

### *Council Approved Northeast False Creek Guiding Principles*

Eleven Council-approved principles inform the recommended changes outlined below to the *Northeast False Creek: Directions for the Future* (2009) plan.

#### **COUNCIL'S 11 GUIDING PRINCIPLES**

**1) Reconnect the Historic Communities and the False Creek Waterfront.** The Viaduct structures, combined with the Skytrain guideway, create a physical and visual barrier between the historic communities of Chinatown, Gastown, Strathcona, Thornton Park, Victory Square and the DTES Oppenheimer District, and the False Creek waterfront. Removal of the viaducts provides an opportunity to rethink how these communities connect to the water and each other.

**2) Expand Parks and Open Space.** Increase the amount of parks and open space in current plans. Removal of the viaducts, and a more efficient street network (combination of Pacific and Expo Boulevards, closure of a portion of Union and Carrall Streets) results in a potential park increase of 13% (approx. 3 acres) and presents the possibility of a more coherent open space system with greater flexibility for a variety of programming opportunities. A Dunsmuir 'elevated plaza' and open space on the Hogan's Alley block may provide additional park spaces.

**3) Repair the Urban Fabric.** Forty years ago, buildings on the blocks between Quebec and Gore were demolished to make way for the viaduct structures. Removal of the viaducts allows for restoration of shops and services along the Main Street corridor, and the mixed-use development of the two city-owned blocks.

**4) Explore Housing Development and Place-Making Opportunities on the City Blocks.** Utilizing a building form and development patterning consistent with the historic community of Chinatown (to the north) and the more contemporary buildings of the Creek (to the south), the City-owned blocks could generate approximately 850,000 square feet of density, potentially representing about 1,000 units with 200-300 affordable housing units, depending on the final density and unit mix. Ongoing planning must find ways to remember the historic neighbourhood of Hogan's Alley. Building heights, density, unit mix (including affordable housing), uses, open space patterning and other potential public benefits will be refined through further study and consultation with the neighbouring communities.

**5) Create a Vibrant Waterfront District.** Ensure that future build-out of the area creates a mixed-use entertainment, recreational and residential district considering urban design principles such as view cone protection and providing a strong urban edge on the new Creekside Park Extension.

**6) Increase Efficiency of the Street Network.** By replacing the Georgia and Dunsmuir Viaducts with a new network of at-grade streets. The replacement street network requires a bi-directional connection, suitable for essential movement of goods, especially between the Eastern Core area and downtown and reduces traffic along Prior Street

**7) Improve Connectivity between Downtown, NEFC and the Waterfront.** The replacement street network would retain sufficient goods movement routes to and from the downtown, maintain vehicular capacity, provide new opportunities for bus transit routing, and better integrate future development of NEFC and surrounding communities to downtown.

**8) Enhanced Pedestrian and Cyclist Movement.** The Dunsmuir Viaduct currently provides a direct east-west connection for cyclists between the Adanac bike route and Dunsmuir bike route through the downtown core. The future network of streets and pedestrian and cyclist pathways would improve on the existing connections, through the use of a ped/bike bridge or other means.

**9) Develop a Fiscally Responsible Approach.** Consider the short- and long-term financial implications of redeveloping the area and ensure an equitable sharing of costs and benefits between the City, the Province and private landowners/developers.

**10) Engage Residents and Stakeholders in a Meaningful Way.** Do all of the above while consulting the public and other stakeholders in a meaningful way at all stages of the planning process including design of the engagement process.

**11) Strengthen the Festival and Entertainment Function of the Area.** Acknowledge the importance of BC Place and Rogers Arena and improve access, loading and event management plans to ensure that these facilities continue to function efficiently.