

An aerial photograph of a Chinatown housing complex in Edmonton, Canada. The image is heavily stylized with various colored overlays: blue and green lines tracing building footprints and streets, yellow and orange areas indicating specific zones or lots, and purple and blue patches in the lower-left quadrant. A prominent sign for 'WILLIAM WEBSTER BOOKSTORE' is visible in the upper-middle section. Another sign in the lower-right corner reads 'RECEIVED 11/27/09 RAC Syllabus National Office'. The overall aesthetic is that of a technical or planning drawing overlaid on a real-world photograph.

D9 THESIS FINAL REPORT

RAIC SYLLABUS

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***A Courtyard in Edmonton's
Chinatown Housing Complex***

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SUBMITTED BY: Edwin Kwong

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THESIS STATEMENT: Based on research and examination of different factors which contribute to the success of a public space, I will demonstrate that a lively courtyard is the key to the design of a successful mixed use housing complex in Edmonton's Chinatown.

Brief

A courtyard is an open space enclosed by high-density structures and surrounded or in contact with the street. Courtyards have appeared in many European urban spaces and their use is also very popular and prominent in Chinese architecture. Although the style is distinctively unique for different cultures, the universal function of a courtyard is basically where celebrations are held, social and economic exchanges take place, where friends meet and enlightening and enjoyable cultural experiences are being exchanged.

In my study, I am investigating the different factors which can contribute to the success of a public space versus factors that are unattractive to its residents. A thorough analysis of these issues will create a learning model and reference for my next design level which will be a mixed-use housing / apartment complex (with an enclosed public space / courtyard) located in the Edmonton Chinatown area.

Alberta's booming economy is attracting many people to reside in to Edmonton. Among the many immigrants are those from Southeast Asia and China who will choose Edmonton's Chinatown as a preferred place to live due to its proximity to downtown, convenient access to public transportation and the availability of local ethnic stores for shopping. In addition, this small area of inner city displays many traditional motifs that can remind them of their distant homeland.

The new mixed use housing complex is important for the inner city community in general because it can attract this new group of immigrants, and in return these new immigrants will strengthen its identity, add vibrancy and color to the area through celebrations, rituals and other activities resulting in a more prosperous and visually appealing place. More importantly, this new group will share the same cultural perceptions and experiences as the existing Chinatown residents. The new housing complex will provide these immigrants with a sense of belonging and bring comfort and familiarity to their family.

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1- RESEARCH

INTRODUCTION

A well-designed courtyard is the key to a successful mixed- use housing complex in Edmonton's Chinatown.

A courtyard is a public space, which can substantially influence the design process of a building. In other word, if the courtyard is interesting, the building will be interesting; if it is dull, the building will be dull.

Benefits

Public space is an important extension of the community. When it is successful, it serves as an active and colorful stage for public interaction. If it can function in its true civic role, it can be the setting for celebrations, where both social and economic exchanges take place, where friends run into each other, and where different cultures mix. Historically public spaces were the front porches of our public institutions: post office, a combination of courthouse, government and office building – places where people could interact with each other and with the government. When cities and neighborhoods have a good public space, residents have a strong sense of community. On the contrary, when such spaces are lacking, people may feel less connected to each other. Today, public spaces can be formed by a courtyard, plaza or street and in some instances by a market place. They are being recognized and valued by cities and towns as places with their own local special flavor that can relate to and bring their residents together.

Positive side

Public spaces contribute to community well being – whether socially, economically, culturally or environmentally. They add enhancement to the civic realm – not only visually, but also in providing a sense of character and a forum for public activities. They can be anchored in the city core or outlying communities, acting as focal points and foundations for healthy community growth. All of these assets, as well as the opportunity that these places can offer for people to relax and enjoy, can contribute to a

livelier community. It brings benefits to all kinds of communities whether densely mixed or a single ethnic group.¹ Other benefits that can be considered are:

Identity to the Community:² A good example is the McIntyre Park in south Edmonton. This public space represents Edmonton Strathcona District.

Thousands gather there during the celebration of the fringe festival every summer. Community places are just as important to the identity of cities as their centrally located counterparts, although the later occasionally hold bigger event like victory

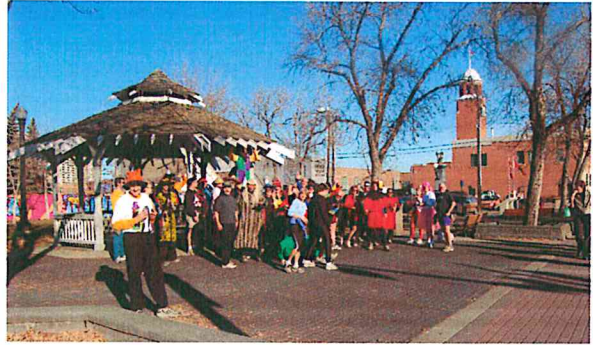


Fig. 1- McIntyre Park – Edmonton Strathcona.

celebration but both serve the same purpose - to bring a common sense of pride and ownership to its citizens, because they allow people who live and work in the same community to experience their neighborhood and interact with each other.

Economic Contribution:³ A successful public space contributes significantly to the land value of the community. Revitalizing streets for walking, gathering and shopping in the vicinity of a public space is perhaps the most direct example of how economy can bring benefits to the area.

Pollution Reduction:⁴ Public space brings relief to urban living. It reduces automobile traffic and increases foot traffic, thus it reduces air pollution in the community.

¹ "Project for Public Spaces." Sept. 2005 <<http://www.pps.org/topics>>

² "What is a great Civic Spaces." Sept. 2005 <<http://www.pps.org/topics>>

³ Ibid.

⁴ Ibid.

Cultural Enhancement:⁵ It provides a setting for cultural and social activities. Very often public spaces are forums for people to encounter art, to enjoy performances, and to participate in other cultural and social activities.

Negative side

However, a public space can also become a crime-infested place. A place for drug dealers and alcoholics to hang around because it is usually surrounded by a dense building complex and thus it is not very noticeable for peace officers to detect all the activities at all time. It is also a perfect place for prostitutes to meet their clients. In addition, public space in a mixed use complex usually has children playing alone, this can invite molesters and petty thieves to hang around and prey on their young victims. Once the space becomes associated with fear and insecurity, it will be considered unsafe by the public and it becomes a failure.

The purpose of this research

In my study I would like to find out why some public spaces are unable to attract visitors. Is it because the site is in a poor location? Is security lacking? Will it help if the space is enclosed by residences / businesses? Is it poorly designed? A thorough analysis of these issues will provide a learning model and reference for my next design level which will be a mixed-use commercial / housing complex in the Edmonton Chinatown area with a public space/courtyard.

Although many factors can contribute to the success of my complex, I will mainly concentrate my research on the importance of the courtyard design. I strongly believe that the success of this complex will depend heavily on the design of its courtyard. Courtyards have appeared in many European urban spaces and their use has been also very popular and prominent in Chinese architecture.

⁵ "What is a great Civic Spaces." Sept. 2005 <<http://www.pps.org/topics>>

Some common problems

William H. Whyte, a well respected urbanologist once said, “it is difficult to design a space that will not attract people – what is remarkable is how often this has been accomplished.”⁶ Today, many public spaces seem to be intentionally designed to be looked at but not touched. They are neat, clean, and empty as if to say, “no people, no problem!”⁷ When a public space is empty, vandalized, or used chiefly by undesirables, this is generally an indication that something is very wrong with its design, its management, or both.

Some of the most common & obvious problems are:

Lack of places to sit: Many public spaces do not provide a place to sit. People are often forced to adapt to the situation, if they want to have a place to rest. As illustrated below:



Fig.2- An example of a space that lack places to sit.

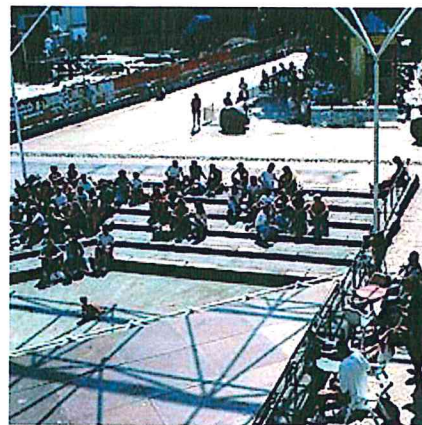


Fig.3-A choice of seats in the sun or under the shade can make all the difference to the success of a place.

⁶“ Why Many Public Spaces Fail.” Sept. 2005 <<http://www.pps.org/topics/gps/failed>>

⁷ Ibid.

Lack of gathering points: Should include features that people want or need, such as playgrounds. Food is often a critical component to a successful gathering point.



Fig.4-An example of a vast open space with no places for people to gather.



Fig.5-The Rockefeller Centre in New York City has loads of activities, food and places to sit. It is a busy gathering place.

Poor entrances with visually inaccessible pathways: A dark or narrow entrance keep people out instead of inviting them in.

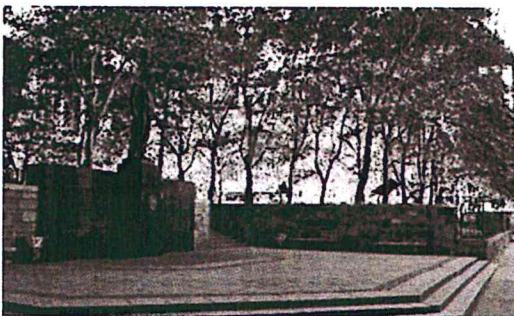


Fig.6-A dark or narrow entrance keeps people out instead of inviting them in.



Fig.7- Entrance that is inviting and open should be visible from street.

Dysfunctional features: Very often features are designed simply to occupy the space, serving a use that is more visual than functional – as shown in this waterfront park in Barcelona, below left.

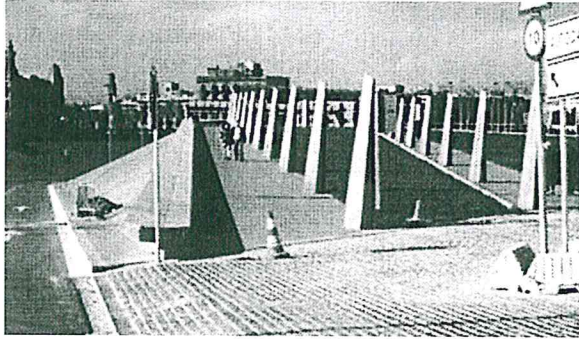


Fig.8-Waterfront Park, Barcelona. A white elephant park with few users and no activity.



Fig.9-Good feature, such as the friendly gorilla, encourages activity to occur.

Domination of a space by vehicles.



Fig.10-An example of an old plaza occupied by automobiles, serving more like a parking area.

Blank walls or dead zones around the edges of a place.



Fig.11-The blank wall contributes nothing to the activity of the place.

Inconveniently located in an isolated area.



Fig.12-Parks located in places where no one wants to use them are a good recipe for failure.

Paths that do not go where people want to go.

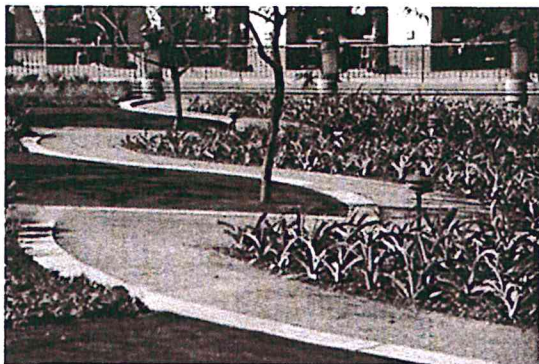


Fig.13-Paths that lead nowhere are useless.



Fig.14-Paths should allow people to stop and relax.

Theory and Methodology

For a public space to become lively there are other theories to consider such as theories written by architects, urban designers and other professionals. Most of their theories are based on city design but it can also be applied to courtyard spaces. I divide them into 2 groups:

Aesthetic Approaches: There are 3 reasonably distinct approaches, each aiming to achieve aesthetic quality, although in practice, designers may combine them. The first approach has its origin in 18th century landscape known as the “picturesque”. They put forward a series of rules mainly about how to group buildings around public squares and streets for aesthetic effect. The second approach is using rules and theory dating back to the time of Pythagoras. It relied on the notion that certain geometries or forms have aesthetic qualities of a universal kind. This approach is the basis for guidance on height – width ratios. A concern with axes and vistas, its visual quality is very similar to the first approach and its aesthetic quality is based more on the universal validity rather than judgement of taste. The 3rd approach is using the notion of urban design and treat it like a piece of modern abstract painting. It is more connected to the expression of an individual’s idea and his philosophical view, the interaction of emotion and perception.⁸

Social and Economic Approach: These are principles and theories written by professionals that basically deal with the social, cultural, geographical, political and economical context of a place. It explores principles such as urban thinker Jane Jacobs’ four preconditions for the creation and preservation of vibrant, diverse cities: (1) high densities of population and activities; (2) mixtures of primary uses; (3) small scale, pedestrian-friendly blocks and street; and (4) retaining old buildings integrated with the new.⁹

⁸ Hayward & McGlynn, Making Better Places (Oxford, UK: Butterworth-Architecture, 1973) 43-49

⁹ Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961ed) 143-221

My research will include the history and evolution of the public courtyard design. It began as a market place in Europe and Orient and evolved into the modern day shopping mall. However, my study will not cover the shopping mall, enclosed interior courtyard or atrium, because I consider them as a privately owned space. My study will only deal with open public space/ courtyard which is defined as *an open space enclosed by buildings/ structures and surrounded or in contact with the street.*

Analysis of Urban Spaces

1. Mary Burlie Park

I will use some of the existing urban spaces in Edmonton for my analysis and comparison. I chose the Mary Burlie Park, because this urban space is located in the same neighbourhood where my future project will be located. Its two main features are a pavilion and an adjacent memorial



Fig.15-Mary Burlie Park.

statue. It is located beside one of the busiest thoroughfares (97th street) in the heart of Edmonton's Chinatown. I classified this urban space as less successful because most of the time it is empty and it is fearful to walk in there. I would like to find the causes for failure in that space, whether it is the lack of security or some other factors such as lack of activity, poor location or some other failure in design.

2. Wilbert McIntyre Park

The other urban space that I would like to include in my study is the McIntyre Park in the neighbourhood of Strathcona South Edmonton. Unlike the Burlie Park mentioned above, this plaza is among the liveliest in the city. It has a good population base, many are university students. The plaza also has a pavilion (gazebo), plus



Fig.16- Wilbert McIntyre Park

other surrounding memorial statues. Two sides of the plaza (west and south) are facing a street, the east side is a historical building – the old Fire Hall, presently being used as a farmers' market. The

neighbourhood has attracted many activities and is especially busy during the summer Fringe Festival. It is in a mixed-use district. Aside from its many student residences, it also has many stores and restaurants such as antique shops, bars, and theatres. It is located in a very diversified part of the city. I would like to find out whether it is the plaza which is attracting the people or whether this area is always lively because of its history and location.

Vision of a Lively Space

My vision of a lively place is the street market in the Orient. It consists of a narrow street with stores on both sides and living quarters above. I would like to find out why such built form has so much influence on our lasting memory.

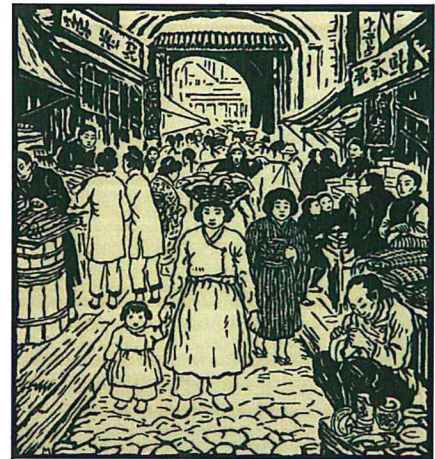


Fig.17- Vision of a Lively Space

Application

I will apply the result of my analysis and research of the above two neighbourhood parks and vision of a lively place to my design process of a courtyard. This courtyard will be the key element in achieving a successful mixed-use housing complex in Edmonton's Chinatown.

HISTORICAL BACKGROUND OF PUBLIC SPACE

Greek

Classical Greeks used their public space, the Agora, for trading, politics and socializing purposes. Man came here to purchase supplies and food, to get the news and to socialize. Athletes trained here before the

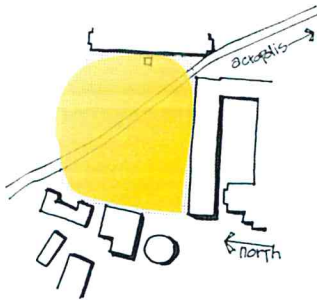


Fig.18

introduction of gymnasium and of course, Socrates taught at a corner of the agora. Many historians argue that this irregular Classical agora suggests either a lack of understanding or interest in the organization of external space, such as in the case of the Acropolis, (Fig.18) where buildings were arranged singularly. Although the space is formless, the placement of individual buildings around the agora and their orientation were carefully planned.¹⁰ A good example is the temple of Hephestus as illustrated below: (Fig.19)

The temple's alignment is planned to coincide with the spatial thrust of the agora, so that a line of sight drawn from it intersects the Pan-Athenaic Way at mid point of the square. This is not an accident, but was the result of a conscious effort to generate scale and direction in a space by visual management.¹¹

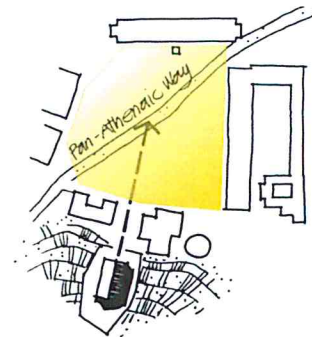


Fig.19

A conscious application of scale and order in Greece did not occur until the 4th century B.C. (Hellenistic period) and later. During this period, the space was not only clearly rectangular, but also more regular

¹⁰ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 51-52

¹¹ Ibid.53

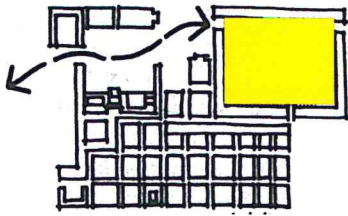


Fig.20

(Fig.20) –individual buildings surrounding and enclosing the square having given way to a rigid colonnade (Fig.21) to develop scale and rhythm. The space was also much smaller, by which the designers were attempting to maintain a sense of human scale. The placement of structures between mass and void was also rationalized to create a balanced space. We can say Classic Greek spaces maintained human scale. This results largely from the variety and size of the enclosing structures, the use of topography, internal circulation and day-to-day functioning of the space. Space tends to be informal due to the influences of topography, orientation and external criteria.¹² (Fig.22)

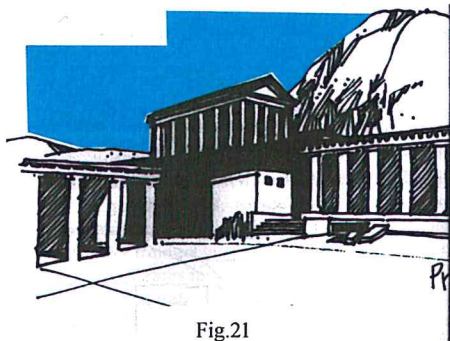


Fig.21

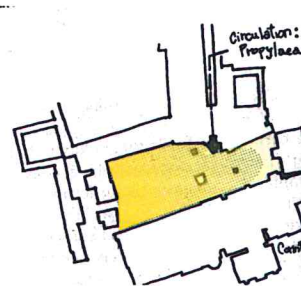


Fig.22

Roman

The Roman space was formal, axial, and dominating with the main sight line terminating at the face of the primary enclosing structure. Any sculptural elements, fountains, or such, were likely to be within the axis. The space was symmetrical and usually monumental (Fig.23, 24) – that is, larger than human scale. Roman planning followed certain regularity and was repeated throughout the town, regardless of the nature of a town's location, available materials, topography, and its function. We can say their planning from this

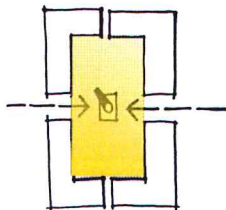


Fig.23

¹² Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 54

period can be referred to as the first “international style”. Roman spaces have the tendency to clutter, filled with monumental structures, crowding and limiting activities, negating all sense of spatial enclosure and are indicative of the imperial authority’s disregard for public need. However, there was exception to it, like some smaller squares, the forum, in Pompeii, axially and symmetrical balance give way to practical function. Evidence in Pompeii suggests an ongoing trade in farm products and part of the space of the forum acting as a depository for such goods during trading sessions.¹³

Unlike the Greeks, the Romans turned their spaces inward, organized them geometrically, with carefully modulated systems. The Roman strong liking for axial formality in urban space helped to create a strongly delineated sense of external order, but limited the potential use and activity of the space by so doing. Roman space, either internal or external was self-contained, its spatial proportions – size, shape, structural members, and detailing were more tuned to one another than to any human activity or need.¹⁴

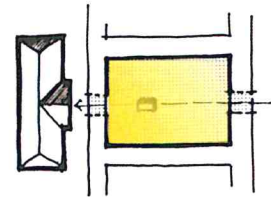


Fig.24

In the Roman world, static quality order was established and maintained, change was resisted. But change was inevitable, and many historians believe that because of this change-resisting attitude, reluctance to accept adjustment to their ways of doing things, this was one of the reasons which eventually lead to the decline of their empire. The age that followed Rome reversed that policy, and change became the only constant factor in urban life.¹⁵

¹³ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 56-57

¹⁴ Ibid. 59

¹⁵ Ibid. 61

Medieval, Renaissance and Industrial Revolution

The fall of the Roman Empire marked the beginning of the development of the early Christian life in Europe – the Byzantine world. Cultural and artistic progress shifted to the Eastern world (present day Turkey and surroundings). Societies were nomadic and settlements were protective. Life was never at a standstill, and even in these protective enclaves, new ways of doing things were set in motion.¹⁶

From the 7th to 14th century, there was a gradual but continuing upward movement in the structure of the European society, leading toward economic progress, converting from a protective to a productive society. Many new ideas were invented, surplus in production started to materialize. People from farming communities started to trade their surplus into other goods. People needed things which others could produce better and cheaper. Thus market places were becoming a common site in this era. Illustrations below show many ways how a market place evolved along this growth path. The growth path was empirical – the direction was dependent upon which way the traders go on a day to day basis.¹⁷ (Fig. 25, 26, 27)

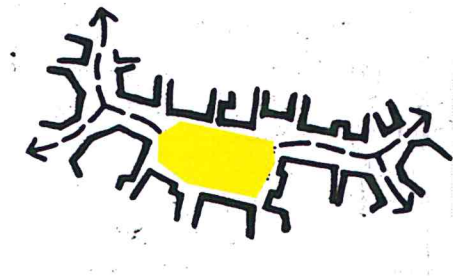


Fig. 25

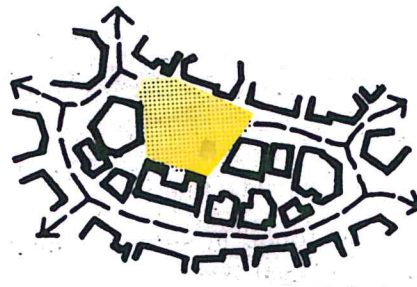


Fig. 26

¹⁶ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 62

¹⁷ Ibid. 62-65

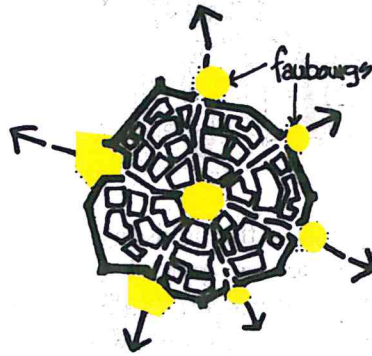


Fig.27

The sanitary conditions in early towns were neglected; there was no code restriction, ordinance and sanitation technology. Economy and craftsmanship continued to grow and improve, new ideas kept coming and changes continued to improve the method of production, such as division of labor which led to the development of skilled craftsmen. Surpluses made many peasants affording to buy their own land from their nobility landowner. Many of the middle class people like merchants and traders became very wealthy. The basis of power shifted to money and a new ruling class emerged. It was also this ruling class that started to move out from the town center to the suburban villas because of the unsanitary conditions in town. This marked the end of the market square and the beginning of the modern merchandizing process.¹⁸

Classes separated, social stratification and sprawl began and though the alarms were now sounded by planners about more recent flights of people to suburbs, the pattern of modern urban growth began as early as the 14th century and marked the end of the medieval town and the beginning of the Renaissance. During this era of late medieval period, socio-economic situation progressed and people started to study classic forms and



Fig.28-Medieval street market

¹⁸ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 64-70

orders. Society had reached a point when it was ready to deal with new ideas, such as the division of labor that led to development of skill, which produced surplus, which in turn produced trade, which in turn led to the quality and variety of goods, competition for markets and eventually leisure and wealth.¹⁹

The study of ideal proportion in classic form led Renaissance designers into development of a rational approach to design. Nature, man, musical harmony were the keys to Renaissance scholars' search for form, and combined with Classicism, became the basis of architecture and civic design.

The principles are: (1) Spatial unity. The overall guiding spirit of rational design. Guarding against empirical change and any aspect of form unrelated to the concepts governing the whole.²⁰ (Fig.29)

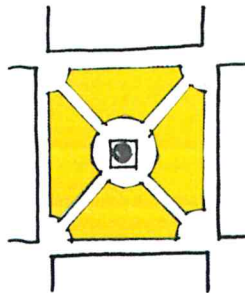


Fig.29

(2) Limitation of space. Renaissance space was calculated, determined in nature and subjected to limitation and has an end or boundary (Fig.30). External space was treated similarly whether it be in the matter of garden or piazza: the scheme was conceived in total, the enclosing agents carefully planned.²¹

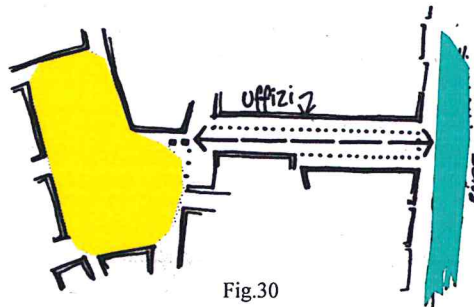


Fig.30

¹⁹ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 70

²⁰ Ibid. 76

²¹ Ibid. 76

(3) Measured order. Renaissance space was geometric, measured and proportioned. Rhythm results from a repetition of geometric devices forming arcade, colonnades, bay windows, detailing or paving patterns. It strived for symmetry, regularity, and axial organization. The structures acting as enclosing agents were employed to establish the volumetrics of the square, resulting in a strongly articulated statement, defying alteration or addition.²²

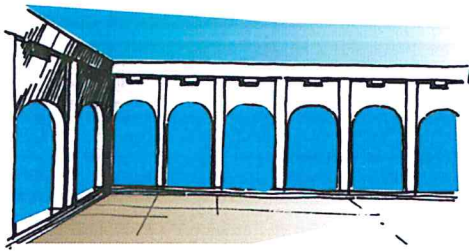


Fig.31a



Fig.31b Paving Pattern-Piazza del Campidoglio

(4) Absolute standards. Renaissance architects, working from drawings, scaled plans and orthographic projection, developed building designs which carried out their concepts of artistic form often without respect for human functions or sense of scale. This was almost exactly opposite to the organic nature of the medieval square, where human needs and usage took precedence over form or any pretence of aesthetic purpose.²³

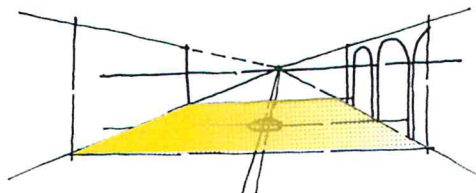


Fig.32

²² Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 76

²³ Ibid. 76

(5) Advances in military technology: The use of gun powder, leading to the development of the cannon as siege weapon, brought about a need for revolutionizing of walls and structural defenses. The introduction of low thick walls designed to withstand cannon fire and other structures of defense, which included a series of walls, ditches and arrow point bastions altered the physical form and seriously affected the growth of the city. This led to the entire replanning of existing cities and gave stimulus to the designing of new cities from scratch. Many of these defensive planning had a profound influence on the later period designers, such as Baron Haussmann who designed the new city of Paris.²⁴

(6) Health Considerations: Unlike medieval squares, over-crowded and unsanitary, Renaissance space was more health conscious, designers started to study the relationship between square and buildings around the area, the amount of sunlight affecting the space as illustrated below(Fig.33). Another commonly held belief at that time was that plaques were spread via the air. Therefore, cross ventilation became an important design consideration.²⁵

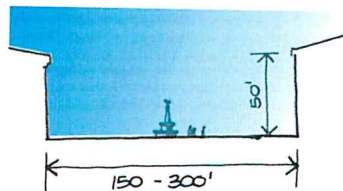


Fig.33

Public space became less dense until the Industrial Revolution. Suddenly there was an influx of people coming to the city. The growth became unmanageable, open space became non-existent. Many anti-city crusaders came out and raised their concern such as J. Ruskin and W. Morris who revolted against industrialization. Some even went as far as to design their own city such as E. Howard's Garden City. His proposal was to halt the growth of London and repopulate the countryside, where villages were declining, by building a new kind of town which was surrounded by an agricultural belt. His aim was to create a self

²⁴ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 76

²⁵ Dominique-Gilbert Laporte, History of Shit (Cambridge: MIT Press, 2000) X-XIII

sufficient town and contrary to Le Corbusier's vertical garden in which he stuck more people into skyscrapers. However during this period there were other pro-city Renaissance tradition groups such as American D. Burnham's beaux-arts "City Beautiful" with proposals for Chicago and Washington. Their aim was to turn the city into city of monuments. The boulevard was arranged in such a way that it was pointed toward a great monument, and assembled the whole design into one grandest effect.²⁶ (Fig.34)



Fig.34 –State Capitol, Washington DC

New World

Many Canadian and American cities also started to develop during this late Renaissance and Industrial Revolution periods. The way they used their market square was different from that of the European. "We built it just for nostalgic memory of our European past, not as a result of a genuinely felt need and rarely for meaningful function."²⁷ The farmers in America do not need an open market place to offer their produce to the town folk. The American authorities, unlike the secular and ecclesiastic royalties abroad, rarely seek to impress with the pomp and splendor of royal parades and processions and hence we need no setting for them²⁸."

"The American spirit was too strict and too rigid to create public spaces for the mere pleasure of leisurely and spontaneous human contact, partly maybe this was the way our pioneer lived. American farmers made their homesteads out in the fields. They came to town only for business, community life was not part of their way of life and the pioneers went out west as much to get away from civilization as to take it to the wilderness. Unlike their European counterpart, where farmers lived in villages their houses huddled

²⁶ W. V. Eckardt and C. Goodman, Life for Dead Spaces (New York: Harcourt, Brace and Word, 1975) 39-52

²⁷ Ibid. 40-41

²⁸ Ibid. 42

close together, often surprisingly far from their land. They have always considered community life worth miles of travel at dawn and dusk to get to work and to commute back home.²⁹” That was how the ancient village communities grew into towns and then into cities. Early American courtyards / plazas were consciously built like their European predecessors – around and enclosed by civic center, town hall and churches, until the arrival of train when these buildings were replaced by the train station.

Although no city in the west was built like E. Howard’s garden city, his influence continued to have a tremendous effect on new housing projects. After World War II, changes in construction methods, government regulations and lending rates, the investment pattern and the automobile became affordable to many households. City dwellers sought housing in the suburb. Consequently, many cities, especially middle size cities like Edmonton were affected. The downtown became dead, dull and mixed around the clock activities have gone.

Public spaces like open courtyards / plazas had their purpose changed, many were converted into an atrium in commercial and public buildings, the street market has become an in-door modern day shopping mall, as Michael Sorkin wrote “ the world as a shopping mall”.³⁰ The spread of malls around the world has accustomed large numbers of people to behavioral patterns that inextricably linked shopping with diversion and pleasure. The transformation of shopping into an experience that can occur in any setting has led to the next stage in mall development: “spontaneous malling,” a process by which urban spaces are transformed into malls without new buildings or developers.³¹ In Los Angeles, urban street like Melrose Avenue and Rodeo Drive have spontaneously regenerated themselves as specialty upscale malls as well as in Chinatown, several side streets are being closed down for car traffic and converted into

²⁹ W. V. Eckardt and C. Goodman, Life for Dead Spaces (New York: Harcourt, Brace and Word, 1975) 41

³⁰ Michael Sorkin, Variation on a Theme Park (New York: Hill & Wang, 1992) 28

³¹ Ibid. 28

street markets. In Europe, government participation is also involved in the development of shopping mall. Municipal governments with extensive planning powers have taken over the developer's role.

Japanese and Chinese

The development of urban space in China, Japan and other parts of the Orient is just like their architecture, garden design and arts, largely a product of their religious/philosophic worship of nature and natural order. The people of China and Japan live close to the earth and the evolution of their religion, philosophy, and social structure is imminently involved with the soil.³² The condition under which the space is produced, its functional form, and the town folks for which the space is intended for, were all tied to and reflected in the worship of nature. Below is an illustration of the evolution (Fig.35) of the Japanese urban space showing the special relationship between building and its site. In primitive time, nature was worshiped as a deity, providing all the needs for life, shelter, food, and clothing. Later, nature was symbolized in the form of a shrine. The placement of the building reflected a considerable respect to its natural surrounding. Such surroundings became the essence of the Japanese garden.

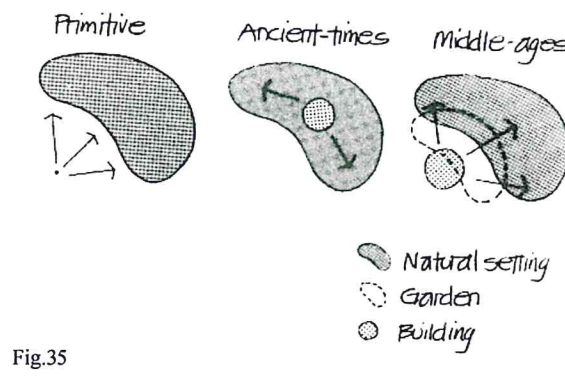


Fig.35

Chinese and Japanese religious views have consistently involved symbolism, like our four seasons. Spring meant flowers and happiness. Autumn color and the falling leaves were a signal for reflection and nostalgia. The cheerful song of insects in summer, as well as winter's blanket of white snow, held meaning for everyone. All things in nature were selected to serve as symbolic lessons in living. In the

³² Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 123

garden, stone and sand became representations of complex natural forms- mountains, island, and sea. Symbolism of form and representation taken from nature led to philosophic interpretations of space, based on nature and eventually evolved in a time sequence.³³

Despite many similarities between the two countries approaching their subject by using nature as the basis of inspiration, the organization of spatial order evolved quite differently between them. The reasons for these differences derived most certainly from nature. Japan has a different kind of climate, a mountainous terrain, limited space for cultivation, a richer and more varied native plant life and being an insular state, all these contributed to the individuality in Japanese culture and therefore its sensitivity and refinement of spatial order that was not achievable in China. In addition, Japan remained both agrarian and feudal and with very little western influence until the middle of the 19th century.³⁴

The Japanese town plans (Fig. 36) illustrate the sequence of pedestrian spatial development from ancient to modern times. An original city block, 360 foot square, changed from small

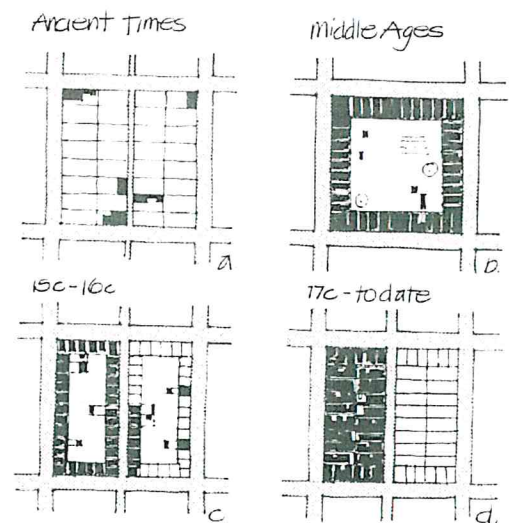


Fig.36

cottage farms into an area of goods exchange, and in relation to the location of merchants' homes during the Middle Ages. The street enclosed by these town houses functioned as the centre of social activity and trade, and the common space within the block was used jointly for public vegetable gardens, toilets,

³³ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 127

³⁴ Ibid. 124

storage and disposal. As in its European counterpart, a well was usually dug here in order to provide a public water supply.³⁵

After the long period of feudal warfare (13th-16th centuries), Japanese town houses incorporated private courtyards, which largely replaced the traditional common space. During the 17th century the size of courtyards was further increased, eliminating public space altogether except for the streets.

Japanese cities did not develop specific squares, similar to that of Europe. What spaces did evolve were empirical in nature and of purely practical necessity. The street remained the formally designated avenue of public intercourse and exchange, and in addition, the exchange of goods and trade also took place on the street until the advent of the automobile. Many of the public squares and parks we have seen in Japan today emulate Western precedents.³⁶

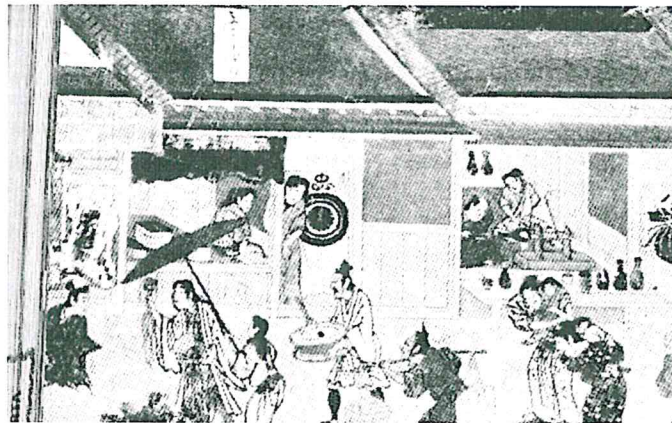


Fig. 37 – Street scene in a Japanese town

Public square or civic space is something very new in China. On the contrary, the private courtyard is a very common feature in Chinese architecture. Most private residences have a courtyard, but the famous and elaborate spaces, which were intended for public use were built exclusively for the imperial court society (Fig.38), the high and middle class of state officials and rich merchants for contemplative purposes. The famous Tianamen Square, built by Chairman Mao in the 50's is a show piece - an attempt

³⁵ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 129-130

³⁶ Ibid. 129-130

to show off the “People Power” and grandeur of his party. This is a premier example of the contemporary philosophy behind the Chinese courtyard or square.

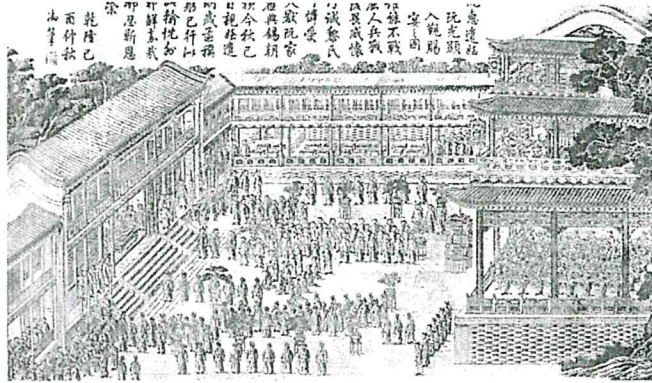


Fig.38-Imperial courtyard in China

Throughout its history, China never had a chance to go through the evolution of civic society and develop its courtyard like in Europe. Confucianism, a system of vassals similar to feudalism in Europe (which triggered the emergence of public space), was abolished during the Qin and Han Dynasty in the 3rd century BC. and was replaced by a system of central bureaucratic administration operated by highly educated imperial officials. During the Han Empire walled and zoned street markets (Fig.39), divided into groups of products, were already well established in Chinese cities. Being strongly controlled by imperial bureaucracy, these streetmarkets were very similar to those of the centralized trading places in medieval Europe. However the trading methods and techniques were quite different. The Chinese tradesman acted inside the imperial

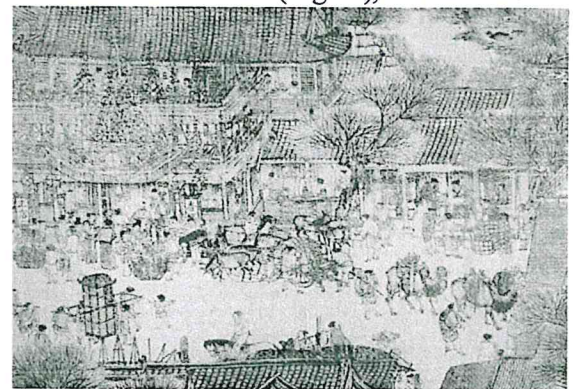


Fig.39-Ancient market street in China

system and not – as in Europe – against or even outside the feudal system. For this reason old Chinese market economy was not able to support the bourgeois. In contrast, it was the bourgeois in Europe who set off the Renaissance and its consequences: enlightenment, science, industrialization, capitalism,

modernization etc. The missing influence of an urban bourgeoisie became the main reason for China's failure to embrace industrial modernization.³⁷

European cities, according to its bourgeois culture, tend to "turn its inside out" by staging public spaces. Old Chinese cities contrastingly have been introverted. Inner courtyard gardens were designed for balancing urban density and hectic pace, but only used by a small circle of privileged families.³⁸ In addition, Chinese people hated change;³⁹ it is just like the western saying "why re-invent the wheel"? This behavior is deeply rooted in the Chinese character. The basic European conflict between urban and rural powers, which triggered the industrial development of urban class entrepreneurs and a liberated market, remained unknown in China.⁴⁰ Thus the imperial power, central ruler, continued to dominate the planning of Chinese cities. As a result open public space continued to be left out in the planning process. People continued to use street market as a mean of public exchange and intercourse. Many streets became very crowded and the situation became unbearable with the arrival of automobiles. Only about 20 years ago the government started to pay attention to the problem and began to implement and include open public space in the city planning. However, whether the people will accept the newly created open public space or not, remains to be seen.

Summary on the Evolution of Urban Space

Throughout history the form of the courtyard continues to change and evolve through time. Its use and characteristics, like its spatial quality, remain with us and are passed on from generation to generation. A good example is the street market. Its history traces back to the Classical Greek period in Europe and Han

³⁷ Dieter Hassenplug, "The Rise of Public Urban Space in China." Sept. 2005
<<http://www.uni-weimar.de/urbanistik>>

³⁸ Ibid.

³⁹ Lilian Zhang, "Characteristic of Culture." Sept. 2005 <<http://www.cawli.org>>

⁴⁰ Dieter Hassenplug, "The Rise of Public Urban Space in China." Sept. 2005
<<http://www.uni-weimar.de/urbanistik>>

Dynasty in China. The style or its visual characteristics went through many changes, from the Roman courtyard through to the present shopping mall. Its main usage still remains, serving as a trading and meeting place for the people. Unlike in the western world, the quality and feature of the Chinese street market is still basically the same (with slight changes) compared to the old days. The character of the Chinese street market will be the subject for my study in the next design level.

MARY BURLIE PARK

Historical Background

Mary Burlie Park is located in the neighbourhood of Boyle Street, which is one of the poorest in Edmonton. Average yearly income is far below the average income of \$30,000 for a family with a single child. The two largest ethnic groups living here are the Chinese and Italians. The neighbourhood has a rich history and is considered as one of the oldest in the city. Many prominent Edmontonians were born and grew up in this area. Like any other slum area in the city, the neighbourhood was a lively place in its early days, especially during the start of the 20th century, the post railway era. As the city continued to grow westward, the neighbourhood deteriorated and became a favourite area for new immigrants because of the low rent and its convenient proximity to the city centre. After World War II, like many other neighbourhoods in the downtown area, it fell victim to the suburban development and affordable automobile. Many residents moved out of the area and stores and shops that were supported by these residents closed their doors. At present, many sites in the neighbourhood are still being left undeveloped and older buildings are in need of repair. The majority of empty sites are being converted into public parking lots. However some of the areas like the new Chinatown (Chinatown North) are quite lively, new stores and shops continue to add more life to the area.⁴¹

Physical Characteristic of the Site

Mary Burlie Park is an urban space that I classified as a courtyard or plaza because of its size and location. This courtyard is located 2 blocks south of the new Chinatown gate and adjacent to the old CN railroad track. This site is one of those empty lots released for development when CN Rail terminated its services to downtown in the early 1990's (this lot has never been occupied when CN Rail was running).

⁴¹ Frank Gee, Personal interview, Oct. 2005

This rectilinear lot is facing a Protestant chapel to the north (this would have been an ideal site in the medieval time). To its west is one of the busiest thoroughfares in the city, the 97th street. On the east side is an alley and a small public parking lot and south of the lot is an area rising up to an old CN railroad track. Currently three sides of this dysfunctional courtyard are fenced off and the only entrance to the area is on the west side.

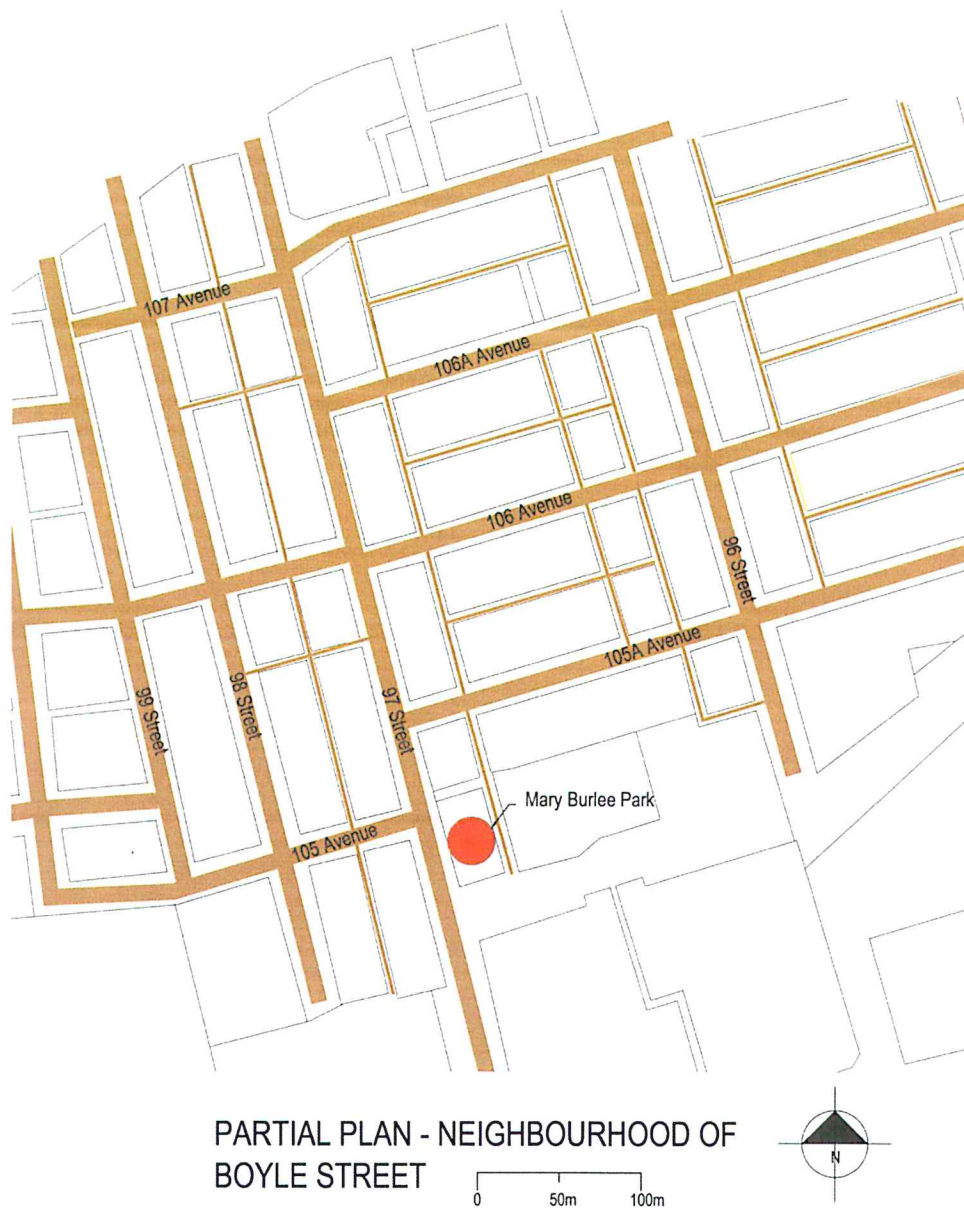


Fig. 40



Fig.41

The main features of the site are a 10 meter diameter pavilion(Fig.42) with seating spaces in the interior perimeter and a memorial statue of the Laval University massacre. Trees are planted around the site and landscaping is well kept and being looked after by the City. There are signs of some negligence and vandalism, such as scratches and graffiti on the columns supporting the roof of the pavilion. The pavilion presents a striking view if one is heading east from 105 avenue. While I was there, I had a chance to talk to a local store owner. The first thing he said to me when he saw me holding a camera was “Don’t go there,” referring to the site. This is an indication that the site is dangerous and unsafe, people do not want to go there. This is probably also the reason why a chain link fence was installed around the three sides of the site without realizing that these features will take away a sense of security from the visitors.



Fig.42- Mary Burlie Park entrance along 97th Street

The Surrounding Areas

This courtyard is just like many other open urban spaces intended for people to use, however people do not use it. Ideally, the space should be used at all time of the day, which means a mixture of users who will enter and leave the place at different times. To achieve this, the surrounding areas of the site need a mixture of building types and a variety of people who are using and staying in those buildings. In other words, the surrounding areas have to be diversified and capable of using and supporting the urban space.

At this point I would like to examine the surrounding areas of Mary Burlie Park. I want to select an area of approximately 400m radius, with a 5-minute walk to any point from the site. I would like to apply the four generators of diversity principles of Jane Jacobs,



Fig.43- Looking north from CNR track

namely: (1) mixtures of primary uses; (2) small scale, pedestrian-friendly blocks and street; (3) retaining old buildings integrated with the new; and (4) high densities of population and activities. In order for an area to be diversified, all 4 conditions have to be met.⁴²

- (1) Mixtures of primary uses. Urban space is just like a sidewalk: it needs a variety of people to use it at all time. It needs a diversity of stores, shops plus different building types and businesses to attract people to live, to shop and to visit the area at different times of the day.⁴³ For example our downtown area becomes a ghost town at night when all offices are closed. Apparently this problem does not happen only in our city, it happens in all other mid-size cities, like Winnipeg, Manitoba and Columbus, Ohio and many others. At the Mary Burle Park the greater surrounding offers many kinds of businesses, stores, restaurants, and shops. There is a Protestant church and the Remand Center,



Fig.44 – Commercial buildings along 97th Street

which is a temporary jail house for the inmates awaiting trial at the Court House across the street. On the north west side is the Pacific Rim Shopping Mall(Fig.44), which is the largest Chinese indoor shopping mall in the city and houses a variety of

businesses, like the HSBC bank, Century Place restaurant etc. The answer to this requirement is positive, the surrounding areas have a variety of primary uses.

- (2) Small scale, pedestrian-friendly blocks and street. Small blocks encourage people to make short cuts. By making a short cut, as illustrated in the neighborhood site plan (Fig.45), people have a chance to pass through the area. This way, it spreads out the people using the area or street more evenly and

⁴² Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961 ed) 143-221

⁴³ Ibid. 152-177

creates a better chance to interact with other people in the neighborhood and make the residents know their neighborhood better.⁴⁴ The majority of blocks in the surrounding areas are approximately 150m - 200m x 30m. There are plenty of small alleys and narrow streets for people to use and making short cut to reach their destination. The site is able to meet this requirement.

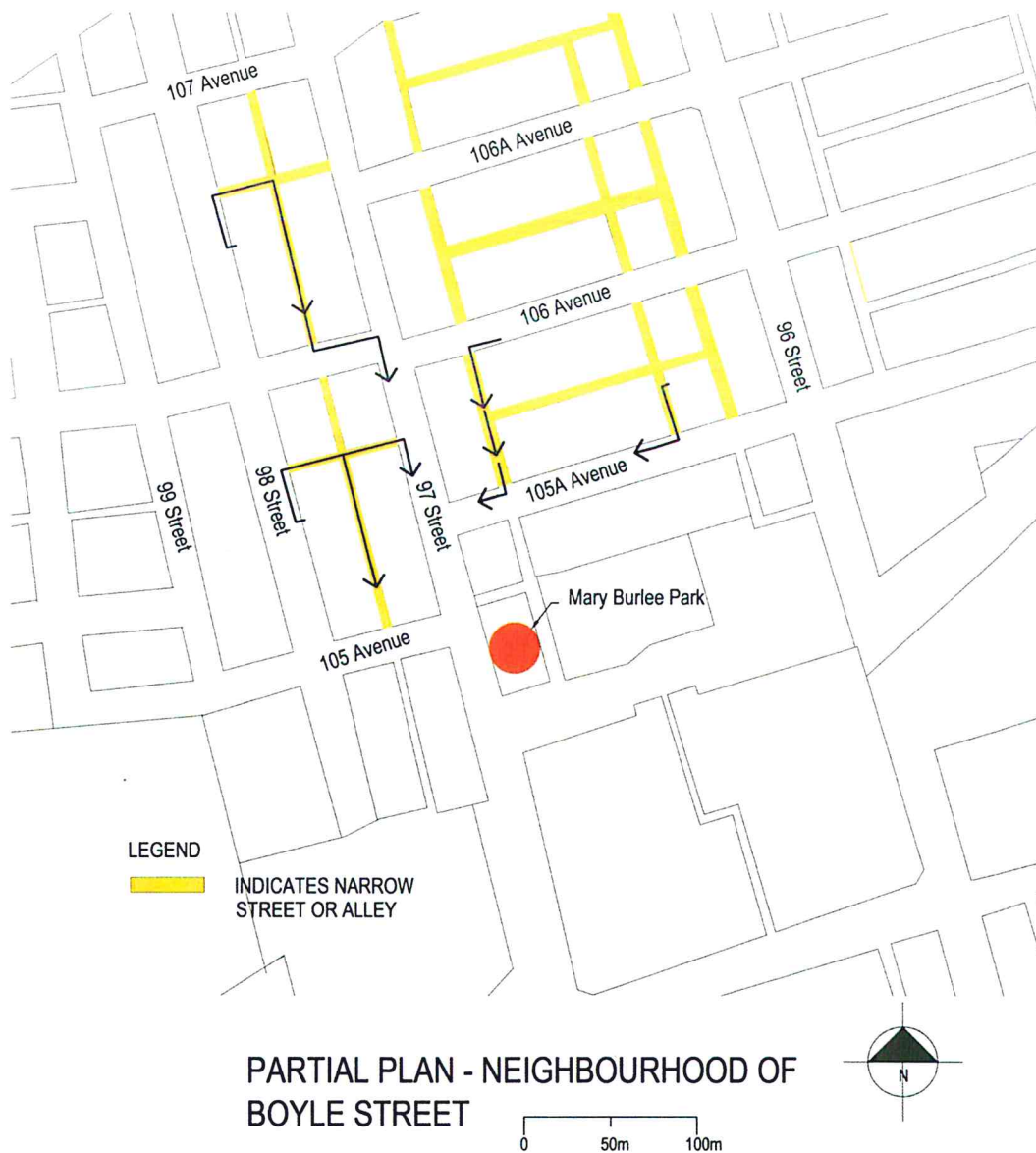


Fig.45

⁴⁴ Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961 ed) 178-186

(3) Retaining old buildings integrated with the new. Keeping older buildings in the neighborhood gives the neighborhood a more interesting character; it is also more economical.⁴⁵ Often it is cheaper to rent and renovate an older building than building a new one. Keeping older buildings alive attracts and encourages more smaller businesses to the neighborhood. In return this makes the area more diversified. The majority of buildings in the surrounding area are over 50 years old. Currently, there are many new buildings being added to the area. The adjacent neighborhood where the new Chinatown is located is now booming, so there is a good mixture of old and new buildings. The answer to this item is positive. There is a mixture of older and newer buildings in the surrounding areas.



Fig.46- Older buildings along 97th Street

(4) High densities of population and activities. This condition is by far the most difficult to achieve. High densities mean a large number of dwellings per hectare(or acre) of land. Overcrowding means too many people in a dwelling. In other words, high density doesn't mean overcrowding. In a big city like Los Angeles we can find overcrowding in low density housing. It is very difficult to put a numerical value to what is the right density. Density might work in one neighborhood and might not work in another.⁴⁶ However, studies have shown that a lively neighborhood can not be achieved if density is below 100 people / acre (20-25 dwellings / acre).⁴⁷ On Burlie's site, there are only few apartments in the immediate surrounding areas. The majority of the commercial buildings have no residents, so it is not possible to meet the requirement of 25 dwelling / acre. The answer to this item is negative.

⁴⁵ Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961ed) 187-199

⁴⁶ Ibid. 200-221

⁴⁷ Hayward & McGlynn, Making Better Places (Oxford: Butterworth-Architecture, 1973) 62

Based on the above four conditions, only the requirement for high density is not being achieved at present time. But what will happen if the situation changes in the future and more people move into the neighborhood? Will the site become lively? The answer is: The four conditions are for the study of the surrounding area to investigate whether the area can generate diversities to support the site. Even though the surrounding area is lively, it does not mean people will automatically go and visit the site. In other words, there must be a good reason why people will spend that extra effort to drop in and visit the site. This is the next step that I will take and try to consider other factors like security and design.

Security

Urban public space is like a city street – It should be safe and free from vandalism and fear. When people fear, they use the space less, thus it makes the space more unsafe. As we all know, keeping sidewalk, street and public space safe in the city is not monitored primarily by the police only. Law and order are kept primarily by an intricate almost invisible network of voluntary controls and standards set by and enforced by the people themselves.⁴⁸

Spreading people out more thinly in a neighborhood can not solve the problem of security. A busy and well used city street or space is apt to be the safest.⁴⁹ Perhaps one of the safest areas and streets in Edmonton is the Italian district which is about four blocks north east of Mary



Fig.47- Homeless taking a nap in the pavilion, Mary Burlie Park

Burlie Park. The streets are frequently used by people of every background. The simple reason is that a well-used area will always have “eyes”– eyes belonging to those we might call the natural proprietors of

⁴⁸ Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961ed) 31-32

⁴⁹ Ibid. 31-32

the area. In addition, the area must attract users almost continuously, adding to the number of more effective eyes on the site.

Mary Burlie Park, although it is adjacent to a busy thoroughfare, is located at least 2.5m higher than the adjacent sidewalk, so the people on the sidewalk can not possibly see what is happening on the site. Sad to say, none of the previously listed security features are present at the site. The



Fig.48- Looking south from 97th Street

site is not formed or surrounded by buildings; it is located more or less in a no man's land. That is why it lacks the street watchers and area guardianship of the storekeepers and other small businesses. The site is always empty with hardly anybody there, and if you find someone there, it will most likely be homeless and alcoholic patrons(Fig.47). Maybe this is the reason why I was warned not to go near the place.

Another factor: there is only one entrance to the site and it is not very visible. This makes it feel very unwelcome and forbidding. The visitor has to use the same entrance to get in and out because all other sides have been fenced-off. The site has no access to other areas in the surrounding vicinity, no short cut or crisscross paths. So when people come to the site, it is only for a brief rest and nothing else. One of the uses for a good urban space is to encourage people to come in and use it, to make short cut to another area in the vicinity. In many instances, attraction does not depend upon what extra features are available on the site, people attracting other people is also a valid reason since many people like to watch other's activity.

Analysis of the Site

I would like to briefly examine the four elements of design theory by J. Jacobs for a successful neighborhood park. Many of her theses can be applied to the urban space. The four elements are intricacy, centering, sun, and enclosure.

Intricacy

Intricacy is related to a variety of reasons for which people come to the urban space. Even the same person comes for different reasons at different times. Sometimes to sit down when tired, sometimes to play or to read, to show off and fall in love, sometimes to



Fig.49A Union Square S.F.- This is most likely the old plaza J. Jacobs described in her book.

keep an appointment and sometimes just to get away from the office. Intricacy means complexity, whether changes in the level of the ground, grouping of trees, creating openings leading to various focal points – in short, subtle expressions of difference. It is a quality to attract and keep people coming back and using it. She gave as an example the Union Square (Fig.49) in San Francisco. The plan looks dull on paper but when you are there, you are experiencing the changes in the level of the ground, just like the complexity of one of Dali's paintings.⁵⁰ The Mary Burlie Park's layout is very plain and it lacks the intricacy that is required.



Fig.49B Union Square S.F. today – The plaza went through a major renovation in 2002. New stepped terraces were added to the downhill side (along Geary street) of the plaza.

Centering

J. Jacobs described Centering as a crossroad and pausing point, a climax. I call it the main feature or attraction of an area.⁵¹ The pavilion in Mary Burlie Park is the main attraction of the site. It resembles the

⁵⁰ Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961ed) 103

⁵¹ Ibid. 104

Dome of the Temple of Heaven in China. It has a striking view from 105A street and provides enough seats around its interior perimeter. This area can also serve as a stage setting for people's activity. Mary Burlie Park seems to possess this Centering characteristic.

Sun

The Sun is part of an inviting open space setting for people.⁵² Such space being partly shaded can be quite relaxing in the summer. The pavilion of the Mary Burlie Park is used for this purpose. But care should be taken when designing urban space especially with the presence of tall buildings around it. There is a saying "A great building's shadow is a great eraser of human beings in an open urban space". The subject site offers a mixture of open sunny and shaded spaces.

Enclosure

The presence of buildings around an urban space is important; buildings provide an enclosure to the urban space. Buildings also define urban space, so that it appears as an important element in an overall scene, a positive feature, rather than a left over.⁵³ Enclosure is an element that Mary Burlie Park is completely lacking at the present time. In my opinion, this dysfunctional public space looks like the designer or planner wanted to please somebody and stuck something onto that empty lot left by the CN Rail.

Conclusion

I conclude that the biggest obstacle in preventing people from visiting the site is its location and design. Although my research has shown that the immediate surrounding areas do not have the necessary density

⁵² Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961ed) 105

⁵³ Ibid. 106

to support an open space, this is only a temporary problem. If the present economic growth continues encouraging people to move downtown, eventually it will improve the density and activity of the area.

My study has also shown that security and fear are the two factors that can also affect the success of the space. These two factors have a direct impact on the selection process of the proposed site. In addition, my findings also suggest that the design can contribute positively by creating more activities inside the park such as including an enclosure to the space and the layout of visible walkways play an important role to the safety of the space. The present site is too isolated from the surrounding area, although it does not appear to be that way on the city plan. But when you are there you can feel it, because the boundary created by the landscaping and the sloping hill along the sidewalk of 97 street is like a natural fence (the grade between the sidewalk and the site has a 2m to 3m difference). There is only one entrance leading to the site which is located on the same sidewalk and the entrance path curves and slopes up. Once inside you feel like you are in a different place. In addition, there are chain link fences on all the other three sides, making the whole site very unwelcoming to the public. It turns people away rather than inviting them.

Lastly, there is a need for the site to be enclosed by buildings. A good site should be integrated with the surrounding buildings and create a sense of place. People will then use the site as another pathway leading to the surrounding buildings. Eventually security concerns will diminish once the design of the site encourages people to use it. Taking all these factors into account, I propose a design exploration at my next level that can generate and contribute more activities and life into my chosen urban space.

MCINTYRE PARK

Historical Background

The McIntyre Park (Fig.49) is located in the South Edmonton neighbourhood of Strathcona (Fig.50). Like the neighbourhood of Boyle Street it is also one of the oldest neighbourhoods in the City, with a rich history. After the arrival of CN rail the town of Strathcona was amalgamated into the City in 1912. The neighbourhood, unlike the Boyle Street, has never been a slum area. Although the population growth is not as dramatic as in other neighbourhoods, it has a steady increase. Many of its older buildings have been renovated and revitalised including some historically important buildings like the Fire Hall #1 and the Public Library (first public library in the city). The neighbourhood continues to upgrade older buildings and many new apartments are also added. This middle class neighbourhood is a very interesting neighbourhood and I consider it as one of the finest and liveliest neighbourhoods in the City.



Fig.50- McIntyre Park, Strathcona

McIntyre Park is one of many projects initiated by the Old Strathcona Foundation and Restoration Program in the 1980's. The site is being used by local residents and many out of town tourists, especially during the summer months.

The Surrounding Areas

Using the same Jane Jacobs's four generators of diversity, this neighbourhood has all the positive signs. Requirements for mixed primary use, small scale pedestrian friendly blocks, a mixture of old and new buildings and high densities are all being met.

(1) Mixed Primary Use and Small Pedestrian Blocks

Many consider this site as the theatre district of Edmonton because of the number of theatres located within a short radius. These theatres have their peak season during the annual Fringe Festival which is

held in August. During this time the site and its surrounding areas are usually packed with people, street performers are doing their acts, street vendors selling merchandises and outdoor/indoor performances are being held. The whole area is just like a carnival. Aside from its many theatres,

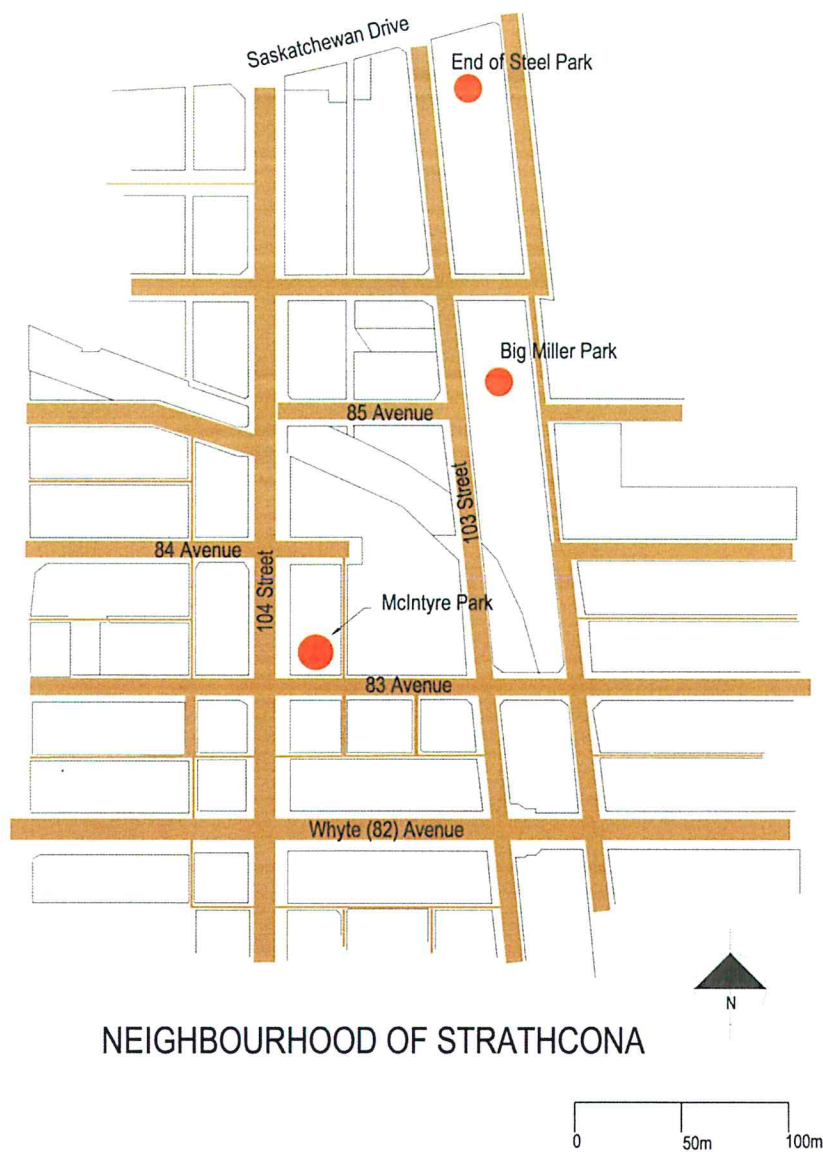


Fig.51

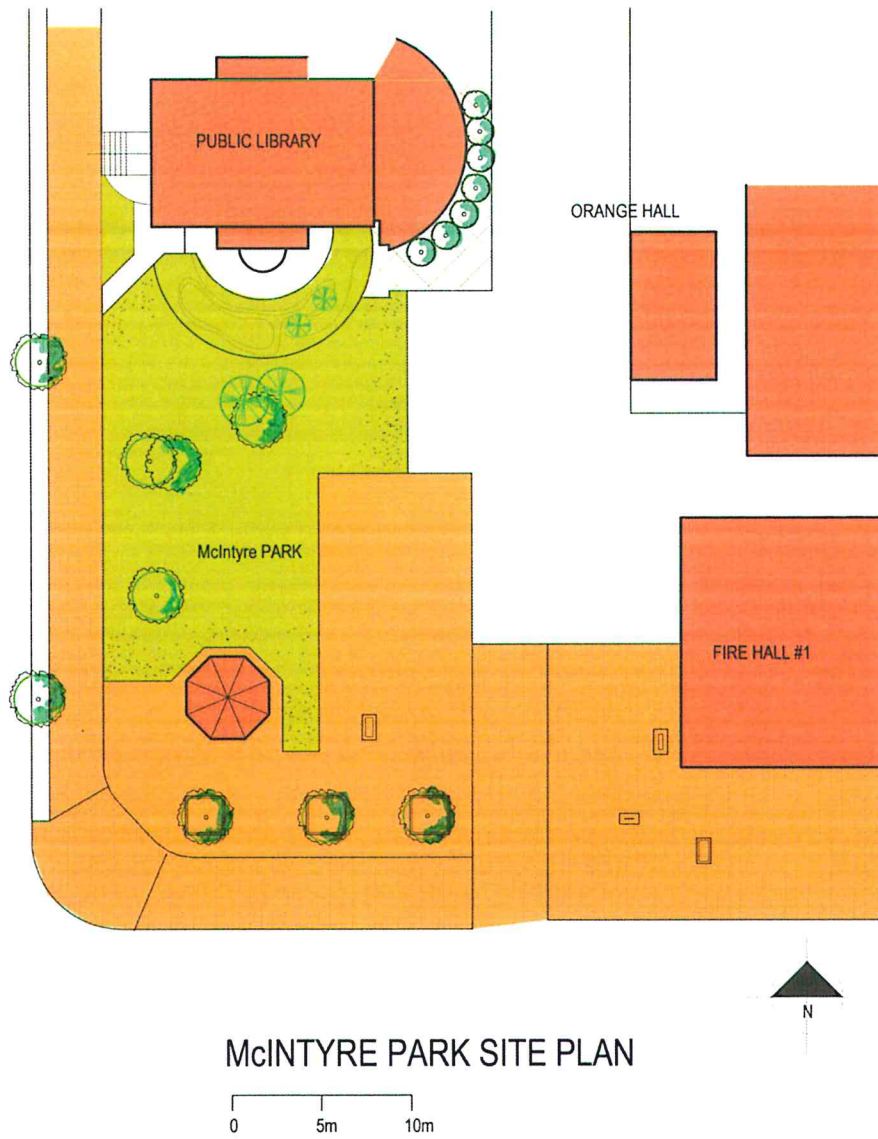


Fig.52



Fig.53

there are many ethnic food restaurants as well. In addition, there are speciality, antique, and souvenir stores to meet all curiosity. Most commercial and residential blocks in the area are 30m x 90m with small alleys in between, so there are plenty of streets and alleys for pedestrians to use.

(2) Mixture of Old and New Buildings

The next item of interest in the area are the older buildings. This neighbourhood and its surrounding areas possess a wealth of older buildings. Many are still in good shape or being restored to its original façade(Fig.54). Although its function had changed over the years, the buildings are still functional and are able to serve the public well. A few of them are also



Fig.54-Old renovated commercial buildings along 82nd Avenue

designated as historical landmarks such as the Fire Hall #1. The neighbourhood has many three stories walk-up apartments and more new ones have been added to the north of the railroad track in recent years. I would say the neighbourhood has a good mixture of old and new buildings

(3) Density and Activities

The area has many university students (more than half of the neighbourhood population of 9000 are students) plus other professionals, like university and hospital support staff. The approximate number of dwelling per acre in the neighbourhood works out to about 70 dwellings/acre, which is high according to Edmonton standards. Again, every

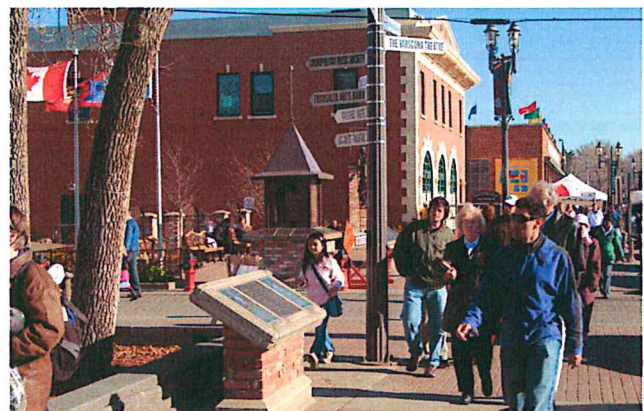


Fig.55- McIntyre Park along 83rd Avenue

neighbourhood is different, the density that works in one neighbourhood might not work in another. There are many out-of-town tourists and other neighbouring residents who are using its many facilities as well. High density usually contributes to higher activities. The two factors seem to be parallel to each other.



Fig.56- A performer is doing his act



Fig.57 - A night scene during Fringe festival

The surrounding area of the McIntyre Park apparently meets all the four conditions of J. Jacobs's generators of diversity and these are the basic reasons why the area is so vibrant.

Analysis of the Site

Applying Jane Jacobs's intricacy, centering, sun and enclosure principles:

The overall layout of this urban space which I call a plaza is quite intricate. Aside from the pavilion, there are quite a few memorial statues and a monument. In addition, there is an outdoor stage under construction adjacent to the library. There is no formal entrance to the site, people can enter from all sides

and directions(Fig.52), taking short cuts to the surrounding facilities and making the traffic within the site quite intense. All those actions create an illusion as if many things are happening at the same time within the site. The complexity meets the intricacy requirement of J. Jacobs.

The main feature on the site is the pavilion, whose shape is not as striking as the pavilion in Mary Burlie Park, because its size is smaller and its location is not directly facing a street. However the scale is more in harmony with its surrounding. This pausing point creates the centering requirement.

There are many people eating their lunch inside the pavilion as well as enjoying the sun in the surrounding grassy area during the summer afternoon, extending into fall and even winter season, weather permitting.

This site is not formed or enclosed by buildings. It has streets on two sides (west and south), an alley (east) and the historic library (north). On the east side, it is separated by an alley from the old Fire Hall #1 (Walterdale Playhouse Theatre). Since the alley is paved with the same paving tiles as the rest of the plaza, it makes the front entrance to the Fire Hall seem like an extension of the plaza.

Conclusion

Facilities in the surrounding area of Strathcona are being constantly upgraded, such as the public library extension, which will consist of an added active outdoor stage located next to the existing building. There is also a plan in the immediate future to permanently close 83rd Ave. and the area between 103rd St. and 104 St. to vehicular traffic. This means that this urban space will be extended to the south.

To answer the question as to whether an urban space has anything to do with the success of an area, let me go back to Jane Jacobs's quote for neighbourhood parks: "There is no point in bringing parks to where the people are, if in the process the reasons that the people are there are wiped out and the park substituted for them. This is one of the basic errors in housing projects and civic and cultural centre design.

Neighbourhood parks fail to substitute in many ways for plentiful city diversity. Those that are successful

never serve as barriers or as interruptions to the intricate functioning of the city around them. Rather, they help to knit together diverse surrounding functions by giving them a pleasant joint facility.”⁵⁴ In other words this urban space can also add to the diversity of the area.

The immediate future looks very promising for the McIntyre Park. If the Strathcona area will continue its expansion as planned, it will bring more diversities to its surrounding. The diversity of activities around the site is a must for a place to become lively. Findings suggest people go where activities are. The present site lacks an enclosure. An enclosed plaza will certainly add more privacy and intimacy to the space and contribute to the safety of the area. These are two very important factors that I shall include in my next design level.

⁵⁴Jane Jacobs, The Death and Life of Great American Cities (Toronto, Canada: Random House, 1961ed) 101

VISION OF A LIVELY PLACE

Resemblance to a Visionary Lively Place

The HUB complex in the University of Alberta campus (Fig.58) is a building that is 957 feet long by 120 feet wide occupying 4 city blocks and housing 50 commercial tenants and 850 students. It resembles a spatial figure in an urban space as described by C.N. Schulz. Its interior narrow street on the main level and the student apartments on the 2nd and 3rd level



Fig.59 –An alley in China.
Circa 1800

above are easily recognizable and possesses a conspicuous identity. It gives a sense of being inside and being close. A large space would

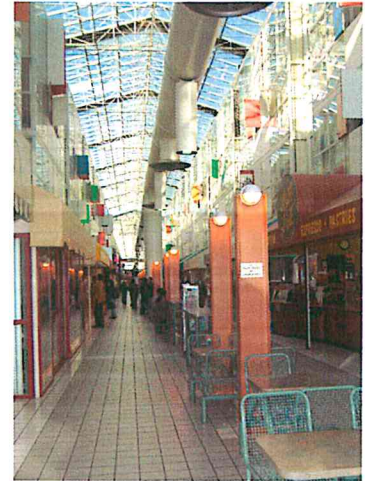


Fig.58–HUB Mall with internal narrow street like main floor

have lost its identity, a free standing structure would not constitute this kind of effect in an urban space, especially when the distance is too large, the figural quality of a street would be lost. Because of its proportions – it relates to human scale and invites and encourages human interaction and coming together rather than being dispersed. In addition this spatial organization and form also gives the feeling of tightness, firmness and

density bringing all elements close together. C.N. Schulz describes in his book “Concept of Dwelling” on how architecture reveals the meaning of the surrounding landscape. In this case it is the combination of the diversity of crowd, the attraction of the stores and the activities of the apartment dwellers above that provide the vitality to the place. Schulz continued: ⁵⁵“Together the built form and the spatial layout of streets constitutes these urban figures which make collective dwelling manifest. A settlement is mainly

⁵⁵ C.N. Schulz, The Concept of Dwelling (New York: Electa/Rizzoli, 1985) 66

remembered because of its urban figures (as well as its landmarks). The city so to speak consists of its urban spaces and to know these means to be familiar with the place as a whole. Strange inventions are not true figures, since figural quality depends on recognition, thus the figure transcends the individual situation and becomes the symbol of a world.”⁵⁶

Development of a Visionary Lively Street

This spatial concept of combining street, stores and living quarters did not happen overnight. It started way back 10,000 years ago with the emergence of agriculture when people began to have permanent residency and started a new way of life. Gathering, hunting and migratory lifestyle gave way to more predictable permanent residency. This new lifestyle needed a strong community to survive, to protect them against intruders, to help each other during harvesting, to store their food in a safe location, to develop and cultivate practices for disposal of waste and maintenance of a hygienic environment, etc. These fundamental needs of survival encouraged the development of a strong social as well as individual discipline. In addition, it moulded the understanding of man and his surrounding world.⁵⁷

People started to construct structures around their area of habitat contributing to human togetherness.

They created places for human encounter, where people exchanged products, ideas and feelings. These places evolved into the courtyard /plaza /street market as time progressed. Throughout history, while our ancestors were constructing these places, they also developed some subconscious sense as to how to judge the quality of a place, such as the



Fig.60-An alley in Europe today

⁵⁶ C.N. Schulz, The Concept of Dwelling (New York: Electa/Rizzoli, 1985) 66

⁵⁷ “Agricultural Revolution.” Sept, 2005

< http://www.wsu.edu/gened/learn-modules/top_agrev/agrev-index.html>

size and shape of enclosure that affect our psychological reaction to it. Only a certain height and width can give us an overall sense of harmony. Again the scale, proportion, and density will also depend on other senses as well. Edward Hall in *The Hidden Dimension* pointed out that one should explore the differences in spatial experience on an ethnic level. People from different cultural backgrounds perceive space differently. Western Europeans do not tolerate the density or the organic quality of enclosure that Middle Eastern and Oriental cultures found acceptable. (Fig.59, 60, 61)

Aside from the perception mentioned above, other factors that may also influence the forms of the courtyard / plaza are:

1. Economic: This is how the market places and street markets were being created. With the development of surplus goods and food supply, along with refinement in craftsmanship, farmers, leatherworkers, weavers, potters, carvers brought wealth to the village through trade. The market square resulted from the evolution of trade contributing to the well being of the village.
2. Political: Government squares have throughout history readily assumed the form of a public space dictated by political process including the need for parade grounds, dissemination of information to the populace and engagement in public meeting.
3. Religious: The gradual changes from fear to faith and eventually to compassion and love of mankind mark the emergence of modern theology throughout the world. The location of towns and the design of the courtyard resulted from these theological needs were being dictated by the newly evolved modern faith.
4. Social: Throughout history, many countries still aim for a classless society. If it materializes, what is the impact going to be on the form of our modern day urban space? Although we call ourselves a classless society, people are still being classified as middle class, upper middle class and so forth. In

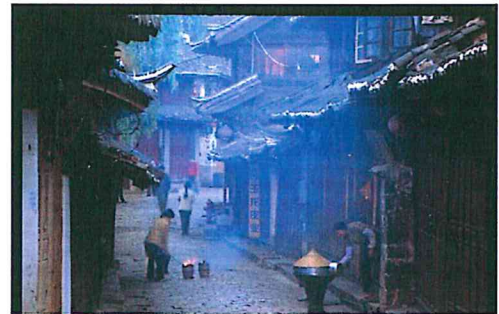


Fig.61-An alley in China today

other words, it is all about money and education. Certainly there is a taste difference between working class and upper middle class people. Upper class (rich people) seem to be more security and privacy conscious.⁵⁸



Fig.62-Typical street scene in Europe today

Thus, the built form created by our ancestors around their settlement and environment became the archetype of the place. They also altered built form to suit their needs. Over a period of time they perfected that form which continued to influence them throughout their adult life. The wall, the sky or ceiling, and the floor harmoniously interacted with their surrounding and the people which was the most important ingredient to the space, giving scale, colour and dynamics. All these elements were interconnected and reflected onto



Fig.63-Street market in Rome today

each other. This built form has a special meaning for its people because it reveals the hidden identity of their surroundings. C.N. Schulz wrote:⁵⁹“the given space and form, as a particular relationship of earth and sky, determine the identity of the place. What man does when he builds is to reveal and interpret what is already there. Thus he takes care of the earth and establishes a friendly relation to the landscape. To take care of the earth does not only mean to cultivate the soil, but to settle in such a way that the earth is revealed as what it is”.⁶⁰ As a result this built form will not only give identity to the surrounding but also to the people as well. Thus the mass and space of this built form became a very familiar image to many town folks and continues to the present day. Although social conditions and artistic styles have changed, many courtyards / street markets have

⁵⁸ Jere Stuart French, A Brief History of the City Square (Dubuque, Iowa: Kendall/Hunt, 1978 ed) 16-23

⁵⁹ C.N. Schulz, The Concept of Dwelling (New York: Electa/Rizzoli, 1985) 48

⁶⁰ Ibid. 48

remained the same throughout history. This is due to the fact that the works of various epochs may be understood as interpretation of a stable spirit of the place.

Summary

Public courtyards do not exist in Chinese society. In China and Japan the street market takes the place of the public courtyard. The spatial form is very similar to that of the HUB mall. Actually, this spatial form is very familiar not only in China but in many countries throughout the world (Fig.62-65). Before I close this paragraph, let me say something about the subject of familiarity. It is something that we recognise as a child based on a system of similarities, that certain things are associated with certain places. When encountering familiarity in an unfamiliar place, it gives us comfort, security and most importantly, it provides us with a sense of belonging.

In assessing the quality of an urban space, aside from its social, economical and geographical aspects,



Fig.64- Street scene in Asia today

there is also the psychological side that one should consider. This psychological side cannot be fully understood without a deep analysis into the inner psychology of human behavior which is beyond the scope of this research. However, in my next design level I will continue to use the perception and emotion considered by architects in their design process to further my research and investigation as to why the configuration of the University's HUB mall continues to inspire us.



Fig.65-Market scene in Asia today

WHAT MAKES AN URBAN SPACE LIVELY

Urban Space Needs Activity

Urban space such as courtyard / plaza / neighbourhood park needs people who are in the immediate vicinity, doing various activities, as well as a mixture of primary users. To attract this kind of population requires the support of a variety of businesses/attractions/activities to be located in the vicinity. This is only one of the



Fig.66-Big Miller Park

requirements for success. However, when one travels two blocks north of the McIntyre plaza, one will find two other urban spaces, the Big Miller Park(Fig.66) and the End of Steel Park(Fig.67) in which one will have difficulty finding anybody using these two spaces. Basically they are located in the same neighbourhood as McIntyre plaza with a distance of less than 5 minutes walk. If we conclude that the



Fig.67- End of Steel Park

Strathcona neighbourhood is diversified enough to support urban spaces, why are these two urban spaces empty? The obvious reason is the scale of these two urban spaces give an impression that the perimeter is too far away. These two spaces are also in a more isolated location and there are not many activities there.

Activities should be in the immediate vicinity of an urban space in order to have any positive effect.

Before I go any further let me cite another example –Disneyland.

Urban Space Needs the Right Kind of Attraction

Disneyland is a theme park. Nobody lives inside the park and you need to pay to get in. Why are millions of visitors visiting the park every year? Almost every day of the week, the park is packed with visitors,

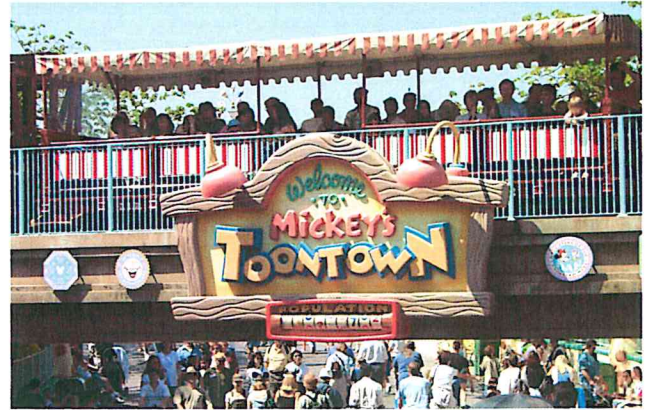


Fig.68 Disneyland U.S.A.

there is no end to it. People living in the vicinity keep coming back and rich people even bought houses nearby so their kids can visit the park more frequently. It looks like activities and attractions are the main factors that make a place work and people will travel hundreds of miles and spend thousands of dollars just to come and visit the attraction that they want to experience. However, there is another angle to look at it: Disneyland is not enjoying the same kind of success in Europe as it is in America. Europeans are not as much fascinated with Disney's characters as are North Americans. One reason is that princes and princesses are part of everyday life for Europeans, so the Disney Character is not a fantasy. In North America all little girls want to become Cinderella and boys want to become a prince or some other Disney's hero. Contrary to our European counterpart, "fairy tale" fantasies and dreams taught by our parents and teachers during our childhood have special meaning and that is why many people spend thousands of dollars and travel hundreds of miles just to fulfil their childhood's dream. This "fairy tale" images created by our imagination are just like the images of our existential space. It has a long lasting effect and it is always registered in our mind no matter where we are because it has a special meaning. In addition, long before Disneyland was invented, ⁶¹Heidegger believed that this kind of "fairy tale" fantasy is healthy for children. It will lead a child to develop his imagination and eventually makes him or her interested in poetic activity, of discovering meanings, of establishing a personal world by means of imagination.

⁶¹ C.N. Schulz, Architecture: Meaning and Place (New York: Electa/Rizzoli, 1985) 12

Therefore, the attraction has to be the right kind in a specific location and having tradition and cultural involvement as well.

Urban Space as a Special Language



Fig. 69 Small alley in Europe

History tells us that urban space has lost its original function of a market place and its ceremonial place for Royalty. The modern marketplace has no physical resemblance to its medieval counterpart. Although basic purposes have not changed much, the biggest change in both form and function began with industrialisation – the coming of transportation centres and mechanised production. Following World War II with the advent of mass-produced suburban housing and double car garages, shopping centres became the answer to a Market Square for modern people. Thus the city centre and downtown, specially in a mid size city like Edmonton, become

dull after office hours. Designers and planners are desperately reorganising and renovating our downtown spaces. In real sense, it is not the functional space which has been removed, then only the form is lost. Time will tell whether we did the right thing by losing the form. History also has shown that, when the surrounding architecture is harmonised rather than being in conflict, the overall composition of streets and



Fig.70 Typical street market in Asia

its enclosed spaces will be more sedate, aesthetically balanced and a new kind of architectural language will emerge. Many European and Oriental people possess this kind of language, that is deeply rooted in images and



Fig.71 A rare example of a successful alley in America. (New Orleans, Louisiana).

myths – images inherited from our ancestors – reminding us where we belong. This language is something that we have experienced and would like to see in our surrounding to make us feel “ at home”.(Fig. 69-71)

WHY A LIVELY COURTYARD IS THE KEY TO A SUCCESSFUL MIXED-USE HOUSING COMPLEX IN EDMONTON'S CHINATOWN

The Canadian government is increasing its quota for people who are willing to emigrate to Canada. In the near future there will be many immigrants arriving in Edmonton because of our growing economy. The majority of new immigrants are very lonely, specially in the first few years. They often feel isolated or feel like outsiders because they are not yet fully adapted to the new way of life here and the language is a barrier. Thus many have shared the experience of alienation combined with initiation.

Alienation is a feeling of not belonging, the feeling can be physical, spiritual, psychological, political or economic. The most common form of alienation is experiencing “foreignness or cultural shock”.

Initiation is an examination of oneself and taking steps to change the situation.⁶² The easy way out is to go back home. But very often, when the situation is calm, we like to sit down and relax, think and recall some familiar images from our homeland, like landscape, friends and some everyday common built forms – specially houses and places that we grew up in, to counter our isolation and alienation. Aldo Rossi wrote: ⁶³“Anyone who remembers European cities after the bombings of the last war retains an image of disembowelled houses where, amid the rubble, fragments of familiar places remained standing, with their colors of faded wallpaper, laundry hanging suspended in the air, barking dogs – the untidy intimacy of places. And always we could see the houses of our childhood, strangely aged, present in the flux of the city.”⁶⁴ This is the kind of image that will always be staying with us no matter where we go. This familiar image will also bring a temporary relief to our frustration and disappointment, until slowly, we get ourselves adjusted and integrated into the new environment. This is the reason why so many new

⁶² Paul Reuben. “Alienation and Initiation.” Oct. 2005
<<http://www.csustan.edu/english/reuben/pal/append/AXE.html>>

⁶³ A.Rossi, Architecture of the City (Cambridge: MIT Press, 1982) 22

⁶⁴ Ibid. 22

immigrants from Hong Kong like to settle in Vancouver, because the city has a very similar seascape and landscape to Hong Kong, they feel like they never left “home”.(Fig. 72 & 73)

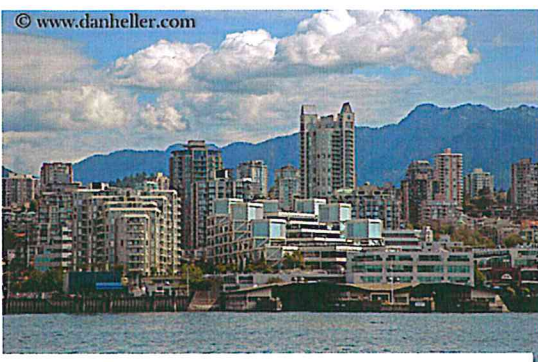


Fig. 72 Vancouver, B.C.



Fig. 73 Hong Kong

In the old days alienation was fairly common among Chinese immigrants. The Chinese were like many other newcomers to the City, they were victims of discrimination. Many Chinese pioneers formed alliance by establishing associations to help out their fellow countrymen who came from the same region back home to find employment in the City. These associations also served as a social gathering place for them. The majority left their families back home because the government prevented their families from coming to Canada (after WWII family was allowed to come). Many of us generally have the idea that Chinese are natural gamblers, which is not true. The old-timer Chinese gambled because there were only few places of entertainment. Only very few of them had families, they could not speak English. Therefore there was no chance for them to mix with the Western society. Today these associations still exist, but the

buildings where the Chinese pioneers were housed are long gone so is its original function. People now use them more or less like a social gambling house, their favorite game is the Mah Jong(similar to a domino game, Fig. 74). This is one of the unique scenes in Edmonton's Chinatown today, you can not find it anywhere else in the City.



Fig. 74 Mah Jong game-A favorite past time for many Chinese pioneer.

Edmonton Chinatown will continue to be a favorite area for new Asian immigrant. The boom and bust economy in the 1920's, created many slum areas in the Boyle street neighborhood. Business district had shifted to west of 102 Street along Jasper Avenue. The present Chinatown south was the victim of that transition. As a result, the rental housing in the area became a very affordable place for the new comers to the City. At the same time, for people without private transportation Chinatown is within walking distance to many public buildings and businesses.

My new mixed-use housing complex in Edmonton's Chinatown will include a courtyard. Many residents of the complex will be new Asian immigrants. The courtyard is a very familiar image to people with an Asian heritage, although its history and forms are global. Even if the forms may vary in different places, its characteristics, like the untidiness and chaos of its crowded surrounding are some of the images that will always register in their mind.

The courtyard and its surrounding will give its residents a familiar built form image and make them feel more at "home". Eventually, they will develop and establish a meaningful relationship with their new environment. Psychologically, such a relationship will make them easier to establish a sense of belonging to the new place.

CONCLUSION

Important findings:

- Street market is the representation of a courtyard in Chinese culture.
- Character/attraction/activity and the support of the surrounding area are essential to a lively courtyard.
- A lively courtyard will provide its residences a meaningful environment.
- A meaningful environment is the crucial element to my proposed mixed-use housing project in Edmonton 's Chinatown.

A successful courtyard will not only depend on one factor; all factors which will contribute to the success of the courtyard should be included in the design process. That is why I mentioned at the start of this study that it is the most difficult element in the design process. I had shown that a neighborhood can have all the ingredients to generate diversity and yet the urban space can still be a failure. At the same token, a place that is successful in one area might not have the same success in another area. Factors that should be included are: diversified neighborhood, right location /density/activity/attractions, and of course a good design in which scale and form should be harmonized with the meaningful surroundings.

The Edmonton Chinatown has a considerable historical background as an urban neighborhood. It has gone through many up and down periods in the past. Some of the old buildings, churches, school that the older generations used are still around. At the present time we have a booming economy and in the future more shopping malls and residences will be constructed. In general, the most striking features are traditional cultural images such as the colorful storefronts, the variety of products and aroma of exotic food (fig.75-77). Contrary to our thinking, not everybody has the same kind of feeling toward the area. To visitors, this kind of adventure we want them to be exposed to, like surprises and other unfamiliar objects that they have never encountered before cannot be called "home" by them. Even if through more

exposure, the visitors can become more familiar and be comfortable with the images, these images will still be strange to them in a deeper sense, because their own ethnic backgrounds are different, they are bound to feel just like “visitors” here. They cannot be completely embraced by that cultural milieu. However, for the residents of the area it has a different meaning altogether. These familiar images mean security and harmony or else they would not be able to manage their lives in a country that they do not know well and most important of all, this is the place they would like to call “home”. There is an old saying,⁶⁵ “Architecture, after all, like music or a foreign language, reveals its inner beauty to those who are able to understand and appreciate where we come from, where we are now and, for the creative, what possible new path has a chance to last in our identity”⁶⁶.



Fig. 75 Colorful storefronts in Edmonton's Chinatown today



Fig. 76 Typical building structure with Asian character and flavour



Fig. 77 Traditional China gate that identifies Chinatown

⁶⁵ Tom Coates. “Preserving a City’s Identity.” Oct. 2005
http://www.palawan.info/culture/preserving_a_citys_identity.html








⁶⁶ Ibid.

appendix A

boyle street / mccauley neighbourhood data

Boyle Street



-  Community League
  High School
  City facility or office
 Elementary School
  Leisure Centre
 Junior High School
  Arena

Ward: 4

Catholic Schools

St. Michael Catholic School 10545 92 Street NW

Community League

Boyle Street Community League 9515 104 Avenue NW

Neighbourhood Parks

Alex Taylor Public School
Park Site 101 A Avenue - Alex Taylor Road
Neighbourhood Park

Playgrounds

St. Michaels School playground 10545 92 Street NW
Boyle Street Pk.Comm.League playground 9515 104 Avenue NW

Demographic Information

Statistics Canada - 1996

Neighbourhood					City			
Age Group	Males	Females	Total	%	Males	Females	Total	%
0 - 4 years	130	110	240	4.7%	21,250	20,785	42,035	6.9%
5 - 9 years	50	100	150	2.9%	22,325	20,710	43,035	7.1%
10 - 14 years	60	65	125	2.5%	21,160	20,420	41,580	6.8%
15 - 19 years	95	85	180	3.5%	19,860	19,555	39,415	6.5%
20 - 24 years	260	200	460	9.0%	22,645	24,455	47,100	7.7%
25 - 29 years	315	300	615	12.1%	25,645	25,500	51,145	8.4%
30 - 34 years	230	200	430	8.4%	28,030	28,025	56,055	9.2%
35 - 39 years	300	160	460	9.0%	28,475	28,405	56,880	9.3%
40 - 44 years	290	125	415	8.1%	24,930	24,915	49,845	8.2%
45 - 49 years	260	140	400	7.9%	20,240	20,605	40,845	6.7%
50 - 54 years	210	100	310	6.1%	14,675	15,175	29,850	4.9%
55 - 59 years	155	95	250	4.9%	12,635	12,675	25,310	4.2%
60 - 64 years	125	85	210	4.1%	11,065	12,355	23,420	3.8%
65 - 69 years	110	125	235	4.6%	10,240	11,520	21,760	3.6%
70 - 74 years	120	110	230	4.5%	8,010	9,815	17,825	2.9%
75 + years	145	240	385	7.6%	8,730	14,910	23,640	3.9%
Neighbourhood Total:			5,095					
City Total:					299,915	309,825	609,740	

Marital Status

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
Single	2,255	49.1%	162,970	33.7%
Married	1,085	23.6%	237,480	49.2%
Separated	255	5.5%	16,300	3.4%
Divorced	605	13.2%	40,480	8.4%
Widowed	400	8.7%	25,865	5.4%

Ethnicity

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
People of Aboriginal heritage	610	11.9%	25,285	4.1%
Three most prevalent Neighbourhood ethnic groups			Three most prevalent City ethnic groups	
Chinese		19.7%	English	23.3%
English		15.2%	Canadian	20.7%
Canadian		12.9%	Scottish	16.5%

Last Immigration Period

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
1991 - 1996	420	23.1%	25,950	18.9%

Population by Mother Tongue

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
English	2,800	55.6%	443,420	74.1%
French	165	3.3%	12,725	2.1%
Non-Official Language	2,075	41.2%	142,135	23.8%

Lone Parent Families

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
Single parent families	260		27,835	17.2%
Female headed single parent families	215	82.7%	23,330	83.8%
Male headed single parent families	45	17.3%	4,500	16.2%

Schooling (age 15+)

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
Less than Grade 9	920	20.0%	38,145	7.9%
Grades 9-13	1,680	36.6%	170,470	35.3%
Trades	85	1.8%	15,690	3.2%

Other non-University education	1,145	24.9%	130,375	27.0%
University education	765	16.6%	128,425	26.6%

Labour Force Activity

Statistics Canada - 1996

	<u>Neighbourhood</u>			<u>City</u>		
	15 years +	15-24 years	25 years +	15 years +	15-24 years	25 years +
Employed	2,070	350	1,715	304,370	49,845	254,530
Unemployed	480	95	380	30,180	8,910	21,265
Not in Labour Force	2,050	195	1,855	148,545	27,765	120,785
Unemployment Rate	19%	21%	18%	9%	21%	8%
Employment / Population Ratio	45%	56%	43%	63%	56%	64%
Participation Rate	55%	68%	53%	69%	70%	70%

Females 15 + years

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
Females with children under 6 years old	170	9.0%	21,525	8.7%
Employed	80	47.1%	12,915	60.0%
Unemployed	15	8.8%	2,100	9.8%
Not in Labour Force	70	41.2%	6,510	30.2%
Unemployment Rate		15%		14.0%
Employment / Population Ratio		50%		60.0%
Participation Rate		59%		70.0%

Average Family Income

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
Average Family Income		\$27,513		\$53,289
Median Family Income		\$22,977		\$45,907
Family Type				
Husband-Wife Family	\$29,724	72.8%	\$58,375	82.8%
Male Lone-Parent	\$31,781	5.2%	\$38,510	2.8%
Female Lone-Parent	\$19,383	22.5%	\$26,979	14.4%

Housing Types

Statistics Canada - 1996

	<u>Neighbourhood</u>		<u>City</u>	
Single-detached House	90	3.3%	125,540	52.3%
Semi-detached Housing	0	0.0%	8,390	3.5%
Row Housing	25	0.9%	24,860	10.4%
Apartment Buildings	2,550	94.8%	78,965	32.9%
Other Housing	25	0.9%	2,290	1.0%

Crime and Violence

(rate per 1000 population)

City of Edmonton - Police Department - 1998

	<u>Neighbourhood</u>		<u>City</u>	
	<u>Incidences</u>	<u>Rate</u>	<u>Incidences</u>	<u>Rate</u>
Property	822	160.70	48,306	79.22
Personal	421	82.31	7,915	12.98
Child Abuse	16	3.13	424	0.70
Disputes - Family	166	32.45	6,161	10.10

Housing

HousingType	Project	Street Address	Total	Bachelor	1 Bed-room	2 Bed-room	3 Bed-room	Handi-capped	Handi-capped 1 Bedroom	Handi-capped 2 Bedroom
Community Housing Projects	Ashton Apartments	9335 105 Avenue NW	83							
Edmonton Non Profit Housing Corporation	Clarke Street	10511 92 Street NW	71		59	11	1			
Apartments for Senior Citizens	Chinese Elders Mansion	9550 102 Avenue NW	91	22	66			3		
Apartments for Senior Citizens	Chinese Elders Mansion Tower II	9530 102 Avenue NW	98		93			5		
Apartments for Senior Citizens	Pioneer Place	10310 93 Street NW	171	101	63			7		

[Click here to previous contents](#)

Final Edmonton Census 2008 Results Summary - 1140

TOTAL POPULATION	4,895
TOTAL RESIDENCES	2,997

AREA	McCauley
	Nbhd #1140

AGE DISTRIBUTION						
	Female	%	Male	%	Total	%
0-4	29	3.3%	36	3.2%	65	3.2%
5-9	35	3.9%	21	1.9%	56	2.8%
10-14	36	4.0%	33	2.9%	69	3.4%
15-19	47	5.3%	38	3.4%	85	4.2%
20-24	58	6.5%	83	7.4%	141	7.0%
25-29	60	6.7%	77	6.9%	137	6.8%
30-34	59	6.6%	70	6.2%	129	6.4%
35-39	61	6.8%	75	6.7%	136	6.8%
40-44	62	7.0%	106	9.4%	168	8.3%
45-49	74	8.3%	123	11.0%	197	9.8%
50-54	79	8.9%	122	10.9%	201	10.0%
55-59	54	6.1%	105	9.4%	159	7.9%
60-64	63	7.1%	72	6.4%	135	6.7%
65-69	43	4.8%	68	6.1%	111	5.5%
70-74	46	5.2%	41	3.7%	87	4.3%
75-79	21	2.4%	26	2.3%	47	2.3%
80-84	30	3.4%	16	1.4%	46	2.3%
85+	34	3.8%	10	0.9%	44	2.2%
No Response	947	n/a	1,935	n/a	2,882	n/a
Total	1,838	100.0%	3,057	100.0%	4,895	100.0%

OWNERSHIP		
	Amount	Percentage
Rented	1,298	80.4%
Owned	317	19.6%
No Response	974	n/a
Total	2,589	100.0%

LENGTH OF RESIDENCE AT PRESENT ADDRESS						
	Female	%	Male	%	Total	%
5 years or more	478	48.0%	520	39.3%	998	43.1%
3 yrs to < 5 yrs	150	15.1%	230	17.4%	380	16.4%
1 yr to < 3 yrs	215	21.6%	300	22.7%	515	22.2%
Less than 1 year	149	15.0%	261	19.7%	410	17.7%
Child < 1 yr	4	0.4%	11	0.8%	15	0.6%
No Response	842	n/a	1,735	n/a	2,577	n/a
Total	1,838	100.0%	3,057	100.0%	4,895	100.0%

IF LESS THAN ONE YEAR AT PRESENT ADDRESS						
	Female	%	Male	%	Total	%
Elsewhere in Edm.	113	81.9%	186	73.5%	299	76.5%
Elsewhere in Alberta	14	10.1%	30	11.9%	44	11.3%
Atlantic Canada	1	0.7%	2	0.8%	3	0.8%
Ontario or Quebec	1	0.7%	10	4.0%	11	2.8%
Territories/Man/Sask	0	0.0%	9	3.6%	9	2.3%
British Columbia	3	2.2%	9	3.6%	12	3.1%
Outside of Canada	6	4.3%	7	2.8%	13	3.3%
No Response	11	n/a	8	n/a	19	n/a
Total	149	100.0%	261	100.0%	410	100.0%

MARITAL STATUS						
	Female	%	Male	%	Total	%
Married	252	25.0%	265	20.6%	517	22.5%
Common-law	76	7.5%	80	6.2%	156	6.8%
Separated, divorced	122	12.1%	189	14.7%	311	13.6%
Never Married	442	43.8%	717	55.8%	1,159	50.5%
Widowed	118	11.7%	33	2.6%	151	6.6%
No Response	828	n/a	1,773	n/a	2,601	n/a
Total	1,838	100.0%	3,057	100.0%	4,895	100.0%

Final Edmonton Census 2008 Results Summary - 1140

STRUCTURE DETAIL

	Amount	Percentage
Single-detached house	1,530	39.6%
Apartment (1-4 stories)	938	24.3%
Apartment (5+ stories)	352	9.1%
Hotel/Motel	1	0.0%
Row House	8	0.2%
Other Residential	183	4.7%
Collective Res/Rmg House	694	17.9%
Duplex/Triplex	161	4.2%
Manuf./Mobile Home	0	0.0%
Total	3,867	100.0%

SITE STATUS

	Amount	Percentage
Occupied	2,589	64.4%
Unoccupied	408	10.1%
Vacant Lot	155	3.9%
Under Construction	81	2.0%
No longer in use	788	19.6%
Total	4,021	100.0%

NUMBER OF PASSENGER VEHICLES

	Amount	Percentage
0	785	55.7%
1	465	33.0%
2	120	8.5%
3	30	2.1%
4 or more	9	0.6%
No Response	1,180	n/a
Total	2,589	100.0%

OCCUPATION

	Female	%	Male	%	Total	%
Preschool	29	2.9%	22	1.7%	51	2.2%
Kind - Gr.6	40	4.0%	44	3.4%	84	3.6%
Gr.7 - Gr.9	16	1.6%	22	1.7%	38	1.6%
Gr.10 - Gr.12	27	2.7%	24	1.8%	51	2.2%
Post Sec. Student	52	5.2%	40	3.0%	92	4.0%
Homemaker	53	5.3%	5	0.4%	58	2.5%
Employed 0 - 30 hrs	86	8.6%	110	8.4%	196	8.5%
Employed 30+ hrs	316	31.5%	547	41.7%	863	37.3%
Unemployed	69	6.9%	108	8.2%	177	7.6%
Retired	211	21.0%	190	14.5%	401	17.3%
Perm. unable to work	69	6.9%	132	10.1%	201	8.7%
Other	35	3.5%	68	5.2%	103	4.4%
No Response	835	n/a	1,745	n/a	2,580	n/a
Total	1,838	100.0%	3,057	100.0%	4,895	100.0%

CITIZENSHIP

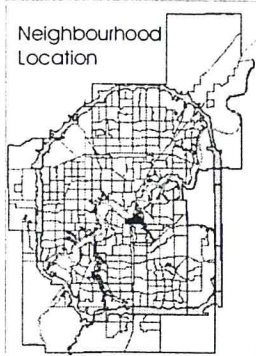
	Female	%	Male	%	Total	%
Canadian Citizen	917	90.5%	1,213	92.1%	2,130	91.4%
Non Canadian Citizen	96	9.5%	104	7.9%	200	8.6%
No Response	825	n/a	1,740	n/a	2,565	n/a
Total	1,838	100.0%	3,057	100.0%	4,895	100.0%

SCHOOL DISTRICT RESIDENCY

	Female	%	Male	%	Total	%
Edmonton Public	420	58.6%	565	67.9%	985	63.6%
Edmonton Catholic	297	41.4%	267	32.1%	564	36.4%
No Response	1,121	n/a	2,225	n/a	3,346	n/a
Total	1,838	100.0%	3,057	100.0%	4,895	100.0%

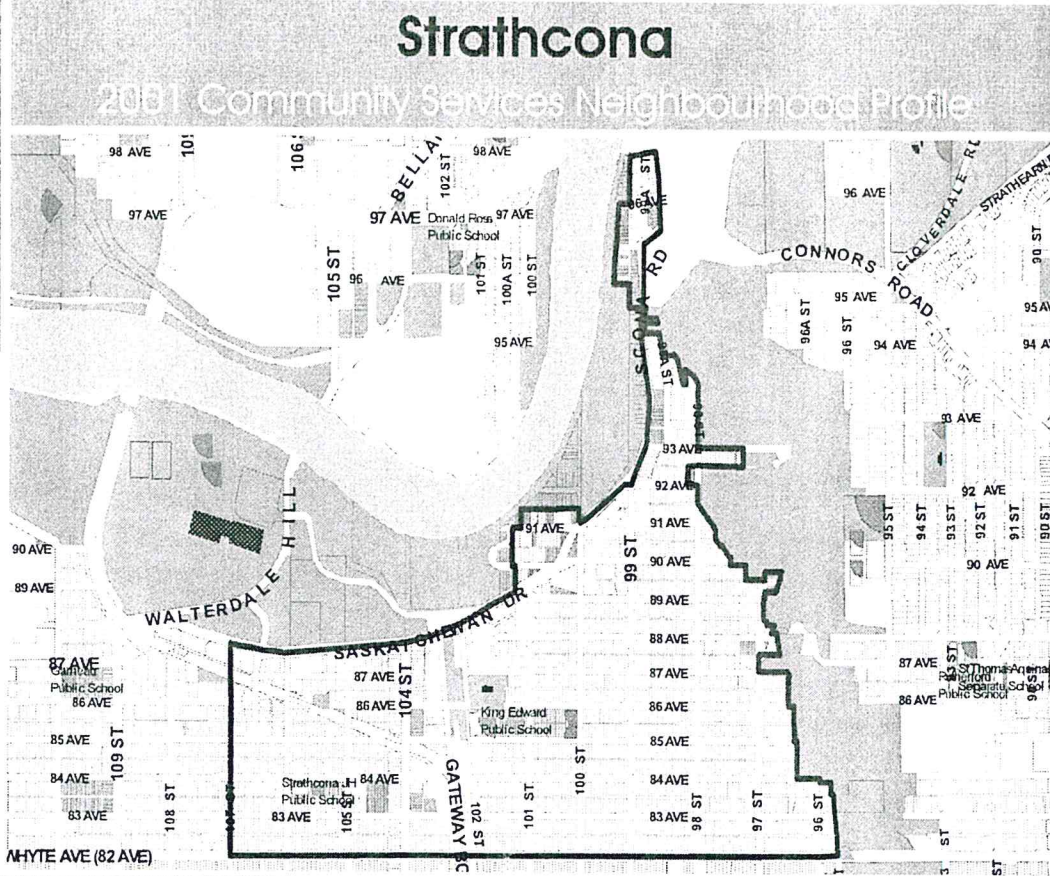
appendix B

strathcona neighbourhood data



Ward 4

**Total
Population of
Neighbourhood
8,700**



Neighbourhood Parks

W.C. "Tubby" Bateman Park playground
 Old Scona Academic Public School
 King Edward School playground
 End of Steel Park
 King Edward Public School
 St. Anthony Catholic School
 Strathcona Centre Community League
 Strathcona Comm. playground
 Fire Fighters Memorial Plaza
 Park Site 93 - Avenue 98A Street
 Strathcona Park
 Fred A. Morie Park
 Big Miller Park
 Walter Polley Park

9703 88 Avenue NW
 10523 84 Avenue NW
 8530 101 Street NW
 8720 103 Street NW
 8525 101 Street NW
 10425 84 Avenue NW
 10139 87 Avenue NW
 10139 87 Avenue NW
 10318 83 Avenue NW
 10139 87 Avenue NW
 9004 100 Street NW
 11 Tommy Banks Way NW
 10010 89 Avenue NW

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E.L. Hill Park	10518 86 Avenue NW
Dr. Wilbert McIntyre Park	8303 104 Street NW
Park Site 93A Avenue - 98A Street	
Park Site 93A Avenue - 98A Street	
King Edward Academy	8530 101 Street NW
Park Site 90 Avenue - 97 Street	
W.C. "Tubby" Bateman Park	9703 88 Avenue NW
Park Site 85 Avenue - 104 Street	

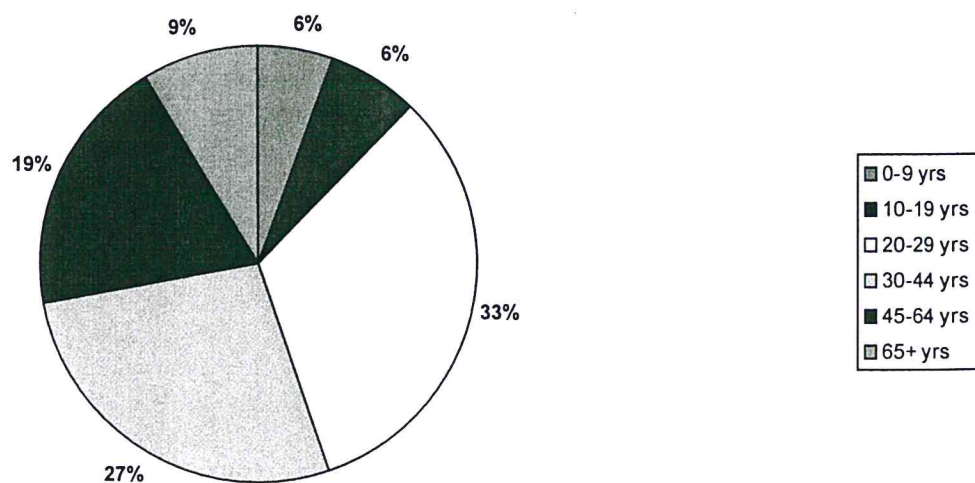
Hectares of Public Parkland and Open Space	6.32
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POPULATION

Distribution by Age

Strathcona					Edmonton			
Age Group	Males	Females	Total	%	Male	Female	Total	%
0 - 4 years	90	205	295	3.4%	19,480	19,345	38,825	5.9%
5 - 9 years	125	75	200	2.3%	21,155	20,380	41,535	6.3%
10 - 14 years	120	80	200	2.3%	22,175	20,815	42,990	6.5%
15 - 19 years	170	190	360	4.1%	23,040	22,760	45,800	7.0%
20 - 24 years	645	740	1,385	15.9%	28,245	28,415	56,660	8.6%
25 - 29 years	710	740	1,450	16.7%	26,720	26,005	52,725	8.0%
30 - 34 years	510	415	925	10.6%	25,195	24,855	50,050	7.6%
35 - 39 years	465	345	810	9.3%	27,350	27,545	54,895	8.4%
40 - 44 years	375	280	655	7.5%	28,080	28,640	56,720	8.6%
45 - 49 years	290	320	610	7.0%	24,615	25,700	50,315	7.7%
50 - 54 years	295	230	525	6.0%	20,810	20,235	41,045	6.2%
55 - 59 years	155	175	330	3.8%	14,105	14,830	28,935	4.4%
60 - 64 years	110	110	220	2.5%	11,545	12,885	24,430	3.7%
65 - 74 years	135	245	380	4.4%	19,520	22,895	42,415	6.5%
Over 75 years	120	250	370	4.3%	11,650	18,360	30,010	4.6%
Total	4,310	4,390	8,700	100.0%	323,695	333,660	657,355	100.0%

Age Distribution Graph



Strathcona			Edmonton	
	Number	Percent	Number	Percent
Before 1981	875	58.9%	67,250	46.9%
1981 - 1995	385	25.9%	56,775	39.6%
1996 - 2001	230	15.5%	19,310	13.5%
Total Immigrants	1,485	17.1%	143,330	21.8%

Neighbourhood Stability and Mobility				
Strathcona			Edmonton	
	Number	Percent	Number	Percent
People who moved	2,795	32.4%	125,865	19.4%
External migrants	240	2.8%	7,055	1.1%

FAMILIES				
Family Size				
Strathcona			Edmonton	
	Number	Percent	Number	Percent
2 persons	1,255	68.6%	82,765	46.8%
3 persons	325	17.8%	39,115	22.1%
4 persons	190	10.4%	37,460	21.2%
5 persons and more	55	3.0%	17,610	10.0%
Total	1,830	100.0%	176,950	100.0%

Family Structure

Strathcona			Edmonton	
	Number	Percent	Number	Percent
Married couples	1,110	70.0%	123,130	85.2%
Married couples without child	615	55.4%	49,160	39.9%
Married couples with child	490	44.1%	73,970	60.1%
Common law couples	475	30.0%	21,305	14.8%
Common law couples without child	435	91.6%	13,650	64.1%
Common law couples with child	40	8.4%	7,655	35.9%
Lone parent	245	13.4%	32,520	18.4%

Families with Children Living at Home

Strathcona			Edmonton	
	Number	Percent	Number	Percent
1 child	255	52.0%	26,230	35.5%
2 children	175	35.7%	32,160	43.5%
3 children or more	60	12.2%	15,580	21.1%
Total	490	100.0%	73,970	100.0%

Lone Parent Families by Gender of Parent

Strathcona			Edmonton	
	Number	Percent	Number	Percent
Total Number of Lone Parent Families	245	13.4%	32,520	18.4%
Female Headed Lone Parent Families	185	75.5%	26,690	82.1%
Male Headed Lone Parent Families	55	22.4%	5,825	17.9%

Strathcona**Edmonton**

	Number	Percent	Number	Percent
Never Married	4,400	54.9%	194,450	36.4%
Married	2,240	28.0%	249,380	46.7%
Separated	230	2.9%	17,465	3.3%
Divorced	835	10.4%	45,635	8.5%
Widowed	300	3.7%	27,070	5.1%

FAMILY INCOME**Family Income by Categories****Strathcona****Edmonton**

Income	Number	Percent	Number	Percent
Under \$10,000	85	4.6%	7,995	4.5%
\$10,000 - \$19,999	110	6.0%	10,815	6.1%
\$20,000 - \$29,999	115	6.3%	17,915	10.1%
\$30,000 - \$39,999	245	13.4%	19,590	11.1%
\$40,000 - \$49,999	255	13.9%	20,155	11.4%
\$50,000 - \$59,999	165	9.0%	18,590	10.5%
\$60,000 - \$69,999	135	7.4%	17,125	9.7%
\$70,000 - \$79,999	115	6.3%	14,950	8.4%
\$80,000 - \$89,999	105	5.7%	12,045	6.8%
\$90,000 - \$99,999	90	4.9%	9,460	5.3%
Over \$100,000	420	23.0%	28,305	16.0%
Total	1,830	100.0%	176,955	100.0%

Average and Median Incomes**Strathcona****Edmonton**

	Amount	Amount
Average Income	\$79,075	\$66,412
Median Income	\$55,689	\$56,212

Strathcona**Edmonton****Percent****Percent**

Employee Income	82.2%	78.5%
Government Transfer Payments	7%	11.1%
Other	10.9%	10.4%

Family Income in 2000 by Family Type**Strathcona****Edmonton**

Family Type	Average	Median	Average	Median
Married Couple Families	\$94,579	\$72,704	\$75,699	\$64,809
Common Law Couple Families	\$59,907	\$50,614	\$58,176	\$51,333
Male Single Parent Families	\$57,341	\$54,816	\$47,976	\$43,571
Female Single Parent Families	\$42,434	\$38,014	\$34,170	\$29,212

Low Income Household Type (2000)**Strathcona****Edmonton**

Household Type	Number	Percent	Number	Percent
All Economic Families	275	14.4 %	27,150	15.4 %
Unattached Individuals 15 Years and Over	1,610	41.0 %	46,040	41.2 %
Persons in Private Households	2,360	27.2 %	131,215	20.0 %

Food Bank Usage**Strathcona****Edmonton****Number Persons per 1000****Number Persons per 1000**

Food Bank Hampers	369	42.4	48,631	63.4
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Source: Edmonton Gleaners Association

Strathcona

Number % of Private Household

SFI Cases 110 2.1 %

Source: Alberta Human Resources Employment

Children

Strathcona

Number Percent of Children Aged 0-14

Child Welfare Cases* 13 0.04 %

Child Abuse Reports** 0 0.00 %

*Source: Alberta Children's Services

**Source: Edmonton Police Service

EDUCATION

Educational Attainment

Strathcona

Number Percent

Less Than Grade 9 200 2.6%

University 4,215 55.1%

Edmonton

Number Percent

Less Than Grade 9 31,735 6.5%

University 132,335 27.1%

HEALTH

Emergency Room Visits and Hospitalization

Strathcona

Persons per 1000

Emergency Room Visits 287.5

Hospitalization Rates 68.2

Source: Capital Health Authority

Business Planning • Strategic Services

Edmonton THE CITY OF COMMUNITY SERVICES

PEOPLE • PARKS • PLACES

HOUSING

Strathcona			Edmonton	
	Number	Percent	Number	Percent
Single detached	1,150	22.4%	136,475	51.4%
Semi detached	35	0.7%	10,055	3.8%
Row house	20	0.4%	26,855	10.1%
Apartment detached duplex	250	4.9%	5,055	1.9%
Apartment > 5 storeys	1,260	24.5%	23,005	8.7%
Apartment < 5 storeys	2,435	47.3%	61,025	23.0%
Other single attached	10	0.2%	235	0.1%
Total	5,145	100.0%	265,340	100.0%

Housing Tenure

Strathcona			Edmonton	
	Number	Percent	Number	Percent
Owned	1,450	28.2%	157,695	59.4%
Rented	3,705	71.9%	107,645	40.6%

Housing Condition

Strathcona			Edmonton	
	Number	Percent	Number	Percent
Regular Maintenance Only	3,210	62.4%	171,025	64.5%
Minor Repairs	1,495	29.1%	74,650	28.1%
Major Repairs	440	8.6%	19,665	7.4%
Total	5,145	100.0%	265,340	100.0%

Shelter and Housing Costs

	Strathcona		Edmonton	
	Number	Percent	Number	Percent
Average Gross Monthly Rent	\$606		\$619	
Tenants Spending 30% or More of Income on Shelter	1,250	33.7 %	40,615	37.7 %
Average Own Monthly Payment	\$867		\$833	
Owner Occupied Households Spending 30% or More on Shelter	255	17.6 %	24,280	15.4 %

WORK AND EMPLOYMENT

Labour Force Activity by Age Group

	Strathcona			Edmonton		
	15 Years and Over	15 - 24	Over 25	15 Years and Over	15 - 24	Over 25
Employed	5,930	1,300	4,625	353,065	64,825	288,240
Unemployed	480	175	300	22,535	8,355	14,180
Not in Labour Force	1,610	265	1,345	158,405	29,285	129,115
Participation Rate	79.9%	84.8%	78.6%	70.3%	71.4%	70.1%
Employment Rate	74.0%	74.7%	73.8%	66.1%	63.3%	66.8%
Unemployment Rate	7.5%	11.9%	6.1%	6.0%	11.4%	4.7%

Women (15 Years and Over) in Private Households with Children

	Strathcona	Edmonton
	Over 15 years of age	Over 15 years of age
Employed	470	73,335
Unemployed	40	4,695
Not in Labour Force	205	30,335
Participation Rate	71.1%	72.0%
Employment Rate	66.2%	67.7%
Unemployment Rate	7.9%	6.0%

CRIME

Personal, Property, Intentional, Family Disputes 2002

Strathcona

Edmonton

Incidents Rate per 1000

Incidents Rate per 1000

Crimes Against Persons	88	10.1 (2001)	6,521	9.9 (2001)
Property Crime	610	70.1 (2001)	41,467	63.1 (2001)
Juvenile Crime	21	2.4	5,101	7.8
Family Disputes	37	4.3	5,759	8.8

Source: Edmonton Police Service

HERITAGE AND ETHNICITY

People Who Identify as Aboriginals

Strathcona

Edmonton

Number Percent

Number Percent

North American Indian	40	0.5%	13,455	2.0%
Metis	165	1.9%	15,745	2.4%
Inuit and Others	0	0.0%	1,170	0.2%
Total	210	2.4%	30,365	4.6%

People with Aboriginal Origins

Strathcona

Edmonton

Number Percent

Number Percent

North American Indian Origin	240	2.8%	24,905	3.8%
Metis Origin	140	1.6%	12,200	1.9%
Others (Including Inuit)	20	0.2 %	3,110	0.5%
Total	395	4.5%	40,215	6.1%

Strathcona			Edmonton	
	Number	Percent	Number	Percent
English	7,495	86.1 %	516,930	78.6%
French	40	0.5 %	2,000	0.3%
Non-Official Language	250	2.9 %	41,200	6.3%

2- BUILDING PROGRAM

Overview and Introduction:

It would be incomplete to design a mixed-use housing complex in Edmonton's Chinatown without mentioning its history. Edmonton Chinatown's history dates back to the late 1800's when the descendants of the CN Rail Chinese laborers decided to make their home here in the city. Like many other immigrants, they were subject to prejudice and discrimination. In their earlier days most of them lived in the slums because of its convenient location and inexpensive housing. This slum area became the present day Boyle Street district enclosed within 102nd and Jasper Avenue between 98th and 96th Streets. Due to their language barrier, they preferred to stay and associate with their own social ethnic group. Thus, many of them set up their shops and rooming houses in the area making their own little world away from China. These were the circumstances in which Chinatown began.

After World War II, due to changes in the immigration law, spouses and family members were allowed to come and join these Chinese immigrants in Edmonton. The city experienced a drastic increase in Chinese populations. New restaurants and shops along 97th Street and north of Jasper Avenue were added into the present day Canada Place. This area became the official Chinatown of the city for the next 30 years.

During the economic boom of the 70's, the city's downtown redevelopment plan included the relocation of Chinatown. Many local business people and Chinese immigrants felt threatened by this new plan and feared losing Chinatown. Many protests were organized to emphasize the importance of Chinatown. The final result was a new Chinatown being drawn up and relocated to

the east side (102nd ave.) of the existing one. In addition the City of Edmonton also set up a grant to help finance the construction of the new Chinatown.

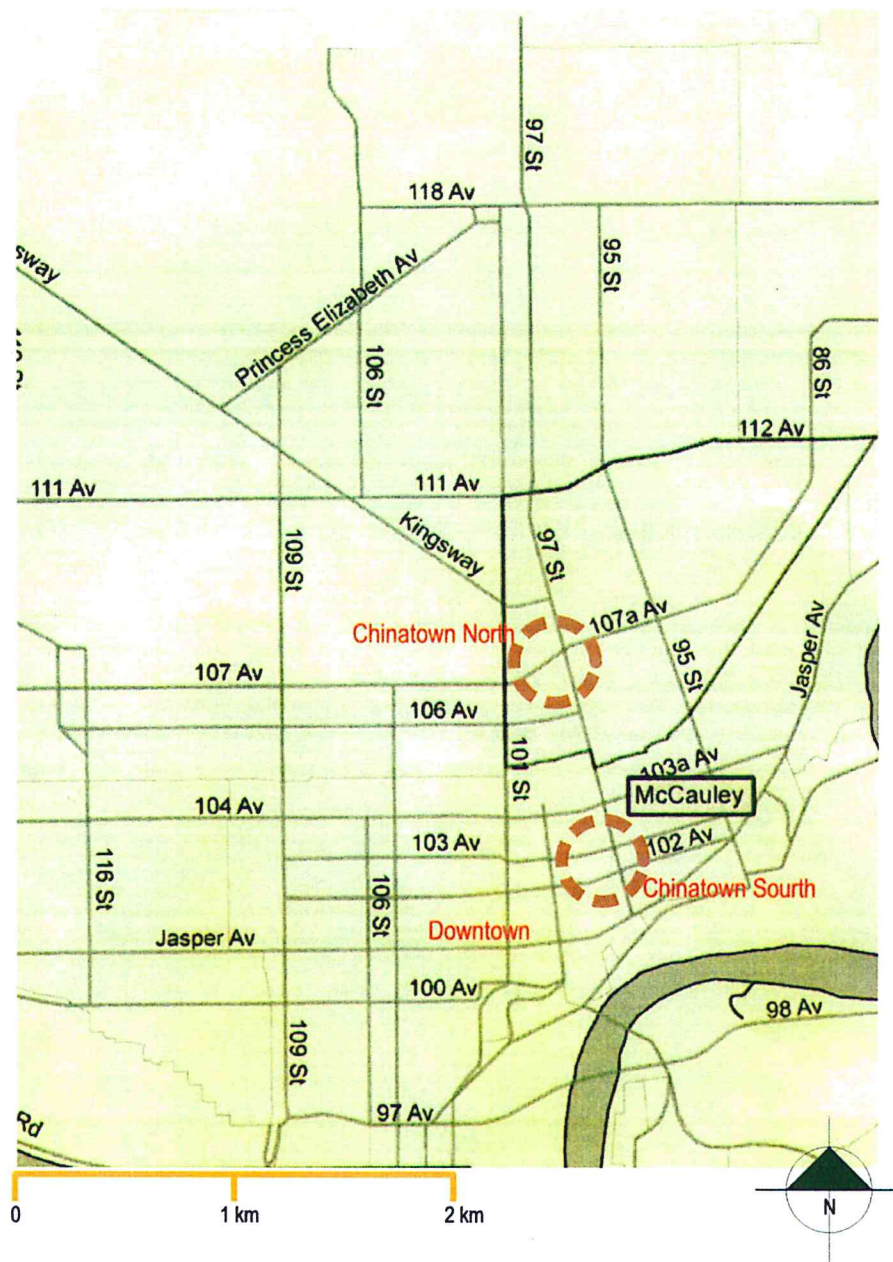
A master plan with massive redevelopment included tourist attractions, such as the China Gate, a 14 storey hotel, multi storey apartments, as well as a cultural center were among the many new features being proposed. Unfortunately, due to the recession in the early 80's and other developmental problems, the plan didn't materialize except for a few of the original proposed features. These included the China Gate, cultural center, Chinese senior residences and a few other buildings. Also during this period, the number of Chinese immigrants increased drastically to become more than 3 times the population of ten years ago. Many of them were from other Pacific Rim countries like Vietnam, Malaysia and Cambodia and they began to settle down on the 6 blocks north of the new Chinatown along 107th Ave. The land values on 107th Avenue were less expensive than along 102nd Avenue, so many businesses were being set up in this new area. This was how the 2nd Chinatown originated and many called this the "unplanned Chinatown" or "Chinatown North".

Today Edmonton's Chinatown is considered one of the City's tourist attractions. The majority of the activities are in the newly formed Chinatown North which is located in the area of 107A Avenue and 105th Avenue between 98th and 95th Street. Most activities however are concentrated along 97th Street and between 106th and 107thA Avenue. The remaining area, especially on the east side of 97th street, is still being neglected. The main problem for this area is the lack of permanent residents living in the area. The proposed mixed-use housing complex will

be located in the neighborhood of McCauley and its main objective is to attract more people to live in this area. In addition, it will serve as a model for future development of the neighborhood.

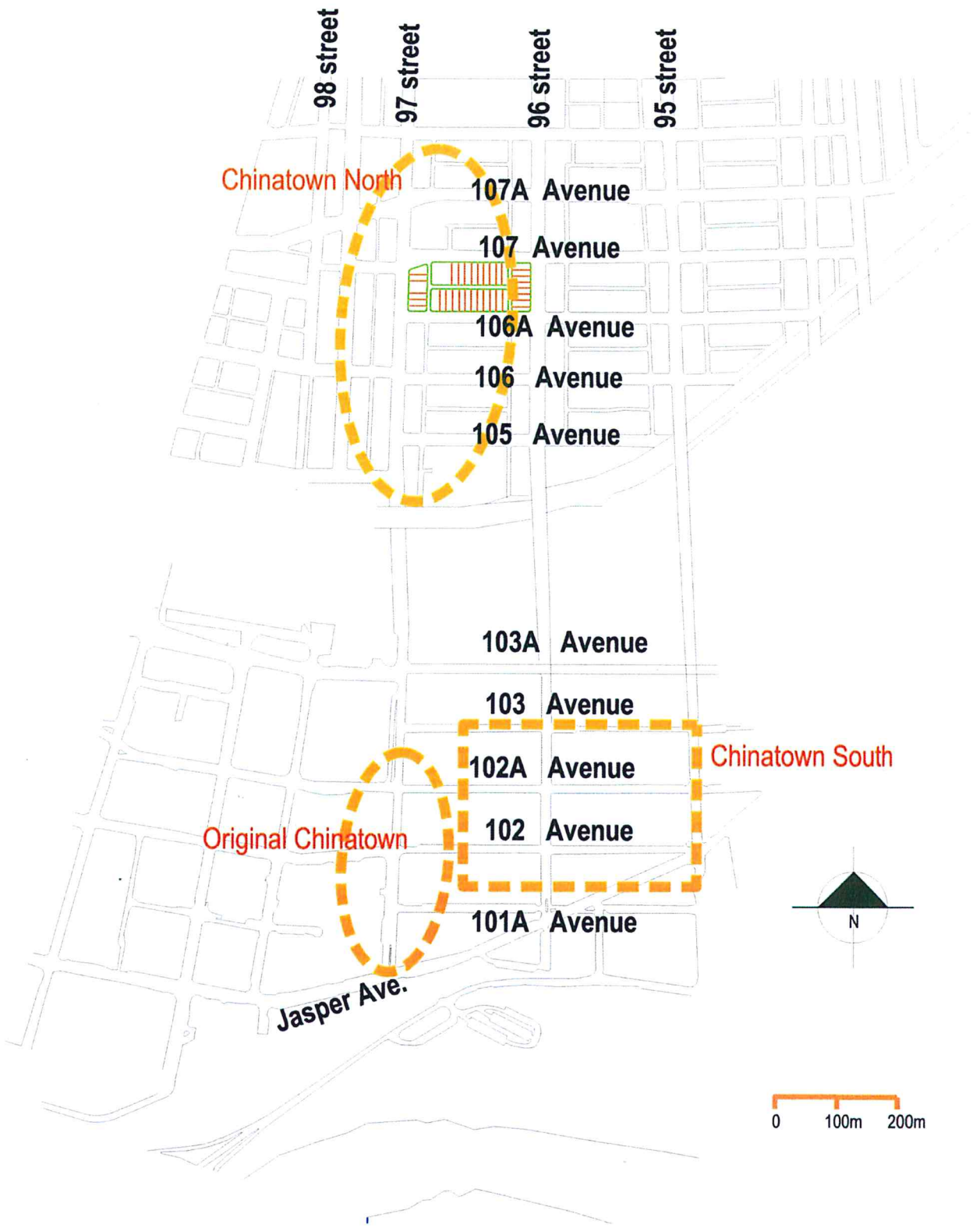
Alberta's booming economy will continue to attract many people to reside in Edmonton, especially immigrants from Southeast Asia and China. They will choose Edmonton's Chinatown as a preferred place to live due to its proximity to downtown, convenient access to public transportation and the availability of local ethnic stores for shopping. In addition, this small area of inner city displays many traditional motifs that can remind them of their distant homeland.

The design of this proposed mixed-use housing complex and its surrounding will include many familiar architectural and urban forms and images (fig.80 to fig.86) in its design and this approach is important because it can attract this new group of immigrants. Study has shown that familiar images such as the courtyards in the complex will provide these immigrants with a sense of belonging and bring comfort and familiarity to their families. In return, these new immigrants will strengthen the community's identity, add vibrancy and color to the area through celebrations, rituals and other activities resulting in a more prosperous and visually appealing place. More importantly, this new group of residents will share the same cultural perceptions and experiences as the existing Chinatown residents.



EDMONTON DOWNTOWN

Fig.78



EDMONTON'S CHINATOWNS

Fig. 79

Familiar Architectural and Urban Images

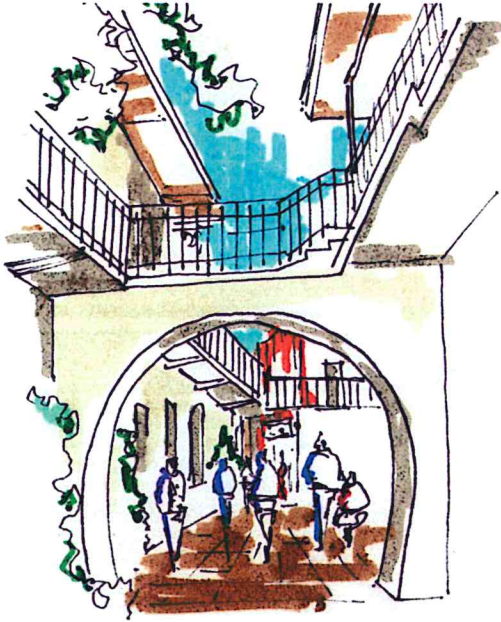


Fig. 80 - Archway



Fig.81 - Balcony

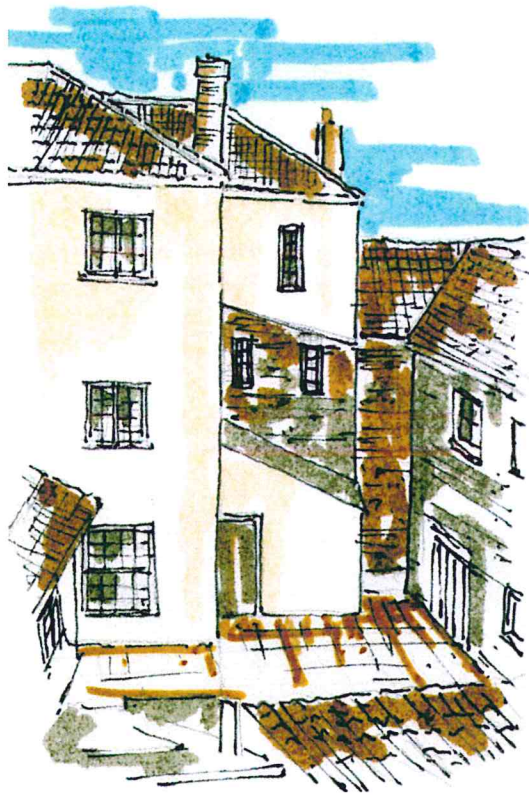


Fig. 82 – Interior Courtyard



Fig.83 – Narrow street

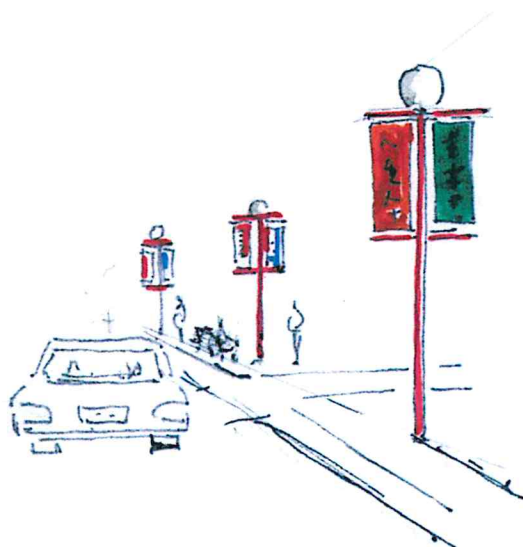


Fig. 84 - Banner

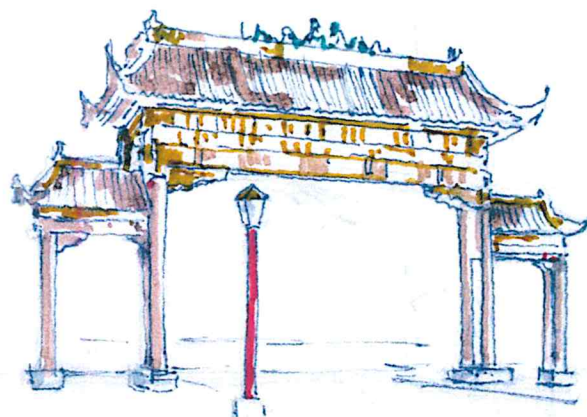


Fig. 85 - Gate



Fig. 86 - Colourful storefront

Program Goal

- Increase diversity of usage and visitors to the neighborhood

A mixture of housing unit types and shops to accommodate different kind of households and visitors.

- Attract residents to the surrounding area

A place where people can live, work, shop and play without having to use an automobile. Reducing the distance which people must travel between home and work. Creating a charming, functional and pedestrian friendly environment by encouraging residents to enjoy their surrounding.

- Increase population density in the neighborhood

A place where affordability is made possible by cutting down on car ownership and the increasing numbers of residents will contribute to a vital successful urban community.

A place to encourage retail development with easy access by foot and by transit.

-Give identity to local residents

A place that provide local residents with a sense of belonging and a feeling of being at home.

A place where new growth does not compete with but rather complements existing buildings, encouraging residents to be proud and respectful of their surroundings.

Site

This proposed project is located in the area between 97th and 96th Streets and 107th and 106A Avenues (fig. 88 and 89). The entire block is about 1.56 hectare in area. The area is part of the Chinatown North that was formed in the early 1980's. In the western section of the site, along 97th Street, one will find many Chinese and Vietnamese shops and restaurants. However, the businesses along this street are booming and will continuously have more new stores and shops added in the near future especially in the area north of the proposed site. area in the eastern section is experiencing some difficulty. 96th Street has always been a problematic area, due to the presence of prostitutes and drug dealers who used the street for their trade. After many complaints, the street in that area (between 105th Ave. and 107th Ave.) was limited to pedestrians only for a period of time and re-opened again because of the inconvenience to some businesses in the area caused by the closure of the street to vehicular traffic. Today, the situation is not as bad as it was in the early 1990's because of the many improvements that are made to this street, such as the closure or demolition of some local businesses and houses in the vicinity that were attracting corrupt people into the area. Even after upgrading the street, the area is still gloomy with noticeably fewer people and very limited activities on the street.

This proposed mixed-use housing project will serve as a model for future development on this part of the neighborhood (fig.94). It will consist of a number of courtyards being placed along side with the commercial spaces. These appealing courtyards will also serve as a shopping

promenade to all the street level stores of the complex. In return this design approach will bring visitors to the area and eventually will revitalize the area, as well as increase the land value of its neighboring property.

96th Street today is under utilized, which is one of the main reasons that the crime rate of the area is so high. This new proposal will utilize the street more efficiently and will serve as a service route to 97th Street and a link to the downtown area and the old Chinatown South. The street sidewalk will be widened complete with a bicycle trail to be connected to the Capital City Recreation Park trail system of the River Valley and trees will be planted along the sidewalk to encourage its residents to use the street more frequently. Car traffic will be reduced to 2 lanes and parallel parking will be allowed along the sidewalk (fig.87). Although 97th Street will still remain as the transit boulevard and the major thoroughfare where majority of businesses are located, as the vitality of the area will be gradually renewed. 95th Street will also be used as an alternate route to reduce vehicular traffic through the neighborhood.

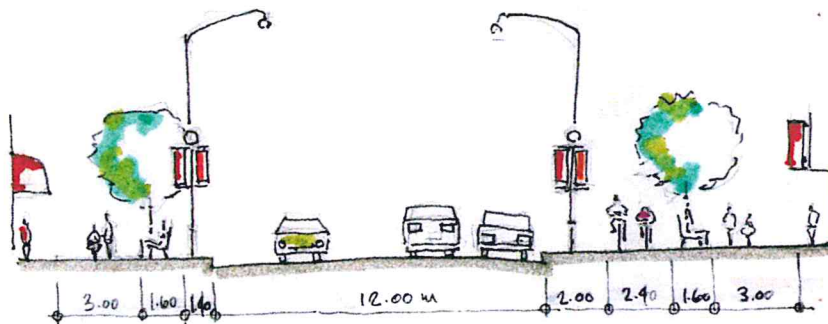


Fig. 87 – Proposed 96th street profile



Fig. 88



1 McCauley High School



2 Italian Village



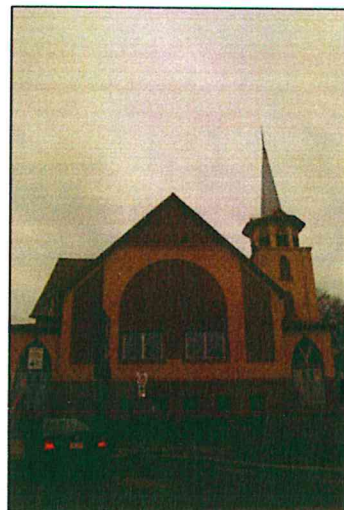
3 St Josaphat Church



4 Former Alberta Auto and Repair Co.



5 Scared Heart Elementary Jr. High School



6 Mustard Seed Street Church



7 Edmonton Family Worship Center



8 Mary Burlee Park



9 Bissell Center #1



10 Edmonton Police HQ



11 Goodridge Building
(Former W.W. Arcade Bldg)



12 Provincial Law Court



13 Canada Place



14 Chinatown South Gate



15 Chinatown North Gate



16 Pacific Rim Mall



17 Boyle McCauley Health Center



18 Remand Center



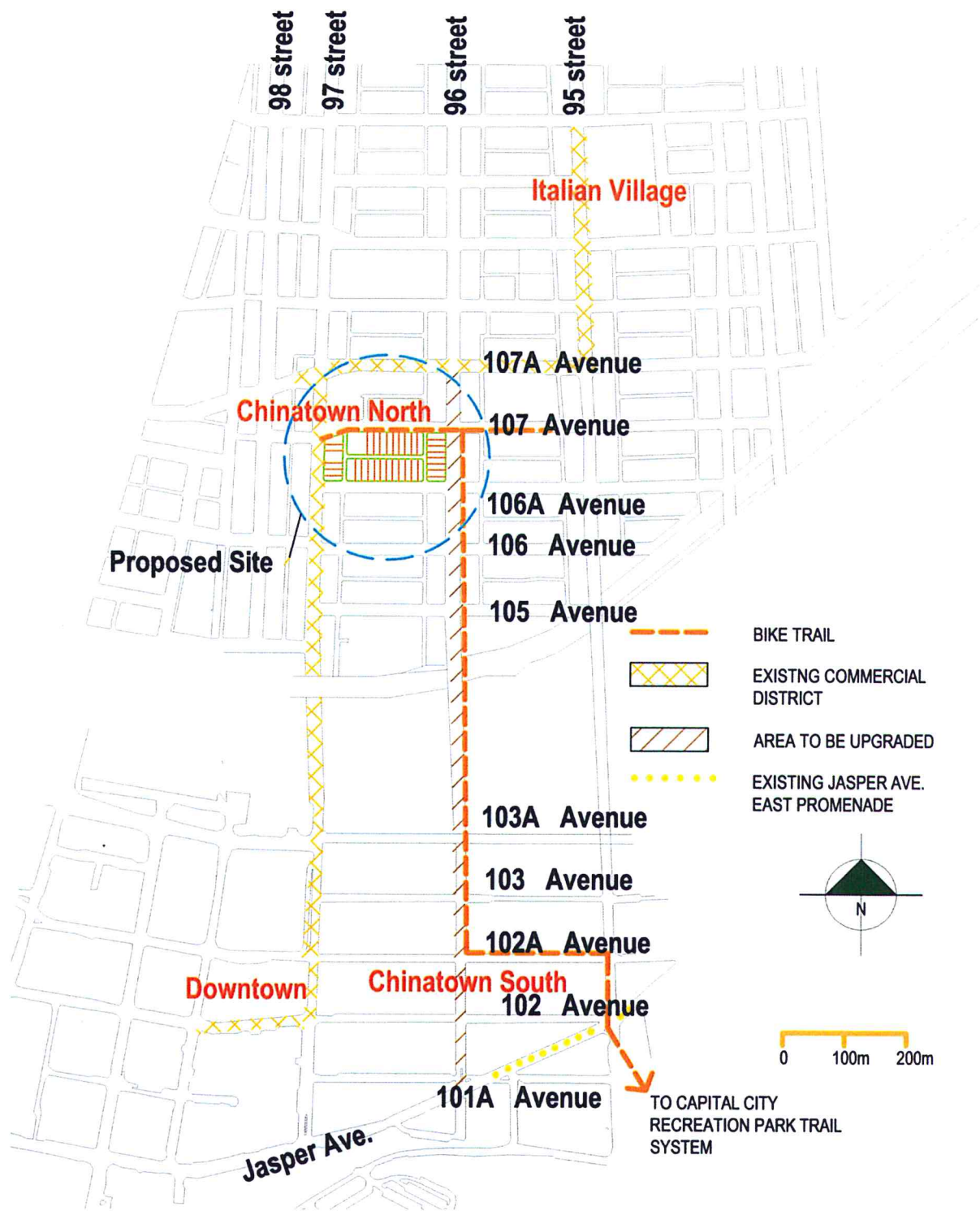
A 97th St. and 107A Ave. Intersection
Chinatown North Gate



B 97th St. and 102A Ave. Intersection
Chinatown South Gate



C 97th St. and Jasper Ave. Intersection
Canada Place, Goodridge Bldg. and
Shaw Conference (not shown)



Revitalization Plan for 96th Street



96th Street - Existing

Fig. 90



96th Street - Proposed

Fig.91

Program Requirements

The proposed site is presently in a designated mixed-use Medium Density Multiple Family Zone (RF6). Many houses in the area are still single detached houses. This is one of the reasons why this urban neighborhood lacks the density to make it a lively neighborhood. Studies have also indicated that no area can be lively with less than 250 people/ha (100/acre). Based on 1.4 persons per dwelling for the neighborhood with 250 people/ha, this works out to approximately 175 dwellings/ha. This kind of density and activities such as the variety of stores and shops required the present area to be rezoned to a General Business Zone (CB2).

The General Business Zone (CB2) requires all the street level suites to be for commercial used and all the upper level can be used for residential and commercial.

The space requirement is as follow:

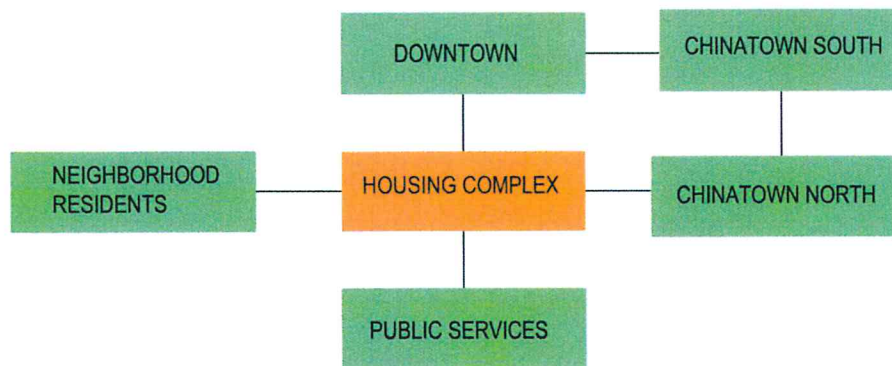
DISCRIPTION	N0.	REQ'D AREA (in sq.m)	TOTAL AREA (in sq.m)
Street level commercial Uses: General retail stores, personal service shop, professional and financial support services, restaurants for less than 200 occupants and 240 sq,m of public space.			7000
Upper level commercial Uses: General retail stores, personal service shop, professional and financial support services.			3000
Bachelor suite Living area 1 full bathroom 1 kitchenette / sleeping / closet	48	41/unit 16 5 20	1968
1 Bedroom suite 1 bedroom Living area 1 full bathroom 1 full kitchen	48	62/unit 16 16 5 9.5	2976

Dining area		5.5	
Closet / vestibule / circulation		10	
2 Bedroom suite	48	81/unit	3888
2 bedrooms		20	
Living area		15	
2 full bathrooms in unit		10	
1 full kitchen		13	
Closet / vestibule / circulation		13	
Dining		10	
3 Bedroom suite	10	110/unit	1100
3 bedrooms		30	
Living area		25	
2.5 bathrooms		13	
1 full kitchen		12	
Closet /vestibule / circulation		15	
Dining		15	
Amenity/courtyard/circulation space		1300	
7.5 sq.m per dwelling			
Public Washrooms		200	
Mechanical /electrical /general storage		500	
Administration		100	
Parking	285	7100	
1 per bachelor suite, 1 per 1 bedroom suite,			
1.5 per 2 bedroom suite,			
1 per 7 dwellings for visitor parking			
3.5 per 100 sq.m of floor area for commercial parking			

DESIGN CONCEPT

Inter-relationship Diagram :

New Housing Complex & Surrounding



New Housing Complex

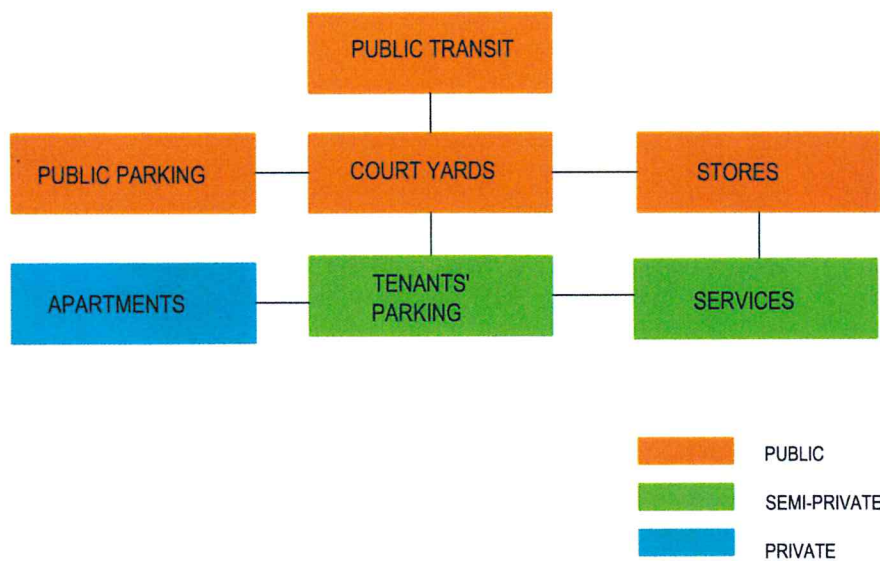


Fig. 92

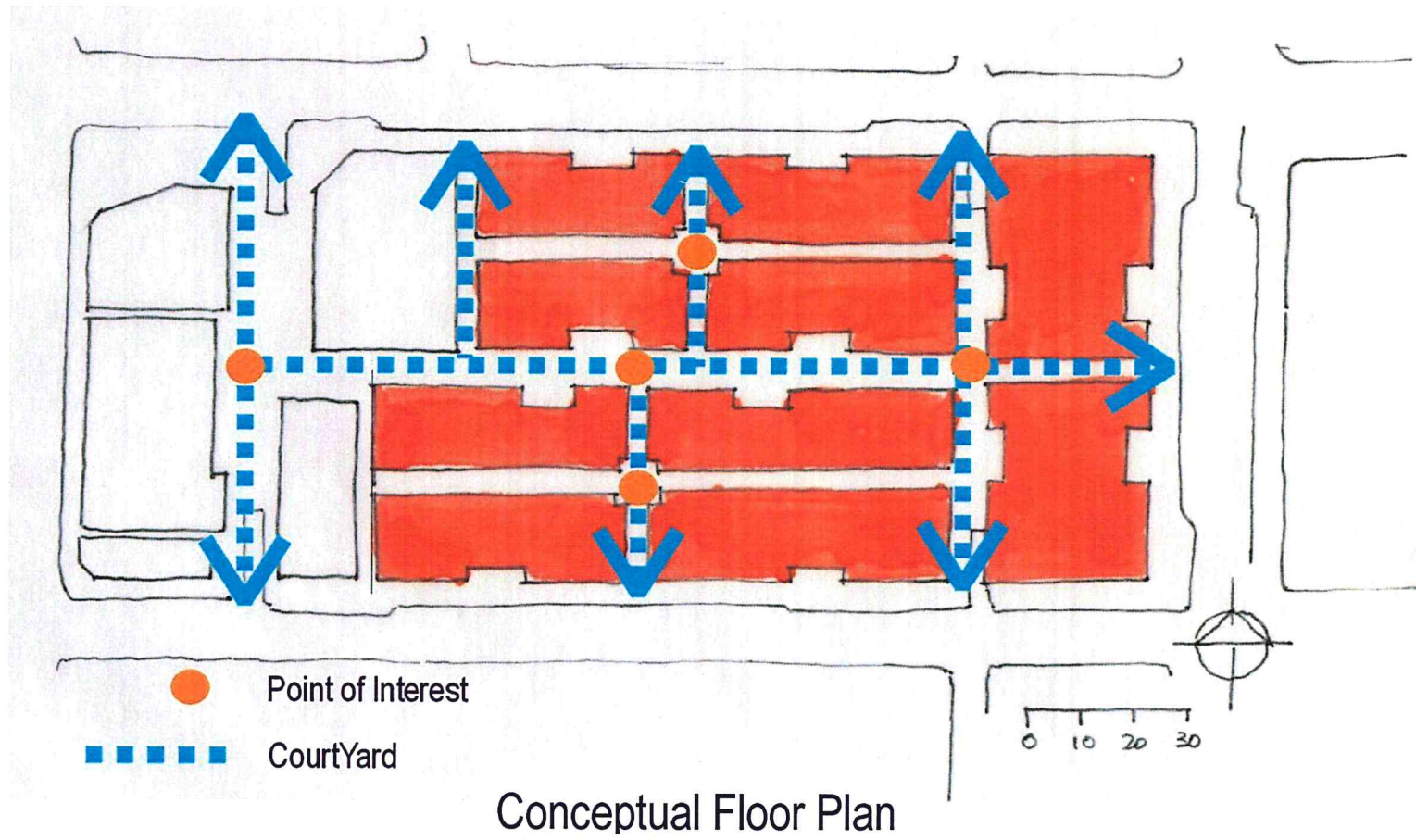


Fig. 93

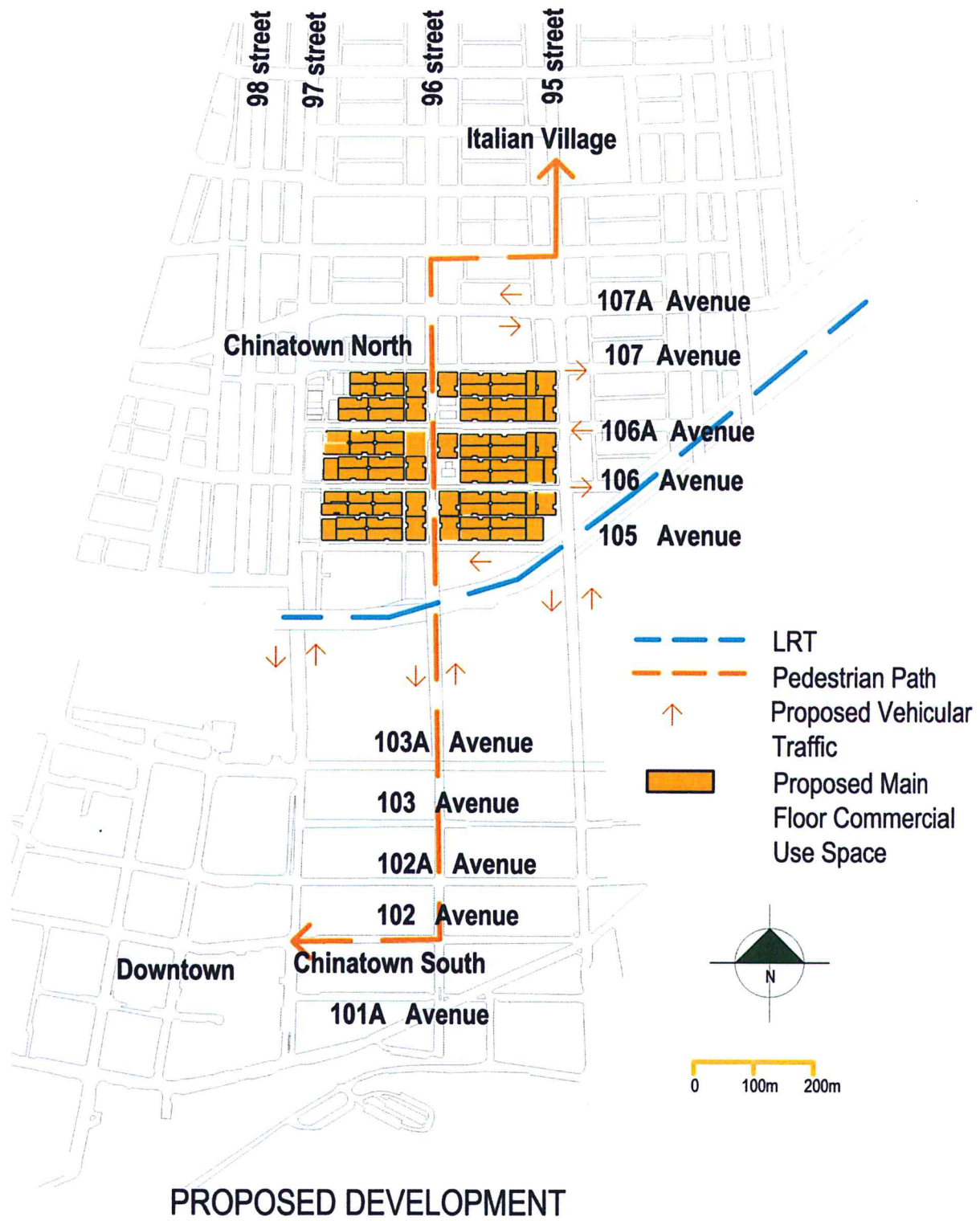
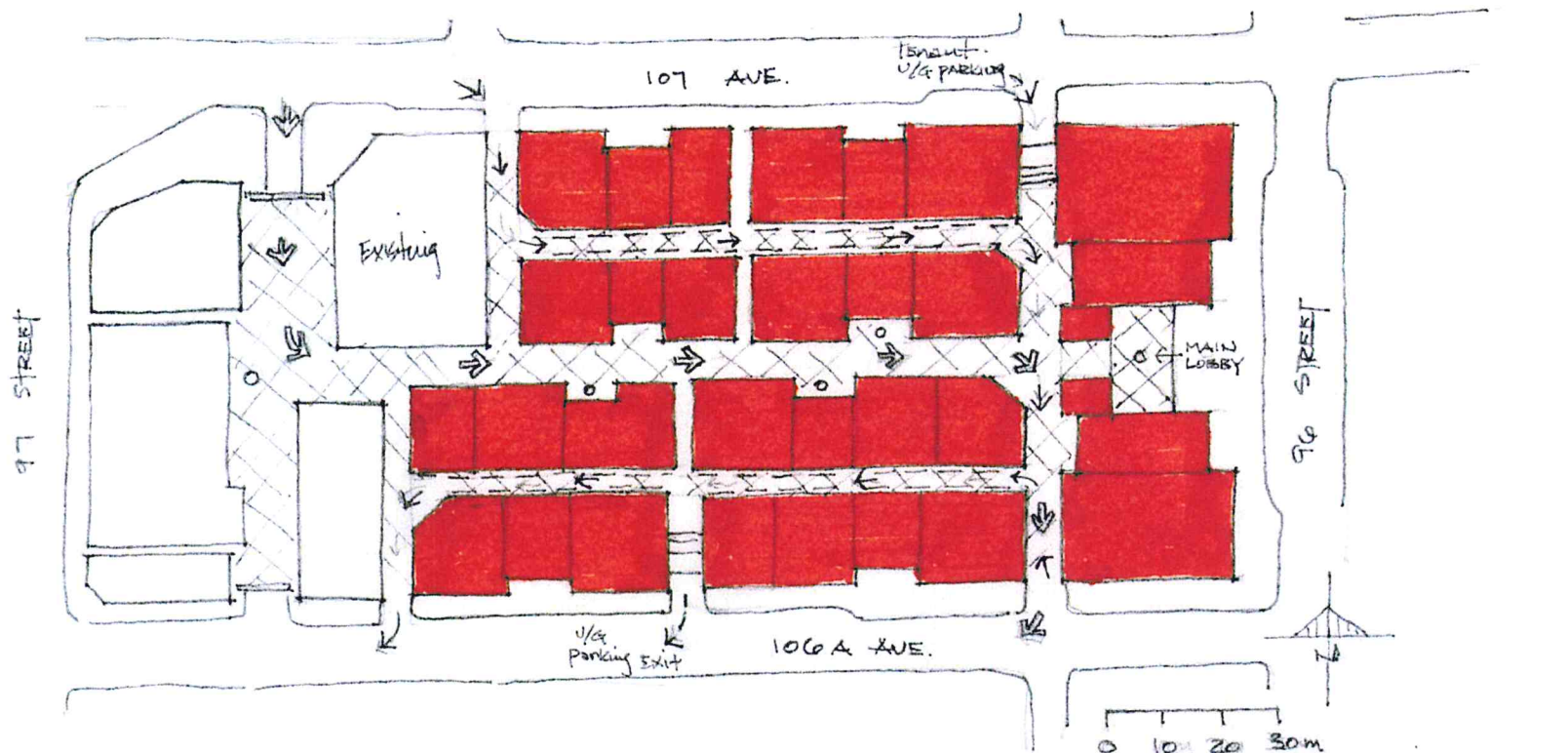
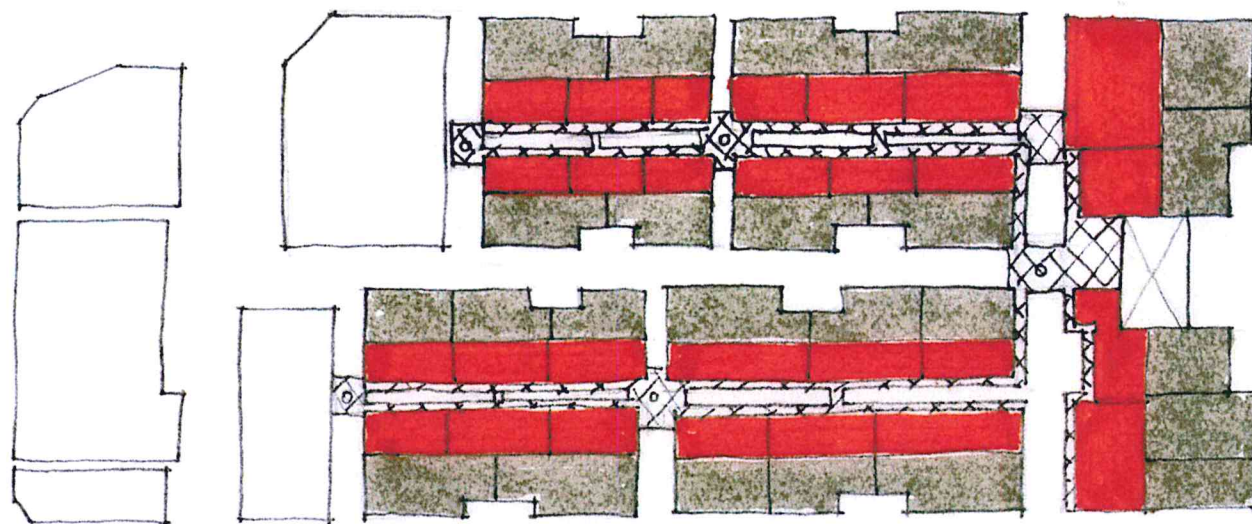


Fig. 94



Street Level

Fig. 95

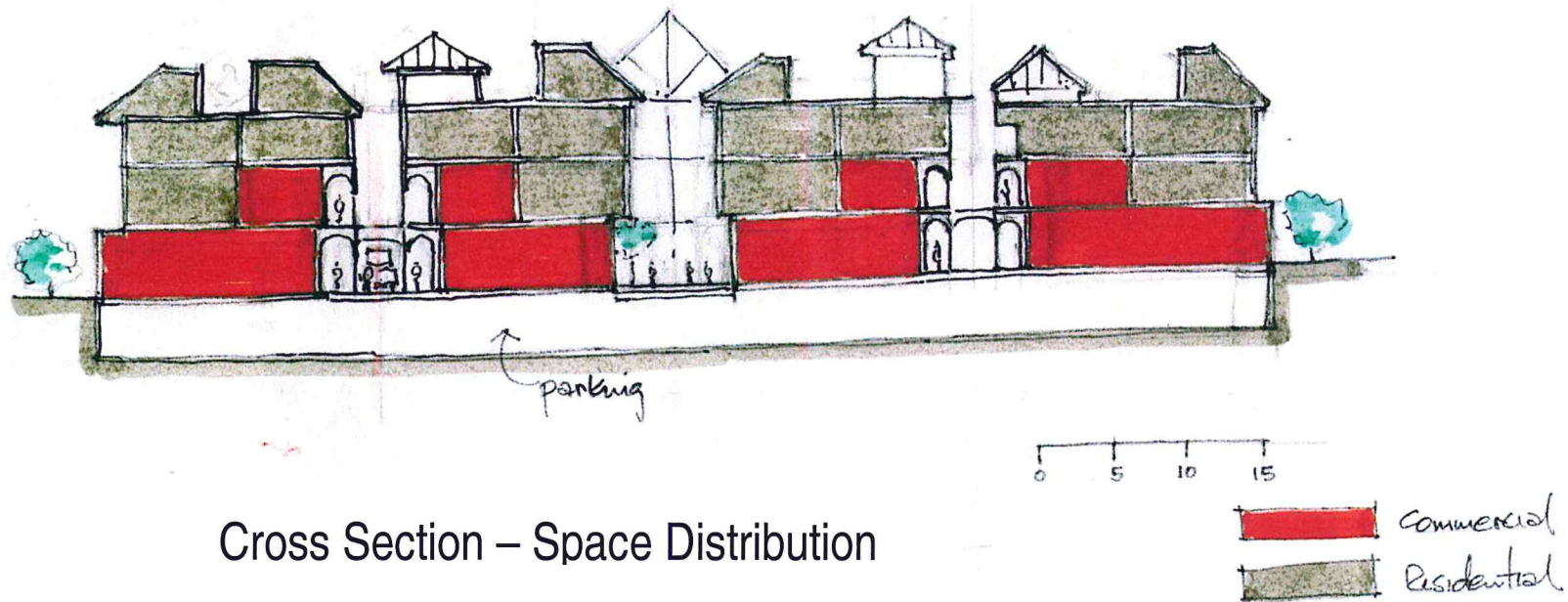


2nd Level

Fig. 96

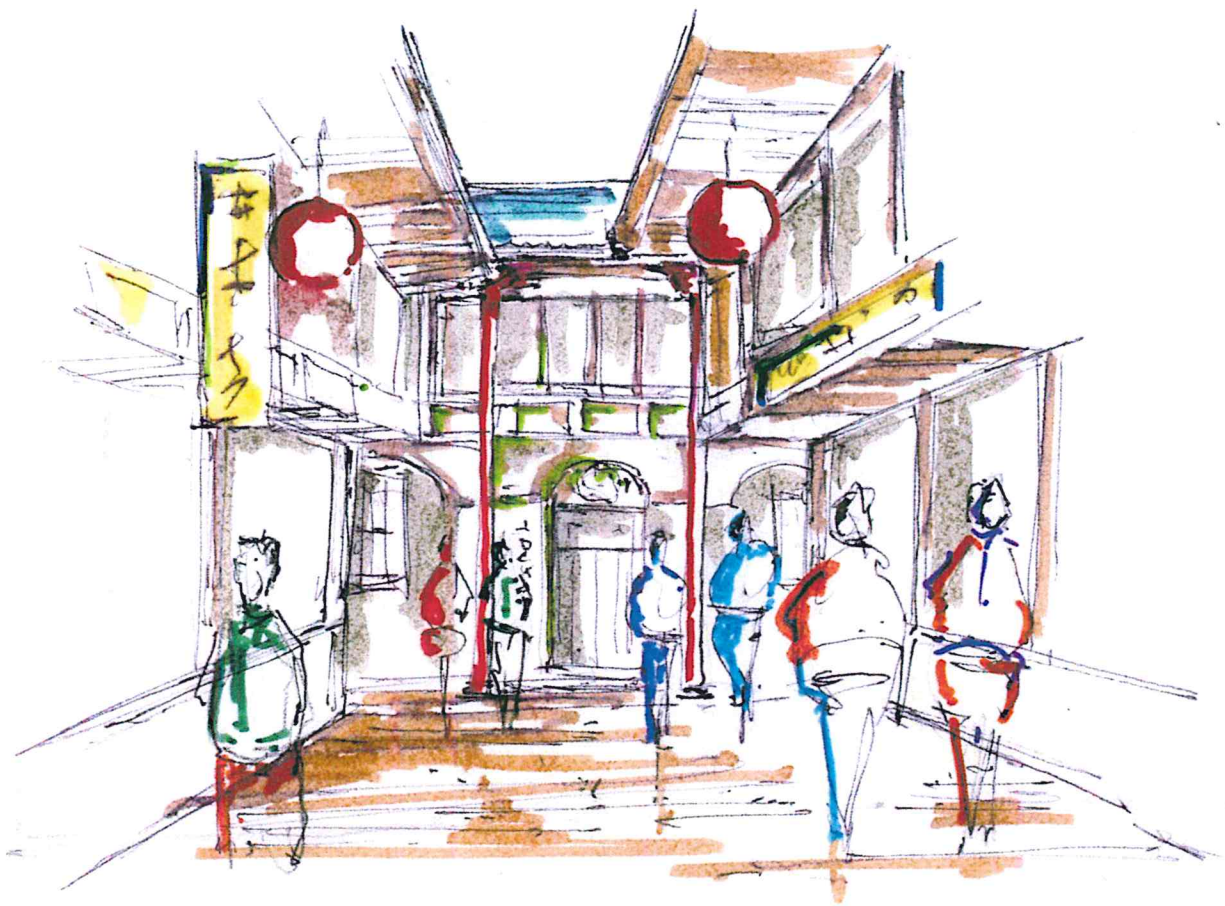
0 10 20 30m

○ pt. of interest.
 ■ Commercial
 ■ Residential



Cross Section – Space Distribution

Fig. 97



Interior

Fig. 98

3- SCHEMATIC DESIGN

RESEARCH NOTES

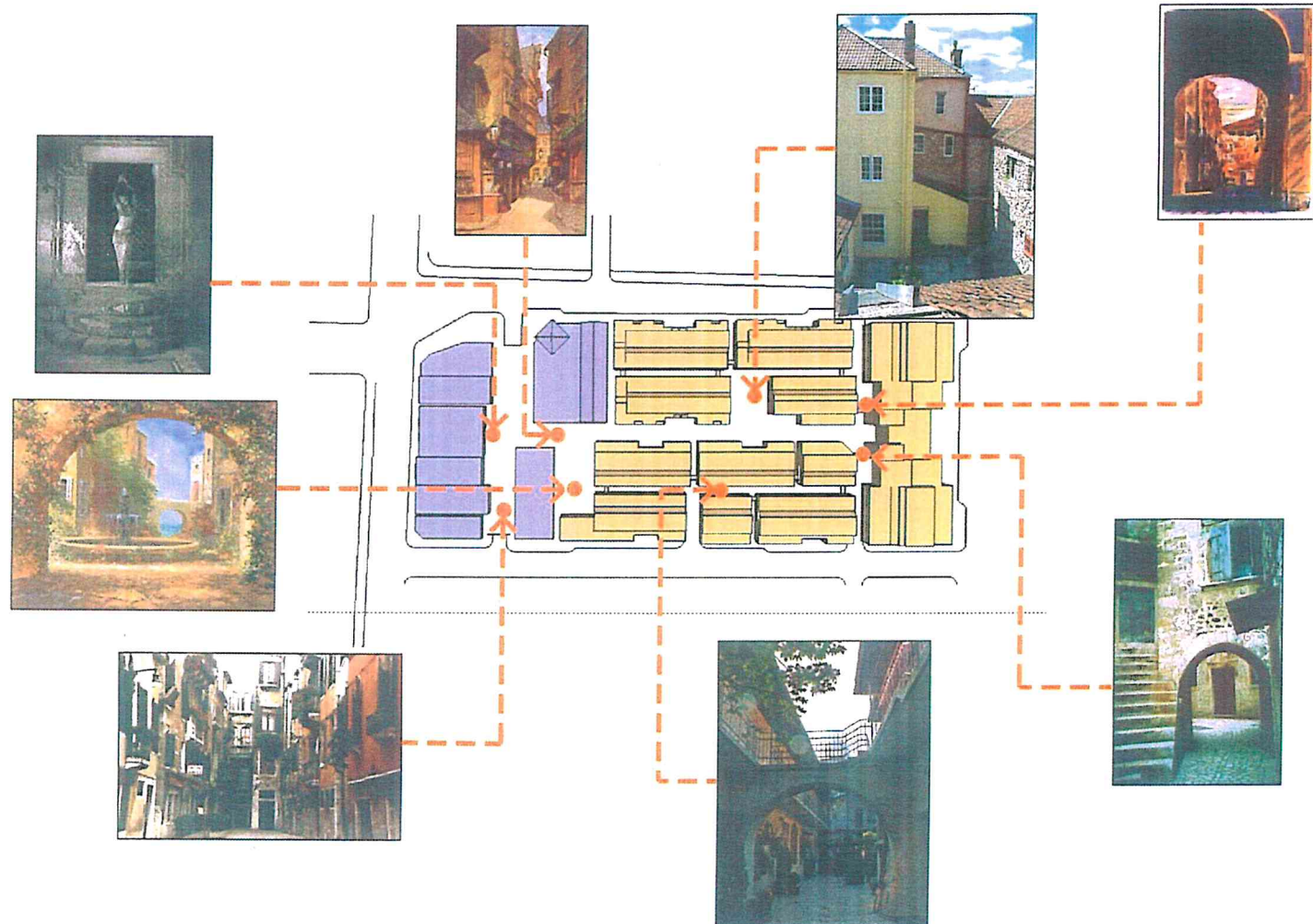
Study indicates that familiar archetypes can provide comfort and a sense of belonging to people in an unfamiliar environment.

Many residents in Edmonton Chinatown are recent immigrants and Chinatown is the favourite place for these newcomers to live, hence courtyard is a very familiar archetype in the mind of these people. This is the reason why courtyard becomes the key to this housing project and this is also the reason why familiar archetypes play an important role in its design.

The basic principle in designing this project is making use of familiar archetypes that are not only familiar in Asia but also those that can be found in many other geographic areas of the world. Including archetype forms such as fountain, narrow streets and arches at different strategic points, provide the concept in recreating a human scale place so that the main highlight in the design of this complex will evolve around these familiar archetypes. The ideal approach is to make this place blend in with the surrounding and using familiar archetype like courtyard found in many countries, all together will help in making its residents feel more like home again in their adapted land.

Proposed Familiar Archetypes in Housing Complex

Fig. 99



SITE PLAN / SITE CIRCULATION

As indicated on the previous program requirement report, 96th street will become a community street where people can use the street to walk from downtown northward, reaching as far as the Italian Village which is only located a few blocks at the north east end of the site.

97th street will remain the same and serve as a major thoroughfare and transit route for the area, where all the major activities are. In the future when all the blocks are fully developed, 95th street will be used to reduce the traffic load in the area.

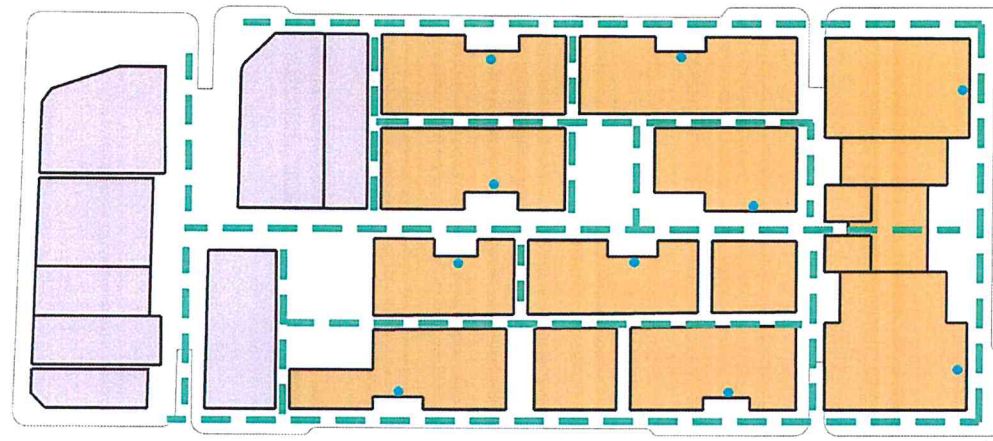
The complex consists of the main courtyard and a number of secondary ones. The main entrance is at 96 street. Inside the complex you will find a number of familiar forms or objects like fountain and monument which are placed in various strategic points. Tenants' parking is in the basement, its entrance is at 107 avenue and exit at 106A avenue.

In order for the new project to blend in with the existing surrounding, a number of older buildings like the commercial buildings along 97th street will be retained, just to indicate that the new area is a continuation of the existing.

The following pages (p.4 to p.11) consist of a site plan derived from the information on the research report, as well as circulation diagram and some interior views of the proposed site and complex.

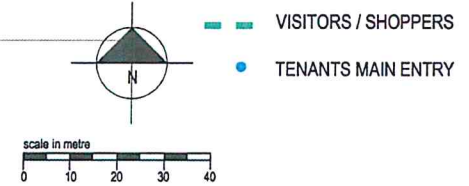


PEDESTRIAN



street level site plan

Fig. 101





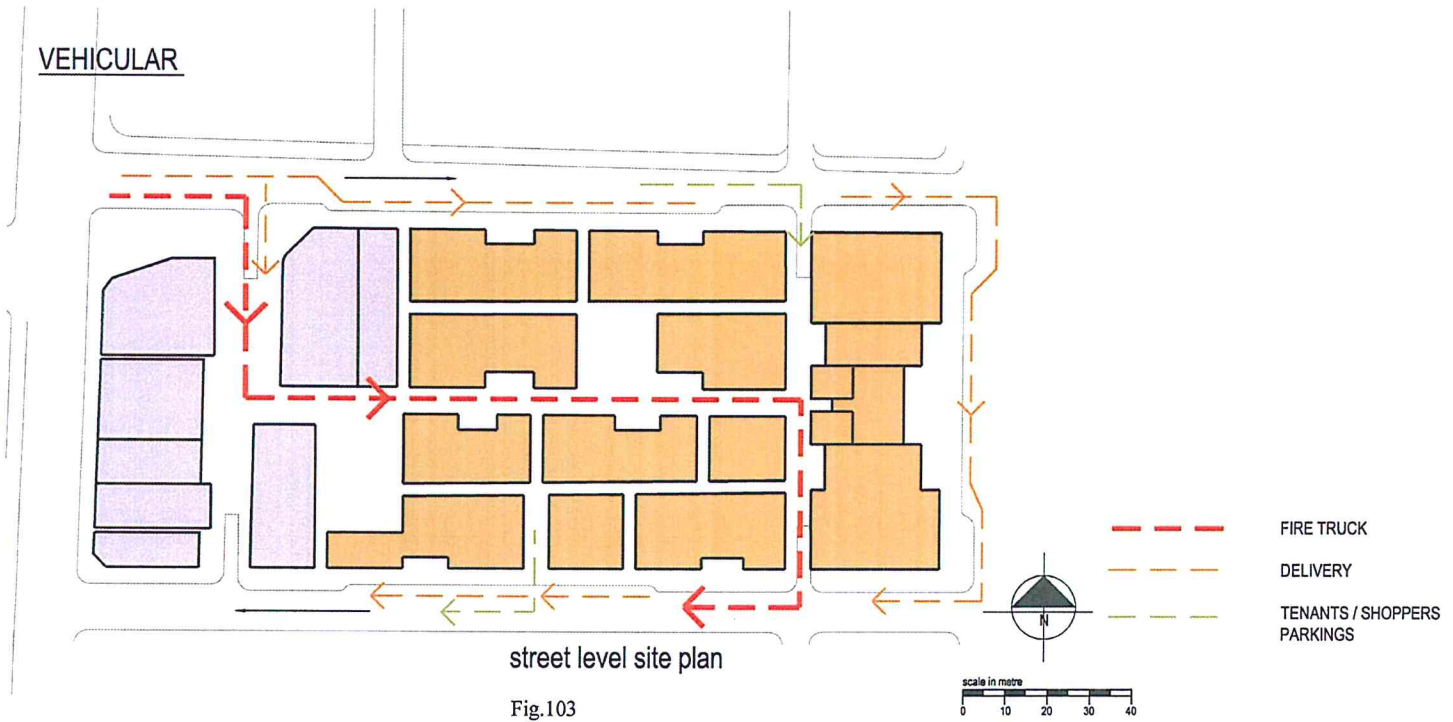
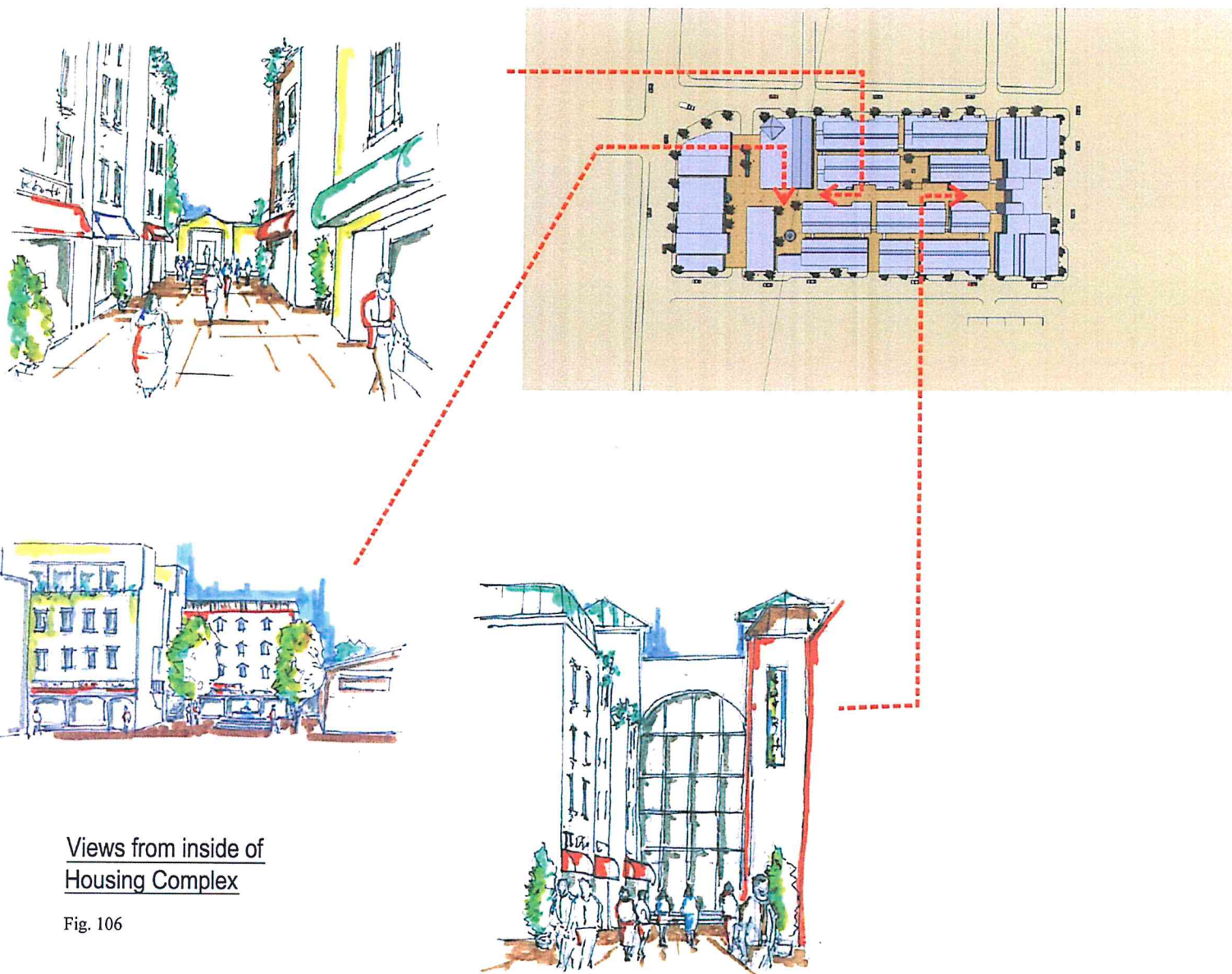


Fig.103

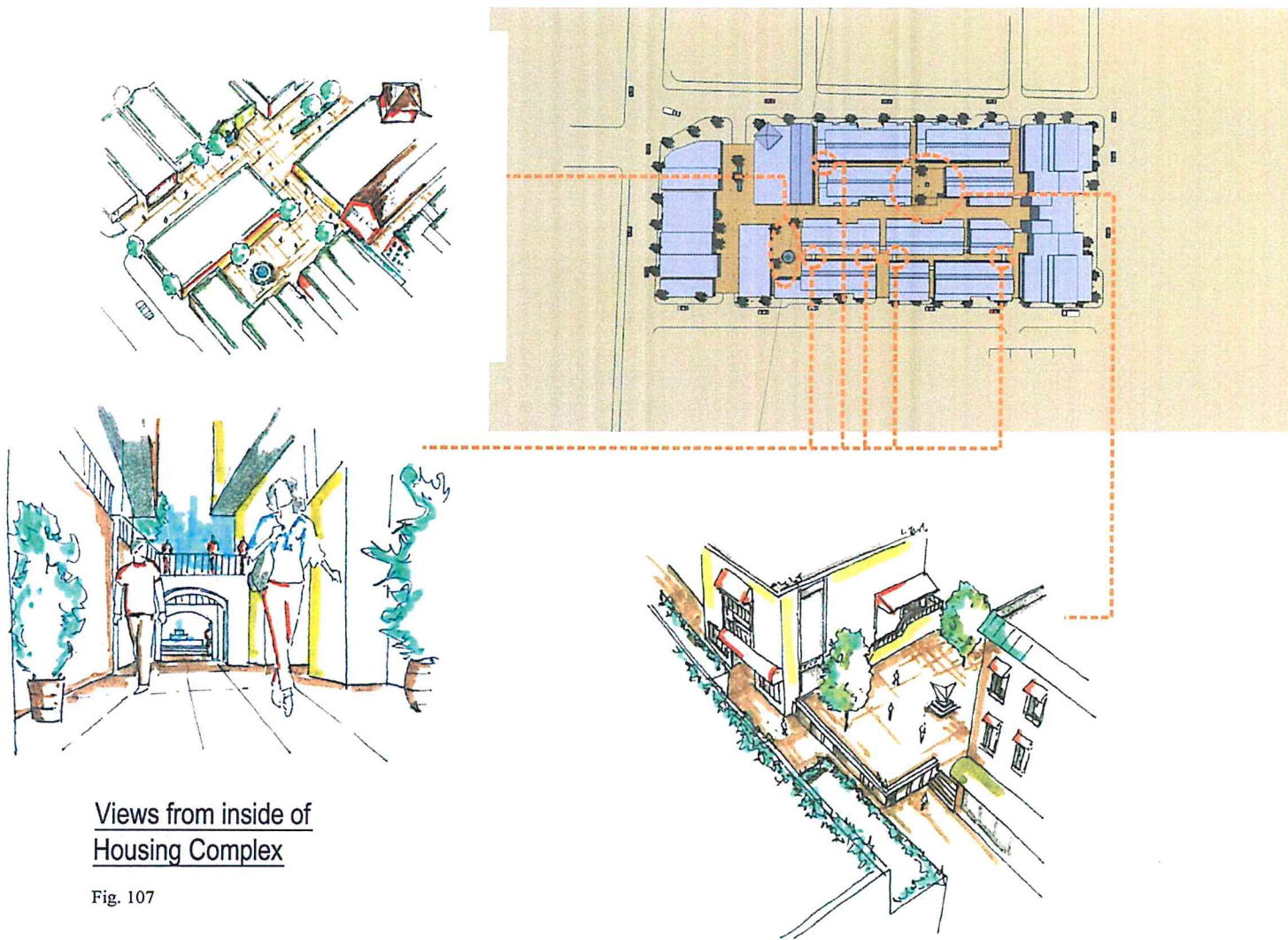






Views from inside of
Housing Complex

Fig. 106



BUILDING FLOOR PLAN

A successful courtyard is a lively courtyard. It needs a variety of people to use it at all time. It needs a diversity of stores, shops plus different building types and businesses to attract people to live, to shop and to visit the area at different times of the day. For this reason, commercial stores and apartments or multi housing units will be needed for the complex.

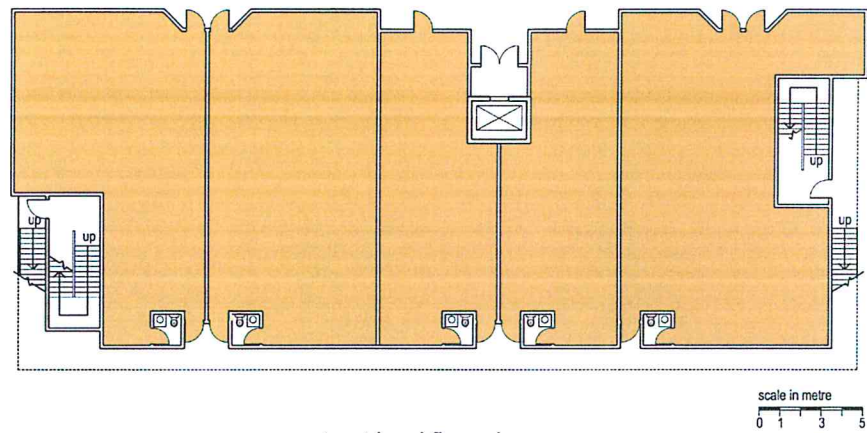
All areas on the street level will be commercial spaces as well as half of the level above (1st level) will also be used for commercial spaces and the rest of the areas will be for residential spaces (2nd, 3rd and the 4th levels).

All commercial stores located on the level above street (1st level) are connected through out the complex by mean of exterior balconies and pedestrian bridges. In addition there are also exterior public stairs leading to these commercial stores on the 1st level. This will allow the public to gain entries to stores from the street as well as through the courtyard.

All commercial and residential areas are completely separated, each have their own entrance and exit. For tenant privacy, an elevator located in the centre of the building is strictly for residential use only, so that residents don't have to go through the commercial area to get to their suites.

The building is split at the level between 2nd and 3rd level (p.18) to obtain a higher ceiling space for the commercial area and also this will provide the tenant units on the uppermost floor to have window on both ends of their suite.

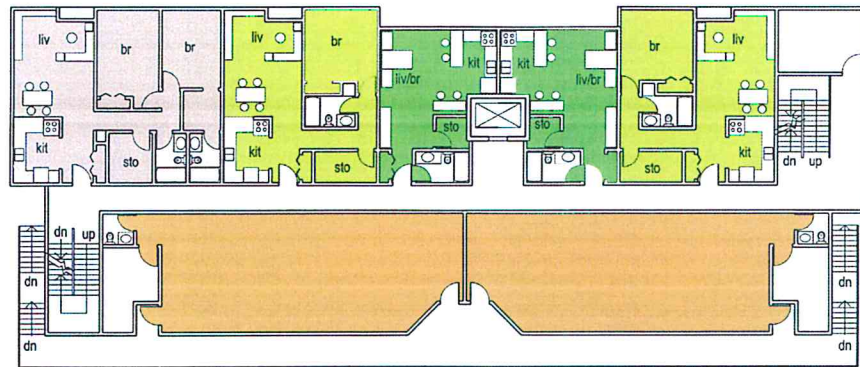
The following pages (p.102 to p.106) are samples of typical building floor plan in the complex.



street level floor plan

Fig. 108

LEGEND	
	COMMERCIAL
	BACHELOR SUITE
	1 BEDROOM SUITE
	2 BEDROOM SUITE
	3 BEDROOM SUITE

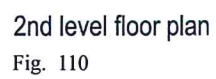





1st level floor plan

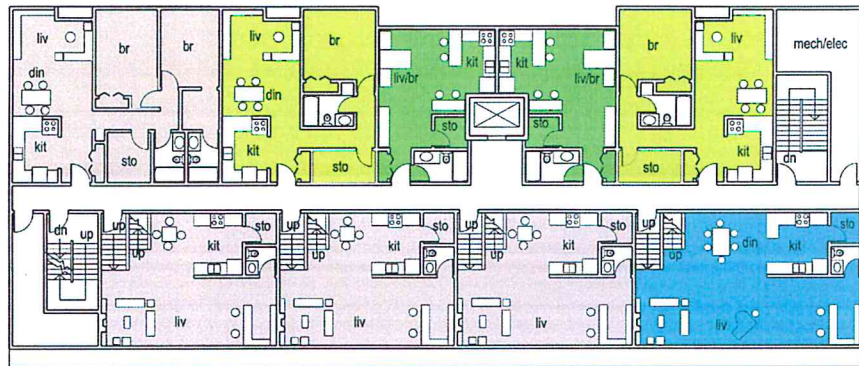
Fig. 109

LEGEND

	COMMERCIAL
	BACHELOR SUITE
	1 BEDROOM SUITE
	2 BEDROOM SUITE
	3 BEDROOM SUITE



 COMMERCIAL
 BACHELOR SUITE
 1 BEDROOM SUITE
 2 BEDROOM SUITE
 3 BEDROOM SUITE



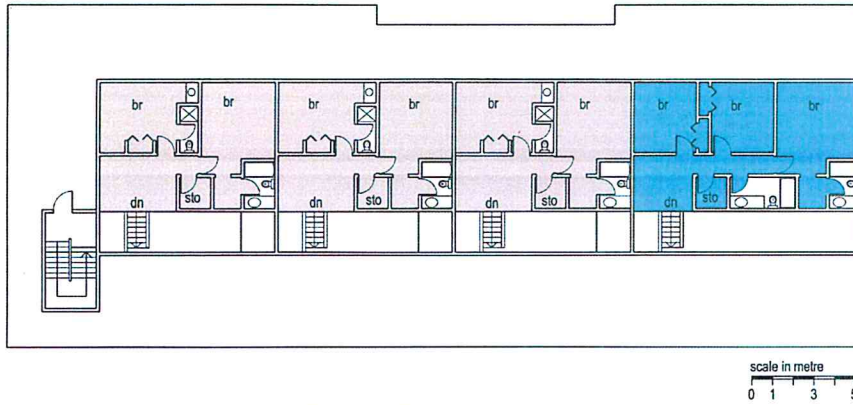
scale in metre
0 1 3 5

3rd level floor plan

Fig. 111

LEGEND

- COMMERCIAL
- BACHELOR SUITE
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE

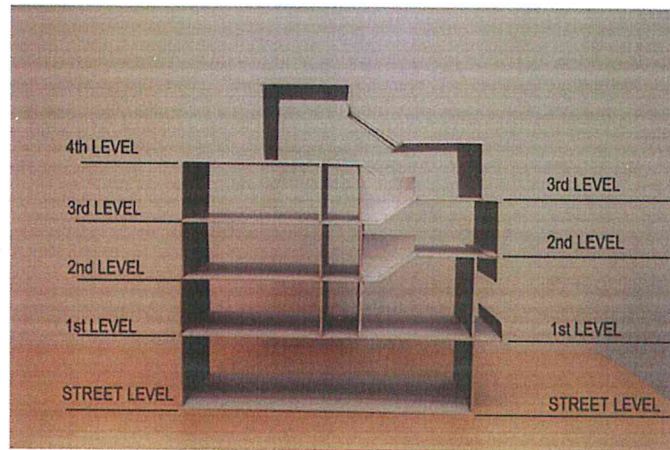
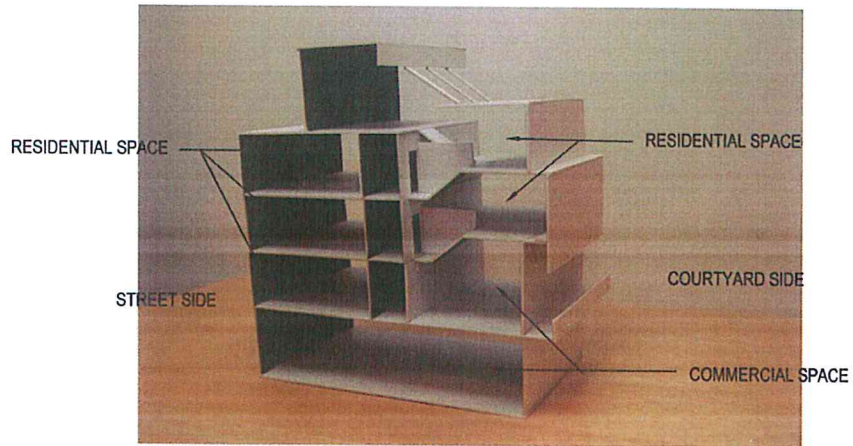


4th level floor plan

Fig. 112

LEGEND

- COMMERCIAL
- BACHELOR SUITE
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE



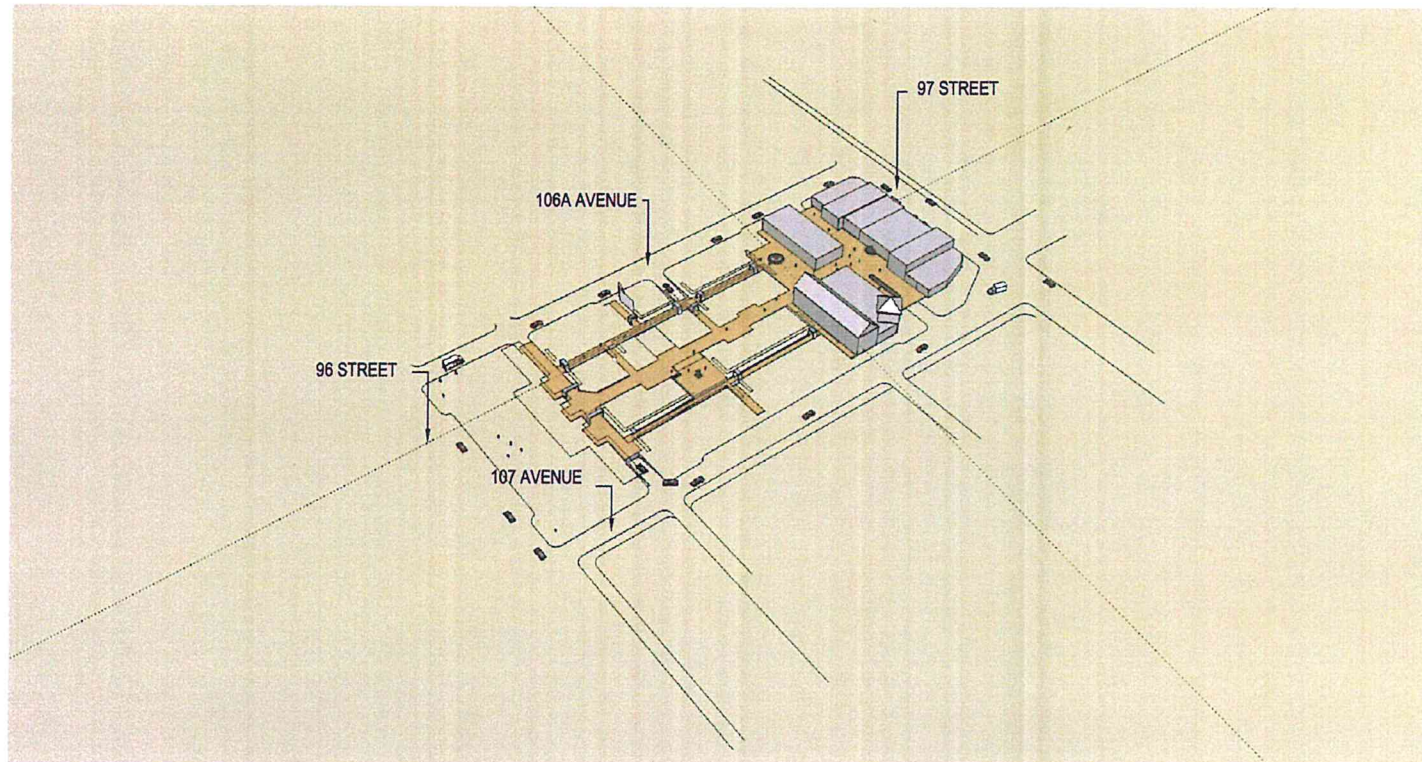
TYPICAL BUILDING SECTION

Fig. 113

CONCLUDING NOTES

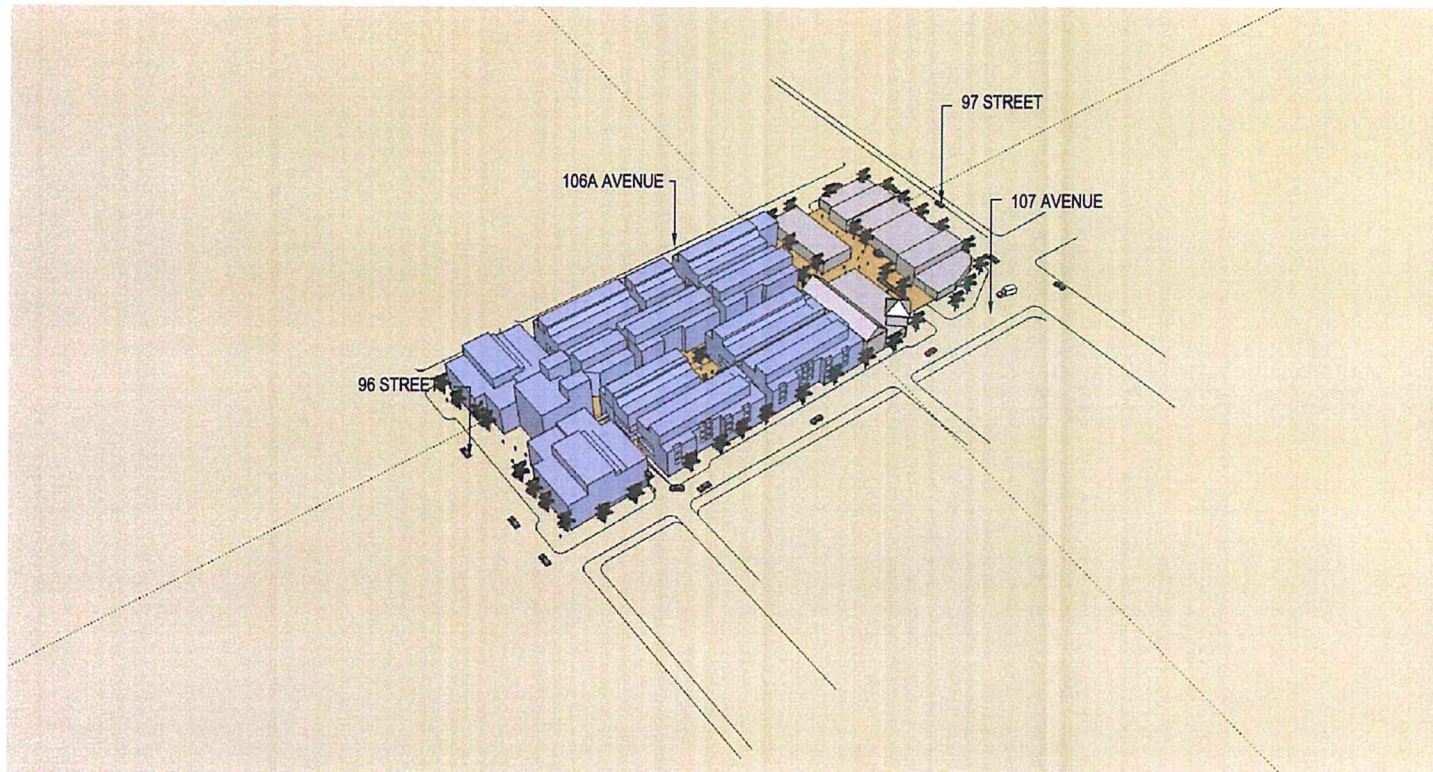
I basically use a typical floor plan as a module to study the future basic form of my building in the complex. At this preliminary stage, generally assuming that the entire building in the complex will use the same floor plan in various locations. The purpose of using this module idea is to help in studying the overall layout and building massing of the complex. The following page (pg. 109) shows that all the existing building will be retained and the new courtyards inside the complex will have some of the archetypes positioned at different intersections (for simplicity, all new buildings are not shown on this drawing, only the existing buildings are being shown). Page 110 to 112 are some of the views taken at different angles of the complex.

In my next design stage, I will continue to explore the height and the kind of material to be used in the complex to create a harmonious environment / design that will co-exist with its present surrounding in which the residents are familiar with, contributing towards a better cultural transition.



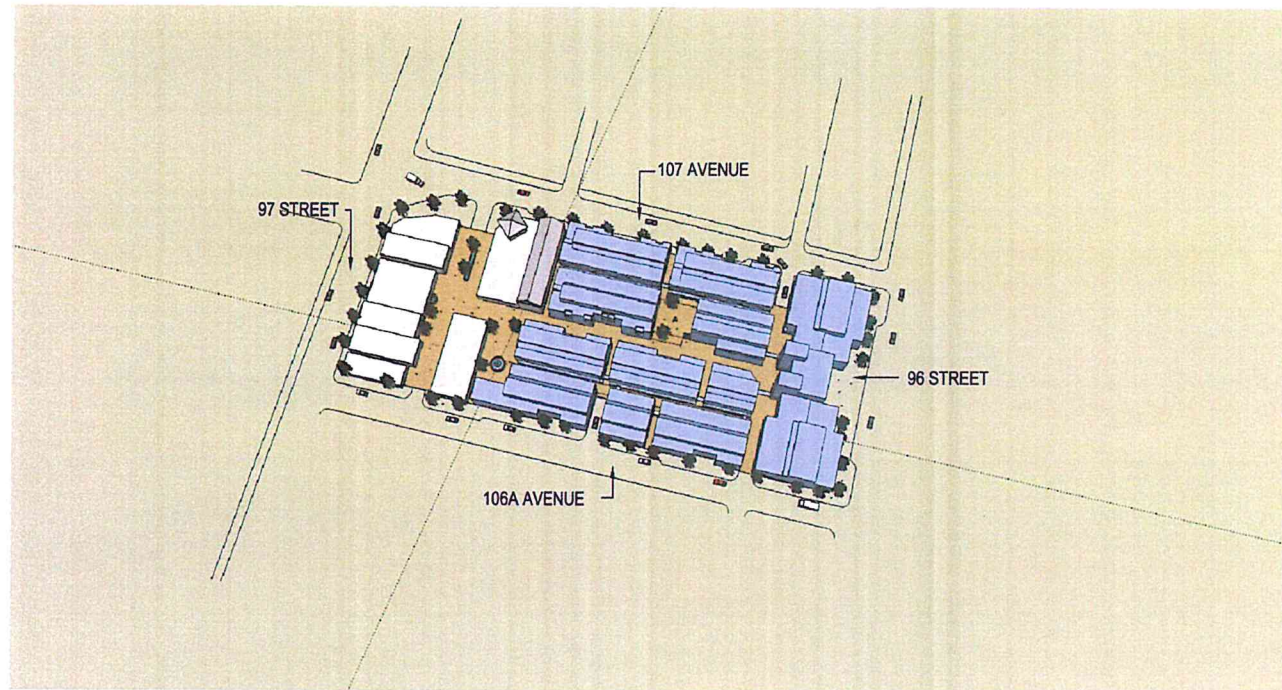
VIEW FROM NE CORNER OF SITE SHOWING INTERIOR COURTYARDS AND ALL THE EXISTING BUILDINGS TO REMAIN

Fig. 114



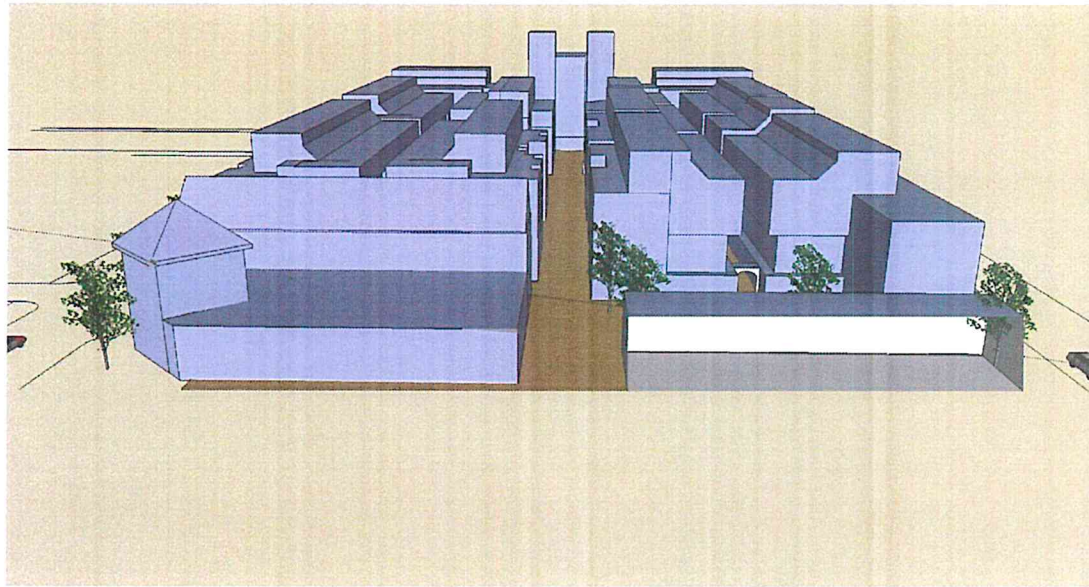
VIEW FROM NE CORNER OF PROPOSED COMPLEX

Fig. 115



VIEW FROM SE CORNER

Fig. 116



VIEW FROM COURTYARD LOOKING EAST

Fig. 117

4- FINAL DEVELOPMENT

CRITERIA

Study indicates that familiar archetypes can provide comfort and a sense of belonging to people in an unfamiliar environment.

Many residents in Edmonton Chinatown are recent immigrants and Chinatown is the favourite place for these newcomers to live, hence, a courtyard is a very familiar archetype in the minds of these people. This is the reason why a courtyard becomes the key to this housing project and this is also the reason why familiar archetypes play an important role in its design.

The basic principle in designing this project is making use of familiar archetypes that are not only familiar in Asia but are also found in many other geographic areas of the world. Including archetypes such as fountains, narrow streets and arches at different strategic points will provide the concept in re-creating a human scaled place so that the main highlight in the design of this complex will evolve around these familiar archetypes. The ideal approach is to make this place blend in with the surrounding and to use familiar archetypes like the courtyards in making its residents feel more at home again in their adopted land.

In order for the new project to blend in and become a continuation with the existing surrounding, a number of older buildings like the commercial buildings along 97th street will be retained.

PROJECT DISCRIPTION AND PROFILE

Lot size: 1.24 Hectares (12,400m²)
Total buildings floor area: 28,500m²
Total commercial floor area: 9850m²
Total apartment suites: 210
Total underground parking: 300 stalls

Site Plan – Street Level

The complex consists of the main courtyard and a number of secondary ones, as well as other open spaces for local residents and shoppers to gather. Inside the complex you will find a number of familiar archetypes like fountains and monuments, which are placed in various strategic points.

All areas at this level are for commercial use. The main entrance is at 96 street, where all visitors are expected to use this entrance to get into the complex. At the entrance main lobby you will find a spiral staircase surrounding a fountain complemented by a three story high skylight (p.124). At the main lobby, visitors will either have to take the stair or use public elevators to go to next level of shopping or they can simply go outside where they will find many stores and shops located along the courtyards inside the complex.

Visitors may also use the southwest entrance to get into the complex. This southwest entrance building also has public washrooms and elevators for visitors and tenants to use.

All parking for tenants and shoppers are underground. The main parking entrance is at 107 avenue and exit at 106A avenue.

Legend

- | | |
|----|------------------------------|
| 1 | Main entrance lobby |
| 2 | Public elevators |
| 3 | Commercial stores and shops |
| 4 | Southwest entrance |
| 5 | Existing buildings |
| 6 | Typical tenant entrance |
| 7 | Open spaces |
| 8 | Main courtyard |
| 9 | Secondary courtyard |
| 10 | Underground parking entrance |
| 11 | Underground parking exit |
| 12 | Fountain |
| 13 | Welcome gate |



SITE PLAN - STREET LEVEL

Fig. 118

Site Plan – 2nd Level

Visitors can initially visit shops and stores from the street level and then continue their shopping up to the 2nd level. At this level one half of the area is for residential and the other half is still for commercial use. All stores and shops are inter-connected throughout the complex at this level through an exterior gallery and a series of exterior bridges (p.126 and p.129).

Legend

- 1 2nd level balcony
- 2 Main lobby below
- 3 Commercial stores and shops
- 4 Spiral staircase and fountain below
- 5 Southwest entrance 2nd level lobby
- 6 Public washrooms
- 7 Public elevators



Fig. 119

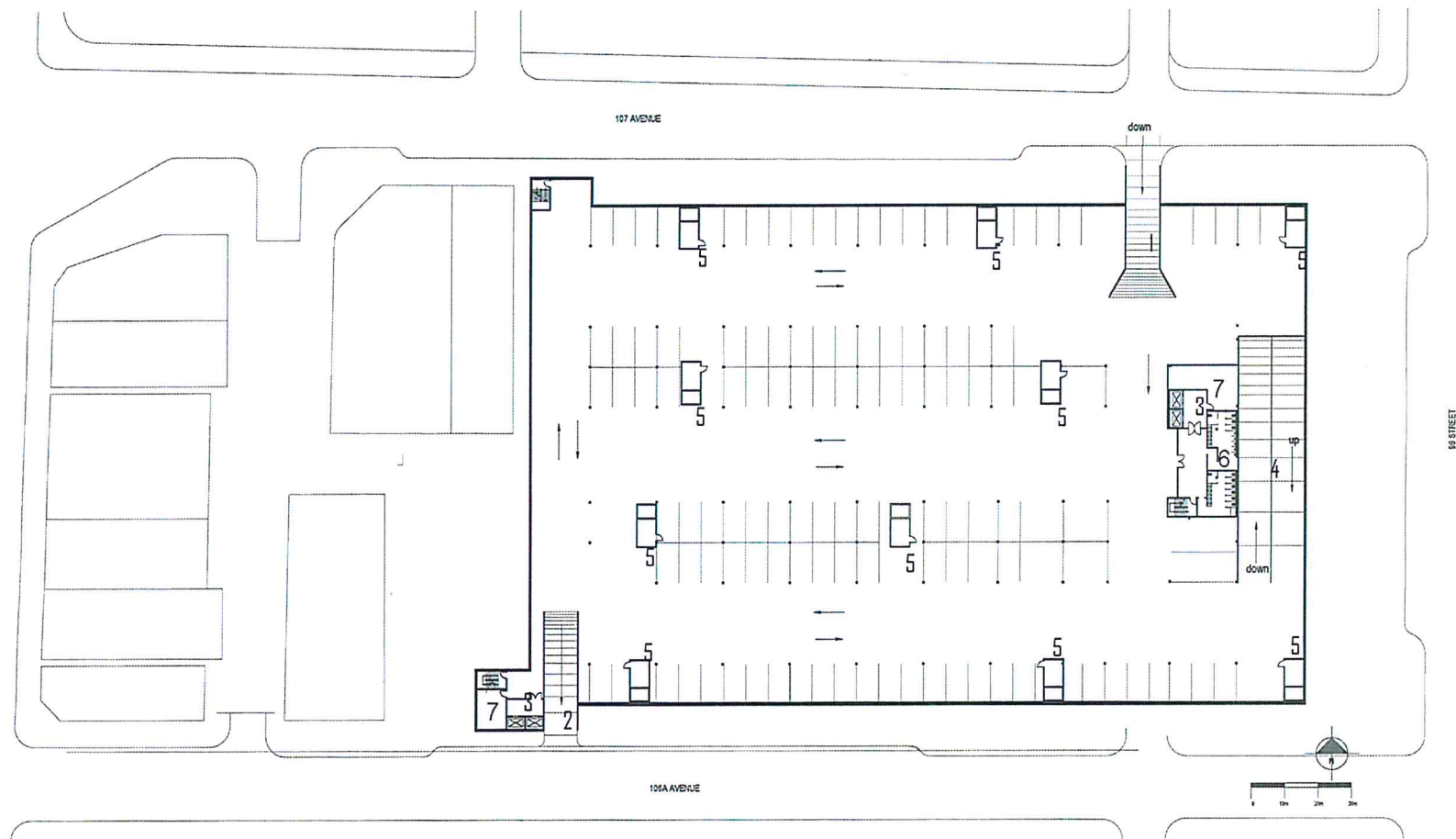
Underground Parking – 1st Level

The entrance to this level is at 107 Avenue and the exit is at 106A Avenue. Although some spaces are being used for the elevator machine room, a total of 130 parking stall for visitors and tenants can still be accommodated at this level.

Public elevators are available for both shoppers and tenants at this level. For security reason, no elevators from the tenants' apartments are coming down to this level. Tenants will have to use the public elevators to go up to the street level, from there they will travel to their apartment area and use the elevator inside their apartment area to go to their suite.

Legend

- 1 Entrance – 107 Avenue
- 2 Exit – 106A Avenue
- 3 Public elevators
- 4 Ramp to lower level parking
- 5 Elevator machine room and pit
- 6 Public washrooms
- 7 Mechanical room



UNDERGROUND PARKING - 1st LEVEL

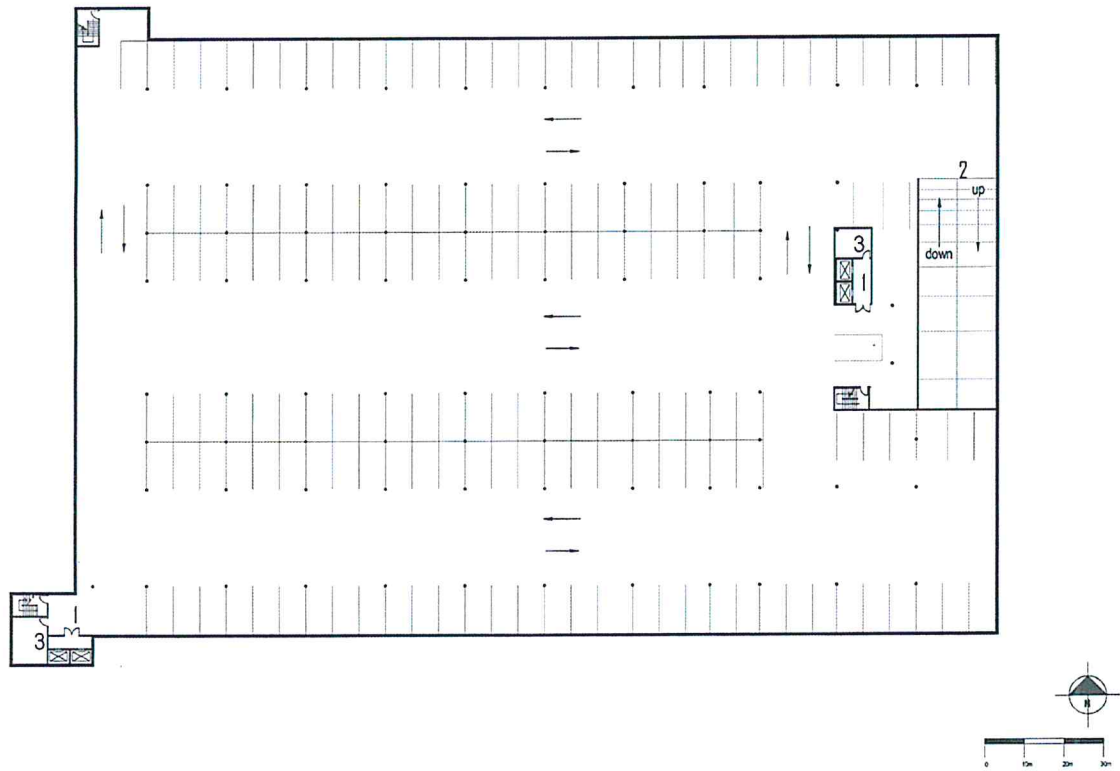
Fig. 120

Underground Parking – 2nd Level

With the elimination of apartment elevator machine room and pit plus entrance and exit ramps to the street, the number of parking stalls in this lower level will be able to increase to more than 170, and make a grand total of more than 300 parking stalls for both shoppers and tenants in the complex.

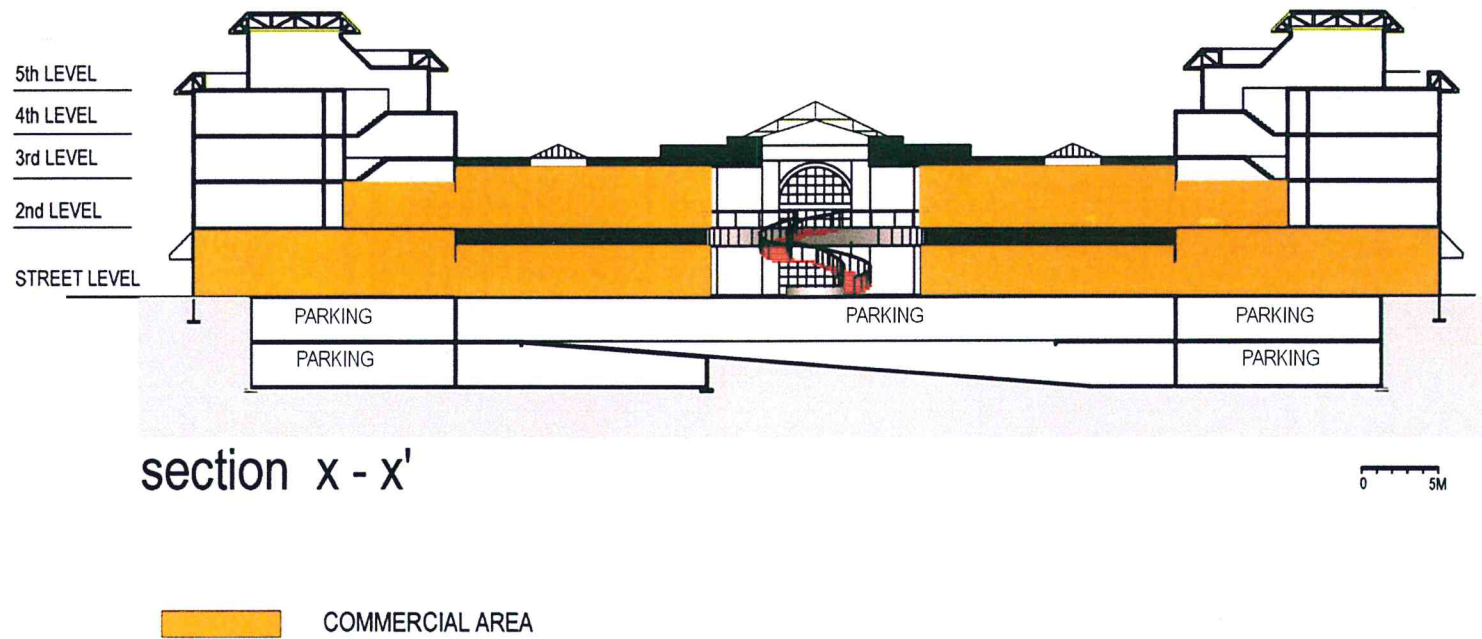
Legend

- 1 Public elevators
- 2 Ramp to upper level parking
- 3 Mechanical room



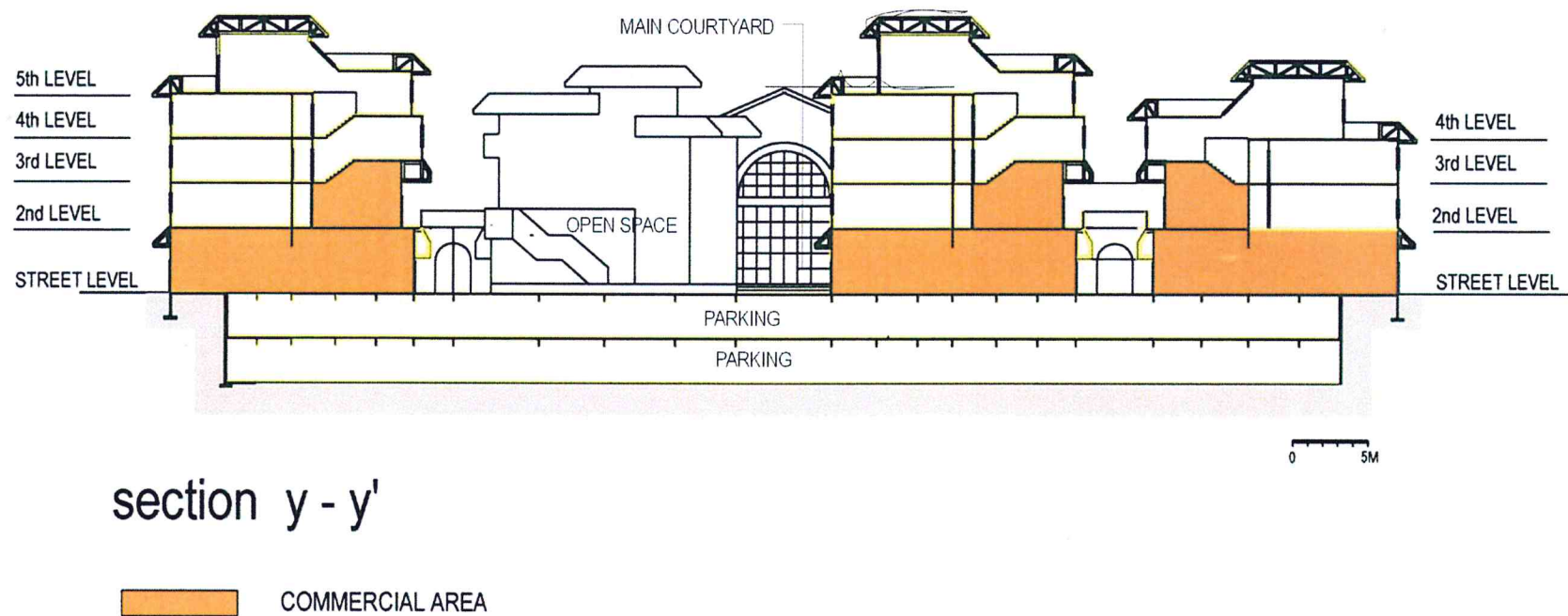
UNDERGROUND PARKING - 2nd LEVEL

Fig. 121



Section through the main entrance, showing the main lobby staircase and skylight above and ramp to lower level parking below.

Fig. 122



Cross section of the complex, showing the 2 underground parking levels and the commercial areas on street levels and half of the 2nd level.

Fig. 123



Main entrance lobby at 96 Street

Fig. 124



View of southwest entrance

Fig. 125



Typical view of an overpass bridge and the 2nd level gallery from the courtyard. This bridge is used to connect all the galleries in the 2nd level commercial stores and shops.

Fig. 126



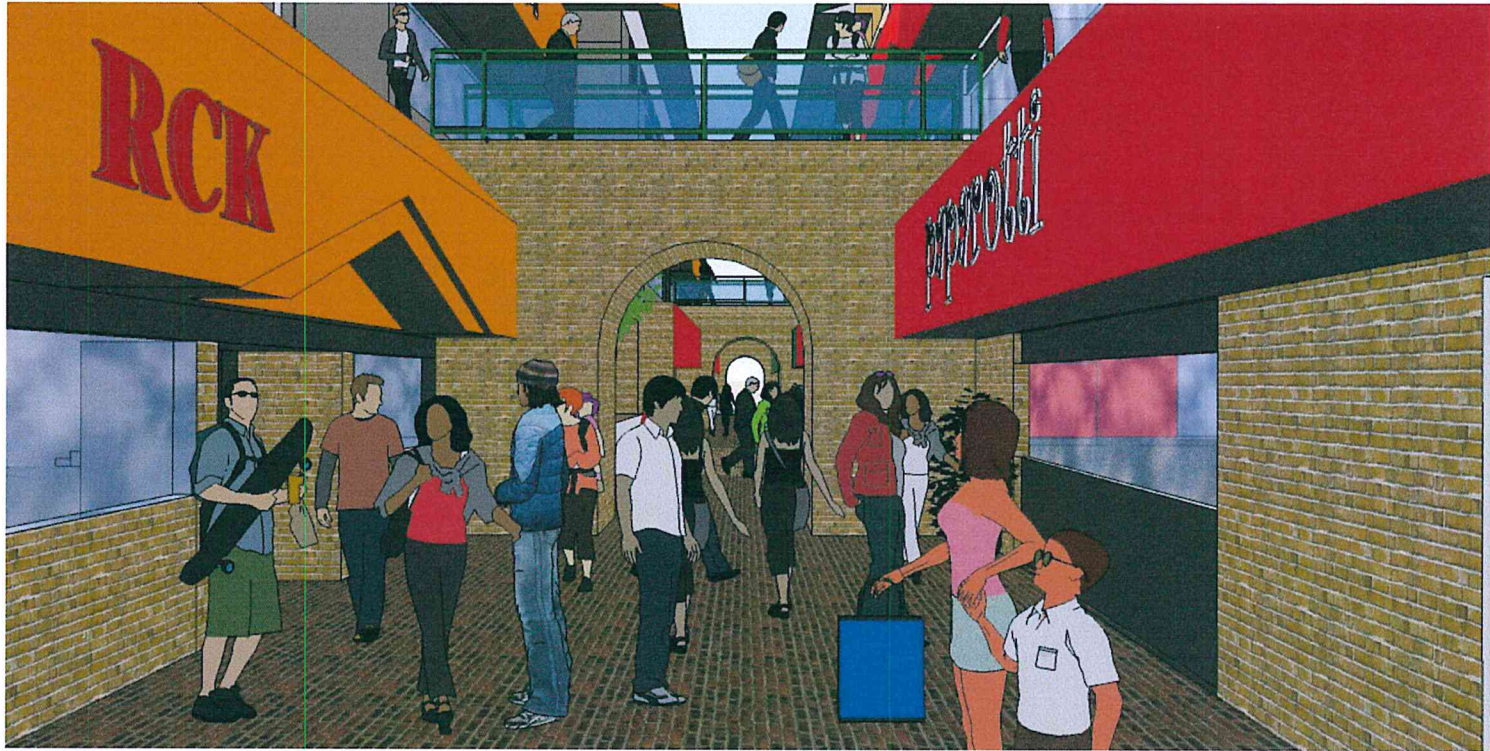
View from the main courtyard looking east at the main entrance building.

Fig. 127



View from the main courtyard looking north at the open space inside the complex.

Fig. 128



Typical view from secondary courtyard.

Fig. 129

Typical Apartment Building

Basic apartment building plan had already been described earlier on the schematic phase of the project (p. 101). There are variations in some of the buildings eg. the colour scheme, material, roof style and building height on the south side of the complex along 106A Avenue, they are one story lower than the rest of the buildings.

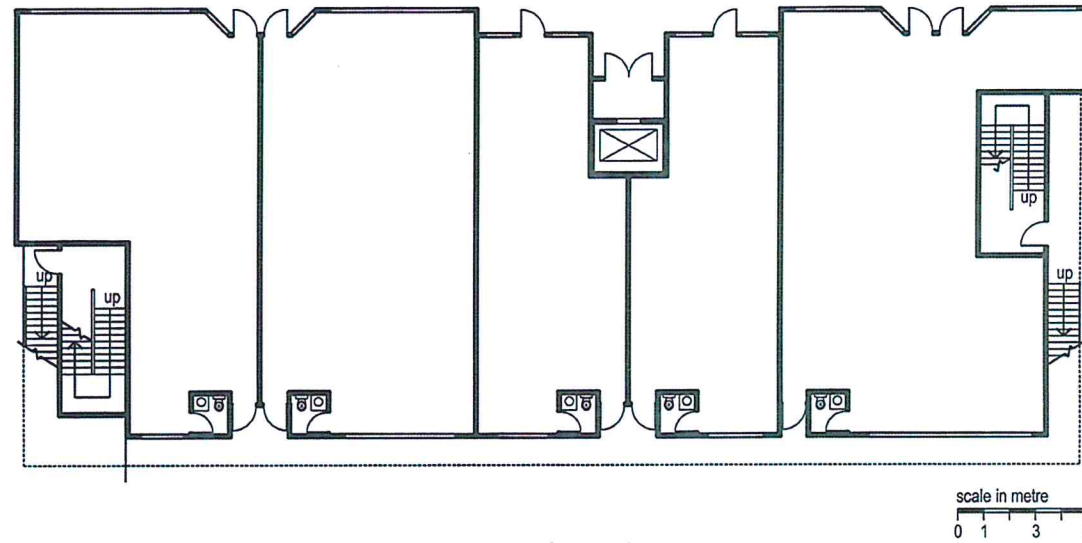
The basic finished materials are brick, stucco and metal roof. Storefronts have canopies as part of the overall decorative items and in some cases can serve as signage for the store.

Tenant's entry is completely separated from commercial stores and shops. Tenants are encouraged to drop off or unload their goods at the street level rather than in the underground parking.

All 2nd level commercial areas are inter-connected in the complex. The areas are divided into commercial and residential; the area facing the courtyard is for commercial use. All commercial areas have an exterior gallery and this gallery is inter- connected through a series of exterior overpass bridges in the courtyard.

The 3rd level plan is not included on all the buildings. The buildings along 106A Avenue have no 3rd level plan because these buildings are one floor lower than the rest of the complex to allow more sun light to get in.

The 4th and 5th level are the two upper most levels in the building complex. Only half of the 4th level suite has a loft area which extends to the 5th level.

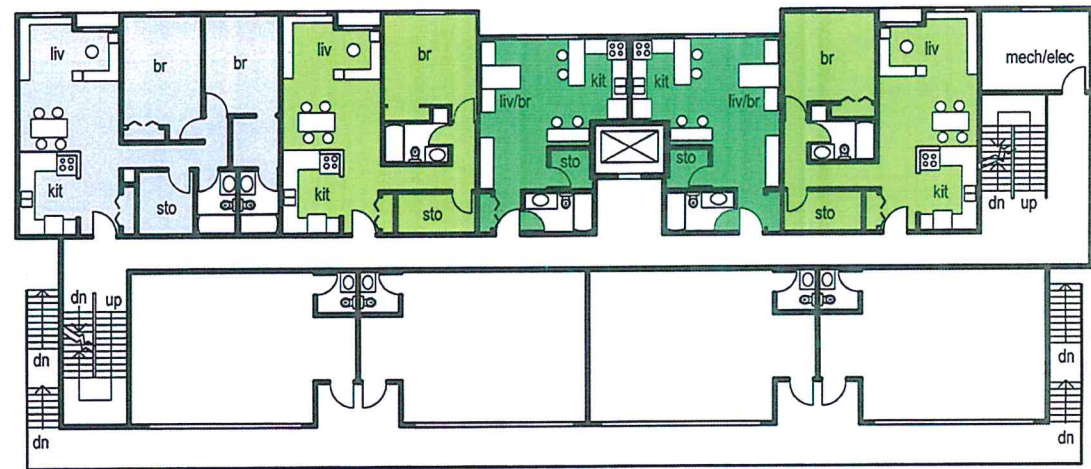


street level floor plan

LEGEND

- COMMERCIAL
- BACHELOR SUITE
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE

Fig. 130

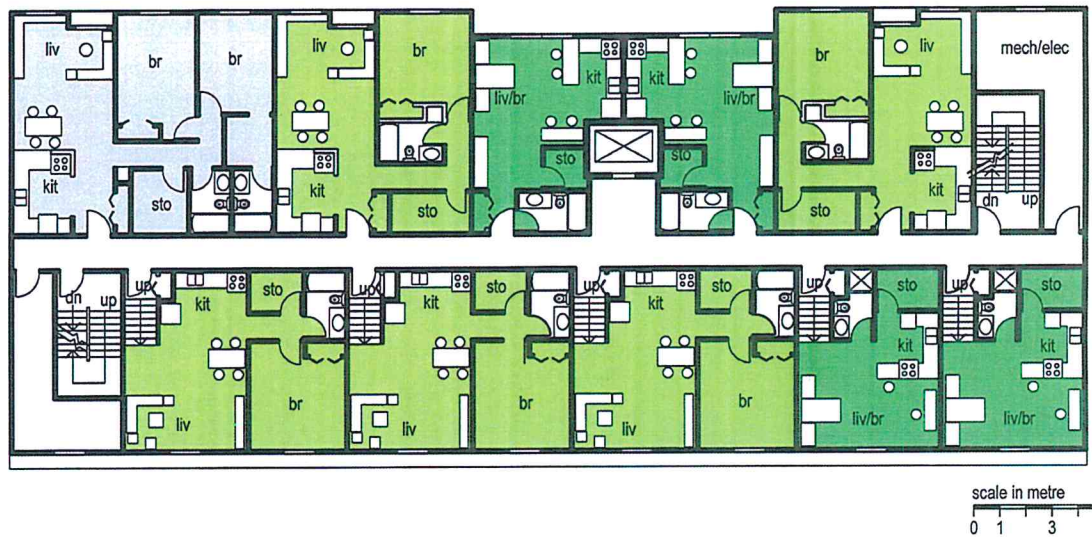


2st level floor plan

scale in metre
0 1 3 5

LEGEND

- COMMERCIAL
- BACHELOR SUITE
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE

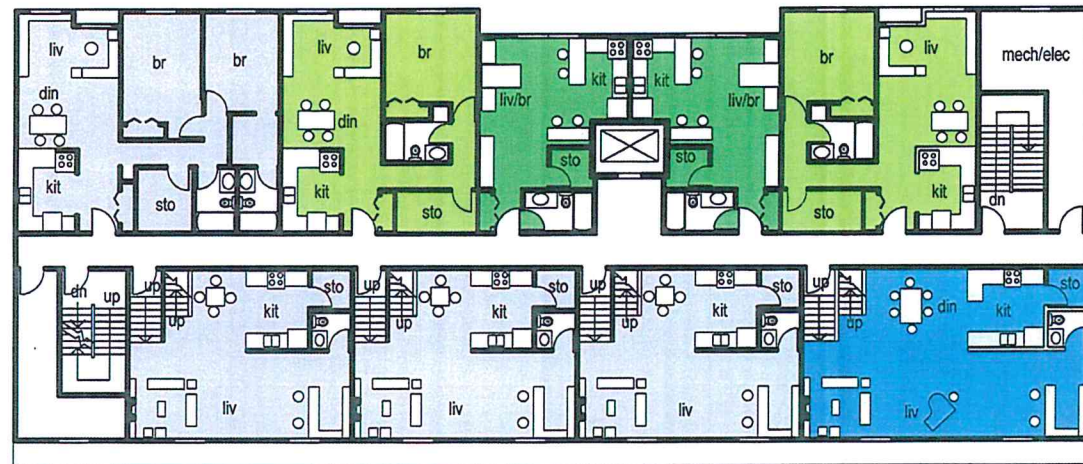


3rd level floor plan

Fig. 132

LEGEND

	COMMERCIAL
	BACHELOR SUITE
	1 BEDROOM SUITE
	2 BEDROOM SUITE
	3 BEDROOM SUITE



scale in metre
0 1 3 5

4rd level floor plan

Fig. 133

LEGEND

- COMMERCIAL
- BACHELOR SUITE
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE

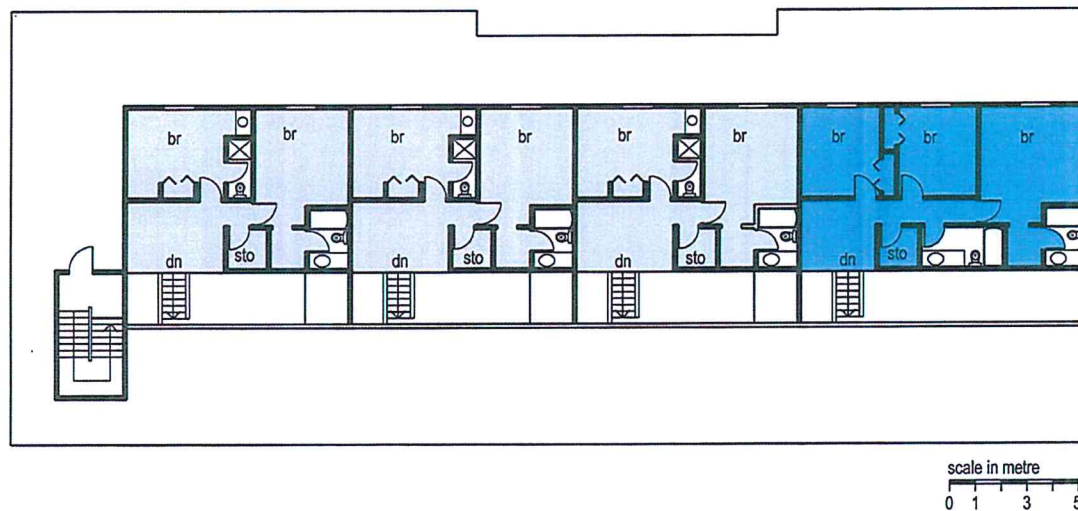
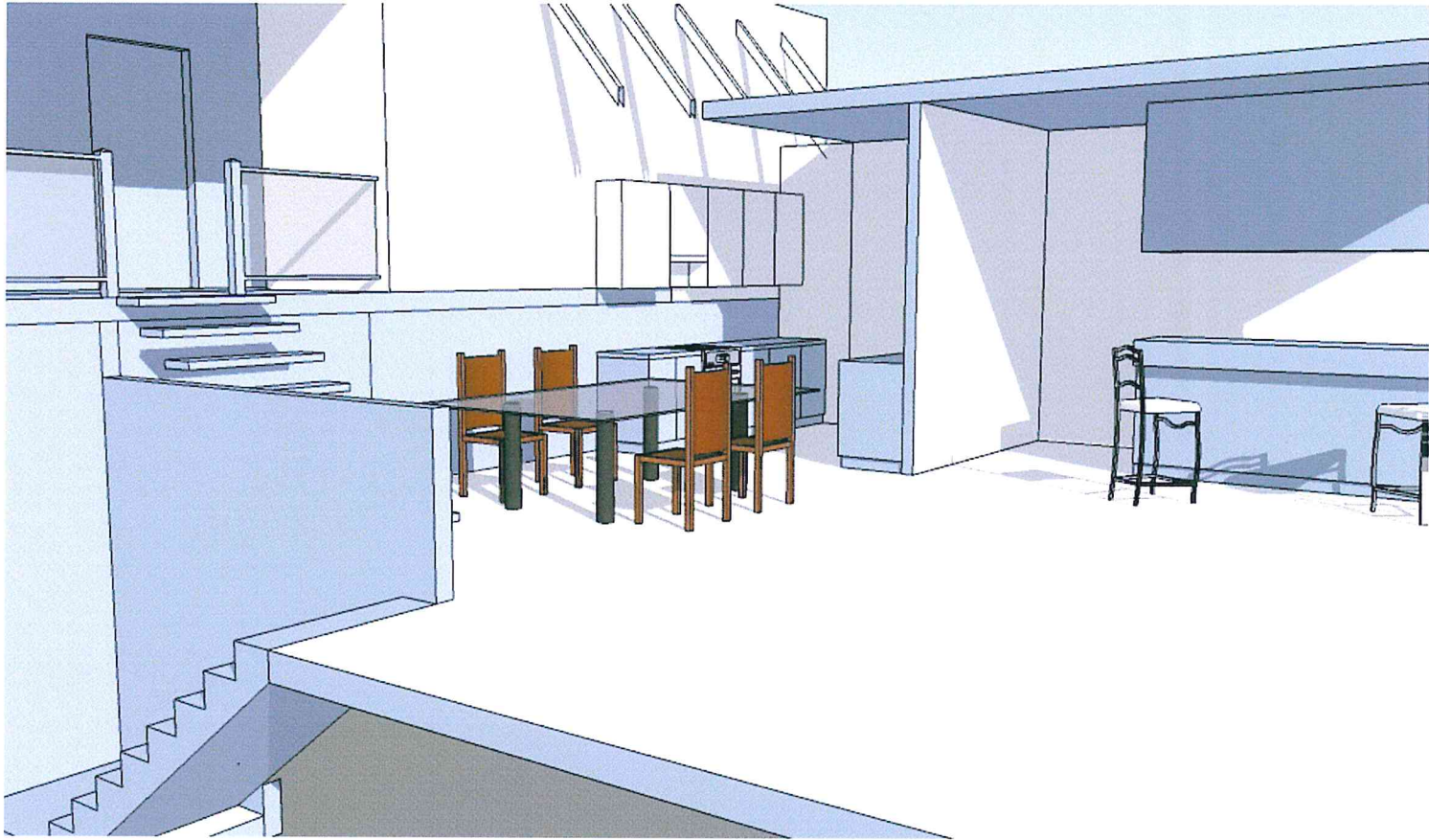
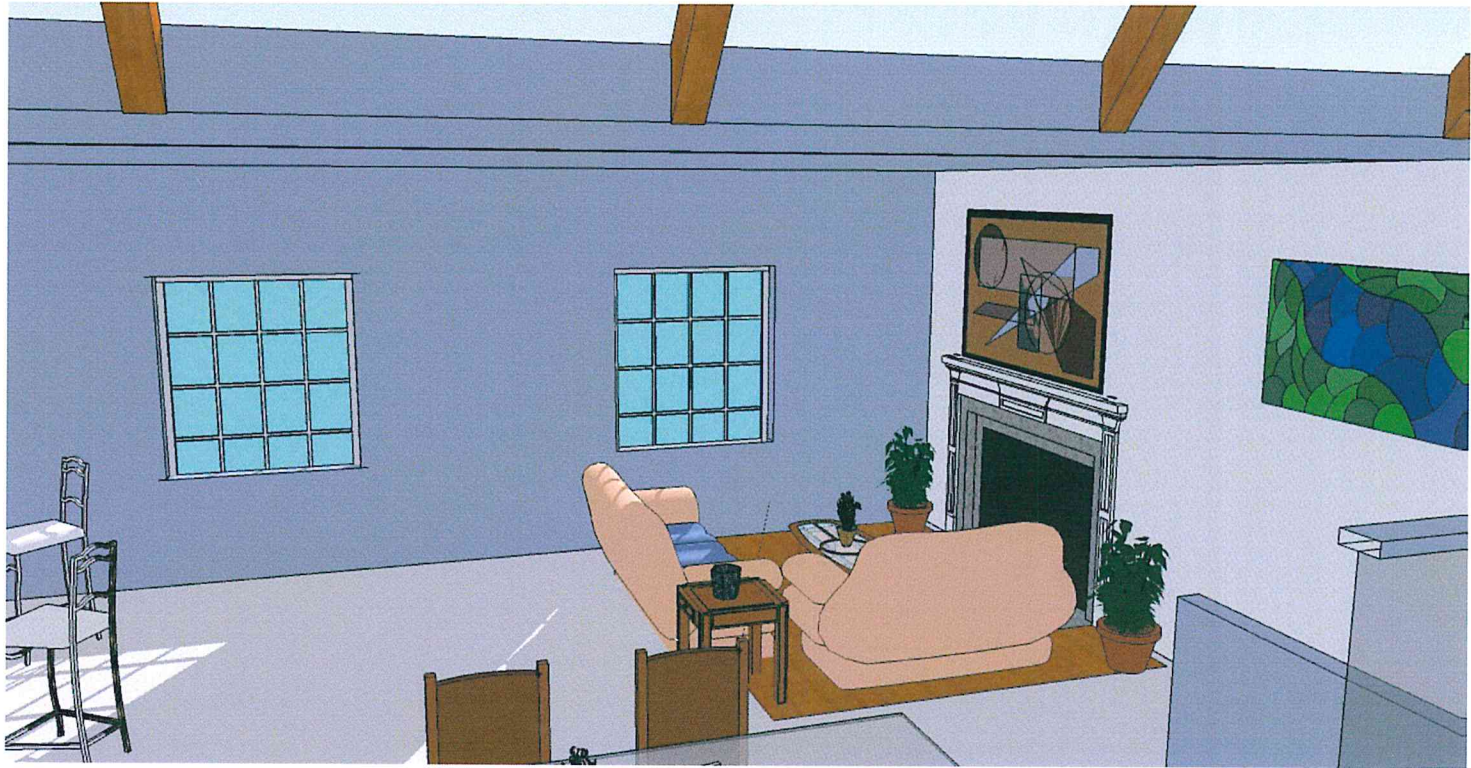


Fig. 134



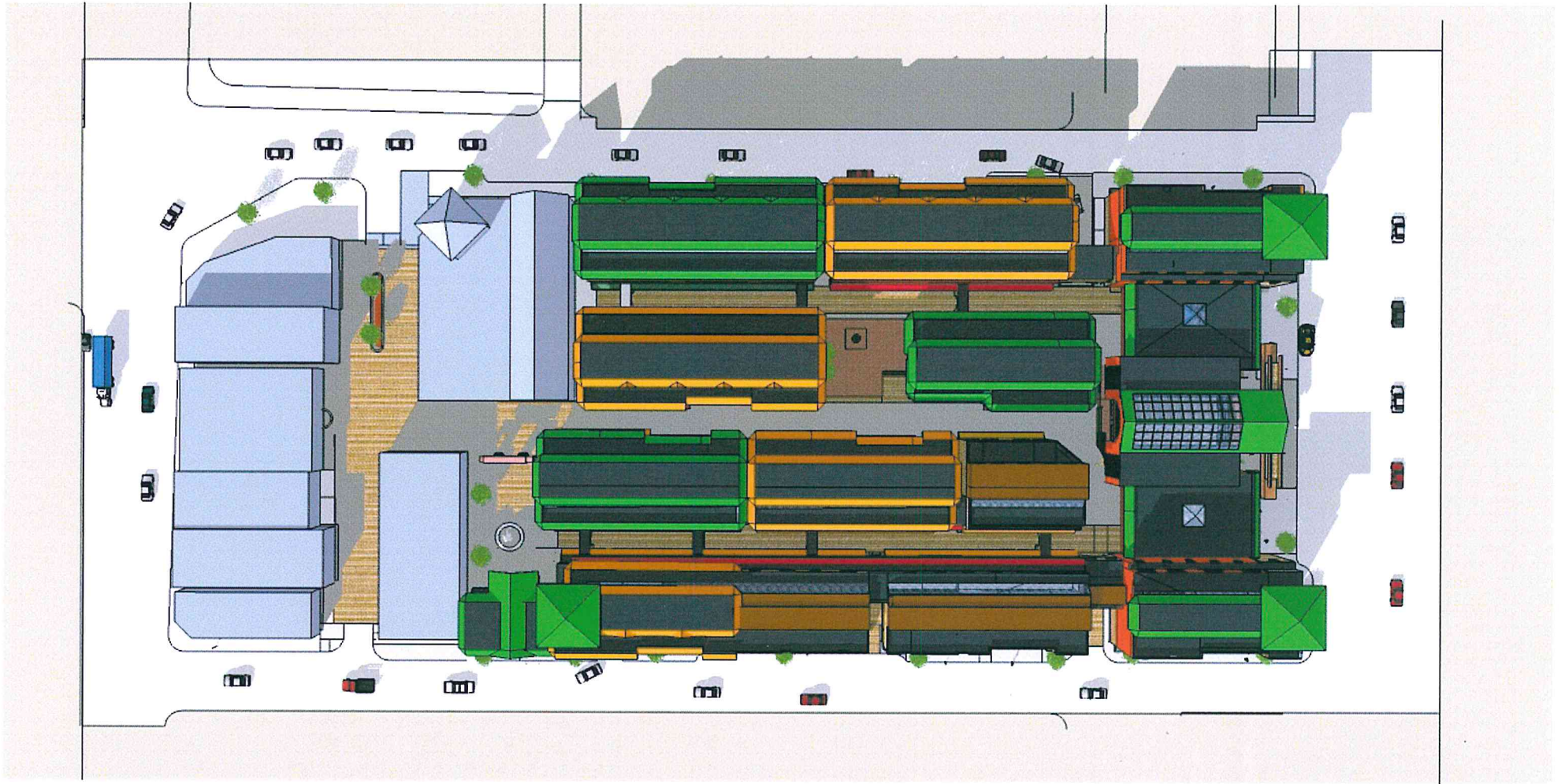
View from the upper level suite living room
looking up to the loft area.

Fig. 135



Another view from the upper level suite looking down from the loft to the living room.

Fig. 136



Top view / site plan

Fig. 137



Front Elevation – 96 Street

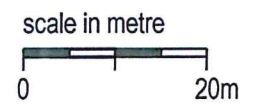
scale in metre
0 15m

Fig. 138



North Elevation – 107 Avenue

Fig. 139





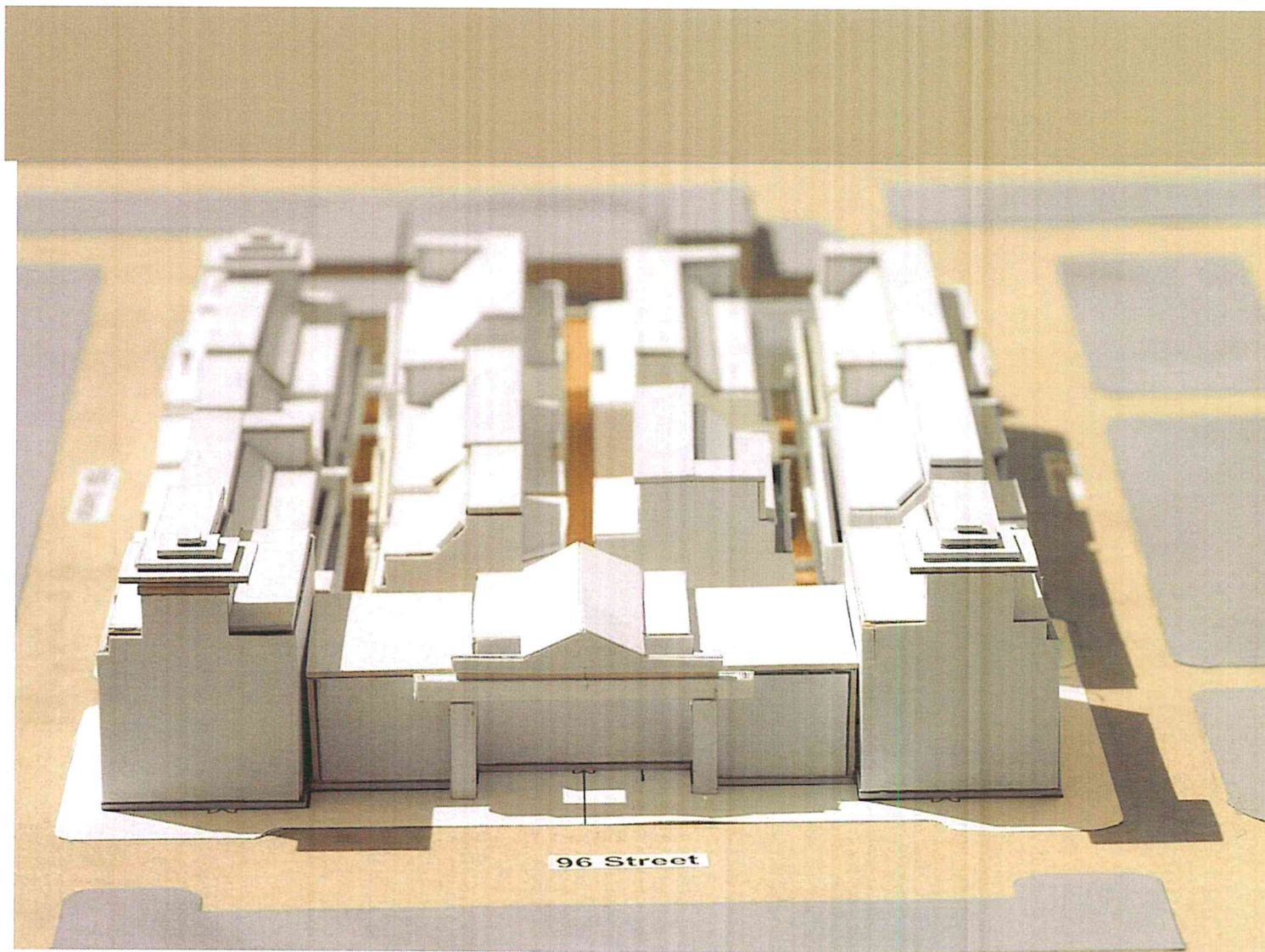
South Elevation – 106A

Fig. 140



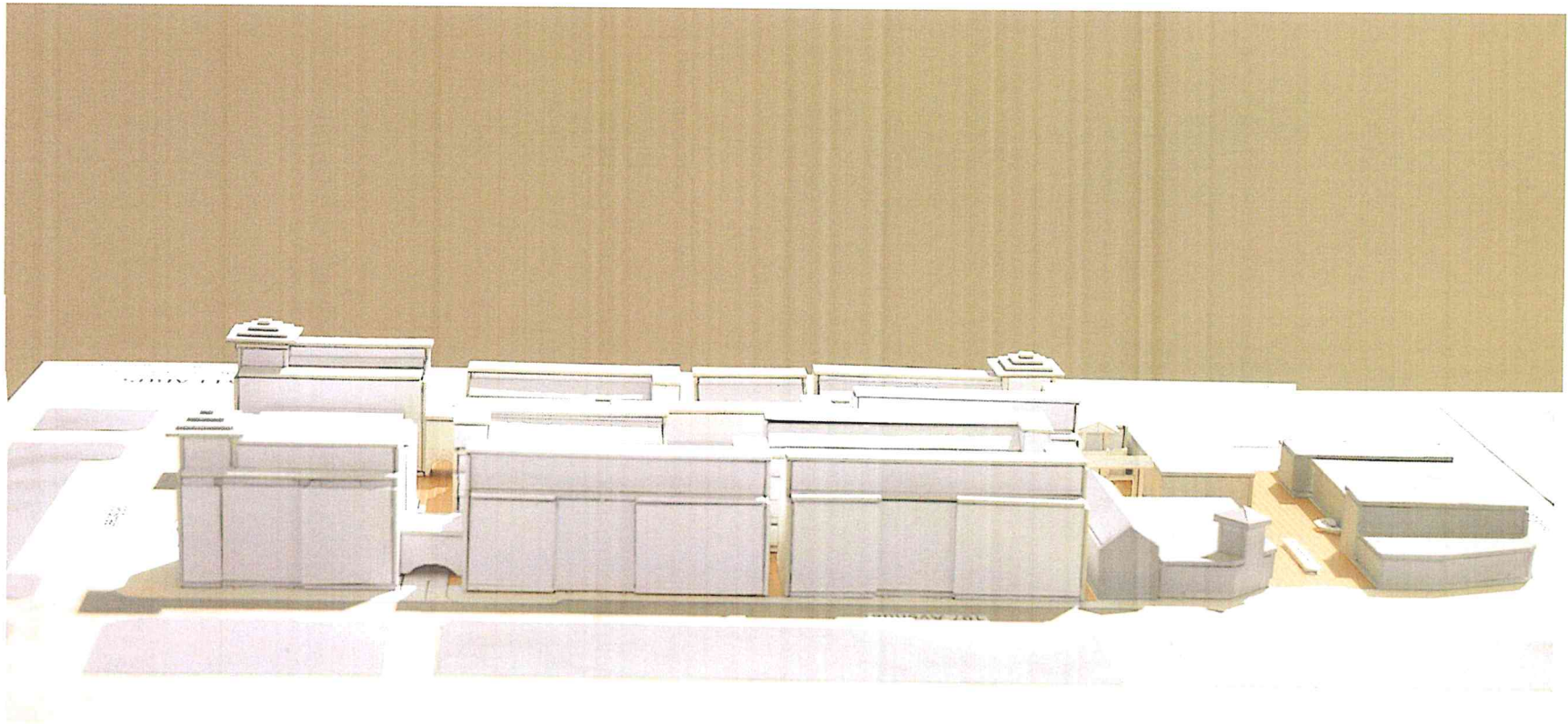
View from 96 Street - Bird eye's view

Fig. 141



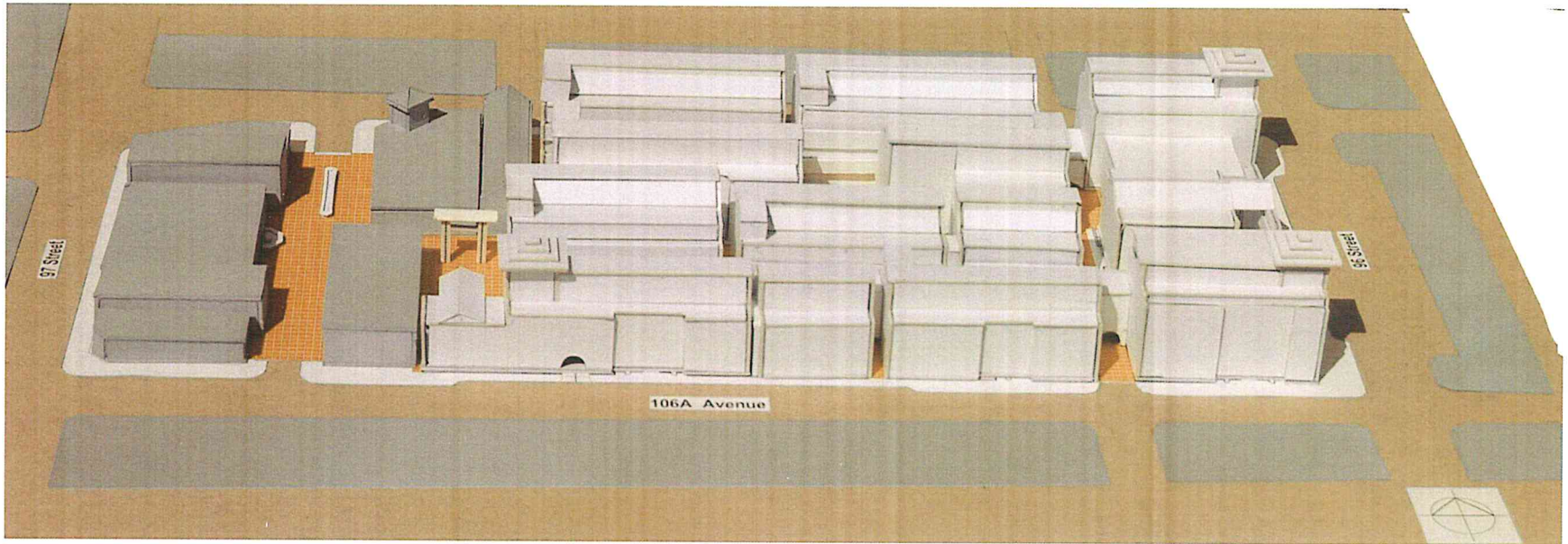
View from 96 Street looking west

Model - Fig. 142



View from 107 Avenue looking south

Model - Fig. 143



View from 106A Avenue looking north

Model - Fig. 144

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