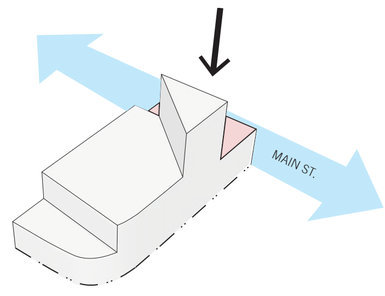
- Enhance and frame the view corridor from false creek across the new park to the mountains



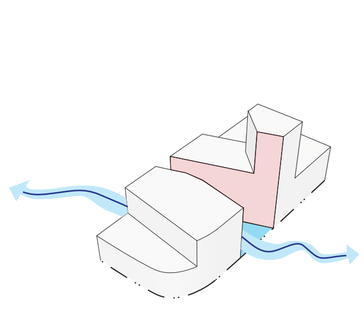
25’ LOTS



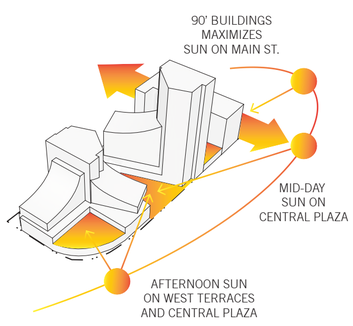
VIEW CONES



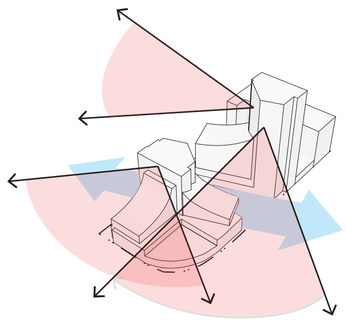
90’ ON MAIN ST



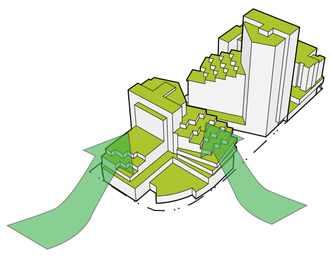
HISTORIC SHORELINE



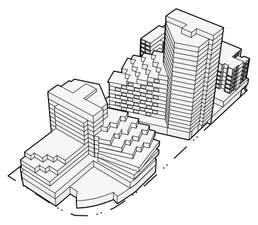
SUN ON
PUBLIC SPACES



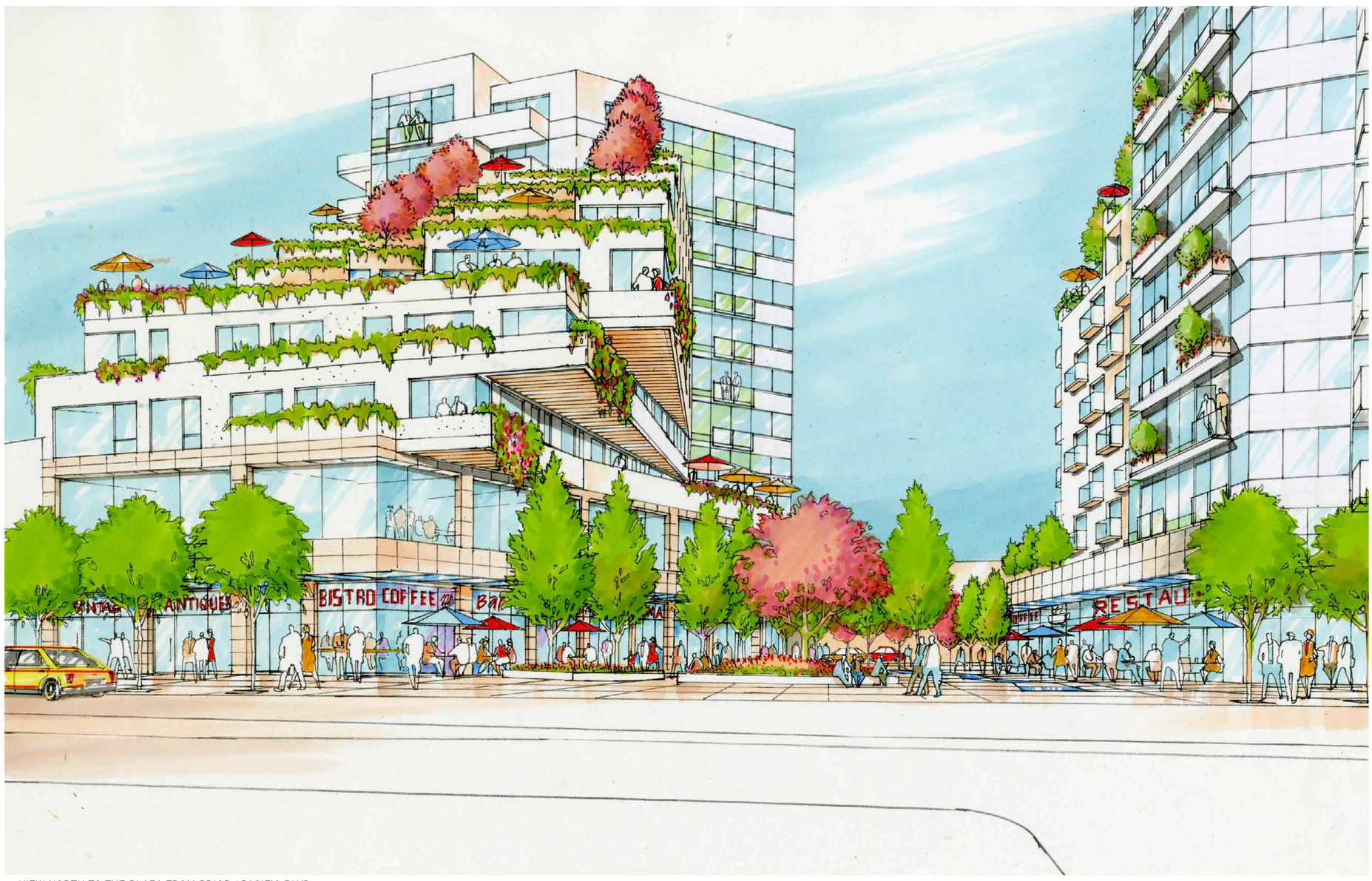
MASSING RELATIONSHIPS
MAXIMIZE VIEWS



GREEN UP

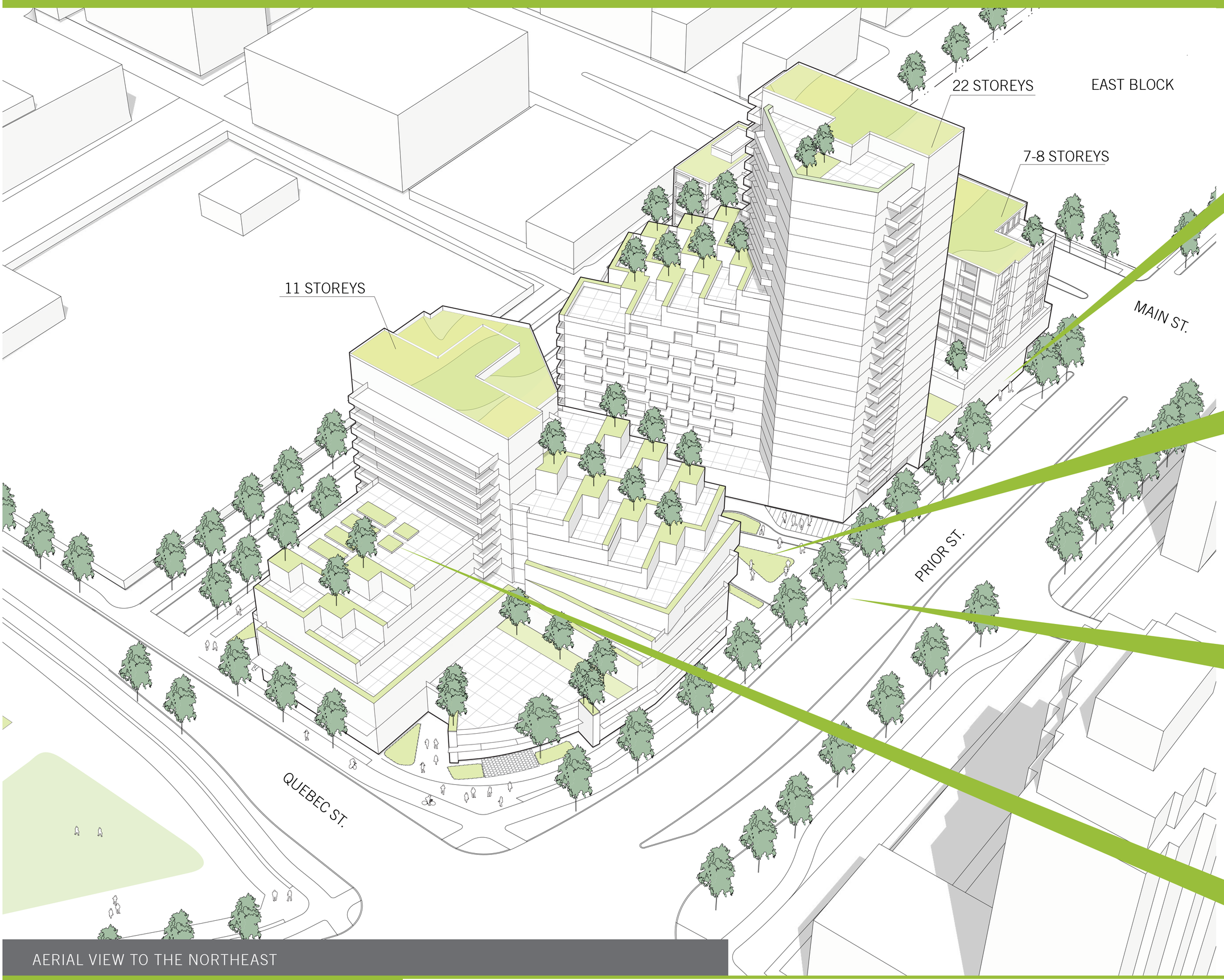


PROPOSED



VIEW NORTH TO THE PLAZA FROM PRIOR / PACIFIC BLVD

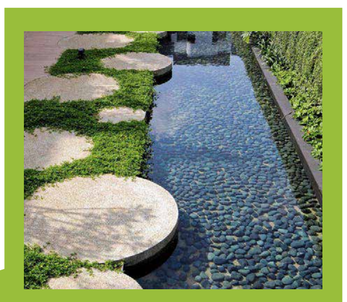
800 Quebec & 801 Main St - Massing



AERIAL VIEW TO THE NORTHEAST



REPAIR THE URBAN FABRIC ALONG MAIN STREET



RECALL THE LAYERS OF HISTORY

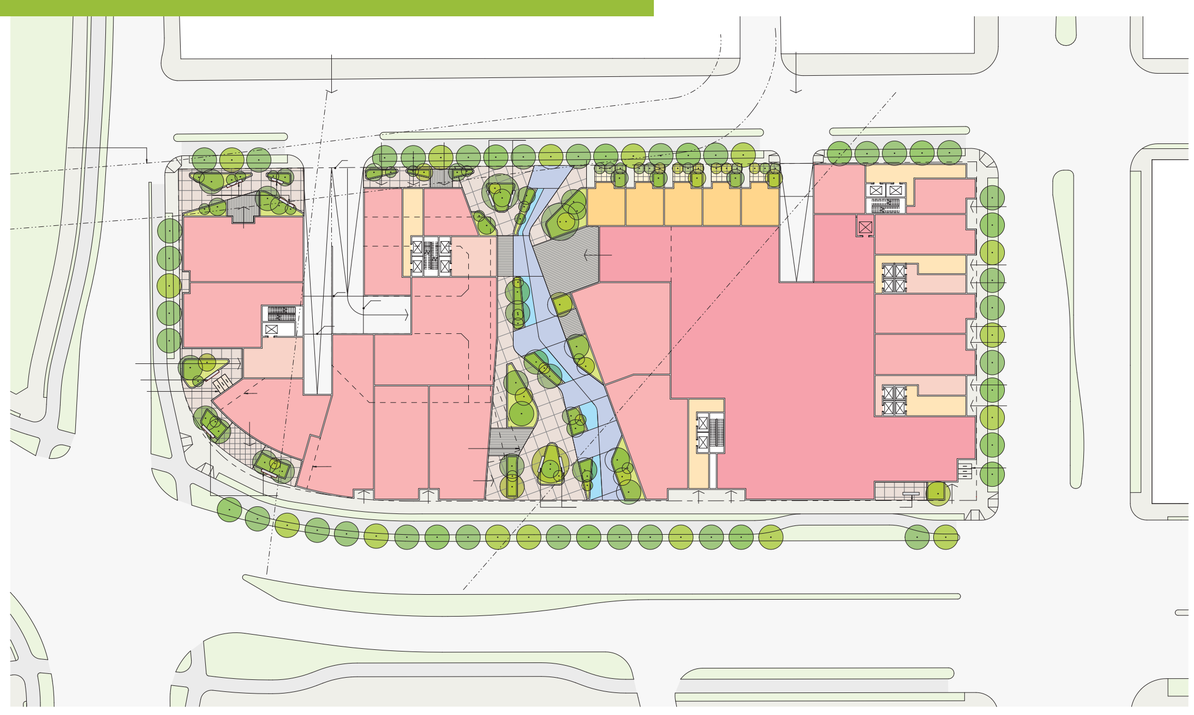


ENGAGE WITH PRIOR ST / PACIFIC BLVD



CONTACT WITH NATURE FOR RESIDENTS

Plans



1:750 GROUND LEVEL FLOOR PLAN



1:750 THIRD FLOOR RESIDENTIAL FLOOR PLAN



1:750 SECOND FLOOR COMMERICAL FLOOR PLAN



1:750 SIXTH FLOOR RESIDENTIAL FLOOR PLAN

PERKINS+WILL

CITY OF VANCOUVER