

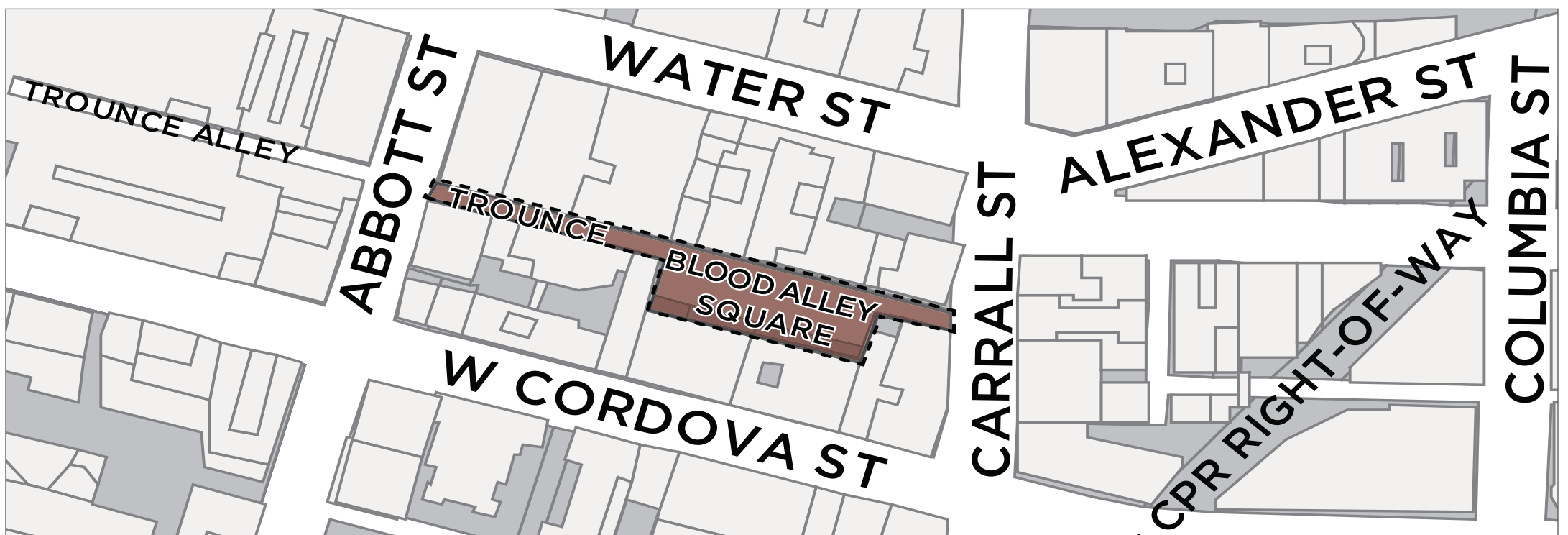
# Blood Alley Square/Trounce Alley Redesign

## Redesigning Blood Alley Square—the Heart of Gastown

### Project Background

Blood Alley Square is a public space in the heart of Gastown, adjacent to Trounce Alley. The cobblestones, narrow lanes, streetlights and brick buildings bring a unique sense of character unlike anywhere else in the city. The square is cherished by residents, businesses, and visitors, and is well-used by neighbourhood groups for community events.

### Project Location



### The Redesign

The redesign will improve this public space for neighbourhood gatherings; conserve its important heritage characteristics; propose new ways to manage commercial dumpsters and waste in the alley; and create a stewardship plan that involves local residents, businesses and communities. The redesign will be guided by the nine social impact objectives in the Downtown Eastside Plan to ensure it is inclusive and welcoming to all community members.

We have hired Enns Gauthier Landscape Architects to lead a highly-qualified team of consultants with considerable experience in the DTES to redesign Blood Alley Square/Trounce Alley.

# Blood Alley Square/Trounce Alley Redesign

## Why are we here today?

In 2010 we met with local residents and business to identify what is important to them and developed concepts for the square. These preliminary designs are a stepping off point for the square redesign. We would like to hear your ideas and what you think!

## Balancing Diverse Needs

We need to balance the diverse needs of the community, businesses, and residents who all share the space. The redesign should consider the need to repair and upgrade the space, while respecting and retaining its much-cherished heritage character.

### Key design components to consider:

- Retention of heritage character
- Retention of tall, mature trees and arrangement of planter boxes
- More attractive and sustainable lighting
- Need to accommodate loading and access to parking for residents and businesses
- Opportunities to allow for diverse activities and events, including patio seating
- Alternatives to better manage commercial waste containers and recycling
- Better connection of the square and elevated ground floor of the adjacent development to reactivate ground floor uses
- Integration of the redesign of the square to the redevelopment of 33 W. Cordova



## How you can give us your feedback?

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



# Blood Alley Square/Trounce Alley Redesign

## The Downtown Eastside Plan

The Downtown Eastside Plan (2014) is a policy plan that provides a clear but flexible framework to guide positive change, development and public benefits in the Downtown Eastside over the next 30 years. The over-arching goal is to make the Downtown Eastside a more livable, safe and supportive place for all of its diverse residents.

### Applicable Plan Policies:

**6.2.2** Retain the predominant retail and commercial character with tourist-oriented goods and services, destination shops, boutiques, restaurants, and offices, and support a vibrant street life by retaining the character of the existing public realm.

- Rehabilitate Blood Alley Square/Trounce Alley, to improve the public realm, increase safety and introduce programming, with support for community stewardship as a shared space, including opportunities for the low-income community.
- Support the community in stewardship and programming of the Carrall Street Greenway and Blood Alley Square.
- Seek to improve walking and cycling connections to commercial areas and to other neighbourhood areas.

**7.2** Ensure that all are welcomed in the programming of urban spaces—Identify important places and spaces and involve the local community in programming towards supporting the DTES identity.

Reinforce and enhance the historic public realm—Recognizing the prevailing, and historically distinctive, public realm asset and strengthen through thoughtful improvements, programming and celebration.

**12.2.2** Reinforce and recognize the distinct identity of historic areas through streetscape treatments, design elements, and street furniture.

**12.3.2** Improve signage and enhance the distinct identity of the historic area’s laneways as inviting pedestrian spaces.



Retail and commercial shops and restaurants on Carrall Street support street vitality in Gastown, Trounce Alley (looking west) with Blood Alley Square to the left.



Wide sidewalks with mature street trees and lighting, and separate bike lane on the Carrall Street Greenway create a comfortable environment that encourages walking and cycling.



Public realm features, such as the decorative cluster globe street lighting and signage, enhances the distinct character of Gastown and reinforces its identity as a historic area.



# Blood Alley Square/Trounce Alley Redesign

## Applicable Plan Policies continued:

**12.3.3** Improve existing and explore new opportunities for community access and programming in plazas, squares, and gathering spaces.

**12.3.4** Encourage community stewardship and programming of plazas and green spaces.



An open-air performance of Handel's Messiah by the Vancouver's Bach Choir attracted 400 people from a diverse background to Blood Alley Square, November 2001

**12.3.5** Ensure plazas and gathering spaces have infrastructure, (e.g. water, power, lighting, grey water disposal, and storage) to support community programming, and stewardship for all types of community events.

**13.1.1** Identify, preserve and improve places with social and cultural meaning to the community.

**15.4.1** Encourage stewardship of trees, green spaces and green storm water infrastructure, e.g. rain gardens, and bioswales. Plant shade trees where appropriate and species that are hardy to changing climate conditions.

**16.1.1** Pursue opportunities for additional drinking fountains or bottle filling stations when opportunities arise.

## Social Impact Objectives

The Social Impact Objectives guide and manage change and development in the neighbourhood. These objectives seek to:

- Ensure that developments and businesses fit the DTES neighbourhood context, offer needed, locally-serving uses, and do not significantly exclude or negatively impact the low-income community.
- Encourage a wide range of housing options in the neighbourhood, with a particular focus on new and improved social and affordable housing for the homeless and other low- and moderate-income singles and families.
- Ensure diverse development that is respectful of heritage assets, surrounding scale, urban pattern, and social and community context.
- Improve the overall quality, accessibility and inclusiveness of the public realm in the DTES, recognizing the uniqueness of each sub-area.
- Retain, preserve and celebrate local heritage, arts and culture for all.
- Maintain the diversity of existing businesses and commercial uses and support affordable commercial spaces for social enterprises, micro enterprises and small businesses providing low-cost goods and services for residents.
- Encourage the use of local goods and services in the construction, operation and maintenance of the proposed development or business.
- Encourage local and inclusive hiring in the construction, operation and maintenance phases of the improvement and the strengthening of social and micro economies.
- Maintain adequate health and social services within the community, as well as community amenity and gathering spaces to serve the needs of the diverse local population.



East Van Roasters, a social enterprise on Carrall Street, provides training and employment to women, while creating 'bean-to-bar' chocolate and coffee roasted and prepared locally.



# Blood Alley Square/Trounce Alley Redesign

## Studies and Projects Informing the Redesign

These are the studies already completed that inform the redesign:

### Blood Alley Square/Trounce Alley Statement of Significance

(October 2010, commissioned by City of Vancouver)

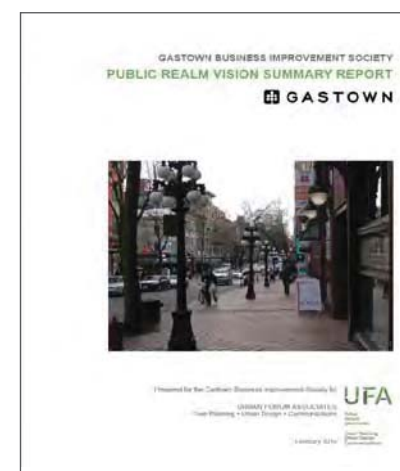
- A Statement of Significance (SOS) explains what a historic place is and why it is important.
- This report includes recommendations for conservation work needed to maintain the character of Blood Alley Square / Trounce Alley



### Public Realm Vision Summary Report

(February 2015, commissioned by the Gastown BIA)

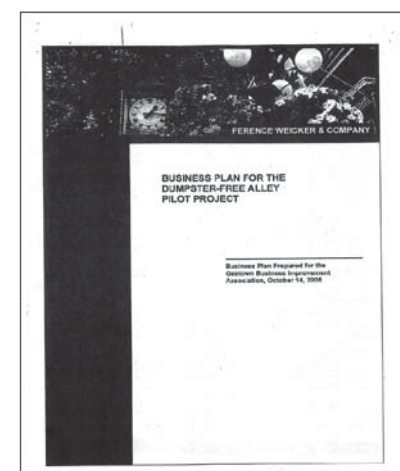
- The report envisions Blood Alley to be “a model project for creating a more sustainable, pedestrian-friendly public realm. This model could also incorporate innovative approaches to dealing with garbage/recycling.”



### Business Plan for the Dumpster-Free Alley Pilot Project

(October 2005, commissioned by the Gastown BIA)

- Businesses and residents have long advocated for alternative ways to manage commercial waste and recycling in Gastown to active alleyways as pedestrian spaces.
- This report proposed a plan to eliminate commercial waste containers from the alley.



### 33 W Cordova Redevelopment (Stanley New Fountain site)

(Development Application DE419722)

- The proposed redevelopment presents new opportunities to make the square even more vibrant and welcoming. For example, it could add new businesses fronting Blood Alley Square to further activate the space.
- To better manage the use of the square, any activities held by the businesses on City-owned property require permits, e.g. special events permits, patio permits, etc.





# Blood Alley Square/Trounce Alley Redesign

## History of Blood Alley Square and Trounce Alley

As Vancouver's first neighbourhood, Gastown is a National Historic Site and has long been recognized for its historic value and rich architectural character. Blood Alley Square and Trounce Alley are an important part of Gastown. Trounce Alley was established in 1870 when the Old Granville Townsite was surveyed, and is one of the oldest original roadways in Vancouver. As the Townsite grew, Trounce Alley became an important access route to the buildings fronting Water and Cordova Streets in the 1920s and 1930s.

Blood Alley Square is a significant open space abutting Trounce Alley, and the Stanley/New Fountain Hotels. In 1971, in an effort to create pedestrian spaces in the centre of Gastown, the City of Vancouver purchased the rear 40-foot portion of the Stanley/New Fountain Hotel lots. The existing garages were demolished and construction of the square began in 1972. It was named Blood Alley Square the same year.



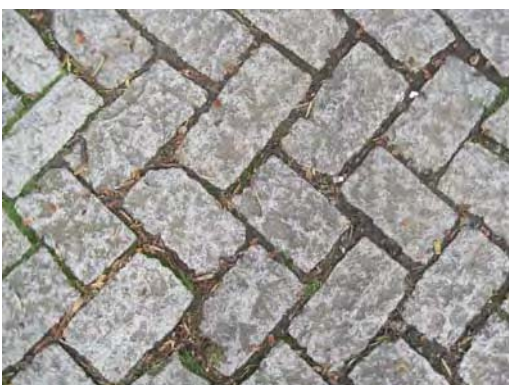
Trounce Alley (looking west) before Blood Alley Square was created



Blood Alley Square/Trounce Alley construction, Aug/Sep 1973 (T. Sebastian)

## Existing Look and Character

The brick paving, granite edging, cluster-globe lamps, granite planters, and trees were added in the 1970s as part of the Gastown beautification project. Although these are not original historic materials, they have become a part of Gastown's much-cherished character today.



Granite cobble (in herringbone pattern)



Red clay brick pavers



Nine tall, mature trees planted in 1973



Black metal railings with concrete steps



Black metal bollards, granite landscape planters, and black metal rubbish bins



Granite block seating, granite cobble pavers, granite block tree/landscape planters



Red clay brick paver steps and ramp, granite block tree planters

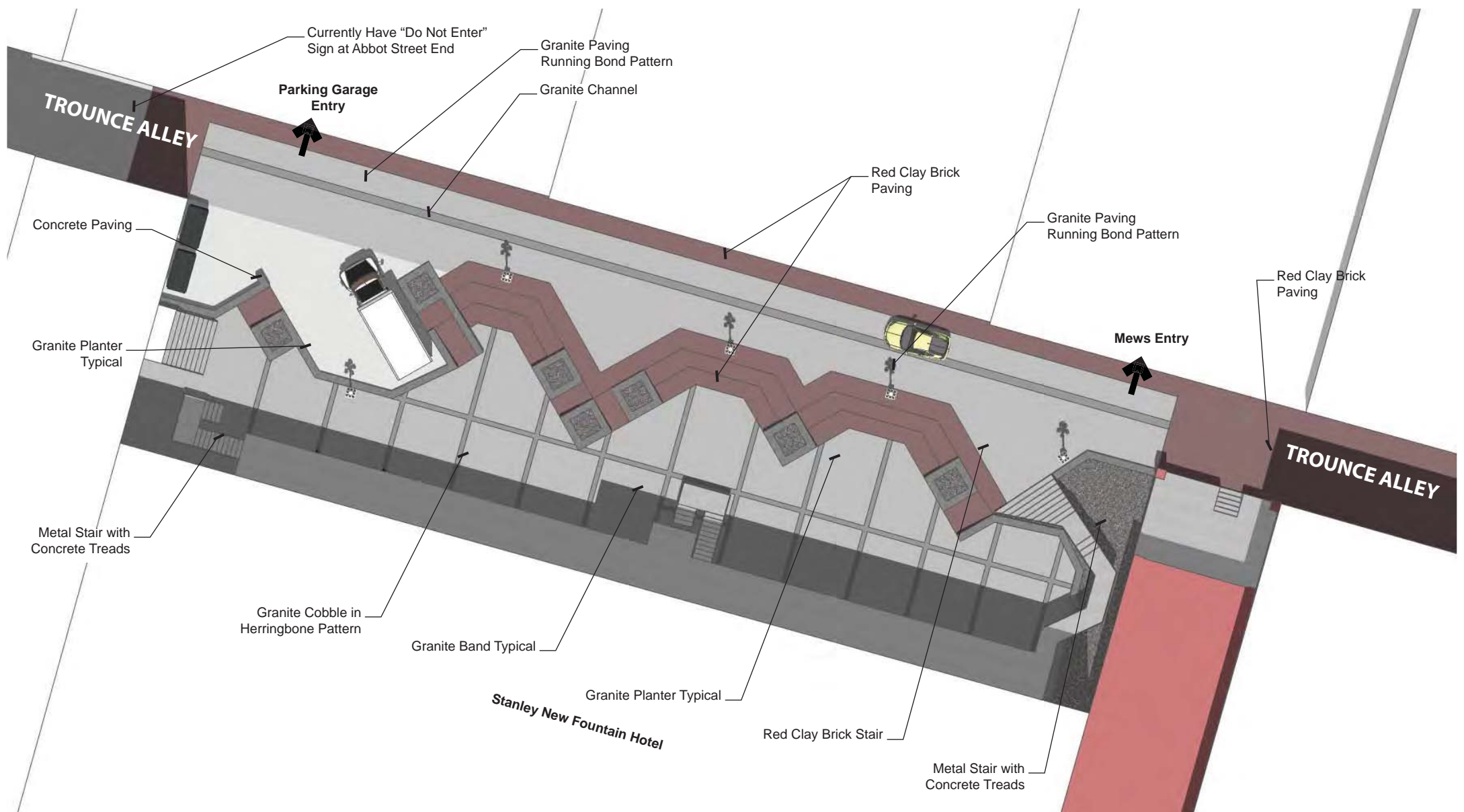


Black metal stair railings, ornamental black wrought iron cluster-globe lamps



# Blood Alley Square/Trounce Alley Redesign

## Existing Conditions



EXISTING LANDSCAPE PLAN

Some of the original materials used in the square and alley have been altered. The surface has become uneven as the alley became busier, and the street lights require repairs. As the area densified, commercial uses increased over time. There are now 16 commercial waste containers in the alley, both the square and alley are used for temporary parking, loading, garbage pick-up and access to utilities. The ground of Cordova Street is almost one floor higher than that of the Blood Alley Square and Trounce Alley. As a result, three staircases are used to connect the ground floor of the Stanley New Fountain Hotel to Blood Alley Square.



Commercial waste containers



Vehicles parking on red clay steps



Commercial loading in Trounce Alley



Asphalt repairs over granite and brick pavers



Pooling water, missing granite pavers



Uneven, disturbed red clay bricks



Dislodged granite block



Staircase connecting the ground floor of Stanley New Fountain to Blood Alley Square



# Blood Alley Square/Trounce Alley Redesign

## Community Use, Events, and Celebrations

Community groups have hosted a number of events in the square. New restaurants that directly front the alley are further establishing Trounce Alley as a popular gathering space. The proposed redevelopment of the Stanley New Fountain site will present new opportunities to make the square even more vibrant and welcoming.



Community-organized barbecue



Pony rides as part of a community event



Chinese Lunar New Year Celebrations



Petting zoo as part of a spring festival



Weddings photos in Gaolers' Mews



Over 2000 people attended a children's festival and fashion show



The Vancouver's Bach Choir performed Handels' Messiah for over 400 people



Community gathering and social space

## Contact the Project Manager and Neighbourhood Planner about the Redesign

Tom Warren, Project Manager, Streets and Electrical Design Branch  
604.873.7757 | [tom.warren@vancouver.ca](mailto:tom.warren@vancouver.ca)

Helen Ma, Planner, Downtown Eastside Planning Group  
604.873.7919 | [helen.ma@vancouver.ca](mailto:helen.ma@vancouver.ca)

**For more information:**

**Phone 3-1-1**

**[dtes@vancouver.ca](mailto:dtes@vancouver.ca)**

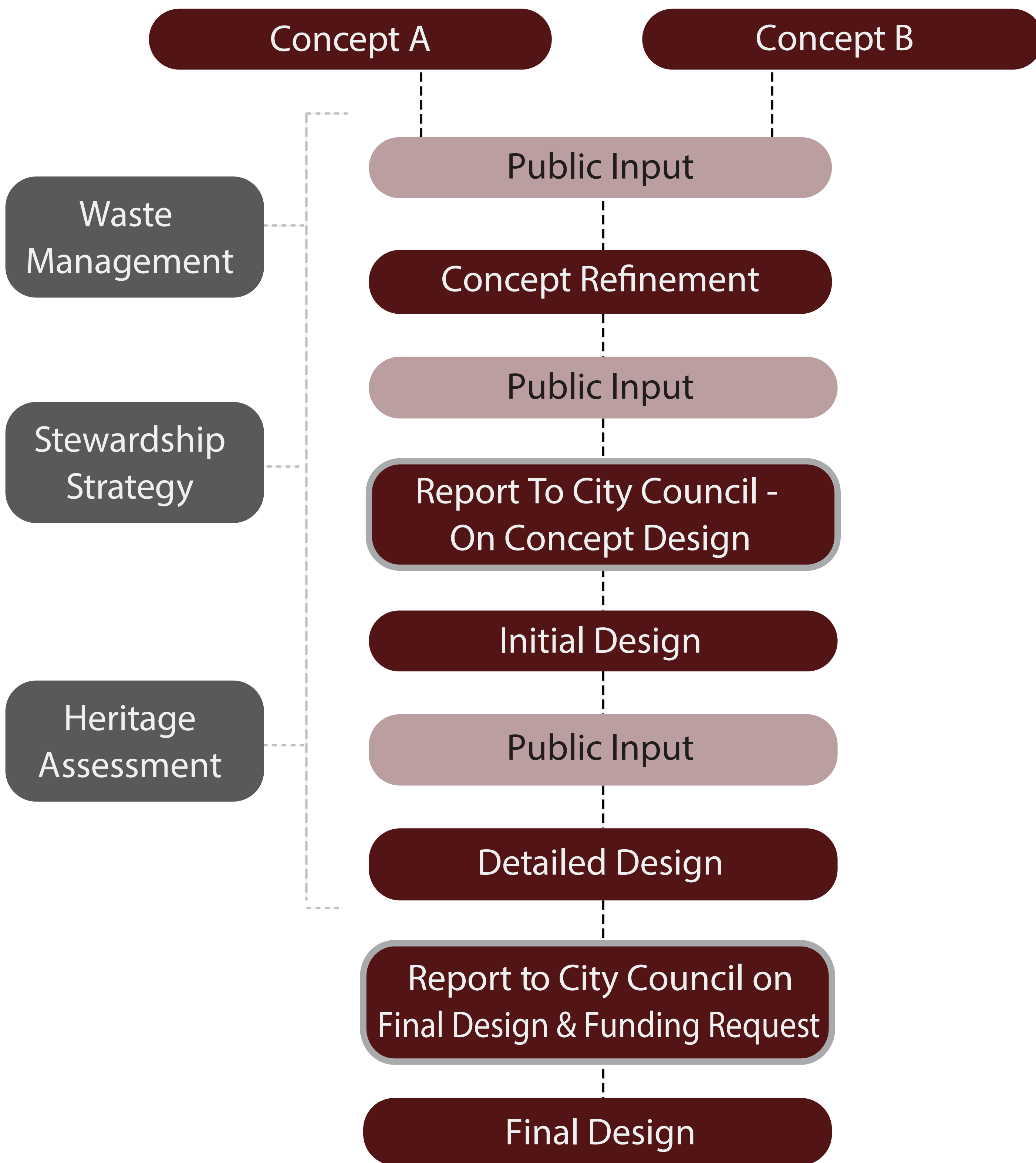
**Fill out the questionnaire online:**

**[vancouver.ca/blood-alley-square](http://vancouver.ca/blood-alley-square)**



# Blood Alley Square/Trounce Alley Redesign

## What's next for the Redesign?



## Where are we now?





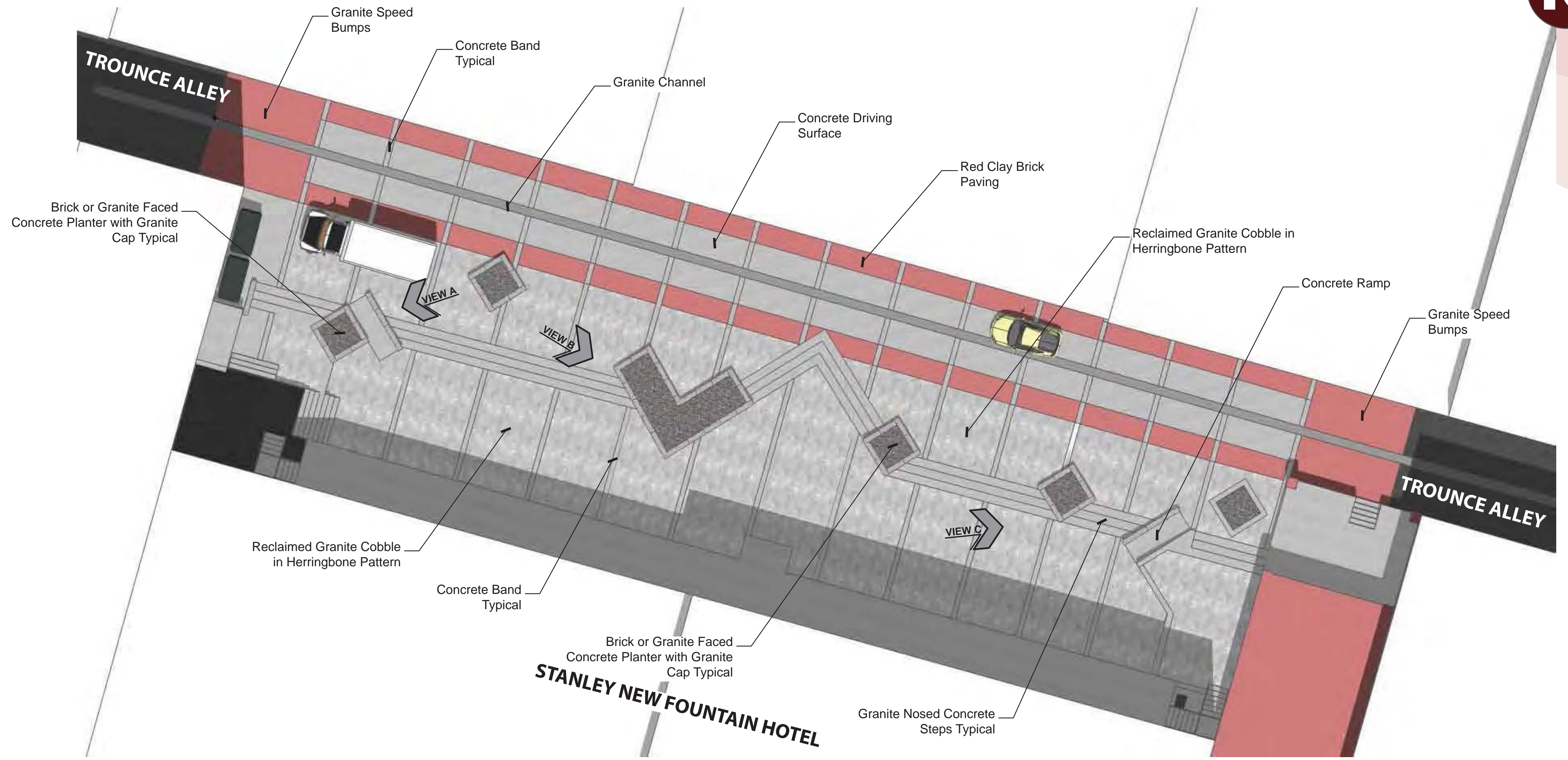
**OPTION A: DESIGN FEATURES**

**Blood Alley Square:**

- Configuration divides open space more evenly between upper and lower portions of the square.
- Shifts focus of square to central space that acts as the primary programmable open space.
- Proposed concrete steps with granite nosing to replace red brick stairs providing a clean, universally accessible, durable stair treatment.
- Ramped access to lower plaza at east and west ends of square. Ramps constructed of concrete to accommodate universal access.
- Retains all existing planters with expansion of central planter. Planters proposed to be constructed of concrete and faced with granite or brick and capped with granite reclaimed from square.
- Retains all existing trees.
- Concrete bands reference existing granite bands. Concrete acts as grid that frames and stabilizes granite cobble. Granite cobble is reclaimed and installed in herringbone pattern referencing existing conditions.
- Designs at East and West ends of the square illustrate strategies for opening up the darker corners of the square. All of these strategies are adaptable to both design Options A and B.

**Trounce Alley:**

- Reconstruct existing granite channel that dissects the alley. Detailed to match granite channels along Carrall Street Greenway.
- Proposed concrete paving to surround the granite channel. Concrete replaces existing granite paving providing a stable durable material in driving surface.
- Concrete paved driving surface framed by Gastown red brick paving that references existing conditions.
- Concrete bands from upper and lower square carried through alley, interrupted only by granite channel. Serves to unify square and alley as one distinct space. Concrete bands also act as grid that frames and stabilizes paving fields.
- Gastown red brick paving at East and West entrances of square inset with granite speed bumps. Serves to slow vehicle traffic and designate precinct as a shared pedestrian vehicle space.



**VIEW A:** View from Upper Square Looking West



**VIEW B:** View from Upper Square Looking East



**VIEW C:** View from Lower Square Looking East



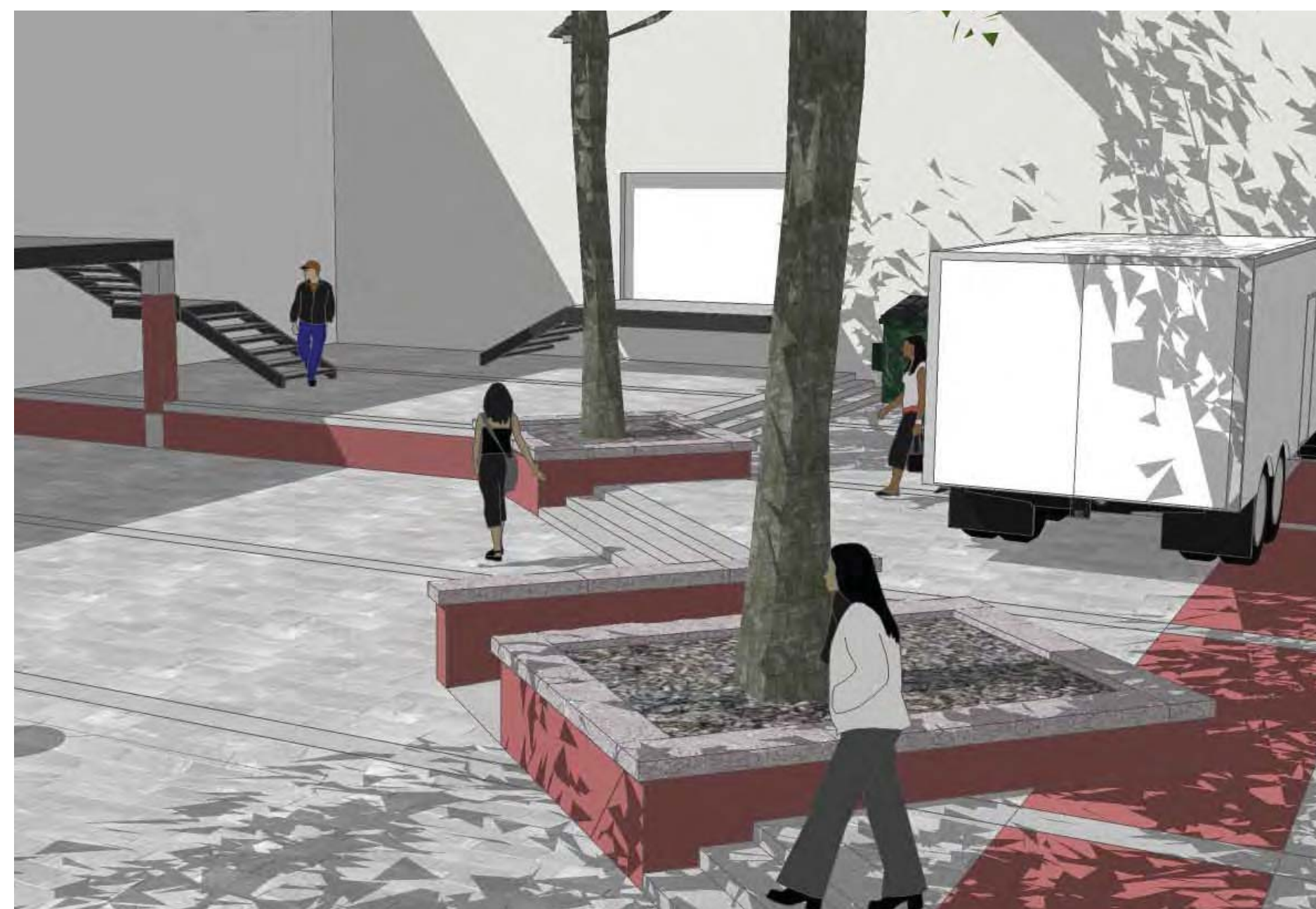
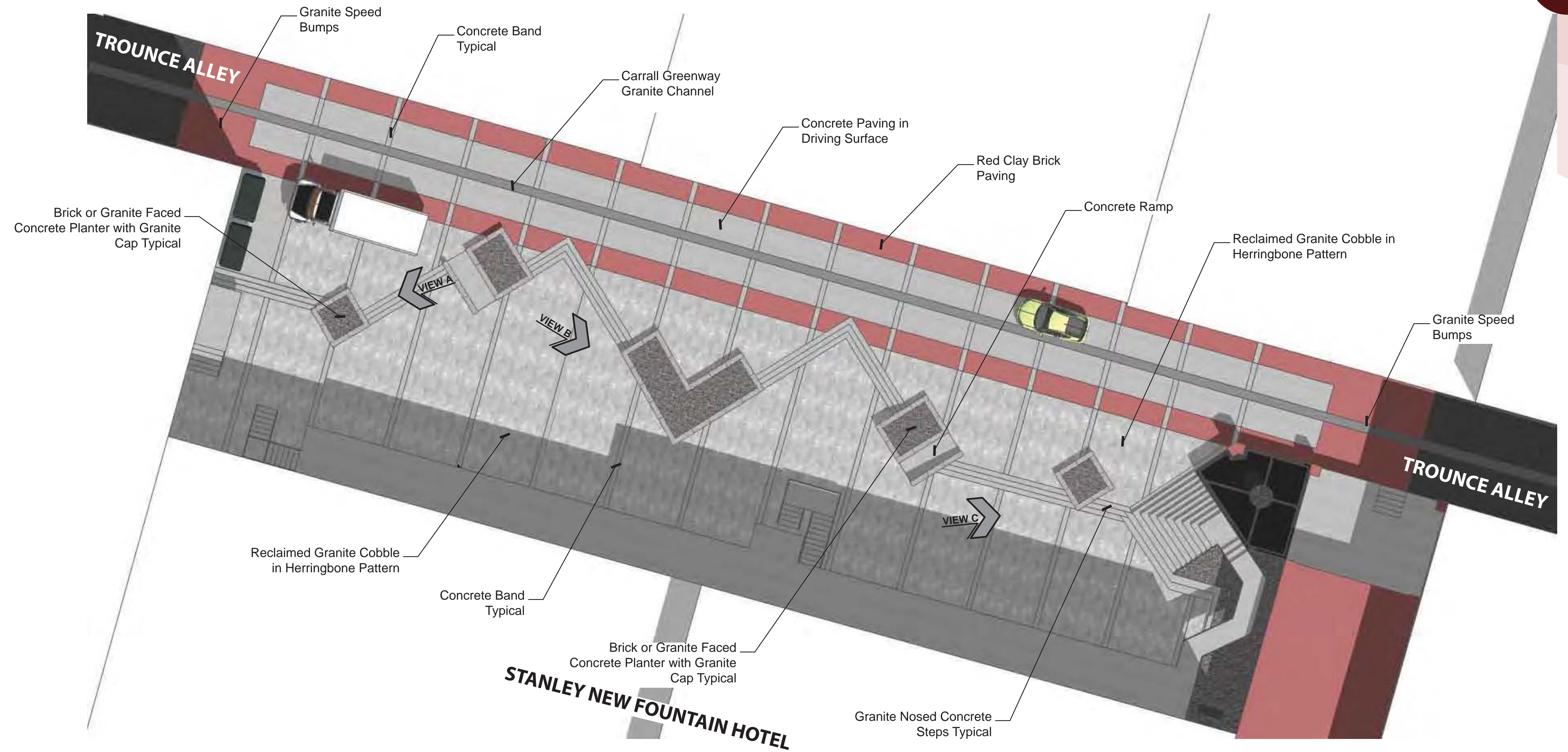
### OPTION B: DESIGN FEATURES

#### Blood Alley Square:

- Configuration focusses open space to the lower western portion of the square.
- Shifts focus of square primarily to large space at the west end of the square and secondarily to the central space and limits the space in the upper plaza.
- Proposed concrete steps with granite nosing to replace red brick stairs providing a clean, universally accessible, durable stair treatment.
- Ramped access to lower square closely associated with larger lower square spaces. Ramps constructed of concrete to accommodate universal access.
- Retains all existing planters with expansion of central planter. Planters proposed to be constructed of concrete and faced with granite or brick and capped with granite reclaimed from square.
- Retains all existing trees.
- Concrete bands reference existing granite bands. Concrete acts as grid that frames and stabilizes granite cobble. Granite cobble is reclaimed and installed in herringbone pattern referencing existing conditions.
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VIEW A: View from Upper Plaza Looking West



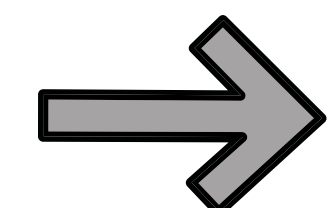
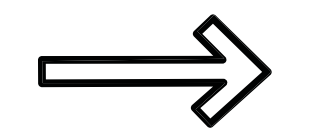


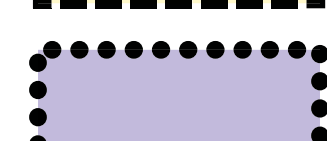
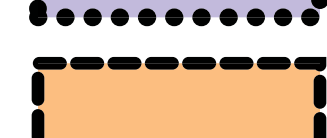
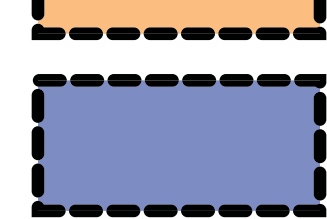
VIEW B: View from Upper Plaza Looking East



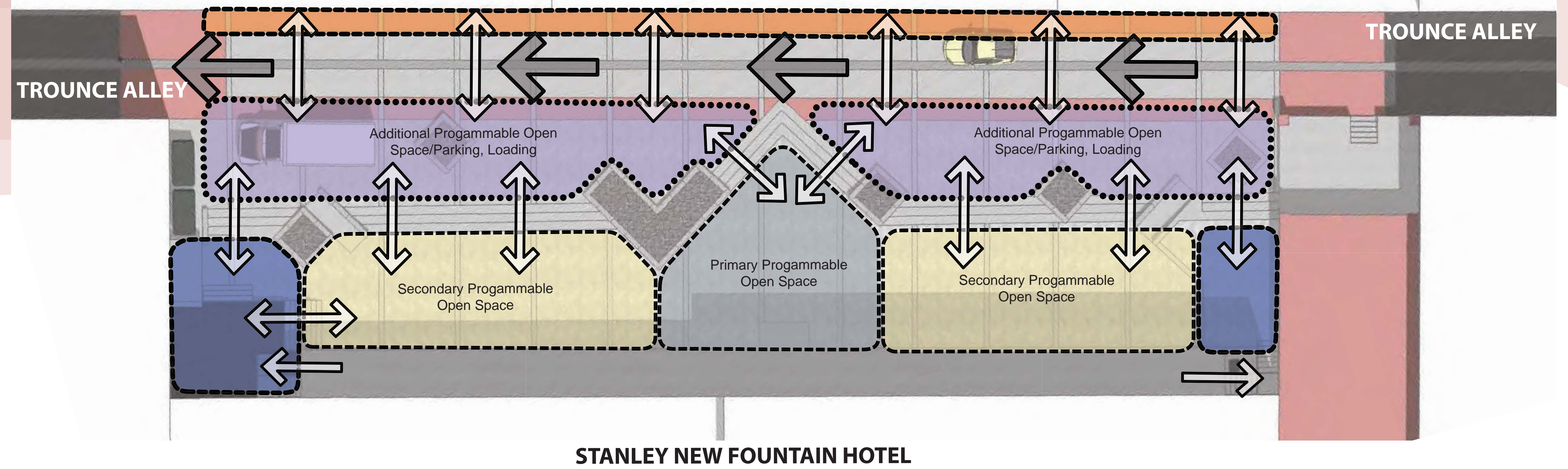
VIEW C: View from Lower Plaza Looking East



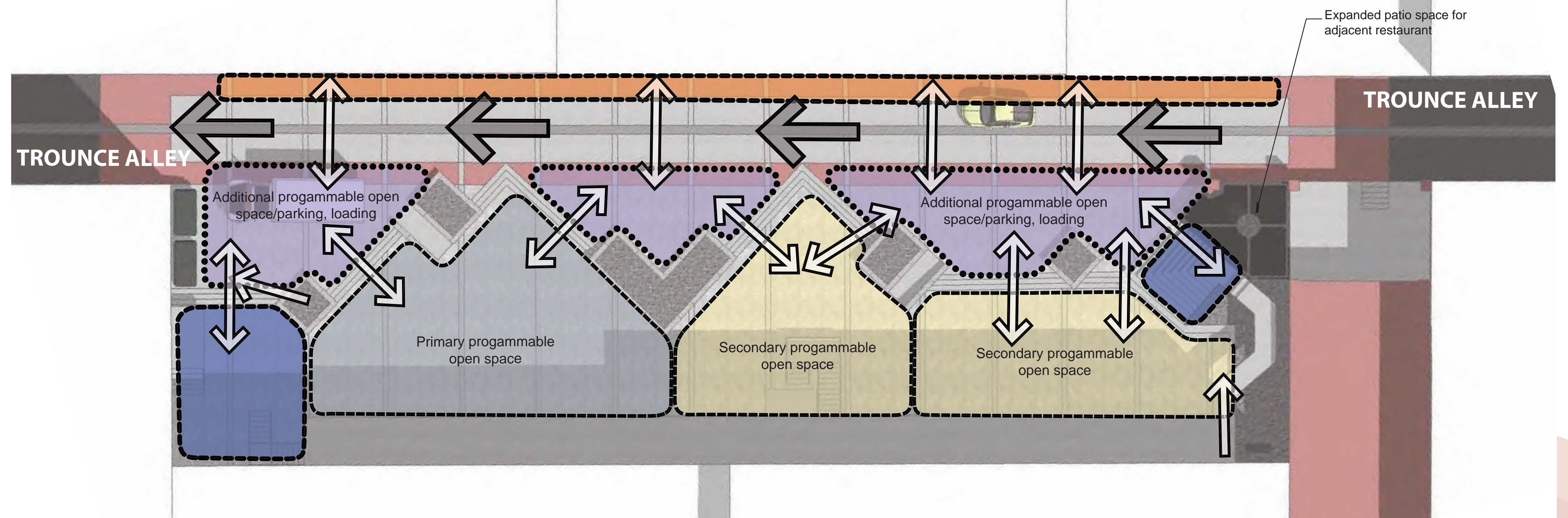
**LEGEND**

-  Vehicular Circulation
-  Pedestrian Circulation
-  Primary Programmable Open Space
-  Secondary Programmable Open Space
-  Additional Programmable Open Space
-  Expanded Patio Space
-  Exhibition/Staging Area

**OPTION A OPEN SPACE/CIRCULATION ANALYSIS**






**OPTION B OPEN SPACE/CIRCULATION ANALYSIS**



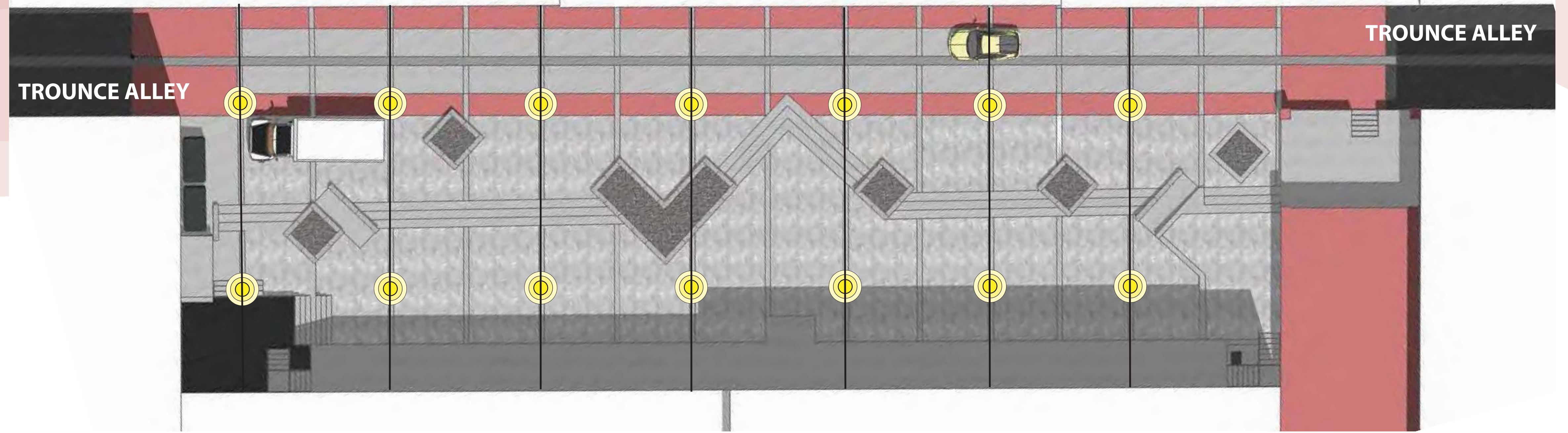


**LEGEND**

-  Suspended Lighting on Cable
-  Pole Lighting Ground Mounted
-  Planter Lighting Wall Mounted
-  Building Lighting Wall Mounted



**OPTION A SUSPENDED CABLE MOUNTED LIGHTING**



STANLEY NEW FOUNTAIN HOTEL




**OPTION A GROUND AND WALL MOUNTED LIGHTING**



STANLEY NEW FOUNTAIN HOTEL

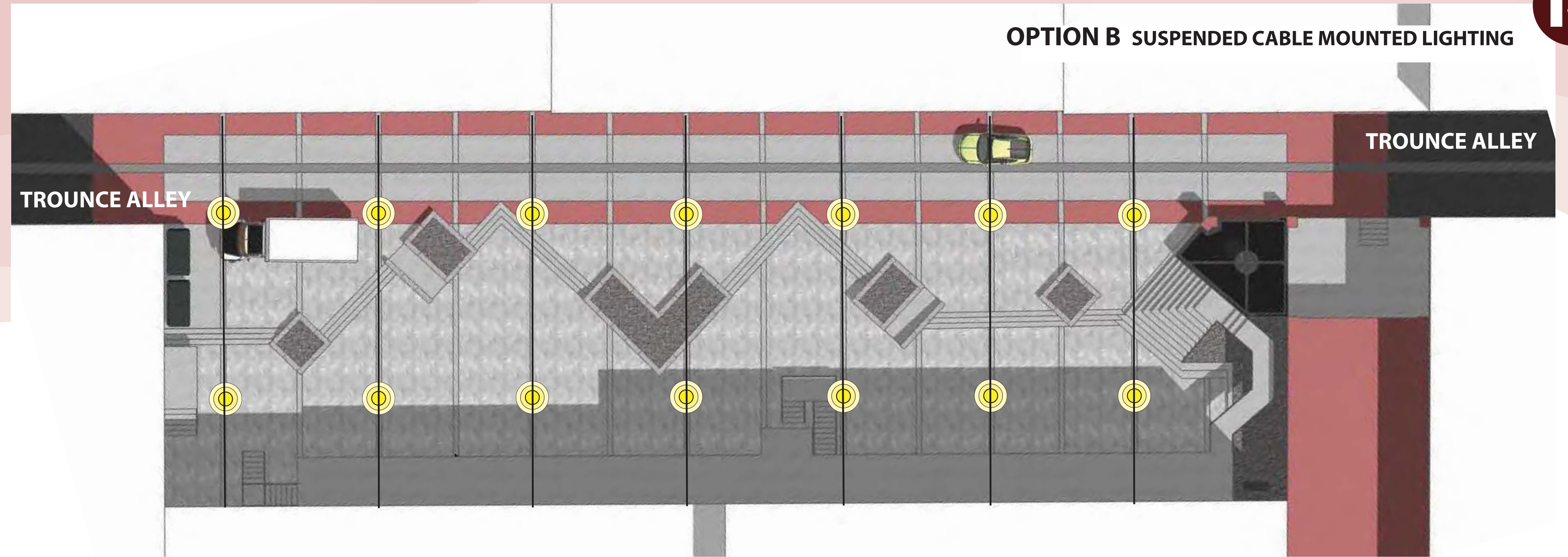


**LEGEND**

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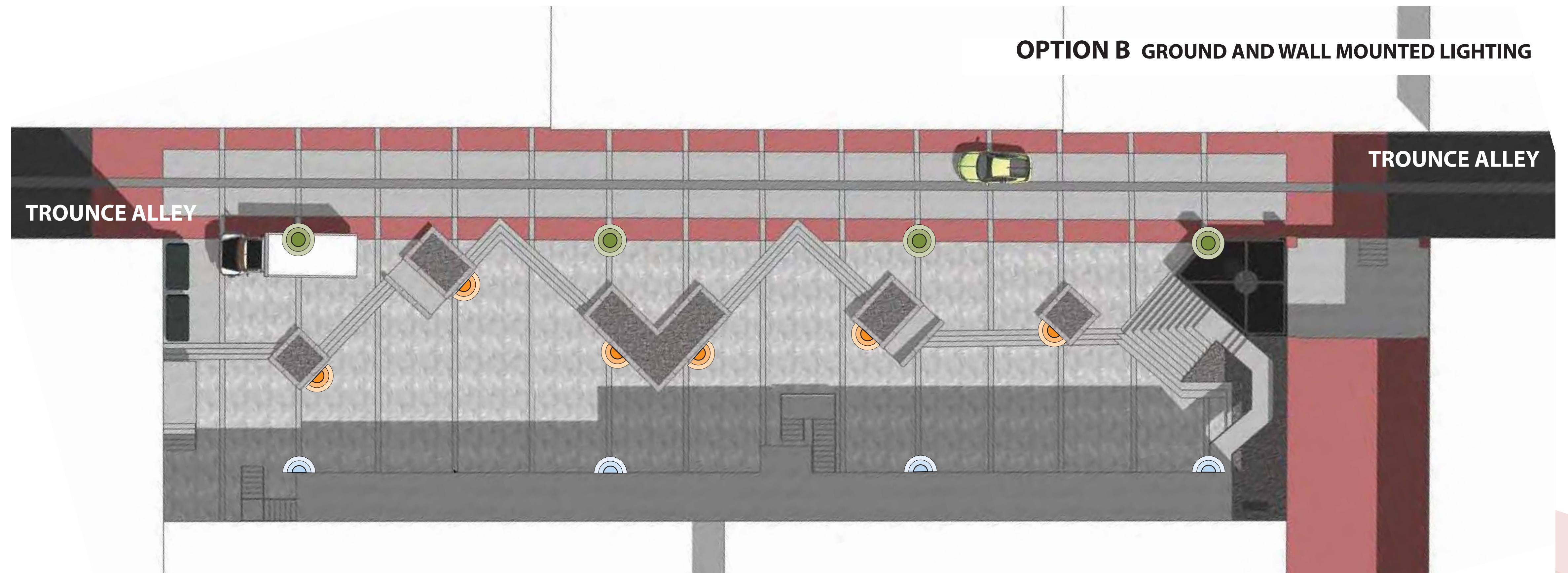


**OPTION B SUSPENDED CABLE MOUNTED LIGHTING**



STANLEY NEW FOUNTAIN HOTEL

**OPTION B GROUND AND WALL MOUNTED LIGHTING**



STANLEY NEW FOUNTAIN HOTEL