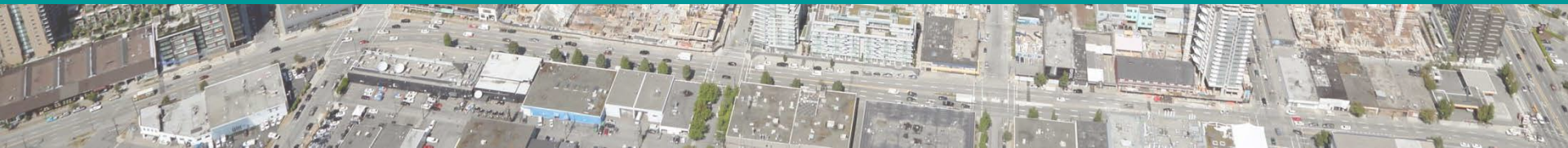


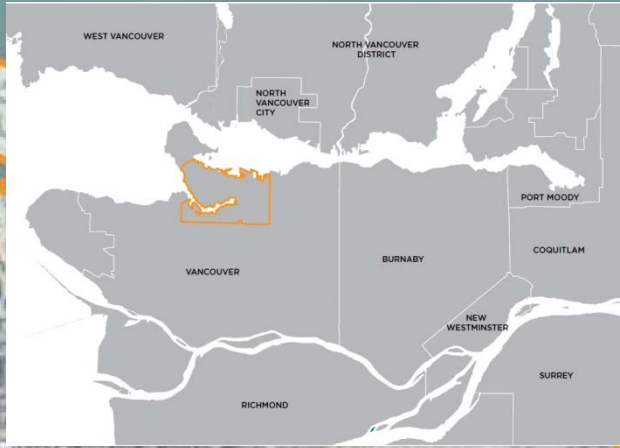
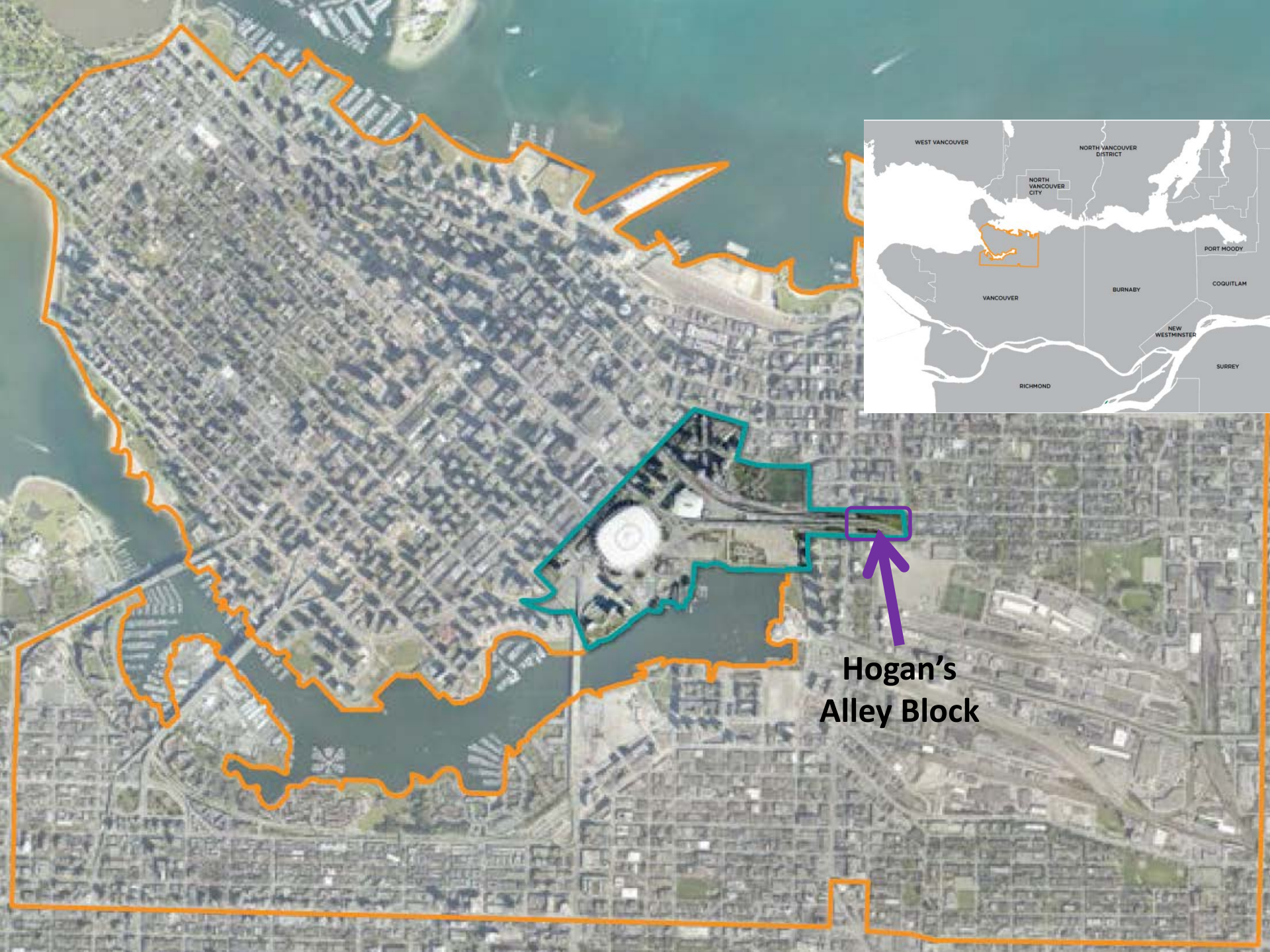


November 8, 2018

Holly Sovdi

A plan for Northeast False Creek & Vancouver's Hogan's Alley





**Hogan's
Alley Block**



North Side Union Street

Three Star Rooms
 Moore, R.A.
 Holman, L.
 Mah Byng
 Cabins
 Levens, Mrs. J. (rear)
 Lane, Mrs. H.
 Lee, J.
 Blanche's restaurant
 Lions Gate Press
 Vancouver Paper Box
 Redland, J. blacksmith
 Van Pimbe (rear)
 Pozzaton, F.
 Pial, F.
 Markel, P.

North side Prior Street

Kominsky & Ortani rooms
 Cabins (rear)
 Pinto, J.
 Schleger, G.
 White, E (rear)
 Stroud, A.
 Maggriotto, J.
 Lane, W.
 Cabins
 Kingland, T.
 Strudelund, S.
 Stevenson, S.
 Brown, H.

South side Prior Street

Chilled fruit wholesaler
 Atlas Iron & Metal junk yard
 Horn AC Co.
 Flex-o-Ray venetian blinds
 Bridgeway Bonded Parcel
 Service
 Atlas Iron & Metals
 Canadian Junk Co.
 Imperial Wiping Rag
 Wee 8 G

South Side Union Street

Sundoo Rooms
 Hong Kong Cleaners
 Ungren, J.
 Union Shoe Repair
 Riddell, G.A.
 Arnell, A. (rear)
 Holman, L.
 Furlan, J.P.
 Caruso, T.
 Calliazzo, Mrs. T.
 Vacant

East side Main Street

London Hotel
 Modern Barber Shop
 London Drugs
 Chinese Club
 Pioneer Junk Co.
 Three Vets War Surplus
 Boyd's Tobacco
 Douglas Cafe
 Keen Kut Barbers

West side Main Street

BCER car barns
 City Garage
 City Roads Dept.
 City Scavenging Dept.
 BCER steam plant

POWELL ST.

E CORDOVA ST.

E HASTINGS ST.

E PENDER ST.

KEEFER ST.

E GEORGIA ST.

UNION ST.

PRIOR ST.

MAIN ST.

STATION ST.

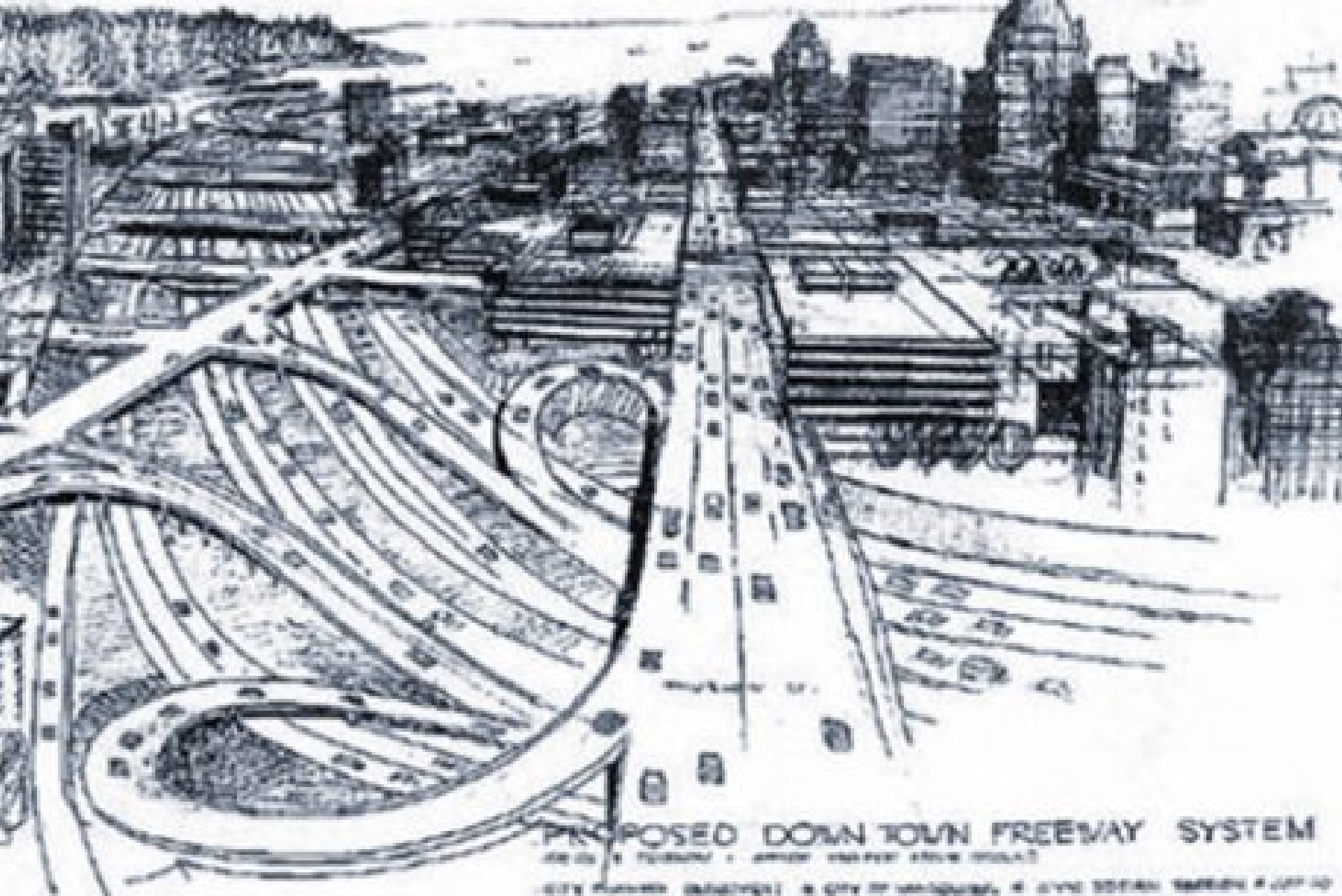
GREAT NORTHERN RAILWAY

CANADIAN NATIONAL RAILWAY

HISTORIC HOGAN'S ALLEY

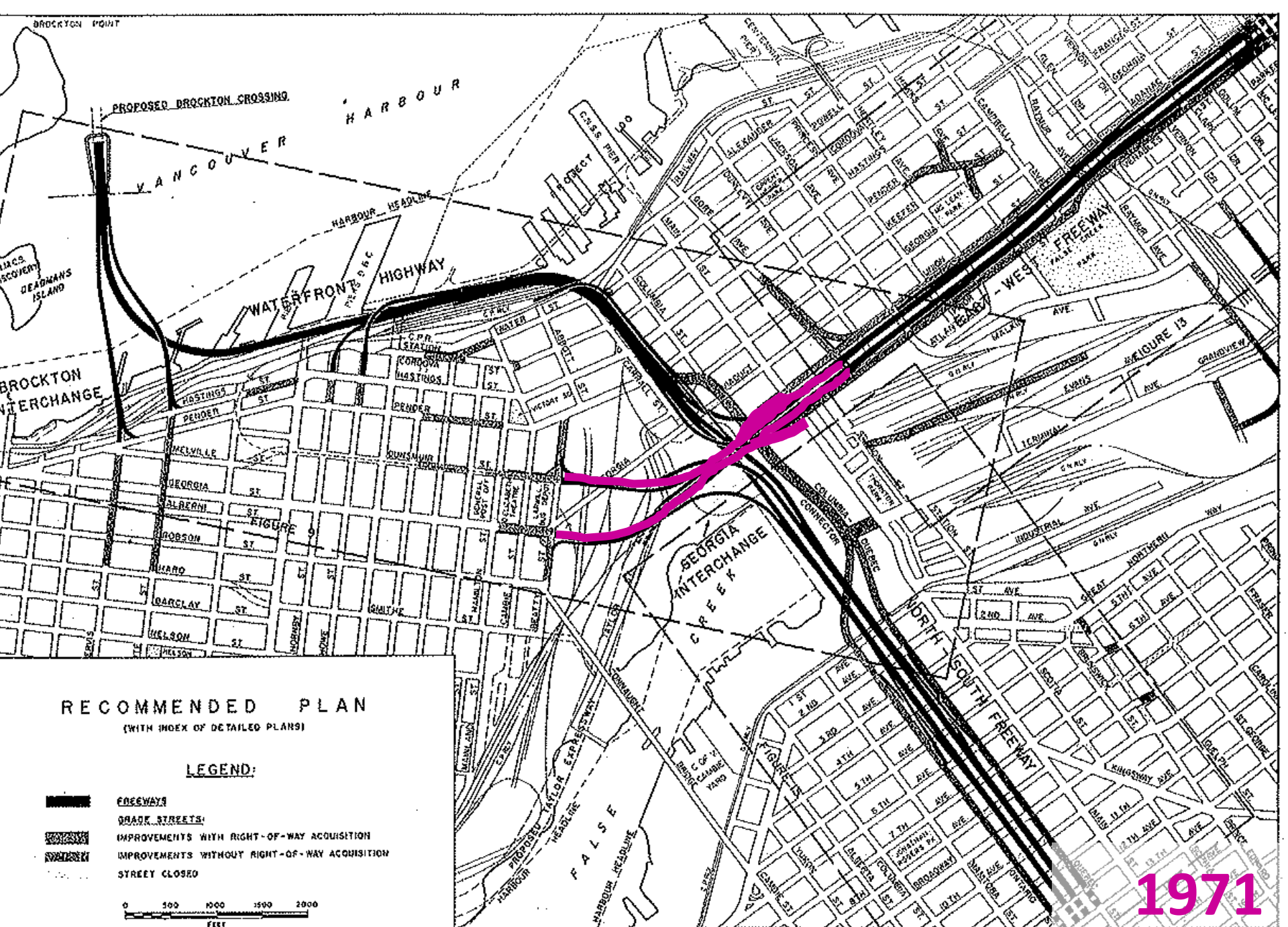


THE FREEWAY ERA (60s & 70s)



PROPOSED DOWNTOWN FREEWAY SYSTEM






REDESIGN & RECONSTRUCTION OF EXISTING FREEWAY SYSTEM
CITY ENGINEER (SANITARY) & CITY OF ANCHORAGE, 4 CITY STREET, ANCHORAGE, ALASKA 99501



RECOMMENDED PLAN

(WITH INDEX OF DETAILED PLANS)

LEGEND:

-  **FREWAYS**
-  **GRADE STREETS**
-  **IMPROVEMENTS WITH RIGHT-OF-WAY ACQUISITION**
-  **IMPROVEMENTS WITHOUT RIGHT-OF-WAY ACQUISITION**
-  **STREET CLOSED**



1971

THE FIRST AND ONLY



1971

THE FREEWAY ERA CUT SHORT



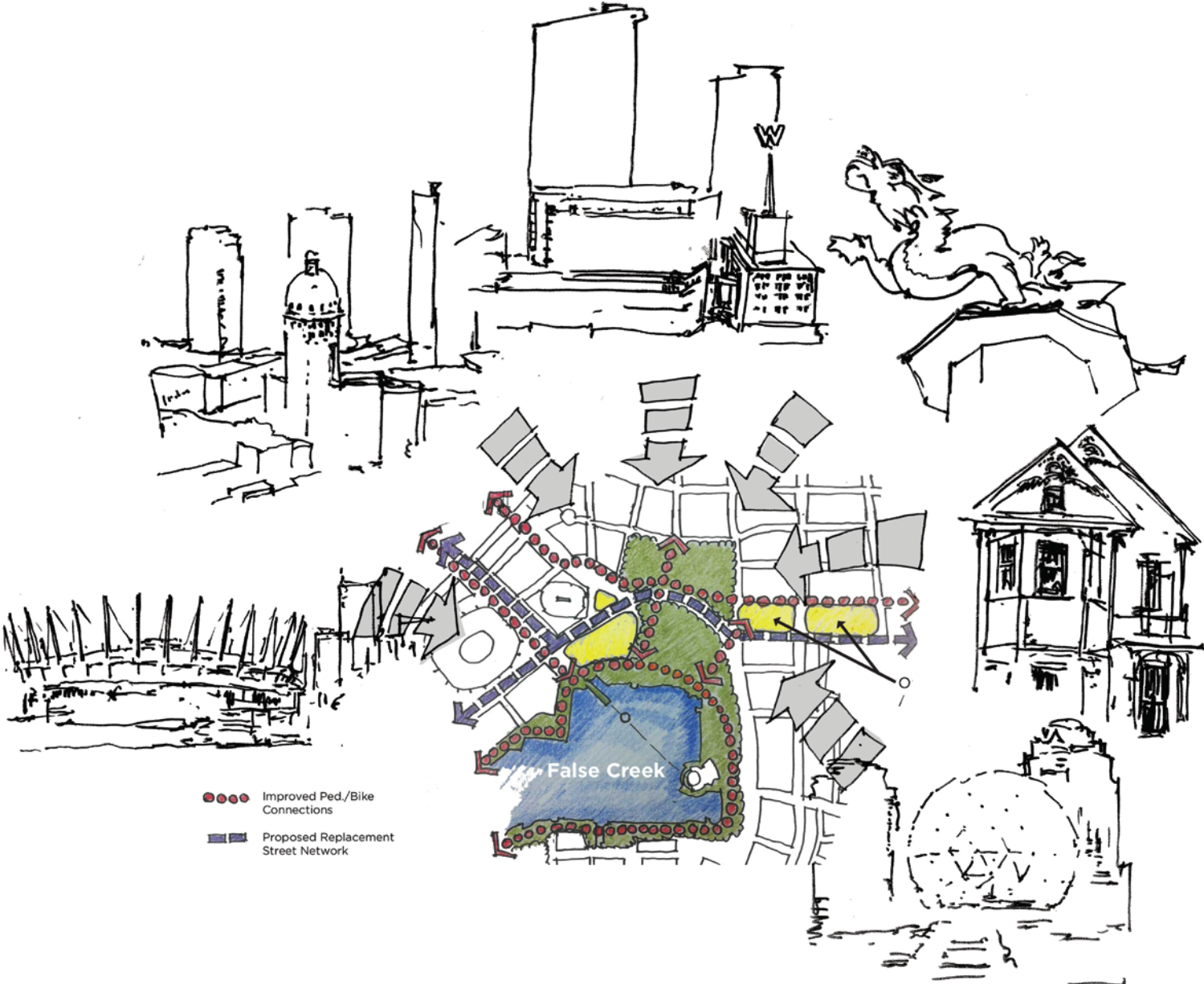
1972



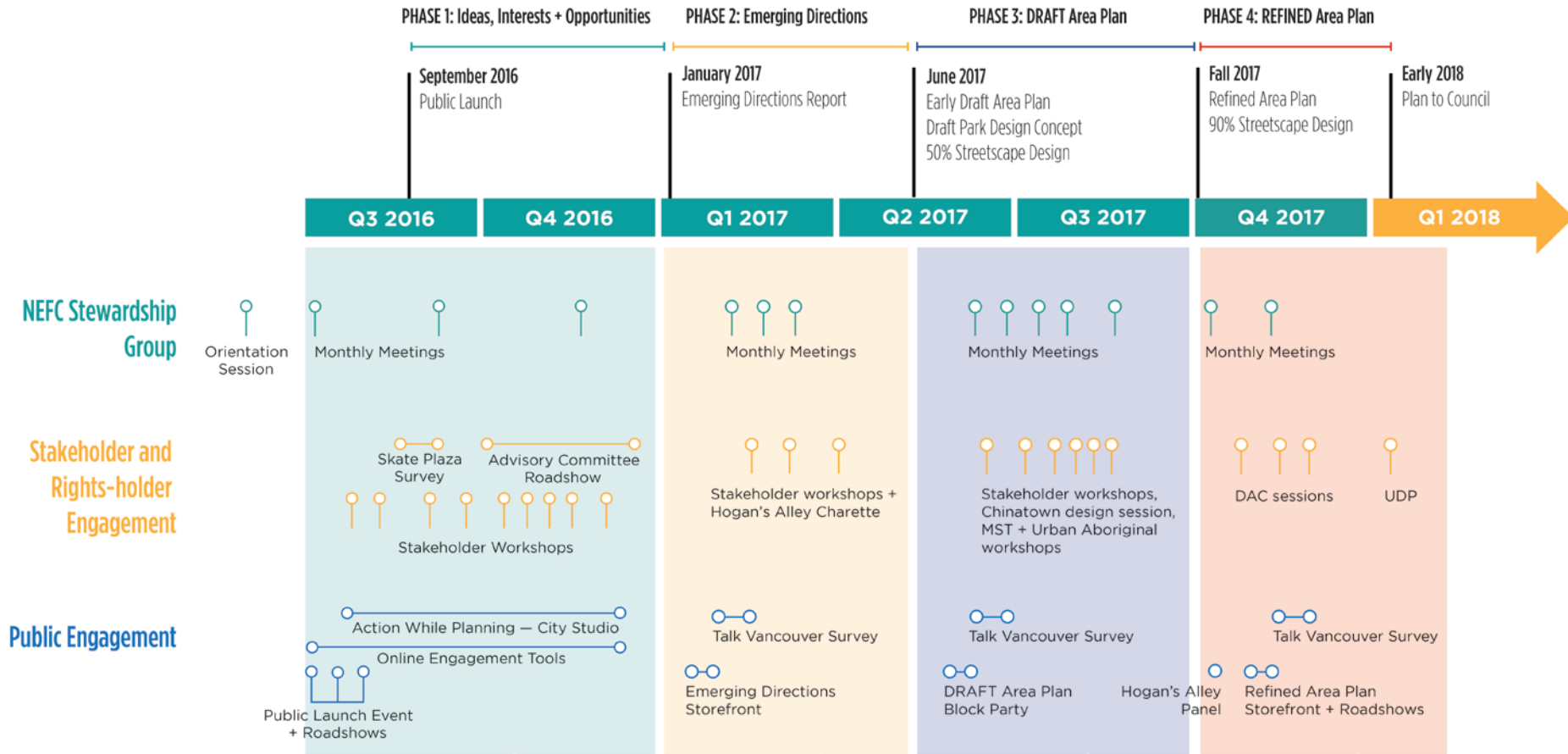
Hogan's
Alley Block



DISTINCT COMMUNITIES



ENGAGEMENT PROCESS



17,572 total people engaged

5,985 People Engaged

2,819 People Engaged

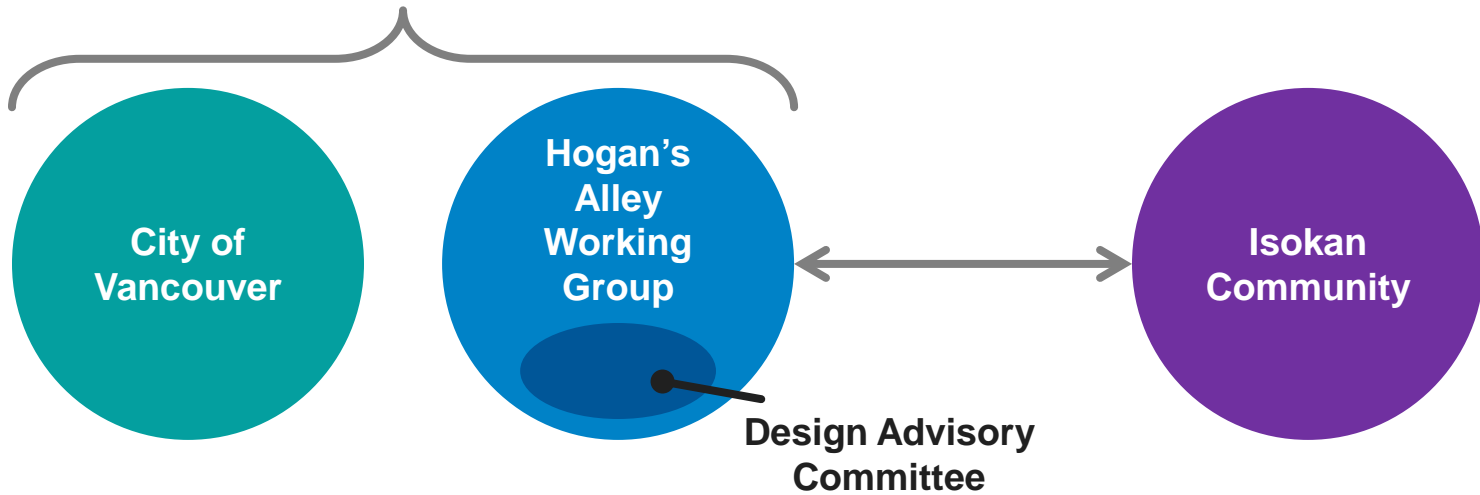
5,482 People Engaged

3,286 People Engaged

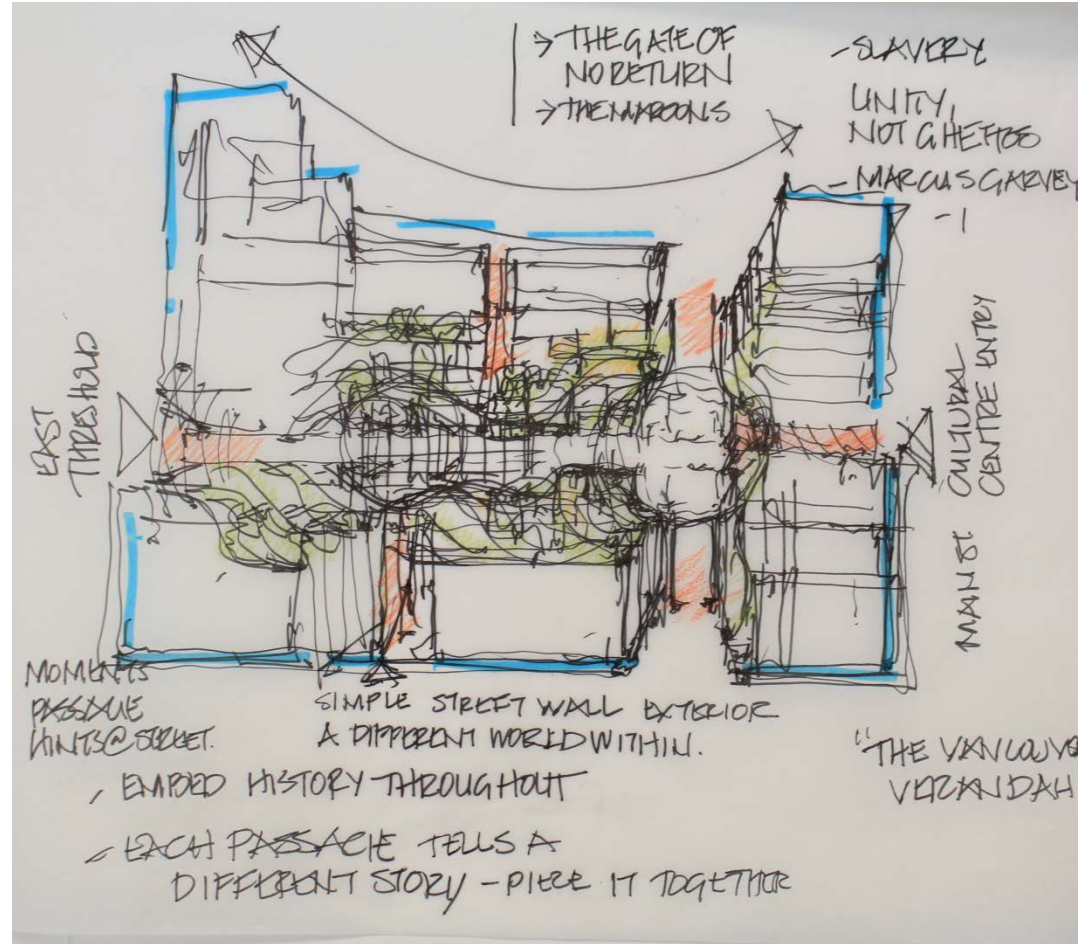
HOGAN'S ALLEY WORKING GROUP



CO-DESIGN PROCESS



HOGAN'S ALLEY WORKING GROUP



Design incubating trust and relationships

HOGAN'S ALLEY WORKING GROUP

Storytelling at the Charrette: What We Heard

“Social connection
and history.”

“Welcoming atmosphere-
art & vibrancy- music,
murals, agriculture, visual
art (installations).”

“The
people/community
are the most
important stories.”

“A place that celebrates
and honours African
Canadian achievements,
culture and heritage.”

“We should think of
Hogan's Alley as home to
creative, cultural and
social excellence in
Vancouver.”

A VISION FOR HOGAN'S ALLEY



A CULTURAL HEART FOR VANCOUVER'S BLACK COMMUNITY



**NEFC
Plan
Policy:**

Program the Cultural Centre to support community building through food, gathering and celebration, education and empowerment, art music and dance, and research and knowledge of Black Canadian history.

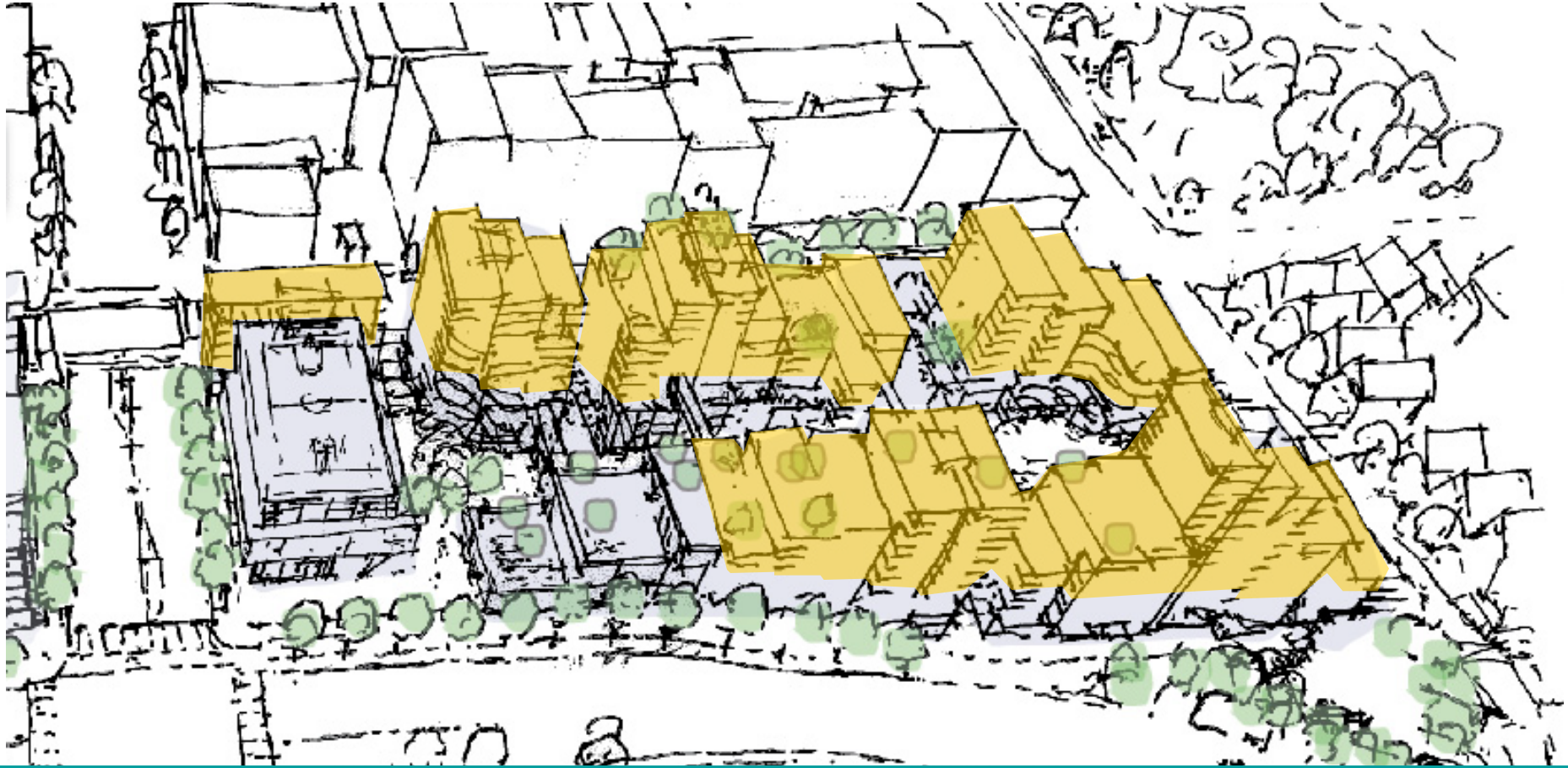
A SOCIAL HEART FOR THE NEIGHBOURHOOD



**NEFC
Plan
Policy:**

Hogan's Alley should be a focus of life, small scale local businesses and music, an oasis, and a safe place and community.

AN AFFORDABLE PLACE TO LIVE



**NEFC
Plan
Policy:**

Target a minimum of 300 units of social housing, and seek to maximize the amount of below-market rental housing that can be achieved beyond the 300 units, including through strategic partnerships with senior levels of governments and/or non-profits.

A LOCAL-SERVING SMALL BUSINESS HUB



**NEFC
Plan
Policy:**

Emphasize culturally-centred retail, food/ market (African Diaspora specific), social enterprise, live/work/sell, co-working spaces, and maker space.

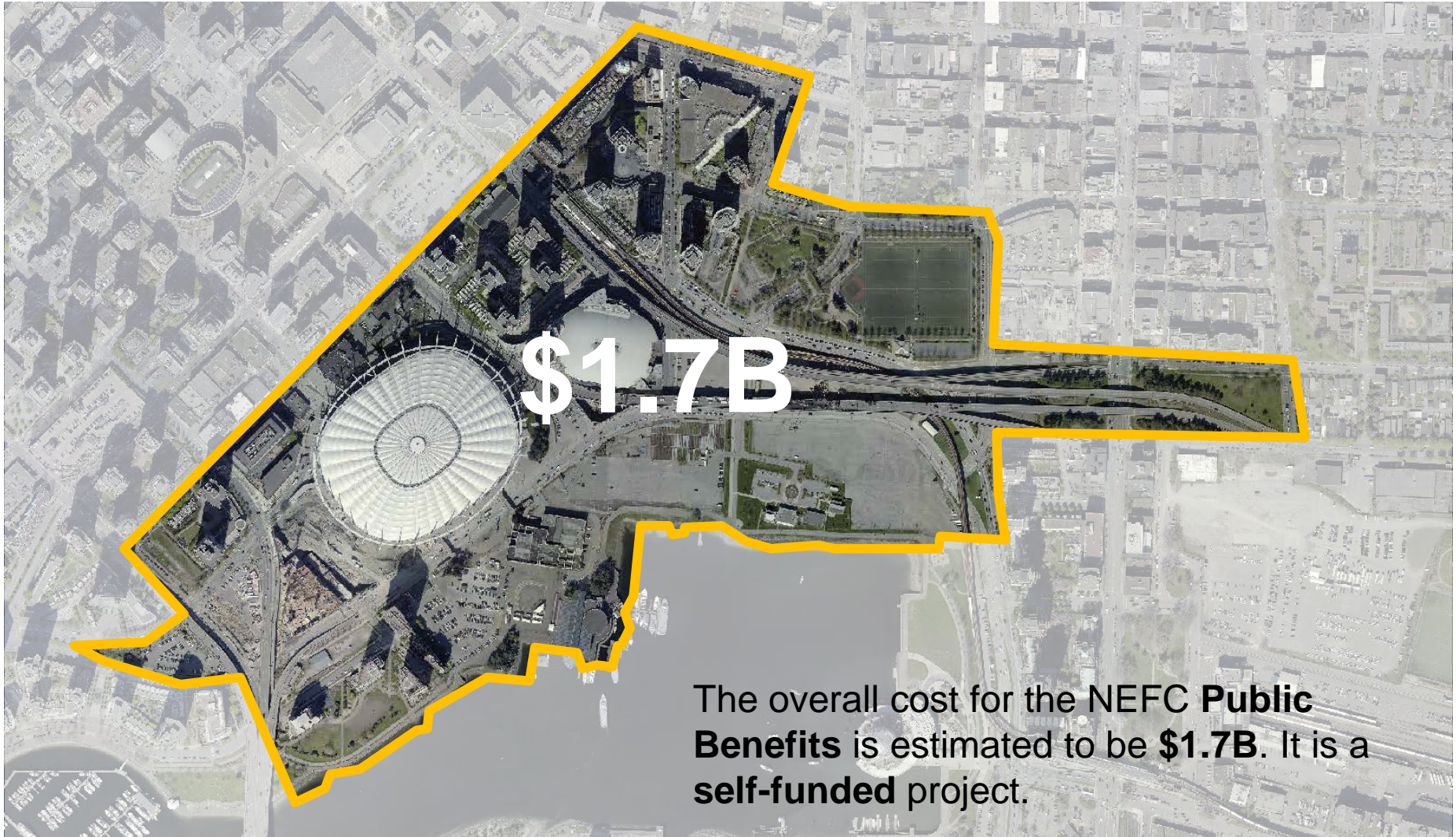
A SUPPORTIVE COMMUNITY WITH AMENITIES



**NEFC
Plan
Policy:**

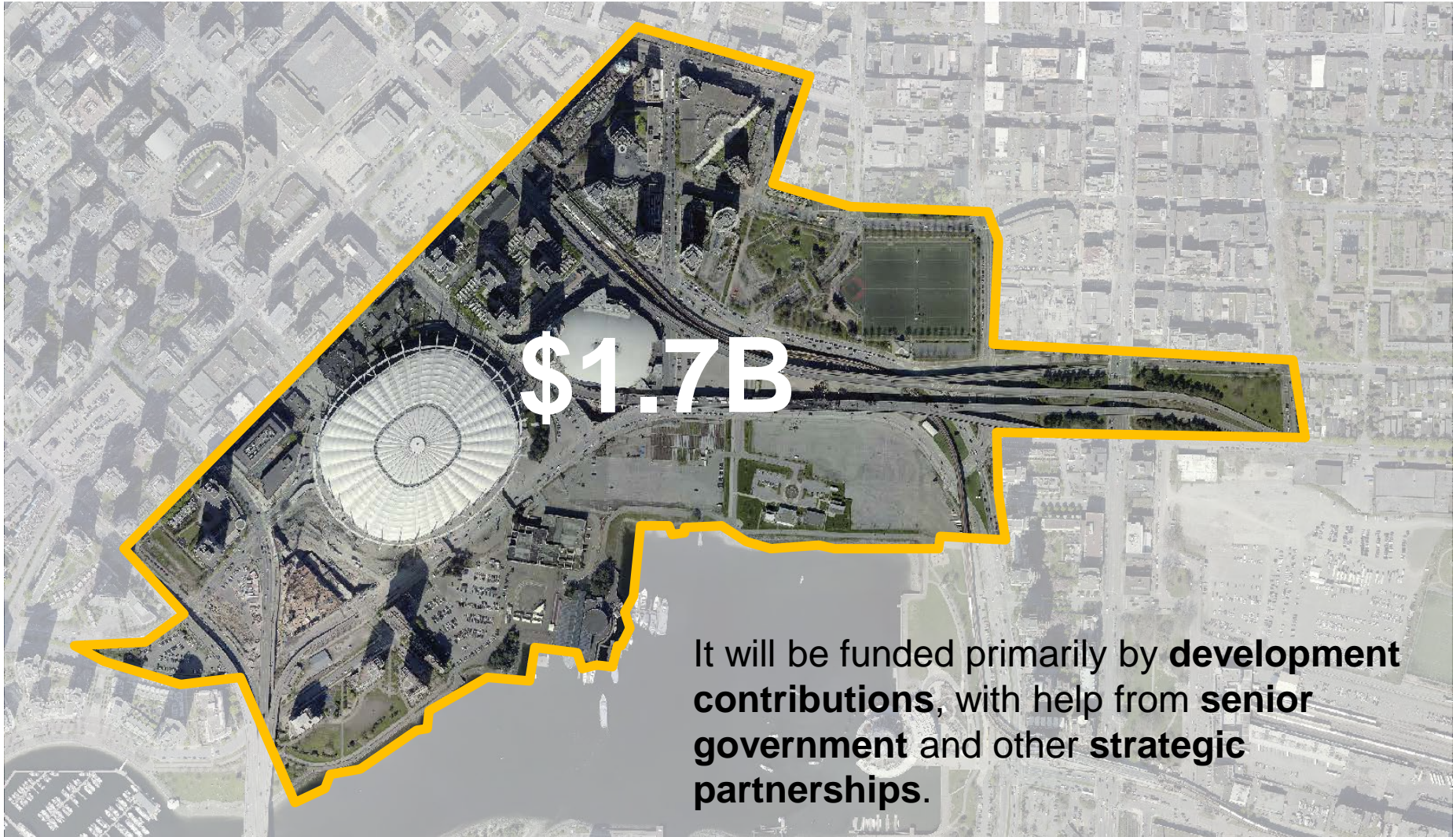
Integrate amenities including childcare, non-profit space, community kitchen, food production, artist production space, maker space, and an evolving and locally oriented public art program

FINANCIAL VIABILITY AND DELIVERY STRATEGY



The overall cost for the NEFC **Public Benefits** is estimated to be **\$1.7B**. It is a **self-funded** project.

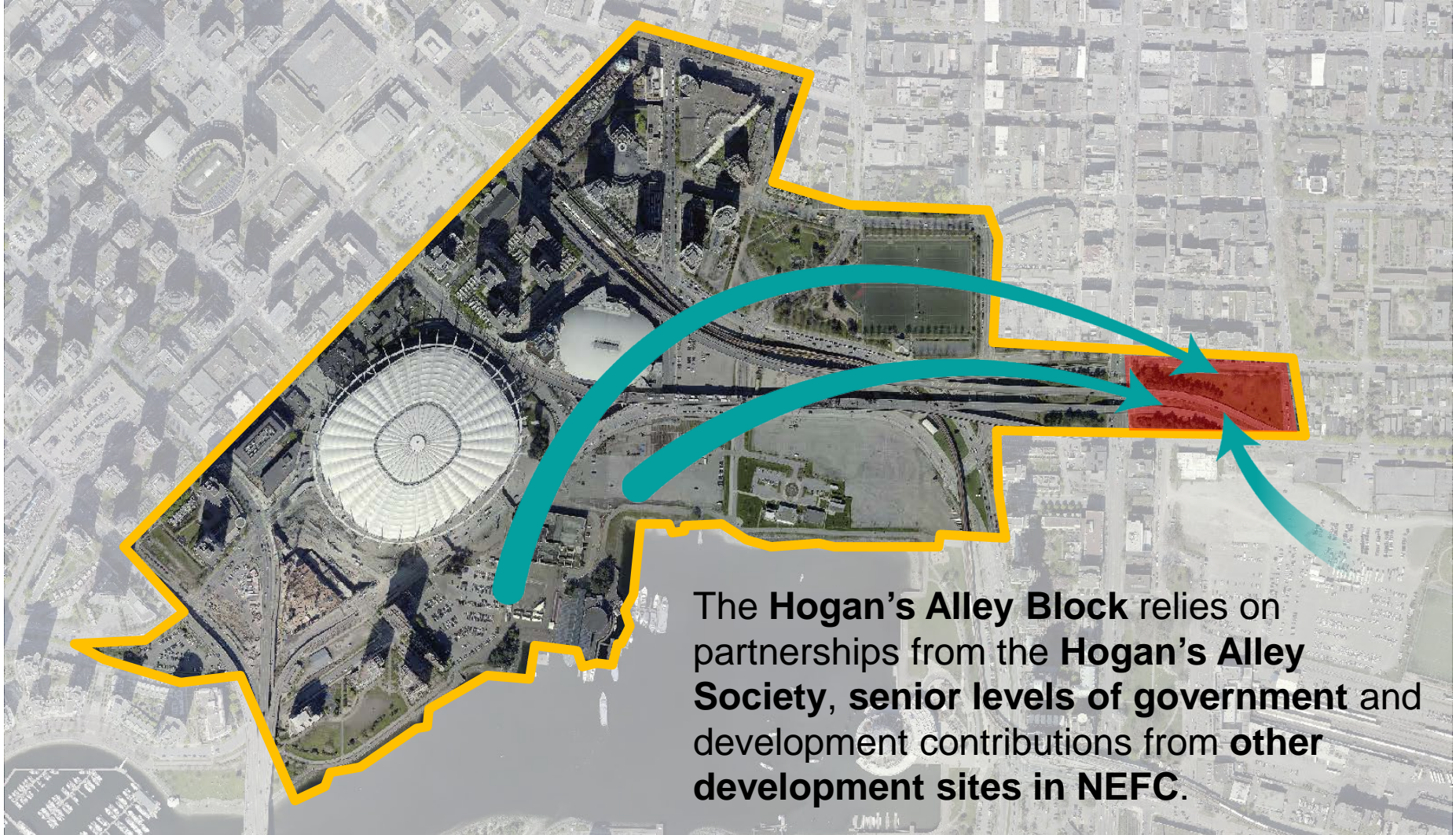
FINANCIAL VIABILITY AND DELIVERY STRATEGY



\$1.7B

It will be funded primarily by **development contributions**, with help from **senior government** and other **strategic partnerships**.

FINANCIAL VIABILITY AND DELIVERY STRATEGY



The **Hogan's Alley Block** relies on partnerships from the **Hogan's Alley Society**, senior levels of government and development contributions from **other development sites in NEFC**.



Thank You!

Holly Sovdi

holly.sovdi@vancouver.ca

vancouver.ca/nefc

