

WORKSHOP 1

Working in the Flats:
Inner-city industrial and
employment intensification

June 9, 2015 - 5.30 PM to 8.00 PM

Feedback,
Issues & Ideas

WORKSHOP OUTLINE

1. Introductions & Presentation
2. Key Issue - Sticky Notes Exercise
3. Facilitator Report Back Key Issues
4. Break (Facilitators sort issues into major themes at tables)
5. Opportunities, Challenges & Ideas
6. Facilitator Report Back
7. Conclude - Thank You

June 9, 2015

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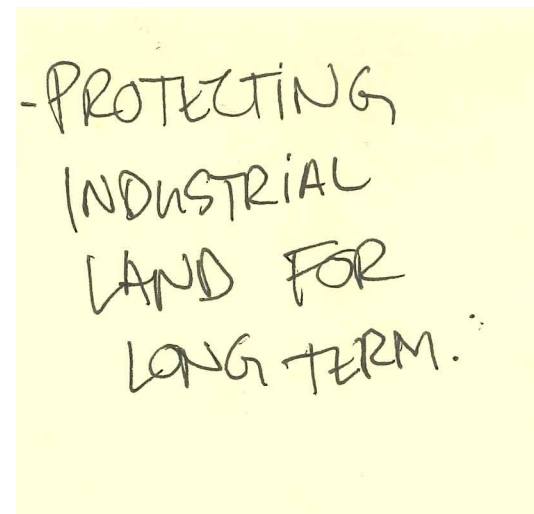
National Works Yard
701 National Avenue
Vancouver

THEFLATS



KEY ISSUES

After a brief presentation, workshop participants were asked to discuss and document what they felt were the key issues that the False Creek Flats planning process needed to address, related to the workshops topic (Working in the Flats: Inner-City Industrial and Employment Intensification). The key issues were collected and organized into major themes, and these themes were used to arrange focused discussions on opportunities, challenges and ideas during the final part of the workshop.



Sticky-Note Feedback: Key Issues

ISSUES THEMES	Leveraging Hubs & Anchors	Development Intensification & Uses	Transportation & Connectivity	Amenity & Identity
RESPONSES FROM WORKSHOP PARTICIPANTS	Transit connection	Mixed employment above industrial	Connecting across rail lines	Establishing an "industrial ecology" of green businesses
	Car dealerships not the best use of land	Businesses small vs. big. Satellite pockets or interwoven	Increase traffic congestion	How to think about sustainability?
	Food hub / Urban farming	Look into thinking industrial areas in Vancouver to guide factors to intensify (sic) employment	Transportation - congestion Clark/Main/Hastings. Connections - pedestrians	Lack of amenities for employees
	Roof top gardens	Increase resources for incubating businesses. Rental cost and expertise.	Connectedness between various micro-zones	Unhappy workers
	Biotech near hospital	Impact on neighbouring areas / senior housing	Main street barrier	Lack of identity
	Overpass	Increase prices force biz out	Connections: Station St and over rails	Potential contamination (rail)
	Arts factory	Food ops need to move - limited space	Walks, bike paths connections to parks	Transition appeal from West to East
	Solar panels	Cost of land	Traffic related challenges associated with intensification	Capitalizing on existing architecture
	Anchor tenant, eg. Hospital research etc. biotech	Development Costs	South and North connections - possible pedestrian cycle	Parks, restaurants, bike routes
	Mix use - studios, light industry	Balance pressure from Downtown	Identify businesses that would benefit from having rail connection	Ensure peripheral (sic) services are integrated; cafes, shops, medical/dental (not just Providence)
	Diversity			Parks, restaurants, bike routes
	Health care hub & spin offs tech. eg. Med labs and research			Getting building owners and property managers on board with respect to greening business tenants and facilitating the greening of businesses
	Consider arts and culture			Aesthetics (appealing) parks, bike routes
	Impact on Eastside culture crawl and related art spaces			Amenities: outdoor spaces, retail, capitalize on educational institutes Market areas competitive advantages ie. New employees/ students
				Assets: heritage railway station attraction - take advantage
			20 & 25 years - make LEED platinum beautiful, amenities within	

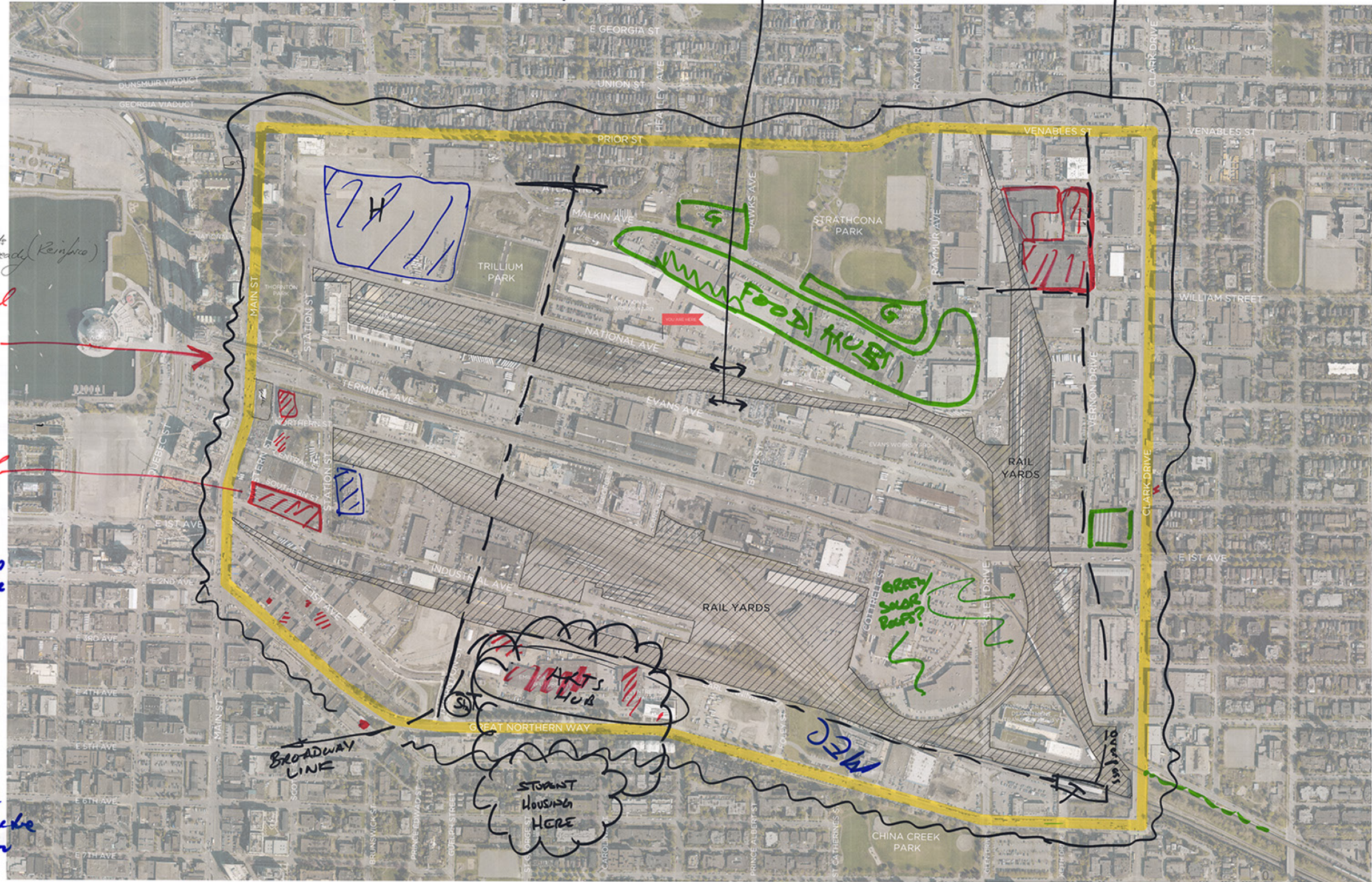
OPPORTUNITIES, CHALLENGES & IDEAS

- disourage office + residential unless for student or artist
- Explore bonus density for light industrial, arts + production
- Explore opportunities to build/intensify above rail
- Intensify residential along Penitence to encourage live/work & consider to focus in nodes
- encourage rental housing + artist/arts/creative live/work

- Connections
 - Clusters
 - Food
 - Roof tops
 - Build on what's there already (Keinpro)
 - Over the rail
- Sea level Rise

Professional Arts Hub

- City develop a programme to intensify warehouse & logistic space
- Bonusing
 - Incentive
 - Education
 - Assistance
 - IT infrastructure to help them



THE FLATS | FALSE CREEK FLATS PLANNING PROCESS



- //// - ARTS FACILITIES
- //// - FOOD FACILITIES/BUSINESSES

