





1 INTRODUCTION



2 GOALS



3 CONTEXT



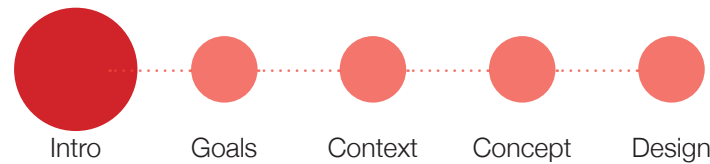
4 CONCEPT



5 DESIGN

OUTLINE

INTRODUCTION



Vancouver's Chinatown is the site of the oldest Chinese-Canadian community on the Lower Mainland. The neighbourhood's built environment is one of the oldest in Vancouver. Chinatown is centrally located, abutting the eastern end of Downtown. Yet, there remain persistent questions about the future of Chinatown. Our study about the role of urban design in attracting youth to Chinatown aims to address how the old of the neighbourhood might come together with the new, and how its historical cultural significance might not just be preserved, but enhanced.

Attracting youth to Chinatown is a critical strategy for ensuring the neighbourhood's vitality over the long term. This approach has proven successful in cities across North America, such as San Francisco and New York. With the aging population in Vancouver's Chinatown, fostering an inclusive and welcoming space for youth and families will enable the protection of the area's unique culture for generations to come.

We define youth as anyone between the ages of 0 and 24, from birth until the census category that encompasses the university years. Currently, youth make up a significantly lower proportion of the population than elsewhere in Vancouver. In the 2006 census, the census tract that encompasses Chinatown reported only 2.2% of the population as being between 10 and 19 years old. In nearby Strathcona, youth make up 8.8% of the population, while youth in the Commercial Drive area are 11.5% of the population. In Vancouver as a whole, youth of all ages currently make up roughly 30% of the population, which should be used as a benchmark for Chinatown's youth population as well.

To attract youth and achieve a balanced and thriving community, Chinatown needs an increase in family-friendly services, destinations, educational options and housing.



Vision

Chinatown: A distinct cultural community that is inspiring, creative and flexible in its ability to accommodate current and future generations of youth.



Why Youth?



- Chinatowns that do well successfully engage youth
- The population is aging, we must take action to protect the area's unique culture
- Downtown Vancouver needs family-friendly services and destinations



1 Vibrant

A vibrant Chinatown is lively, fun and playful; it supports a growing family and youth population with the amenities and services they need. Businesses cater to young people, and an active public square provides the neighbourhood's focal point, connecting the community and heritage assets.

GOALS



2 Healthy

A physically and mentally healthy Chinatown encourages activity, interaction, and exploration. Unique opportunities for inter-generational engagement are available through integrated spaces, while traffic-calmed streets facilitate movement by foot, bike, or other forms of non-motorized transport. Sports and recreational facilities encourage physical activity, while unstructured flexible spaces encourage creative, experimental uses, as well as self-directed play.



3 Empowering

An empowered Chinatown sees youth taking an active role in the design and programming of their community. A youth centre acts as a key node in the neighbourhood, providing office and meeting space for young people to develop skills and agency. Youth are engaged in the succession planning for Chinatown's Historic Organizations, and dual immersion Chinese-English language public schools help ensure the community's continuity.



4 Safe

A safe Chinatown will allow youth and children to explore their neighbourhood on their own, by prioritizing walking, cycling, skateboarding, and transit over driving. Lively street activity will ensure acceptable street uses at different times of day and night.



5 Culturally Creative

A creatively cultural Chinatown has a renewed Chinese Cultural Centre at its heart, and is an important site of Chinese history and identity for the community and region. Youth-friendly, arts-oriented, and culturally-focused programs, non-profits, and businesses thrive, and are anchored by key institutions such as the dual-immersion schools and the youth centre.

TARGETS

In 2031, Chinatown will be:

Economically and culturally diverse

Chinatown will accommodate people of all ages with diverse life experiences and incomes.

Rooted in Chinese-Canadian history and identity

The historic character of the neighbourhood will be maintained and celebrated. Youthful energy will make Chinatown a contemporary cultural hub.

Accommodating new residents, while remaining attractive for the current population

The number of people living in Chinatown can increase to approximately 6,850 without compromising its traditional built form. The percentage of the population aged 0-24 can, and should, increase to match the 30% of the population of Vancouver aged 0-24. This will bring 1,800 youth to the area, along with their energy and vitality. Celebrating its historic built form. Chinatown’s historic built form is an asset for the neighbourhood and for Vancouver as a whole. Increases in population that will bring density and a consumer base to local businesses will be accomplished largely within the current 4-6 storey urban fabric.

Locally strong

Chinatown will be a complete community, maintaining the small groceries, butchers, hardware stores and other local businesses catering to people’s daily needs. It will expand its provision of daycares, recreation options and youth services in order to serve the needs of its residents within the boundaries of the neighbourhood.

A regional destination

People from all over the Vancouver metropolitan region will come to Chinatown for its shopping, restaurants, arts, recreational opportunities and cultural heritage. Chinatown’s unique identity as the oldest Chinese-Canadian community on the Lower Mainland will remain relevant to the current culture in the neighbourhood.



0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
---	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----



0-5



6-9



10-15



16-18



19-24

YOUTH AGE GROUPS

* Statistic Canada: <http://www.statcan.gc.ca/pub/11-008-x/2007004/10311-eng.htm>

YOUTH AGE GROUPS

Youth is a nebulous concept, encompassing people from birth to young adulthood. Our definition of youth includes five sub-groups, each shaped around common shared experiences.

The youngest, aged 0-5, are largely dependent on their parents for their daily needs. Parents with newborns need sidewalk space and transit that accommodates babies in strollers. Young children need parks and green space, unstructured places to explore under supervision, and daycares for when their parents go to work.

Next, children aged 6-9 are in the early years of elementary school, and will be in need of after-school care and more defined play areas such as playgrounds. Youth in this age group often need more space at home, making family-oriented housing increasingly important.

As children enter the 10-15 year-old category, they gain more independence, and likely enjoy exploring their neighbourhood with friends. Access to free indoor and outdoor space, as well as close-by recreational facilities and structured programs such as sports are essential. Safe streets that are free of high-speed traffic and encourage use by families and adults will keep ‘eyes on the street’ and provide indirect supervision.

Teens, 16-18 years-old, have considerably more independence, and require spaces that welcome and support their presence. At this age, youth-friendly businesses and free/low-cost indoor and outdoor spaces that enables a diversity of activities, including just ‘hanging out,’ are required, as are opportunities for leadership.

Finally, 19-24 year-old youth have reached adulthood, and are beginning to find work, attend post-secondary school, and move out on their own. Affordable student housing, as well as interesting pubs and live music venues are important to keep them in the neighbourhood or returning for leisure activities.

YOUTH COMMUNITY GAPS

Chinatown has a number of strengths that can be built upon to develop a youth-friendly community. An outdoor skate-park at Union and Columbia and a basketball court in Andy Livingston park are well-utilized. The Rickshaw Theatre offers all-ages concerts, and Blim provides daily art workshops. Language, calligraphy and dance classes are available through the Chinese Cultural Centre, and two malls provide indoor space that young people can hang out in.

Barriers to attracting youth include the marginalization or restriction of activities such as skateboarding in public places, a deficiency in youth-oriented cafes and businesses, and a lack of flexible or youth-directed spaces that facilitate interests such as art, music, games or sport. In addition, families with teens are less likely to live in or use the neighbourhood due to the lack of affordable family-oriented housing stock, while concerns about Chinatown's proximity to open-air drug use in the nearby Downtown Eastside are always present.

0-5



..... **Daycares are full**

..... Perception of unsafe streets

..... Lack of family housing

..... Insufficient family destinations

6-9



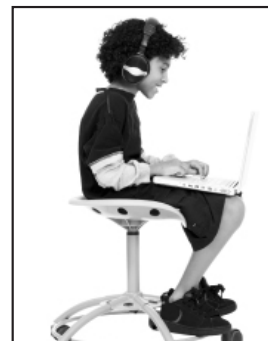
..... No pre-school nearby

..... **No elementary school nearby**

..... Perception of unsafe streets to play

..... Lack of family housing

10-15



..... Lack of after school programs

..... Perception of unsafe streets

..... **Lack of covered active outdoor space**

..... Insufficient family housing

16-18



..... No low-cost/free late-night hangouts

..... **No recreation centre nearby**

..... No high school nearby

..... Proximity to 'drug market'

19-24



..... Affordable housing for moving out

..... Perception of unsafe streets at night

..... **Lack of unstructured hangouts**

..... Insufficient spaces for informal work

REGIONAL YOUTH

Attractions

Stanley Park
Major Family Attraction

Vancouver Aquarium
Major Family Attraction

Burrard Inlet

Sea Wall
Regional Pathway

English Bay Beach
Youth Attraction

Gastown
Shopping, Dining and Bars

Central Library
Major Family Attraction

Chinatown

Robson Square
Family & Youth Attraction

Granville Street
Shopping, Dining and Bars

BC Place & Rogers Arena
Professional Sport and
Entertainment Complexes

Granville Island
Major Family Attraction

Kitslano Beach
Youth & Family Attraction

Science Centre
Major Youth Attraction

LOCAL YOUTH

Facilities

Pinnacle Program
Continuing Education Program

Downtown East Education Centre
Alternative Education Program

Chinese Cultural Centre & Sun Yat Sen Gardens
Chinatown

Lord Strathcona Elementary School
Strathcona

Central Library
Library

Andy Livingston Park
Park, Playground and Sports Fields

Skateboard Park
Under the Viaduct

Main Street Education Centre
Alternative Education Program

Bitannia Secondary
3.2 Km From Chinatown

Chinatown

Creek Side Park
Park and Green Space

Science Centre
Major Youth Attraction

Elsie Roy Elementary
Yaletown

Intersecting activity zones
will connect the sub-areas within
Chinatown while emphasizing
each of their diverse characters
and uses.



Chinatown
Vancouver, B.C.

ACTIVITY ZONES
Concept Design

Circulation: The ability for people of all ages to move within and through a neighbourhood is critical to its success. Street hierarchies within Chinatown will be clearly defined, routes through the neighbourhood will be legible, and connections to Downtown and Strathcona will be apparent and accessible.

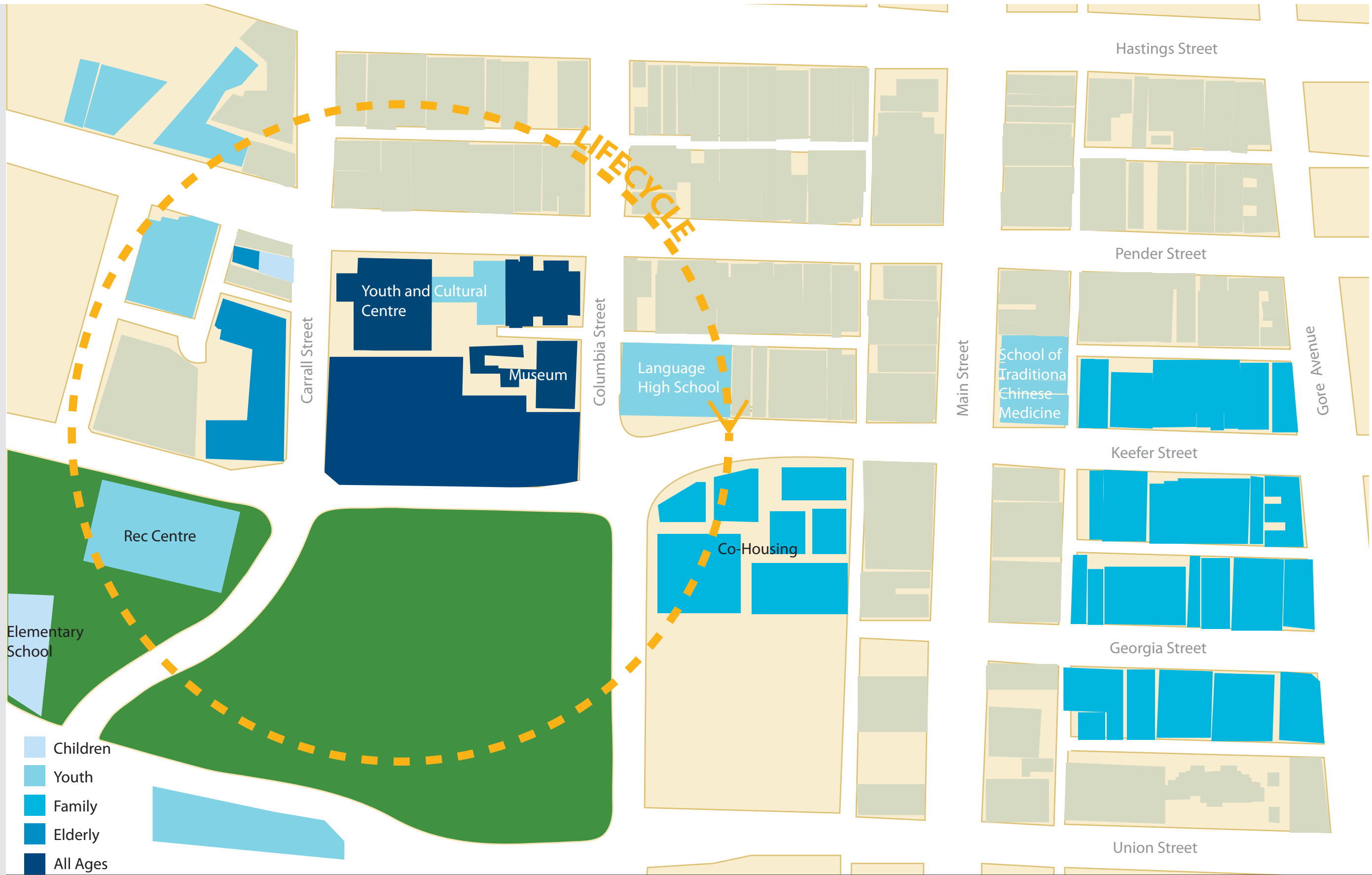


Lifecycle: Future land uses will shape the character of the neighbourhood. Specifically, increased institutional and recreational spaces, as well as additional family and student housing will create the spaces that youth need to live, study, and play in Chinatown.



- Educational and Institutional
- Mixed Use - Commercial/Residential - Family Housing
- Mixed Use - Commercial/Residential (+Low Income)
- Park and Green Space
- Student Housing
- Senior Housing

Lifecycle:
Chinatown will be a sustainable neighbourhood, accommodating people at every stage in their lives, and bringing people of all ages together. Spatial planning that accommodates age-specific needs as well as interaction between different age groups is essential to the success of a complete community.



Lifecycle asldkfjh adskjh a sdfkljh lksjdhf
asdjkf asdfhjk asdfjksa dhfjs kadfjh sdjkhf-
sadjkf hsakljf fhaksjdfh sjkdhf kasljdfh kjas-
dhfsk ldfhjka j sdhfsajhdf kasjdhf kashfka-
jsdhf kajsdfhfkjsa dhfk jsahf kjashdf asjkdhf
jkasdhfjkhasdj hfkjahsfk jjaskdhfkjahs dkhfak
sjhdfkjhasdkjfhkjashdfj haskjdhf ajsdhf k
fkjha fkhjak sdfhkj hasdfkj hakjdh fkajsdhfjk
ashdfjkjhkasdhfjkhasdfhjkasdfjkhasjkdh f dhf
fkh dskjfh k jas fhakj hsa hasdfjh asdfkj sadj
hsadf hjjfh fh.



Westlake Square, Seattle



Jr./High School,
St Lawrence Market,
Toronto, Ontario



Traffic Calmed Street, Madison, Wisconsin



Neal's Yard, London, UK



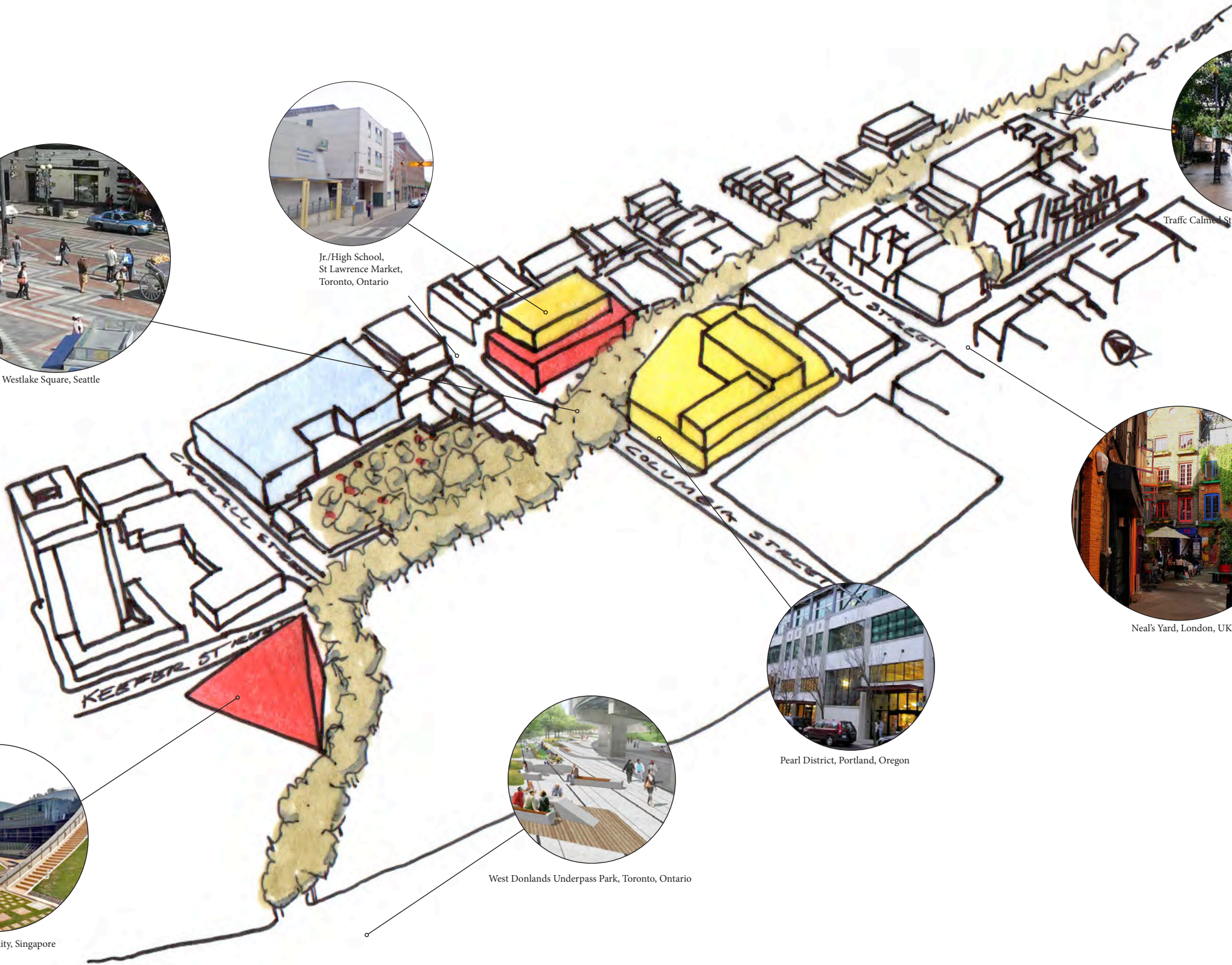
Pearl District, Portland, Oregon

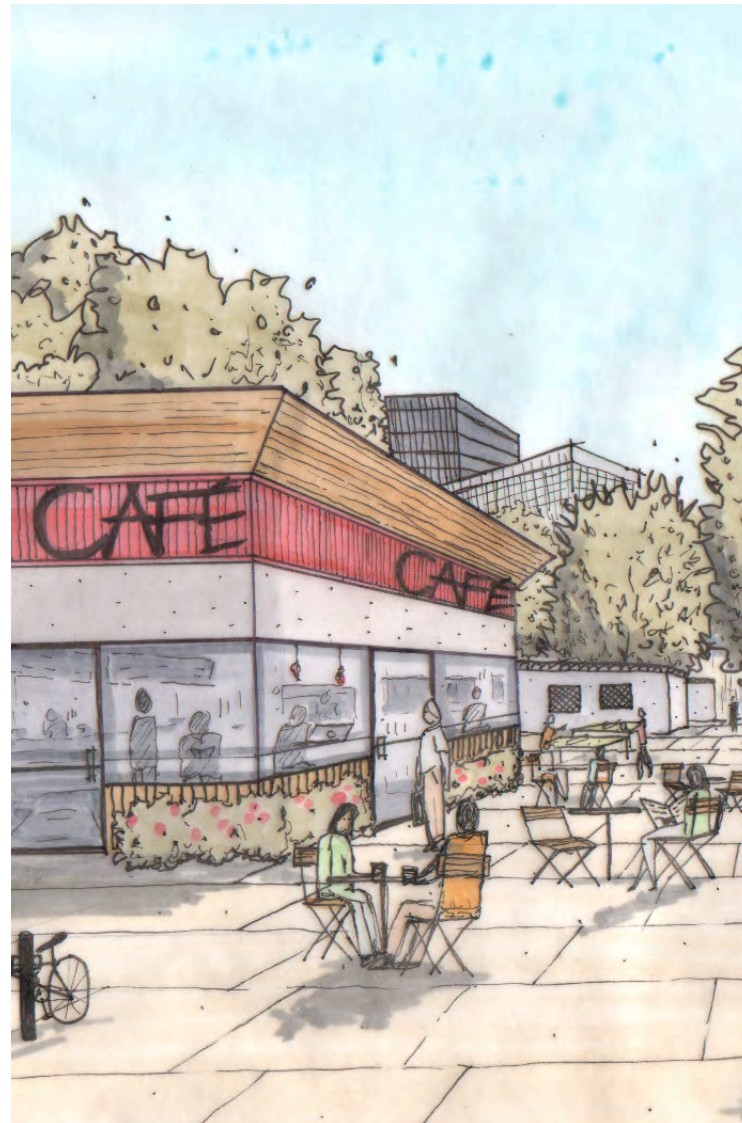


West Donlands Underpass Park, Toronto, Ontario



Green Roof Facility, Singapore





DESIGN

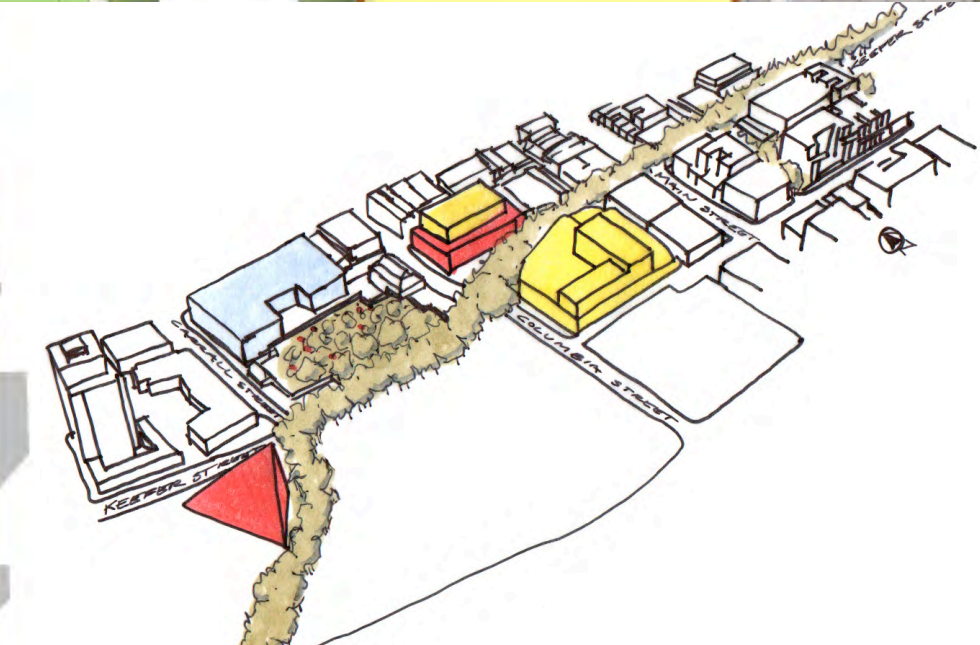
Intro

Goals

Context

Concept

Design



COMMUNITY DESIGN PRICIPLES

Strengthening the Local Community and Culture

Ensuring that proposed development reinforces the local community and culture, and delivers successful projects.

Creating Distinct Places

Drawing inspiration from the character and history of Chinatown to strengthen local identity.

Harnessing Youth Assets and Resources

Harnessing the existing youth-oriented assets and resources, and strengthening and integrating them with new amenities and programs.

Integrating with Surroundings

Achieving careful integration with the surrounding landscape and urban environment, using the right forms, materials and landscaping, while respecting and providing pedestrian and transportation linkages.

Ensuring Viability

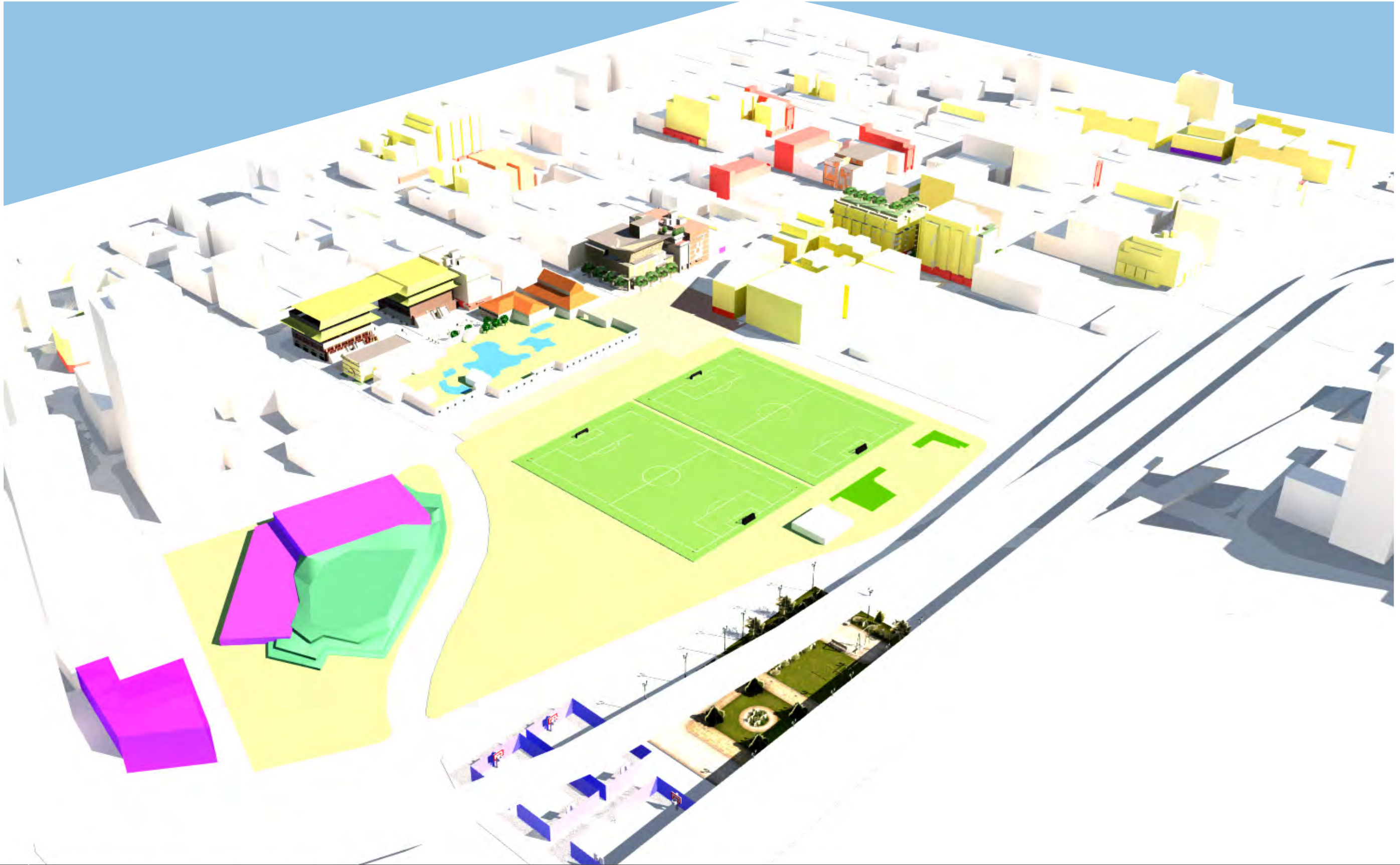
Ensuring that future development is economically and physically viable and deliverable.

Dynamic Environment

Developing an urban environment that is inherently flexible and will accommodate future growth activity.

Providing Vision

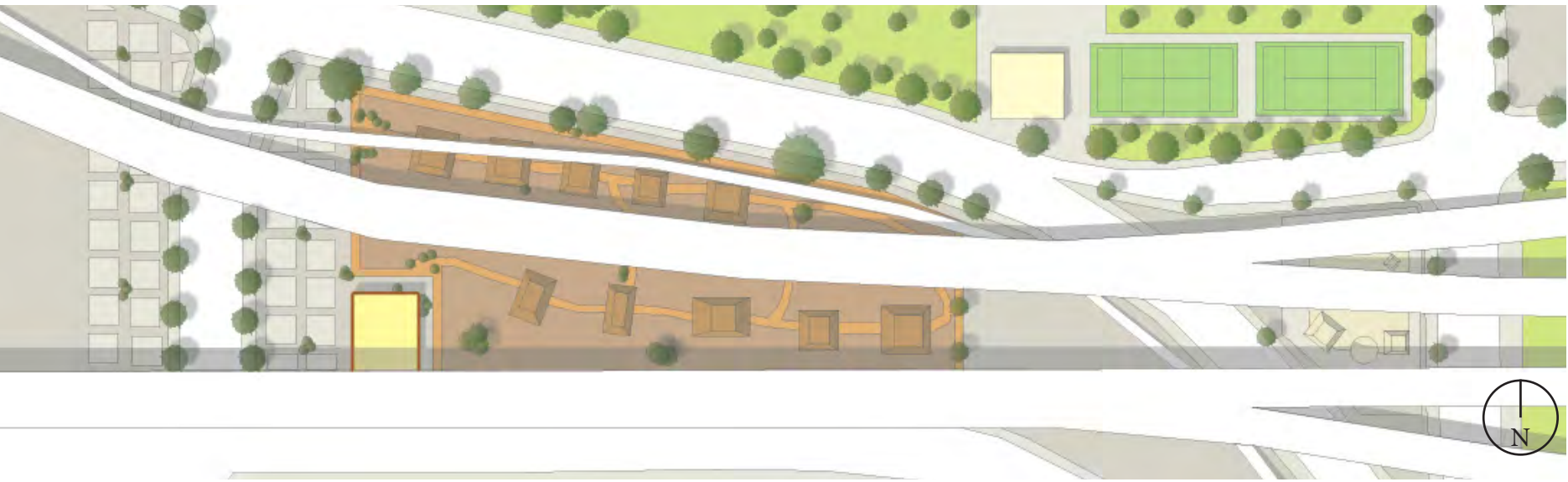
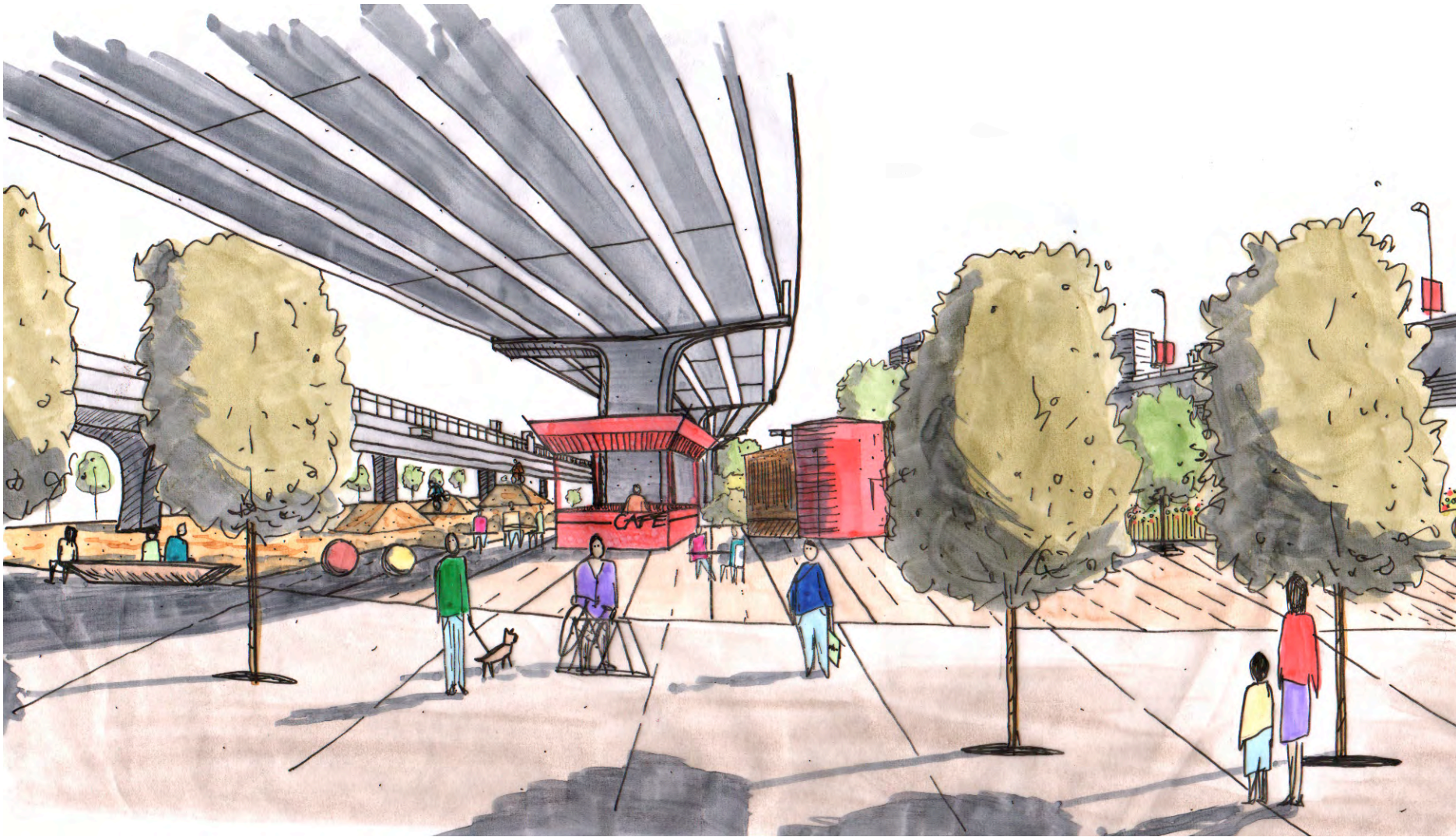
A vision that focuses on community strengths and aspirations, and provides a long-term goal for future development that the community can work towards.



Viaduct Park

The viaduct lands are well-recognized as being not just unattractive, but a significant barrier within the area’s urban form. However, the barrier the viaducts form is not completely the result of their structure, but their empty, inhospitable and sometimes scary space beneath. In response to this challenge, we propose a relatively inexpensive and easy solution: transform the land under the viaducts. Indeed, this has already begun, with the construction of the skateboard park at Quebec Street. We propose extending this type of use westward, adding a small park, basketball courts directly beneath the viaducts for protection from the rain, and a second ‘wheel park’ in the space in between, aimed at BMX cyclists and rollerbladers as well as skaters. All of these features would benefit from being covered from Vancouver’s regular wet weather.

This collection of interventions would extend the edgy and youth-oriented space under the viaduct and connect it to the recreational centre in Andy Livingston Park, the rest of Chinatown, as well as the seawall, the Telus World of Science and neighbourhoods to the south, including the soon-to-be developed lands of northeast False Creek. This design thereby better integrates the viaducts into the built fabric of the neighbourhood. It may prove to be a long-term solution, or maybe only an interim measure for addressing these relics of a 1950s cultural obsession with freeway-building. However, instituting a collection of cheap and inexpensive measures now could make the viaducts less of a burden on the area, while the debates rage on about their ultimate future.



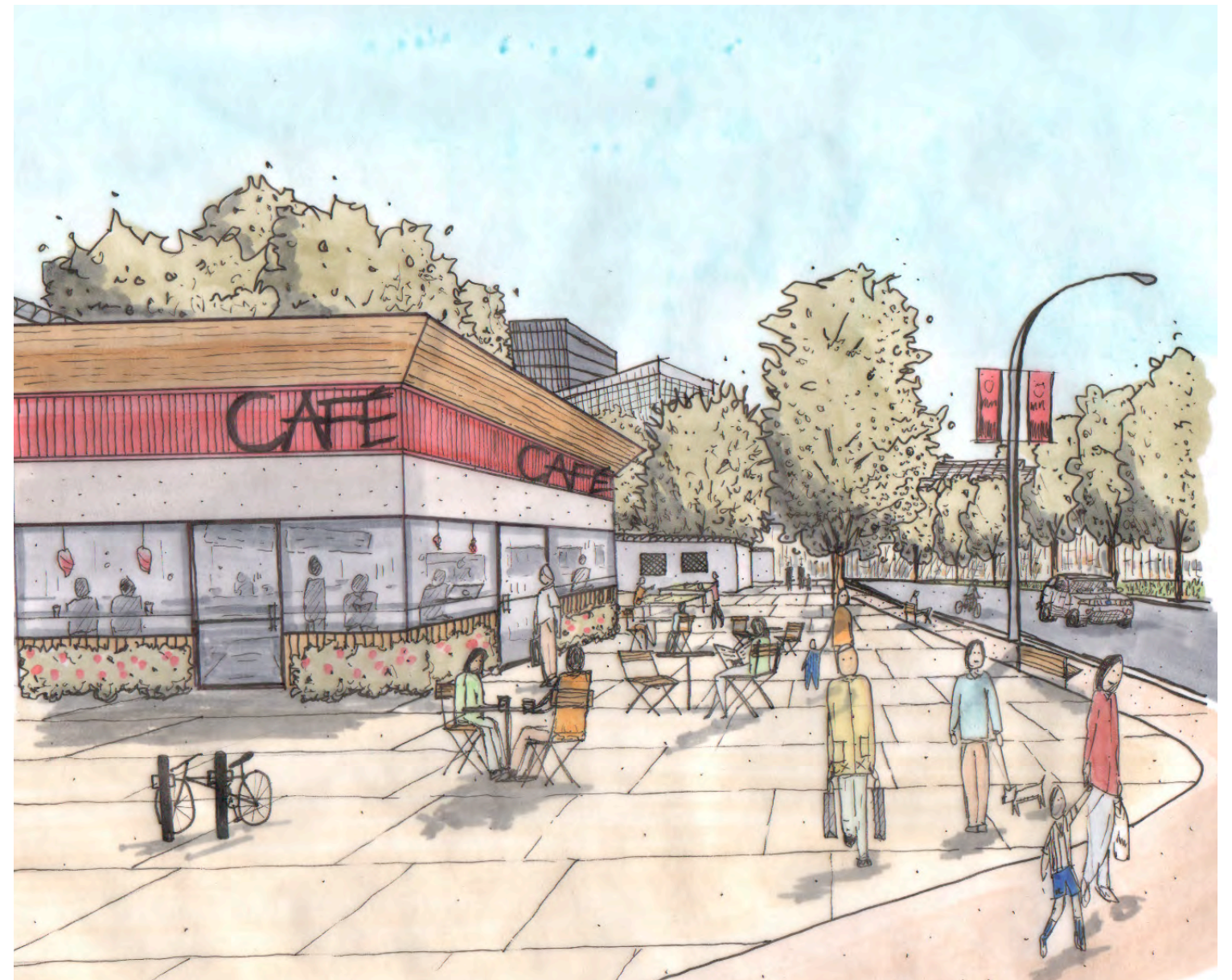
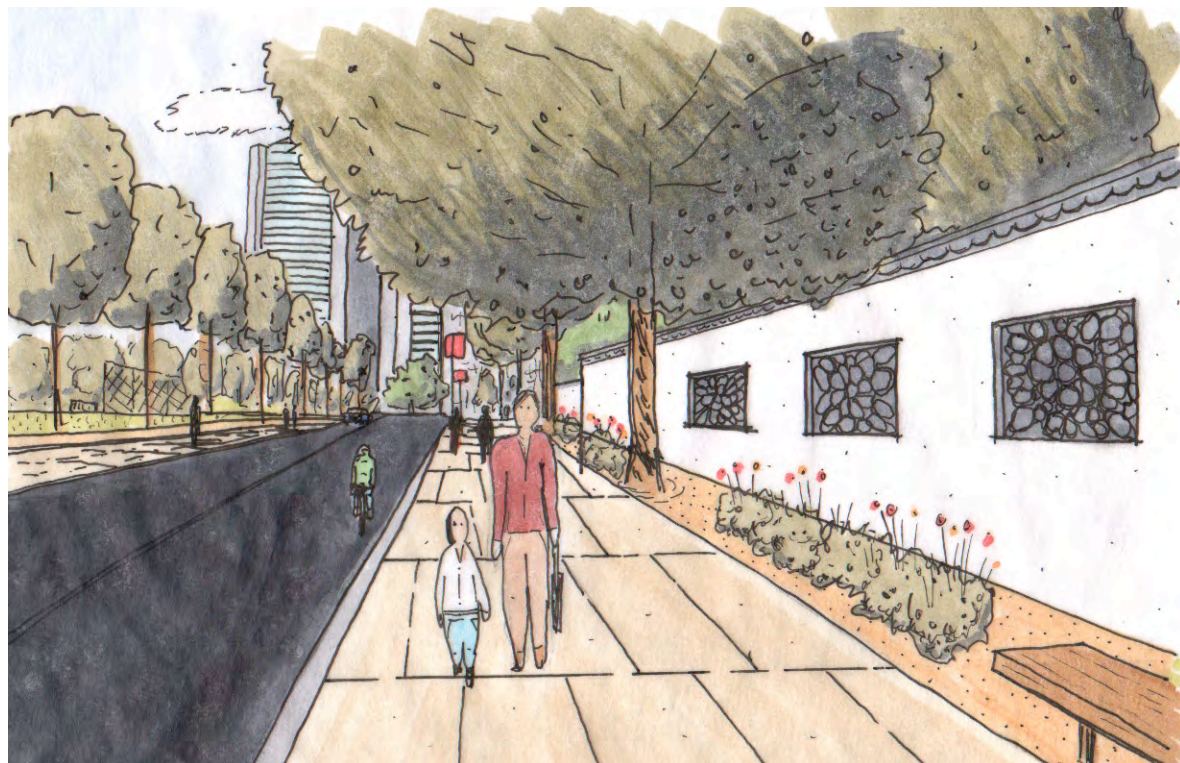
Chinatown
Vancouver, B.C.

VIADUCT PARK
Chinatown Youth Design

Sun Yat Sen Exterior Wall

Dr. Sun Yat-Sen Gardens is both a green-space and a cultural asset for Chinatown. For the future development envisioned in this plan, the garden connects the Chinese Cultural Centre and the bustling tourist heart of Chinatown on Pender Street to the family friendly Keefer Safe Street and Andy Livingstone Park. The gardens' current design, though, leaves uncomfortably large areas of grass unused between its south-facing walls and the north-facing sidewalk of Keefer. As a result of this dead-space, the traditional linkage between the gardens' interior and the street to the exterior is lost.

This intervention creates a small park along the exterior of the garden by replacing the unused grass area with a habitable surface, a small cafe, movable seating, and flexible space for outdoor activities. Widening the sidewalk in this spot creates space for sitting and staying in this area, while games such as ping-pong can be set-up and played on a temporary basis. In addition to connecting the garden to the street, this intervention provides outdoor sitting space near Andy Livingstone Park. This enables parents to enjoy the space while their children play sports in the park nearby. At the same time, members of the local community can meet to enjoy a coffee or tea. This small intervention not only heals a poorly used dead-space alongside one of the area's most important landmarks, but also facilitates an important yet currently non-existent connection in the neighbourhood: between those who use Andy Livingstone Park, and Chinatown residents.

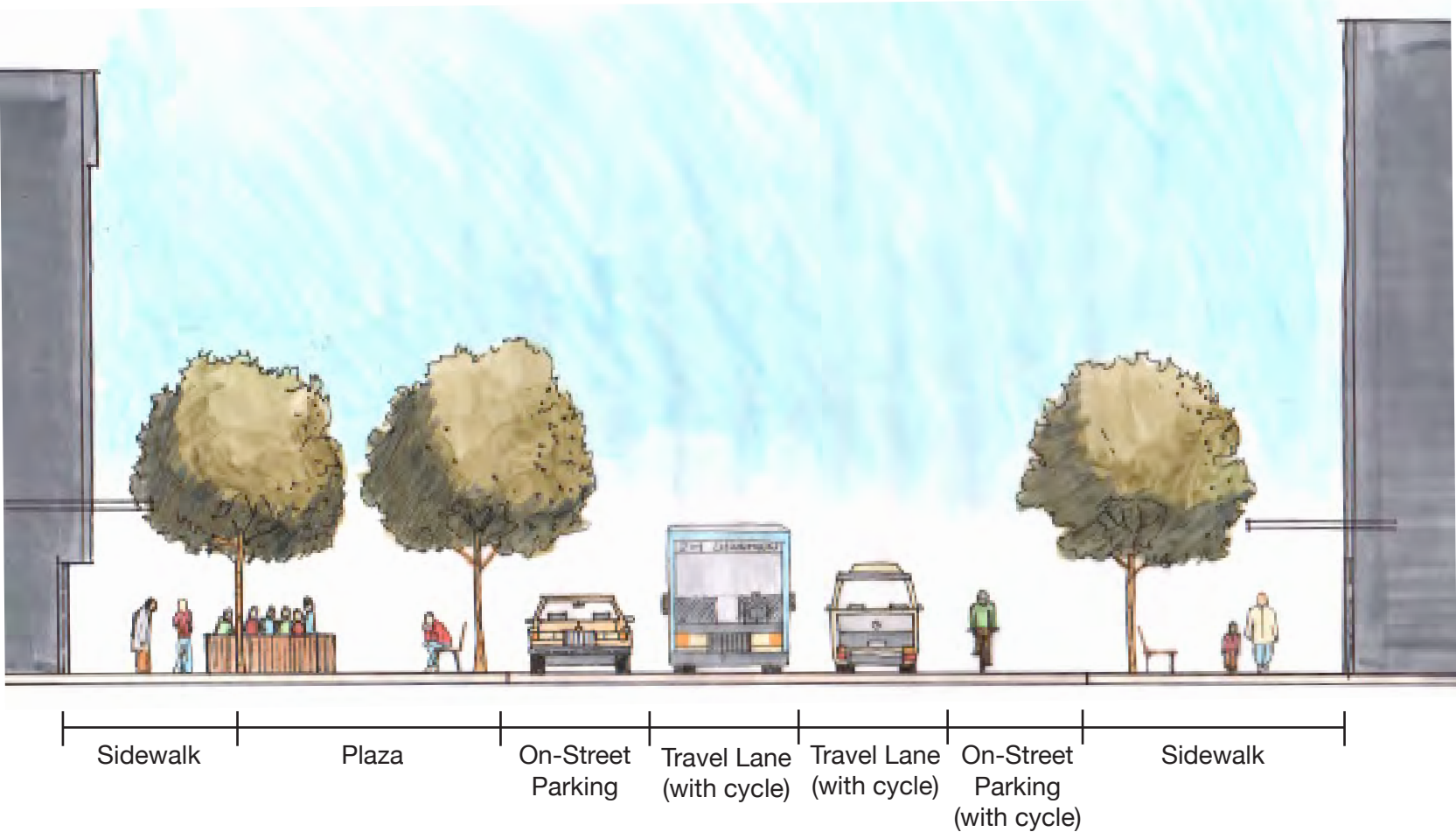


Keefe Pedestrian Safe Street

Keefe Safe Street connects all of the youth activities in Chinatown. Using street treatments that are common in Northern Europe, speed limits will be reduced to 30 kmph. As well, a continuous surface will blur the delineation between sidewalk and street, communicating to motorists that pedestrians and cyclists have priority over cars on this street. Drivers will still be able to drive and park on Keefe, but they will have to be attentive to the presence of pedestrians and cyclists while doing so. Safe streets, or woonerfs as they're called in Dutch, have been found to greatly increase safety for all road users.

Safe spaces for children to play in, move within, and access their daily needs, such as school and other activities, are the cornerstone of urban neighbourhoods that encourage families to stay as their children grow up. The new dual Chinese-English Immersion Elementary School and its complimentary yet smaller High School, the Youth Centre, the Recreation Centre with aquatic facilities, Andy Livingstone Park, the Chinese Cultural Centre, and Dr. Sun Yat-Sen Gardens will be accessible from the Keefe Safe Street. Creating an environment where children can safely access these amenities is crucial to a neighbourhood's success as a space for youth.

While there will be plentiful green space, the street will also be lively, activated by the presence of commercial storefronts, vendors, and housing, particularly toward Main Street. Keefe is already the site of the annual summer Night Market, which closes the street to cars so that vendors can ply their wares in an event that is popular with both locals and tourists. And even though the Keefe Safe Street allows vehicular traffic, it's flexibility as a space will enable to Night Market to be incrementally extended both temporally and spatially as time progresses, with the possibility of the market permanently closing the street to cars as 2031 approaches.



Chinatown
Vancouver, B.C.

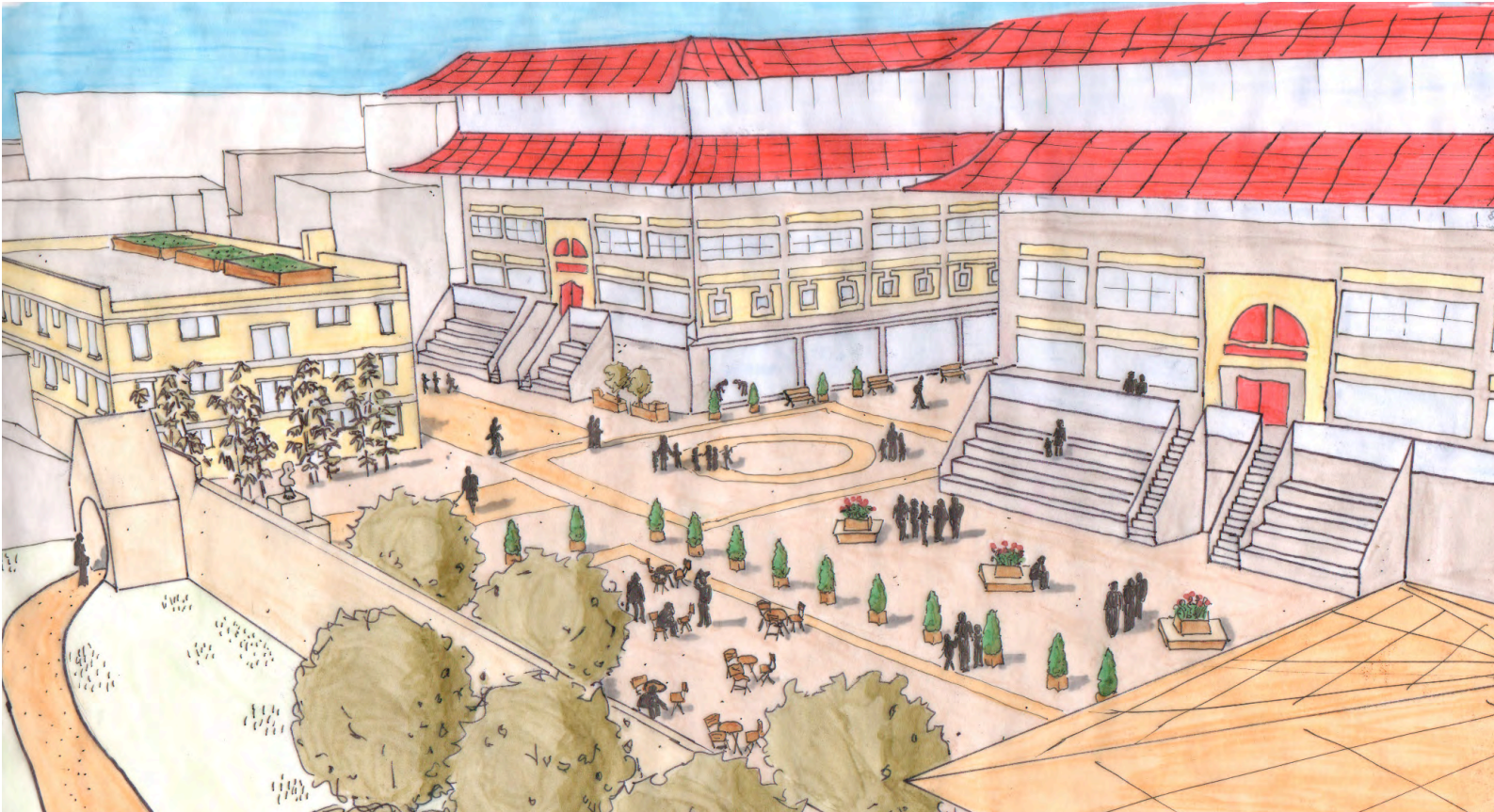
KEEFE PEDESTRIAN SAFE STREET
Chinatown Youth Design

Chinese and Youth Cultural Centre

Refurbishing the Chinese Cultural Centre will offer a variety of benefits in terms of the programming potential within the Cultural Centre. The new Cultural Centre includes a six-story building, with two wings spanned by an open passageway that creates a visual connection between the front entrance of Dr. Sun Yat-Sen Gardens and the courtyard beyond it.

The proposed re-design of the building accommodates all of the building's current uses, while adding nearly 1,000 square metres of floor-space. Current uses of the building preserved include: offices for the Cultural Centre, classrooms for the Cultural Centre's existing offerings and ground floor retail. The additional floor-space will be used for a Youth Centre that will run and direct youth programs, as well as house office-space for a youth leadership council that will work to involve youth in the governance and planning of the community. Other uses include a Seniors' Centre, artists' studios, a gallery, and practice spaces for music.

From an urban design perspective, our proposed redesign activates the courtyard -- and its walls -- between the Cultural Centre and the Dr. Sun Yat-Sen Gardens, transforming a space that is currently inert and poorly used into the vital central square that is lacking in this neighbourhood. The previously mentioned visual connection from Pender Street into Dr. Sun Yat-Sen Gardens is complemented by creating better connections -- in the form of clearly understood portals and passageways -- from the inner courtyard to both Carrall and Columbia streets. The proposed design accomplishes this by replacing the surface parking lot alongside the museum with more public-space and a defined entrance on Columbia Street. Our design also proposes adding seating in the inner courtyard, where none currently exists. This includes a series of bleacher-like steps against the Cultural Centre. This seating could be used to supplement outdoor eating space for a cafe within the Cultural Centre. These design interventions have the potential to completely transform the space around the Cultural Centre, making it into a true neighbourhood hub, a gathering place that could be enjoyed by both tourists and residents.

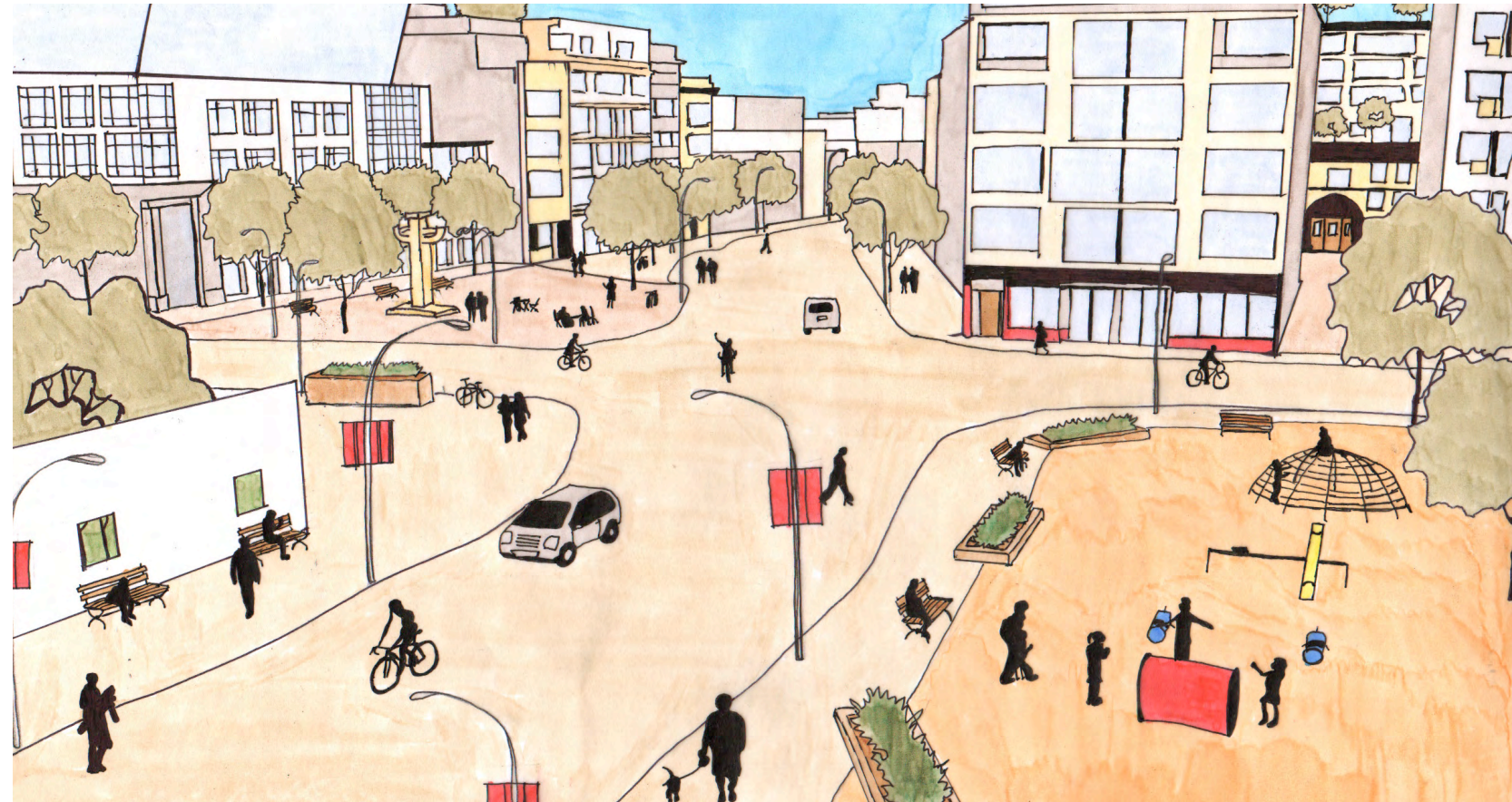


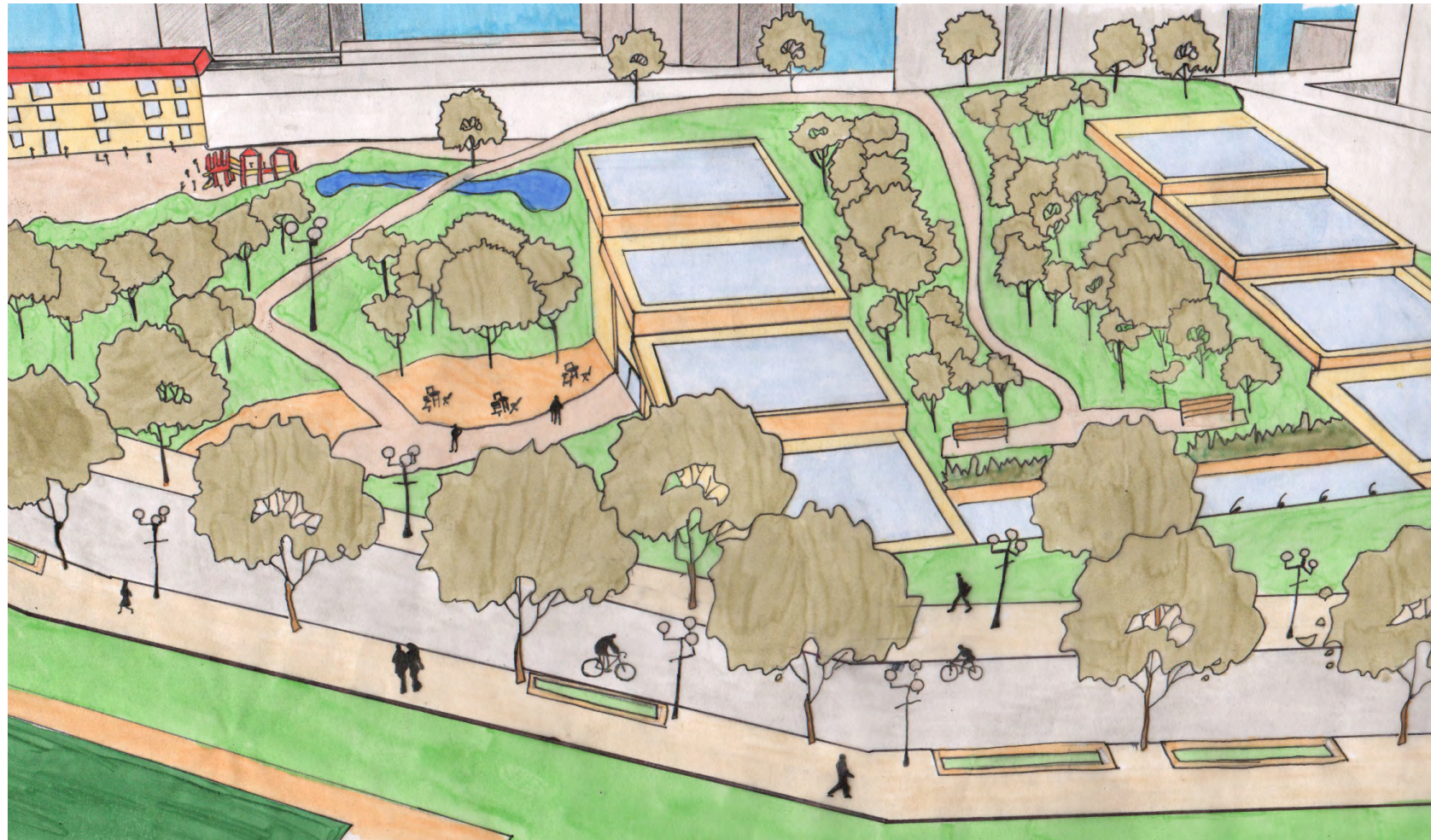
Memorial Square

Memorial Square, on the corner of Keefer and Columbia Streets will provide residents with an improved public realm that seamlessly knits together residential, institutional and recreational spaces. The major interventions will be the replacement of the Chinatown Plaza Parkade with a co-housing development, and the construction of a small dual Chinese-English Immersion High School, with space for about 300 students. Complimenting the high school is a new playground and public square across the street at the northeast corner of Andy Livingstone Park. The entrance to Dr. Sun Yat-Sen Gardens will remain where it is, inviting people in from a more active Memorial Square.

The co-housing development responds to the need for a stock of family-sized dwellings -- to accommodate the projected increase of families with children to the area. Also, as land owned by the City of Vancouver, this site provides an opportunity to address the shortage of affordable family housing throughout the city. In co-housing developments families have fully functional apartment units, but community members work together to prepare collective meals and put on events in a shared community hall located within the development. This provides an opportunity to explore a new and efficient form of social housing.

Although the removal of parking is always controversial, after a careful examination of the situation as a whole, this is the best option for this site. Car journeys to downtown Vancouver have been falling since 1996, and this trend is likely to continue with increased transit infrastructure and rising gas prices. To compound this, parking is already over-supplied in Chinatown as well as in the surrounding Downtown area. Parking stalls in Chinatown parking garages are often empty, even with comparatively low rates of \$4 per day -- uncharacteristically low in comparison with urban centres. Supporting a less car-oriented environment is also in agreement with our goal of creating a safe and healthy neighbourhood for people of all ages.





Recreational Centre and Elementary School

Chinatown has a shortage of educational and recreational facilities. This affects people of all ages, but it is particularly a problem for youth. We propose using city-owned land in Andy Livingstone Park, west of Carrall Street to address both of these shortages through the provision of a dual Chinese-English immersion elementary school and a recreational centre.

The elementary school will be placed on the south end of the site, adjacent to the existing daycare facility where a poorly used parking lot currently exists. Serving kindergarten to grade 7, the elementary school would provide the only organized Chinese-English language instruction in the Vancouver school system for children of differing levels of literacy, who wish to achieve fluency in both languages. It would allow children

without any background in Chinese or English to learn both languages in an immersion setting.

The Recreation Centre with aquatic facilities would sit on the northeastern corner of the site, a grassy-hill at the corner of Keefer and Carrall streets, peaking mid-block along Carrall, at a pedestrian overpass. Carrall Street currently cuts through the hill, forming a steep gully, and providing pedestrians and cyclists using the greenway a wall-like view of the hillside. Our design proposes activating this space by constructing the rec centre into the hillside itself, with the pool windows fronting onto the Carrall. The recreation centre would house indoor activities, including activities aimed largely or exclusively at youth, whereas the remaining eastern part of Andy Livingstone Park would provide most of the facilities for outdoor activities. The existing hilltop park would be maintained, providing a path linking

the elementary school to the Carrall Street Greenway and the Keefer Safe Street. The transformation of this currently poorly used part of Andy Livingstone Park would provide truly useful recreational facilities for all members of the local community.



Chinatown
Vancouver, B.C.

RECREATIONAL CENTRE & ELEMENTARY SCHOOL
Chinatown Youth Design



ACHIEVEMENTS

A Chinatown that is vibrant, healthy, empowering, safe, and creatively cultural requires innovative interventions; it contains streets that children can play on, shopping and amenities close by for parents, youth, and the elderly, it provides activities and leadership opportunities that excite and inspire, housing that is appropriate and affordable for families, amenities that build community knowledge and capacity, businesses that cater to all ages and bring life to the streets, and spaces for the rich cultural tapestry to be woven and rewoven between generations.

Creating an inclusive, welcoming space for youth and families is an integral strategy for supporting a vital, balanced, and culturally relevant Chinatown for decades to come. Realizing such a vision requires forward-thinking design that recognizes and builds upon the community's unique assets while addressing the needs of people at all ages.

Numbers

Net additional:
Housing units: 1,353
Residential floor area: 144,742
Population: 4,146
Retail units: 12
Retail floor area: 3,240
Retail jobs: 97
Office units: 28
Office floor area: 1,042
Office jobs: 31
Total jobs: 128
Institutional floor area: 5,789

Vibrant

New housing accomodates the projected 4,000 person population growth
Diverse housing types provide affordable spaces for families and young people
Lifecycle living philosophy creates a policy context for prioritizing the social and cultural sustainability of the area

Healthy

A new recreation centre and accompanying facilities will give youth, as well as adults, diverse physical activity options
New and revitalized open spaces throughout the neighbourhood will provide opportunities for outdoor enjoyment for people of all ages
A school of Traditional Chinese Medicine (TCM) and teaching clinic offers excellent and culturally appropriate healthcare options

Empowering

A magnet high school focused on community development and Chinese culture brings 100-200 motivated youth into the neighbourhood every day
New office space in the remoulded Chinese Cultural Centre building provides work spaces for neighbourhood-focused non-profits
A youth leadership council involves at least 30 youth per year in Chinatown governance, planning and the creation and direction of youth programs

Safe

Pedestrian and bike infrastructure improvements throughout Chinatown and the installation of a streetcar running down Main and Hastings create opportunities for active transportation
Bilingual signage kiosks define a comprehensive and legible way-finding system

Creatively Cultural

The Chinese Cultrual Centre is a regional cultural hub
Late night all ages venues clustered along Pender and Main give youth opportunities for socializing on their own schedules
Youth friendly businesses and non-profits have affordable ground floor options

CHINATOWN VANCOUVER **BUSINESS DEVELOPMENT** VISION



Devon Miller

Maysa Phares

Allison Savigny

Andrew Yu

CONTENTS

Introduction

Business Development in Chinatown Vancouver: A Brief History
Vision Statement
Principles and Strategies

Concepts

Downtown Business Districts
Sub-Areas
Circulation
Land Use
Density Strategy

Designs

Proposed Interventions

1. Chinese Cultural Centre and Dr. Sun Yat-Sen Courtyard
2. Columbia and Keefer Intersection
3. Keefer Pedestrian Mall
4. Main Street Corridor
5. BC Hydro Substation Commercial Development
6. Andy Livingstone Community and Recreation Centre

Master Plan

Program Analysis

Residential Program Analysis
Business Program Analysis



BUSINESS DEVELOPMENT IN CHINATOWN: A BRIEF HISTORY

The first Chinese immigrants of British Columbia arrived during the late 1850's from California, followed by a large influx of workers from China and Hong Kong during the 1880's to construct the Canadian Pacific Railway (City of Vancouver, 2007).

Due to heavy discrimination, much of the Chinese community was confined to the area of Vancouver's inner-city which is now known as Chinatown. Between 1890 and 1920, Shanghai Alley and Canton Alley became the central residential and commercial corridors of Chinatown, and numerous types of business, commercial and entertainment activities were established (Chinatown BIA, 2008).

In 1947, the Chinese Exclusion Act was repealed for Chinese dependents, which allowed for increased Chinese immigration to Canada. This was followed by a period of rapid urban development throughout Chinatown and the wider Strathcona neighbourhood. In 1971, Chinatown was declared a historic site (City of Vancouver, 2007).

Due to shifting immigration trends throughout the 1970's and 1980's, the Chinese immigrant population base began to gravitate towards the suburbs of Vancouver. Richmond became the central suburban hub of Chinese immigration and business activity, which contributed to the economic and commercial decline of the Chinatown district (City of Vancouver, 2007).

Although Chinatown remains a major business district and tourist attraction in downtown Vancouver, the neighbourhood continues to face numerous economic challenges, and many businesses continue to struggle. Many storefronts have become vacant, and many commercial spaces are abandoned or under-utilized.

Sources:
<http://vancouver.ca/commsvcs/planning/chinatown/history/index.htm>
<http://vcbia.brinkster.net/english/history.html>



Chinatown Vancouver during the 1920's
Source: <http://www.miss604.com/2010/08/vancouver-history-tidbits-chinatown.html>



Chinatown Vancouver during VJ Day, 1945
Source: <http://www.miss604.com/2010/08/vancouver-history-tidbits-chinatown.html>



Pender Street during the 1960's, a period when Chinatown was a central inner-city business hub
Source: <http://vancouverisawesome.com/tag/chinatown/>

Vacant storefront on Pender Street, March 2011



VISION STATEMENT:

To reaffirm Chinatown as a **vibrant local business district** and to create a **culturally unique regional destination**

GOALS

- Establish a balanced mix of old and new retail, service and commercial spaces:
 - Maintain the current business stock and subsidize anchor businesses
 - Provide space for burgeoning social enterprises
 - Ensure a longer span of operating hours through a diverse mix of uses
 - Fill empty storefronts
- Enhance the image of the community through a sensitive mix of public realm improvements
- Establish a mixture of housing types and tenure
- Attract a larger and more diverse population of customers, employees and employers into the neighbourhood



PRINCIPLES AND STRATEGIES

The three central principles that guide the vision are **Continuity, Connectivity and Delight**

CONTINUITY

Maintain architectural / sensory / cultural heritage

- Society buildings
- Small floor plates
- One or more storefronts in each building
- Detailed ground floor façades

CONNECTIVITY

Improve pedestrian, cyclist and transit connectivity

- Introduce the streetcar
- Adjust form of streets to prioritize pedestrian and bicycle traffic
- Adjust use of streets to isolate types of traffic
- Activate the street with permeable retail frontages

DELIGHT

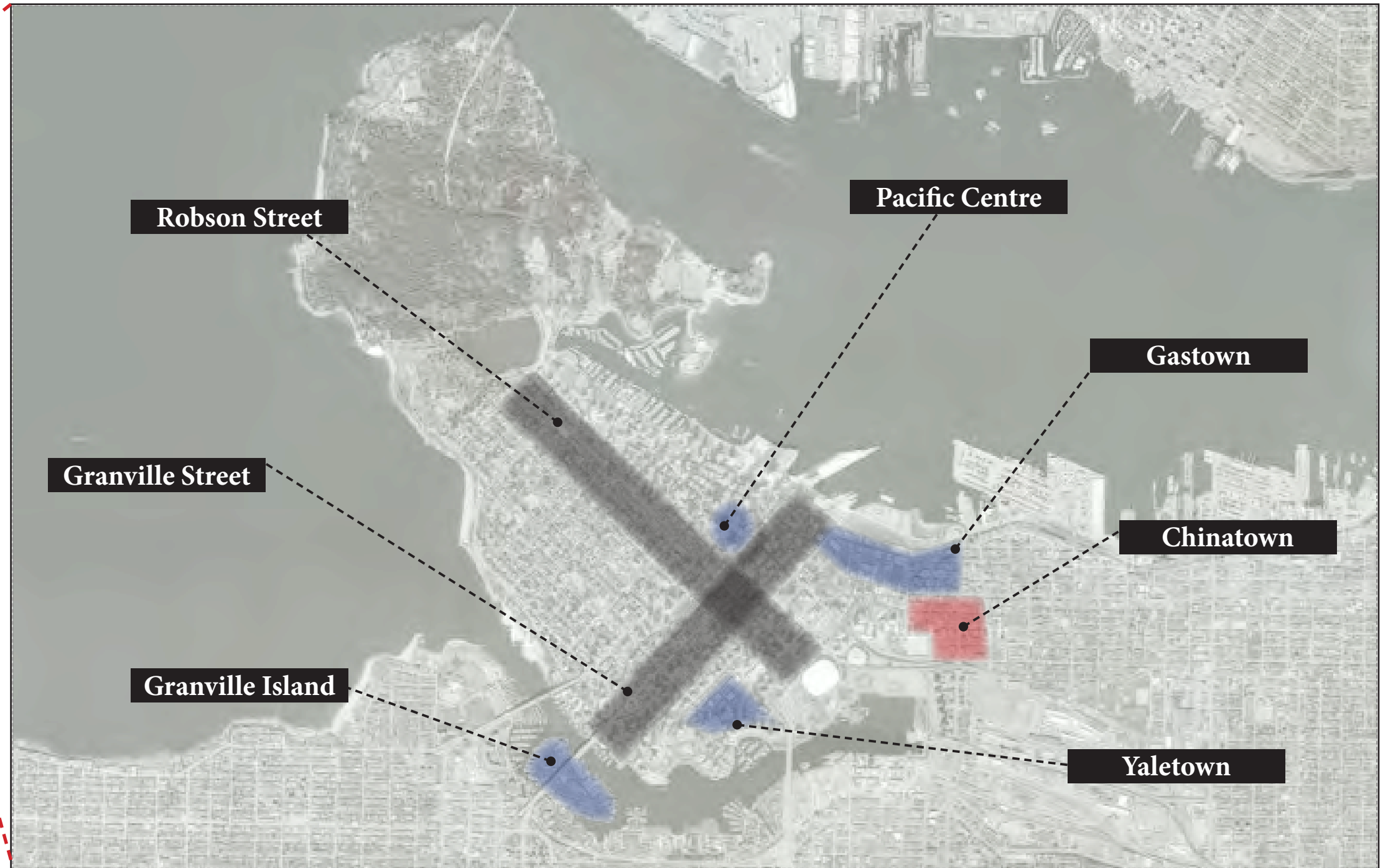
Enhance and add to existing public spaces

- Preserve public spaces of historical significance
- Enhance and create new civic / cultural spaces
- Improve the design quality of public spaces
- Provide spaces catered to all age groups



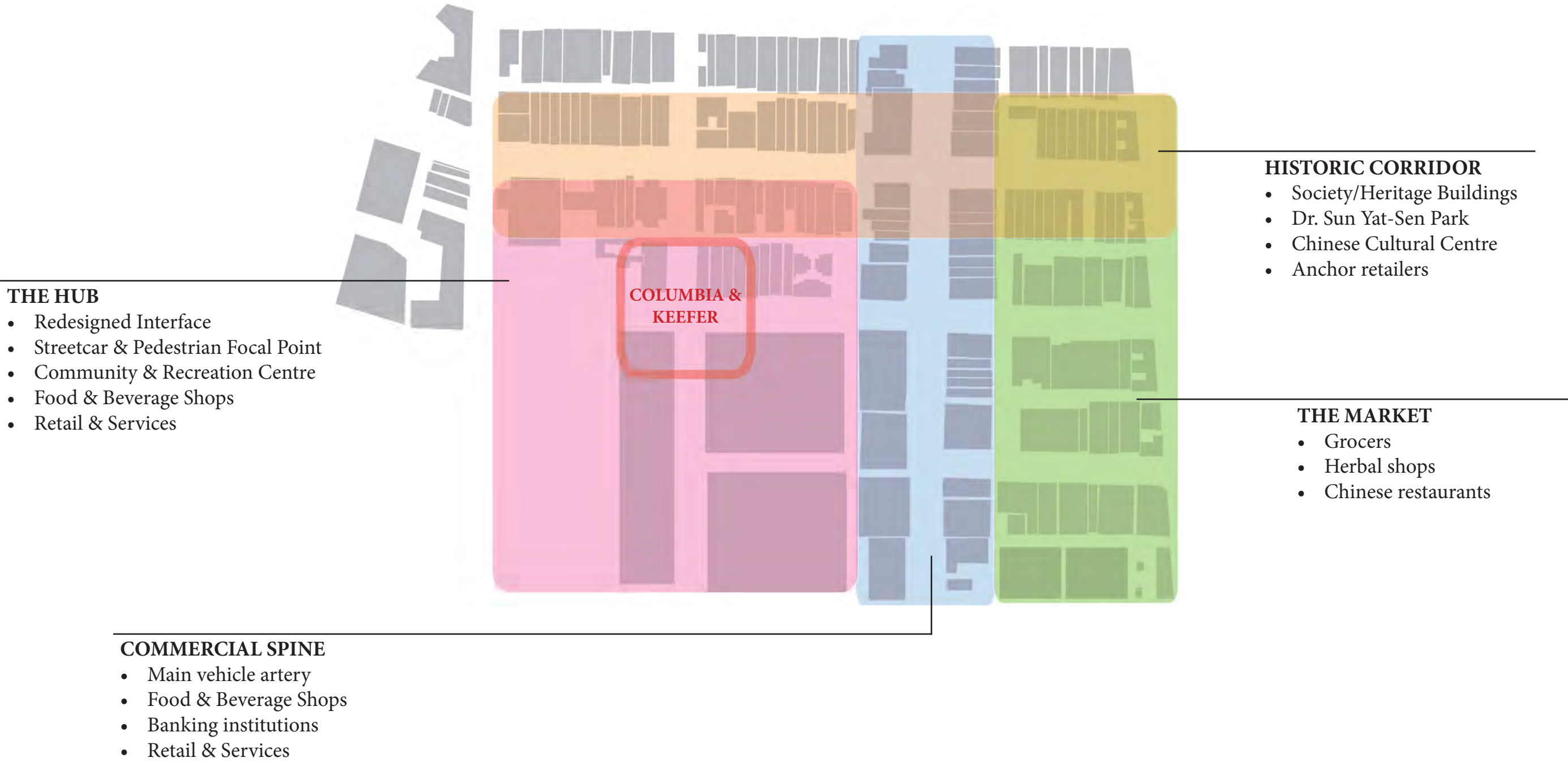
DOWNTOWN BUSINESS DISTRICTS

Under the vision, Chinatown plays a more **prominent role** in the **network of business districts** in downtown Vancouver



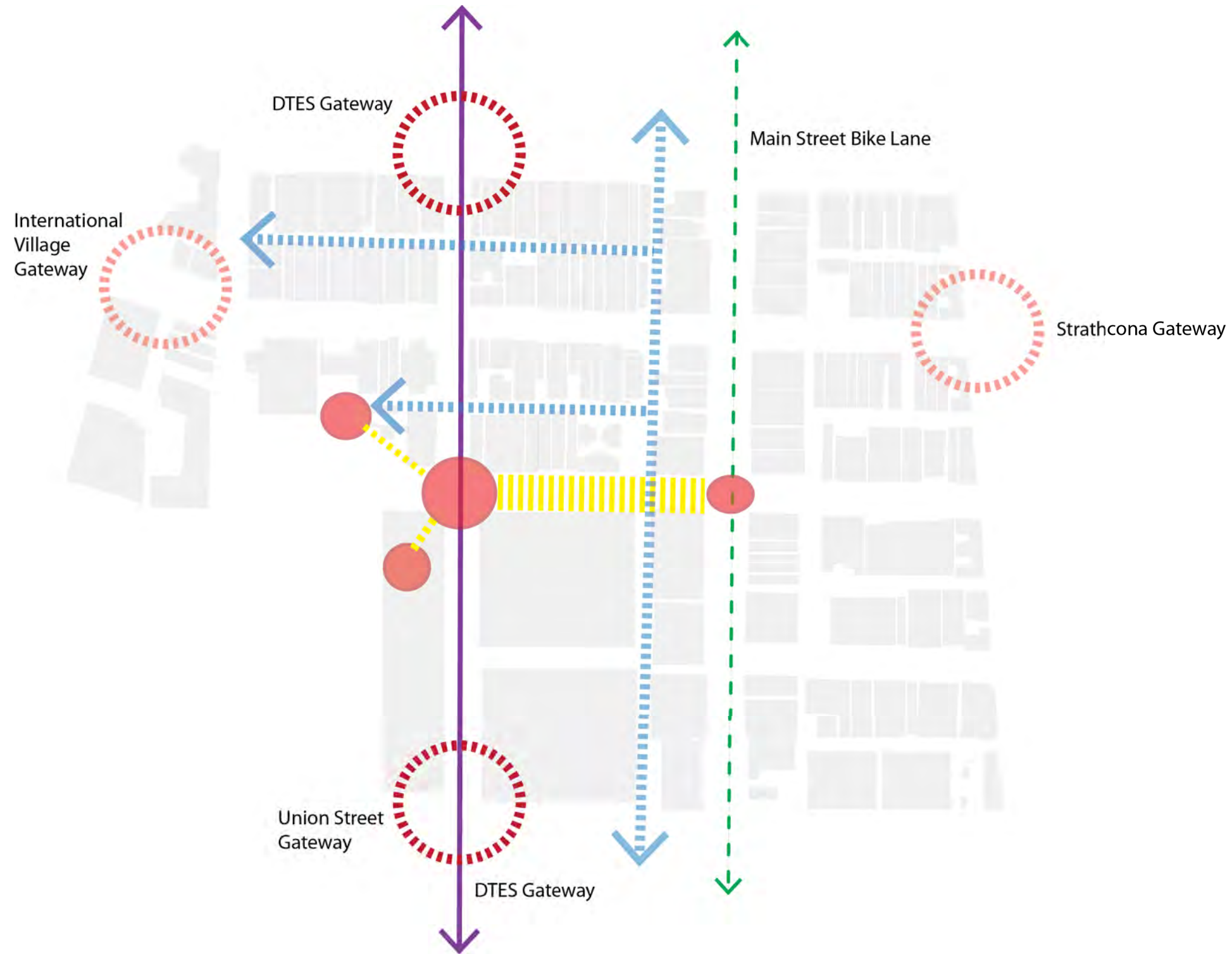
SUB-AREAS

Each envisioned sub-area plays a **unique and crucial role** in future business development in Chinatown Vancouver



CIRCULATION

Effective circulation via **various modes of transport** is a critical component of successful business development



LAND USE

A **diverse mix of land uses** promotes a variety of business spaces and activities throughout Chinatown



LEGEND

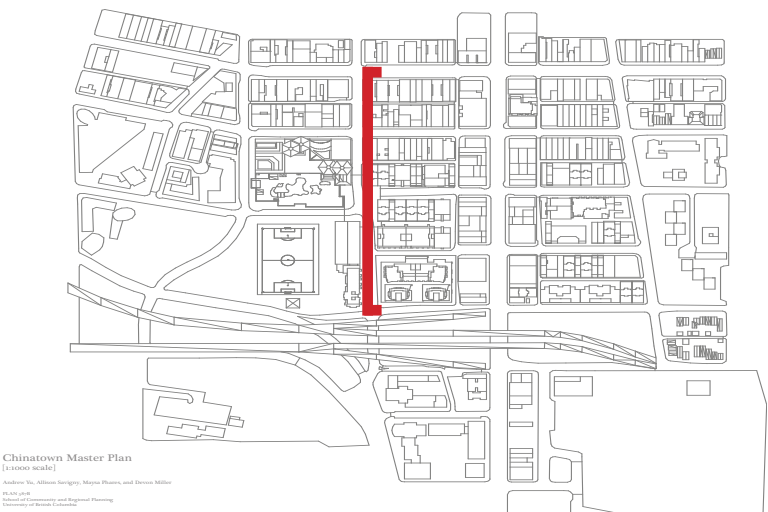
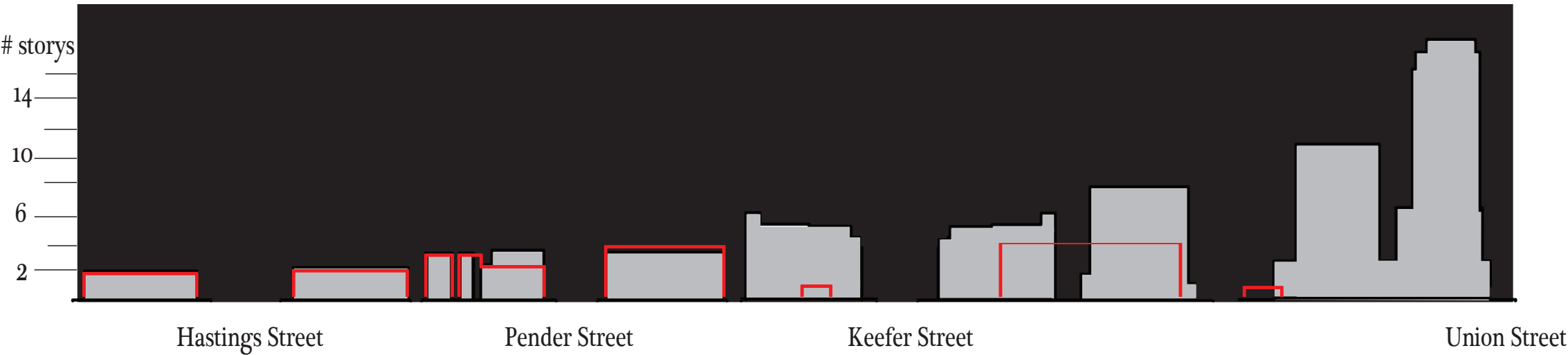
Individual	Community
Family	Retail
Social	Commercial
Live-work	Green Space

DENSITY STRATEGY

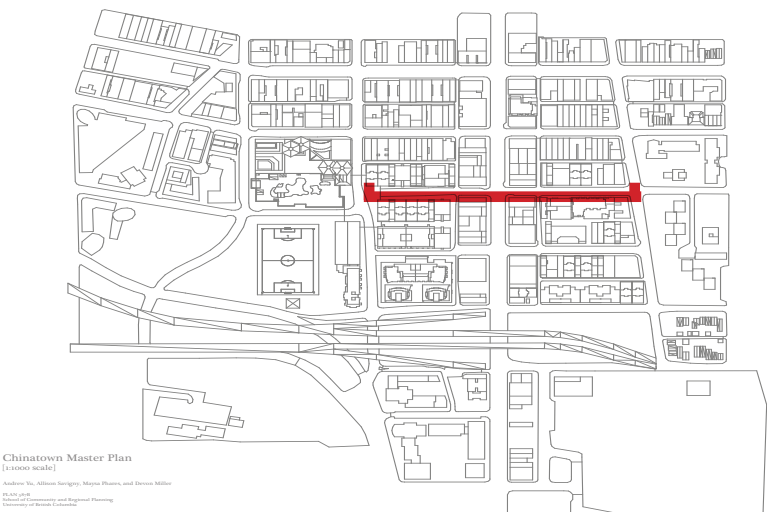
Density is focused along the Columbia and Main Street Corridors, and increases as development progresses away from the Historic Corridor of Pender Street.



NORTH - SOUTH (EAST HASTINGS TO UNION)



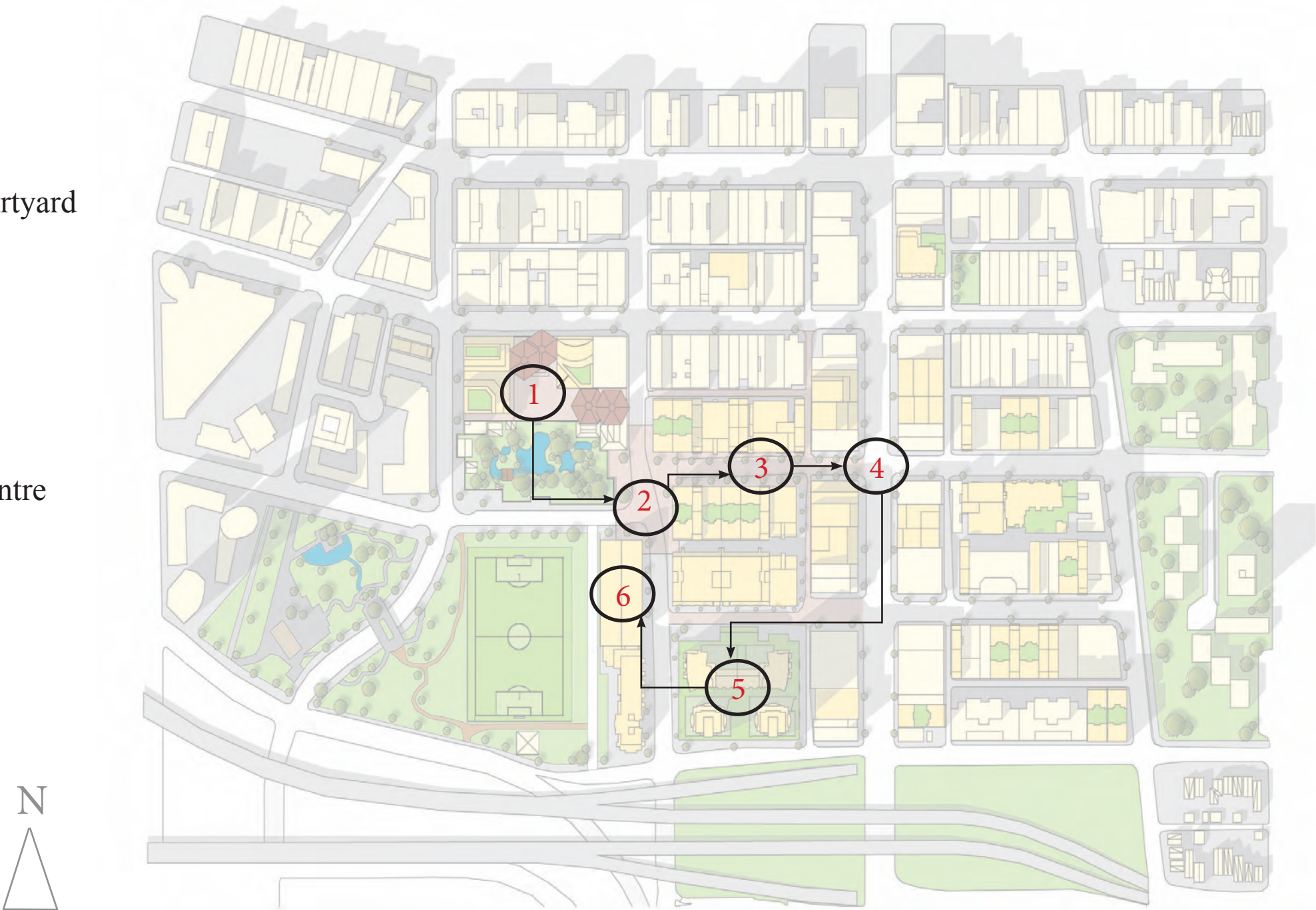
WEST - EAST (COLUMBIA TO GORE)



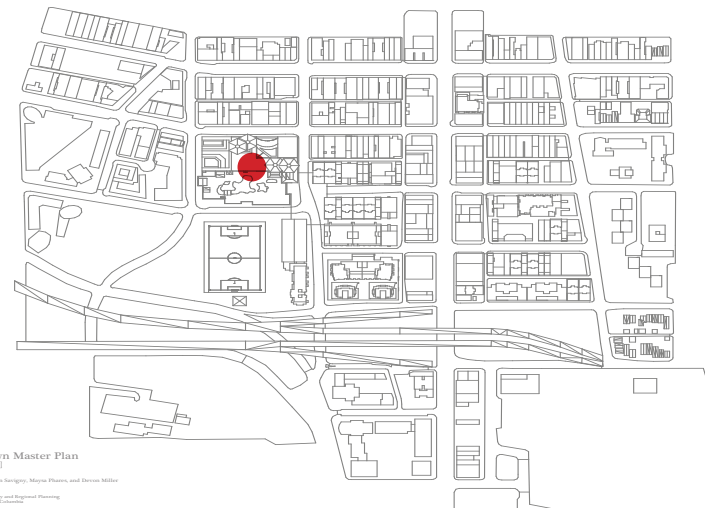
PROPOSED INTERVENTIONS

The central objective of the following interventions is to **implement** the goals, principles and strategies that ultimately aim to achieve the vision of **Chinatown as a vibrant local and regional business hub**.

- 1. Chinese Cultural Centre and Dr. Sun Yat-Sen Courtyard
- 2. Columbia and Keefer Intersection
- 3. Keefer Pedestrian Mall
- 4. Main Street Corridor
- 5. BC Hydro Substation Commercial Development
- 6. Andy Livingstone Community and Recreation Centre



1. CHINESE CULTURAL CENTRE & DR. SUN YAT-SEN COURTYARD

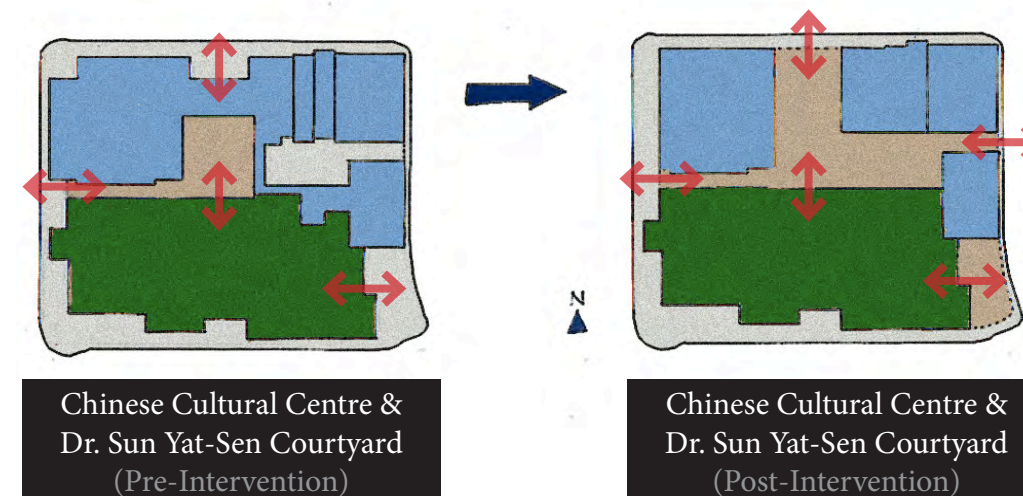


The Chinese Cultural Centre as well as the Dr. Sun Yat-Sen Courtyard and Park are culturally significant spaces that define the Chinatown neighbourhood. However, they are both currently under-utilized, and struggle partly because of design and accessibility issues. Under our vision, the Chinese Cultural Centre and the Dr. Sun Yat-Sen Courtyard would be reconfigured to become more accessible, exciting, and prominent focal points in Chinatown.

The reconfiguration of the existing cultural centre would provide an opportunity to create a more prominent entry point into Dr. Sun Yat-Sen Courtyard from Pender Street. The renovation of the eastern entrance to the Dr. Sun Yat-Sen Park at the Columbia and Keefer Street intersection would also create a more prominent alternative access point, and better incorporate the centre into transit and pedestrian networks.

The existing cultural centre would be replaced by two new buildings. The main building, located on the northwest corner of the site, would consist of 9 stories of mixed-use programming, retail, community amenity and residential space. Directly east of the main building would be a performance centre with an outdoor stage and seating area. The stage would be located on the southwest corner of the building so that it faces the courtyard, encouraging the use of the space as an audience seating and observation area during performances. Located above the courtyard would be several large polygonal glass covers which provide shelter from rain.

Overall it is hoped that these spaces would become iconic institutional anchor points that define the neighbourhood, and draw both a larger number and diversity of people into it, providing benefit to surrounding retail, service and commercial businesses.



CHINESE CULTURAL CENTRE & DR. SUN YAT-SEN COURTYARD (Continued...)

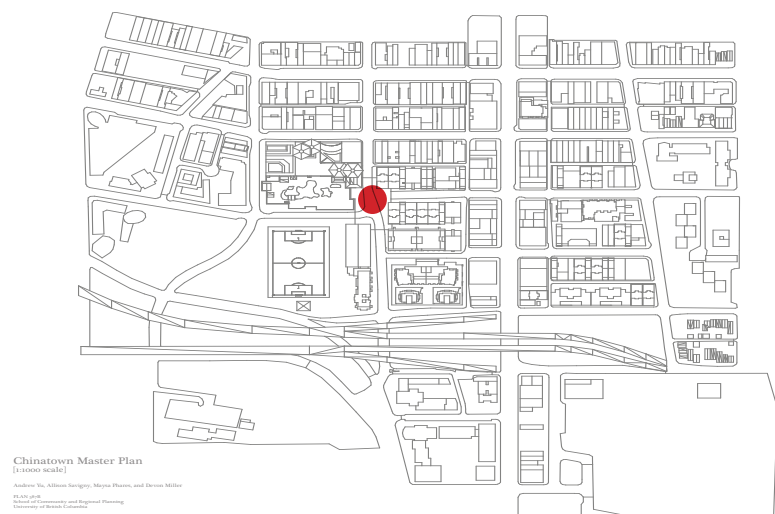


Pedestrian View of the Chinese Cultural Centre from Pender and Carrall (facing east)



Dr. Sun Yat-Sen Courtyard (facing north-east)

2. COLUMBIA AND KEEFER INTERSECTION



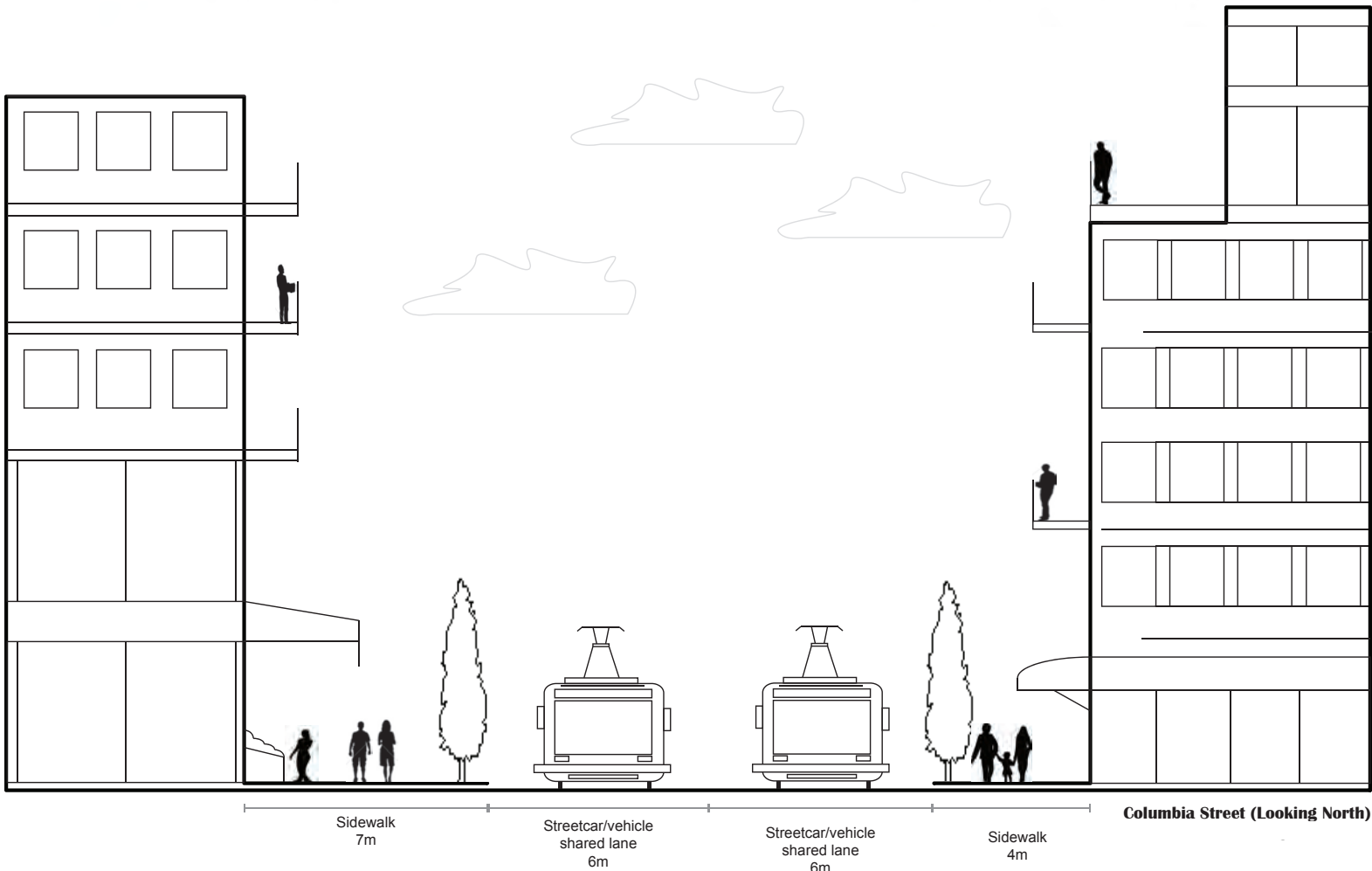
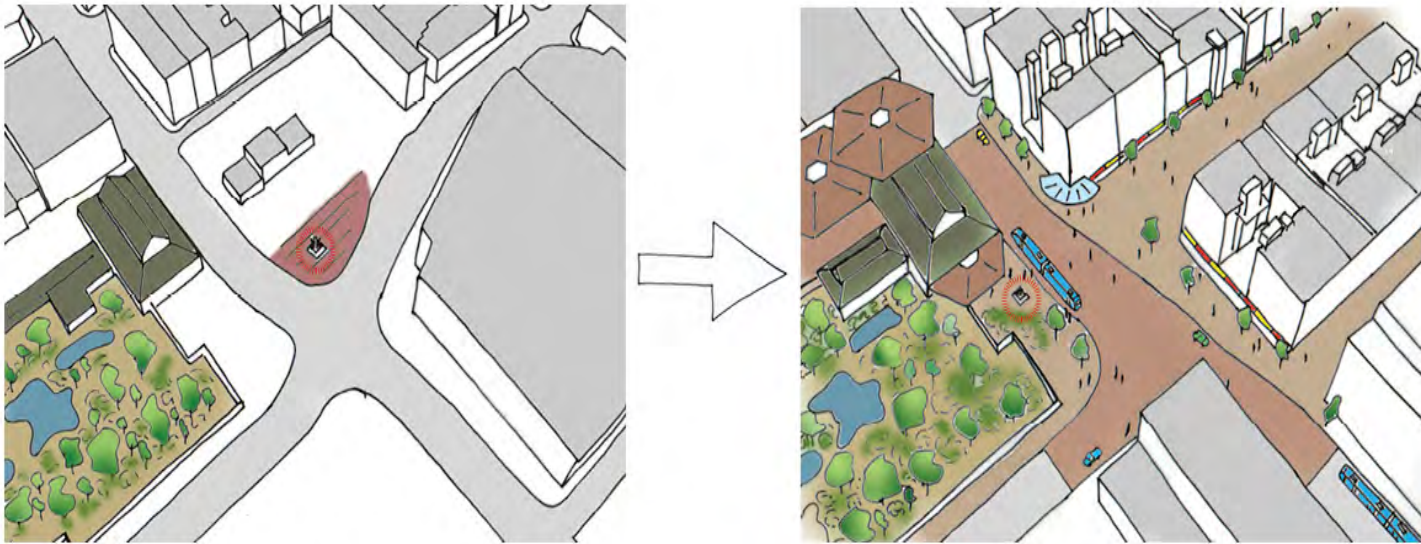
In an attempt to improve the district’s image and connectivity while enhancing its pedestrian quality, under our vision the Columbia Street and Keefer Street intersection would be transformed.

Capitalizing on its central location within Chinatown, the currently underused intersection would be repositioned as both a hub and a destination through this vision. Ultimately, with this rather bold move, it is hoped that the potential for this intersection to play a vital role in Chinatown is achieved.

In our vision, Keefer would be realigned between Main and Columbia along its former property line, through what is presently Chinatown Memorial Square. Consequently, this stretch of Keefer would end at the entrance to the Dr. Sun Yat-Sen Park (on Columbia). As a result of this realignment, the Chinatown Memorial Monument would have to move from the northeast corner of Columbia and Keefer to the northwest corner, in the small plaza at the new entrance to the Dr. Sun Yat-Sen Park. The benefit of this would be that the Monument would be in a more prominent location at the terminus of the pedestrianized Keefer Street.

The vision for the intersection would also involve the replacement of Chinatown Plaza with mixed-use, mid-rise buildings that frame the street with narrow storefronts. The northeast corner of the intersection (formerly Chinatown Memorial Square) would also be redesigned as a high-profile retail location, with double-heights and high-visibility. On the southwest corner, Andy Livingstone Park would be adjusted, replacing one sports field with a community centre which would act both as an iconic building and a necessary programmatic addition to the Cultural Centre (see page 17). The adjustments to the northeast and southwest corners would create a strong vis-à-vis to help frame this new intersection.

The vehicular traffic at the intersection would be slowed down with the introduction of a pedestrian scramble-walk, creating a safe pedestrian environment at ground level. This would be supported by the use of identical paving treatments on the road and sidewalk to promote slower car speeds. Finally, the transformation of the intersection would be completed with the implementation of the Columbia streetcar route and a stop at this intersection. The stop would allow for improved access to Chinatown via transit.



COLUMBIA AND KEEFER INTERSECTION (Continued...)



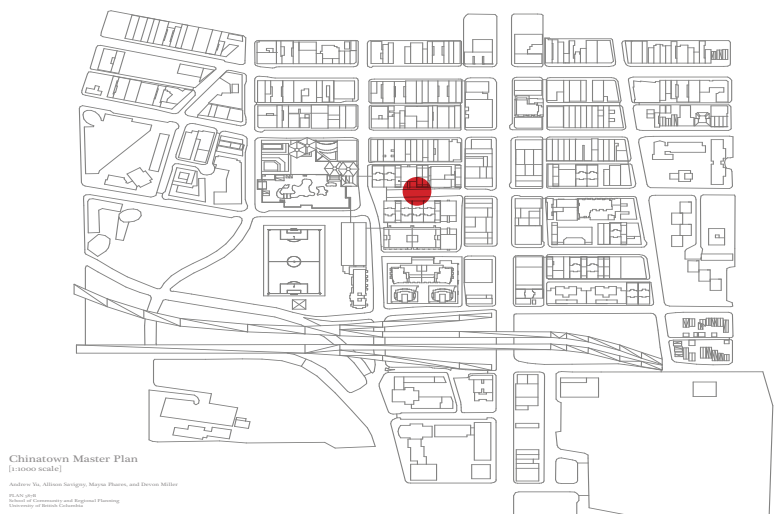
Columbia Street at Keefer Street
(facing north)

Columbia and Keefer Intersection
(facing east)



Columbia Entrance to Dr. Sun Yat-Sen Park
(facing west)

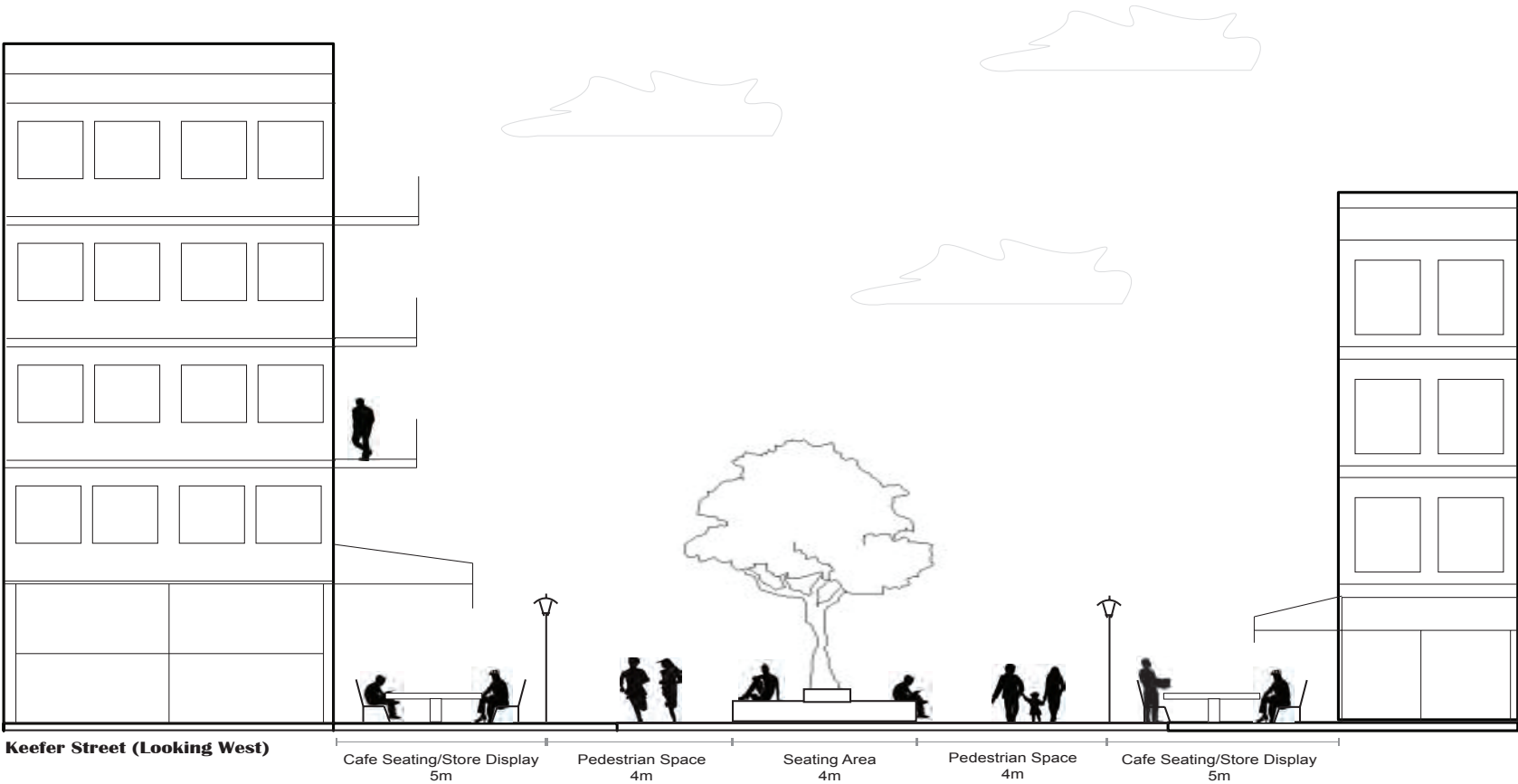
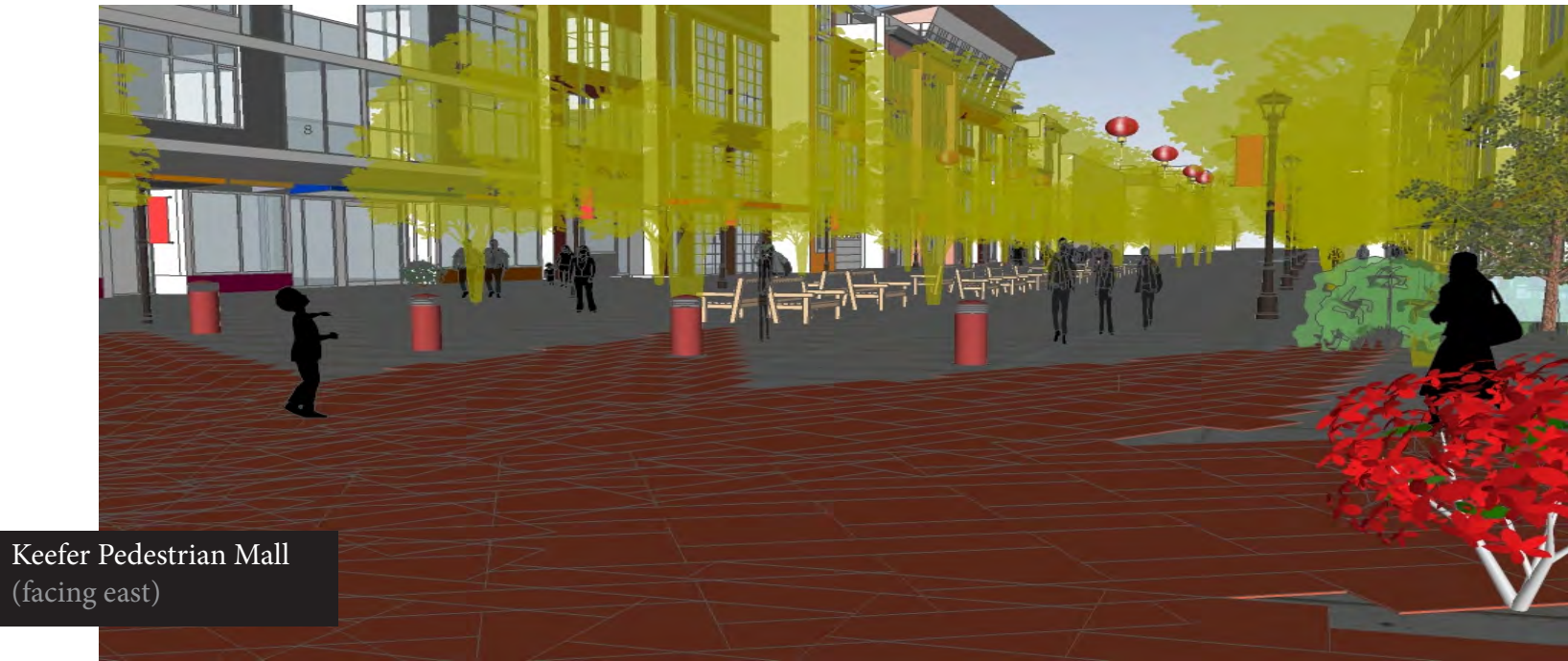
3. KEEFER PEDESTRIAN MALL



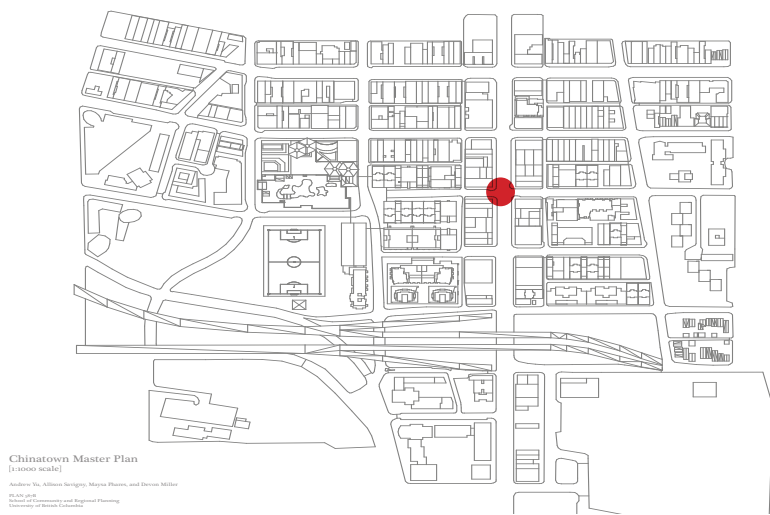
Considering the proposed reconfiguration of the road network at Columbia and Keefer Streets and ground floor retail nearby, Keefer Street would be expected to experience increased pedestrian activity and therefore would need to be redesigned to accommodate such an increase.

In light of this, our proposed vision for Keefer Street is to close it off to vehicular traffic in an attempt to create an attractive, vibrant, and safe pedestrian linkage from the Dr. Sun Yat-Sen Gardens and the Andy Livingstone Community Centre to Main Street. The newly pedestrianized street would be lined with mid-rise buildings with diverse façades, which would offer a visual variety similar to that which is characteristic of the rest of the neighborhood. These buildings would be envisioned to have small-scale retail at ground-level, and would be ideal locations for patio restaurants and outdoor caf  s that would offer a sense of delight and vibrancy for pedestrians traveling along Keefer Street at all times of day. In addition to the formal seating offered by the businesses along this stretch of road, informal seating in the form of benches and tree planters would be present throughout the new pedestrian mall.

In terms of paving and landscaping, our vision is to use large brickwork that would offer safer strolling conditions for seniors and children, and to plant numerous trees and shrubs to provide shading, rain protection, and a sense of enclosure. This sense of safety and enclosure would be strengthened by the placement of lanterns which, along with streetlights, would allow for ample lighting at night. Retailers operating after standard hours would also reinforce the sense of safety along the corridor by accommodating nighttime activities.



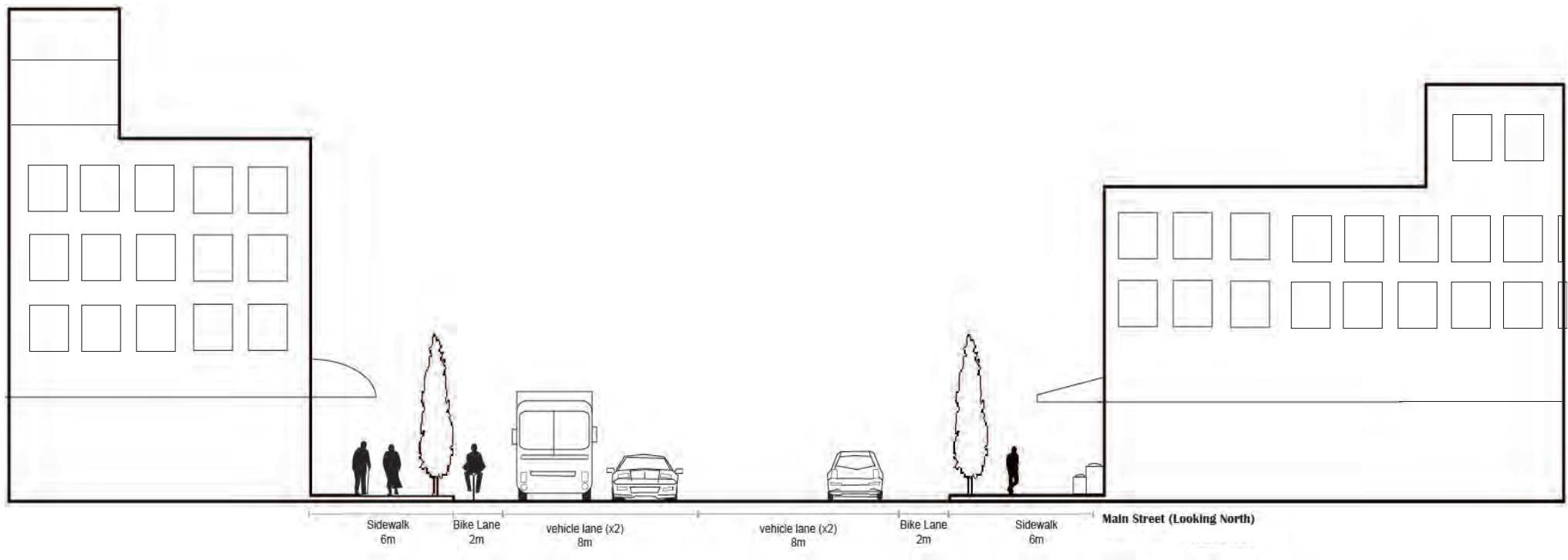
4. MAIN STREET CORRIDOR



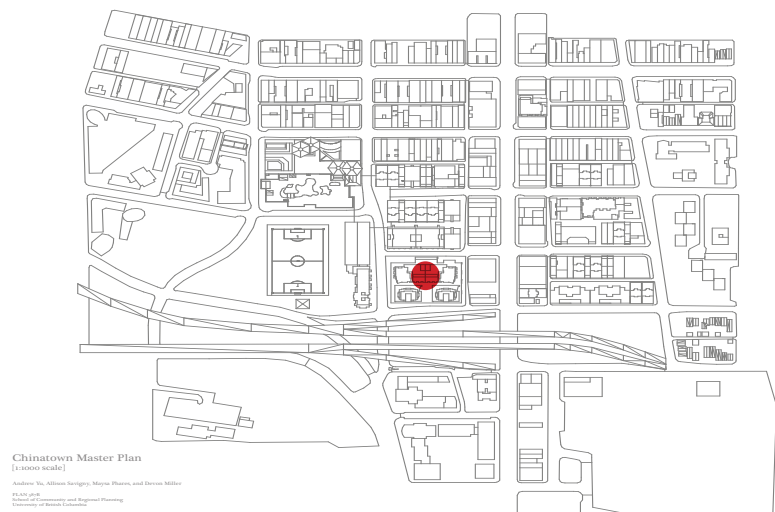
Main Street is a primary commercial corridor of Chinatown, and presents a viable location for increased residential and commercial space. Considering this, in our vision, mixed-use density would be focused along the Main Street corridor, with primarily small-scale retail on the ground floor and residential above.

In order to avoid overpowering street walls, our proposed developments would have 3 to 4-story frontages with 10-foot setbacks. The overall building heights would be 6-8 storeys throughout Main Street, and would provide 80,000 square feet of commercial space, 240 jobs, and 92,000 square feet of residential. Because of the selective nature of our proposed designs along this corridor, Main Street would become a unique corridor of new and old retail, service, and commercial spaces and the current business stock would be largely untouched.

A priority within our vision is to improve the pedestrian experience and improve accessibility throughout Chinatown. Considering the importance of Main Street as an arterial, a widening of the sidewalks along Main Street and the creation of a segregated cycle path is proposed. With all of these proposed interventions we envision Main Street retaining its bustling character and becoming an even more thriving commercial corridor.



5. BC HYDRO SUBSTATION COMMERCIAL DEVELOPMENT



Currently, Chinatown is separated from North-East False Creek and the areas to the south by the viaduct as well as by 3 large lots: Chinatown Plaza, the B.C. Hydro Substation, and Andy Livingstone Park. The lot occupied by the B.C. Hydro Substation presents an opportunity to heal the neighborhood by improving connection between Chinatown and North East False Creek, and also presents an opportunity to achieve density without impacting the surrounding low-rise built form that is characteristic of Chinatown.

In our vision, two 14-story office buildings are built on the south end of the lot, and two 11-story office buildings are built on the north end of the lot. Any development on this lot would have to be profitable enough to overcome the sizeable financial burden that would have to be undertaken in order to cover the substation, thus the aggressive density strategy and choice of office buildings for this lot. In total, this development would produce 88,000 square feet of commercial, would provide 270 jobs, and would contribute to Chinatown becoming a more viable location for large scale office investment.

In addition to any financial considerations, a major consideration for this site was how the structure would address the street. In order to avoid a blank wall surrounding the substation, a permeable glass wall would be built that allows pedestrians to view public art. It is envisioned that this public art space would provide local artists with an opportunity to display work.

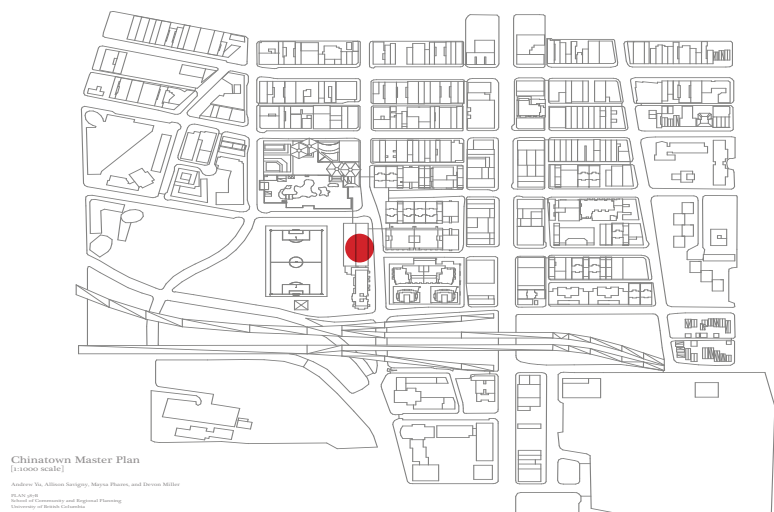


BC Hydro Substation Site (facing south-east)



BC Hydro Substation Pedestrian Gallery Wall (facing north-east)

6. ANDY LIVINGSTONE COMMUNITY AND RECREATION CENTRE



Community members have expressed concern that the current configuration of Andy Livingstone Park does not allow for it to sufficiently serve as an amenity to Chinatown, Downtown Eastside and Strathcona residents. There is an opportunity to utilize the city-owned site in a way that speaks to the needs of residents, while allowing the park to continue to serve its current purpose as a venue for organized sports leagues. This would involve the addition of a community centre, basketball court and affordable housing development. These features would occupy the space currently taken up by one of the sports fields.

The proposed community centre would provide a venue for interaction among Downtown Eastside, Strathcona and Chinatown residents. In addition to the community centre space, there would be ground floor retail facing Columbia Street. These retail spaces would have detailed facades which reference the surrounding fine grained architecture of the neighbourhood and would primarily house neighbourhood-based social enterprises. Programming for these spaces would allow the community centre to act as a place where community economic development can be fostered.

On the west side of the community centre, a covered play area would provide unstructured space for youth to play in all seasons. It is hoped that community centre programming within the remainder of the space would provide a venue where residents of the surrounding community may come together for the purposes of dialogue, education and recreation.

The upper three storeys and roof of the community centre have been designed to resemble a light box. The resulting structure would illuminate the Columbia and Keefer intersection, as well as the Andy Livingstone basketball court and field at night. It is expected that this would elevate pedestrian safety, and encourage the use of these spaces during evening hours. The community centre is adjacent to an affordable housing development at its southern edge. The development is 12,400 square feet in size, contains 22 co-op housing units, and would complement the social enterprise ground floor retail in the community centre.



Andy Livingstone Community and Recreation Centre (facing south-west)



Andy Livingstone Community and Recreation Centre (facing north-east)

MASTER PLAN



RESIDENTIAL PROGRAM ANALYSIS

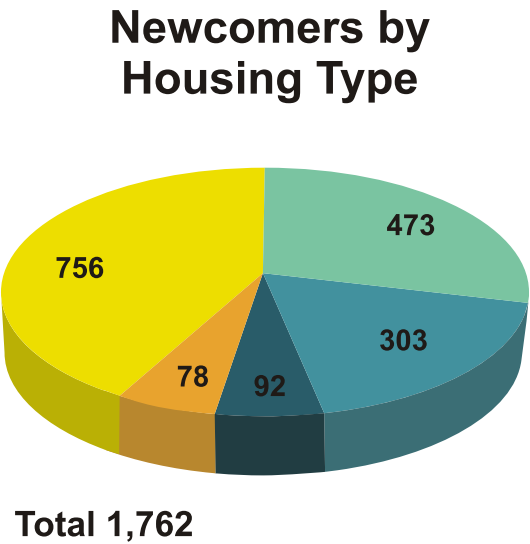
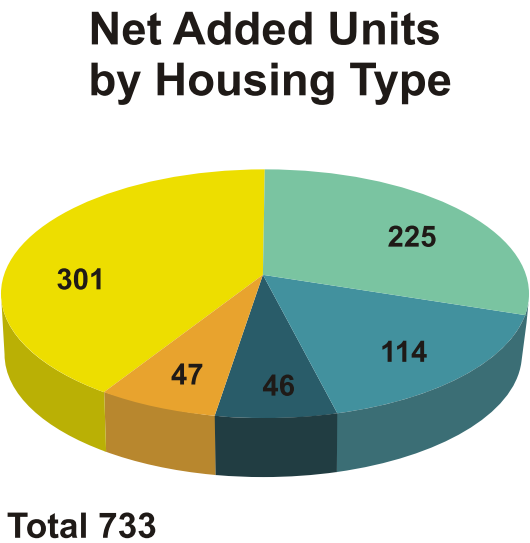
Residents

In our vision, a mixture of housing types and tenures would be introduced throughout the neighbourhood. In terms of new developments, any new housing would be located above either retail or community amenity spaces, maintaining retail ground floor uses. Market units would include housing oriented towards individuals (~2 people/unit) and families (3-4 people/unit) as well as live/work units. Market units would range in size from a minimum of 600 square feet for individuals to a maximum of 1200 square feet for families and 1100 square feet for live/work units. Social units would include housing for seniors (1-2 people/unit), cooperative housing (~2 people/unit) and supportive housing (2 people/unit). These units would range in size from 550 square feet for seniors to 1200 square feet for cooperative housing.

In our vision, market units would make up 53% of the proposed new stock, and senior and affordable units would make up the remaining 47%. This distribution is in accordance with the current City of Vancouver policy for housing in the Downtown Eastside neighbourhood area (City of Vancouver, 2010). The proposed number of units in this vision would result in a population increase of approximately 1,700 people.

(Source: <http://vancouver.ca/commsvcs/housing/pdf/housing%20brochure/brochure%202%2011x17.pdf>)

- Individual
- Family
- Live/work
- Senior
- Affordable



BUSINESS PROGRAM ANALYSIS

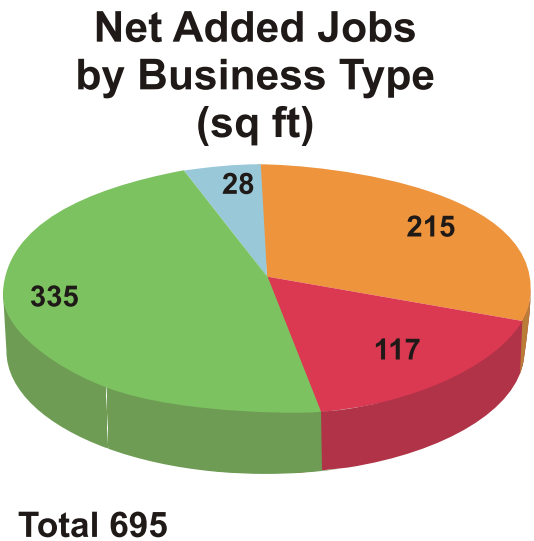
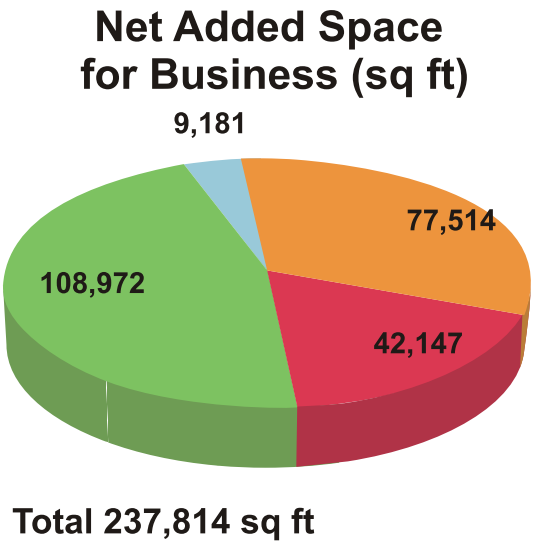
Businesses

Currently, the Chinatown neighbourhood contains 419 businesses which provide 3,200 jobs. Through our proposed interventions, 695 new jobs would be created in an additional 240,000 square feet of retail, commercial and community amenity space. Ground floor uses would include retail at two different scales -- small (<2,500 square feet) and large (>2,500 square feet) -- as well as community amenity spaces such as community and cultural centres and performance spaces. In our vision, commercial uses are proposed above the ground floor in some units as well as in office buildings above the newly covered substation. In all, the mixture of new spaces for business in our vision is composed of 50% retail (119,661 sq ft), 45% commercial (108,972 sq ft) and 5% community amenity (9,181 sq ft).

While it is beyond the scope of our current vision, it is recommended that the City of Vancouver consider potential courses of action to subsidize historic anchor businesses in Chinatown as well as new businesses that can contribute to the unique business climate in the neighbourhood. With an influx of new spaces for business in the neighbourhood, it is possible that property and rental costs could rise significantly, eventually becoming too expensive for businesses who have a longstanding presence in the neighbourhood. These businesses are key contributors to the unique culture of the area, and warrant targeted programming to ensure their viability.

A potential approach might be creating a cross-subsidy structure. This could involve the introduction of a tax on retail and commercial rental properties in the HA-1 and HA-1A areas whereby revenues from the tax are allocated as rent subsidies for businesses that meet a certain set of criteria (i.e., businesses that have been operating for over 20 years, or businesses that are geared toward community economic development). Another approach would be to collect community amenity charges for all new developments in the two historic areas, and use the funds raised from these amenity charges to subsidize rentals for businesses that meet a certain set of criteria. For example, for longstanding businesses, new businesses that are deemed to be culturally creative by a local business panel, or for new businesses that are to be operated by owners under 30 years of age (to stimulate new, youth-oriented business growth).

- Retail - Small Scale
- Retail - Large Scale
- Commercial
- Community Amenity





A LIVABLE CHINATOWN RESIDENTIAL DEVELOPMENT

By Pat Chan, Chris Gallop, Daniel Martin & Evan Peterson

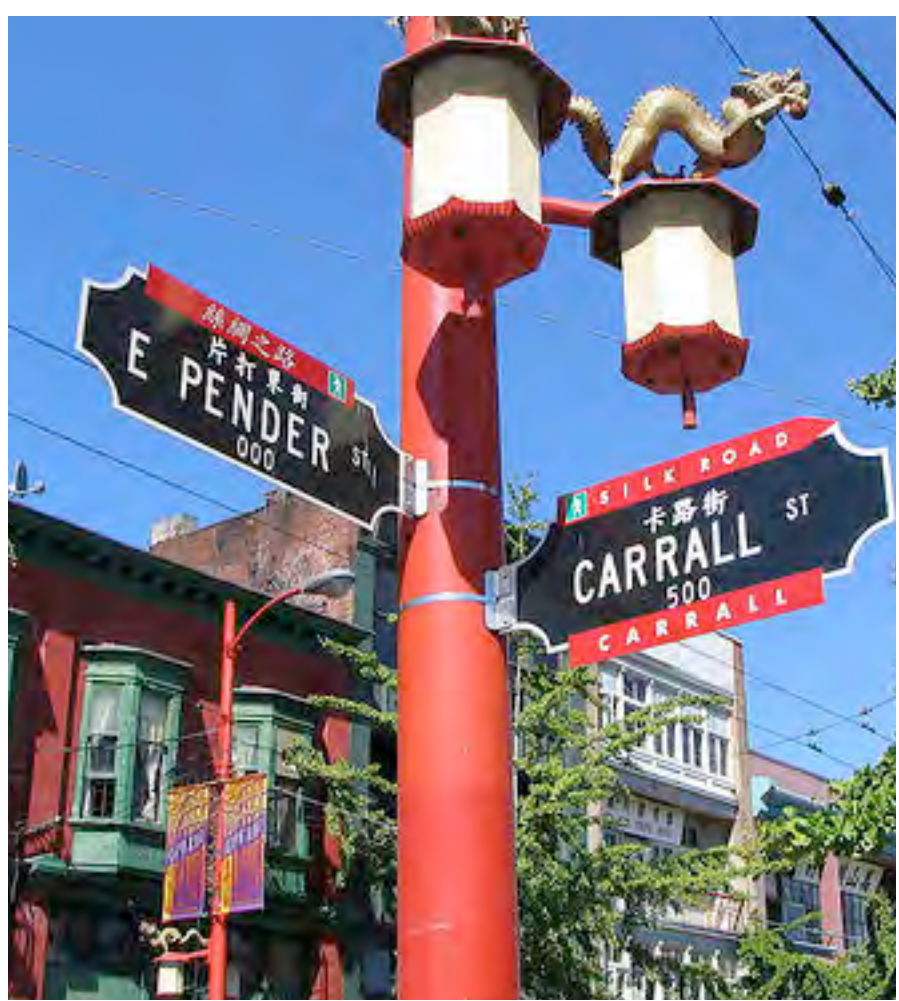
Table of Contents

- Vision, Goals & Rationale
- System Diagrams
- Height Studies
- Masterplan
- Area Studies
- Program Requirements



VISION

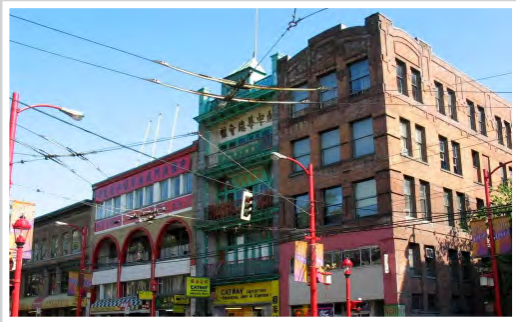
Meeting Chinatown’s residential potential while minimizing the negative impacts on existing character, heritage, residents, and businesses. It is about **honouring** Chinatown’s urban fabric and spirit.



GOALS

Accommodate

Accommodate residential growth by occupying vacant floorspace, retrofitting heritage buildings, and creating new developments that contribute to the existing character of Chinatown.



Attract

Attract new residents by enhancing livability. Enhanced livability can be achieved through improvements to safety, connections and mobility, day- and night-time vibrancy, and new amenities.



Keep

Keep existing residents, proprietors, and patrons of Chinatown through subsidized and affordable housing, flexible and mixed housing types, and the preservation of Chinese use and amenities.



WHY CHINATOWN?

Low Residential Population Base

The Chinatown area has a very low population for its central location, proximity to transit, and a wealth of nearby services and amenities. Currently, many buildings are vacant, lots are empty, and lands underutilized.

Proximity to Downtown

Chinatown is on the doorstep of downtown Vancouver, the region’s employment and activity hub. This offers a desirable opportunity for residents to live, work, and play within the same area.

Transit Connections to Region

Chinatown is within walking distance of the SkyTrain, Canada Line, Central Bus Station, major bus routes, and major cycling and walking routes. All of these provide excellent, affordable, and immediate access to the entire region.

Opportunity to Honour History

Bringing more residents and visitors of all ages to Chinatown provides the opportunity to not only honour the Chinese-Canadian history rooted in Chinatown but also cultivate Chinese-Canadian culture through interaction between generations and socio-cultural groups.



Rooted in Chinatown

By reclaiming the viaduct lands, thoughtfully developing within Chinatown proper, and programming for affordability, Chinatown will once again become a highly livable community and continue to thrive as a regional hub for Chinese and Chinese-Canadians shopping and activities.





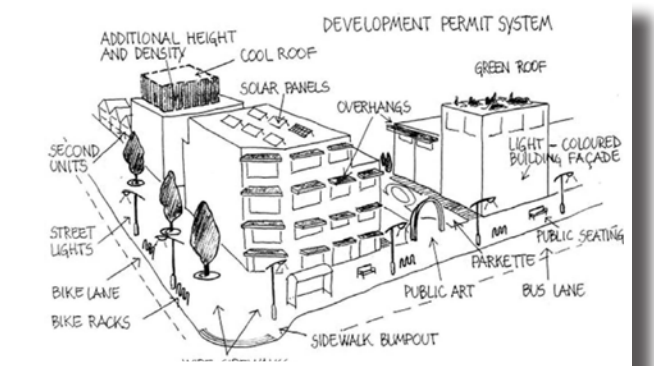
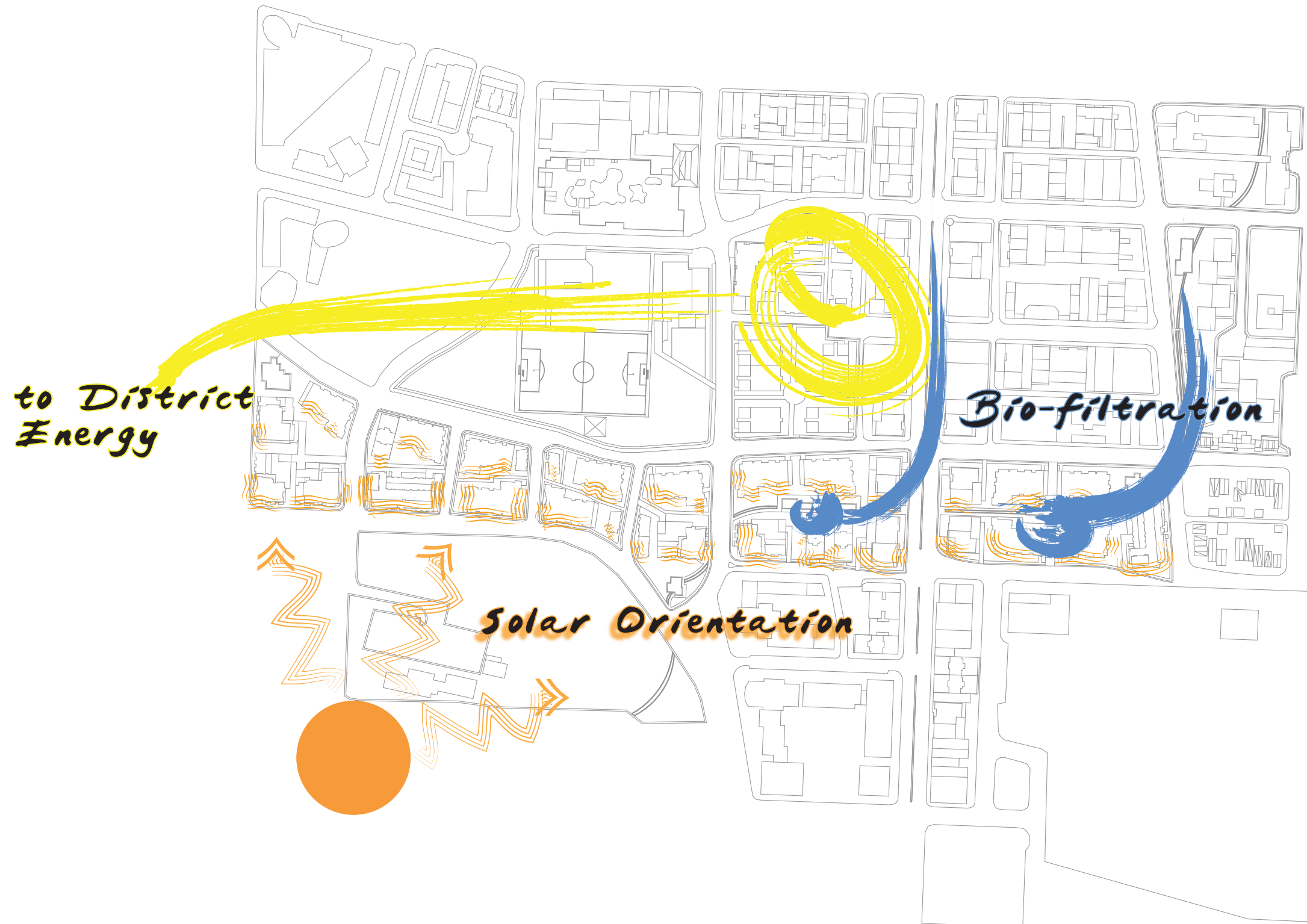
Circulation + Connection

Walking, cycling and streetcar options to and within Chinatown will be emphasized. Walking, cycling, and streetcar routes will connect Chinatown to the numerous nearby destinations and amenities. Overtime, the area will become even more pedestrian-oriented with even better access to transit and active transportation routes.



Energy

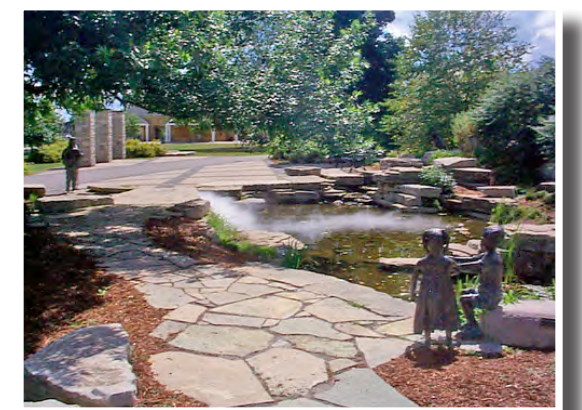
New development or redevelopment will be characterized by ecologically-friendly design and construction. Characteristics include solar-oriented construction with primarily east-west lengths for passive heating, bio-filtration and the capture of storm-water run-off, connection to district energy on the downtown peninsula and primarily wood frame construction.





Waterway

A stream used to run from Strathcona to False Creek through the eastern edge of Chinatown. This natural waterway can be daylighted using a network of bio-swales and other channels. In addition to being a visually pleasing feature for the community, the waterway will also filter rainwater run-off before it enters False Creek.





Sub-Areas

Eight sub-areas are identified according to its own unique architectural characteristics, historical context and primary use. Identifying these unique characteristics informs how heights and massing can differently treated in the sub-areas.

Main

Main street, with its varied uses, wide street-width and transit connections can continue to be a high street.

Pender

This historical street with its architectural, historical and cultural significance should be preserved and accentuated.

Memorial

While this is Chinatown's geographic centre and home to the Memorial Plaza, it is characterized by vacant and underutilized spaces

Viaduct Lands

With exception of the skate-park, the viaduct lands is almost void of any human-scale and non-vehicular usages.

Park Area

While Andy Livingstone Park and Sun Yat Sen Gardens have plenty of green spaces, they are not fully used or programmed by locals.

Market

This is Chinatown's food heart where dried goods, affordable household items and fresh meat and produce are found.

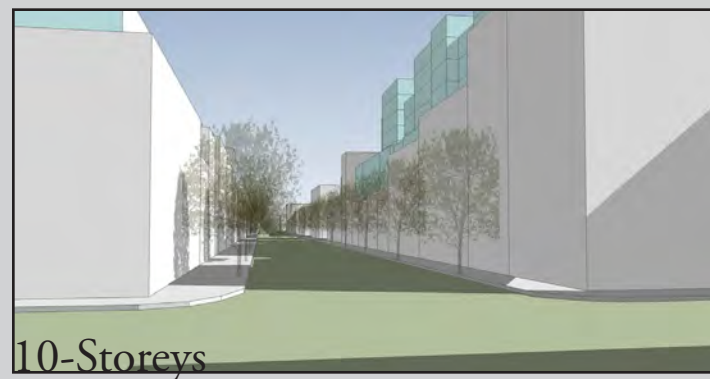
Gore East

This is a transition point between Chinatown and Strathcona, and should be developed as connection rather than a boundary.

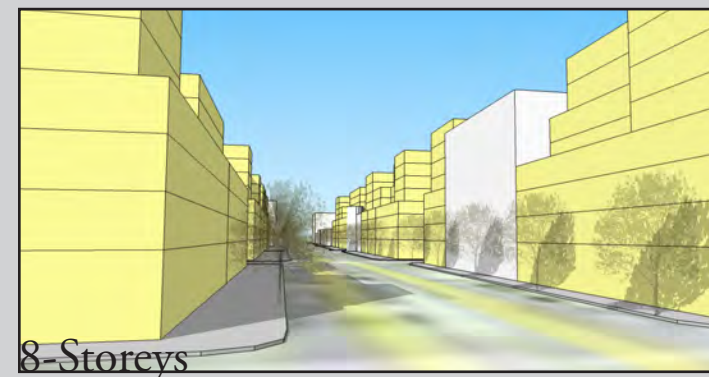
West Gateway

This is where the current Chinatown gateway is, and has the potential to connect more strongly with downtown through larger-scale architecture.

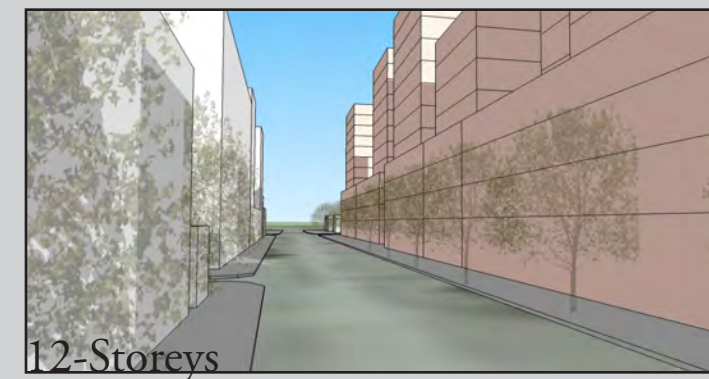
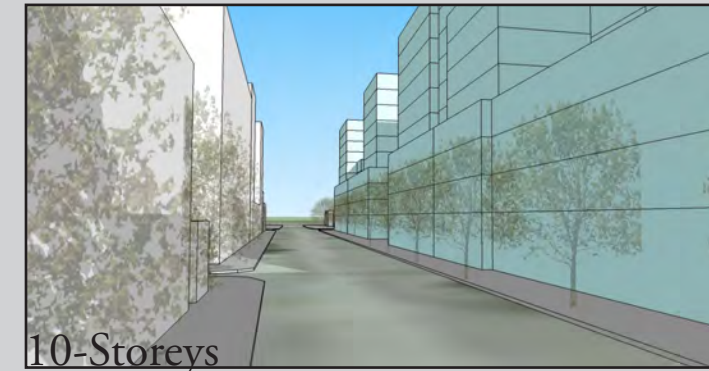
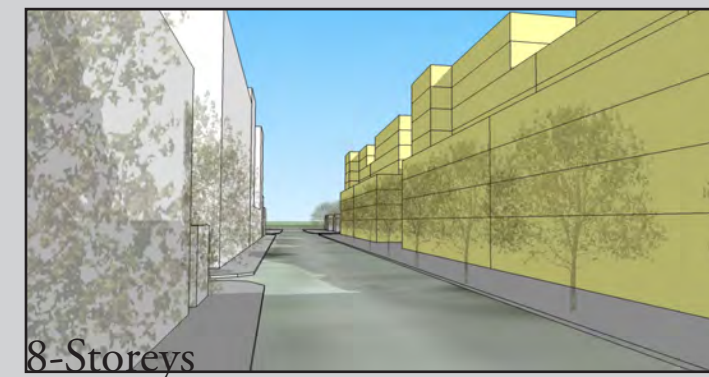
Pender



Main



Viaduct Lands



Chinatown Height Studies

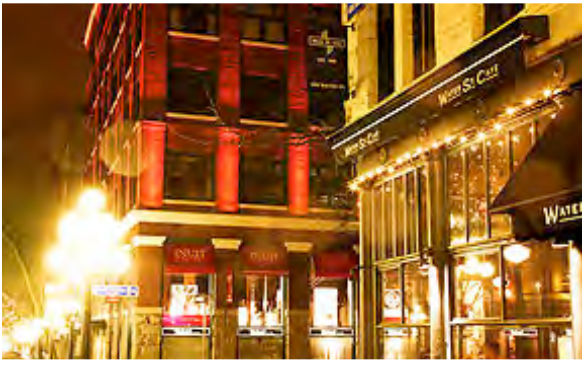
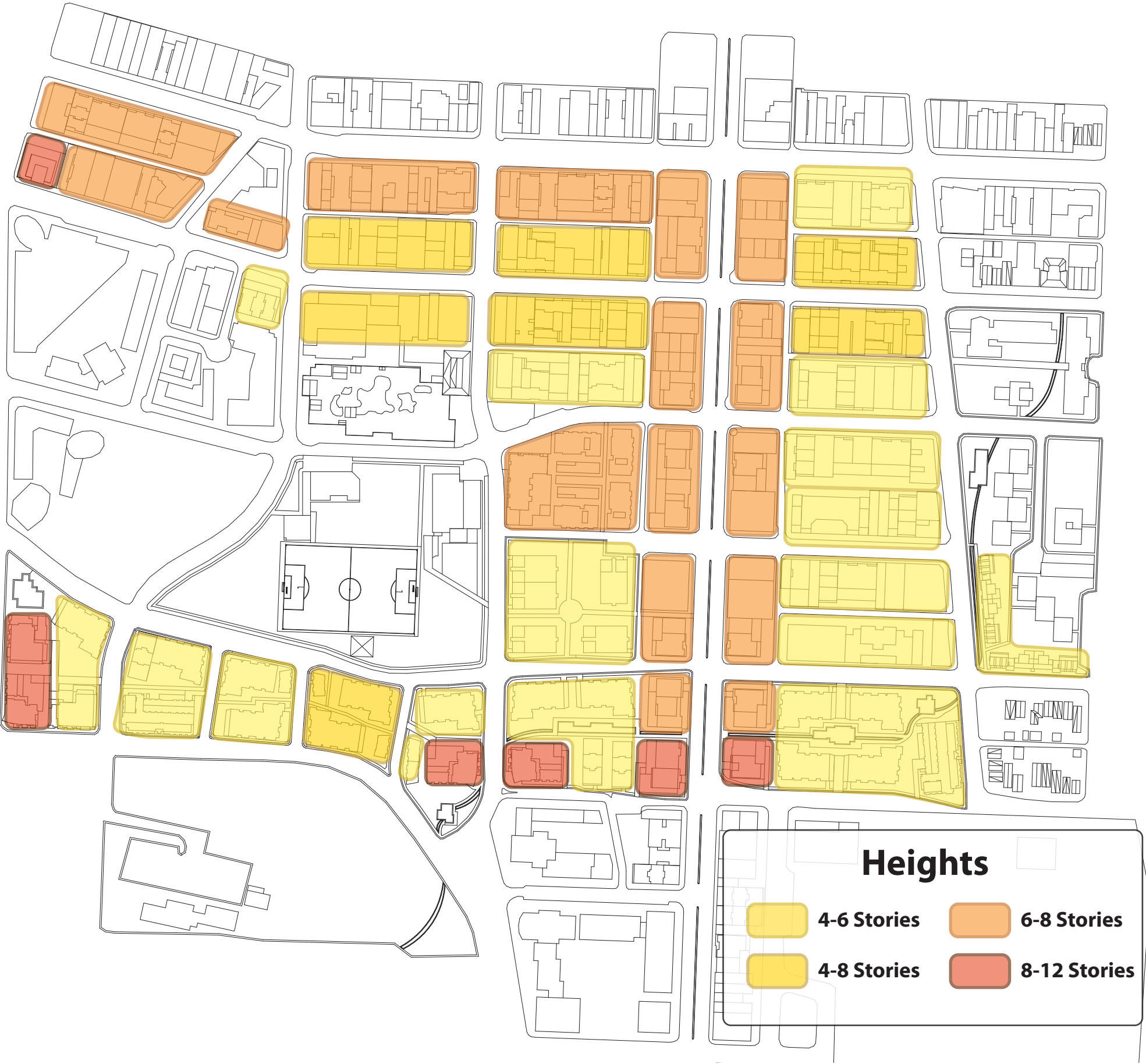
The impacts of different heights and forms were analyzed for each sub-area according to the shadows cast and street-level experience.

Recommendations

From these studies, a 4- to 8-storeys mid-rise form should be encouraged for Chinatown. A few exceptions can be made for 9- to 11-storeys at select junctions such as Main-Union and Pender-Abbott that can act as gateways to Chinatown. From a urban design perspective, 8-storey buildings conform within the 1:1 street width vs. building height ratio. For example on Main Street, 8-storey buildings which are about 85' to 90' in height do not exceed the 99' street-width. For the Viaduct Lands, 4- to 8-storey buildings with larger dwelling units should be encourage to accommodate families and individuals of all income-levels. Furthermore, developments at the Viaduct can reduce the pressure to develop in historic Chinatown.

Height Guidelines Diagram

Through the height studies and sub-area assessments, the following general height and form guidelines can be established: a) Increase maximum heights to around 6 to 8 storeys around Main Street and the western edge to better define Main Street as a high street and Chinatown’s transition to downtown to the west; b) Encourage 6-storey low- to mid-rise buildings that respect the existing 3- to 4-storey streetwall elsewhere, especially Pender and Keefer Streets; c) Limit the height of buildings that edge toward residential Strathcona to 4-storeys; and d) Encourage a step-back of 10’ to 15’ at the 4-storey level to tie new buildings to older buildings.





Key Features

- 1) **Reclamation of the Viaduct Lands:** Utilized for residential mid-rise residential development with interior courtyards and greens space.
- 2) **Daylighted Stream and Linear Park:** Creation of a linear park along a bio-filtrating waterway running down Gore and then west through the viaduct lands.
- 3) **Dynamic Main Street:** A new streetcar line connects Chinatown to South and North False Creek and Downtown. A bioswale median collects and filters runoff and flows into the new waterway at the viaduct lands.
- 4) **Honourable Densification:** Maintained heritage facades and buildings, human-scaled buildings with a fine grain fabric, carefully selected sites for new buildings and ground-floor pedestrian uses.
- 5) **A Stronger Centre:** The substation has been buried and built over. A school and community/recreation centre are added to Andy Livingstone Park and Chinatown Plaza. The adjacent lot (currently an unused gas station) has been redeveloped into



Left: Bird's eye view of Pender at Main, looking west towards downtown. The existing CIBC building is seen in the foreground.

Right: Streetwall at Pender includes a preserved heritage building, a retrofitted building with additional floors, and retained heritage facades with a new building in behind the existing building.



Junction at Main+ Pender

Thoughtful densification along Main and Pender showcases existing historical buildings through varying heights and setbacks. Heritage facades are maintained where height is added. The fine-grain character and unique storefronts are maintained even when lots are consolidated.

Primary Land Use Patterns

Main and Pender maintain their mix of uses but more residential is added over time through the re-occupation of floors and the addition of new floors and buildings. Ground level uses continue to be retail, markets, cafes and restaurants.

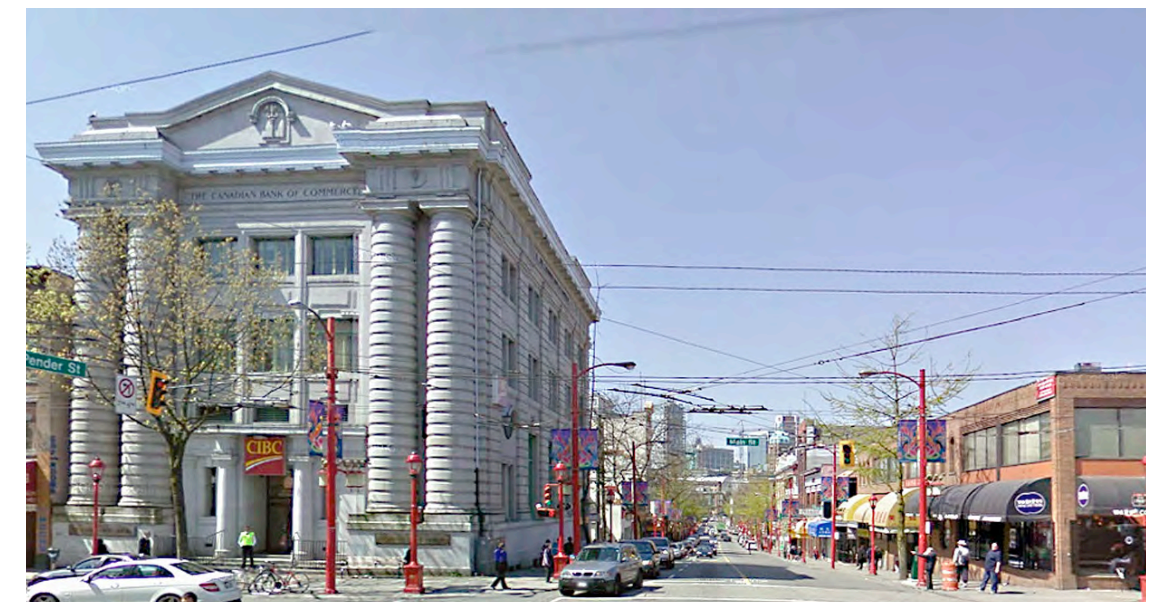
Top: Eye-level view of the intersection at Pender and Main looking west. Note the 4-storeys streetwall along Pender that ties into the existing streetwall and urban fabric.

Bottom: Eye-level view of the intersection at Pender and Main looking west down Pender towards downtown.



Key Additons

- 1) **Streetcar Line** runs along the median on Main Street, improving access and mobility to and from Chinatown.
- 2) **Bio-filtrating Median** not only calms traffic but also captures and filters rainwater and enhances biodiversity.
- 3) **Heritage Buildings and Facades** are retrofitted or incorporated into new buildings.
- 4) **Pedestrian-oriented Streetscape** improves safety and gives people the incentive to walk
- 5) **Fine Grain Urban Fabric** preserves existing character and visual interest.
- 6) **Human-Scale Environment** makes it more comfortable and relatable.



Main Street Section

Main Street is a complete street that serves car users, pedestrians, cyclists, and transit users. It is rejuvenated as a dynamic High Street with a mix of shops, offices, and housing.

A street-car line and a median with bio-swales replaces the centre two traffic lanes. Trees placed on the centre median provide shade in the summer and reach out to touch the trees on the sidewalks. The ground floors along Main have been activated with retail uses.





Top: Bird's eye view of the former viaduct lands, looking west towards BC Place and downtown. Andy Livingstone Park is to the northwest (right).

Bottom: Same as above with a better view of the bio-filtrating waterway and transition between public, semi-public, and private spaces.



Viaducts Land

The viaducts are taken down and the land has been reclaimed. In doing so, not only are more people, vibrancy, safety and economic viability brought into Chinatown, but Chinatown is also connected to False Creek, CityGate, and the rest of Vancouver to the South.

The historical significance of the area is recognized by naming a central alleyway “Hogan’s Lane” (see bottom image on the next page), in memory of the former community that was located on this land before the construction of the viaducts.

Primary Land Use Patterns

Despite development pressure for high-rise towers, a low- to mid-rise human-scaled typology is maintained throughout this area, with some increased heights towards Downtown and Main Street, and reduced heights towards Strathcona. This human-scaled built form not only yields a valuable residential density, but also enhances the livability of Chinatown.

The development of the viaduct lands relieves pressure to develop Chinatown to greater heights, and also provides an ideal opportunity to build social housing on land owned by the city.

Top: Street-level view looking west towards downtown from the linear park in the former viaduct lands.

Bottom left: Same as above but from further east in the community. Hogan's Lane runs to the South (left).

Bottom right: The existing condition of the viaduct lands.



Key Additions

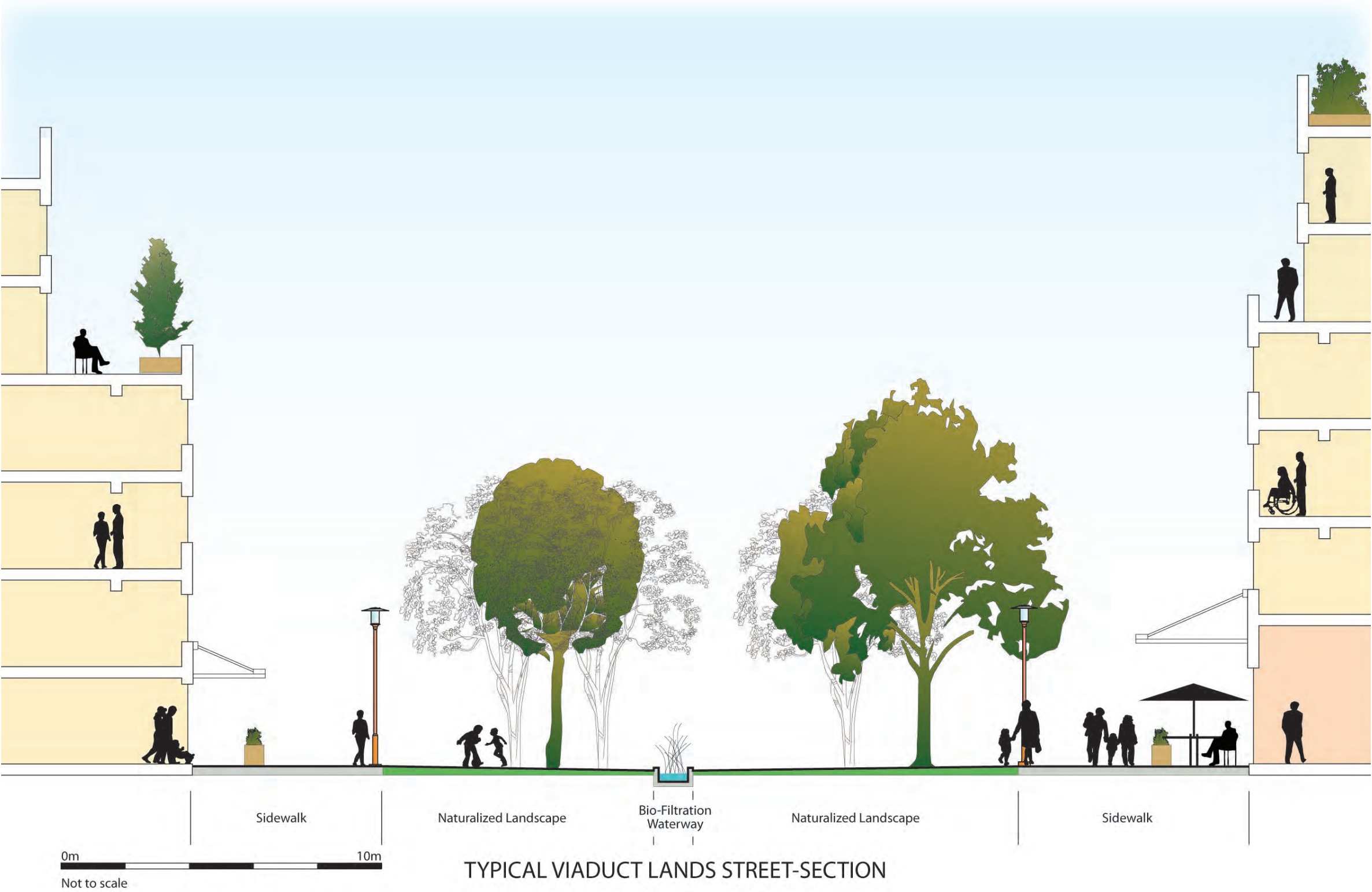
- 1) **Reclaimed Land** utilized for housing and linear park.
- 2) **Bio-filtrating Waterways and Linear Park** creates a functional public space.
- 3) **Human Scale Development** yields density while enhancing livability.
- 4) **Pedestrian Connections** to False Creek and CityGate reconnects Chinatown with the surrounding areas and destinations.
- 5) **Mix of Housing Types and Sizes** accommodate a range of residents, including individuals and families across all income groups.
- 6) **Affordability** is established via programming and flexible housing types.



Viaduct Lands Sections

The viaduct lands have been converted into a pedestrian-oriented residential neighbourhood. Retail stores, including cafes and bakeries, are located at key nodes throughout the viaduct lands and trees provide shade in the summer.

A linear park runs through the middle of the block, stretching from Abbott St. to Gore Ave. This linear park is bounded by human-scaled buildings, and contains public green space, a bio-filtrating waterway, and a transition from public to semi-public to private space. This park is a local amenity for residents, while also drawing people into Chinatown from False Creek and Downtown.



Population

Population

Existing: 2695
Added: 5000 (over 40% on Viaduct Lands)
Total: 7695

Population Growth Rate: 3.6% per year

Distribution of Housing

The viaduct lands are characterized by larger, family-sized units, including a significant proportion of affordable units. Moving towards Hastings, units become progressively smaller with a higher proportion of social housing.

Employment

Job Numbers

Estimated Existing Jobs: 3200
Estimated New Jobs: 1100
Job Types: 500 Office, 600 Retail

Housing

Studios

Average Size: 500 square-feet
Number of Units Added: 520

1-Bedroom

Average Size: 750 square-feet
Number of Units Added: 550

2-Bedrooms

Average Size: 1000 square-feet
Number of Units Added: 550

3-Bedrooms

Average Size: 1250 square-feet
Number of Units Added: 500

4-Bedrooms and Up

Average Size: 1500 square-feet
Number of Units Added: 100

Changes in Residential Floorspace

Existing Floorspace in Study Area: 2.6 million square-feet
Replaced Floorspace: 650,000 square-feet
Gross Added Floorspace: 3.1 million square-feet
Net Gain in Floorspace: 2.4 million square-feet

