

WELCOME!

WHY ARE WE HERE TODAY?

We are working to create an exciting and vibrant redesign for Blood Alley Square. In 2016/2017 we hosted public open houses to hear what is important to you, then developed and refined a preferred concept for the Square. We are now ready to share the detailed design with you. We want to know what you think!

WHAT ARE WE DOING TODAY?

We have a number of display boards which provide background for the project, renderings and images of the detailed design, and further information about the stewardship strategy.

Please take some time to review the materials. If you have any questions, ask City staff. Make sure to provide your feedback by filling out a questionnaire, either here or online at: vancouver.ca/blood-alley-square

WHAT'S NEXT AFTER TODAY?

Thank you for your interest and feedback regarding the Blood Alley Square redesign. Our next steps will be to incorporate your feedback in the next design iteration. We will be working with community partners to advance a waste management strategy for the space. We will also be engaging with local stakeholders to develop community partnerships for stewardship of the Blood Alley Square, ensuring there will be a range of events and activities to bring vibrancy and inclusivity to the space.



For more information:

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BLOOD ALLEY SQUARE REDESIGN

CONTEXT

Blood Alley Square is a public open space in the heart of Gastown, adjacent to Trounce Alley. It brings a sense of character unlike anywhere else in the city. The design of Trounce Alley that runs between Carrall and Abbott Streets will be part of ongoing design development and public engagement, through the broader planning initiative of the Gastown Complete Streets project, which will look at designing a safe street network for people of all ages and abilities (see separate boards for more detail).

DOWNTOWN EASTSIDE LOCAL AREA PLAN

The rehabilitation of Blood Alley Square builds upon the Downtown Eastside Plan (2014). The following Plan policies were defined in this process and pertain to Blood Alley Square/Trounce Alley.

- 6.2.2 Retain commercial character.
- 7.2 Involve the local community in developing a program that supports the DTES identity.
- 12.3.2 Enhance the distinct identity of the historic area's laneways.
- 12.3.3 Explore opportunities for community access and programming in plazas.
- 12.3.4 Encourage community stewardship and programming of plazas and green spaces.
- 12.3.5 Ensure Blood Alley has infrastructure to support a range of events.
- 13.1.1 Identify, preserve and improve places with social and cultural meaning.
- 15.4.1 Encourage protection of trees.

DESIGN PRINCIPLES

The rehabilitation of Blood Alley Square is built upon the following principles based on the DTES Local Area Plan , Social Impact Objectives and responses from public engagement:

- Creation of an urban space that is diverse, dynamic and welcoming;
- Conservation and / or reinterpretation of important heritage characteristics is vital;
- Retention of mature existing trees where possible;
- The provision of shared loading for all residents and businesses;
- Improved function of solid waste management;
- Stronger connection between the Square and adjacent developments; and
- A stewardship strategy that encourages opportunities for everyone to use the space.



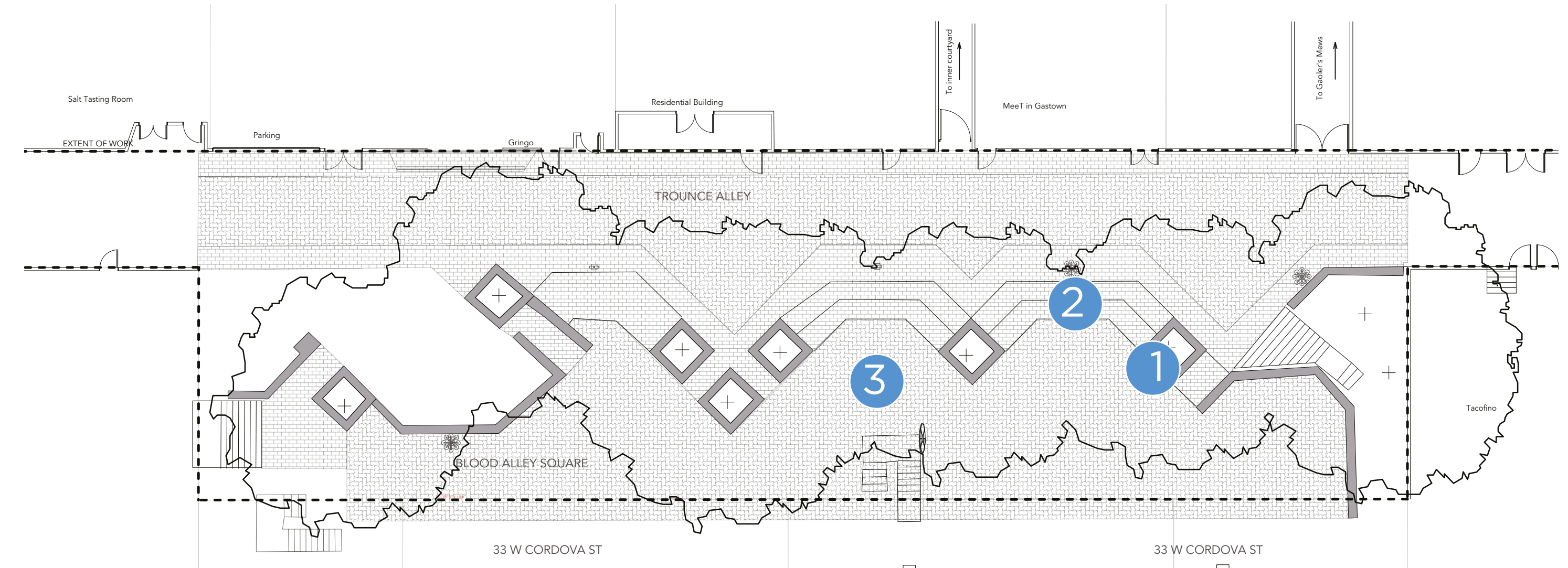
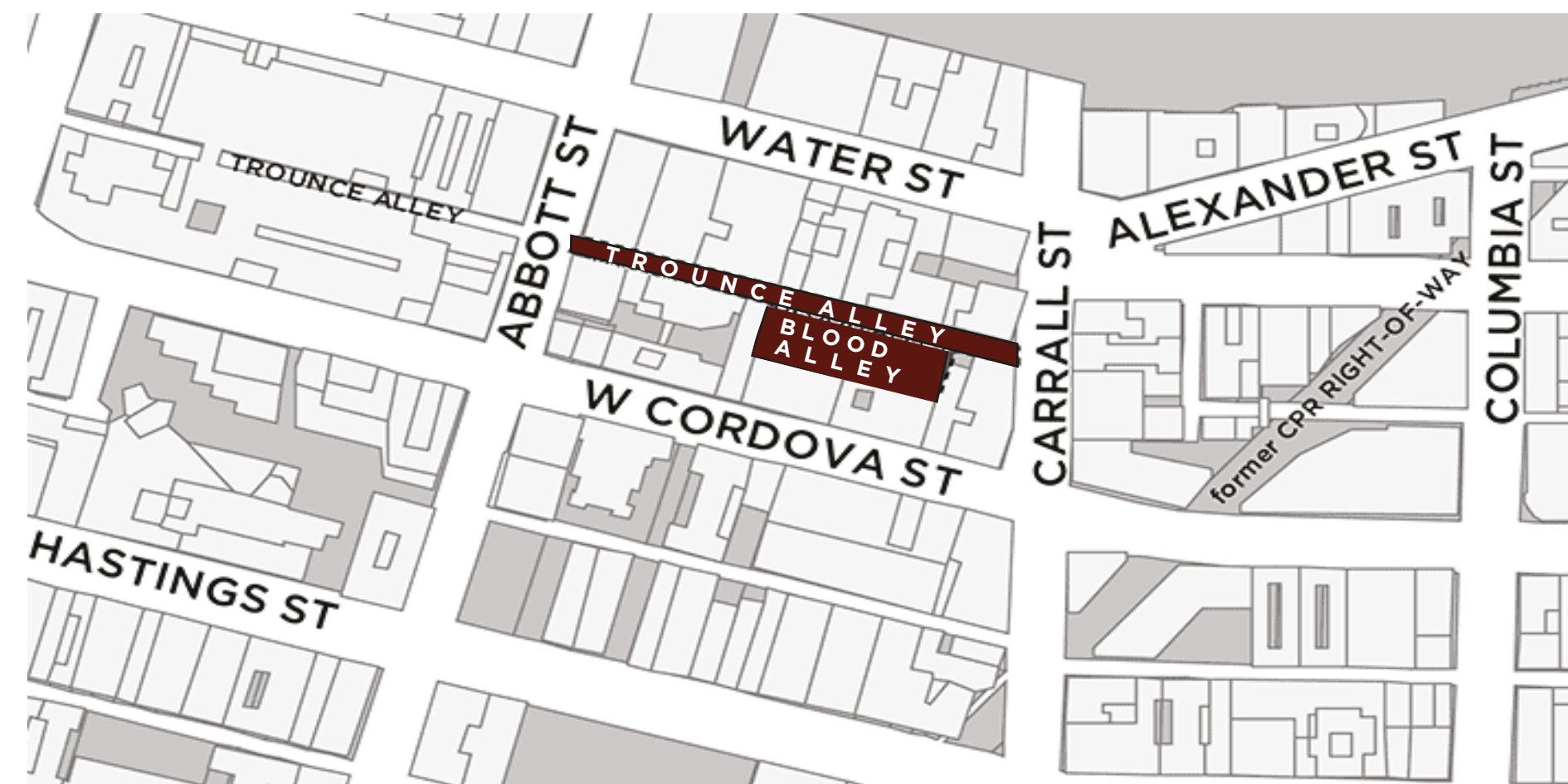
Iconic Trees in Blood Alley Square and Trounce Alley.

HISTORY

HISTORIC CONTEXT

Gastown is a National Historic Site recognized for its unique spatial qualities and architectural character. Established in 1870 as part of the Old Granville Townsite, Trounce Alley is one of the oldest original roadways in Vancouver.

In 1971, in an effort to create more pedestrian friendly spaces throughout Gastown, the City of Vancouver purchased the rear portion of the Stanley/New Fountain Hotel, which included garages. These garages were demolished and the space developed into a public plaza in 1972, officially named Blood Alley Square. The original design of the square by Tattersfield & Associates, was envisioned as part of a larger series of interconnected spaces spread throughout Gastown.



Current Site Condition Circa 2017

1. Stone planters and retaining walls
2. Brick steps down to Blood Alley Square
3. Cobblestone paving

CHARACTER DEFINING ELEMENTS

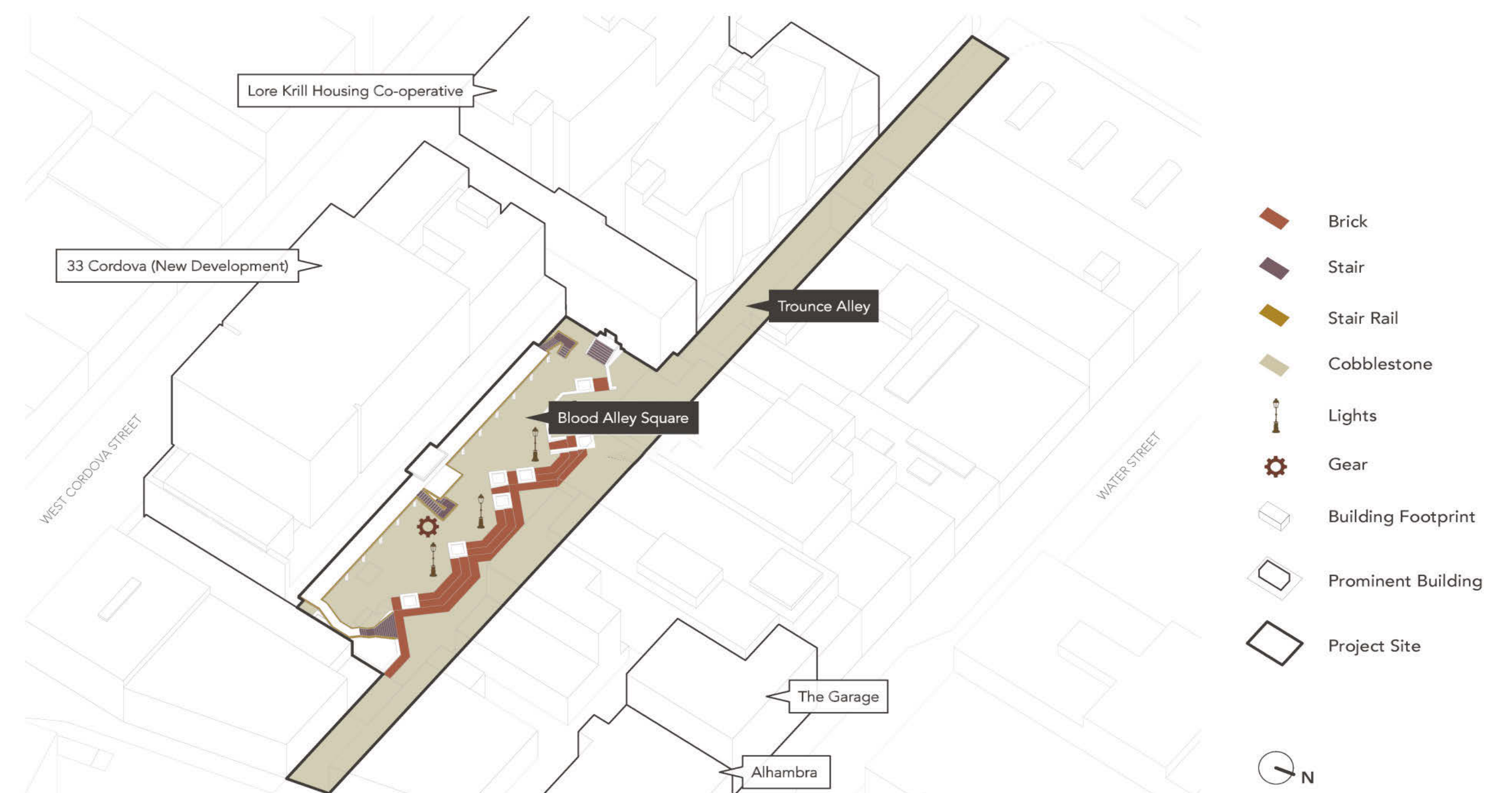
As a National Historic Site, the rehabilitation of Blood Alley Square must adhere to both the Statement of Significance and recommended actions contained in Section 4.1 of Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada (Cultural Landscapes and Heritage Districts). These guidelines must be woven into every aspect of the project.



Blood Alley Square circa 1971



View of Trounce Alley, prior to removal of grate & creation of Blood Alley Square



Current Site Materials Circa 2017

CHARACTER DEFINING ELEMENTS

The materials used typically in Gastown are brick, granite, cobbles, iron bollards and light standards. Along with the trees, these have been identified as key character defining elements in the Statement of Significance for Blood Alley Square/Trounce Alley.

REHABILITATE

Rehabilitates deconstructed elements

- The granite cobble in Trounce Alley was laid in the 1970s replicating the traditional pattern found in the older lanes in the city. These will be re-laid throughout the Square.
- Salvaged red bricks are common throughout Gastown. The high-fired bricks lend an authentic texture to the alley's reconstruction and will define pedestrian crossings along the alley.

RESTORE

Restores key elements to their past state

- Wherever possible, mature trees will be retained.
- Heritage globe lights will be restored and re-painted to historic style

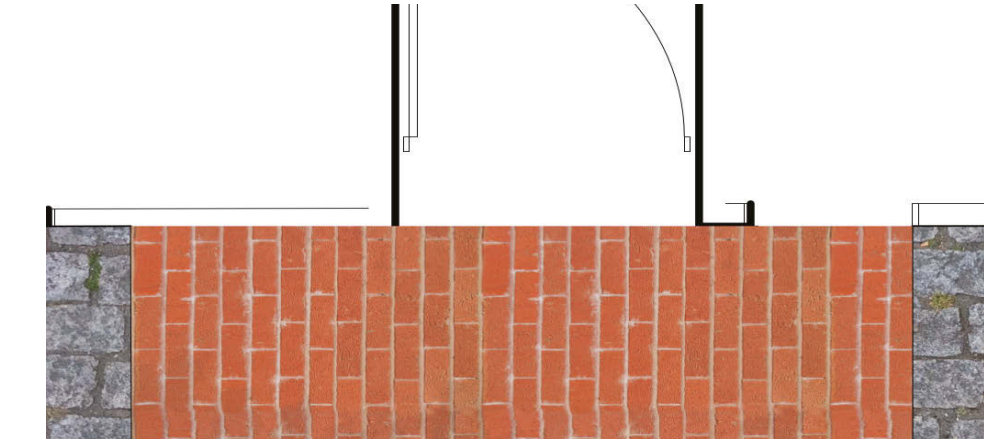
REPURPOSE

Repurposes features into interesting new uses

- Milled stainless steel is used in the site furnishings and railings, which hints at the former semi-industrial uses that are part of the neighbourhood's industrial history.
- New stairs and retaining walls will be board-form cast in place concrete; another industrial material commonly found throughout Gastown.



Rehabilitate of cobblestones and red bricks.



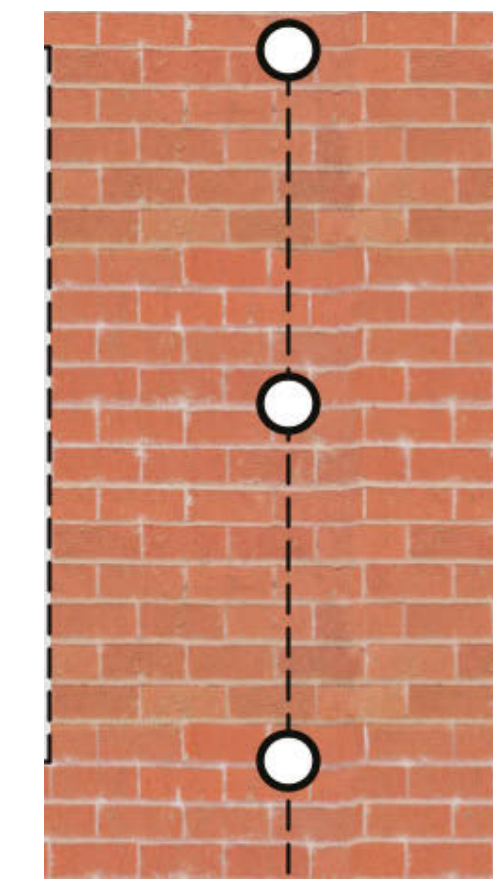
Rehabilitate and Repurpose of heritage red brick on crosswalks



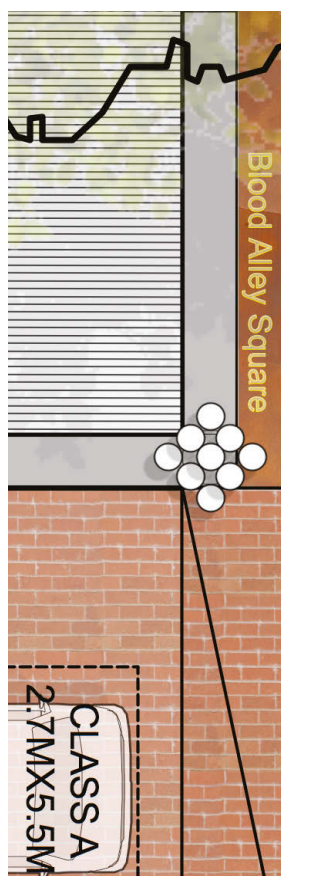
Restoration of existing tree canopy - where possible



Restoration of bollards



Restoration of original Blood Alley Square heritage globe lights



Repurpose of contextual materials (cast in place concrete)

WHAT WE HEARD...

A total of 407 people attended the previous open houses, and 440 questionnaires were completed.



88% of respondents preferred expanded planters to maintain health of trees.

68% support ensuring the redesign offered community amenity and gathering spaces for the diverse local population.



92% thought the conservation of trees and planters in the Square was important, though many respondents commented the planters are not important or should be updated.

64% of respondents were dissatisfied with waste management in the Square and alley.

Seating opportunities were the top amenity desired for the Square.

“Blood Alley is a very important space to Vancouver. It has the potential to be a human-scale laneway. Cities all over the world have used alleys as spaces for people to live and interact”

“Clean up and security are most needed. Space can look great but if people do not feel comfortable in it, they will continue to stay away.”

“As long as it is tasteful and of relevance to the neighbourhood - weaving historical and contemporary culture together.”

“Make the space friendly, make it clear to all that they don't need to purchase anything to enjoy space. Make it family friendly to animate space and make it safer for everyone”

Pedestrian activities:

Places to sit, socialize, and shop were identified as priorities for the site.

84% of respondents support a stronger connection between the Square and the 33 W Cordova redevelopment.

TREE MANAGEMENT STRATEGY

TREE RETENTION

The large, existing trees are vital to the character, beauty and enjoyment of Blood Alley Square. A careful assessment of the trees has been undertaken by a certified arborist with the goal to retain as many trees as possible. To date, the public engagement process has revealed that preserving the trees receives more public support than any other element, and thus is included as a critical design principle for the Square's redesign.

The existing trees are not just important to the success of the Square, they are **Character Defining Elements of historical significance.**

92% thought the conservation of trees in the Square was important



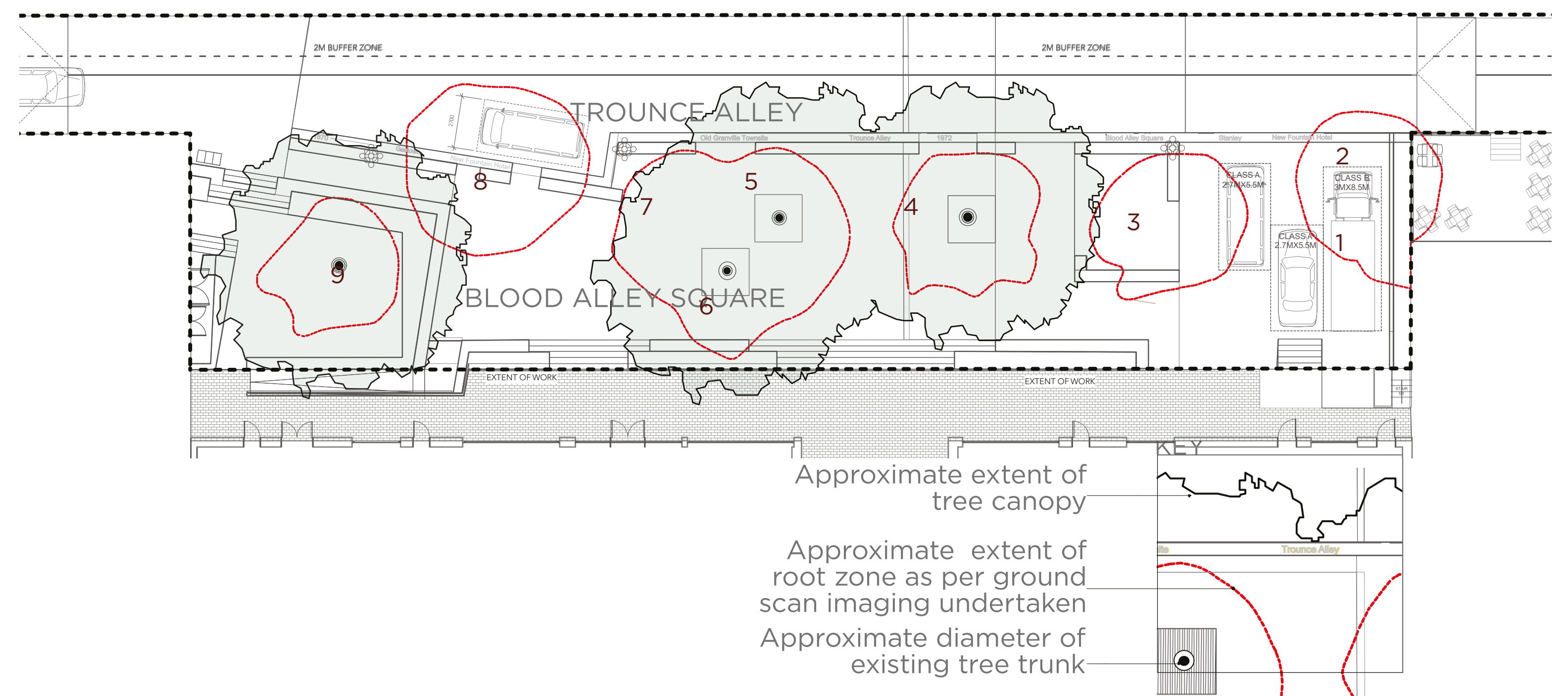
TREE INVENTORY

Tree No.	Botanical Name	Height (m)	Minimum Tree Protection Zone (m)	Action		Comment
				RE =Retain	R =Remove	
1	Pinus nigra	11	2.0	R		Poor Health
2	Liriodendron tulipifera	19	2.5	R		Limited crown growth due to staircase construction
3	Liriodendron tulipifera	19	3.2	R		Limited foliage growth due to disturbance of root zone. root zone conflicts with the loading bay must be mitigated.
4	Liriodendron tulipifera	20	3.0	RE		Relative good growth
5	Robinia pseudoacacia	18	2.5	RE		Number of dead lower branches, suffered from drought
6	Robinia pseudoacacia	17	2.5	RE		Leans to the south, needs to be pruned for new building which would limit its future.
7	Robinia pseudoacacia	18	2.5	R		Removed in 2018 due to storm
8	Robinia pseudoacacia	21	3.0	R		Cannot be retained due to excessive root zone conflicts with proposed alleyway sub-base, paving and service connections.
9	Robinia Pseudoacacia	19	3.0	RE		Good growth with limited light

DESIGN STRATEGIES TO IMPROVE TREE HEALTH

Tree 7 was removed by the Vancouver Park Board due to safety precautions following windstorm damage in 2018. With the inclusion of new loading, accessibility and utility requirements in the redesign, Trees 1, 2, 3 and 8 are proposed for removal. The following strategies have been implemented to ensure the trees that remain will thrive in the new design:

- Ground scan imaging/mapping of the root zone to ascertain areas to be protected;
- A specially designed paving and substructure that will protect existing roots systems from compaction and direct air, water and nutrients to the root area;
- Stages that raise the elevation of programs within the Square while creating space over the root zone to not adversely impact the trees;
- Dumpsters, bins, stairs, walls, footings and utilities removed from the root zone;
- Extensive tree protection fences during all demolition and construction activity for the Square, alley and 33 W Cordova; and
- It is important to note that the trees are nearing the end of their lifespan. The City is committed to replacing any future trees with the largest appropriate species available.



WASTE MANAGEMENT

The Gastown BIA, businesses and residents in the area would like to improve waste management by ultimately removing of dumpsters from Blood Alley Square and Trounce Alley. The City is working to develop partnerships with local stakeholders to refine potential options.

65% of respondents would like to see less collector truck traffic to prioritize pedestrians

A POTENTIAL STRATEGY

A flexible, or just-in-time approach to waste management relies less on large on-site refuse containers (dumpsters) and more on smaller containers, such as bags, bins and totes. Relying on daily rather than weekly pickup (the just-in-time approach), would handle an estimated 76,400 L waste / day, broken down by the following streams

- 17% Garbage = 41 bags
- 20% Mixed Paper = 47 bags
- 32% Organics = 74 bags
- 22% Mixed Containers = 51 bags
- 3% Glass = 7 bags

Carts and bags could be stored inside buildings and brought to a designated area in the alley for pick up, scheduled 3 times per day. Space previously occupied for dumpsters in the Square and alley can therefore be freed up and prioritized for other uses, such as trees or seating.

SORTING METHOD:

Users sort waste into various streams (organic, plastic, paper, glass, garbage) which are stored in to carts in the alley.

PLACEMENT:

Bags or carts are wheeled to the alley at a scheduled pick-up time.

PICK-UP:

Waste is taken to a local transfer station by either small truck or bike.

LOW BARRIER JOB OPPORTUNITIES:

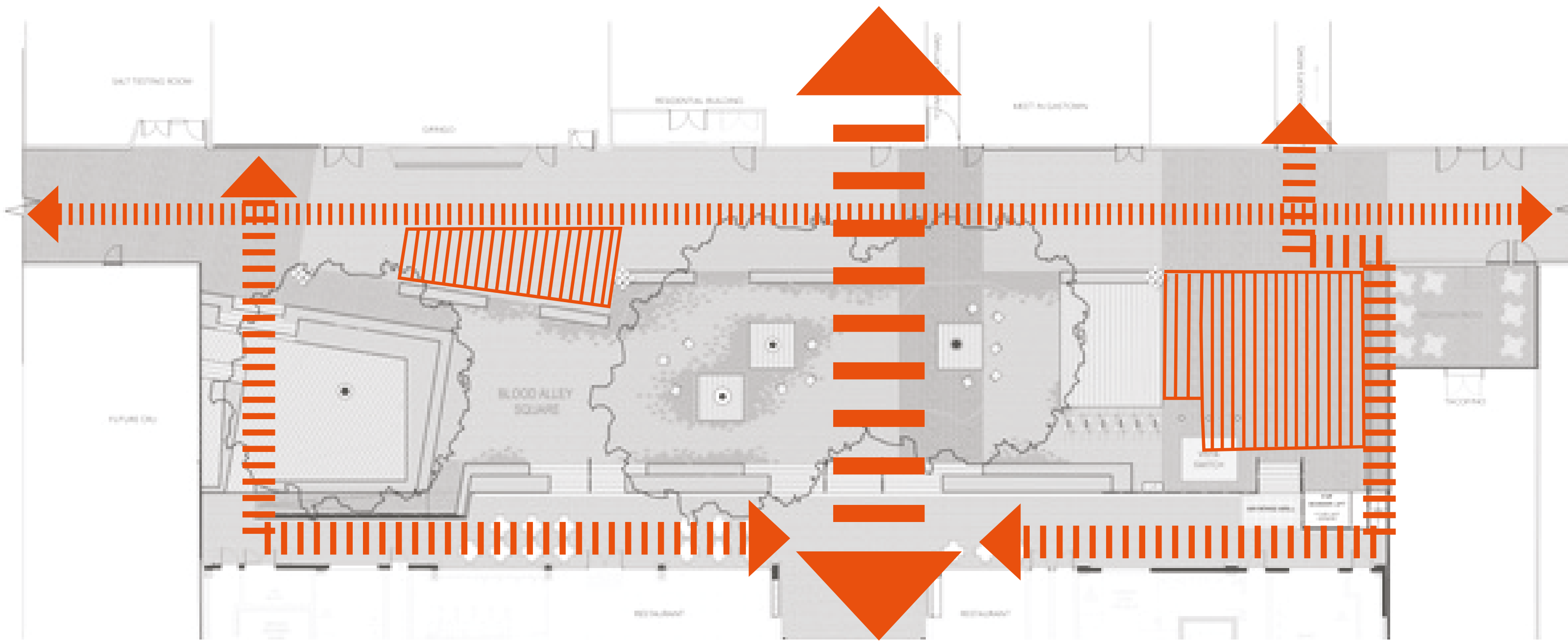
The Just-In-Time approach would also present employment opportunities for local residents/social enterprises in the DTES to assist in the sorting/pick up of waste in the Square and alley.

DESIGN DRIVERS

The design process begins with a careful site analysis to understand the important elements - the “design drivers” which govern the process.

INTEGRATION WITH SURROUNDING SPACES

The redevelopment of 33 W Cordova presents significant change to the function of the Square, in addition to loading, waste management and new business frontages. A mid-block connection linking Cordova St. to the Square will provide improved accessibility and mobility between Cordova Street, developments to the north of the Square and beyond.



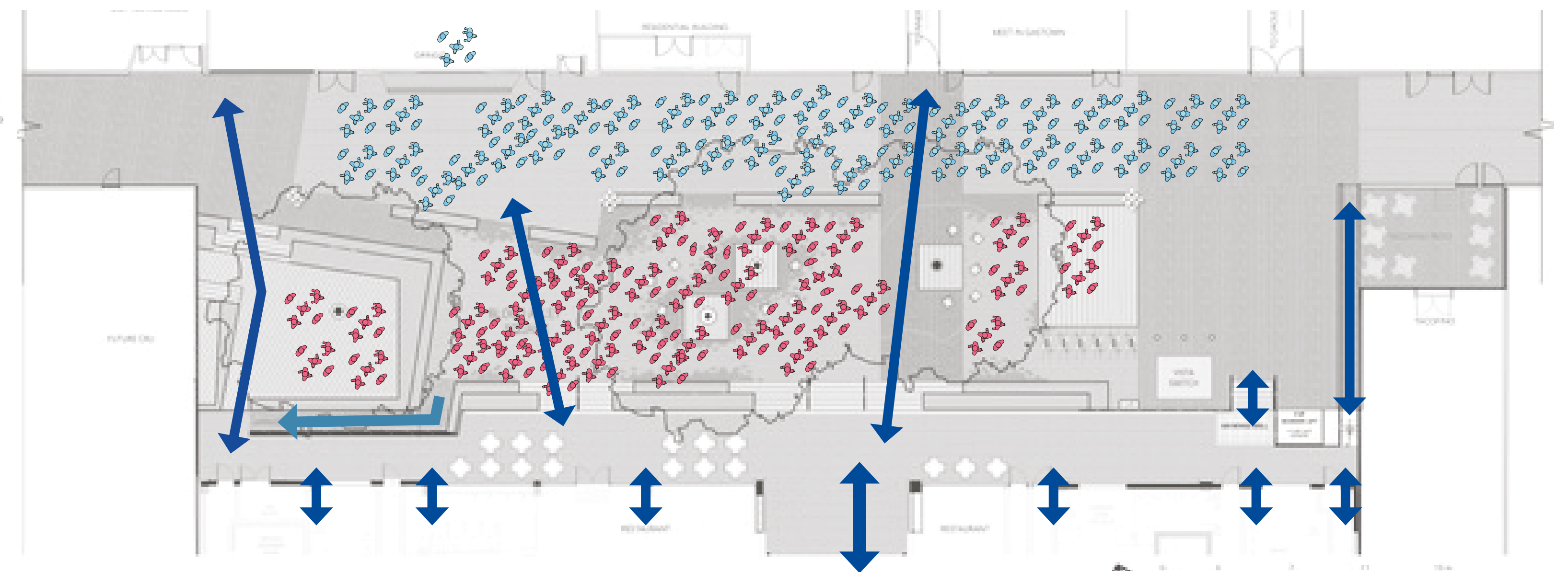
TREE RETENTION

Retention of the Square’s iconic tree canopy, was important to the vast majority of respondent’s in the public engagement process and as character defining elements in the Statement of Significance.



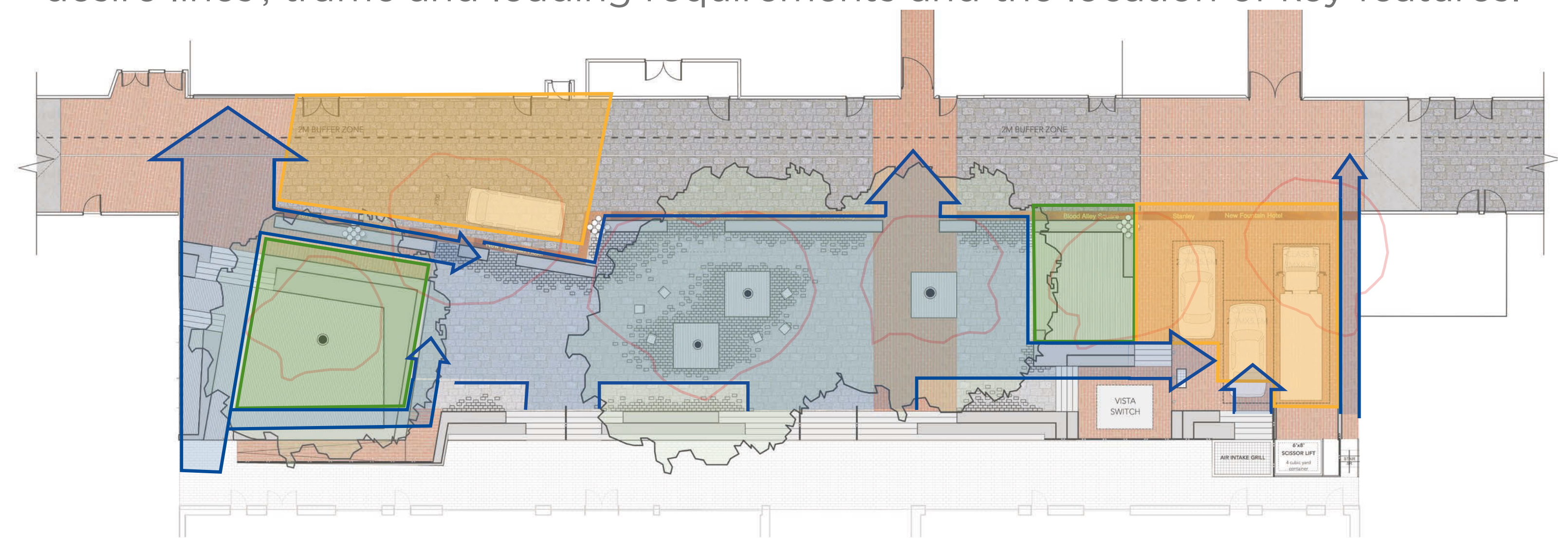
MOVEMENT AND GATHERING

The design will create safe connections between Blood Alley Square and adjacent developments and a range of opportunities to sit, socialize, and entertain. At its maximum capacity, the Square and “speed table” portion of Trounce Alley could accommodate approximately 500 people for a special event.



LAYOUT

The angular arrangement of the design is driven by a range of movement ‘desire lines’, traffic and loading requirements and the location of key features.

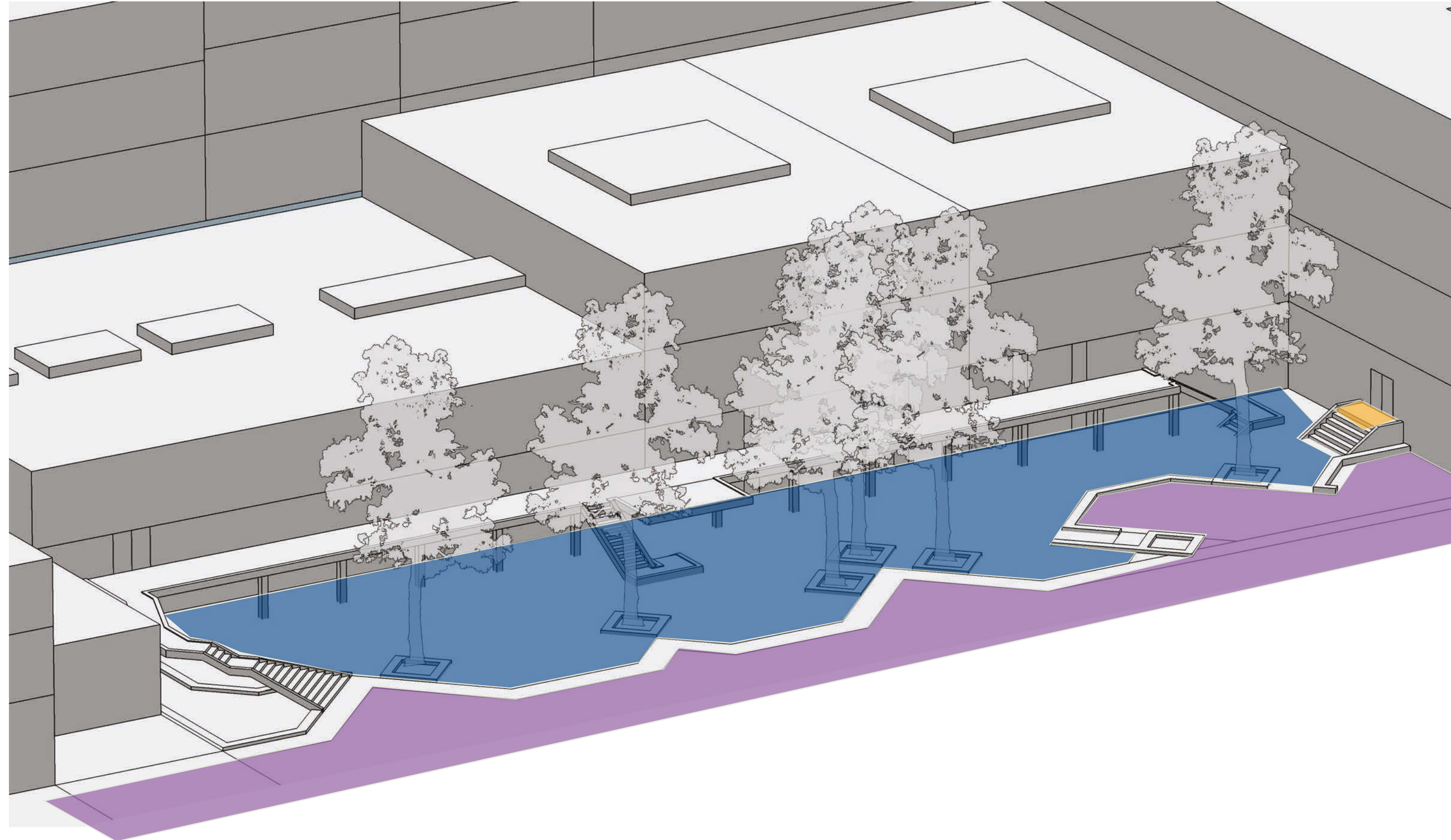


DESIGN DRIVERS (CONT.)




GRADING

Cordova Street is on a higher elevation than Blood Alley Square. In order to meet the elevation on Cordova, to make the Square more pedestrian friendly, and retain the existing trees, Blood Alley could be elevated by approximately 0.5 meters to eliminate the existing “sunken” nature of the Square.

Current Square Grading



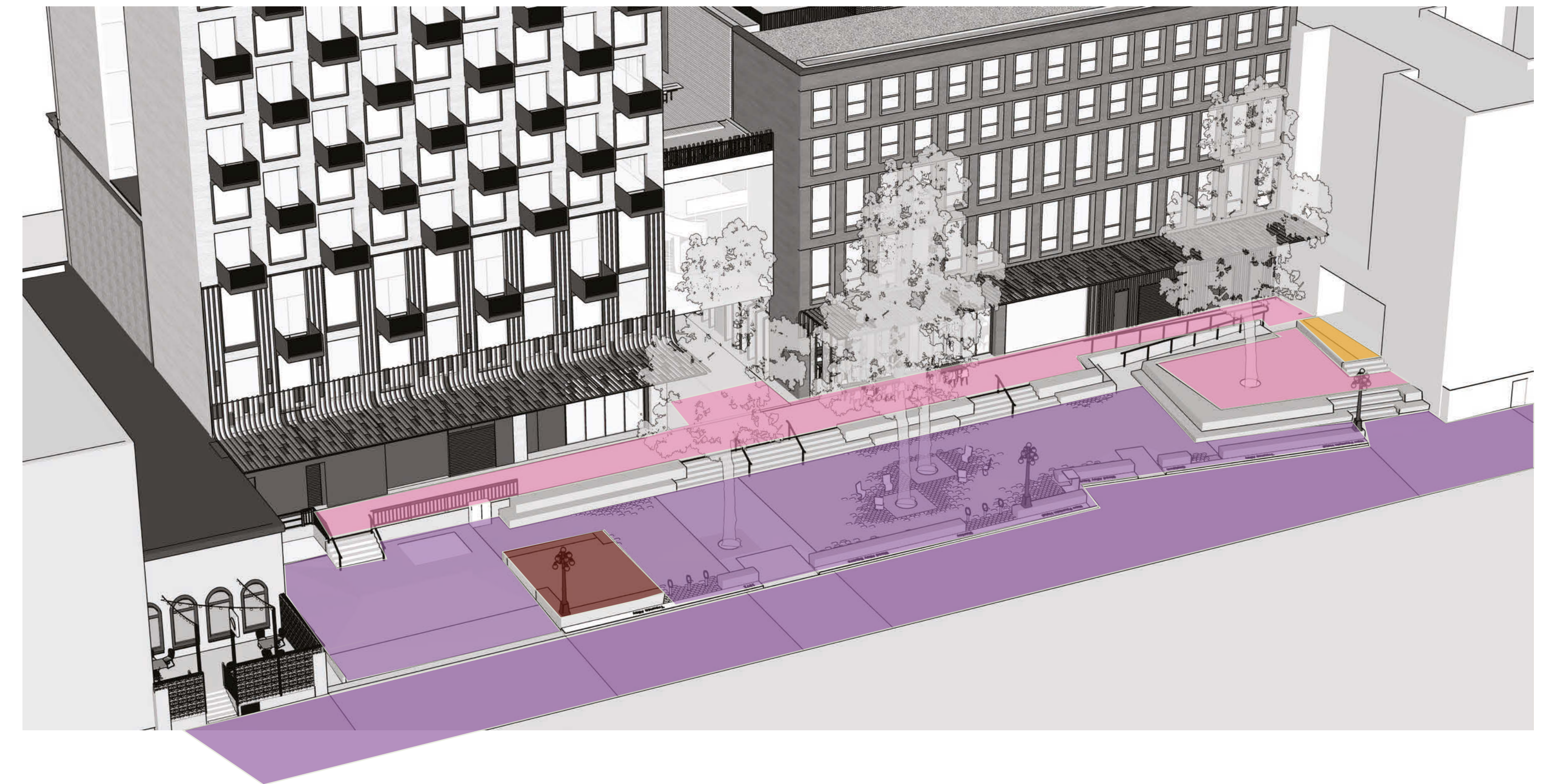
LEGEND

- | | | |
|---|-------|---|
| 1. Current Elevation, west stair to Square: | 6.35m |  |
| 2. Current Elevation, Trounce Alley: | 5.05m |  |
| 3. Current Elevation, Blood Alley Square: | 4.60m |  |





Bringing it closer to the level of Cordova:

- 1) Creates a pedestrian friendly connection without the need for high walls, stairs and railings.
- 2) Separates vehicles and dumpsters so they can no longer park or drive on the Square.

Proposed Square Grading



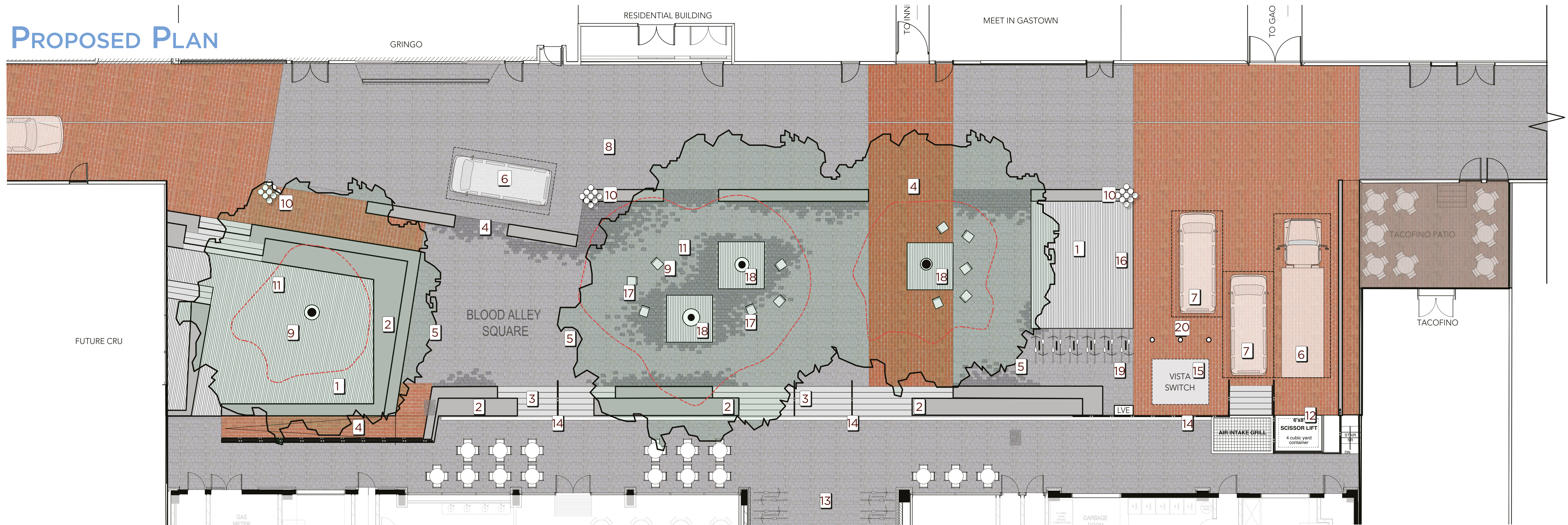
LEGEND

- | | | |
|---|-------|---|
| 1. Current Elevation, west stair to Square: | 6.35m |  |
| 2. Cordova Elevation: | 6.08m |  |
| 3. Proposed Elevation, Blood Alley Stage: | 5.61m |  |
| 4. Proposed Elevation, Blood Alley Square (no change) | 5.05m |  |

PROPOSED DESIGN

A more usable, inviting space is imagined for Blood Alley Square.

PROPOSED PLAN



- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Steel grate deck/patio/performance area 2. Cast-in-place concrete seat wall 3. Cast in place concrete stairs 4. Accessible ramp 5. Existing trees to remain 6. Class B loading space 7. Class A loading space 8. Trounce alley with existing heritage cobblestone 9. Lighting type 1 - stencil light projector, hung from existing trees 10. Lighting type 2 - refurbished heritage globe lights | <ol style="list-style-type: none"> 11. Lighting type 3 - catenary mounted floodlight/lantern to be hung on existing trees 12. Hydraulic loading dock 13. Cordova Street extension 14. Custom hand railings 15. Hydro electrical utilities infrastructure (vista switch) 16. Storage space for special event equipment 17. Site Furnishing - mounted steel swivel chairs 18. Custom steel tree grates 19. Bike racks 20. Heritage bollards |
|--|---|

LEGEND

- | | |
|--|---|
| | PAVING TYPE 1
SCATTERED HERITAGE COBBLE PAVERS (9'x1),
SEE DETAIL 1/L3.0 |
| | PAVING TYPE 2
NEW HERITAGE COBBLE PAVERS (9'x1),
SEE DETAIL 1/L3.0 |
| | PAVING TYPE 3
HERITAGE BRICK PAVERS (8'x4'),
SEE DETAIL 2/L3.0 |
| | 33 CORDOVA PAVING
REFER TO ARCHITECTURE |
| | EXISTING TREES TO REMAIN |
| | EXISTING TREE MAJOR ROOT EXTENT |



REFINING THE DESIGN

WHAT'S NEW?

City staff and design consultant EnnsGauthier Landscape Architects have refined the design for Blood Alley Square, based on the feedback we received from the 2016 and 2017 open houses, questionnaire and additional stakeholder consultation.

OVERALL DESIGN CONCEPT

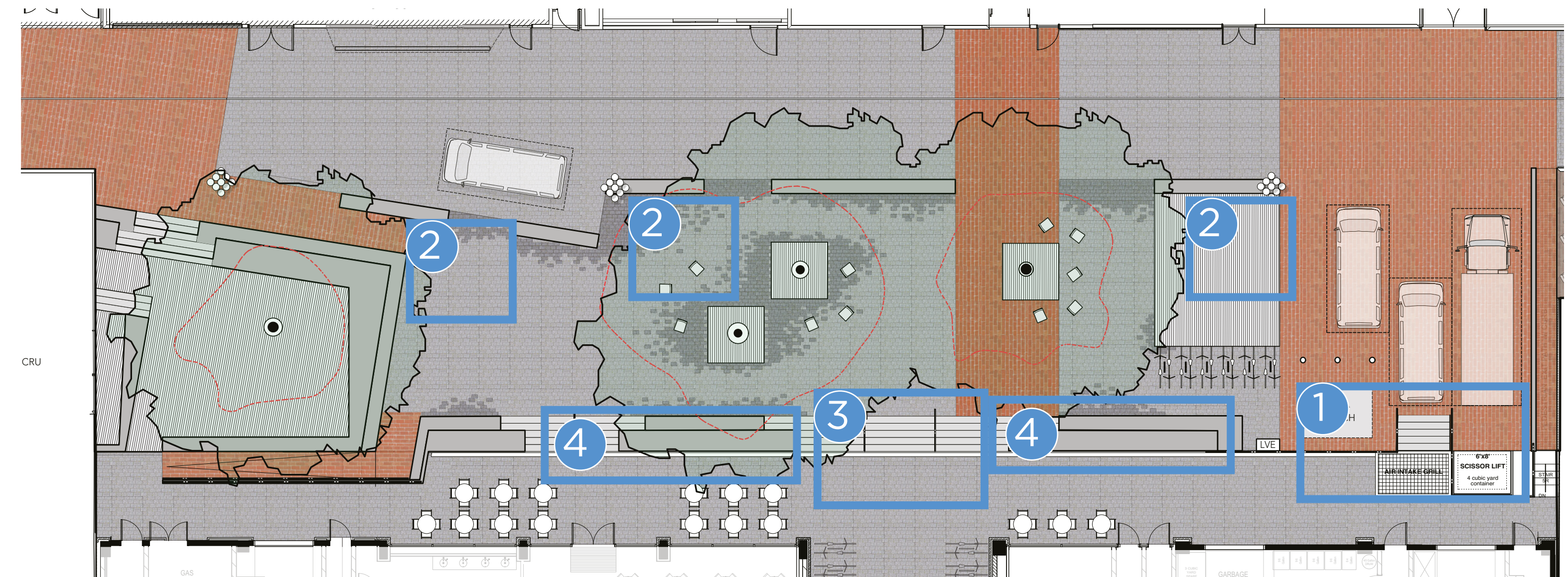
Overall, the Square design is much like the preferred option presented in a previous open house. The key difference is now the inclusion of a continuous open space, which makes it more useable for large events.

1 CONTINUITY

The steps between the Trounce alley and the Square were amalgamated into a single stair along the border of 33 W Cordova and the Square. This configuration provides a stronger distinction between the public and semi-private areas. This has created the opportunity for large, multi-tiered seating elements along the length of the Square.

2 TREES

Since the previous open houses, two trees (# 3 and #8) are now proposed to be removed from the new design in addition to #1 and #2. Tree (#7) was damaged in a storm and was removed by the Park Board due to safety concerns. Trees #1 and #2 are to be removed to accommodate existing Hydro utilities and the proposed shared commercial loading bays. Tree # 8 is recommended for removal due to its poor health and damage to root zone as per work required in Trounce Alley.



3 REMOVAL OF CORDOVA EXTENSION DECK

The Cordova deck that extended into the Square has been removed to give a stronger differentiation between the private development and the public realm. Instead a raised stage structure has been provided along the east edge of the Square, next to the loading bay.

4 SEATING

Along the property line of 33 W Cordova, the continuous steps have integrated seating available to the public.

MULTI-PURPOSE OPEN SPACE

Recognizing that Trounce Alley is a vital service corridor to neighbouring businesses and residents, the eastern portion of Blood Alley Square will be given over to shared loading which will be available to all nearby businesses. Two Class A and one Class B loading zones have been provided in this area, with another Class B loading on the west side of the Square.



1. Loading bays (3)
2. Trounce Alley activation
3. Performance stage and special event storage area



Hyperlink to Video:
https://www.youtube.com/watch?v=gL-OIMUX_Go

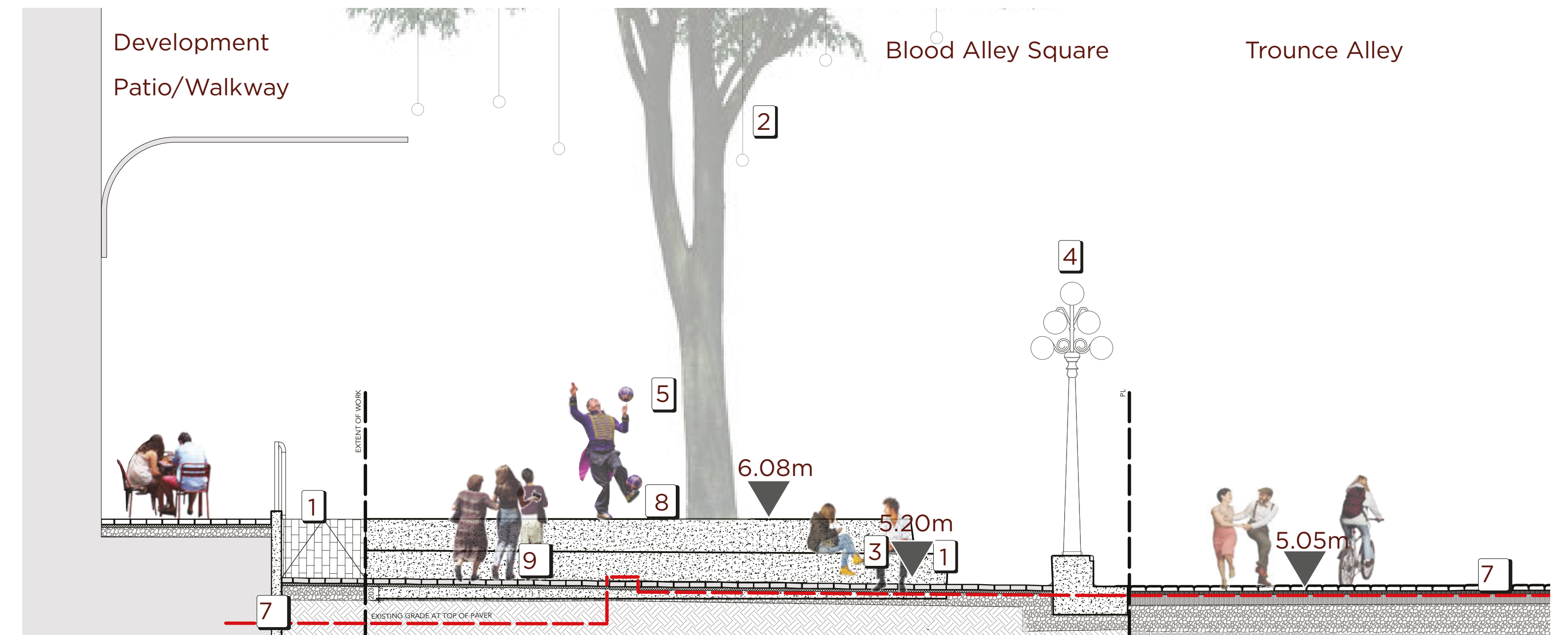
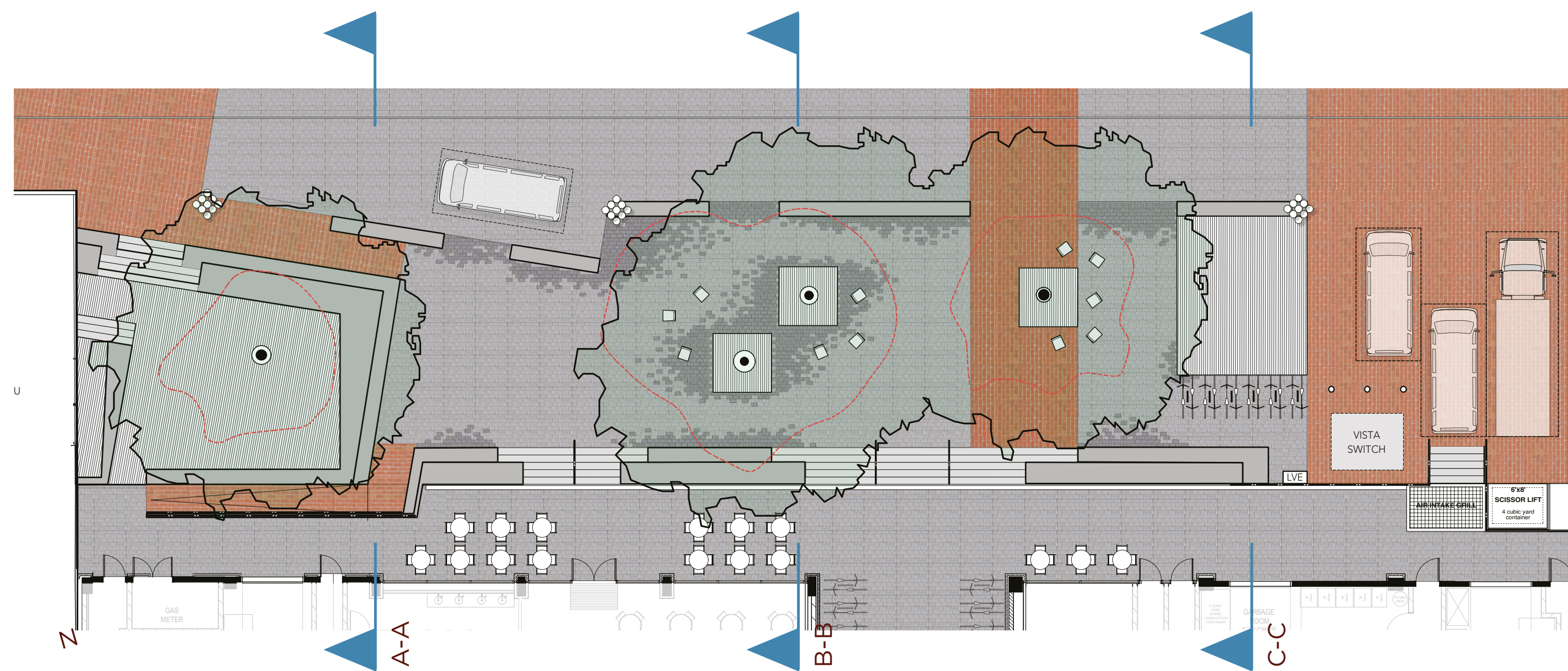


PROPOSED DESIGN ELEMENTS

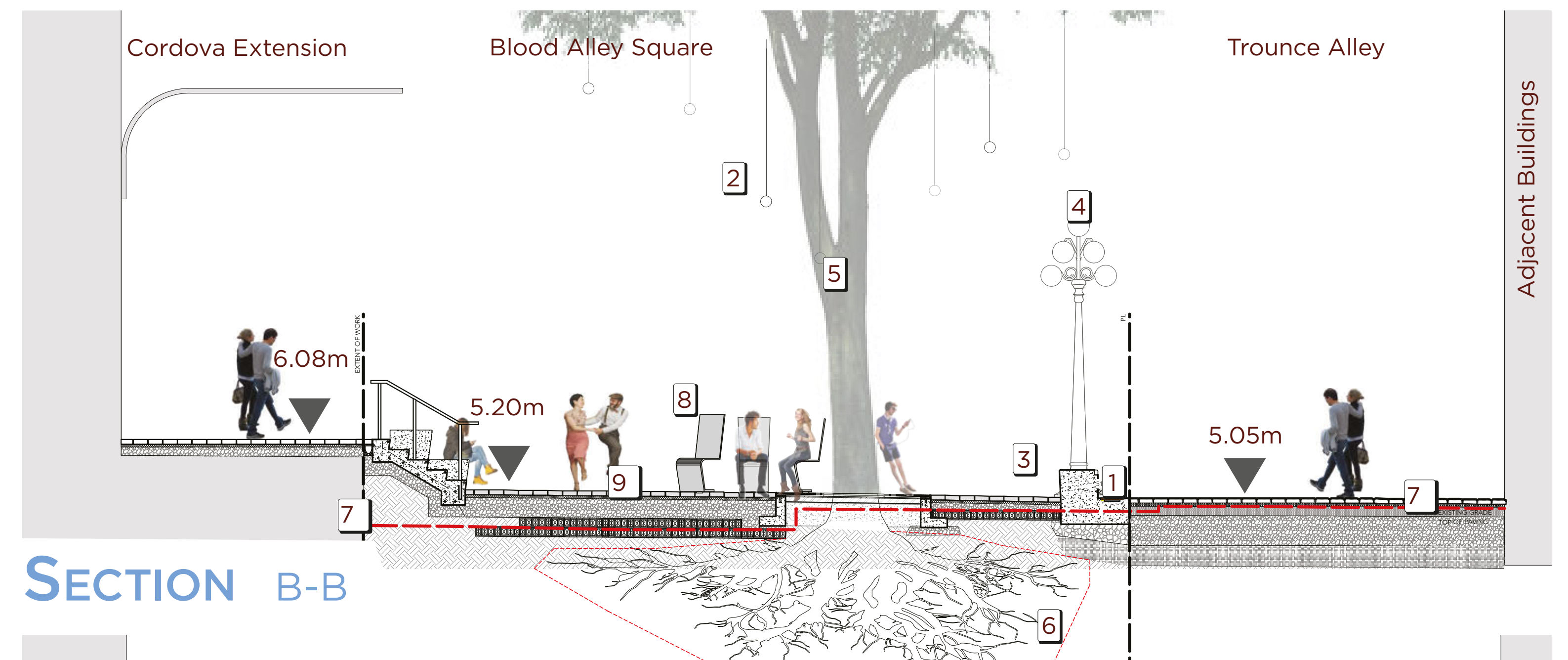
MATERIALS



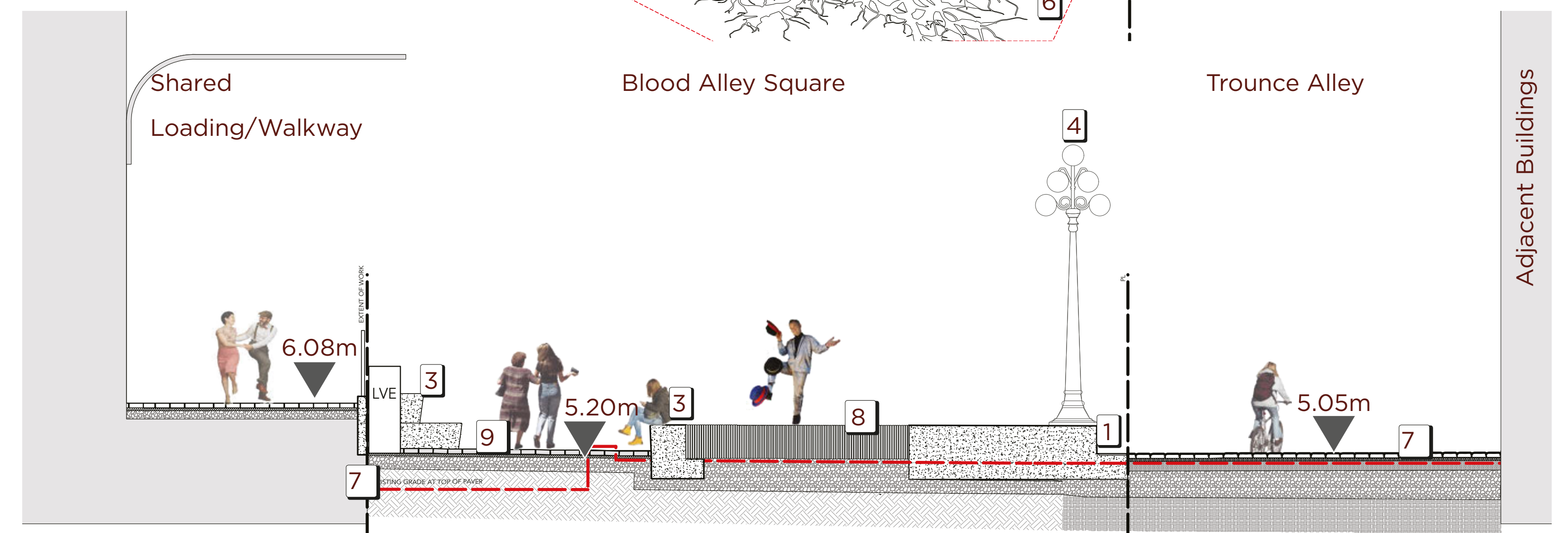
1. Curb and accessible ramps to Blood Alley Square
2. Hanging lights and GOBO projector
3. Boardform concrete seat walls with exposed snap ties
4. Refurbished heritage globe lights
5. Existing tree to remain
6. Existing tree root zone
7. Existing level of Square/Alley
8. Milled stainless site furnishings
9. Re-used cobble stone paving



SECTION A-A



SECTION B-B



SECTION C-C

STEWARDSHIP STRATEGY OVERVIEW

VISION:

We are currently working on a Stewardship Strategy that will guide how we partner with the community stakeholders to maintain Blood Alley Square as a safe, vibrant, clean and comfortable space for everyone at all times. Next steps include developing community partnerships and refining the strategy

WHAT WE'VE HEARD SO FAR:

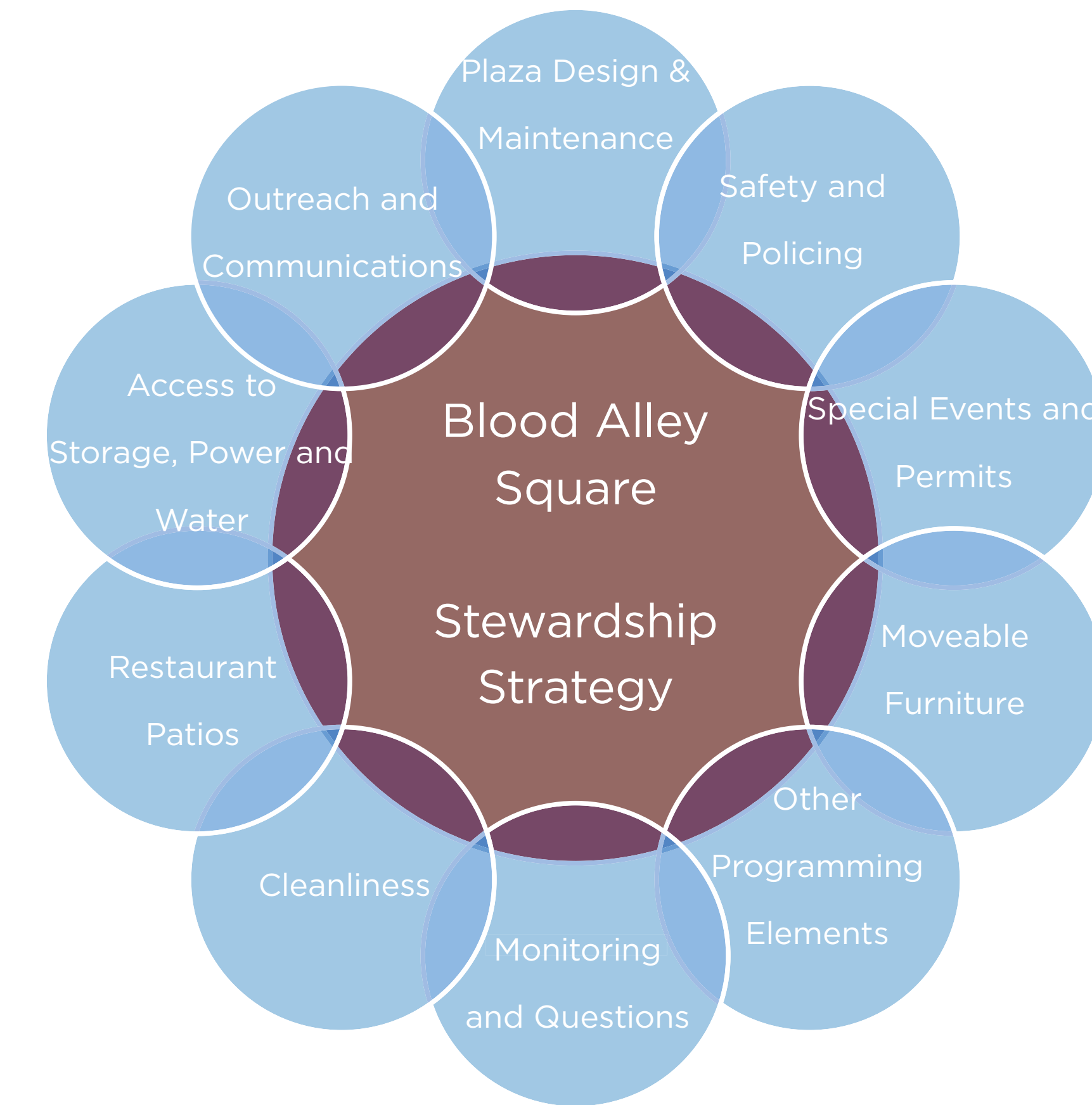
- The Square is an important everyday public open space for Gastown, the local community and tourists;
- The community strongly supports special events such as local markets, performances or waste management initiatives (~50 events annually);
- The Square could also be used for occasional large events during early evenings and weekends;
- The Square should host regularly reoccurring events during lunchtime; and;
- There is a need for inclusive events for low income residents of the DTES community.

DESIGN ELEMENTS THAT ENCOURAGE BETTER STEWARDSHIP OF THE SQUARE:

- Storage areas for movable furniture, signage, cleaning tools and supplies;
- Programmable lighting and access to power and water;
- Shared commercial loading bays which may be used as public open space (ie. part of the Square) for special events;
- A platform that can be used as a stage for events and performances.

STEWARDSHIP STRATEGY CONTENTS:

The following diagram illustrates the elements and duties that will be considered for inclusion in the Stewardship Strategy:



STEWARDSHIP STRATEGY PARTNERS:

A partnership with community stakeholders will be key to the success of Blood Alley Square. The Stewardship Strategy will detail the roles and responsibilities for the ongoing operation of the space.





BLOOD ALLEY SQUARE REDESIGN

