

PLAN 587B:

Assignment C Urban Design Proposal

PAUERU GAI

A new vision

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The neighbourhood we here refer to as Paueru Gai is situated on the unceded traditional territories of the x^wməθk^wəy̓əm (Musqueam Indian Band), Sk̓wx̓wú7mesh (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation). This design proposal commits to visibly recognizing the stewardship of these Nations, and to uplifting the urban Indigenous populations that call the neighbourhood home.

VISION FOR PAUERU GAI

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.

Taking the history of the area as its foundation, our design imagines possible futures for the many communities that have called this 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.

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.

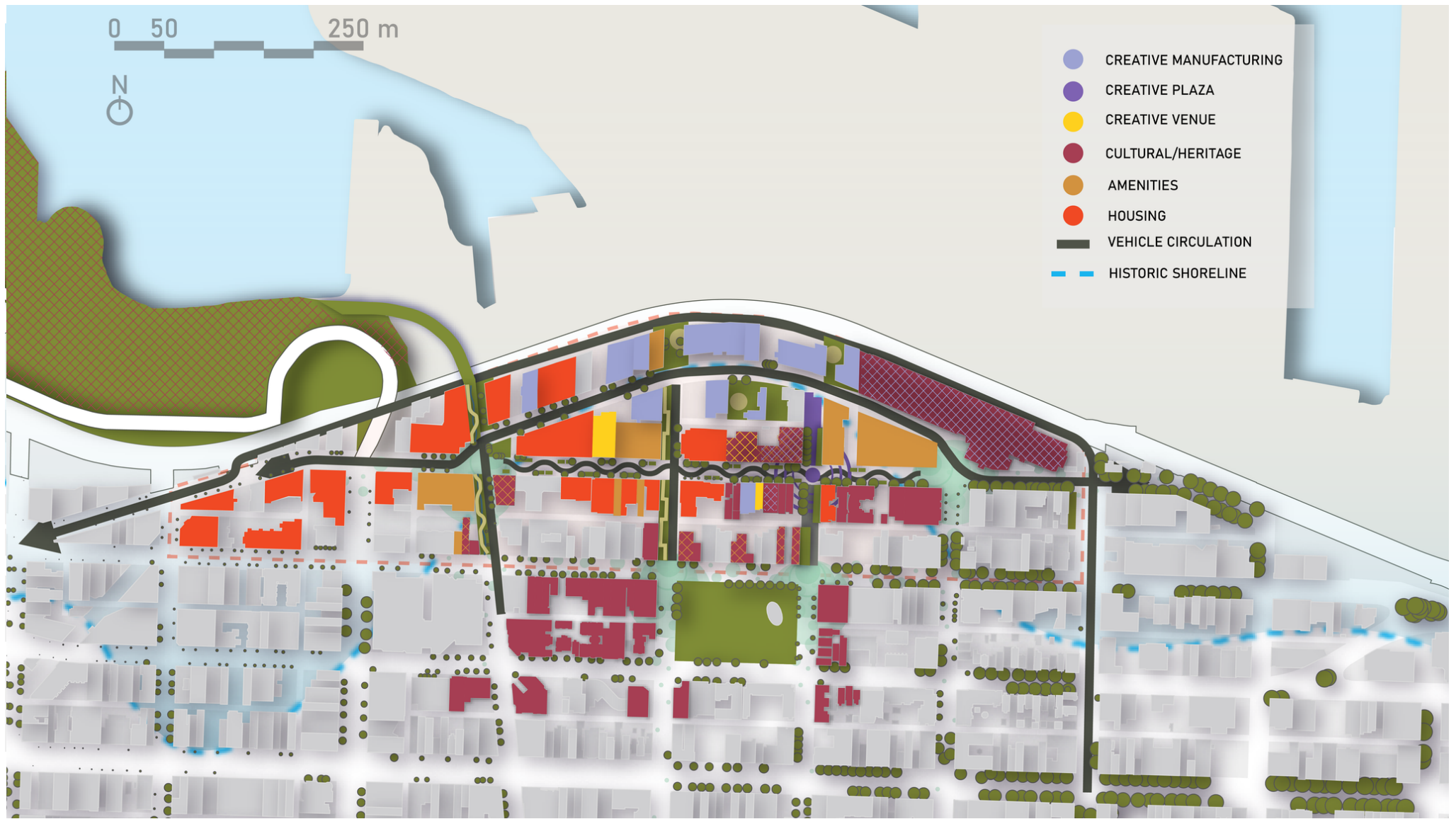


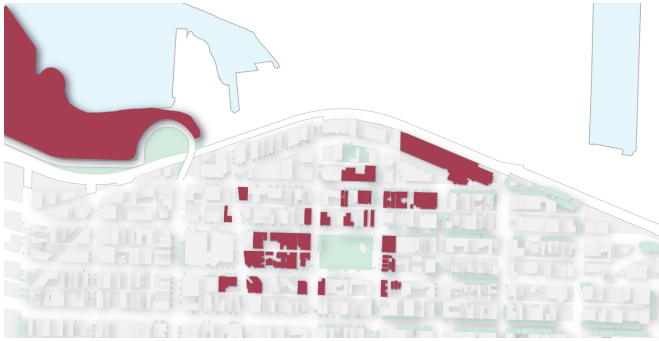
Socially + Ecologically Resilient

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

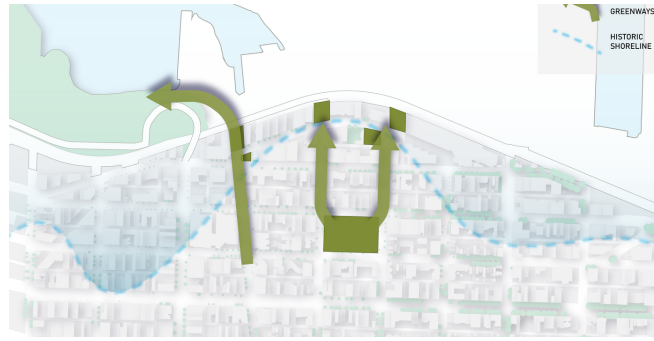


FINAL PLAN

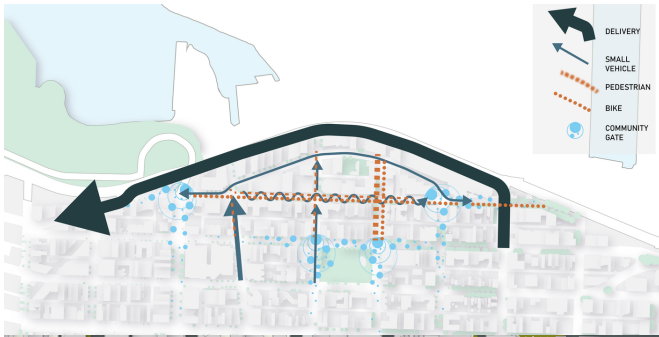




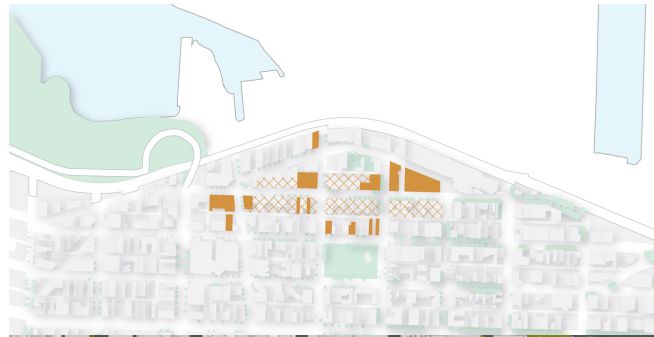
History + Culture
historical buildings + cultural sites



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

DESIGN RATIONALE

Culture

Recognizing the **enduring importance of the Japanese Language Centre**, Alexander & Jackson

is the heart of our design. To prioritize Japanese cultural celebration, we propose a performance plaza on Jackson Street, which will be closed to vehicles. Focusing on **community creativity**, we embrace community members as artists themselves, and include new spaces for education, performance, and creation.

Housing

Given the importance of **density** to businesses and street life, we propose additional housing along Alexander and beyond. Acknowledging Vancouver's worsening **housing crisis** and the concentration of **housing insecurity** in this neighbourhood, much of this proposed housing is social housing or below market units.

Street Treatments

The Alexander Street woonerf encourages interaction with local businesses and amenities, while **maintaining vehicle access** for underground parking in the area.

Gore Street traces a historic waterway once used by Coast Salish Nations for log transport. We **recognize the host Nations** and their continued stewardship of this land with intentional treatment of this corridor: routing a pedestrian path overtop of a bioswale and hiring a local Indigenous artist to design a culturally-informed street mural

PLAN 587B:

Strategies for

PUBLIC REALM

History

Creative Heart

Circulation

Ecological Connectivity

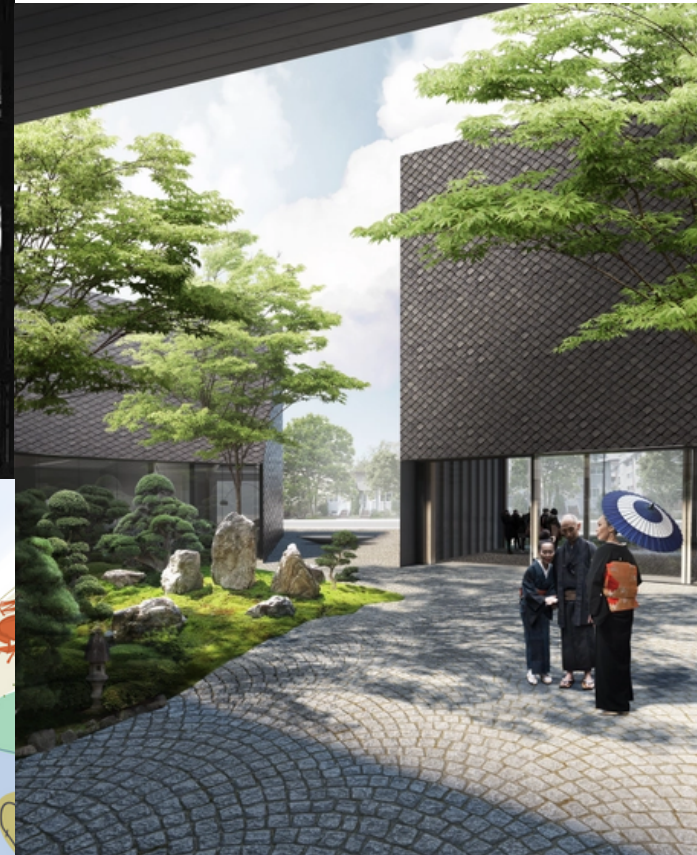
Housing



HISTORY

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

Streets will be revitalized and activated to create a lively pedestrian experience with shops and restaurants that complement historic buildings, and new ones that forge an identity for the neighbourhood that imagines its future. Longstanding Japanese businesses will be encouraged to create storefronts showcasing their histories and products.



CREATIVE HEART

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. The Japanese Language School acts as an anchor for this zone.

On Railway Street, a new community space for workshops and indoor events will be used to host skills training workshops which will be mandated for any creative industrial operators to give back to the community.



ECOLOGICAL CONNECTIVITY

One lane of Gore Avenue becomes a combined bioswale and boardwalk, tying Railtown to Crab Park. Dunlevy and Jackson become green links between Oppenheimer Park and a number of smaller pocket parks that dot the community.

Planting approaches emphasize resiliency to and management of extreme weather events, biodiversity, and suitability for Vancouver's future climate.



GORE AVENUE STREET & BIOSWALE- SECTION

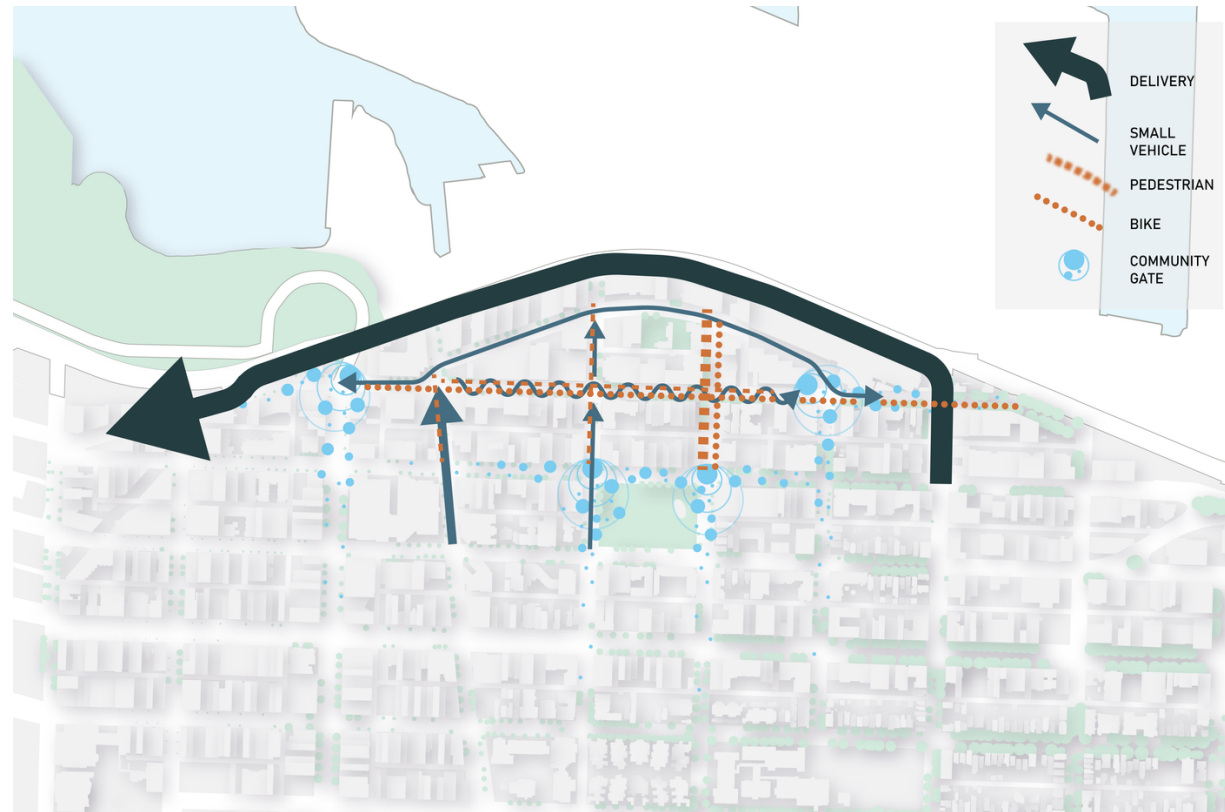
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CIRCULATION

Many streets are reinterpreted to create more comfortable environments for pedestrians and bicycles. As a cultural hub, Jackson Avenue is entirely car-free, while Gore and Dunlevy will be one-way only, and Alexander will become a Woonerf

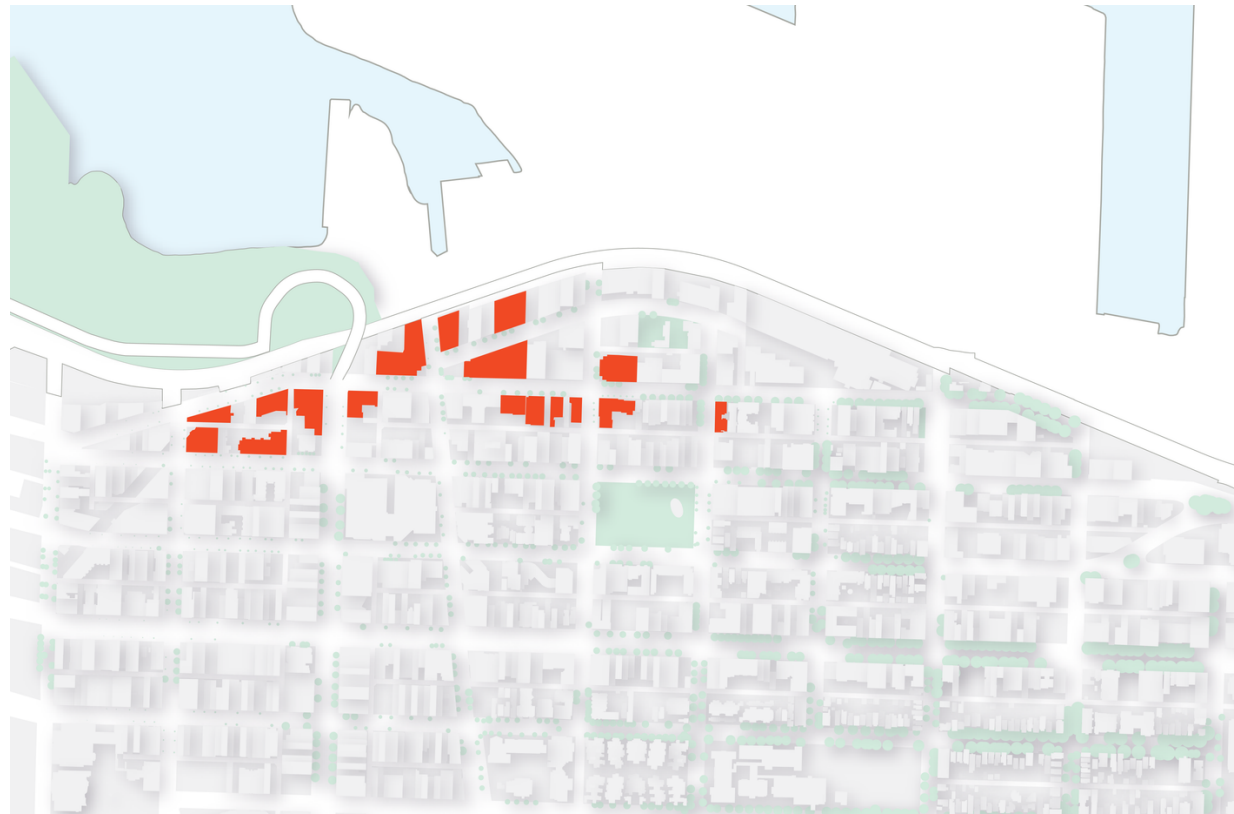
Prominent intersections within the community function as gateways, inviting visitors in. Larger delivery traffic route is located behind many of the CPM buildings.



Entry point into
Paeuru-Gai
from West

HOUSING

As part of the new vision for Paueru Gai, we will be proposing about **300,000 sf** of new additional housing. This will be a **diverse mix** of housing, with a focus on below-market. We will expand existing and add new social housing, add below market rentals, and live work studios.



ALEXANDER STREET WOONERF - SECTION

N



STATISTICS

Housing

Additional **311,074** sf of housing – Mix of live-work, social, market condo, below market

Proposed square-footage by parcel

- 24,000 sf
- 17,040 sf
- 8322 sf (Additional 1 level on existing housing development) - Lookout Al Mitchell Place Shelter
- 16,425 sf
- 18,162 sf (Additional 2 levels on existing housing development) - Chinatown Lions Manor senior housing
- 43,890 sf
- 75,705 sf (Additional 5 levels on existing housing development) - Jim Green Residence - Complex Care Housing
- 43,520 sf
- 64,010 sf

All with the assumption of 5.0 FSR unless stated otherwise

Amenities

Additional **115,960** sf of amenities – Mix of retail, grocery, parking lot

Proposed square-footage by parcel

- 3172 sf
- 2256 sf
- 4418 sf
- 4368 sf
- 2783 sf
- 2783 sf
- 21,004 sf
- 5192 sf
- 23,328 sf (Grocery Store)
- 46,656 sf (Parking lot above Grocery Store - 2 levels)

Restaurants

Additional **51,276** sf of restaurant space – Mix of individual restaurants and food hall

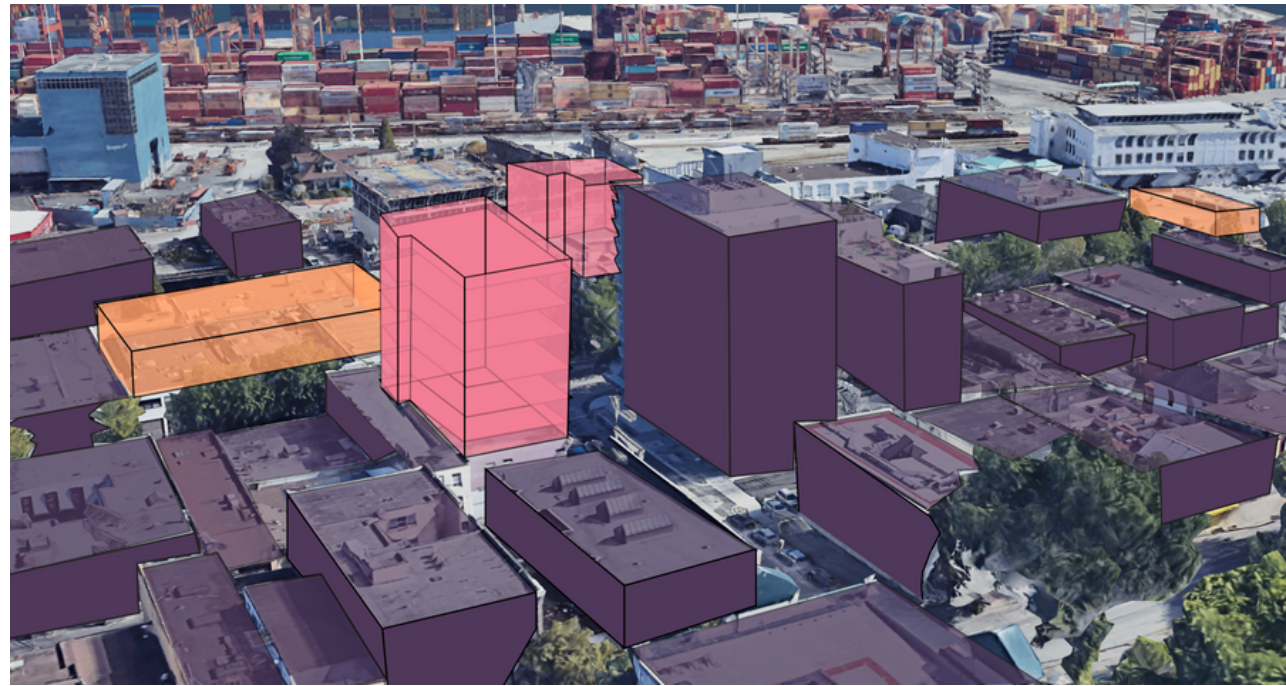
Proposed square-footage by parcel

- 27,090 sf
- 17,082 sf (Add an additional level above Belgard Kitchen, Pallet Coffee, etc)
- 7104 sf

MASSING STRATEGY

Most housing proposed are with an assumption of **5.0 FSR**, based on current zoning

Higher density developments would only be proposed next to already existing high density developments



Example Breakdown: 396 Alexander

Site Area:

48ft x 100ft = 4800 sf

Asking for FSR of 7.0

GFA = 168,000

NFA = 142,800 (85% efficiency ratio)

Condo price = \$1350/sf

Below Market Rental = \$2.75/sf

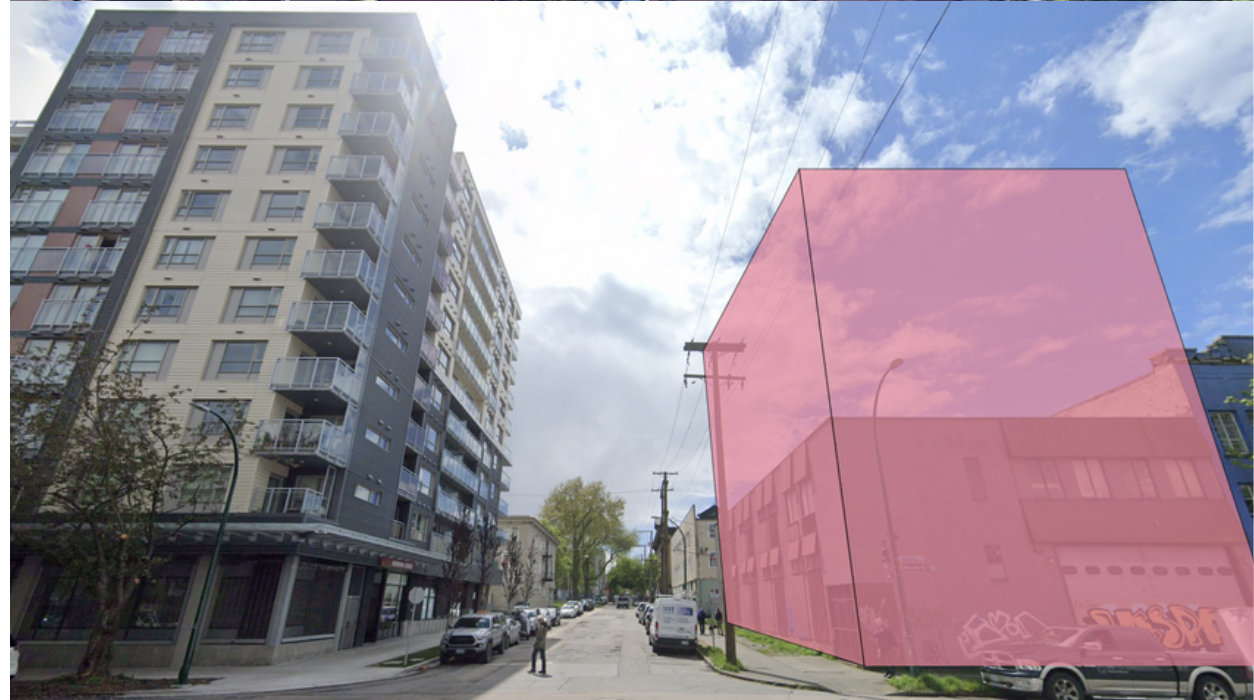
Average unit size = 625 sf

#Units:

91 Condo (40%)

137 Below Market Rental (60%)

with 21% ROI



ZONING ANALYSIS



The I-4 definition must be broadened to include **creative community uses** (such as performance venues, cultural spaces, bookable workshop spaces) as outright allowable uses.

Under I-4 zoning, creative manufacturing businesses will be required to contribute a **community use or program** (eg. running art classes at the community space).

Zoning must allow developments that can be solely residential, as well have an **FSR of 5.0** with certain allowances

0 50 250 m



- CREATIVE MANUFACTURING
- CREATIVE PLAZA
- CREATIVE VENUE
- CULTURAL/HERITAGE
- AMENITIES
- HOUSING
- VEHICLE CIRCULATION
- HISTORIC SHORELINE

PAUERU GAI

