

URBAN DESIGN AND PLANNING PORTFOLIO

Taryn Plater

MCRP, MM, BMus



Taryn Plater

My approach to urban planning and design centres cultural context and takes both a symbolic and literal approach to serving equity-deserving communities. Informed by my multidisciplinary background (engineering, marketing, fundraising, and opera performance), I am drawn to projects where the many aspects of urban life intersect.

I am grateful for the opportunity to create and learn on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Training

Master of Community and Regional Planning
School of Community and Regional Planning, UBC

IAP2 Foundations in Public Participation
Delaney Virtual Academy

Master of Business Management
Sauder School of Business, UBC

Bachelor of Music
University of British Columbia

Skills: Graphic design, community engagement, project management, writing, legal literacy, data analysis, research

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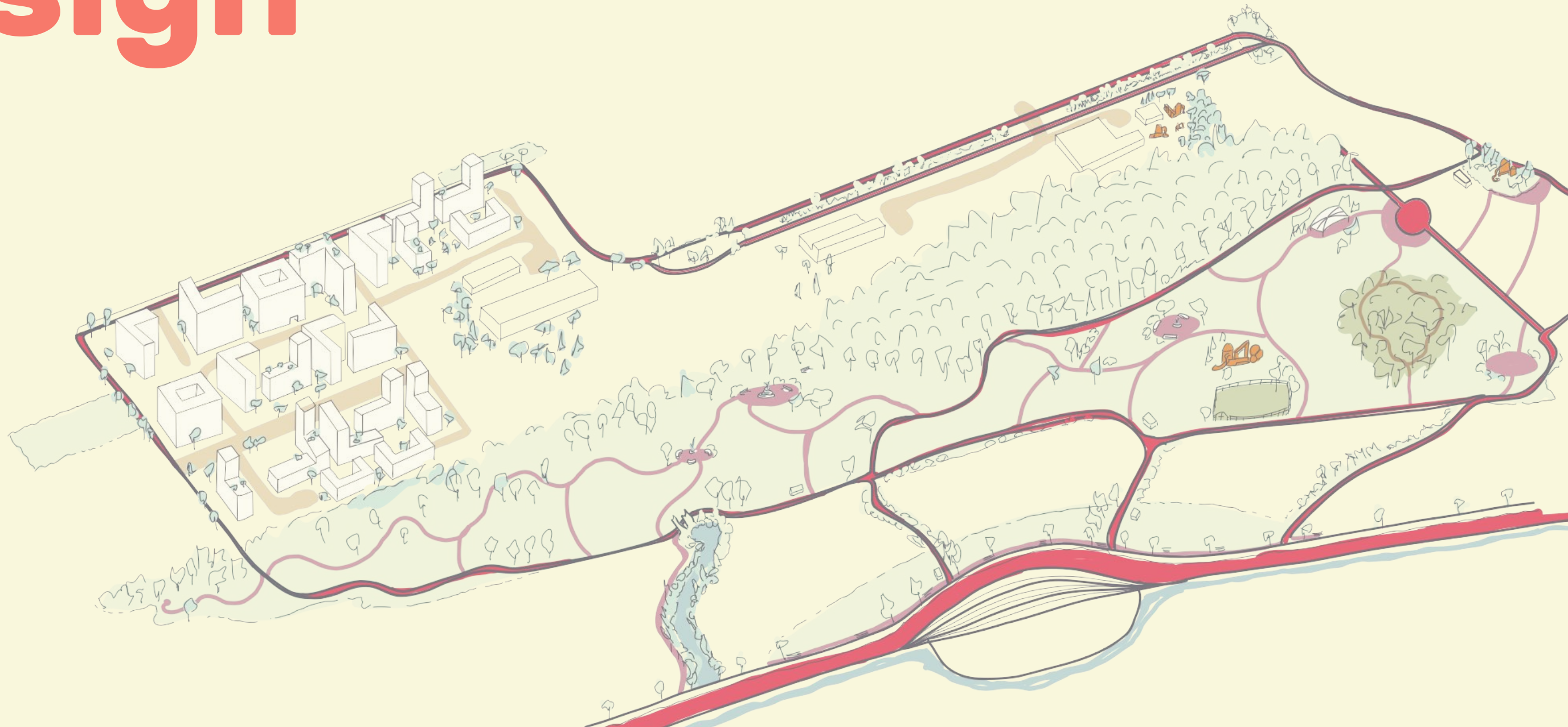
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Urban design



01 Reframing LeBreton

A feminist approach to community greenspace that prioritizes stewardship, exploration, and joy. With a focus on child-oriented design, we create a nurturing space that interrogates our relationship to landscape and our understanding of what is beautiful.

National Capital Design Competition
Teammate: Molly Barkowsky

Contribution: Sketches, design concept, layout, copy creation

Award: Honourable Mention, Most Thought-Provoking

reframing lebreton

Design Proposal for Ottawa's LeBreton Flats Parks
Canadian National Urban Design Competition 2024
Team registration number: 882802

Approaching nature with a feminist lens, our design prioritizes participatory creation and maintenance of space, in direct opposition to colonial conceptions of domination over our environments. With a focus on child-oriented design, we create a nurturing space that explores our relationship to landscape and our understanding of what is beautiful.

Modular sports equipment

Nets, posts, and rounds repurposed from local materials create endless possibilities for active play.



Playing with water

Encouraging risky play opportunities that interface with natural areas.



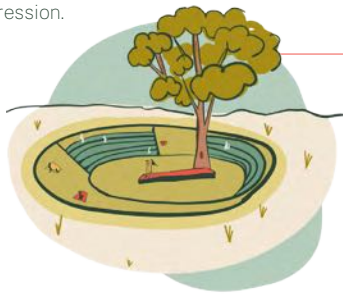
Playful walkway

A network of natural playgrounds and garden boxes that encourages connection and informal supervision of children.

- Featured sites
- Trees
- Formal paths
- Informal paths
- Washrooms
- Transit stations

In the round performance space

A human-scale amphitheatre that frames music as a natural, communal form of expression.



Framing views

Participatory public art that directs our attention to the views valued by the community.



Class outside

Nestled in the trees, outdoor teaching spaces offer a new perspective for learning.



Plants & natural materials

Play equipment and park materials are composed of locally-sourced indigenous wood species, such as white cedar and spruce. Fruit-bearing trees provide foraging opportunities for all visitors.



02 Paueru-Gai

Preliminary design concept

Reimagining Vancouver's Railtown as a neighbourhood that supports existing and new residents with public spaces, community amenities, and socially-focused creative industry.

A New Vision

Taking the history of the area as its foundation, this design imagines possible futures for the many communities that have called this Vancouver neighbourhood home. From community-led public art to flexible programmable public space, Paueru Gai's new vision should be directed by the community, not inflicted upon it.

Teammates: Christopher Chan, Connor Budd, Kaitlin Wiebe

Contribution: Sketches, design concept, layout, copy creation

PAUERU GAI: A NEW VISION

Paueru Gai will be a neighbourhood where Japanese, Indigenous, minority histories, cultures, and futures are upheld and supported. Through a prioritization of creative uses, community spaces, access to nature, and affordable housing, it will be a place of belonging for all DTES residents.

GUIDING PRINCIPLES

Memorialize History

Paueru Gai will highlight the area's diverse and complex past, to bring awareness and build an informed future.



Promote Inclusivity

The area has long been a place for people to go when there is nowhere else to. Residents should be included in processes so that they aren't left out or displaced.



Prioritize Pedestrians

This will be a walkable neighbourhood with woonerfs, street plantings and seating areas.



Cultivate Community Creativity

Creative industries, artists small local businesses and manufacturing will be prioritized and supported.



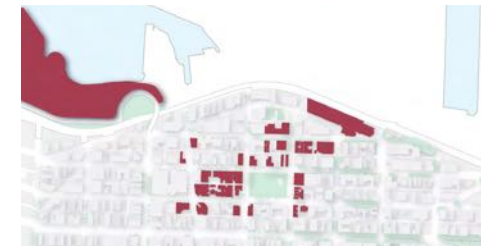
Socially + Ecologically Resilient

Complex and resilient plant communities that promote ecological and community connectivity, and create cooler, more enjoyable community experiences.



History + Culture

historical buildings + cultural sites



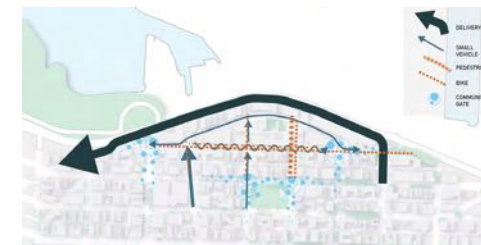
Ecological Connectivity

green corridors from land to water



Circulation

vehicle, pedestrian, bike, service



Amenities

retail, grocery, parking, restaurants



Housing

social, live-work, below market rental, condos



Creative Uses

manufacturing + creative spaces



Activated streets and pocket parks create a lively pedestrian experience, forging an identity for the neighbourhood that imagines its future.



Alexander Street and Jackson Avenue will be the epicentre of cultural activities in the area, with a plaza to host future pop up events and existing festivals.

A new community space will host skills training workshops, given by creative industrial operators under the new I-4 zone definition.



Prominent intersections within the community function as gateways, inviting visitors in. Paueru Gai will be a revitalized & future forward version of it's former self that celebrates the past of it's diverse residents, supports their present, and is optimistic about their future.



03 Reclaim the Waterfront

A redesign of the Sussex Drive Corridor in Ottawa focused on public access and historical transparency. The bold approach proposed tearing down barriers in the form of walls, roads, and outdated ideologies, and received an honourable mention at the 2023 National Capital Commission Urban Design Challenge.

National Capital Design Competition
Teammates: Molly Barkowsky, Sara Pavan

Contribution: Sketches, design concept, layout, copy creation

Award: Honourable Mention, Most Thought-Provoking

RECLAIM THE WATER FRONT

Design Statement

Connection, accessibility, and public-focus are at the heart of this proposal. These interventionist designs tear across the colonial landscape, bringing into question our implicit priorities and creating a truly *public* space.

Lady Grey Drive Reimagined

Waterfront access
and connected
active travel lanes



Earnscliffe Reprogrammed

A new community and arts space
housed in the iconic heritage home



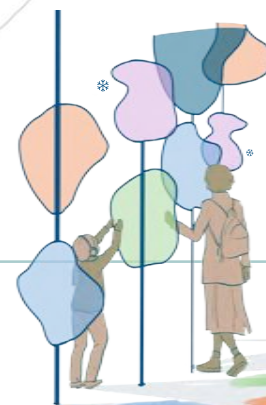
A window into the Mint

Imposing transparency onto
Canada's federal landscape



Seasonal art exhibits

Opportunity to
commission
artists from the
host Nations



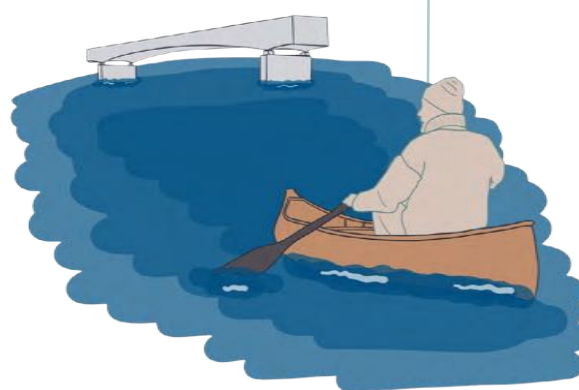
Burning Bridges

The dismantling of the Macdonald-Cartier
bridge and the repurposing of the road
caters to the needs of pedestrians while
leaving a visual reminder of the historical
inaccessibility of the area

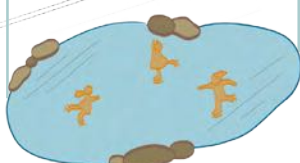


Waterfront Activated

Extending the public realm onto
the river through affordable
rentals and programs

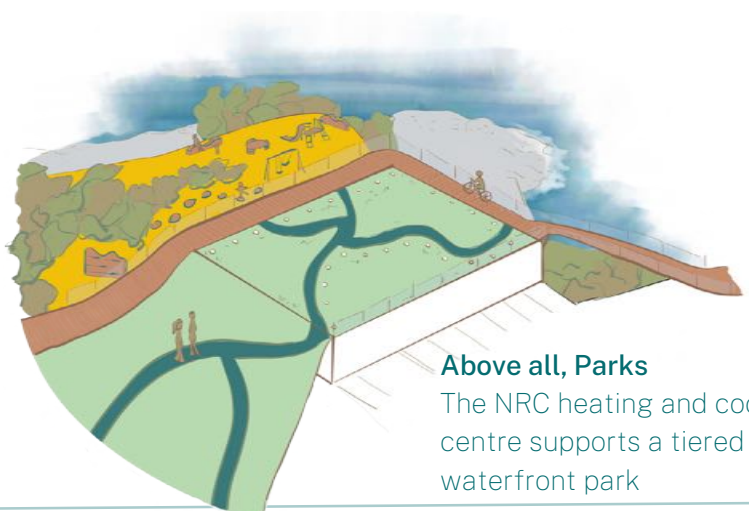


Seasonal Ice Rink Activation

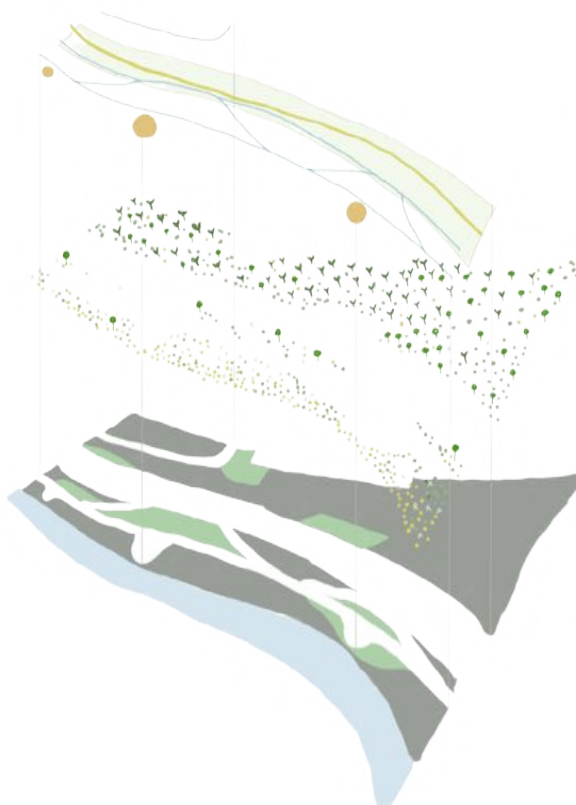


Above all, Parks

The NRC heating and cooling
centre supports a tiered
waterfront park



Layers of Lady Grey



transportation

- existing roadway
- proposed bikeway
- proposed walkway
- moments of pause

flora

- white spruce
- white cedar
- buttonbush
- speckled alder
- silky dogwood

public lawn space

- rewilded waterfront

ottawa river

Plant and Material Catalogue

- White Cedar
- White Spruce
- Butternut
- Buttonbush
- Northern Bush Honeysuckle
- Partridgeberry
- Wild Strawberry
- Speckled Alder
- Leda Clay



04 A New Vision for Mariupol

A planning and design proposal for the rebuilding of Mariupol's Prymorskyi (seaside) district, considering the historical significance and sensorial experience of spaces while planning for resilience, defence, and safety.

Planuyemo Razom International Design Competition
Teammates: Riel Brouillette, Arsen Podolyak, Aman Leung

Contribution: Project management, sketches, collage renderings, 2D maps, design concept, layout

Award: Accessibility and Inclusivity Special Award
Award: Second Place

Я на вбогiм сумнiм перелозi
Буду сiять барвистi кviтки,
Буду сiять кviтки на морозi,
Буду лить на них сльози гiркi.

I вiд слiз тих гарячих розтане
Та кора льодовая, мiцна,
Може, кviти зiйдуть — i настане
Ще й для мене весела весна.

Леся Українка

On this poor, indigent ground
I shall sow flowers of flowing colors;
I shall sow flowers even amidst the frost,
And water them with my bitter tears.

And from those burning tears will melt
The frozen crust, so hard and strong,
Perhaps the flowers will bloom and
Bring about for me a joyous spring.

Lesia Ukrainka

Mariupol’s Primorsky District was destroyed in April 2022 with immense injury and death resulting from the full-scale invasion. As we look for an end to the war, this plan aims to create the physical, emotional, and logistic conditions for Mariupol’s previous residents to ultimately return home.

Guiding principles

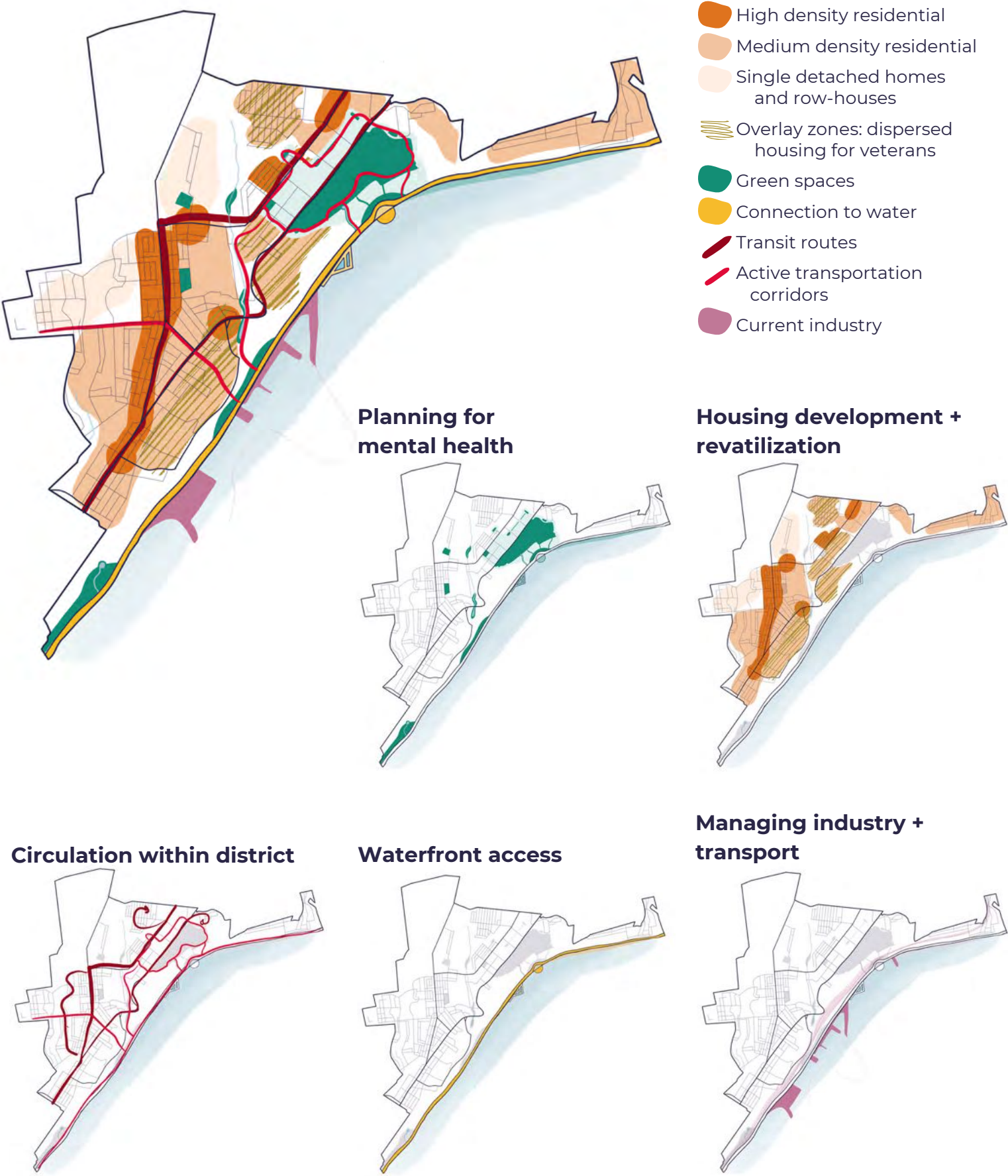
Familiarity
Then Mariupol’s displaced residents return to their home, it should be welcoming and familiar. While the scale of destruction makes bold moves possible, we have carefully designed recommendations that maintain what residents loved about the district before the war.

Identity and Tragedy
As a frontline city in the early days of the war, Mariupol’s identity will remain tied to this tragedy. Design elements that memorialize the war serve as gateways into key public spaces throughout the district.

Hope, Resistance, Regeneration
Following tragedy of such immense scale, it was essential that this design incorporate a hopeful view of the future. This plan prioritizes community-building and mental health, as Mariupol’s regeneration will stem from the well-being of each individual resident.

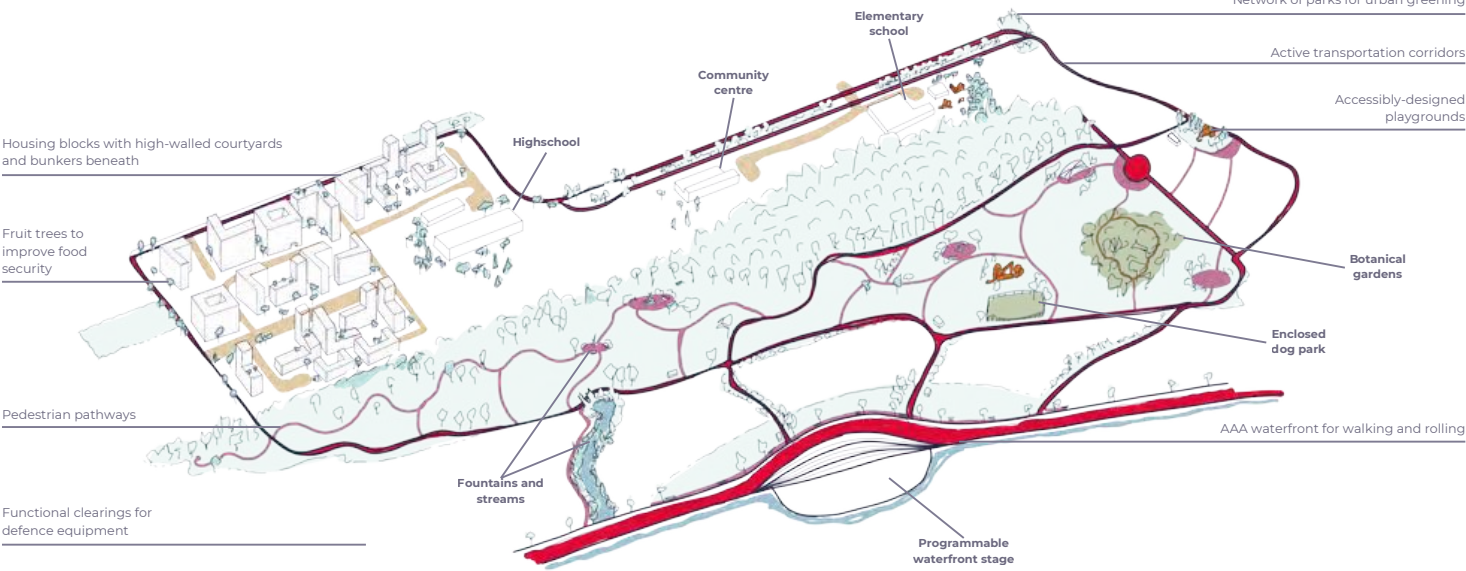
Core elements

- Accessibility** Active transport corridors for all ages and abilities, accessibility requirements for housing, edible foliage in public greenspaces to improve food security
- Mobility** Key corridors shared between transit, bikes, pedestrians, and cars, active transportation network connecting seawall to city
- Safety** Clearings to organize defence, bunkers beneath apartment blocks, staggered rooftops for tactical potential
- Sustainability** Large natural park areas, active transportation, socially and environmentally sustianable housing development



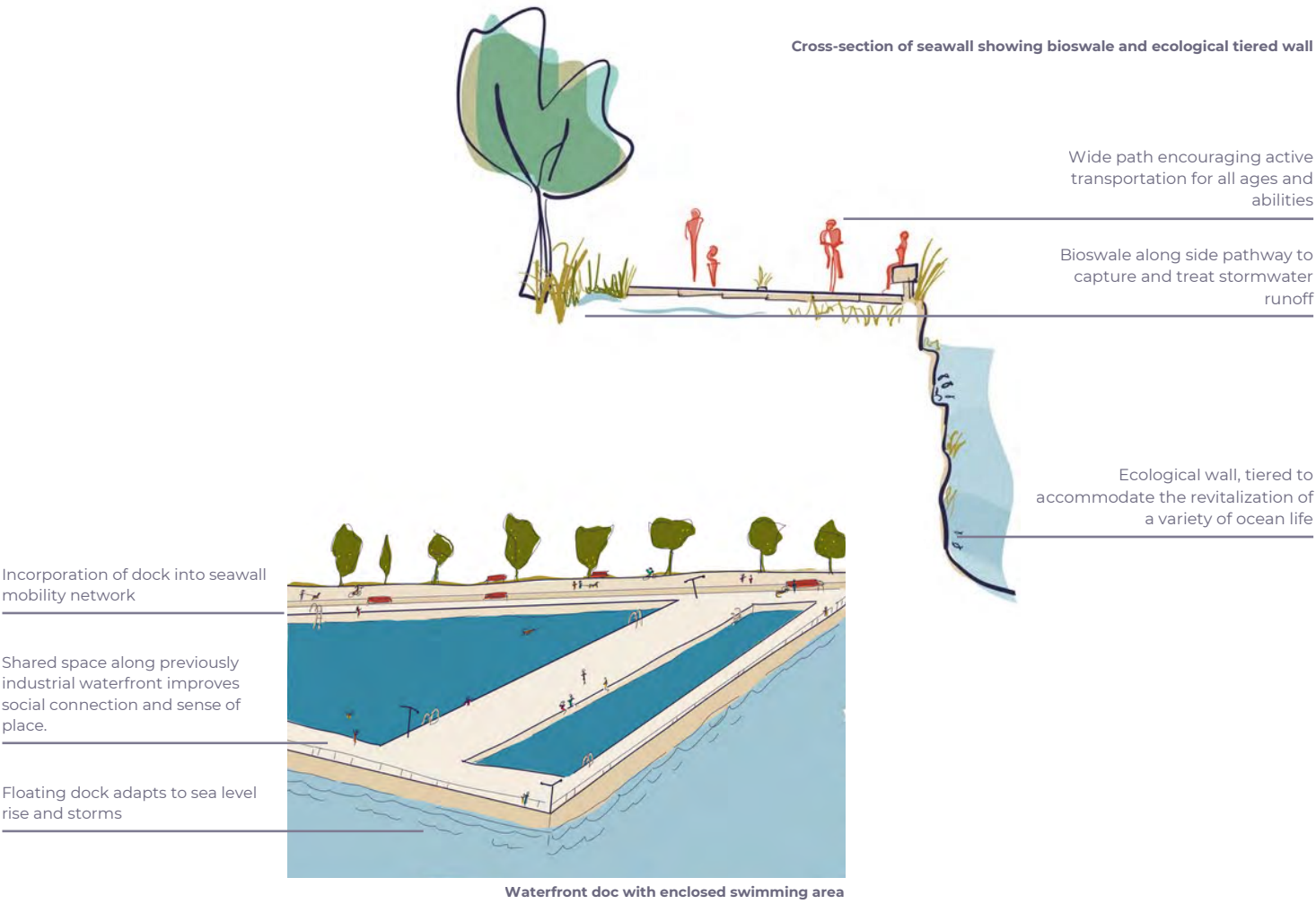
Planning for mental health

Sensorial interventions that prioritize post-war mental health.



Waterfront access

Revitalizing and reclaiming Primorsky’s post-industry waterfront as a space for all.



Housing development + revatilization

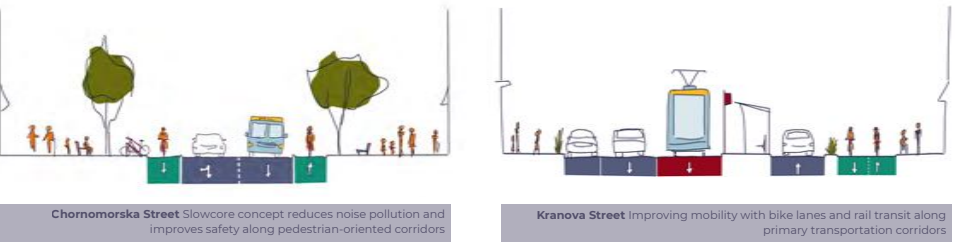
Human-scale densification focusing on physical accessibility, sustainability, safety, and enclosed blocks that encourage social rejuvenation and repair social bonds.



Convivial interior courtyard in apartment block development

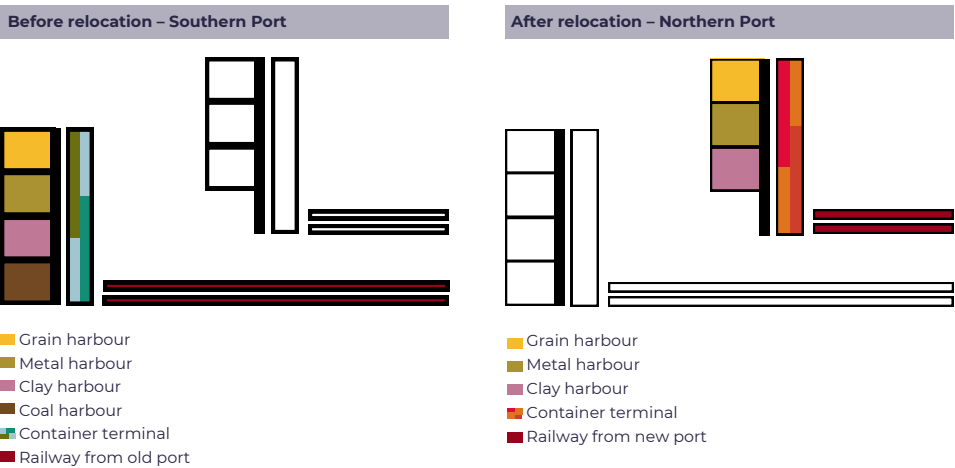
Circulation within district

Local transportation options that increase mobility, activity, and community connectivity.

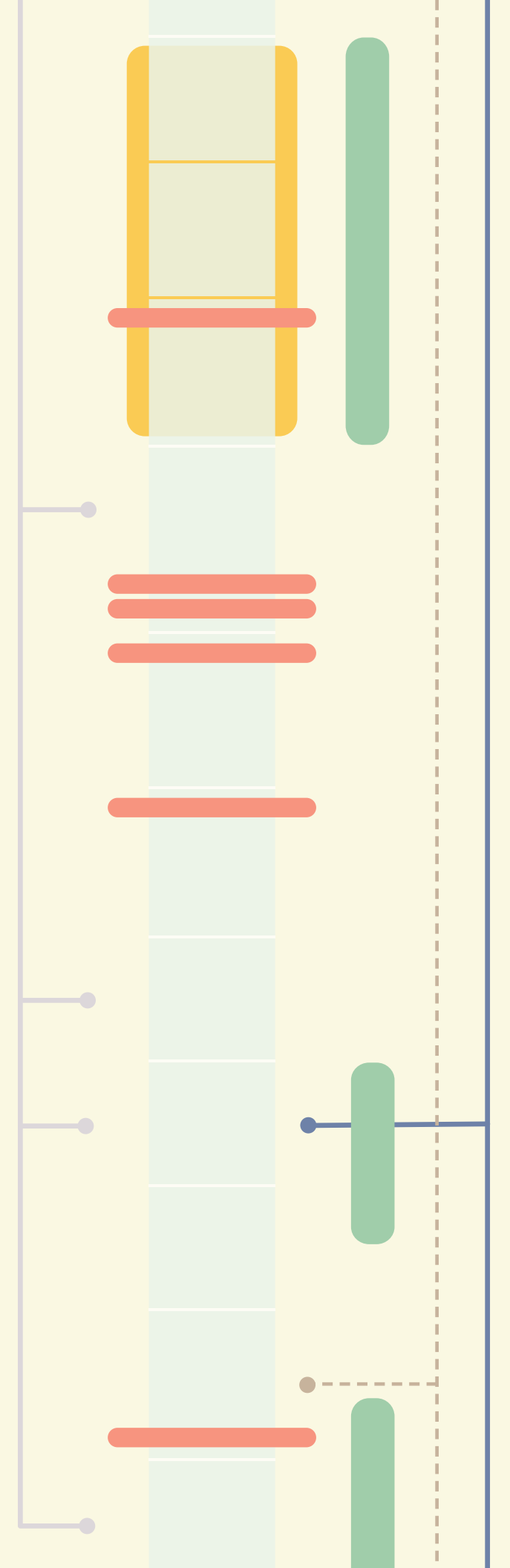


Managing industry + transport

A phased approach to making new space for industry while reclaiming 3.5km of waterfront.



Planning policy



01 Enforcing Tenant Relocation Rights

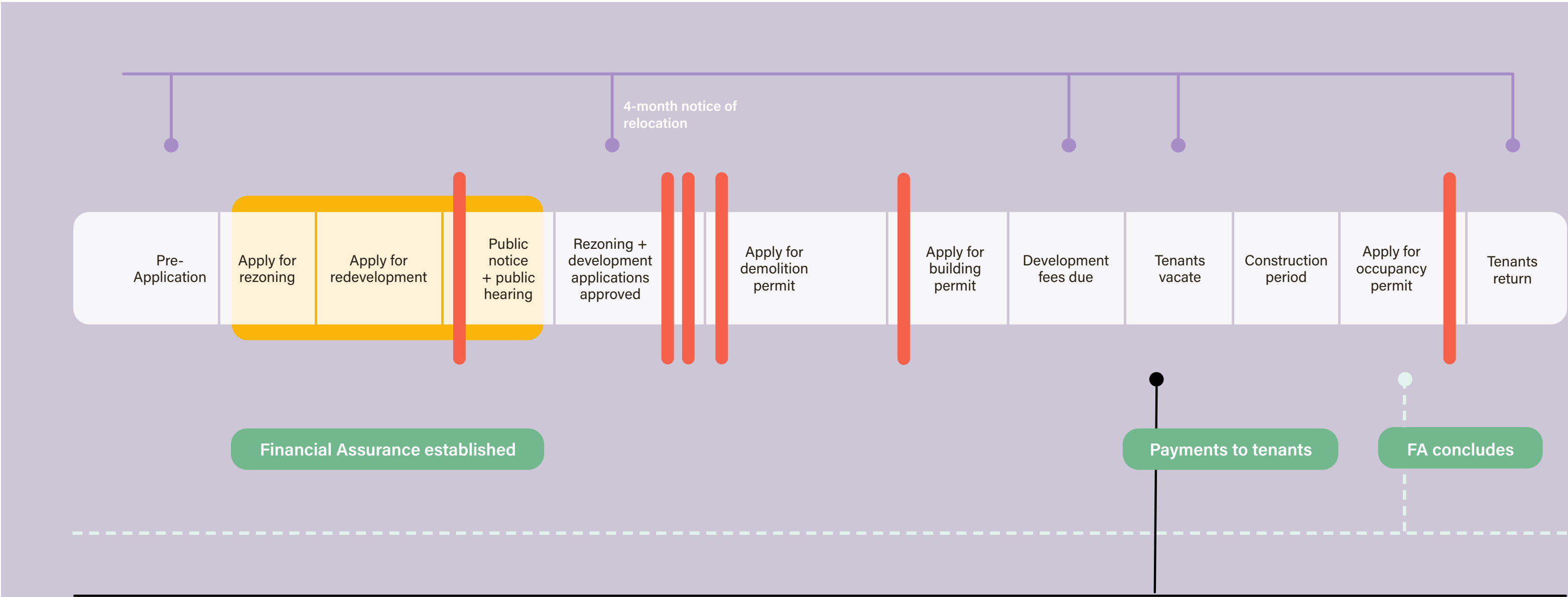
Most BC municipalities encode protections for tenants during redevelopment in a Tenant Relocation and Protection Policy (TRPP) – but these TRPPs are only as good as their enforcement. To address these deficiencies, this project offers six enforcement tools for the BC municipal context.

SCARP x TRAC
Teammates: Natalia Hayes, Jacob Isaac

Contribution: Research, interviews, legal analysis, report design

REDEVELOPMENT TIMELINE WITH ENFORCEMENT TOOLS

- Permit Hold Opportunities
- Mandatory Meetings
- Tenant Relocation Coordinator
- Financial Assurance
- Rental Licensing
- Overlay Zones





PERMIT HOLDS

Current Applications
New Westminster's development process
Coquitlam's TRPP addendum

A municipality lays out staged requirements for developers to provide proof of TRPP compliance that align with key lever points in the development process. At each lever point, the corresponding permit is not issued until a developer provides sufficient proof of compliance.

Key Findings from Current Applications

- Municipal approval processes create opportunities to ensure TRPP compliance
- Developers recognize the importance of preserving relationships with municipalities
- Permit holds are flexible in their application

Enabling Conditions

- Development process with staged permit requirements
- Healthy working relationships between municipality and developers
- Desirable development context is helpful
- High carrying costs for delayed development projects

Complementary Enforcement Tools



TRCs



Financial assurance

Equity Considerations



Places burden of proof on developer, requiring less work from tenants and their advocates



Can apply to all sizes and tenures of redevelopment projects



Only as strong as the actual TRPP requirements

Implementation Requirements

Staff capacity     

Time before impact     

Cost     



RENTAL LICENSING

Current Applications
Mississauga's pilot program
Landlord licensing in Montreal

Landlords are required to register each rental unit, pay an associated annual fee, and adhere to requirements set by the city. Licenses are discretionary and may be revoked at any time if, for example, TRPP obligations are not met for an applicable rental development.

Key Findings from Current Applications

- This tool reflects an equitable tenant-first strategy that considers the safety and well-being of tenants
- Determining the right punishments and incentives is essential to the success of this tool
- Public awareness of the licensing system is key to its success

Enabling Conditions

- High proportion of legal rentals
- Character of relevant developers signals a culture of compliance
- Sufficient municipal capacity to create necessary tracking infrastructure

Complementary Enforcement Tools



Permit holds



Mandatory meetings

Equity Considerations



Beings to correct power imbalance between tenants and landlords



Mandatory licensing oversight may pose risks to undocumented tenants



Reduction of affordable rental stock among units that are not up to code

Implementation Requirements

Staff capacity     

Time before impact     

Cost     



TENANT RELOCATION COORDINATORS

A Tenant Relocation Coordinator (TRC) is the third party hired or designated by the applicant to assist tenants. Several TRPPs in BC require the appointment of a TRC to support tenants with consistent communication throughout the redevelopment process and to assist tenants in finding alternative housing.

Key Findings from Current Applications

- The effectiveness and reach of TRC assistance is time dependent
- TRCs require highly specialized training similar to that of social workers which should be specified in TRPPs
- Tenant well-being is the main priority of the TRC and should be monitored throughout the development and relocation process

Enabling Conditions

- Appropriate supply of TRC's to accommodate the rate of redevelopment and tenant relocation

Complementary Enforcement Tools



Mandatory meetings



Financial assurance



Permit holds

Equity Considerations



TRC effectiveness hinges upon trust-building with tenants through consistent communication



Cultural sensitivity and a trauma-informed approach are critical for working with diverse tenants



TRCs should be involved in a strategy for monitoring and evaluation system for tenant well-being

Implementation Requirements

Staff capacity



Time before impact



Cost



FINANCIAL ASSURANCE

Current Applications
Bonding in Burnaby
Escrow in Santa Monica, CA

A letter of credit or escrow account may be used to ensure financial security and accountability for tenant compensation requirements as mandated by TRPPs. A developer places compensation funds in an account held by a third party, and the funds are disbursed to ensure the developer meets TRPP obligations.

Key Findings from Current Applications

- Financial Assurance is strongest when compensation obligations are defined and included as a prerequisite for rezoning
- This tool supports tenants in the short and long term
- Administration requires a Renter's Office

Enabling Conditions

- TRPP that emphasizes justice to tenants through financial security and accountability of developers
- Healthy working relationships with developers to drive willing compliance
- Municipal staff capacity such as a Renters Office to administer the financial instruments

Complementary Enforcement Tools



Mandatory meetings



TRCs



Permit holds

Equity Considerations



Financial assurance can help prevent homelessness and stress related to housing insecurity



Policies should identify in advance those who require additional assistance



Facilitates tenant agency in selecting compensation option

Implementation Requirements

Staff capacity



Time before impact



Cost





MANDATORY MEETINGS

Current Applications
Vancouver's Broadway Plan
Survey of BC municipalities

A municipality requires that a development applicant meet with the tenants who will be impacted by a proposed redevelopment. During the meeting, tenants are informed of the development timeline, their rights according to the municipal TRPP, their options for compensation, and also have the opportunity to ask questions or raise concerns about the project.

Key Findings from Current Applications

- Meetings provide a sense of certainty to developers, municipalities, and tenants
- The ability for tenants to voice concerns about the redevelopment process during meetings will save municipalities time during the public hearing phase
- Meetings are most effective when they: take place prior to the redevelopment application submission, involve City staff, and are facilitated by Tenant Relocation Coordinators

Equity Considerations



Potential comprehension issues for tenants with language barriers, disabilities, or limited access to additional resources



Developers are not always attuned to the cultural or community needs of the tenants they would meet with



When meetings are held one-on-one, there is an absence of collective representation

Enabling Conditions

- City staff available to attend meetings

Complementary Enforcement Tools



TRCs



Permit holds

Implementation Requirements

Staff capacity     

Time before impact     

Cost     



OVERLAY ZONES

Current Applications
Overlay districts in Toronto
Overlay zones in Cambridge, MA

A municipality creates a new micro-zoning distinction that is applied on top of an existing zone, with the intention of addressing gaps related to the enforcement of TRPPs. This over-laid zone can be applied at the building-level. It provides density bonuses for developers who designate new units as transitional housing for displaced tenants throughout the city.

Key Findings from Current Applications

- Overlay zones should be designed at a range of sizes, and be used to address shortage of transitional housing for redevelopments
- More municipal labour is required to approve building-specific zones
- Municipalities must anticipate and proactively address displacement risks

Enabling Conditions

- Flexibility within the current OCP and land-use frameworks
- A demand from developers for higher density
- Community openness to transitional housing within the area
- City staff have the capacity to review overlay zone applications

Complementary Enforcement Tools



Rental licensing



Financial assurance

Equity Considerations



Developers may be less inclined to pursue overlay distinction for affordable housing



Quality of transitional units may be low, due to less incentive to maintain units with short-term tenancy



Transitional housing must be integrated into broader housing strategy

Implementation Requirements

Staff capacity     

Time before impact     

Cost     

02 Unhoused Under Pressure

Exploring the links between climate change and homelessness in Vancouver's Downtown Eastside community to inform future advocacy for policy interventions.

UGM x UBC Sustainability Hub

UNHOUSED UNDER PRESSURE

Homeless communities are feeling
the full impact of climate change

Policy can help—but time is running
out





EXECUTIVE SUMMARY

Climate change is widely regarded as the most significant threat of the 21st century.¹ In Vancouver, it has led to three main climate change impacts: heat domes, flooding and cold weather, and air pollution related to wildfires. The severity of these impacts will only increase in the coming years,² and it is impossible to address these acute challenges without also addressing homelessness and other compounding factors.

People experiencing homelessness in Vancouver's Downtown Eastside (DTES) continue to face severe mental and physical health challenges, which are worsened by climate change impacts. The City of Vancouver has developed numerous plans to address the impacts of a changing climate, but these plans do not always consider the unique experiences and needs of people experiencing homelessness.

From a health equity perspective, we know that climate change can worsen underlying medical conditions, provoke substance use, and reduce access to material resources, while also compounding existing physical and mental health vulnerabilities. Exposure to climate change impacts in itself is unequally distributed, with people experiencing homelessness also facing the highest levels of exposure. Interventions at the municipal and community level must seek to address this inequity, considering both the immediate impacts of climate emergencies and the long list of additional factors that can compound the impacts of climate change.

This report has the following goals:

1. **Understand** the DTES community's challenges, needs, and resources related to climate change impacts.
2. **Recommend** future policy commitments and actions the City of Vancouver

KEY FINDINGS

Compounding Factors

A review of community accounts and interviews with City staff have identified seven areas of focus when addressing climate change impacts for people experiencing homelessness in the DTES:

- Decreasing exposure
- Providing access to water
- Prioritizing accessible and welcoming emergency spaces
- Prioritizing portable solutions
- Empowering DTES networks
- Streamlining access to funding
- Increasing urban greening

Policy Recommendations

To effectively address these areas of focus, the City of Vancouver will need to build upon its current policy in the following ways:

Strengthening Commitments

- Commit to equity-driven interventions
- Strengthen commitments to provide housing and healthcare services
- Allocate funding to support community-led initiatives in the DTES

Supporting Community-led Initiatives

- Create emergency plans with an equity lens
- Empower and build capacity of DTES community networks
- Consider large-scale interventions from an equity perspective