

URBAN DESIGN
Sub-area 6D



Illustrative rendering of West Block



Hogan's Alley workshop, May 2017

NORTHEAST FALSE CREEK
Draft Area Plan

The redevelopment of each of the blocks to the east and west of Main St. represents an unprecedented opportunity to redress a moment in history, that is fundamentally at odds with Vancouver today, and the future to which we aspire — the destruction of a diverse community to facilitate a car dominated city of freeways.

The two blocks are part of several communities; needing to speak socially and physically to this rich and varied context — Chinatown, Strathcona, False Creek, Citygate, False Creek Flats and the emerging hospital precinct. The redevelopment of the blocks is a cornerstone in reconnecting Main St., Chinatown and the communities to the south and a significant opportunity to re-establish a focal point for the Black community in Vancouver.

The western block, prior to the filling in of False Creek, was perched at the edge of the water, with the shoreline running through the centre of the block. The eastern half of the block between the shore and |Main St. was subdivided into 25 ft. lots fronting Main St. The Hogan's Alley block to the east of Main St., was also subdivided into 25 ft. lots with a T-shaped lane. This subdivision pattern remains today, despite the occupation of the two blocks with the highway forms of the Georgia and Dunsmuir Viaducts.

The future of these blocks is as an inclusive, diverse and equitable community including indoor and outdoor places to gather, a focus on local access to healthy food, and a diverse tenure including opportunities for family and affordable housing.

For full details and to stay up to date, visit our website and join the email list:

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CITY OF VANCOUVER
VANCOUVER BOARD OF PARKS AND RECREATION

Policies

WEST BLOCK

» Repair the Urban Fabric on Main St.
  - Restore shops and services along Main St.
  - Reflect the 25 ft. subdivision pattern in the form and patterning of buildings along Main St. and provide a variety of urban streetwall heights.
  - Emphasize uses and small scale enterprises that provide high visual interest and frequency of shop entrances.

» Recall the layers of history:
  - Recall the lot pattern that still exists today despite the viaducts.
  - Reflect and celebrate the original shoreline through public space improvements and architectural design.
  - Consider traces of the viaducts — look outs, projections, alignments, fragments.
  - Draw upon the rich social and cultural history of the site; xʷməθkʷəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish), and mi ce:p kʷətxʷiləm (Tsleil-Waututh), Chinatown, Strathcona and the Black community.

» Program the block to accommodate shops, restaurants and amenities that support the life and culture of Chinatown.

» Fine Grain Fabric: Create a genuine fine grain fabric that picks up on the narrow lot pattern of the Main St. frontage, establishing an interwoven pattern of buildings, spaces, and connections that draws upon the Chinatown history and form of development

» Historic Shoreline
  - Create a finely-scaled mid-block public space that recognizes the historic shoreline that passed through the centre of this block prior to the filling in of False Creek for industrial land.
  - Reflect the shoreline in the landscape and public realm including consideration of rainwater elements.
  - Activate the space with retail, building entries and amenities.

» Building Typologies and Scale
  - Draw upon the typologies of the surrounding context to create an urban block and built form that is a meeting point of the narrow 25 ft. vertically proportioned forms of Chinatown, the tower forms of Citygate and International Village and the mid-rise forms of Southeast False Creek. Locate the highest building form as part of the family of towers in Citygate at the central south side of the west block.
  - Locate tall building forms off Main St. to enable the strong urban streetwall scale of Chinatown to dominate.
  - Buildings should be a range and variety of heights up to the view corridors (approximately 20 storeys).
  - Limit the size and floor plate of taller buildings and express the narrow 25 ft. lot patterning in upper level building forms.
  - Emphasize active 25 ft. retail frontages.
  - Transition in building height from Citygate north and east to Chinatown and Strathcona.

» Quebec St. Park Edge
  - Develop the Quebec St. frontage to draw people up along the street and act as a gateway into Chinatown.
  - Take advantage of and respond to the park frontage and outlook.
  - Design the park fronting buildings to enhance and frame the bowl of the view corridor from False Creek across the new park to the mountains.
  - Design the park fronting buildings to bring park and green up onto buildings; to be shaped, sculpted, step back from the park edge.
  - Consider creating vantage points at upper levels for common amenities.
  - Consider upper level restaurant space with roof-top decks overlooking the park, and view to False Creek, mountains and downtown skyline.

» Prior St.
  - Engage and respond to Prior St./Pacific Blvd.
  - Build an active and animated street edge to capitalize on the southern orientation and create wider sidewalks to enhance the pedestrian experience and provide opportunities for interaction and opportunities for activation.

» New developments should include a contiguous active retail frontage along Main St., Quebec St., Union St. and new Pacific Blvd. (Prior).

» The density of the two blocks should reflect the strong urban streetwall scale of Chinatown and Southeast False Creek while taking advantage of opportunities for increased height where appropriate. Approximately 725,000 sq. ft. of new residential and non-residential floor area is anticipated in Sub-area 6D, including a minimum of 25,000 sq .ft. of commercial floor area.

EAST BLOCK (HOGAN'S ALLEY)

In 2015 Council provided guiding direction for the planning of the Main Street Blocks to:

» Provide 200-300 affordable housing units on the Main Street Blocks.

» Meaningfully honour the Black community that existed prior to the building of the viaducts while celebrating the contributions of the contemporary Black community.

As part of the Northeast False Creek Area Planning process, two Stewardship Group members who had direct interest in Hogan's Alley formed the Hogan's Alley Working Group. The group of 25 members of the Black community includes people who lived on Hogan's Alley, descendants, activists and academics. The group meets twice monthly, with city staff invited to every second meeting.

The group holds 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.

In May 2017 the Hogan's Alley Working Group took part in a three day design charrette organized by the City of Vancouver, in collaboration with Zena Howard, Managing Director, of Perkins+Will. Amongst other projects, Ms Howard was the Project Lead on the Smithsonian National Museum of African American History and Culture in Washington, DC.

Results of this charrette will be used to inform this chapter throughout the Planning Process.