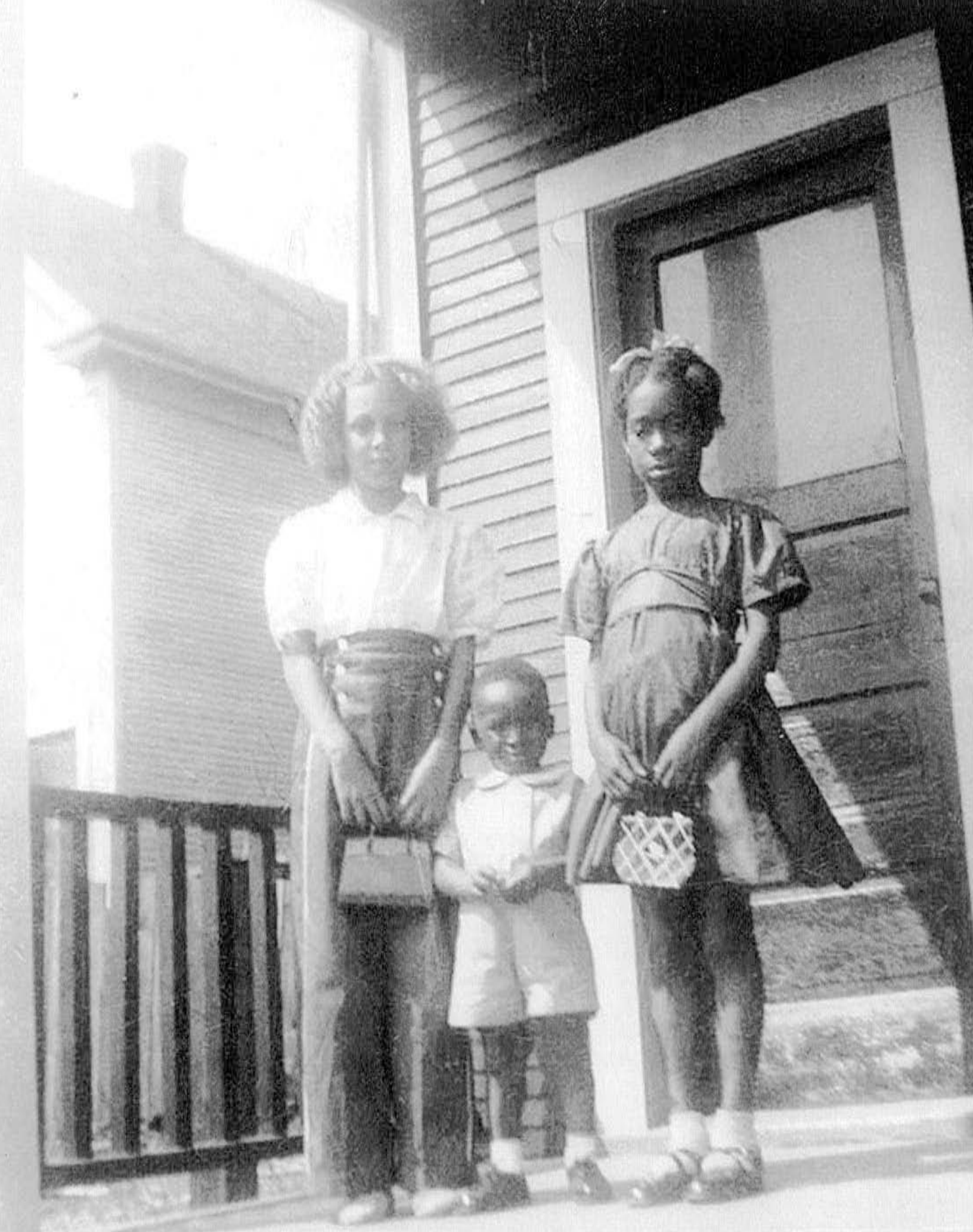


NEFC
**SUB-AREA 6D
-EAST BLOCK**



HOGAN'S ALLEY WORKING GROUP
WORKSHOP REPORT
JULY 2017

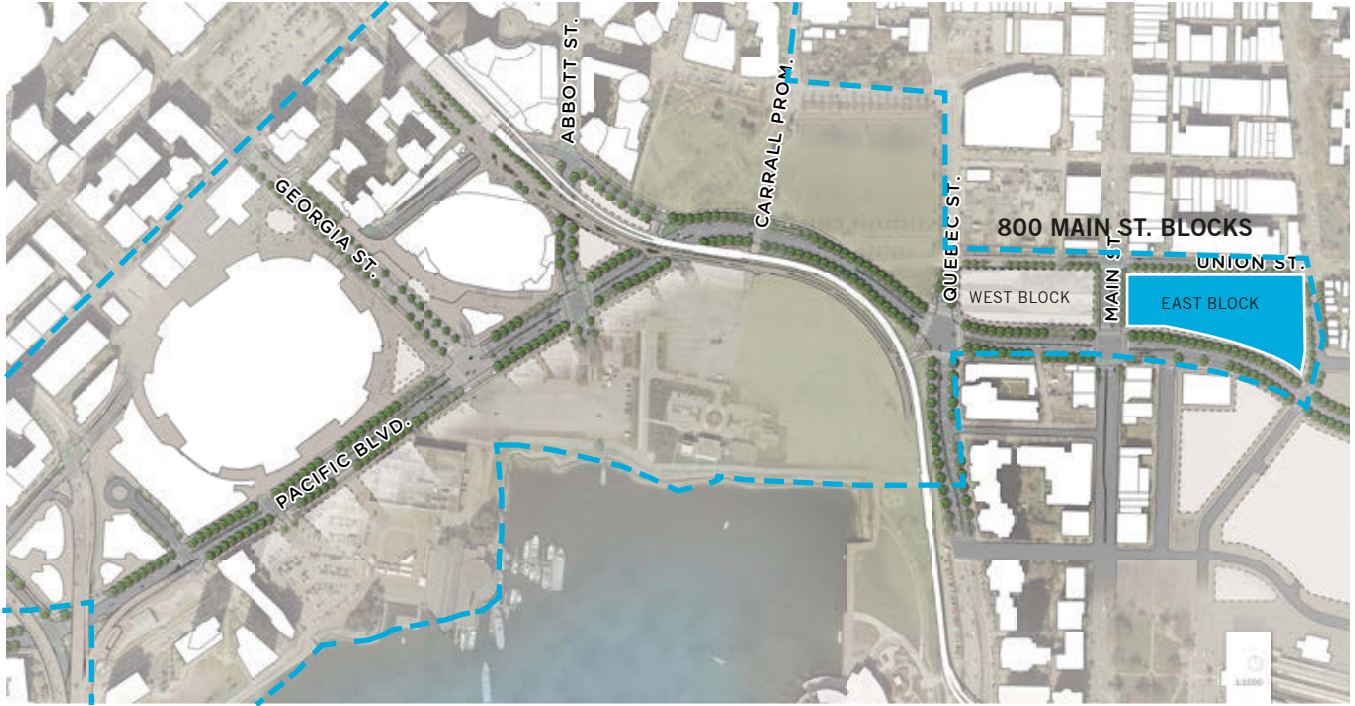




(Source: Tracey McDougall)

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NEFC Study Area

1. EXECUTIVE SUMMARY

This report is a documentation of the proceedings and outcomes of the three-day workshop with the Hogan's Alley Working Group in Vancouver, British Columbia on May 11-13, 2017.

The purpose of this report is to provide summary and record to the City of Vancouver and workshop participants with a concise summary of the needs and aspirations of Vancouver's Black community with regard to the neighbourhood known as Hogan's Alley.

This report is not a comprehensive history of Hogan's Alley nor is it a masterplan for the redevelopment of Hogan's Alley. This documentation of the proceedings and outcomes of the workshop intends to inform the broader Northeast False Creek Area Plan with a more culturally sensitive understanding of the social and physical community that was Hogan's Alley, the events that led to its destruction, and the devastating impact the loss of this community had on Vancouver's Black community and the City of Vancouver. Additionally, and perhaps most importantly, this workshop was intended to outline the beginning of a constructive path forward that honours the past while charting an inclusive social, economic, and physical redevelopment plan for the future of what was known as Hogan's Alley.

In order to accomplish this path forward, the aims of this workshop for the City's Project Team and the Design Team's included:

- To understand better the rich tapestry of individuals, families, businesses, and social bonds that made up the Hogan's Alley community, as well as those that make up Vancouver's present day Black Community.
- To understand the physical characteristics of the Hogan's Alley neighbourhood, both historically and present.
- To explore with Vancouver's Black community how best to honour its history and chart a path forward that is more inclusive and builds for this community, as well as

all citizens of Vancouver the opportunities for a better future.

PARTICIPANTS

The three-day workshop brought together a wide range of City and community representatives. The City of Vancouver Project Team was responsible for coordinating engagement with the community and the various entities involved from city government. The Hogan's Alley Working Group represented the community and was an invaluable resource for spreading word of this workshop and bringing forward the rich history of Hogan's Alley. The Perkins+Will Design Team facilitated the workshop. Not all participants attended the full three days of proceedings but there was a core group of individuals throughout who represented the City and the community accomplished considerable progress.

In addition to the City's Project Team, other representatives from Vancouver's City government included Mayor Gregor Robertson, Councillor Andrea Reimer, City Manager Sadhu Johnston, Director of Planning Gil Kelly.

The City of Vancouver Project Team included:

- Kevin McNaney, Project Director
- Pat St. Michel, Lead Urban Designer
- Zane Hill, Planner
- Emory Davidge, Engagement Lead
- Kristen Lambertson, Cultural Services Lead
- Zoheb Amhed, Real Estate

The Hogan's Alley Working Group included:

- Wayne Stewart
- Wayde Compton
- Vanessa Richards
- Tracey McDougall
- Stephanie Allen
- Roger Collins
- Randy Clark
- Pete Fry

- Parker Johnson
- Marguerite Laquinte Francis
- Lama Mugabe
- Kombii Nanjalah
- Kevan Cameron
- Kaidra Mitchell
- June Francis
- Josh Robertson
- Jo An Stevens
- Constance Barnes
- Bertha Clark
- Barbara Chirinos
- Anthonia Ogundele
- Anika Gibson

Design Team included:

Perkins+Will

- David Dove, Principal in Charge
- Zena Howard, Principal and Lead Facilitator
- Kenneth Luker, Principal and Facilitator
- Allan Moorey, Senior Project Manager
- Virendra Kallianpur, Senior Urban Designer
- Yong Sun, Intermediate Designer

PWL

- Margot Long, Landscape Architect

HOGAN'S ALLEY: The neighbourhood known as Hogan's Alley once stood on the eastern portion of what is now defined within the Northeast False Creek Area Plan as Sub-area 6D, East Block. Hogan's Alley was a home to multiple immigrant communities but was known largely for its African-Canadian population. The name "Hogan's Alley" was not official, but was the popular term for a T-shaped intersection, including Park Lane, and the nearby residences and businesses. The city block to which Hogan's Alley gave its name is bound by Union Street to the north, Prior Street to the south, Gore Avenue to the east and Main Street to the

west. Two distinct historic neighborhoods, Chinatown and Strathcona about Hogan's Alley on the north and east respectively. The two city blocks that constitute Sub-area 6D are today the on and off ramps for the Dunsmuir and Georgia Viaducts but were once a thriving neighborhood that was the center of Black Canadian life and culture in Vancouver. These two blocks were demolished in the early 1970's as part of an urban renewal program.

WORKSHOP PROCEEDINGS: The proceedings of this workshop occurred over three days and in various locations. Each location was coordinated by the City's Project Team and Perkins+Will in support of the planned activities of each day. The opportunity for all participants for fellowship and share a meal together was included.

Day One began with a tour of the Sub-area 6D blocks as they exist today along with the context of adjacent Strathcona due to its physical resemblance to what once stood in Hogan's Alley. Members of the Working Group led this tour. The second portion of this first day was held at Sun Tower and included introductions by all participants and the sharing of stories and remembrances from Hogan's Alley, as well as contemporary life for Black Canadians in Vancouver.

Day Two proceedings were also at Sun Tower and concentrated on the sharing of inspirations and 'blue sky' visioning for the redevelopment of Hogan's Alley. Three workshop teams were established and asked to develop ideas, objectives and priorities of what may be possible for the project in support of the city and the community. Each workshop team then reported out to the larger group.

Day Three proceedings were held at Crosstown Elementary School. Workshop teams focused on programming and planning ideas for the redevelopment of Hogan's Alley. The work of the teams included plans, diagrams, massing studies and narratives about what a future Hogan's Alley may be. Each workshop team then reported out to the larger group.

GUIDING PRINCIPLES FROM THE HOGAN'S ALLEY

WORKING GROUP: The following Guiding Principles from the Working Group became a part of the proceedings of this workshop and should be included with all development plans for Hogan's Alley.

Recognition

While recognition has focused on the form, community and history of Hogan's Alley, I gleaned from our conversation that an authentic and just course of recognition for Hogan's Alley is the City of Vancouver acknowledging the actions of former City of Vancouver Council and staff who enacted discriminatory policies which led to the displacement of the Black community of Hogan's Alley.

Honouring

I would shift the language we have been using from recognition to honouring. We honour the black community that lived in Hogan's Alley by celebrating the history and ensure pursuits on the land honour the history of those that were displaced and will create a legacy of acknowledging, honouring the past Black community while nurturing and developing the contributions of our contemporary black community.

Access and inclusion

The same institutionalized racism that created and demolished Hogan's Alley continues to put people of African descent at a disadvantage in accessing housing and economic opportunities. It will be important that this space generate meaningful and substantive opportunities for social and economic inclusion, driven and led by the community. It will be a space that creates access by unlocking resources, reshaping markets, and generating equitable opportunities for all people and provides

the necessary stability to build assets in community.

Security of Tenure and Our Definition of Land Use

The redevelopment of Hogan's Alley must consider the legacy of displacement that unfolded on this land. Zoning of this development should provide long-term and self-determined security of land tenure that guards against the possibility of forced displacement and also is mindful of the urban fabric that it is integrating with as to promote this same value. This includes access to affordable housing, cultural, arts, retail and commercial spaces. By collaborating with our community partners, we can develop innovative solutions to support the social and economic well-being of our community.

Investment

This land will be seen as an investment in our community. It will support the black community in rebuilding the strong social networks that were lost and generationally entrenched, while recognizing that cultural and demographic diversity creates unique needs in our community. We can now begin to find opportunities to share and repurpose resources that have traditionally been poorly distributed and begin to build social and economic capital

CONCLUSIONS AND OUTCOMES: Much was accomplished during the course of this workshop. Most importantly, this workshop established an effective and supportive form of collaboration for the City and the community that is key to the successful implementation of the Northeast False Creek development plan. The City of Vancouver and the Perkins+Will Design Team have gained a more thorough understanding of the challenges Black Canadians have in maintaining a sustainable and supportive community in the absence of a place to gather that reflects their culture and permits them to freely engage in those traditions and values they have in common. Having a place within the city that serves this role is critical to cultural identity and a sustainable future for the Black community. If executed well, the redevelopment of Hogan's Alley can address these challenges and fulfill many of the communities needs associated with a sense of place.

Hogan's Alley has come to represent much more than a physical neighborhood that once stood in Vancouver. The history and culture surrounding the past and present Hogan's Alley parallels the larger plight of Black Canadians. Today, Hogan's Alley embodies a multitude of issues surrounding equality and civil rights for all citizens of Vancouver but in particular, those of the Black community who have suffered the destruction of their homes and businesses and are today seeking the opportunity to reestablish a sense of place that is so vital to the identity and cohesiveness of their community. They do not aspire to reconstruct in physical form the neighbourhood that was destroyed, but rather a development framework that is inclusive of all Vancouver's citizens and will support opportunities for historically marginalized and disenfranchised peoples to build for themselves a better future.

The events that led to the loss of Hogan's Alley in the early 1970's are not unique. All across North America, the promises of urban renewal came at the expense of local African American communities. Today, cities are beginning to question the destructive infrastructures that were once considered necessary to their continued vitality and growth. With the perspective of time and improved community relations, these same cities are now planning more sustainable urban design projects to stitch back together the urban fabric. The redevelopment of the Sub-area 6D East Block-Hogan's Alley is an opportunity for the City of Vancouver to further reconcile with its past and establish a model for cities across Canada and the United States of how to go about similar projects.

RECOMMENDATIONS: The Hogan's Alley block will be re-developed in the coming years as the viaducts are removed and the Northeast False Creek Area Plan is implemented. The programming, planning, and design that is to precede this must honour the story of Hogan's Alley and embody the spirit of the Black Canadian community who once thrived here. Through these efforts the City can bring about a better understanding of the community's history, why it was important and how it can play a productive role in the future of Vancouver.

In consideration of the proceedings and outcomes from this workshop, the Perkins+Will team offers the following recommendations for the redevelopment of Hogan's Alley, as well as the next steps necessary to its successful implementation.

The development plan for the Hogan's Alley portion of the Sub-area 6D should include the following:

- Cultural Centre as a place of gathering, education and empowerment.
- Housing that encourages diversity and is accessible to a broad range of income levels.
- Development framework and scale that supports small minority business enterprises.
- Open space tailored to actively support organized community activities and informal recreation.
- A distinct character and sense of place that celebrates the Hogan's Alley heritage and is welcoming to all citizens of Vancouver and beyond.
- Programs and infrastructure that support Vancouver's Black community in outreach to other minority communities and in support of a proactive role in the larger Vancouver community.

2. CONTEXT

2.1 History



1898 Historic Map (Source: City of Vancouver Archives/ AM1594-Map 547)

The neighbourhood known as Hogan's Alley once stood on the eastern portion of what is now defined within the Northeast False Creek Area plan as the Sub-area 6D.

The city block to which Hogan's Alley gave its name is bound by Union Street to the north, Prior Street to the south, Gore Avenue to the east, and Main Street to the west. Officially registered as Park Lane, Hogan's Alley formed a 'T', allowing it to open to Union, Prior and Gore Streets. Historically, the western extent of the neighbourhood fronted the water but this geography long ago altered to something resembling today's geography and waterfront edge.

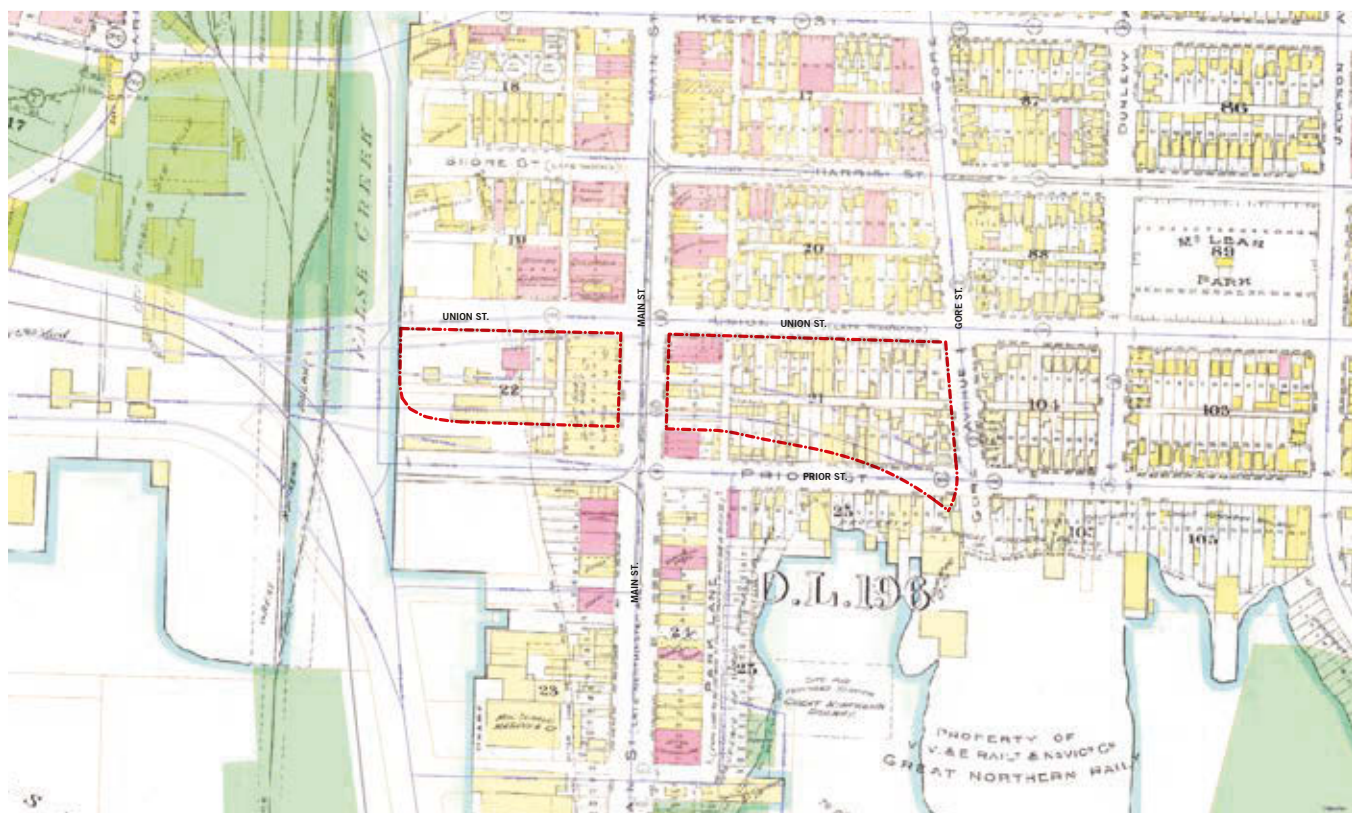
In its heyday, the Sub-area 6D supported thriving businesses owned and operated by Black Canadians. These commercial structures were mostly of masonry construction, one to three storeys in height. East of this and fronting onto Union and

Prior Streets were medium and small homes of wood construction. Intermingled within the residential frontages were additional small business storefronts where entrepreneurial businesses served the diverse community. All of these businesses and residences backed up to Hogan's Alley. The alley itself was lined with an assortment of smaller, mostly utilitarian support structures.

Hogan's Alley thrived as a place for Black Canadians to self-identify, live and work together. Hogan's alley was a focus of Black Canadian life in Vancouver and was also a place of diversity and inclusion. Adjacent to a major rail hub, many of the railroad porters called Hogan's Alley home, along with

restaurants and makeshift nightclubs. By the time of its destruction in the early 1970's the neighbourhood was in decline and the residences were intermingled with vacant lots and dilapidated structures. Nevertheless, it remained until the end a strong network of businesses, families and institutions that supported black identity and helped Black Canadians prosper in Vancouver.

In the late 60's and early 70's the City of Vancouver made plans for new viaducts to connect downtown to destinations east. The east and west blocks of the Sub-area 6D were razed to make way for the Dunsmuir and Georgia Viaducts. This destructive act dispersed the remaining residents of the neighbourhood and thus brought to an end the physical local known as Hogan's Alley.



1912 Goad's Fire Insurance Map (Source: City of Vancouver: Open Data Catalogue)



Hogan's Alley 1958 (Source: City of Vancouver Archives/ Photographer AL Yates/ P508.53)



Hogan's Alley 1937 (Source: The Province; Evelazarus.com)



BCER Mens Quarters, Main St. (Source: City of Vancouver Archives/ LGN 948)



828-830 Main St. (Source: City of Vancouver Archives/ S 168-203-16)



Back of 832 Main St. (Source: City of Vancouver Archives/ S 168-203-19)



BCER Car Barns, Main St. (Source: City of Vancouver Archives/ Bu P212)



Back of 248-250 Union St.

(Source: City of Vancouver Archives/ S 168-203-15)



Back of 264 Union St.

(Source: City of Vancouver Archives/ S 168-203-50)



Back of 255 Prior St.

(Source: City of Vancouver Archives/ S 168-203-27)

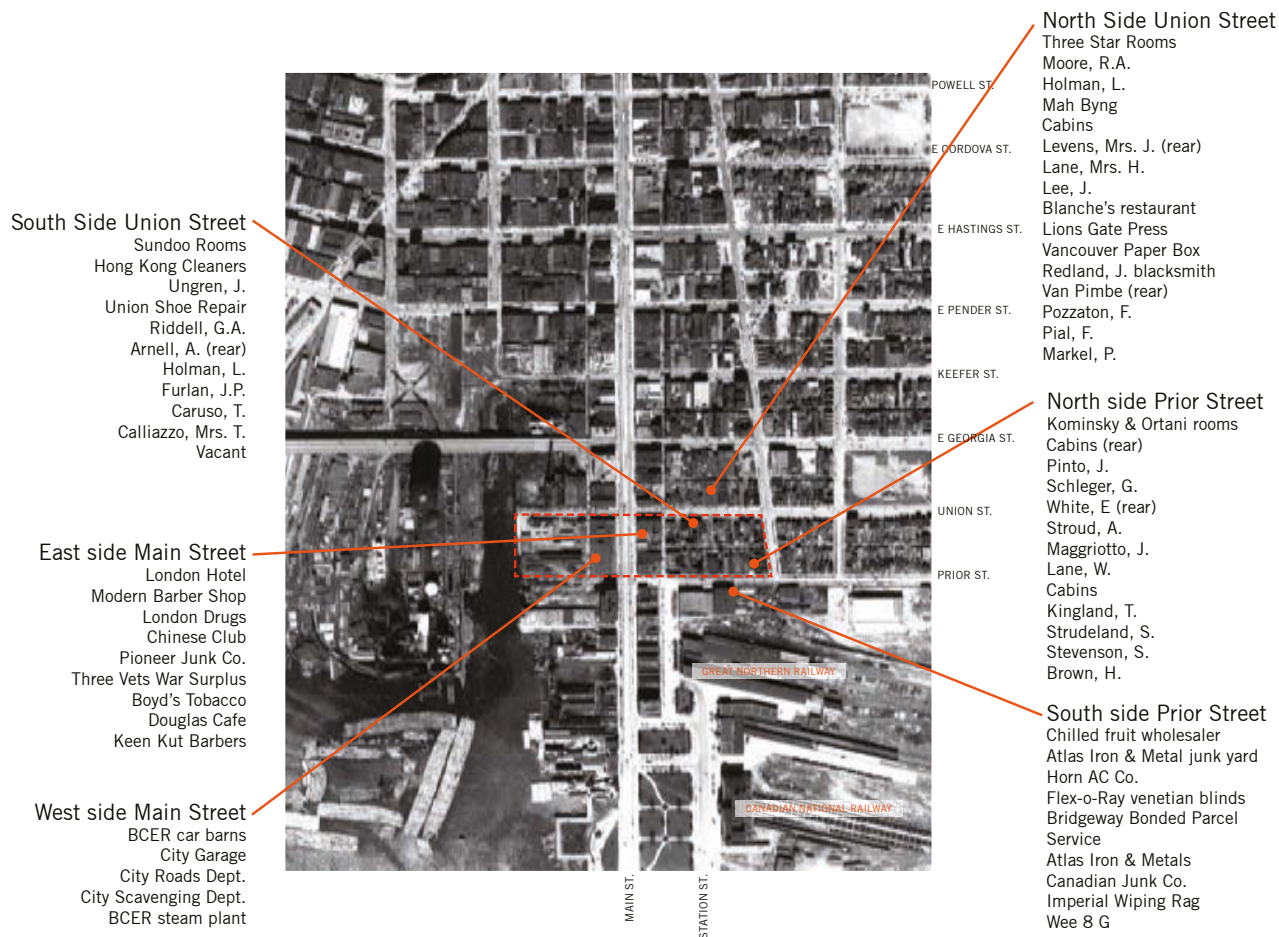


Back of 268 Union St.

(Source: City of Vancouver Archives/ S 168-203-29)



Back of 259 Prior St. (Source: City of Vancouver Archives/ S 168-203-29)



1949 Urban Fabric and Uses



2.2 Existing



The two city blocks that constitute the Sub-area 6D are today the on and off ramps for the Dunsmuir and Georgia Viaducts. Once a thriving neighbourhood and the center of Black Canadian life and culture in Vancouver, this location is traversed by thousands of commuters each day who have no knowledge of what once stood there.

Immediately north of Union Street is Chinatown, a neighbourhood with a distinct cultural identity. 9 storey residential and mixed-use buildings with retail at grade characterize the urban built form.

East of the site is Strathcona, a residential neighbourhood of historic homes that is well established and thriving. The western blocks of Strathcona overlapped with the Black community concentrated around Hogan's Alley. The African Methodist Episcopal Fountain Chapel was a Black Canadian congregation and the structure still stands at the corner of Jackson and Prior, two blocks east of the project site. The character of today's Strathcona between Union and Prior and extending east to Hawks Avenue is a good indication of the character that Hogan's Alley might have today if it had not been destroyed.

Union Street has become a major east-west bicycle thoroughfare, connecting downtown Vancouver to residential neighborhoods to the east. Prior Street is a significant arterial street leading to the on and off ramps of the viaduct. The blocks of Sub-area 6D is today little more than an underpass for the viaducts. The exception is a thriving skate park built under the western portion of the viaduct abutments.

South of Prior Street, between Main Street and Station Street, there are residential developments typically 9 storeys with retail at grade along Main Street. South East of the site are largely vacant industrial lands, former railway station site which is currently being planned as a major hospital and research precinct.



Main St. / Milross Ave. Looking North



Union St. / Main Street Looking West



Union St. Close to Main St. Looking West



Main Street Looking North



Quebec St. Looking South



Quebec St. / Prior St. Looking East



Quebec St. / Union St. Looking East

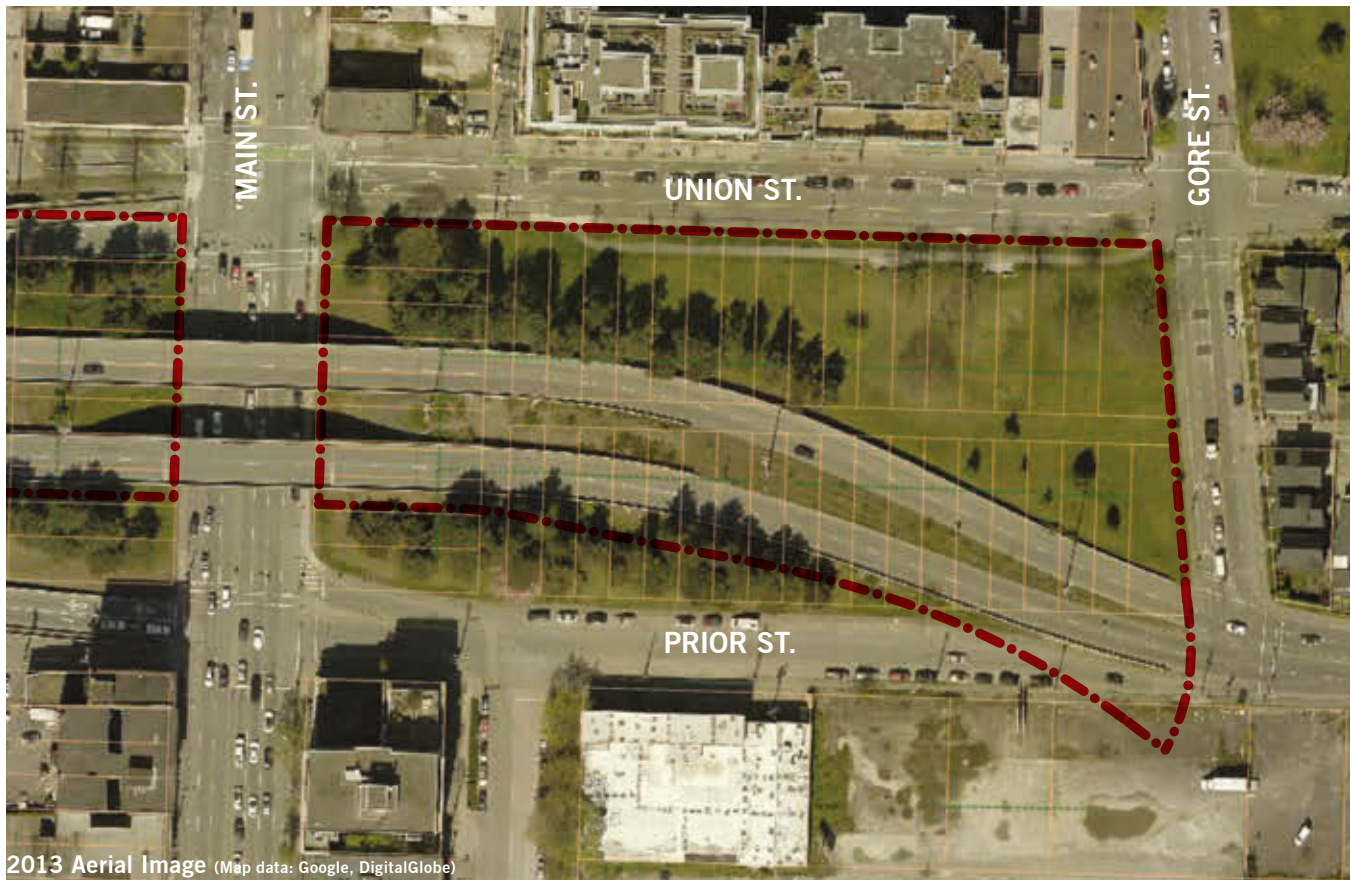


Quebec St. / Prior St. Looking East



Quebec St. Looking East Under Viaducts

2.3 Site and Development



The Hogan's Alley block represents an important opportunity to reconcile a painful moment in Vancouver's history that resulted in the displacement of Vancouver's Black community during the construction of the viaducts.

As part of this plan, the Dunsmuir and Georgia Viaducts will be demolished and the two blocks to either side of Main Street will be redeveloped.

Preliminary planning recommends the smaller western block redevelopment consist of mixed-use mid-rise construction that will connect the waterfront parks to Main Street developments. The eastern block that was Hogan's Alley will be re-developed as mixed-use with transitional scales from mid-rise along Main Street to low-rise along Gore Ave. The makeup of this development is the subject of this workshop and report.

The north side of Union Street has a mostly consistent street wall of mid-rise structures that support a mix of residential

and retail/commercial uses. This is likely to remain in the foreseeable future. South of Prior, a significant medical complex is planned around the new St. Paul's Hospital. Gore Street will connect through to the Citygate neighbourhood and the historic Vancouver Pacific Central Station depot.

These two blocks will connect across Quebec Street, to the west, to a series of parks and recreational areas oriented around the False Creek waterfront and intended to connect the city to the waterfront. Successfully executed, the Sub-area 6D will function as a critical point of convergence for several urban precincts and itself will become a culturally rich destination within Vancouver.



Prior St. / Gore St. Corner



Prior St. / Milross Ave. Looking North



Gore St. Looking Southeast



Union St. / Gore St. Corner



Union St. / Dunlevy Ave. Looking West

3. PROCEEDINGS

3.1 Introduction

The proceedings of the three days of workshop are outlined in this section. Throughout the workshop there were numerous recollections, experiences, ideas and recommendations. The following attempts to capture the spirit and overall thrust of these many conversations. Altogether, these sharings by the community are the beginnings for understanding, honouring, and design.

The City's Project Team and the Design Team recognize the importance of learning from the community. Their aims for this workshop included:

- To understand better the rich tapestry of individuals, families, businesses, and social bonds that made up the Hogan's Alley community, as well as those that make up Vancouver's present day Black community. Altogether, these relationships will form the DNA of an authentic and sustainable future for Hogan's Alley. This requires a high degree of trust, a willingness to share, and an openness to issues that may not be comfortable but must be addressed.
- To understand the physical characteristics of the Hogan's Alley neighbourhood, both historically and present. The complete destruction of Hogan's Alley has left only memories and photographs to represent what once stood on this site. The physical form and space of a place has a direct influence on social dynamics. While the neighbourhood will not be reconstructed as it was prior to 1970, the new development can craft a physical environment that honours the past and supports positive social engagement that will help build community.
- To explore with Vancouver's Black community how best to honour its history and chart a path forward that is more inclusive and builds for this community, as well as all citizens of Vancouver the opportunities for a self-determined future. This inclusiveness begins with open channels of communication and leads to development guidelines that prescribe clear objectives for social, cultural and economic diversity.

PREPARATIONS PRIOR TO WORKSHOP

In preparation for the workshop, the Working Group engaged in three exercises, or 'homework assignments' prior to and during the three days of the workshop.

1. Legacy/Remembrance: Think about what Hogan's Alley means to you personally and how it has impacted your life. Come prepared to share a story and/or an artifact, piece or memento that has special meaning for you.

2. Precedents: In your travels (actual or virtual), have you encountered buildings, landscapes or other environments that have moved you or otherwise made a positive impression. These places could be areas, buildings, venues, gardens or other spaces not necessarily related to the development of the Hogan's Alley area. Print our 8 ½ x 11 pages – as many or as few as you like – and bring them to the workshop.

3. During the next three days, consider the following questions and share your answers on post-it notes. The questions will be posted all three days.

- If you could go back to Hogan's Alley for one hour in 1948, how would you spend that hour?
- Which stories are most important? Are they about the buildings or the people/community?
- Should we tell authentic stories of disappointment and injustice as well as those of triumph and perseverance?
- In whose voice should the Hogan's Alley story be told?
- In honouring the Black community who lived in Hogan's Alley, are there particular characteristics of the community we should focus on?
- Honouring elevates 'recognition' by giving it affirmative value. We can honour the community by celebrating its past. We can also honour the community by empowering it with a strong future. How might these two means of honouring be similar or different?
- How can this project serve the community and help it to heal and thrive?
- How should we think of Hogan's Alley within Vancouver's broader cultural context?

3.2 Day One



Mayor Gregor Robertson and City Manager Sadhu Johnston addressing the group.

Day One began at 3:30 PM with a tour of the Sub-area 6D as they exist today along with the context of adjacent Strathcona. Members of the Working Group led this tour, sharing memories and stories along the way. Beginning near the intersection of Main and Union, the tour proceeded west along Union. Beginning at Gore, the tour moved east along the historic alley of Strathcona that is very likely akin to the scale and texture of what Hogan's Alley might be today if it had not been razed. In contrast to the back yards of the alley, the tour returned to its beginning point along Union with a tour of the residential fronts. Together these provided a strong sense of the scale, character and texture of what Hogan's Alley may have been.

The second portion of this first day took place at Sun Tower and included introductions by all participants. Mayor Gregor Robertson and City Manager Sadhu Johnston were in attendance and addressed the group. Following these introductory remarks, Zena Howard shared a presentation outlining the goals of the workshop and then she and Kenneth Luker shared a brief presentation of how the stories of other communities have been told through architecture. The remainder of the first day's proceedings was dedicated to Homework Assignment 1: Legacy / Remembrance. Several members of Working Group and the community shared stories and remembrances from Hogan's Alley, as well as contemporary life for Black Canadians in Vancouver. The open, honest and raw nature of the stories and experiences was very revealing and set a positive, trusting tone for the remainder of the workshop.



Homework Assignments 1. Legacy / Remembrance: *Think about what Hogan's Alley means to you personally and how it has impacted your life. Come prepared to share a story and/or an artifact, piece or memento that has special meaning for you.*

1. Read "I Am" poem and spoke of loss.
2. Born in Africa and 10-year refugee. Spoke of her search to understand what happened to the church that was destroyed – it had history and was the center of the community. It is a house today – why was it not protected? The Community needs "A place to call home".
3. Moved from Toronto and parents are political refugees. Spoke of this place representing "something she dreamed about as a kid".
4. Musician/actor spoke about what this place represented to the black community that flowed through it (i.e. rail-car porters). Currently there is "no central place for black geographic centrality". Also spoke of the need for a space to capture oral histories.
5. Spoke of excitement of being in a place where black people walked and how it feels to "live with the ghosts of black people".
6. Loss of black intellectual life; represents a weird "discontinuity and disruption".
7. Came to Vancouver from a black neighborhood in San Francisco in 1965. Although the Hogan's Alley area was run-down, it provided a wonderful "interaction with people and sense of community". Spoke of the importance of the families of the AME church (largely from Strathcona) and also importance of the "people in the community who were not black" (i.e. Chinese and Italian communities). Feels that "the greatest loss is not learning about the people who lived there".
8. Father was black and mother is white and parents left U.S. to escape civil rights issues as an inter-racial couple. Parents always talked about the music; Vancouver had a rich history of incredible performers. Stated "I don't have a memory of Hogan's Alley" and the importance of a place to "get information, feel welcome and commune". There was a nice camaraderie between Chinese and Black communities.
9. A graduate student taking classes on urban inequality and social justice. Referenced book entitled "Opening Doors" with stories on Strathcona and also Hogan's Alley. Spoke about the "loss of economic well-being and also political and social capital" and also a loss of a place for celebrations of all people who lived there, including Chinese and Italians.
10. A young adult who spoke of the challenges of growing up in Vancouver as an inter-racial man. "The Vancouver social environment challenges his identity as a black man". Many young black men congregate around basketball, crime, and entertainment. They feel that they must adopt this "caricature" in order to gain social capital. He spoke about the power in being unapologetic about who you are and being comfortable about being in a place.
11. Moved from Toronto about 3 years ago and works in urban planning. Spoke about how people in Vancouver would initially ask "where are you from" and would follow-up with "but where are you from from" implying your ancestral roots. Only in the past two years can black people tell their story and people actually believe them. She referred to it as an "underground story with a rich history hidden in plain sight". Many people in Vancouver claim "we are not like the States" relative to the overt racism in the U.S. However, Vancouver racism is insidious and subversive. She envisions a place where you can "be who you are and no one will question your blackness".
12. A political refugee from Rwanda. Spoke about when his bi-racial daughter asked him why does he say hello to every black person he sees even when they are strangers. Spoke of the false claim by the city that it is the only city in the North Americas that does not have a major highway going through it. Spoke of his vision of a place where "black people can be themselves, elders can be together, children can play together and all can share history together".
13. Originally from New York City and moved to Vancouver 15 years ago. She has a background in arts and culture and created a black history month film series. Spoke about the culture of black hair and the tendency for people to talk about black hair in whispers. Stressed that the stories of the people should not die even if this project never happens. She "wants Vancouver to feel friendly for people that look like her and to create a place where people feel welcome and at ease".
14. Spoke of how she felt like she had been "robbed of her soul" when she moved from Toronto to Vancouver. She was compelled to take her children back to her homeland of Jamaica just so that they could see other black people. Spoke of the importance of the "intellectual link and being connected with educational institutions".

15. Has been in Vancouver since 2002 and works for the City. Spoke of feeling “invisible” and about a “narrative of disappearing black people”. See this project as the potential for a pan-African center. Spoke of the importance of oral histories being written.

The depth and rich content of these stories is important to this process and set the tone for the remainder of the workshop. Additional themes, observations and recommendations included:

To “**daylight blackness**” is to celebrate what has for too long been hidden. It is also about celebrating and honouring blackness and all that it has contributed to our culture and society.

There is a longing and real need for a place of identity, a geographic centre, ‘**a place where we can share our stories and be unapologetic in my joy, my sorrow**’ ‘**where no one will question my blackness**’,

For some communities the fight against the freeway is a story of triumph. But these stories forget the defeat and loss that occurred at Hogan’s Alley where the **Black Community lost their geographic centre as well as social and political capital.**

The future must include **a place that is comforting, welcoming and inclusive.** This place must have a sense of connection to the legacy of Hogan’s Alley and the Black community.

The new development needs to be **a place of intellectual life, a go-to for practical information, self-care and support,** familiar and diverse foods and missing services.

The new Hogan’s Alley ‘**won’t be something that it was, but something that it needs to be.**’ Recreating the historic fabric in any authentic way is not possible or even desired. What is needed is a respectful recreation of the supportive community and sense of place that was lost.

*‘A place where we can share
our stories and be unapolo-
getic in my joy, my sorrow.....
where no one will question
my blackness’,*

*Chains that shackled
Our bodies before
Now shackle our minds
At the very core*

*Beyond those beliefs
Is where true freedom lies
Beyond our reach
Beyond the skies*

*Ah, but the fire in my eyes
Causes me to desire to fly
Up above the reaches of man
To where real freedom is, in God’s hands*

*So don’t look at me as
Some special being
I am only as you are
God’s created being*

*Because of my colour
That can be seen
To live for Him
And ever be seen*

*As a rose that opens up
From a bud
To fragrance the world
While anchored in mud.*

- Tracey McDougall

3.3 Day Two - Morning Session

Day Two proceedings (morning session) began at the offices of Perkins+Will at 10 am. The Design Team and the City's Project Team met with several members of the City staff from various departments. The discussions addressed ongoing and planned city-wide projects and initiatives and how each may connect with, influence or otherwise be relevant to understanding the opportunities and challenges surrounding the Sub-area 6D. The information gathered from these conversations is valuable in helping the Design Team understand the immediate context and how it too is evolving. The information gathered in the morning session is important to the long-term viability of all planning and design strategies that will be proposed for the Alley in order for the new Hogan's Alley to be actively engaged with all of Vancouver.

The following City staff attended the meeting:

- Kevin McNaney, Project Director
- Pat St. Michel, Lead Urban Designer
- Zane Hill, Planner
- Emory Davidge, Engagement Lead
- Peter Cohen, Transportation Lead
- Sahisna Chitrakar, Planning Analyst
- Kristen Lambertson, Cultural Services Lead
- Mark Pickersgill, Social Policy
- Danica Djurkovic, Facilities
- Juliana Wong, REFM
- Eric Fredricksen, Public Art

Following the series of information gathering meetings, the City Project Team and the Design Team reviewed the notes and video of the Isokan Black community work session held on May 10, 2017. This review was extremely helpful in continuing to build an understanding of the historic and contemporary challenges faced by Vancouver's Black community.



- Public Space / Art / Design Notes**
- Outdoor Wood
 - Library - Black Authors / Diaspora
 - Centre for the arts/dance!
 - Rehearsal - Drop in space. Music
 - Design theme that carries through
 - LEED certified
 - agicultural growth on roofs and
 - Solar panels (term) vs. community garden
 - Self sufficient - Self sustaining Rain water capture.
 - picnic tables / BBQ pits
 - Small tables for chess
 - coloured pavement
 - bracket storefronts
 - coloured theme Bright wings
 - Meeting space
 - park in the middle, interactive and out door
 - concert venue
 - fruit/vegetable garden
 - Sustainable building materials used - local resources
 - acknowledge the BC environment - Glass/Wood
 - Buildings should be first of its kind - Large Tree and chair sculpture
 - thinner courtyard - fall/winter
 - West African Design - courtyard is Benches
 - Building built around the space
 - Highlight History on the tables
 - Colorful houses
 - Boulevard of African History
 - Light up the streets Lots of
 - Tracy Light
 - Buildings named after honorable black figures
 - Trees - Water features
 - 10 stories

- C/R/SE/NP/E**
- restaurants
 - hair salons/barbers
 - markets - african
 - food
 - clothing
 - materials
 - imports
 - Whole Diaspora
 - small offices for NGOs - rent sustains facilities. (focus on Black entrepreneurs)
 - daycare/childcare for children
 - place for at-risk children/youth/young mothers
 - care for homeless (those who were displaced)
 - Mix of L.A. Live / African Amer. Museum / Universal City Walk
 - Oscar Peterson Piano
 - Captures History/Future of Harlem
 - Miscellaneous - partnership between Retail and Training
 - 1000 seater restaurant/cabaret - owned by Trust for Society
 - Welcome-center for new immigrants - learning what works here
 - Information - provide legal resources
 - housing ideas
 - Mentoring Program - for immigrants

- Monolith designs as history on there (Japan)
- Stairs - there should be no stairs - accessible
- sculptures - Murals - Light for the corners
- Small park space, playground
- field that can change posts
- movable fixtures/art
- shattered space
- canal area
- Digital touch screen that would allow you to see the history of the area
- people put themselves in the picture

- HCS/1000 Housing & demographics**
- WITH ST. PABLO NEIGHBOR, HOUSING FOR FAMILIES OF CRIMINALLY ILL ARTISTS (NOT AFFORDABLE!)
 - SOCIAL HOUSING - AFFORDABLE BY INCOME (FAMILY)
 - 15 UNIT UNITS HELPING ARTISTS AS RESIDENTS (YOUR FRIENDS WHO ARE ARTISTS)
 - INTER-GENERATIONAL (KIDS, YOUTH, ELDER)
 - ADAPTING HOUSING TO AGE IN PLACE
 - STYLISH - INCOME - FROM MARKET TO SUBSIDIZED
 - SUBSIDIZED HOUSING (SPECIALIZED NEW HOUSING, PRESENTLY)
 - SUPPORT SERVICES + OPPORTUNITIES
 - INTENTIONAL HOUSING - A COMMUNITY THAT PLANS TO ADVANCE
 - Co-ops, co-housing
 - VARIOUS TENURE INCLUDING HOMEOWNERSHIP - NOT S/F HOUSES
 - PREPARED FOOD STORES/FOOD INCUBATION (COMMUNITY KITCHENS)
 - PROVIDING TO PROVIDE VOUCHERS/RENT (PREPARED FINANCIAL)
 - TEACH SPORTS + PLAYING AREAS (BASKETBALL, SOCCER) OPPORTUNITIES
 - YOUTH/ADULT COOPERATION TO ELDERLY WHO NEED ADVICE/HELP TO FIND JOBS
 - OPPORTUNITIES + CROSS SECTORS (EDUCATION, HEALTH)
 - PROVIDE ISOLATION IN PRESENT
 - POLICES, ACTIVITIES, INCREASE OF WORKING + FOLKS
 - DEVELOPMENT
 - PARTIAL - BUILT SPACE (FOUNDATION, UTILITY)

- Cultural Centre Notes**
- SPACE FOR SENIORS
 - dedicated to youth
 - OPEN GYM/THATRE
 - DANCE
 - PERFORMANCES
 - flexible creative spaces
 - Computer Lab / classroom space
 - Studio Space / Jam Space (music)
 - REHEARSAL / LIBRARY / GALLERY SPACE
 - COMMUNAL KITCHEN
 - SINGLE MOMS? Support? Child Care?
 - IMMIGRANT SUPPORT - WORKSHOPS
 - AFRICAN CRAFTS / ARTS
 - ARCHIVE (AFRICAN HISTORY)
 - MULTI USE SPACE
 - ACCESSIBLE SPACE FOR DIFFERENTLY ABLED AND OTHER
 - AFRICAN L.A. D. FIGHTING INSTEAD OF PUNK AND ART - DIGITALLY AFRICAN
 - ACCESSIBLE FOR USUAL ARTISTS
- PERFORMING SPACES**
- OPEN SPACE
 - OFFICE SPACE / MEETING SPACES
 - GREEN SPACE
 - PERFORMING SPACE
 - IN THE SPACE
 - GLASS? LOTS OF LIGHT
- PERFORMING**
- TUMBLING
 - TRAPCORE
 - ART CLASSES
 - DANCE CLASSES
 - COOKING CLASSES
 - VARIOUS WORKSHOPS
 - SETTLEMENT SERVICES
 - LANGUAGE COURSES
 - IT / ORCE EDUCATION
 - A place to learn about
 - long lasting entrepreneurial learning and workshops
 - forming, architectural learning
 - production workshops (writing, film, etc.)
 - Fitness space & workshops
 - workshops in future building
 - human resources for youth & immigrants

- C/R/SE/NP/E**
- Production Space/studio
 - creation of media content
 - Commercial - recycle income within our community
 - Diaspora Marketplace help keep \$ in community
 - Grocery Store with imports sorted by culture (superstore business model)
 - shelf space rented by production company

Isokan Black Community Work Session: *In addition to the three homework assignments, the Working Group shared with the City and Design Team notes from the Isokan Black Community work session focused on Hogan's Alley, held on May 10, 2017. The City and Design Team studied the information shared and brought to the workshop a summary for discussion. The summary below is organized into general topic headings that were not part of the original draft but which aid in organizing the information to aid the design process.*

PUBLIC SPACES

- Gathering Spaces . . . Central Public Square
- Sit, gather, watch spaces
- Shelter
- Interpretive elements for history and education
- Performance space
- Storytelling through design
- Vibrant materials, colours
- Food, gardens, green
- Public art

COMMERCIAL/ RETAIL/ SOCIAL ENTERPRISE

- Food
- Market Places (retail, services, food)
- Space for social enterprise
- Incubator spaces for small businesses
- Mentoring and training
- Music, cabaret, performance spaces

HOUSING + DEMOGRAPHICS

- Various models of social housing
 - Varied tenure (rent>own)
 - Co-op
 - Co-housing
 - Supportive housing
- Inclusive

- Housing and Amenities that connect people
 - Intergenerational
 - Newcomers
- Childcare

HEALTH + WELLNESS

- Low-barrier access to programs and services for at-risk communities
 - Mental health
 - Addiction
 - Youth/children
 - Seniors
 - Homeless/street involved
- Connecting people to health/wellness

CULTURAL

- Faith based spaces (Fountain Chapel)
- Archives, research and education center
- Theatre, performance, dance, music, visual arts
- Flexible, multi-use spaces for classes,
- Performances, workshops, etc.
- Afro-centric . . . From the Black Community for the larger community
- Community / communal kitchen

3.3 Day Two - Evening Session



Day Two proceedings (evening session) began at 6:30 PM at Sun Tower. All participants shared a meal at the beginning of the workshop. A recap of the first day's exercises was followed by the activity of Homework Assignment 2: Precedents. In this assignment, participants shared many images of inspiration and posted them for all to review. The group received green and red tape dots and then asked to indicate their response to these images, positive (green) or negative (red). A large group discussion followed that involved several individuals sharing their response to the various images.

The first breakout session followed. Participants divided into three teams and asked to develop ideas on 'blue sky' visioning for the redevelopment of Hogan's Alley. This included mapping of site characteristics and opportunities such as thresholds, views, edges and connections. Participants also explored programmatic ideas, objectives and priorities and reported out to the larger group.



NEFC Team presenting the overall NEFC Area Plan timeline, council mandates and next steps.

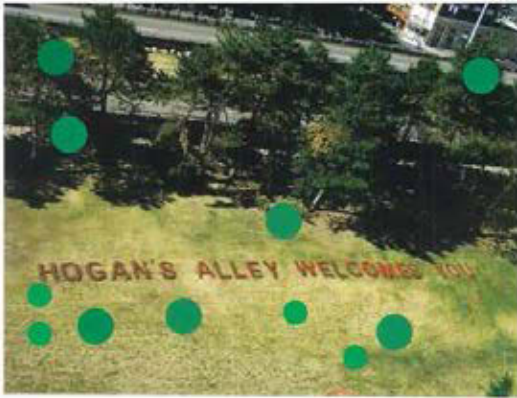


Recap of Day 1, City Staff Meeting and Summary of Isokan Community Work Session.

Homework Assignment 2. Precedents: *In your travels (actual or virtual), have you encountered buildings, landscapes and other environments that have moved you or otherwise made a positive impression. These places could be areas, buildings, venues, gardens or other spaces not necessarily related to the development of the Hogan's Alley area. Print out 8 ½ x 11 images – as few or as many as you like – and bring them to the workshop.*







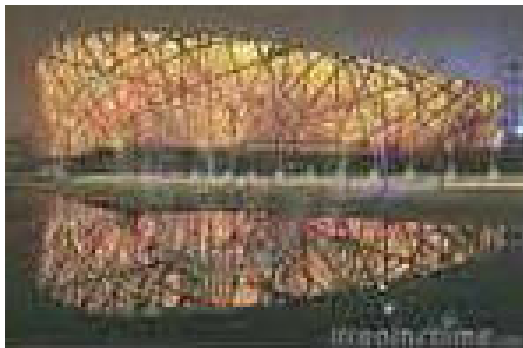


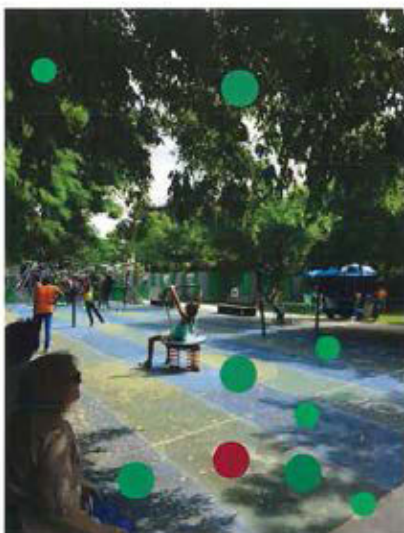
Precedent Imagery presented and voted using green (positive) and red (negative) by the Working Group members.



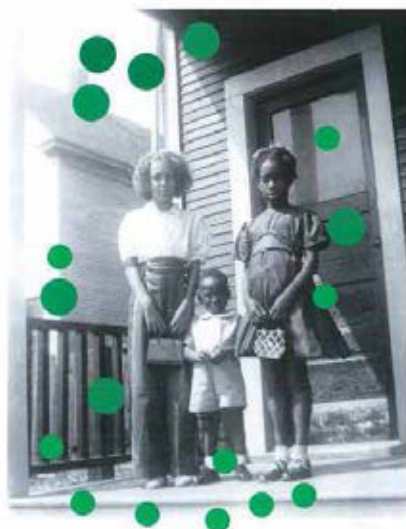


Precedent Imagery presented and voted using green (positive) and red (negative) by the Working Group members.





Precedent Imagery presented and voted using green (positive) and red (negative) by the Working Group members.



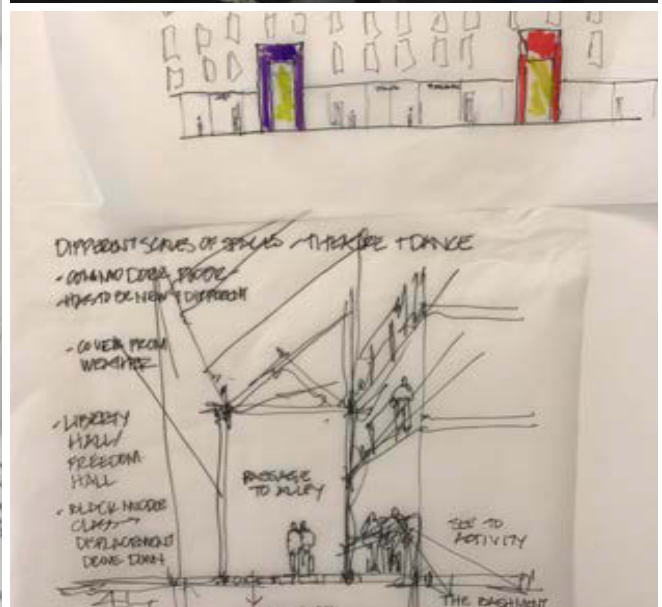
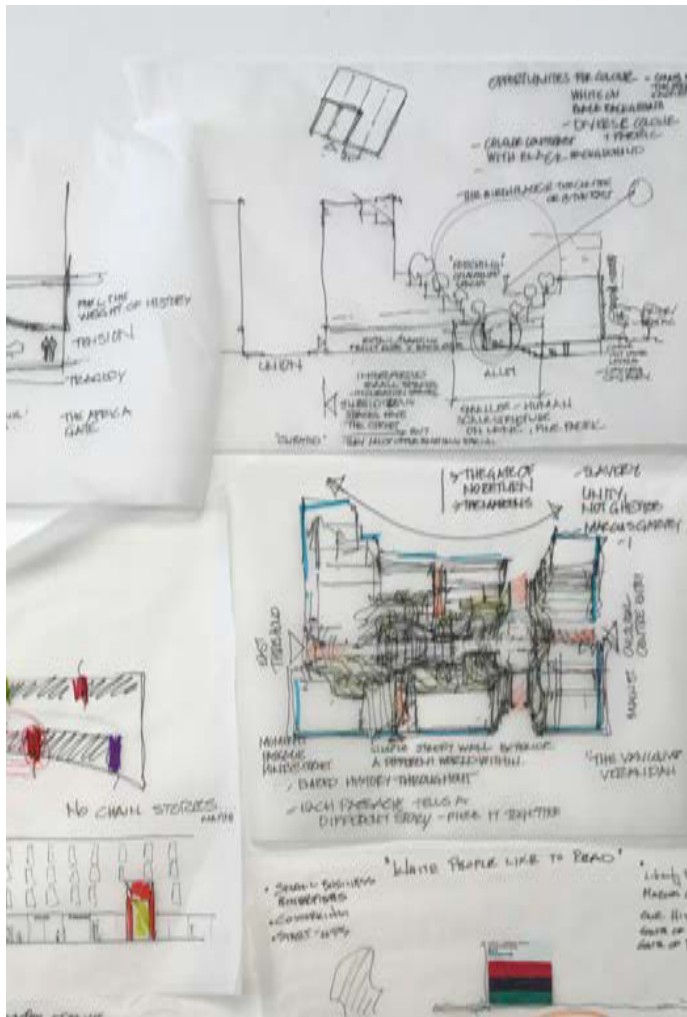
The Precedents exercise was very engaging and informative. Participants brought a wide range of images to share and enjoyed marking them with red and green dots representing dislike and like respectively. Following the markings, various community members were asked to share their opinions on particular images and to engage with others in how the various images directly, and indirectly inspired them. The following are a few of the comments around images that evoked strong, positive feelings:

- Family and community is the point, and what makes it all real. The future for our children.
- The importance of porch fronts as a place to connect with community
- Architecture that tells a story about people and their journeys
- Architecture that defies gravity, like black history; iconic without being elitist; something that draws people in, creative, open
- Colour, texture, authentic materials, layers, fragrance, beauty
- Strong, simple, evocative forms
- Connections and gathering: around the circle, portals, extremely small storefronts, simple activities, coffee-grinding, drum circles, music, oasis

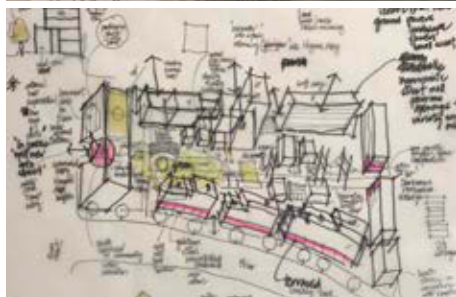
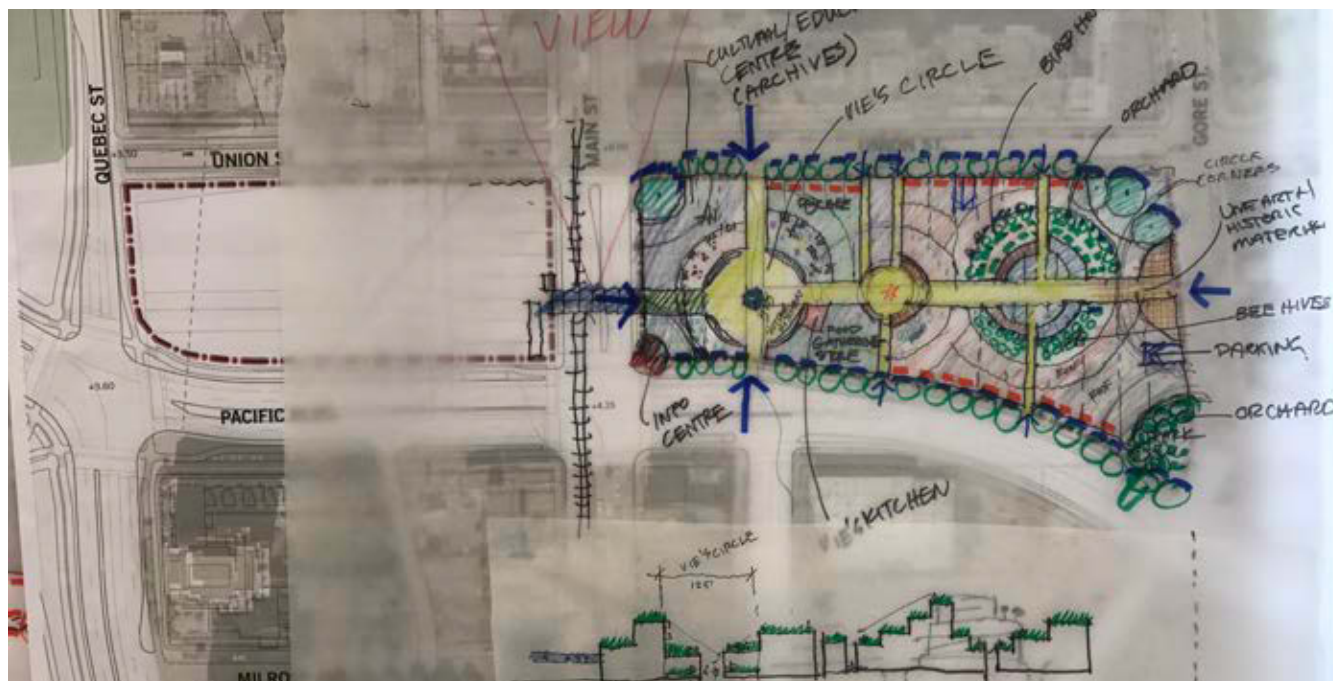
3.4 Day Three



Day Three proceedings began at 10:00 AM at Crosstown Elementary School. Workshop teams reconvened to focus in more detail on the design aspirations for redevelopment of Hogan's Alley. Teams were asked to image the experience of building and landscape, space and massing as well as programs and even guidelines. They explored what the character and appearance might be in terms of primary and secondary gateways to the neighborhood. A significant body of ideas was generated with site plans, massing, programs with locations, and connections to other, adjacent development. Each workshop team then reported out to the larger group. The workshop concluded with broad recaps of the three-day proceedings and the significant benefit these will have to the development process and, most importantly, the healing process of a city moving forward in a supportive and inclusive way.



Teams presenting their ideas to the larger Black community in Vancouver.



Teams presenting their ideas to the larger Black community in Vancouver.

4. OUTCOME

4.1 Aspirations of the Community



Much was accomplished during the course of this workshop. Most importantly, this workshop established an effective and supportive form of collaboration for the City and the community, which is key to successful implementation of the Northeast False Creek development plan.

The City of Vancouver and the Perkins+Will Design Team have gained a more thorough understanding of the challenges Black Canadians have in maintaining a sustainable and supportive community in the absence of a place to gather that reflects their culture and permits them to freely engage in those traditions and values they have in common. Having a place within the city that serves this role is critical to cultural identity and a sustainable future for the Black community. If executed well, the redevelopment of Hogan's Alley can address these challenges and fulfill many of the communities needs associated with a sense of place.

Hogan's Alley has come to represent much more than a physical neighbourhood that once stood in Vancouver. The history and culture surrounding the past and present Hogan's Alley parallels the larger plight of Black Canadians. Today, Hogan's Alley embodies a multitude of issues surrounding equality and civil rights for all citizens of Vancouver but in particular, those of the Black community who have suffered the destruction of their homes and businesses and are today seeking the opportunity to reestablish a sense of place that is so vital to the identity and cohesiveness of their community. They do not aspire to reconstruct in physical form the neighbourhood that was destroyed

but rather a development framework that is inclusive of all Vancouver's citizens and will support opportunities for historically marginalized and disenfranchised peoples to build for themselves a better future.

The events that led to the loss of Hogan's Alley in the early 1970's are not unique. All across North America, the promises of urban renewal came at the expense of local African American communities. Today, cities are beginning to question the destructive infrastructures that were once considered necessary to their continued vitality and growth. With the perspective of time and improved community relations, these same cities are now planning more sustainable urban design projects to stitch back together the urban fabric. The redevelopment of the Sub-area 6D and Hogan's Alley is an opportunity for the City of Vancouver to further reconcile with its past and establish a model for cities all across Canada and the United States of how to go about similar projects.

The following Guiding Principles from the Working Group became a part of the proceedings of this workshop and should be included with all development plans for Hogan's Alley.

- Recognition by the City of Vancouver of the actions that led to the destruction of Hogan's Alley and the displacement of its Black community.
- Honouring of the community that lived in Hogan's Alley by celebrating its history and connecting it with Vancouver's contemporary Black community.
- Access and Inclusion to create equitable opportunities for all people and provide the necessary stability to build assets in the community.
- Security of Tenure and Definitions of Land Use to provide long-term and self-determined security of land tenure that guards against the possibility of forced displacement.
- Investment in the community that will build social and economic capital.

Above all else, the Working Group seeks a place to identify with; one that reflects their culture past and present.

Today, the Black community represents less than one percent of the Vancouver population. As a result, it is very difficult for them to find any aspect of the built city that is a reflection of themselves, their culture or is supportive of them building a strong, self-determined future. At the core of the redevelopment must be a determination to honour their culture and permit them to engage freely in those

traditions and values they have in common. Having a place within the city that serves this role is critical to cultural identity and a sustainable future for the Black community. If executed well, the redevelopment of Hogan's Alley can address these challenges and fulfill many of the communities needs associated with a sense of place.

Design ideas for the new development did not focus as much on appearance as they did on outcomes. The community does not aspire to reconstruct in physical form the neighbourhood that was destroyed but rather a development framework that is inclusive of all Vancouver's citizens and will support opportunities for historically marginalized and disenfranchised peoples to build for themselves a better future.

Credit for the success of this workshop must be attributed to the community's willingness to share and engage with the City and Design Team. Before and during the workshop, several different events and exercises addressed a multitude of issues surrounding Hogan's Alley, each one supporting members of the community in sharing their experiences and aspirations. All together, these various forums and activities have given the City and Design Team great insight into the historic and contemporary challenges faced by the Black community and what can be accomplished moving forward to address these challenges. There were five primary formats for the community to share their experiences and aspirations:

1. Homework Assignment 1. Legacy and Remembrance (see Day One proceedings, pp 22-24)
2. Isokan Black Community Work Session (see Day Two proceedings, pp 26-27)
3. Homework Assignment 2. Precedents (see Day Two proceedings, pp 30-38)
4. Homework Assignment 3. 10 Questions (see pp 44-47)
5. Team Brainstorming Sessions (see Day Three proceedings and pp 48-61)

1. If you could go back to Hogan's Alley for one day, how would you spend it?

- FINISH UP ① @CHURCH + HEAD OUTSIDE NEEVORKE FOR CHURCH RONE
- I would spend the hour taking photos, shooting video, gathering recipes, stories to hear stories listening
- I would go to my grandmother's house and listen to the juke box while taking in the sights and smells.
- I would visit each door to and say #1 ideas take photos
- Maybe refer ②3 injustice as a way to enhance the triumphs and perseverance.
- I would spend the hour copying the culture life and soaking up different aspects of what would have been pre-1911

2. Which stories are most important? Are they about the building, the people, or the community?

- People in Buildings How Did They Come To Live Here
- The people / community are the most important stories
- 2-The people/community - the relationship between the people & the buildings
- about the people
- Porters Community People/Characters
- Community IN Buildings

3. Tell the Truth

- Residents
- The Voice of the historian/storyteller/poet family member/ resident.
- The voice of the descendants

4. Whose voice should the Hogan's Alley story be?

- the people displaced
- the people who lived in Hogan's Alley, are there particular characteristics
- the people who lived in Hogan's Alley, are there particular characteristics
- the people who lived in Hogan's Alley, are there particular characteristics

5. In the story, what are the most important elements?

- social connection the story
- porters
- the people who lived in Hogan's Alley, are there particular characteristics
- the people who lived in Hogan's Alley, are there particular characteristics

6. Honouring elements of the community by giving it a name.

- celebrating it
- honour the community by empowering it with a strong
- future. How might the means of honouring be similar or different?
- By fostering opportunities, coming to broader community giving place + space
- Space for Cultured #7 Events Gathering
- Education + Entertainment + Spiritual a #8
- Community should be "KNOWLEDGEABLE NEGRO"
- OPEN LOUING SPACIOUS BUSY!
- WELCOMED INTO THE WIDER VANCOUVER AND ITSELF BEING A WELCOMING COMMUNITY
- intergenerational multicultural multilingual Pan-African diaspora
- Hogan's Alley Rebuild #10
- NEGROES LIVE NEXT DOOR (TO EACH OTHER)
- Hogan's Alley Rachel!
- Joy, Resilience, Spiritual Interdependent Community

7. How can we think of Hogan's Alley within Vancouver?

- the people who lived in Hogan's Alley, are there particular characteristics
- the people who lived in Hogan's Alley, are there particular characteristics

8. Describe what you think the personality of this new community should be.

- the people who lived in Hogan's Alley, are there particular characteristics
- the people who lived in Hogan's Alley, are there particular characteristics

9. What would you like the news headline to say?

- Hogan's Alley Rachel!
- NEGROES LIVE NEXT DOOR (TO EACH OTHER)
- Hogan's Alley Rebuild #10

10. What would you like the news headline to say?

- Hogan's Alley Rachel!
- NEGROES LIVE NEXT DOOR (TO EACH OTHER)
- Hogan's Alley Rebuild #10

Response to Key questions asked during Workshop.

Homework Assignments 3. 10 Questions: *Workshop participants were asked to consider the following questions as part of the three day proceedings. Answers to these questions provide valuable insights and information that may not be directly addressed during the limited time of the workshop. As a collection, the questions are intended to help open up a dialogue with the community and address the often occurring dilemma of ‘where to begin’. As it turned out, the community came to the workshop well prepared and willingly shared their experiences and insights. Participants replied by post-it notes as well as typewritten emails.*

1. If you could go back to Hogan's Alley for one hour in 1948, how would you spend that hour?

- Finish up at Church and head outside with everyone for church picnic
- I would spend the hour taking photos, shooting video, gathering recipes, waiting to hear stories, listening
- I would visit each door and say ‘hello’ and take photos
- I would go to my grandmother’s restaurant and listen to the jukebox while taking in the sights and smells.
- I would spend the hour capturing the culture life and soaking up different aspects of what would have been presented.
- I would time it to coincide with listening to one of the jazz greats and enjoy dinner at Vie’s restaurant.
- I will spend the hour at “Vie’s Kitchen” with some Chicken and Ribs, song and dance with other community members who have stopped by to celebrate the end of another hard won day.

relationship between Black people and First Nations, Chinese and poor Whites who lived there.

- The story about the people and the community that created the buildings should feature.

3. Should we tell authentic stories of disappointment and injustice as well as those of triumph and perseverance?

- Both
- Tell the truth
- All stories need to be told because we can learn from disappointments, just like we can learn from stories of triumph and perseverance. There are many people who don’t even know that HA existed because the media doesn’t talk about and certainly history books rarely mention the existence of this unique community that gave so much to Vancouver.
- Yes we should. We should also tell each the current stories so we can create something complete and forward looking.

2. Which stories are most important? Are they about the buildings or the people/community?

- People in buildings. How did they come to live here?
- The people/community are the most important stories.
- The people/community- the relationship between the people and buildings
- Stories about the people
- Porters, community, people/characters
- Community in buildings
- The only story of the building is the meaning of the church that served as a pillar of the community. I am mostly interested in the people’s stories, the

4. In whose voice should the Hogan’s Alley story be told?

- The people displaced
- Former residents, diaspora, youth and elders
- The voice of the historian/ story teller/poet/family member/ resident
- The voice of the descendants
- Through the voices of its residents. We want to honour their past, struggle and achievements against all odds.
- The story should be told from the perspective of those that lived it as presented by a well read and knowledgeable story teller.

5. In honouring the Black community that lived in Hogan's Alley, are there particular characteristics of the community we should focus on?

- Social connection and history
- Wonderful experience
- Vibrancy, caring and connectedness
- Social connections, economic ingenuity, balance with nature
- Creative and social hub, homecoming and welcoming, employment and brotherhood of sleeping car porters.
- Welcoming atmosphere- Art & Vibrancy- Music, murals, agriculture, visual art (installations)
- The significance of the railway porters
- The solidarity among its residents. HA was not an exclusive Black community, we know that it hosted several low income folks: First nations, Chinese, Italians, Mexicans, etc... We call it a black community because at the height of its existence, the Black folks who lived there the majority. As such we feel that when the neighbourhood was destroyed, Black people scattered all over the city without a place to call home. Key characteristics are: the music, the food, camaraderie. Given the fact that it was a low income community and that the city allowed the place to run down, it also hosted illicit crime, like gambling, drugs and sex trade.
- We should look at what they did, how they did it, where they had to go to get there and where they are today and why.

6. Honouring elevates 'recognition' by giving it affirmative value. We can honour the community by celebrating its past. We can also honour the community by empowering it with a strong future. How might these two means of honouring be similar or different

- They may be similar by combining the two into the present effort
- We can re seed what was lost: social, political, economic capital
- Social housing at welfare rates is pivotal. Can we find a way of taxing the rich to build housing for the poor?

- The first one refers to preserving the memory of HA. The second one is equally important. We owe it to the community to ensure that present and future generations are given the resources they need to prosper and become productive members of the society. We want the three levels of government to work together and fund programs, develop skills and foster business incubation so that the residents can look to the future with hope, instead of languishing in poverty.
- Celebrating the past and empowering it with a strong future are similar in as much as they are about the state of the people of African descent in Vancouver. They are different because the past is about those of us whose ancestry came through the most horrible story of humanity, slavery; and empowering it with a strong future implies an inspired integration of that story with that of today's African immigrants. Something new and wonderful could emerge culturally if we do it properly with open hearts and minds.

7. How can this project serve the community and help it to heal and thrive?

- By fostering opportunities, connecting to broader community, giving place and space
- Space for cultural events and gathering
- Creating multi-use spaces and opportunities for entrepreneurship will help this community heal and thrive.
- By having a good business plan
- The community will need remarkable funding to repair the loss that has handicapped the Black community since the city destroyed the community. We need dignified housing that meets the needs of the people, we need a cultural centre that will allow the residents to tell their stories, teach and learn from others. We will need skills development and business opportunities to create jobs and build prosperity for the residents.
- If done properly, it could be the beginning of a new paradigm in the lives of people of African descent here and beyond.

8. How should we think of Hogan's Alley within Vancouver's broader cultural context?

- Education, entertainment and spiritual
- As important, valuable, wanted, acknowledged, an asset
- Entertainment, education, food and culture focussed space
- As a place where people of African descent call home. The way we think of Chinatown for Chinese or South Vancouver for Indo-Canadian folks.
- A place that celebrates and honours African Canadian achievements culture and heritage

9. Describe what you think the personality of this new community should be.

- Open, loving, spiritual, busy
- Welcomed into the wider Vancouver and itself being a welcoming community
- Intergenerational, multicultural, multilingual, Pan African diaspora
- Welcoming, warm, spiritual
- Joy, resilience, spiritual, interdependent, communal
- The personality of this new community should be "knowledgeable Negro"
- Safe space for the black youth to feel ownership, feel at home and thrive
- We should think Hogan's Alley as home to creative, cultural and social excellence in Vancouver.
- First of all the main entrance of HA should have a Gate, similar to the once leading to Chinatown along Pender St. The gate should reflect public art personifying the African Heritage, a family or some kind of handshake or embrace. We should integrate social, cultural, environmental and economic values. Public art and environmental protection: recycling waste, rainwater harvesting, using only what we need and incorporate recycling so that we compost and reuse what we have. It should be a place that help everyone learn and become part of the environmental stewardship. It should be a place where people can grow food, cook and sell a

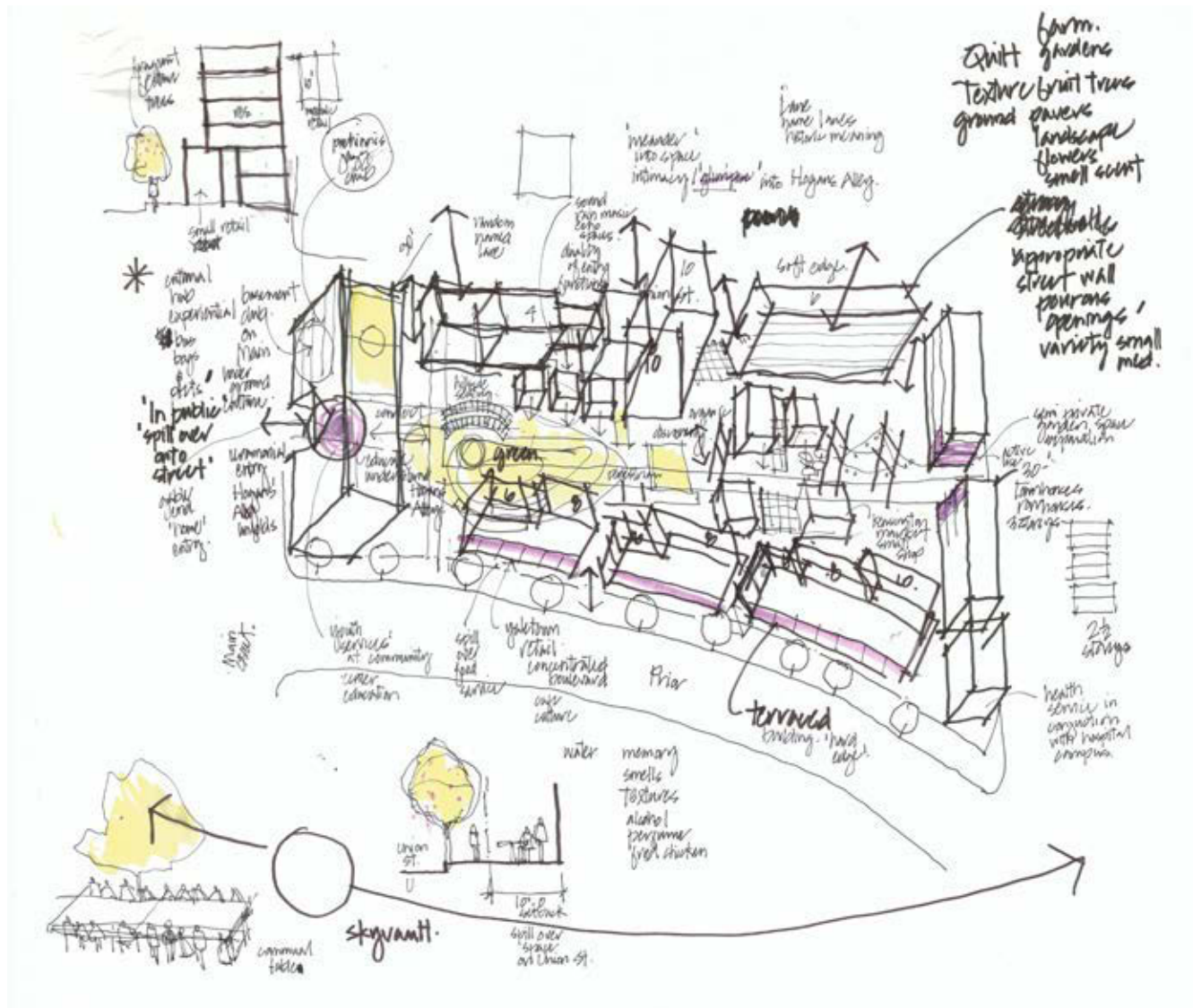
variety of dishes that represent the cultural diversity of people who live there. It should be a place where people have plenty of opportunity to exercise and live an active life.

- It should be vibrant, colorful educational, inclusive and fun.
- I envision a Centre called "Together Africa Heritage Centre" at Hogan's Alley! Come let's chat!

10. Imagine five years into the future and this project is being featured in the news. What would you like the news headline to say?

- Hogan's Alley Rocks!
- Negroes live next door (to each other)
- Hogan's Alley rebuilt
- Residents from Hogan's Alley land trust cut ribbon at new cultural centre.
- The headline will announce that the residents of the community and the Mayor of Vancouver have cut the ribbon of a new African Canadian Museum of Culture and History.
- Vancouver Celebrates Togetherness; Hogan's Alley is back 21st. Century style.

4.2.1 Team One



Team #1: "Aperture"

(Presented by Stephanie & Tracey)

a. Morning

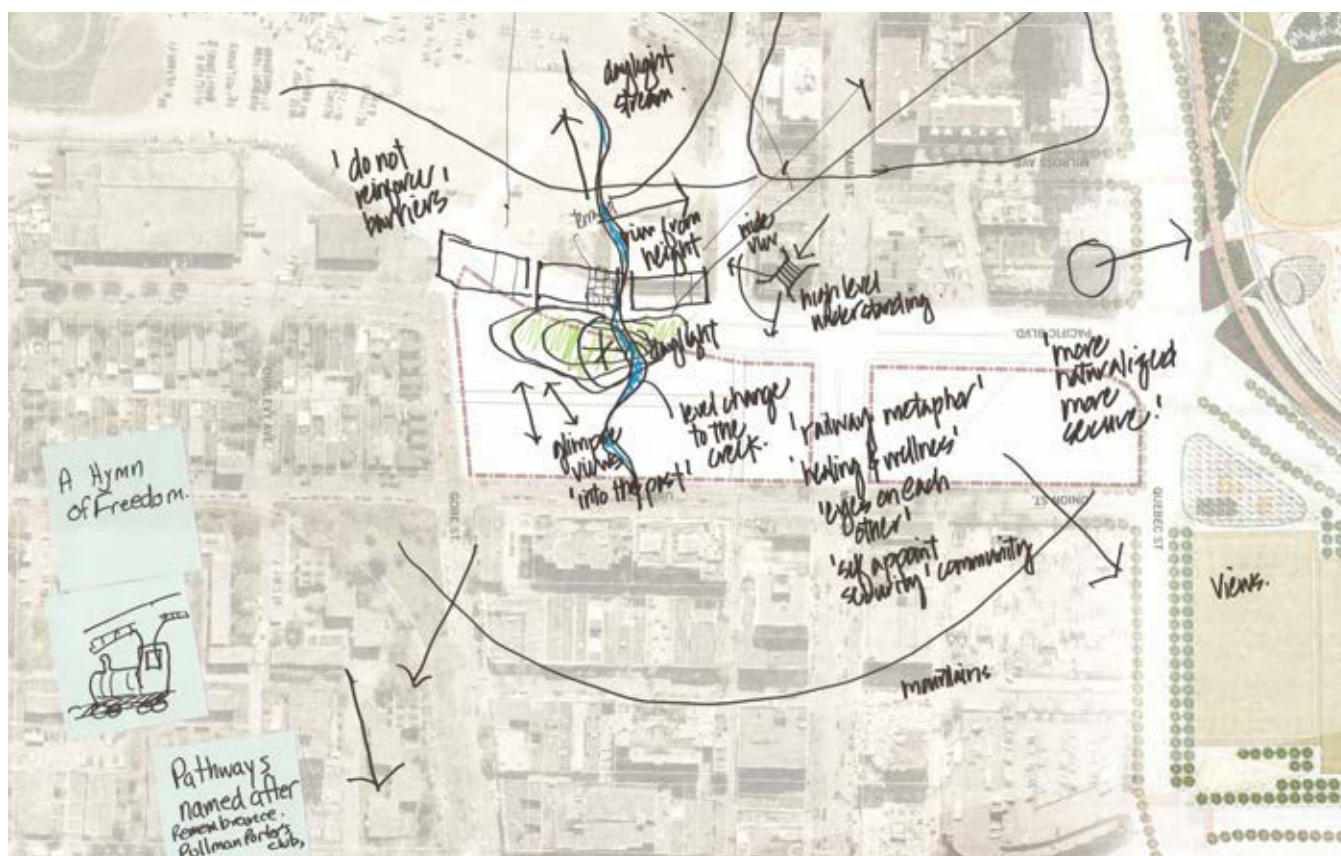
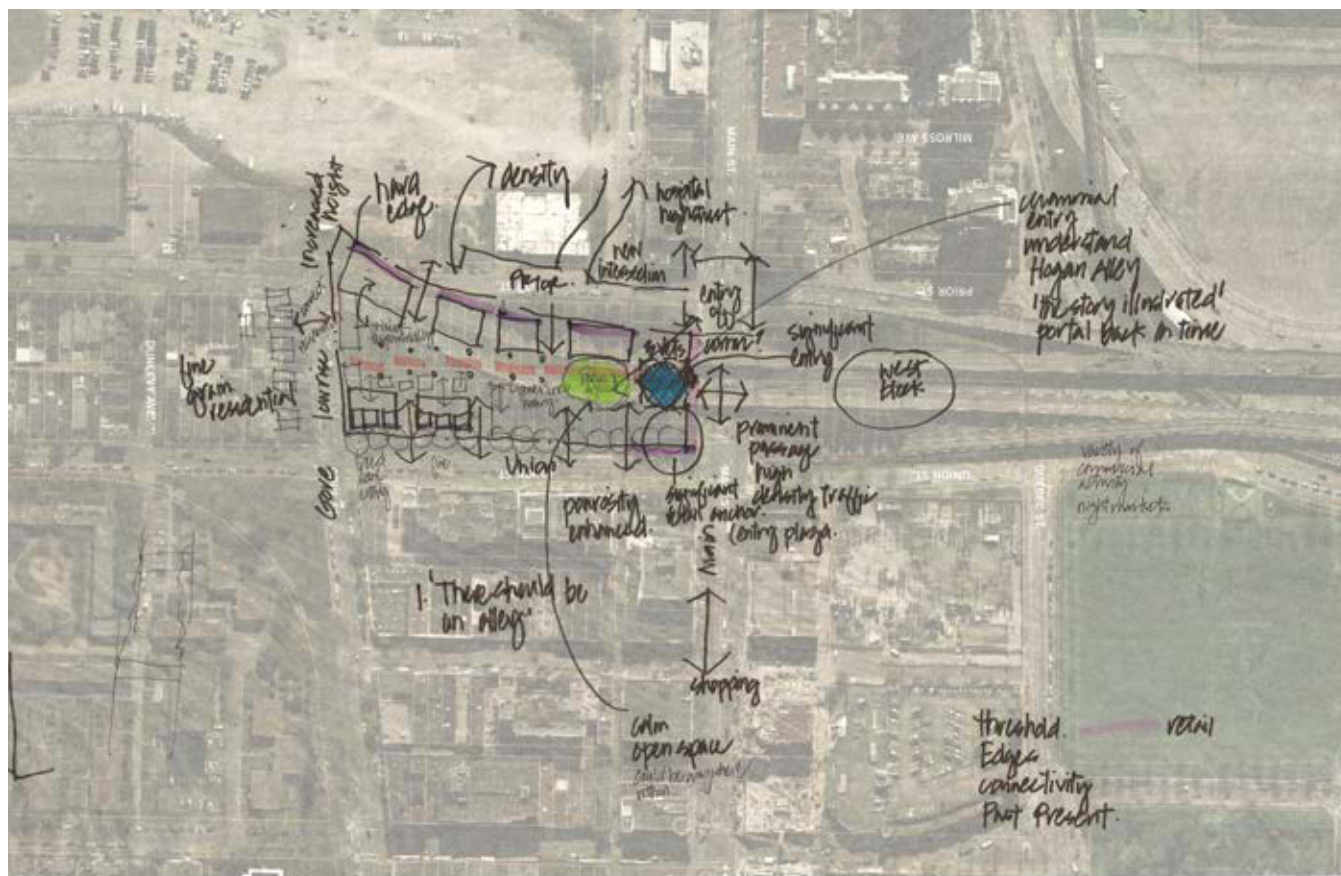
- A Hymn of Freedom
- “H” frames in the alley
- A way to peak in
- Circle – hugging and arms encircling
- River – recall past and pulling in sense of sounds
- Feel some of the tension & anxiety of the black

experience upon entry and access

- Wellness centered around nature
- Communal spaces – multipurpose
- Sense of sound and music
- Food – important
- Commemorate history through naming pathways

b. Afternoon

- The underground
- Entry with gabled form



- SPACES - Porous as well as ^{GRPT} Intimate
- Accessible
- Cultural space integrated with development - co located
- Fine grains on ~~the~~ Union St.
Porous - small cafes.
- Threshold - archway - greenery
sense of entry

- Union-Calmen } Different ^{GRPT} entries to the site
Pacific - grander }
→ create vertical repetition
- Tracey - Power lines were the memories of the alley
- Wayne - there should be an alley
- contained space
leading to ~~an~~ open space
a place
- Frames the Space
Views - Chapel end of the alley
- Fine grain shops - alley

- Pathways named after people
- Painting on the wall - Big back jazz

Railway - Reason people used to live here.

Views → NEFC Future - Fire works
→ looking east - Past - Present neighbourhood

Views should be ~~at~~ accessible

Prime → Sun Rises / Sun Sets

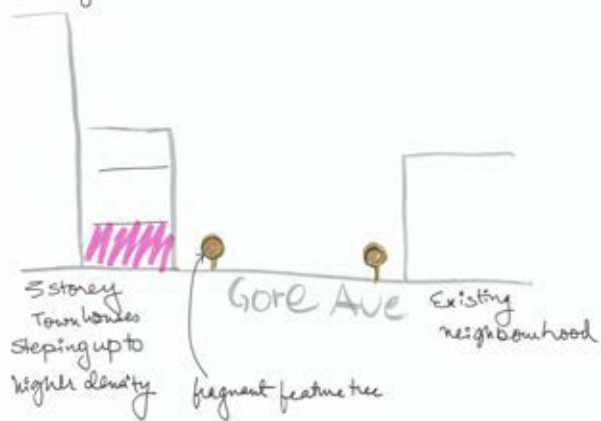
→ using nature to guide what happens
→ timing.

- Space with room
space for children to play & know they are safe
- layering of activities
• 24 hrs activities.
- Festival of Friends - Hamilton ^{Stephanie}

- Sense of arrival
- Wide view
- Hints.

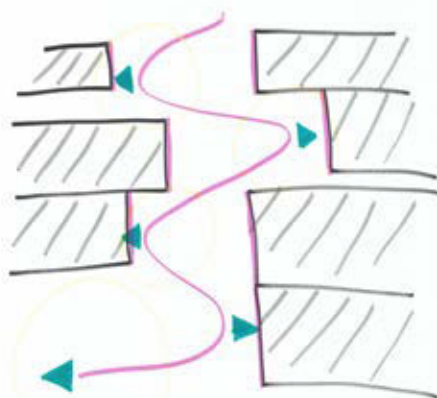
Gore

3 storey town houses reflecting the existing neighbourhood.



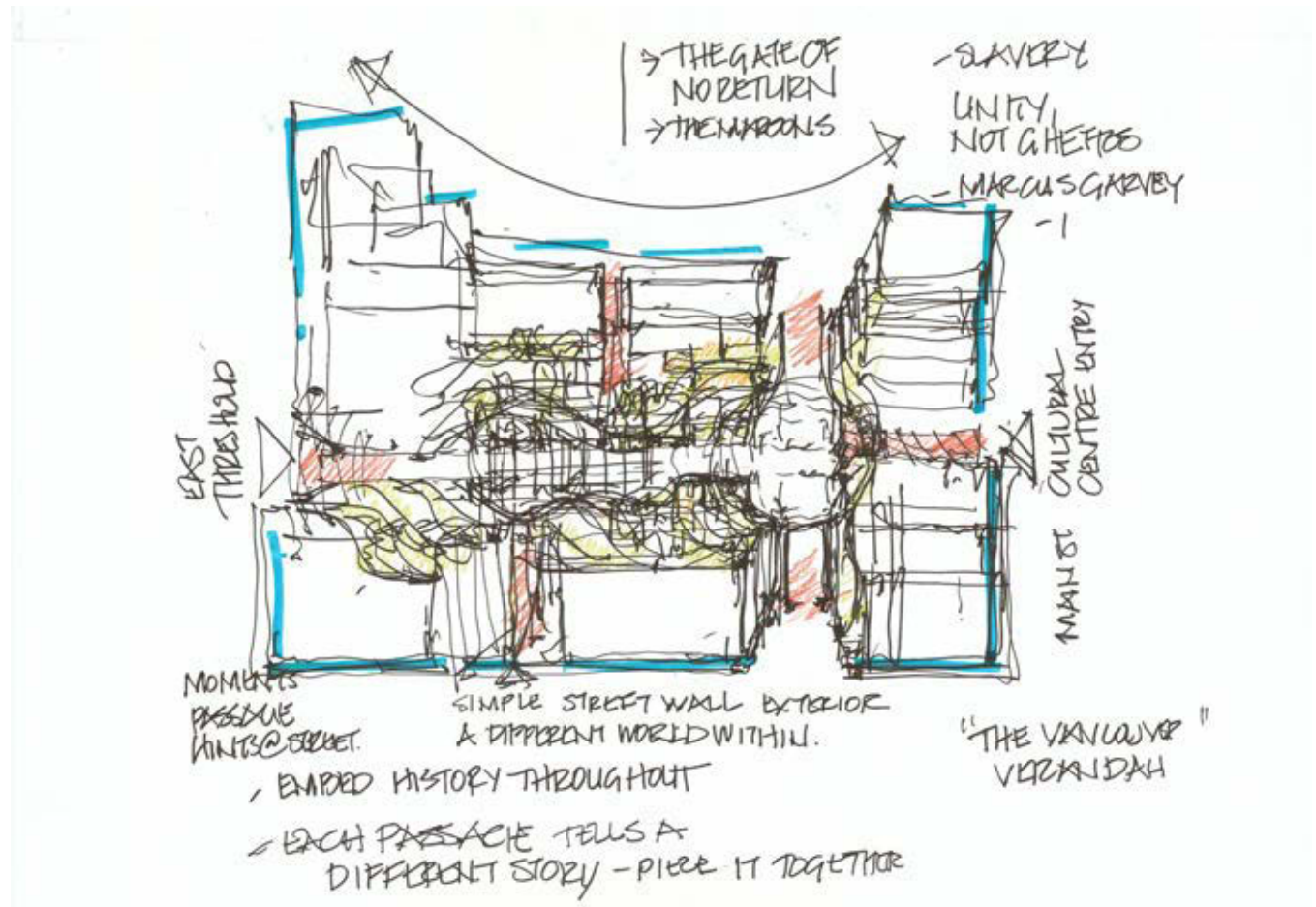
— Retail/Studio

Main St



Small seating spaces with lights on the sidewalk

4.2.2 Team Two

**Team #2: "Village Healing"**

(Presented by Pete)

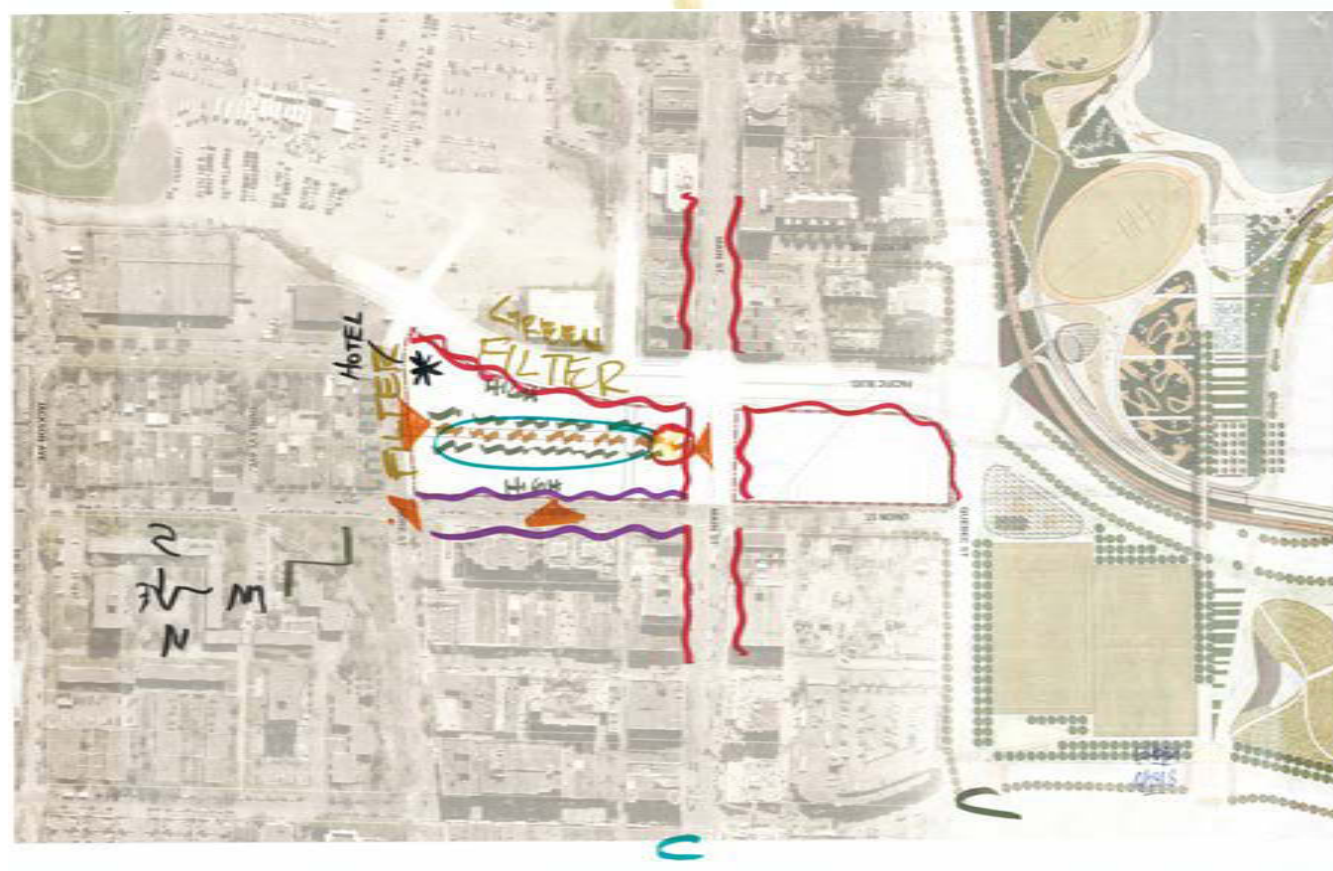
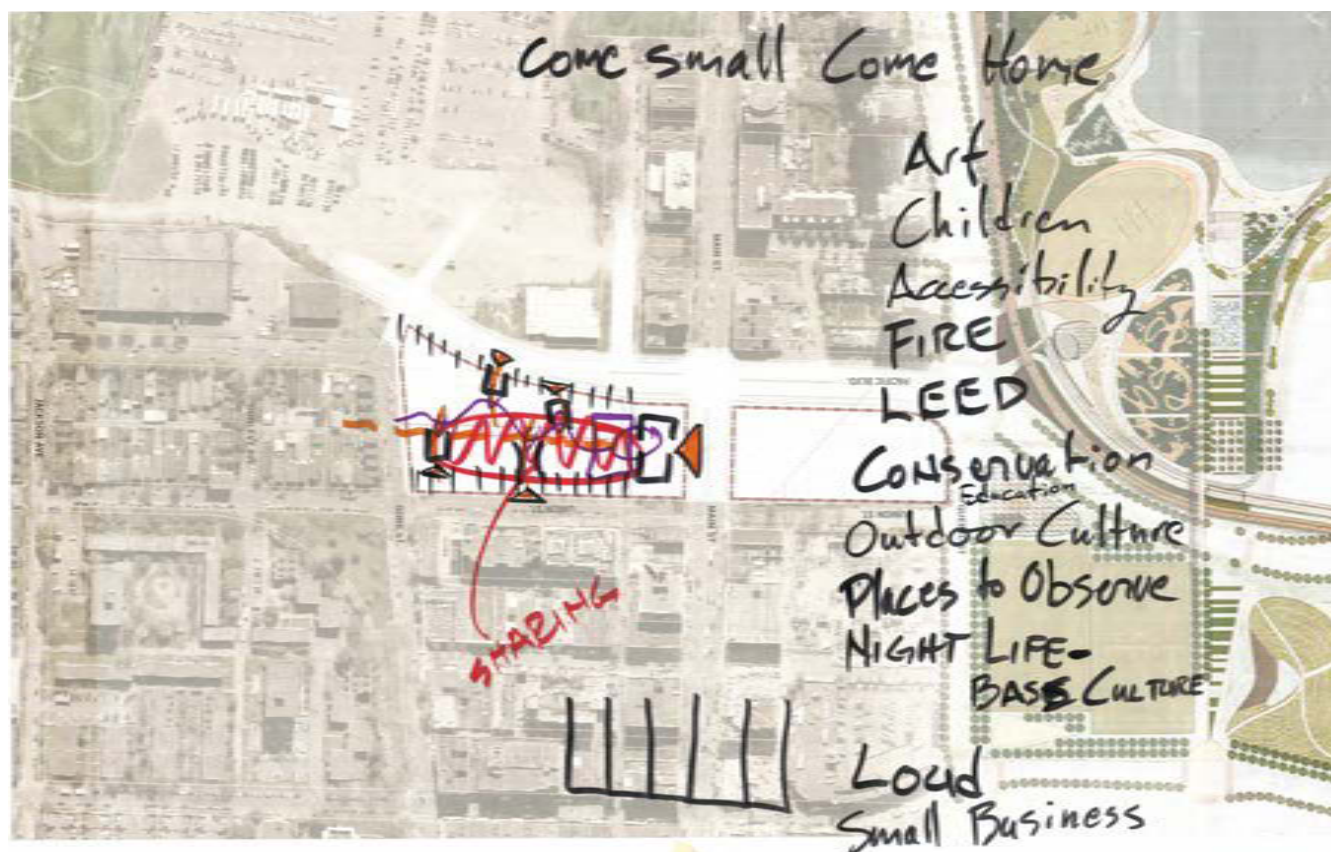
a. Morning

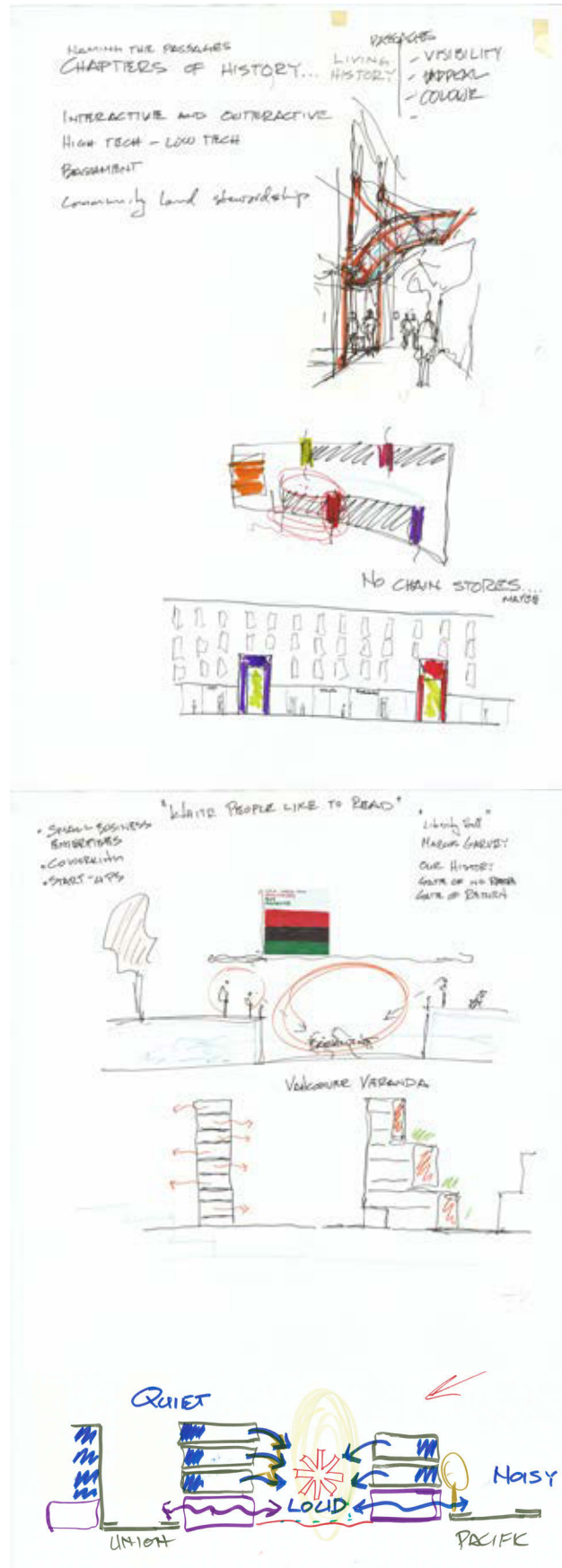
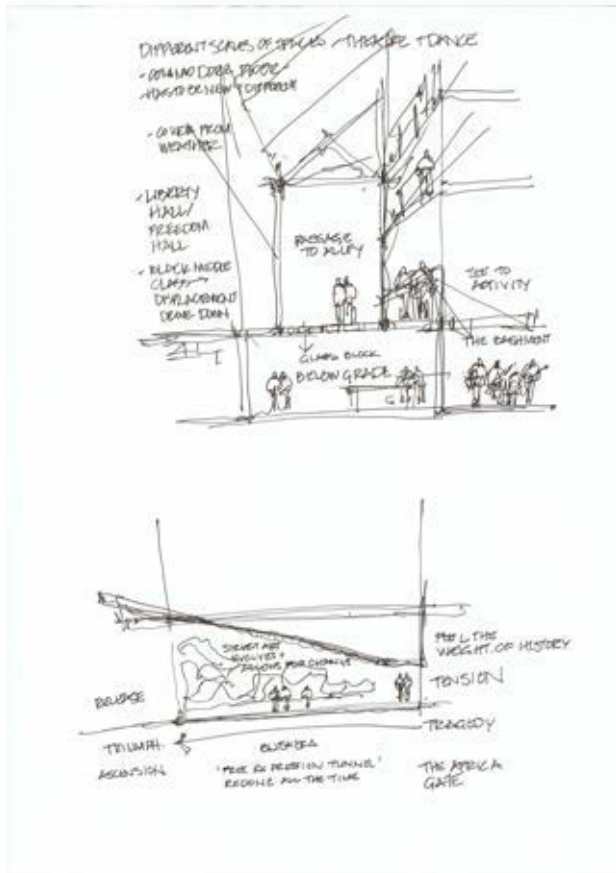
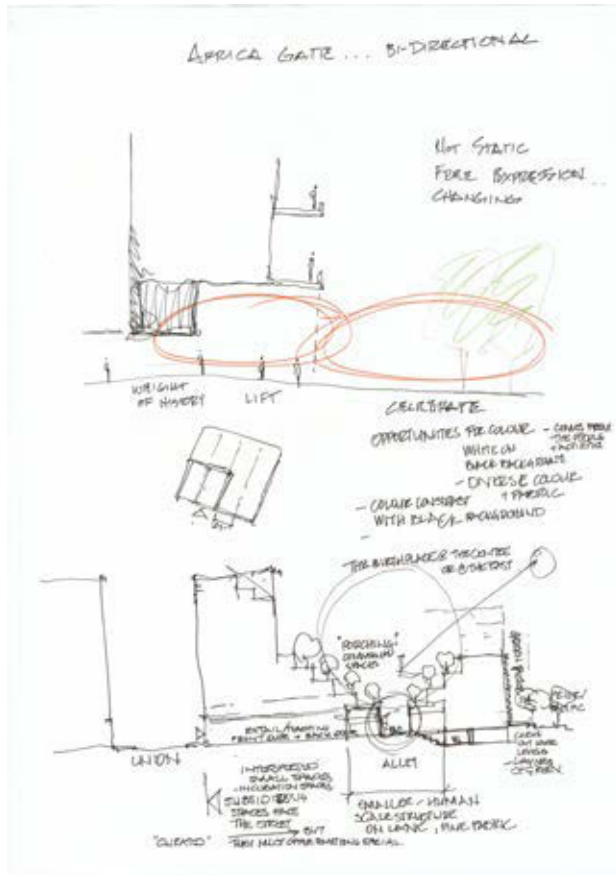
- Oasis with courtyard inside
- Porch experience
- Trees / horticulture / cleaning air
- Diffuse cultural center
- Below ground entertainment and music
- Heart – should have some visible spaces
- Reflect original narrow 25 ft. widths of the lots
- Innovation & knowledge – teaching about the environment; low energy consumption; passive

- Accessible through affordability
- A place of spirituality / religion
- Avoid social isolation that is prone in very high rise condos
- Food is important

b. Afternoon

- Passageways with tunnel and multiple gates with themes
- Idea of a knowledge centre





STONE ENTRY / THRESHOLD

AT MAIN + GORE

②

PORTAL:

TINY PASSAGE THRU STREET WALL ON MAIN
ON MAIN LOOKS TOTALLEY

- MEET ME AT THE " "

- UNION ST
MAIN + UNION

CULTURAL CENTRE ON
MAIN - ACTIVE, VIBRANT
+ LEADS SOMEWHERE ELSE

- TRAFFIC IS SLOW ON MAIN - VISIBILITY

- BRINGS PEOPLE CLOSER TO PARK

BRICKS - ENERGY

- PEOPLE CALM
- RED - BIG CITY
- YELLOW - MEDIUM

A JOURNEY: DOESN'T HAVE TO BE STRAIGHT

MULEY
HAS TO BE SPECIAL

DEFINITELY
PROBABLY
PROBABLY

PERCHES HUMAN SCALE
NO CARS, SLOW BIKES
SCALE - SMALL RETAIL
STREET LEVEL FOCUS
CROSSING GREEN ACCESSIBLE

MULEY

- BLACK FOOD
FOCUS!!



③

- JEWEL IN THE CITY - GARDENS, PARK
PARKS - CLOSING THE AIR

- STREETScape ON UNION - MIRROR OTHER SIDE

- STEP DOWN IN PARK - COACH - HOUSE, PICTURE

RED TRANSITIONAL THRESHOLD: VIEWS TO ACTIVITY

CULTURAL CENTRE - ON MAIN - HILL

ON MAIN - HILL - BACK SPILLS INTO JEWEL

- THINGS TO DRAW PEOPLE THROUGH

UNION - MULEY - CONNECT THEM

RESIDENTIAL - SMALL BIG CLAVES

BILL - MAINWAY - PEOPLE OF THE SOUTH



- WANT A HOTEL - AFFORDABLE

PACIFIC/PEOPLE

GET GARDENS, HIGH RISE SPACES

CULTURAL CENTRE REQUIRES E

SCALE SCALE

REK SHED - BIG BEAUTIFUL TREE

- HEAVENLY GREEN WALL - AMPLIFY EDGE

SHOWS CULTURE

DESIGN TIME - HOW DO YOU ENTER?

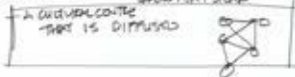
- ENTER/SPILL INTO MULEY

⑤

COURTYARD - PROBABLY: SPECIFIC ENTRANCES
SPILL INTO THE MIDDLE

NIGHT LIFE? OPEN SPACE FOR OPEN MUSIC
+ COVERED SPACE - RAIN

TO 20 PEOPLE SPACES ARE NEEDED - EMERGING ARTISTS
NO ONE/WORK/TECHNICAL - MULTI-PURPOSE/PLAY
SPACE STREET SPACE



RICK LANE - TOWN BUILDING - STREET IN HOUSES

BROWN MARKET - TINY BROWN STORES, K

INDOOR - MARKET - MARKET + BROWN STORES - INTIMATE SCALE

MAIN MARKET THRESHOLD + OUTDOOR GATHERING + DARK CONNECTING
SMALLER SPACES

- PLACES/SPACES IN THE MIDDLE TO OBSERVE FROM MANY
STOPS

- STREET STALLS
- STREET CULTURE
OPEN, OBSERVABLE, COVERED

- CONNECTED, COVERED WITH AN AUTOMATIC ROUTE
POINTS OF MEETING + PASSAGE
INTEGRATED THROUGH PLANT



CHINA HOUSE - VIEWS - THRU GATES

VIEW'S THRU TO
COURTYARD
(PAUL MURPHY)

④

COURTYARDS! - RESIDENCES ABOVE

COMMUNAL SPACES - CAN

URBAN SPACES - TWO FLOORS - URBAN STREET
INTIMATE WITHIN

HERE IS THE CENTRE OF THE BLOCK

→ CULTURE OF SHARING - RESERVE THIS

PERMANENTLY - CONNECTING

CIVIL RIGHTS MUSEUM - A BIG GATHERING SPACE

THAT TO COMMUNITY CENTRE - USE THE
COURTYARD SPACE

LEVELS BELOW?

CENTRAL SPACE - GATHER AROUND THE TREE

CONNECT THE NEW BLOCK THRU THE ALLEY

KOTO - THRU

THRU TO THE INSIDE OF THE BLOCK / FOR
THE LOBBY

DISCOVERY - CLOSET FIT, LOCKER ROOM SPACE
CHANGING

4.2.3 Team Three



Team #3: “Central Hearth/Home”

(Presented by Constance)

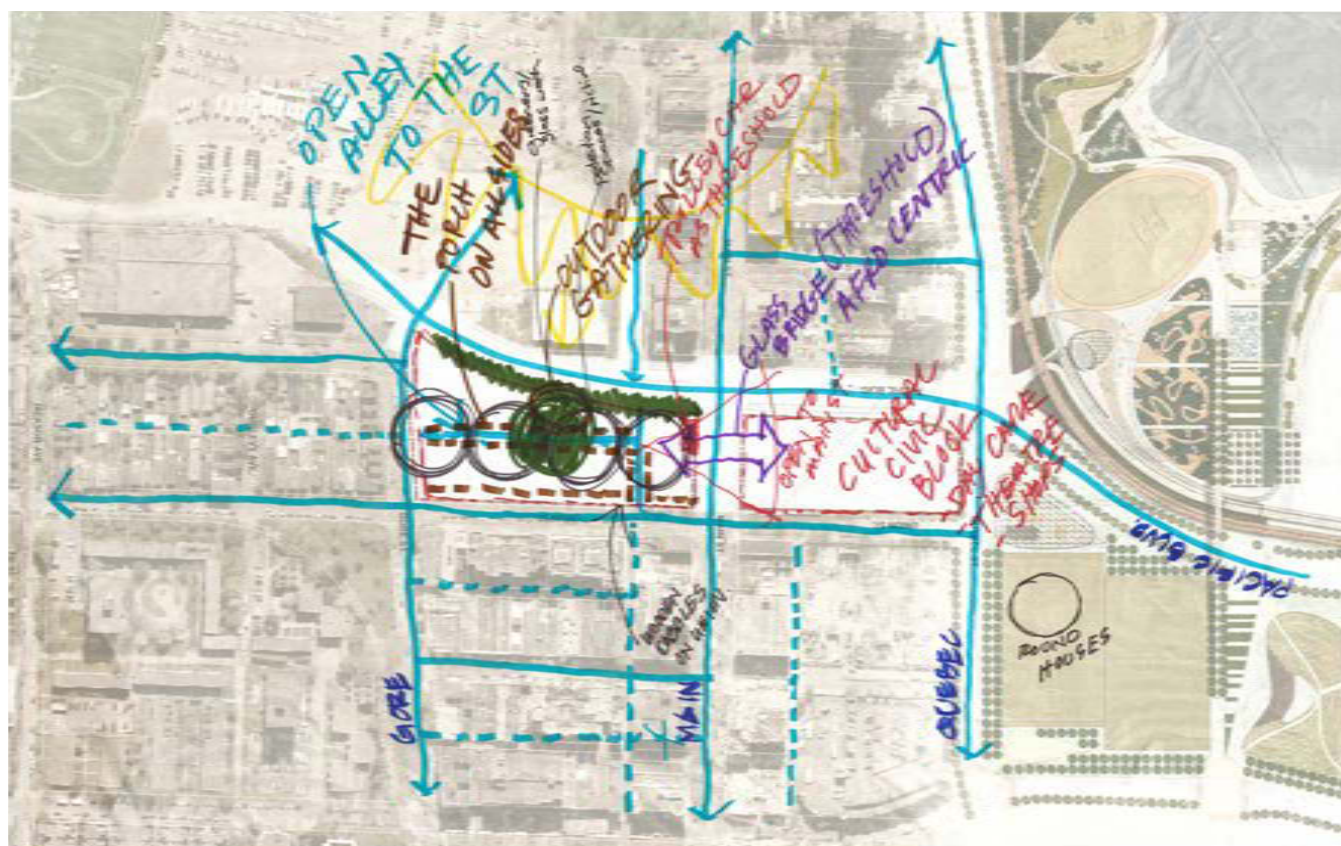
a. Morning

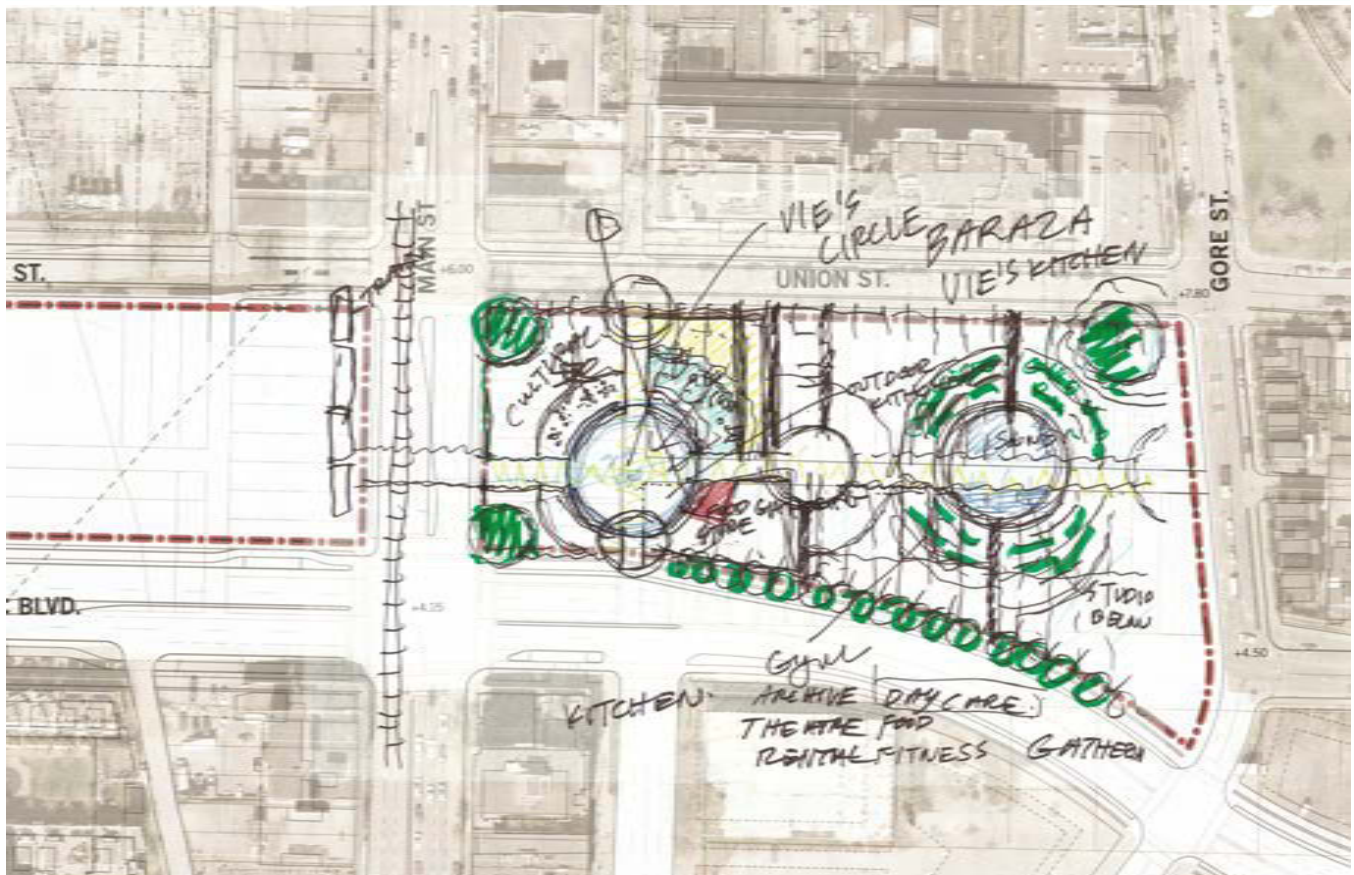
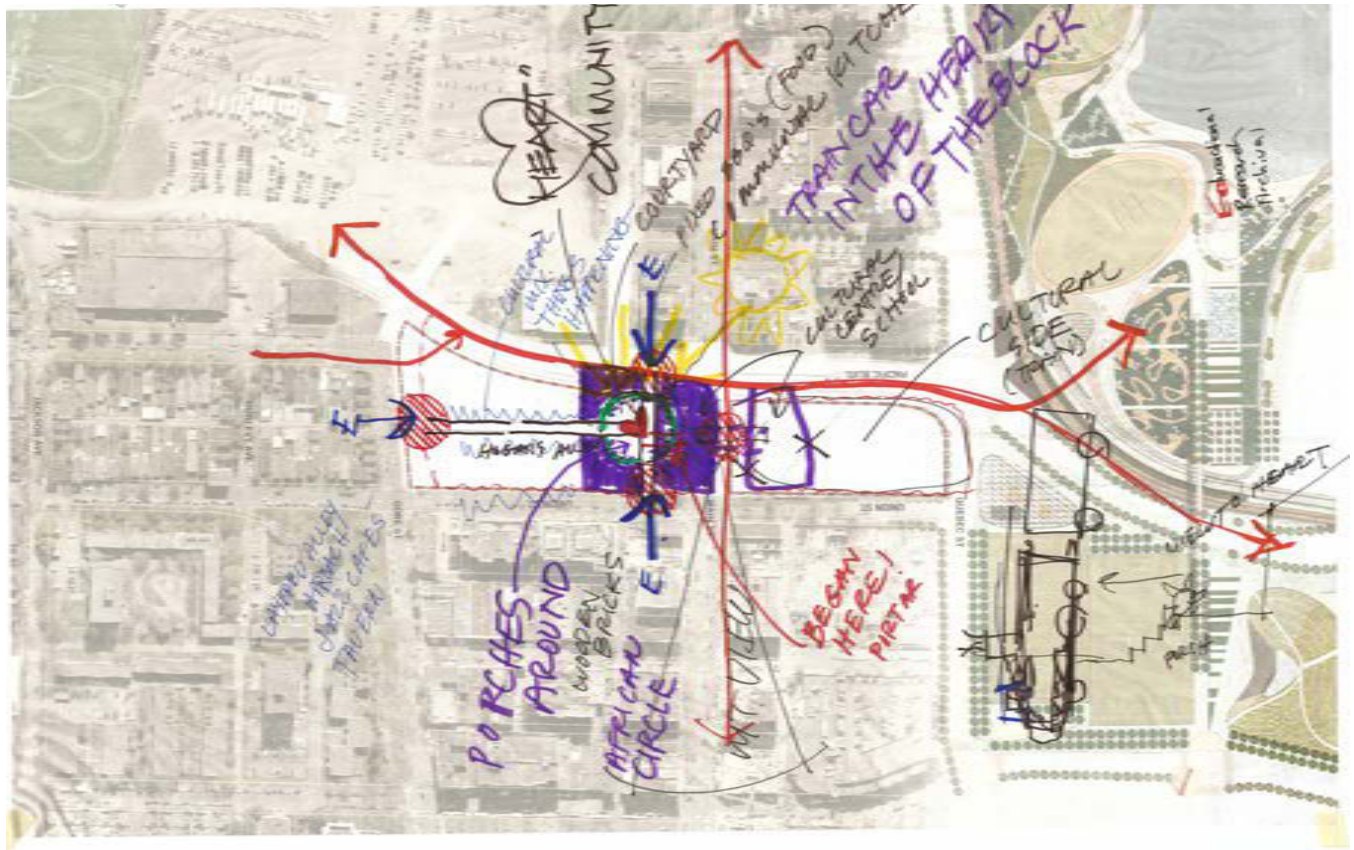
- Artifacts, unearthing creosote bricks
- Train that brings in the history of the Porter
- Circular forms
- Porches off circular green space
- Overhead street crossing

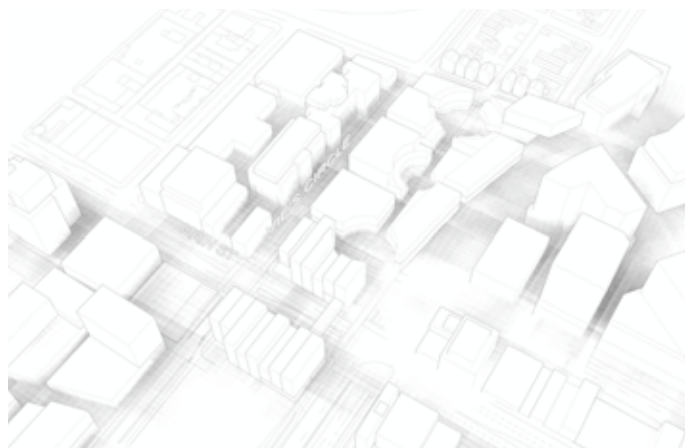
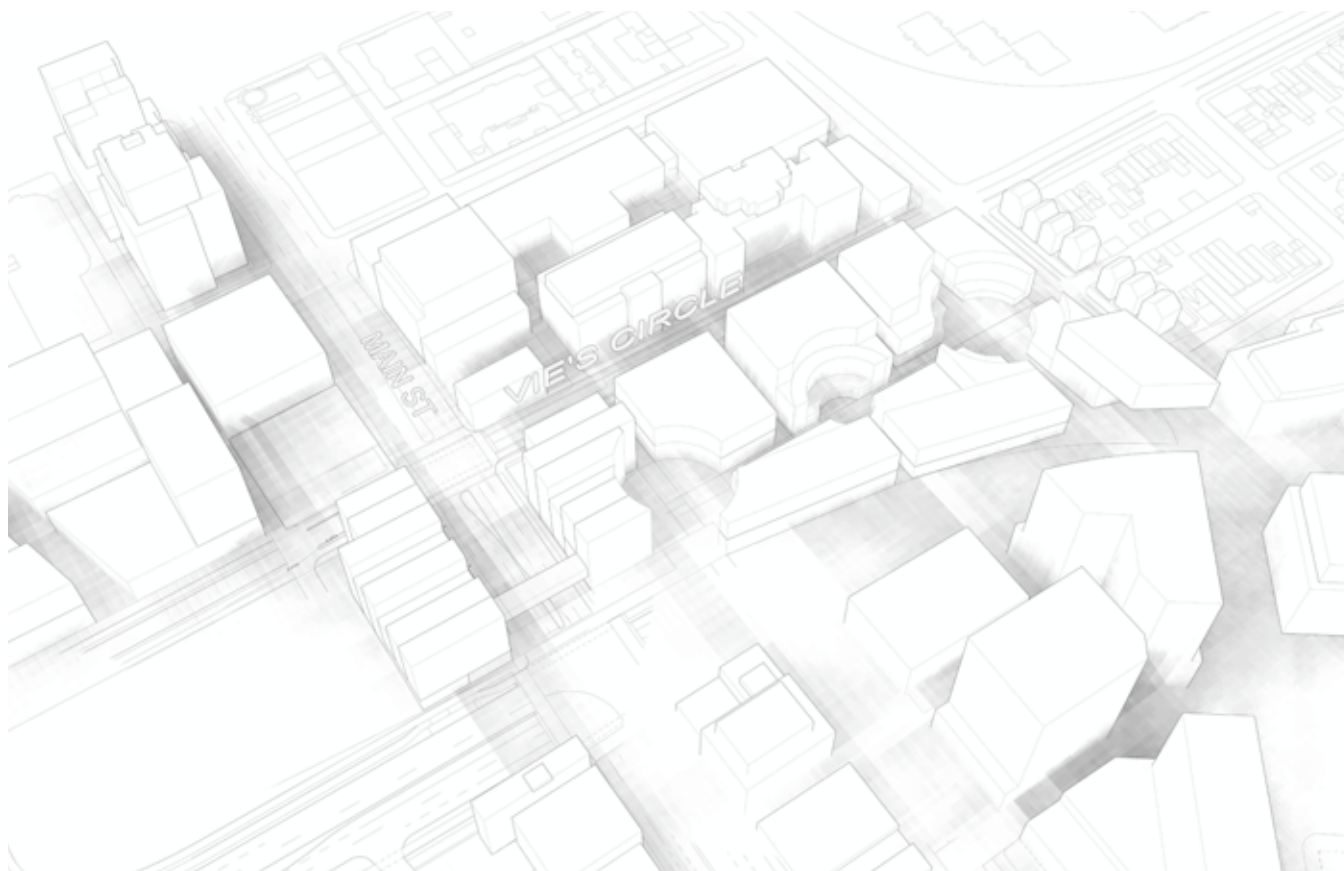
- Homey, comfortable feel
- Towers look down on something beautiful
- Identity / recognizable / distinction
- Bring in archival material currently dispersed among families
- Fragrance is important

b. Afternoon

- Refurbishing train





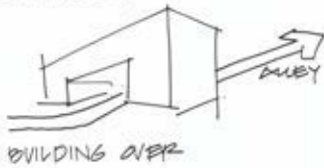


TEAM - 3

• FRAGRANCE

AS THRESHOLD

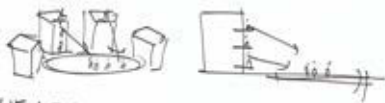
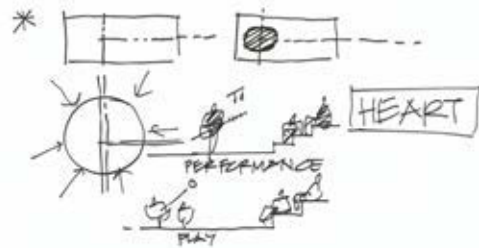
- TROLLEYS
- HA SECRECY / HIDDEN AWAY
- HOW DO YOU HAVE A CLOSED SPACE YET INVITING?
- RESURRECTION OF WHAT WAS THERE?



* GREEN SPACE

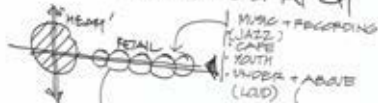
GREEN ROOF - URBAN
AGRI

- * ROOF TOPS AS
LANDSCAPE
TOWERS LOOKING DOWN



* HEART

- CULTURAL CENTRE
- EDUCATION / RESEARCH



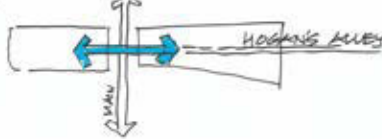
LOW SCALE
"MAIN STREET"



- * 'HEART'
 - AFRICAN CIRCLE
- * ACTIVE SPACE
 - PLAYING
 - MUSIC
- * FIRE HALL
 - NOISE
 - SIREN
 - HOSPITAL
 - AMBULANCE
 - FIRE
- * 'LEED' SUSTAINABILITY

- PORCHES/DOORS
- COMMON B/W AFRICAN DWELLINGS
 - "ROUND"
 - INCLUSIVE
 - COURTYARD
- EDUCATIONAL SOCIAL CULTURAL
- INCUBATOR SPACES

- * AUTHENTIC
- * FOOD - FIXED BARBECUE
 - RENT GARDEN + BBQ
- * GREAT ROOM
 - "DIGITAL" - OUTSIDE
- * "TRAIN"
 - PORTERS/RAIL
 - MEMORY OF SITE
- * EDUCATION

- SEATED/SEATING AREA
 - SPEAKERS CORNER
 - ELEVATED GLASS BRIDGE
- 
- GATHERING SPACE
 - APPO-CENTRIC - THRESHOLD
 - AFRICAN-AMERICAN - CULTURE
 - (PUBLIC LIBRARY)

4.3 Emerging Directions/ Themes

Overall design and development ideas focused on sound urban design principles that included:

- Scaling of building and setbacks relative to street traffic load
- Diversity of uses and density
- Vertical transition from most public to most private
- Clear identity of threshold moments and layering of spaces
- Connectivity to public transit
- Location of programs relative to adjacent land uses
- Massing and orientation as a response to environmental conditions
- Exploration of different forms of land tenure (eg. Community Land Trusts)
- Design and implementation grounded in a feasible business model that ensures financial viability and support for non-market/community uses.
- The new Hogan's Alley need not be the rectilinear 'T' form of the original subdivision, but the three historic entry points are important and should be maintained. The Alley can be more organic, rhythmic, curvilinear in its path, and/or incorporate geometry of the circle that reflects more African influence.
- The character, scale, personality and overall experience of the new Alley internal to the block should be a different experience than the outside of the block. This block interior should be a focus of life, small scale local businesses, music, oasis, a safe place and community.
- Passages connect from the streets outside to the Alley and are an opportunity for story telling. Can be powerful moments of transition.
- The overall block organization as well as individual buildings and open spaces between buildings should be designed around social connections – porches, terraces, rooftops and building forms that support social life and connection; a range of scale of spaces for a variety of activities; glimpses of life within.

The Working Group expressed unanimous opposition to having a fire station located on the Hogan's Alley block as part of the redevelopment plan. Concerns for noise and large vehicle traffic were expressed along with a general aversion to the city continuing to use some portion of the land for city-wide services rather than community focused redevelopment.

During the course of the workshop there emerged several prevailing themes. These were shared by all three groups but expressed in different ways but with a consistently high level of priority.

- All groups identified Main Street as the location for a Cultural Centre because of its visibility and connectivity. The Main Street location should have a clear presence on the Alley, and act as a passage/connection into the Alley as part of how the centre is organized and designed. In either abstract or literal ways, this passage should tell a story and also be a welcoming, celebratory gateway.
- Cultural Centre as a place of gathering, education and empowerment. This can be a single building or a series of spaces dispersed throughout the development. It should embody the spirit of the community and be a welcoming destination for Black Canadians as well as all citizens and visitors to Vancouver. "From the Black Community for the larger community."
- Housing that encourages diversity and is accessible to a broad range of income levels. Affordable housing is a significant need in Vancouver as well as housing that supports multi-generation family units. Targets for affordable housing should strive to meet, or exceed those defined by the city.
- Development framework and scale that supports small

The following are tangible goals or key takeaways that emerged from the workshop to be applied to the development guidelines for the Hogan's Alley portion of the Sub-area 6D (East Block).

minority business enterprises. Large and small business enterprises are necessary for a sustainable urban fabric and will be key to empowering minority business startups and small businesses to thrive in this location.

- Open space tailored to support organized community activities and informal recreation. The new development should incorporate layers of open space that transition from a healthy streetscape to large open space for gatherings and to smaller, intimate garden spaces for the community.
- A distinct character and sense of place that celebrates the Hogan's Alley heritage and is welcoming to all citizens of Vancouver and beyond. A generic, formula driven developer aesthetic will not suffice. The architecture should be distinct, dignified and welcoming.
- Programs and infrastructure that support Vancouver's Black community in outreach to other minority communities and in support of a proactive role in the larger Vancouver community. Opportunities to add program and amenities that benefit adjacent land uses

and activities should be explored. These may include relationships with the planned healthcare campus to the south, views to the larger Northeast False Creek development or transit stops along Main Street.

These goals are important to the process and outcome of this project because they form the spiritual foundation for the new masterplan, connecting it to the history of the site and today's Black community, helping it tell the community's story through design. They also become tangible metrics for measuring the success of the master plan and its ability to guide the design and construction toward a successful conclusion. As the master planning process advances, it will necessarily address many additional requirements for city planning and development pro forma. These will at times seem at odds with one another and compromises will be necessary. Nevertheless, by establishing these goals early on there will be clear expectations for those seeking development opportunities so that the interests of the Black community are well represented and the story of Hogan's Alley will not be forgotten.



5. RECOMMENDATIONS AND NEXT STEPS

A clear and inclusive process going forward is key to realizing the full potential of this opportunity. Accordingly, the following next steps outline a recommended process for accomplishing the immediate requirements for master planning and for strengthening the collaborative relationship with the community necessary for implementation.

To ensure effective communication with the community and to aid in expediting the design process for the eastern portion of the Sub-area 6D, it is recommended the Working Group appoint an ad hoc Design Advisory Committee (DAC) to represent the larger Working Group to the Design Team and, by extension, many of the interests of the Black community. This committee will effectively give the community a 'seat at the design table', working alongside the Design Team to represent the community and act as a conduit for open communication. This committee should consist of three to five individuals who, as a group, can generally represent the diverse makeup of the community. These individuals should be good communicators with the ability to understand broad, sweeping ideas about design and policy. Above all, they should have a sincere interest in honouring Hogan's Alley and building new opportunities for the community.



Cover page credits:

01. Hogan's Alley 1958 (Source: City of Vancouver Archives/ Photographer AL Yates/ P508.53)

02. Hogan's Alley 1937 (Source: The Province; Evelazarus.com)

03. Georgia Viaduct Replacement, 1971 (Source: Pasttensevancouver.tumblr.com)

01	02
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03

NEFC
SUB-AREA 6D-EAST BLOCK

HOGAN'S ALLEY WORKING GROUP -WORKSHOP REPORT

JULY 2017



PERKINS+WILL