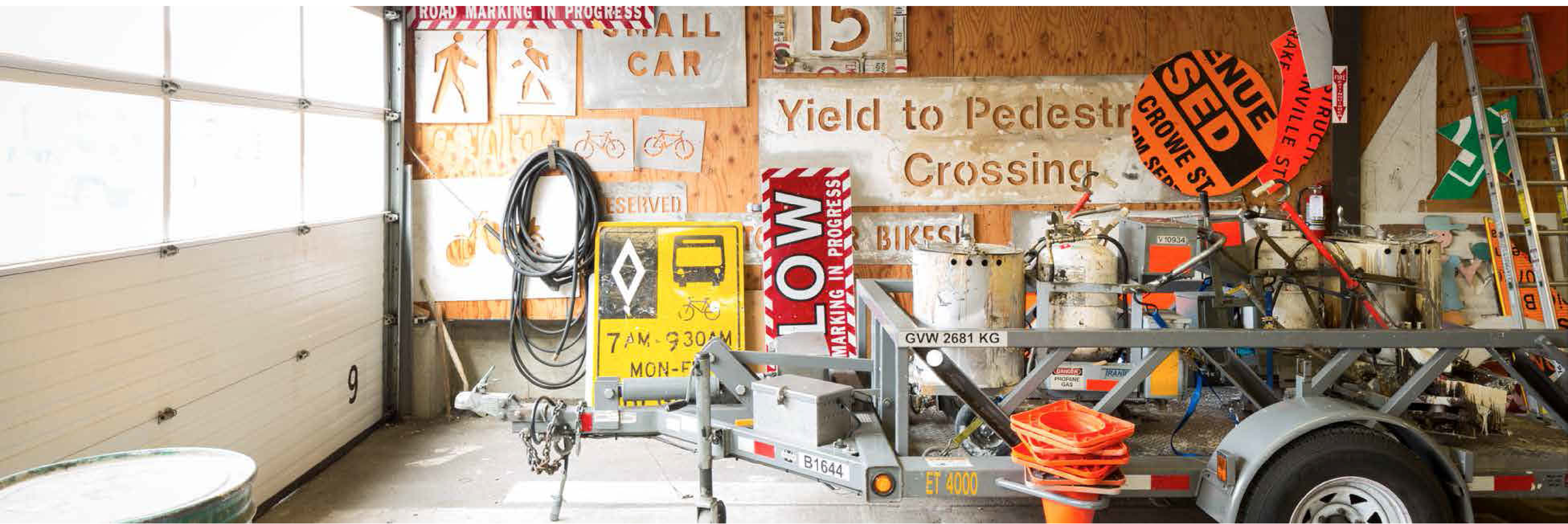


# WHAT IS THE ROLE OF INDUSTRY IN THE AREA?

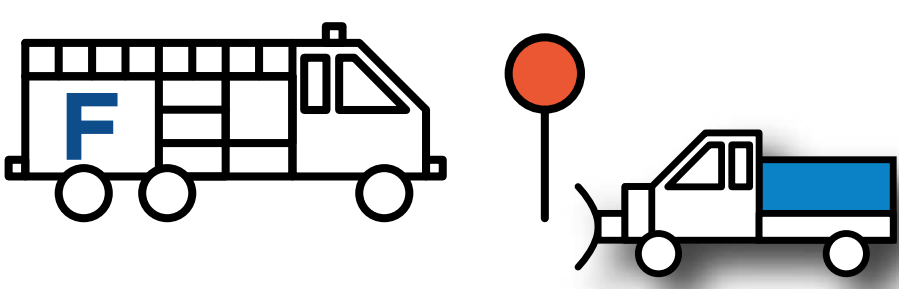
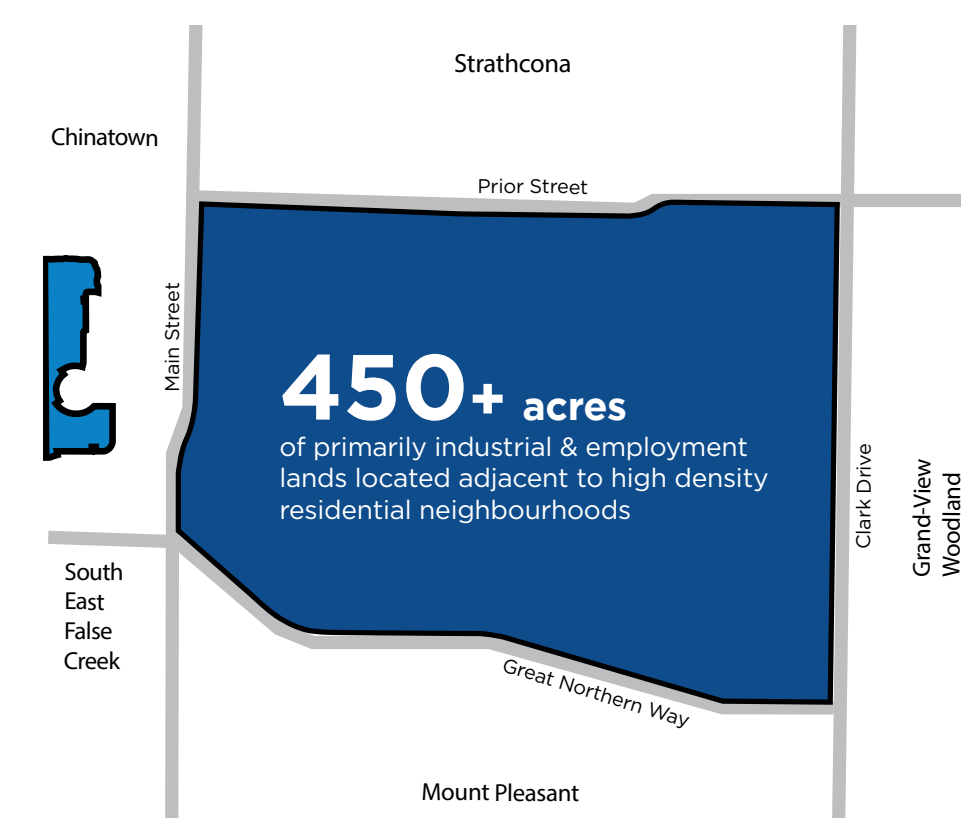
Industrial land is an integral part of a healthy and sustainable city. It provides space for services that keep other businesses and the city operational. It also provides a place for the creation and production of things, where businesses can make noise and get dirty. The False Creek Flats area is close to downtown and transit, with access to a large and highly-skilled workforce, and direct connections to the port.

These advantages, combined with increasing demand for industrial land in the region and speculation pressures, have made the Flats some of the most expensive industrial land in the region. How can industry continue to shape the future of the False Creek Flats?



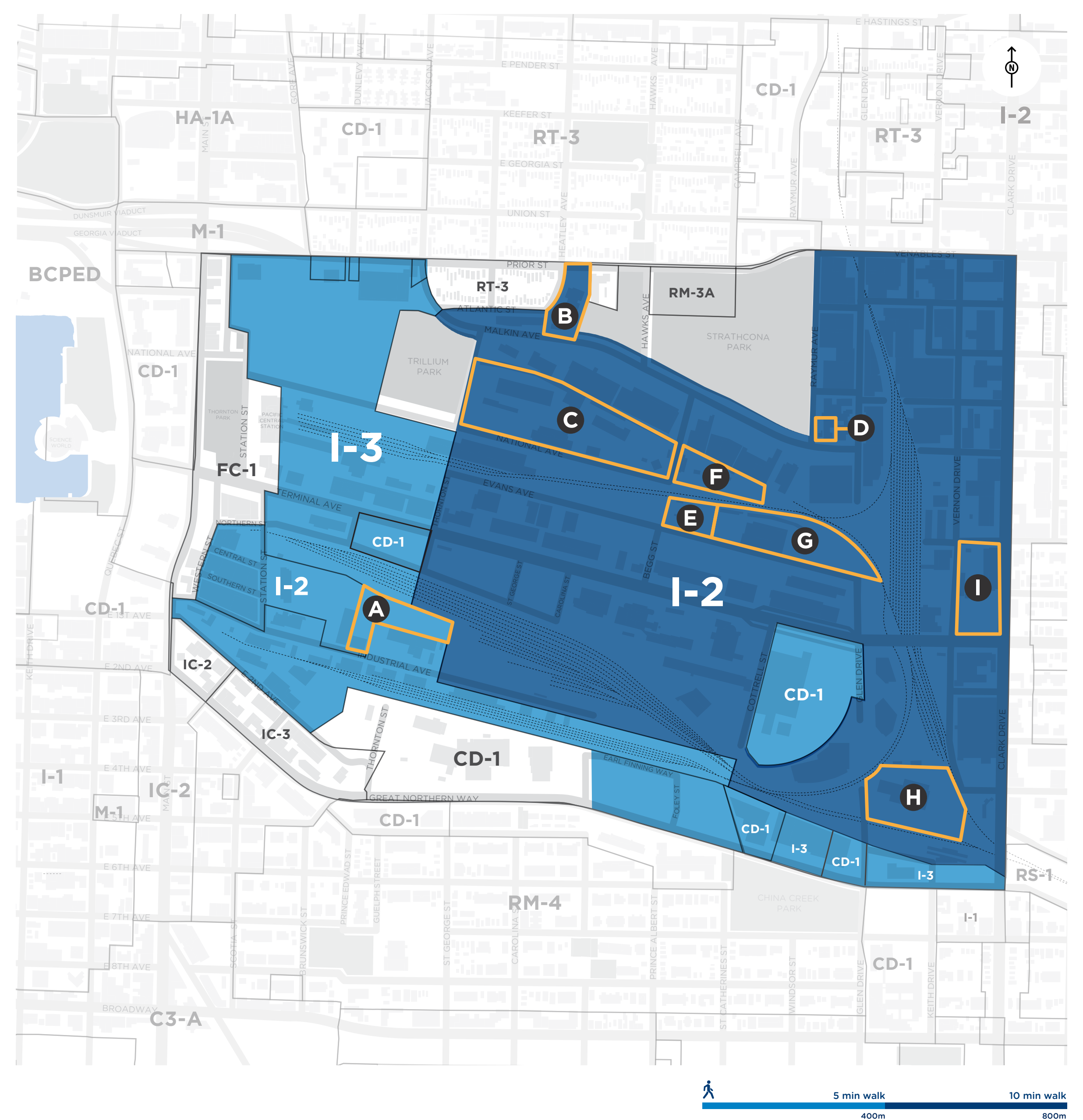
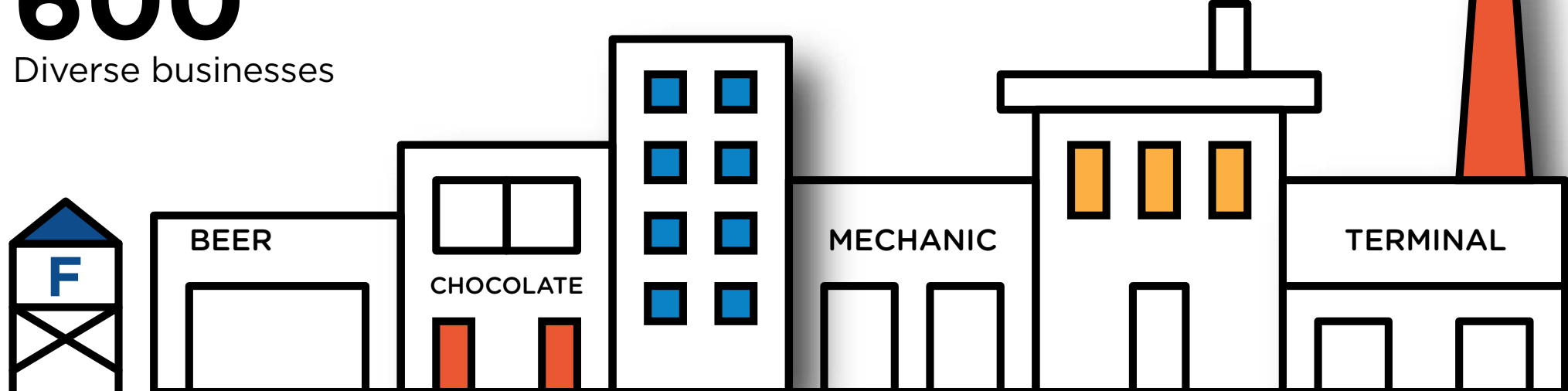
## FLATS FACTS

- over **8,000** jobs in the Flats
- 63%** of the Flats is zoned industrial
- 26%** is zoned for mixed employment
- over **50%** of the land in the Flats is owned by the City of Vancouver (incl. streets) & rail companies
- highest** Some of the most expensive industrial land in the region
- 80%** of businesses in the Flats are tenants
- 3,000** sq.ft. median floor space for businesses in the Flats (2014)



The City of Vancouver uses the Flats as an operating base to serve the central area of the city and, in some cases, the whole city. The Flats is the home to the National Works Yards, Evans Yard (Parks Board), VPD Tactical Training Centre, VPD Canine Unit, Fire Hall No. 1, Vancouver Fire & Rescue Training Centre, Animal Control Shelter and the parking impound lot.

**600**  
Diverse businesses



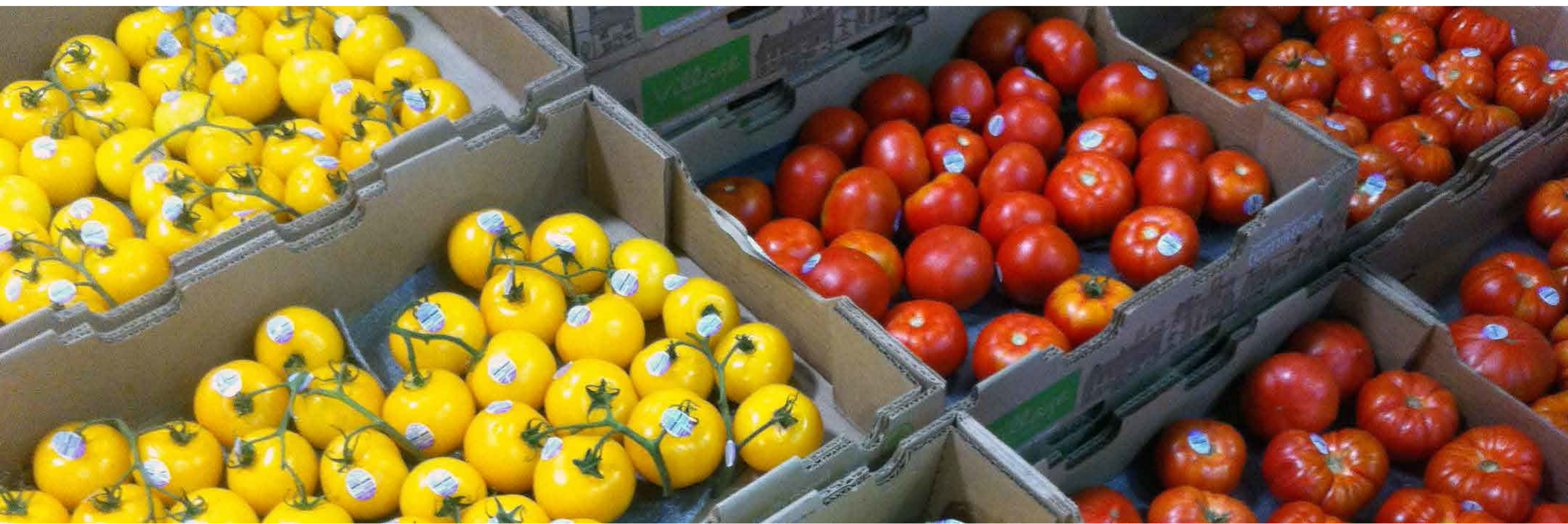
## INDUSTRIAL & MIXED-EMPLOYMENT

- Industrial
- Mixed-Employment
- City Owned Facilities
- A Parking Impound Lot
- B Fire Hall No. 1
- C National Works Yards
- D Animal Control Shelter
- E VPD Canine Unit
- F Vancouver Fire & Rescue Training Centre
- G Evans Yard (Parks Board)
- H VPD Tactical Training Centre
- I Vancouver School Board Yards



# HOW CAN WE EXPAND SUSTAINABLE FOOD SYSTEMS?

False Creek Flats is home to a number of community members, non-profit organizations and businesses that play a vital role in enhancing all aspects of the food system from seed to waste. By maximizing space for a range of uses, the food system in the Flats continues to evolve and become increasingly important for the city. How can the plan promote further growth in this local and sustainable food system?



## FLATS FACTS

“Produce Row” - is one of the largest and most diverse produce wholesaler & distribution cluster in Metro Vancouver

The Greater Vancouver Food Bank (GVFB), located within Produce Row, is currently working to find a new location in the Flats

A thriving local brewery industry has recently emerged in nearby named after the former Brewery Creek

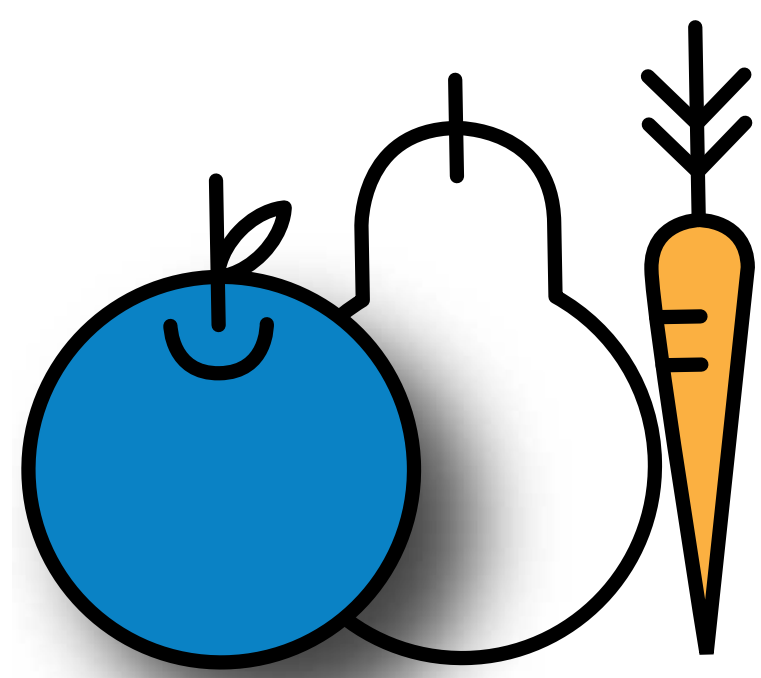
**1st** Home to one of Vancouver's first community garden - Strathcona Community Garden

**15%** of businesses identify their operations as a part of a local area food cluster

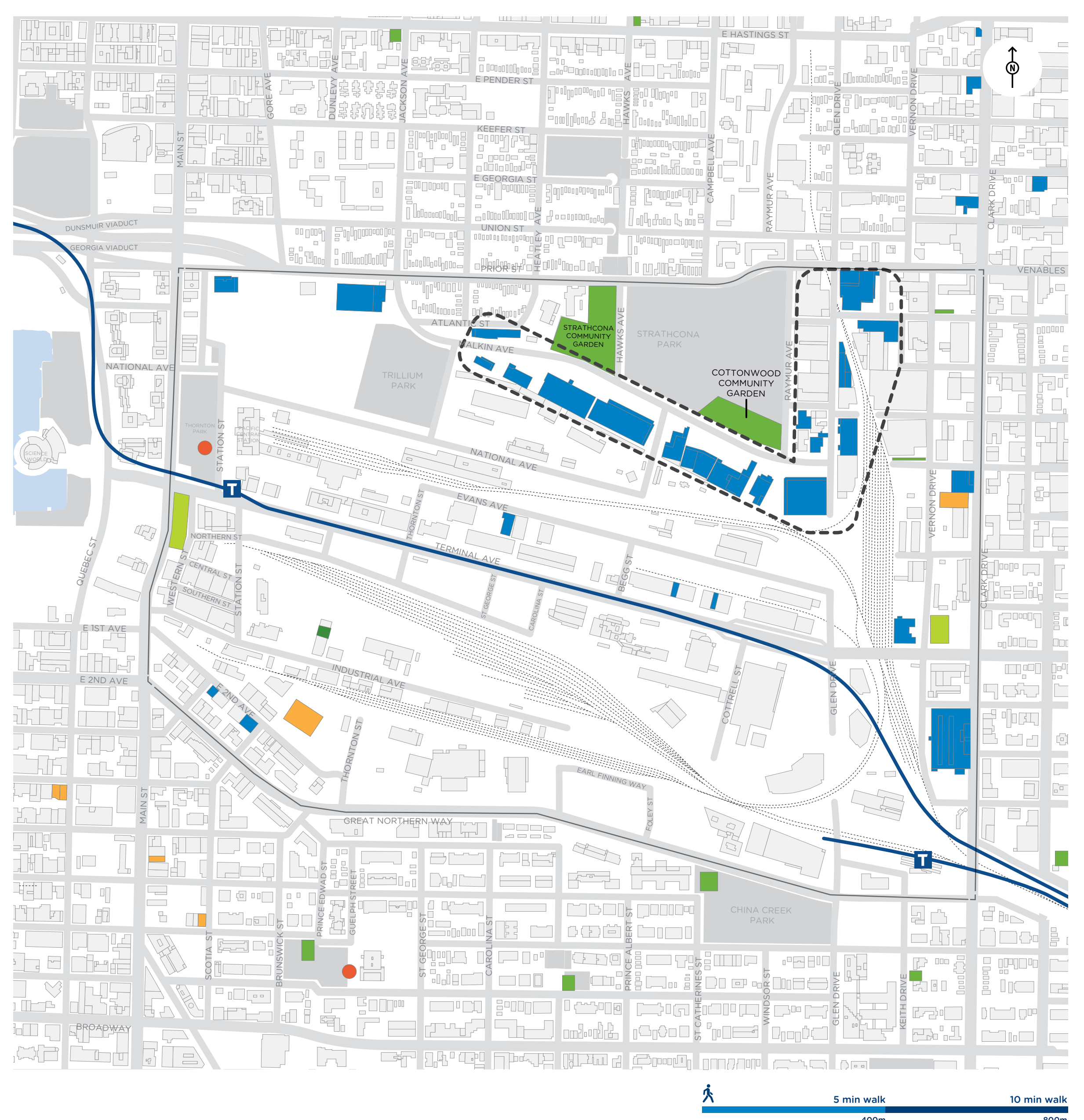
**food trucks** A large number of Vancouver's food trucks have their commissaries in the Flats

**1st** Home to Canada's first and largest urban orchard - Sole Foods Urban Orchard

**3** community gardens in the Flats



Largest and most diverse produce wholesaler & distribution cluster in Metro Vancouver



### LOCAL FOOD RESOURCES

- Food Wholesale, Distribution & Production
- Community Garden
- Urban Farm or Orchard
- Brewery
- Farmers Market
- Produce Row



# HOW CAN WE IMPROVE EFFICIENCIES & GREEN OPERATIONS?

A number of businesses in the Flats are currently playing a progressive role in green operations. They're opening new doors for business in sustainable waste management, recycling, reuse, and up-cycling economies. How can the Flats expand its green operations network and improve the environmental performance of all its buildings and business operations?



## FLATS FACTS

- 1st** building in Canada to receive LEED Gold Certification - The City of Vancouver National Works Yard Building

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- 36,040 tonnes** of CO2 emissions annually are projected to be produced by Flats business

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- over 85%** coming from transportation uses and natural gas uses such as heating for water, buildings, and industrial processing

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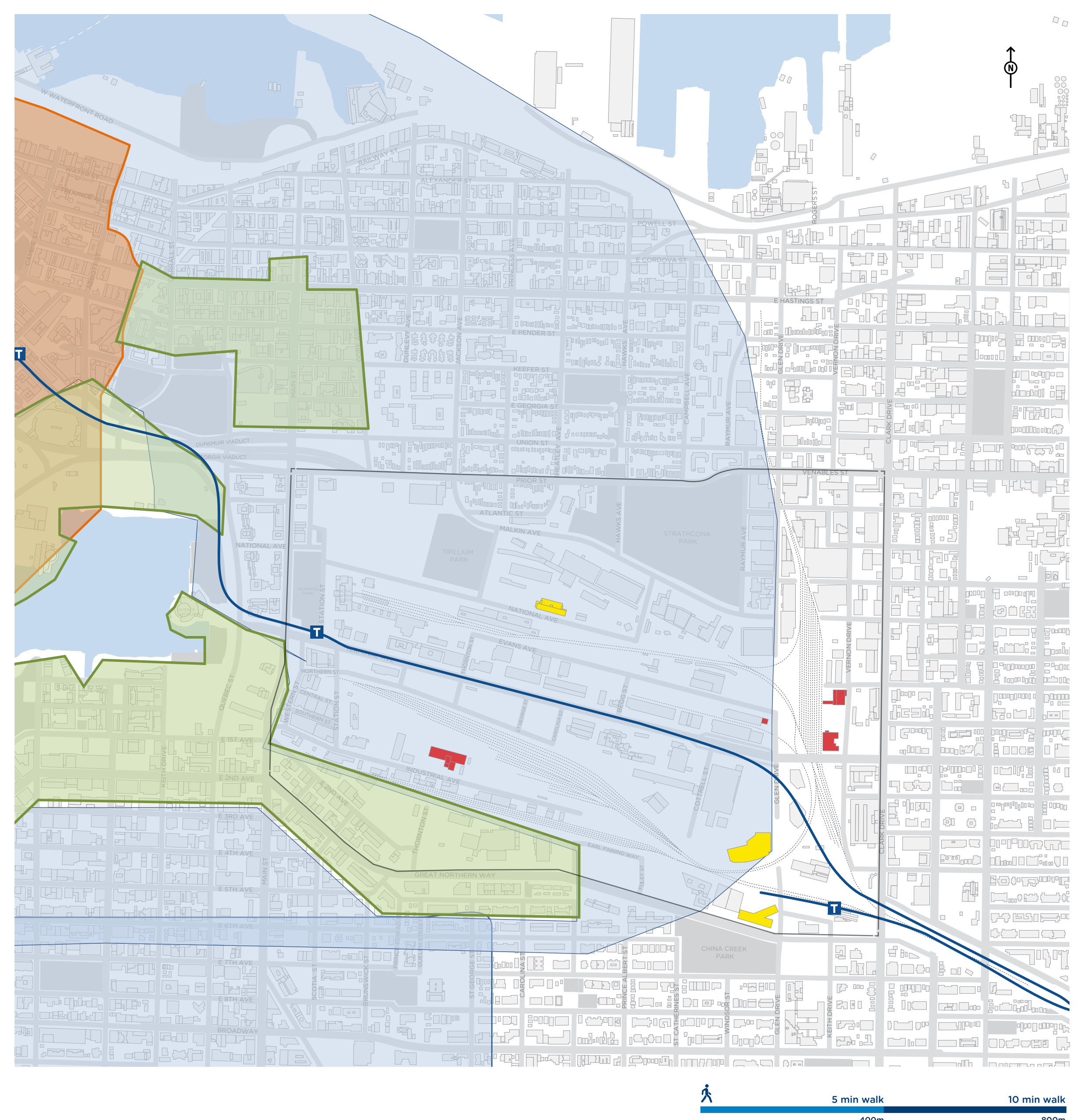
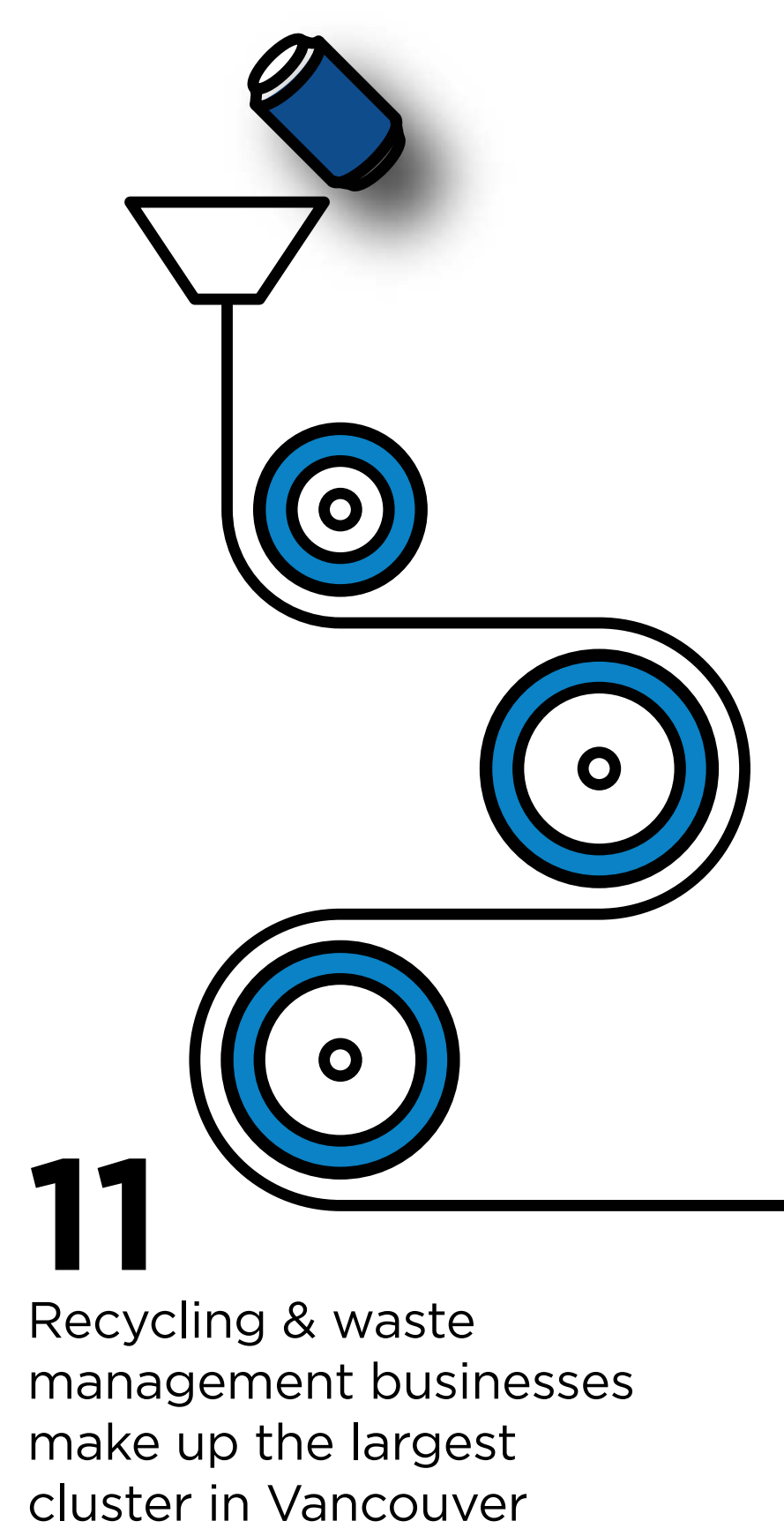
- 25+** businesses in the Flats are dedicated to reuse, repair, resale or recycling of products that are already in circulation

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- green roof** VPD Tactical Training Centre is certified LEED Gold with a green roof system

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- 7,700 gallons** A "blue roof" on the new MEC headquarters captures rainwater in a 7,700 gallon underground cistern used for flushing toilets and irrigating the rooftop garden



## RECYCLING CLUSTER, LEED BUILDINGS & DISTRICT ENERGY

- Neighbourhood Energy Priority Areas
- Established Neighbourhood Energy Systems (Immediate Connection Required)
- Legacy Steam Systems
- Recycling Business
- LEED Certified Building
- False Creek Flats Planning Area



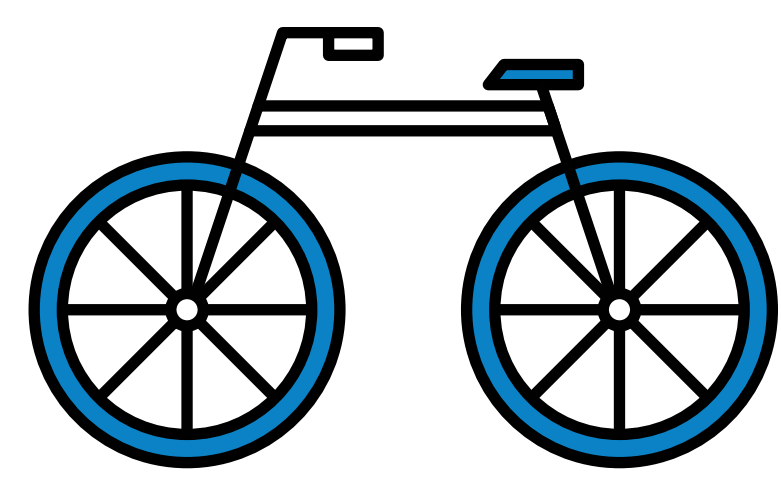
# HOW DO WE IMPROVE WALKING, CYCLING & TRANSIT CONNECTIONS?

Several of Vancouver’s most active bikeways pass along the edges of the False Creek Flats, but there are currently no direct routes to the heart of the Flats. People walking or cycling to or within the Flats must share roadways with large trucks and vehicles. How can the plan help to create better connections for people cycling or walking around the Flats to enhance this as a vibrant area of the city?

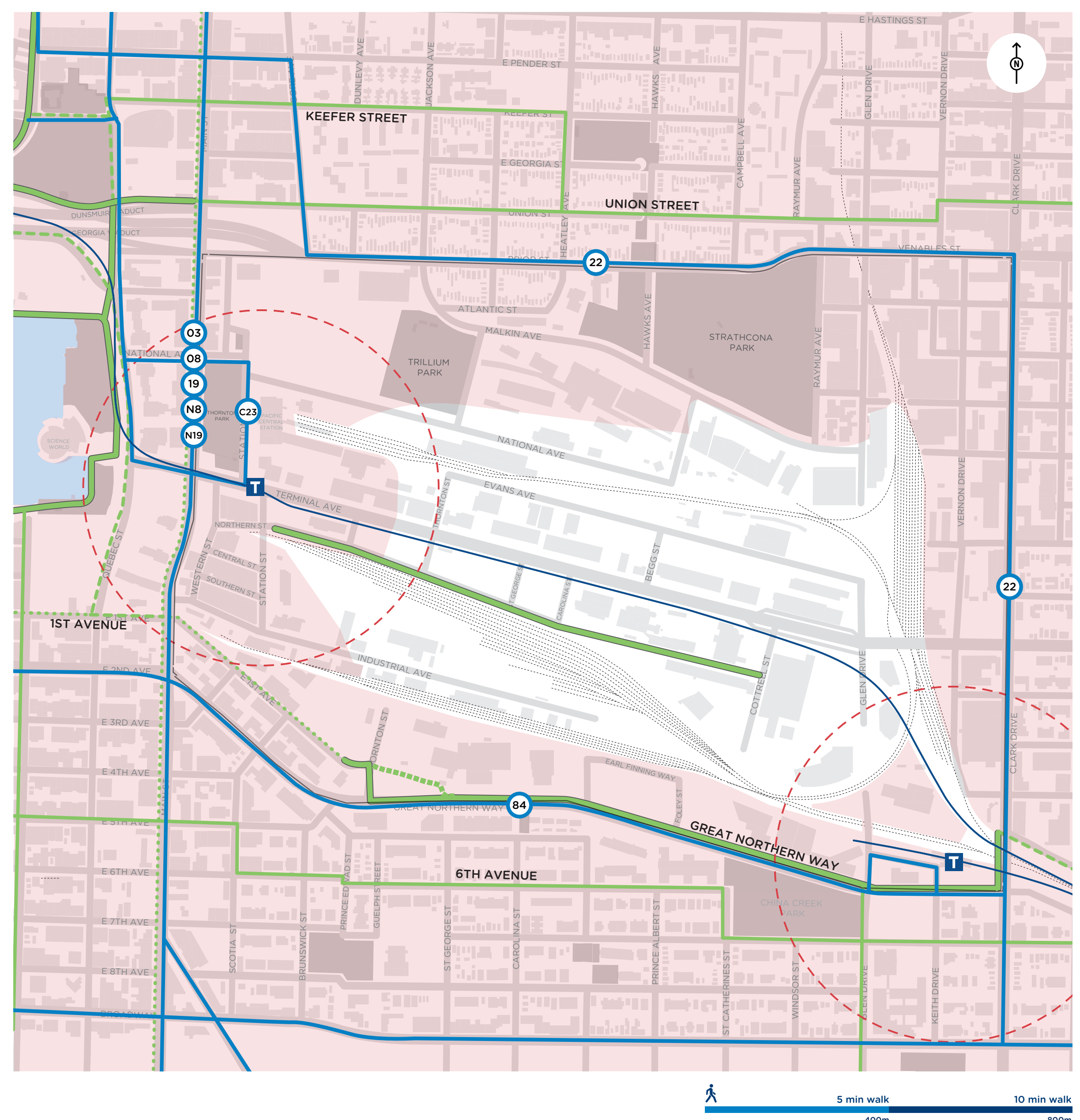


## FLATS FACTS

- 2** major commuter bike routes run through or adjacent to the False Creek Flats - Union Street and the Seawall - as well as a regional pathway, the Central Valley Greenway
- 200 thousand (approx.)** cycling trips were made along the seawall at Science World in July of 2014 making it one of the busiest bikeways in the city
- 4,000** cyclists per weekday used Union in the summer of 2014
- connect** The Union commuter bike route connects East Van, Burnaby, Downtown and North Vancouver. How do we provide better connections to Union from the Flats?
- unfinished trail** The Central Valley Greenway provides a regional pedestrian and cycling link between Vancouver and New Westminister, through Burnaby. However, the link through the Flats is the only unfinished part of the trail
- 37.5%** of businesses in the Flats see active commuting as important or essential



The Central Valley Greenway is a 24-kilometre pedestrian and cyclist route running from Science World to New Westminister, with an unfinished link through the False Creek Flats



### WALKING, CYCLING & TRANSIT

- Separated Bikeways
- Local Street Bikeways
- - - Painted Bikeways
- ... Shared Use Lanes
- 5 Minute Walk - 400m - from bus stops & Skytrain Stations (reflects barriers)
- - - 400m - from Skytrain Stations (does not reflect barriers)



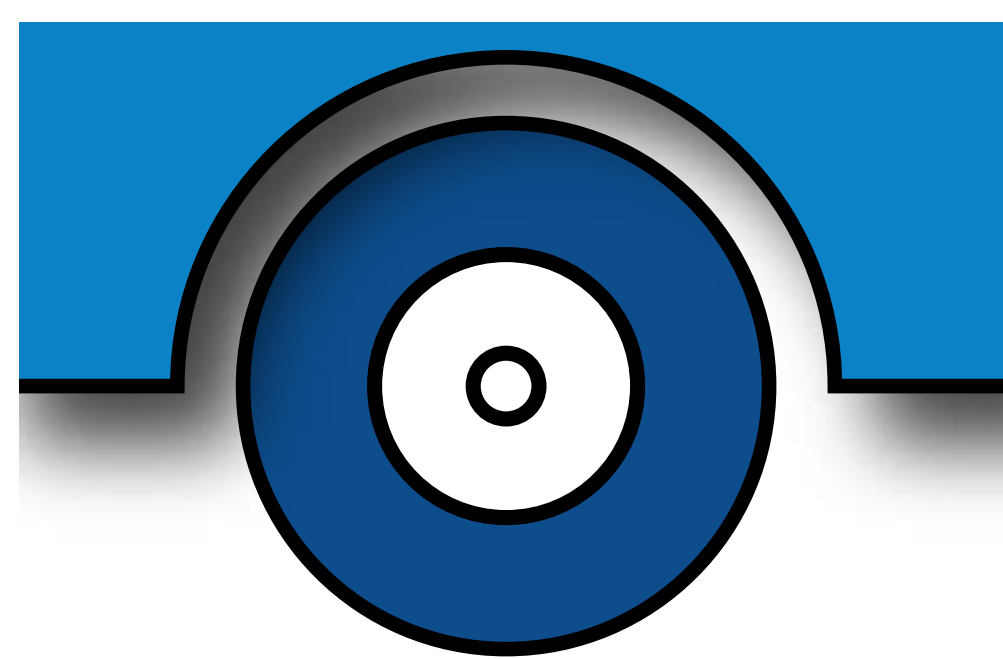
# HOW DO WE IMPROVE STREET CONNECTIONS & KEEP GOODS MOVING?

False Creek Flats has a large number of rail lines and rail yards that generally run east-west across the area. While this infrastructure is important to Vancouver's economy, it creates a physical barrier for people accessing the Flats. How can this plan address these challenges and help keep people and goods moving in a sustainable way?



## FLATS FACTS

- 53 businesses are in the Flats are in the automotive and logistics industries
- 52.7% of Flats businesses chose their present location due to the proximity to downtown
- 58% of businesses cited proximity to major highways as essential or important
- 1 The number of grade separated crossings needed to fully separate the Burrard Inlet Line - Prior Street is the last arterial to be replaced, with a crossing at a new location
- 0 The number of north-south crossings through the Flats



**2/3** of businesses in the Flats need small and heavy truck deliveries



0.5 km to Downtown

0.8 km to Port of Vancouver by rail



### TRUCK & GOODS MOVEMENT

- Official Truck Routes
- - - Rail
- Bridge & Overpass Structures
- False Creek Flats Planning Area



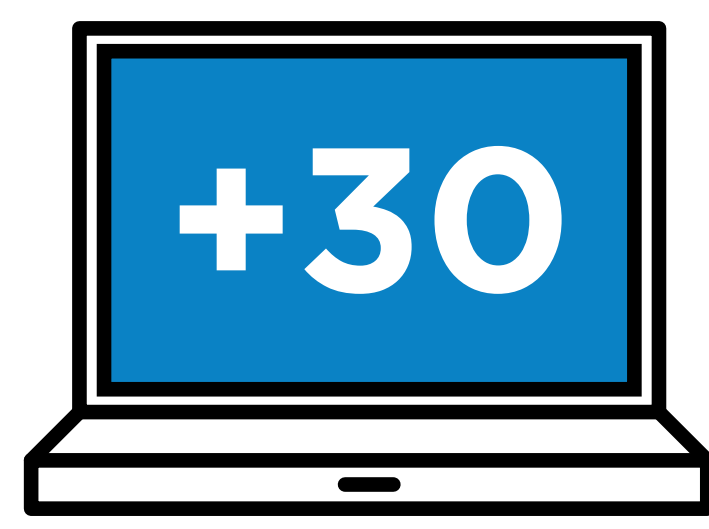
# WHAT IS THE ROLE OF INNOVATION & TECHNOLOGY?

Industry in the False Creek Flats has been changing rapidly over the past couple of decades. We're seeing the development of new innovative business models, products and services. New approaches to economic development are emerging at the grassroots level. How can the plan advance the role of innovation and technology in stimulating enterprise in the False Creek Flats?

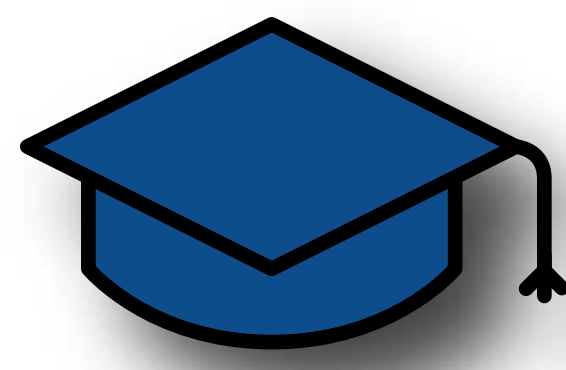


## FLATS FACTS

- 30 technology & research and development businesses in the Flats including ones in digital entertainment, life sciences and clean technology sectors
- 4 post-secondary-institutions make up the Great Northern Way Campus' Centre for Digital Media, bringing together businesses, academia and the community in an emerging district for the digital and creative sectors
- 27 digital, high tech and research & development based businesses located in the Flats
- 7 education institutions are operating in the Flats



Technology & research and development businesses



7 universities & educational institutions

## CITY OF VANCOUVER'S DIGITAL STRATEGY FRAMEWORK: FOUR PILLARS

In defining the focus areas of the Digital Strategy, the City looked first to its goals and then to other digital strategies by leading cities including New York and Chicago. Using this lens, 3 pillars were formed that are primarily outward facing – to citizens and businesses – supported by the 4th pillar – focused on the City as a digital organization.

<b>1</b> ENGAGEMENT & ACCESS	<b>2</b> INFRASTRUCTURE & ASSETS
Citizens and businesses can easily interact with the City through digital channels	A robust digital infrastructure built through strategic investments and partnerships
<b>3</b> DIGITAL ECONOMY	<b>4</b> ORGANIZATIONAL DIGITAL MATURITY
Vancouver is a Global leader in supporting innovation and growth in the digital economy	The City of Vancouver has a mature, citizen-centric digital culture

### Defining "digital"

A broad range of technology that enables new methods of engagement and service delivery supported by a robust and accessible digital infrastructure and open government ecosystem.



# HOW CAN HISTORY HELP INFORM THE FUTURE?

The False Creek Flats continues to be defined by its past. Up until the early days of the twentieth century, the area sat as a muddy tidal flat located on the eastern end of False Creek, before it was completely filled in for the rail terminals, rail yards and supporting industrial development that still remain as defining features in the area. How can history help inform the future of the Flats?

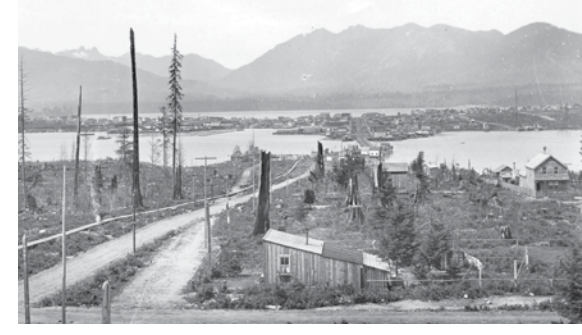


## FLATS TIMELINE

Pre-1870s	Pre-1870s - False Creek, east of present day Main Street, was a tidal mud flat that supported a rich diversity of plant and animal life; the area was part of the territory used by the Musqueam, Squamish and Tsleil-Waututh peoples
1913	Vancouverites vote to support the "CNoR Deal" to fill the False Creek Flats
1915	CNoR commences filling of False Creek Flats
1919	CNoR & GNR railways and stations completed
1951	Produce Row establishes on Malkin Ave, named after former Vancouver Mayor and grocery wholesaler W.H. Malkin
1965	Great Northern Way railway terminal demolished
1985	Strathcona Community Garden is created
1986	Vancouver hosts Expo '86 on the shores of False Creek. Legacies include Science World dome, False Creek seawall, and SkyTrain on Terminal Ave
1980s	Artist studios begin to set up in 1000 Parker Building - former Restmore Mftg. Building
1990s	City establishes Industrial Lands Policy followed by I-2 zoning in 1997 and I-3 "high tech" zoning in 1999
2001	Finning donated 18 acres to establish Great Northern Way Campus
2004	City of Vancouver National Works Yards first buildings to receive LEED Gold from Canadian Green Building Council
2010	Vancouver hosts the 2010 Winter Games; the south shore of False Creek was home to the Athletes Village
2013	Centennial of decision to fill the False Creek Flats



Pre-fill - fishing in False Creek



Pre-fill - Looking North from Main Street



1919 - CNoR & GNR railways and stations



Canada Packers Building



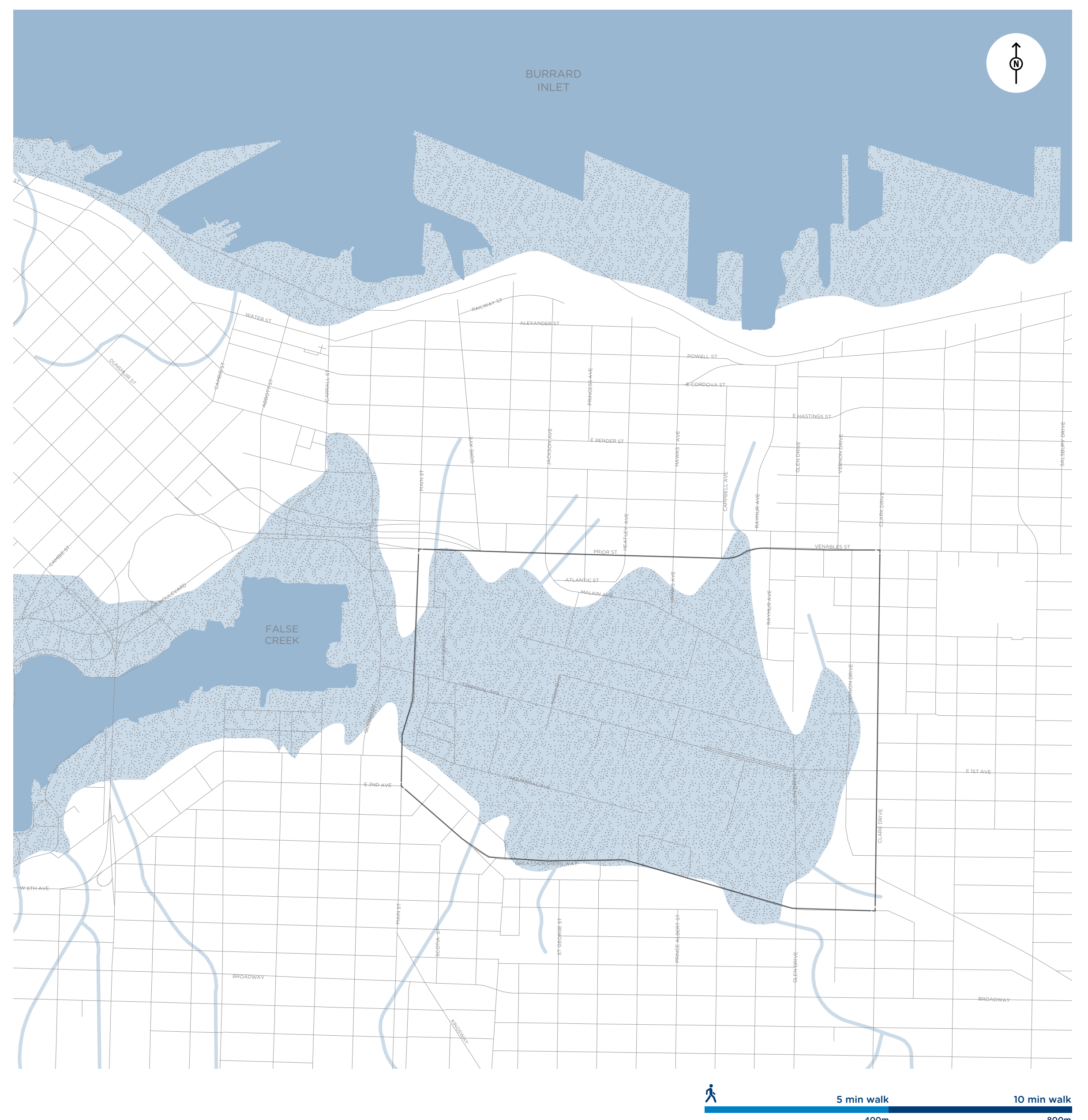
1972 Viaducts Construction



1000 Parker



Centre For Digital Media - Great Northern Way Campus



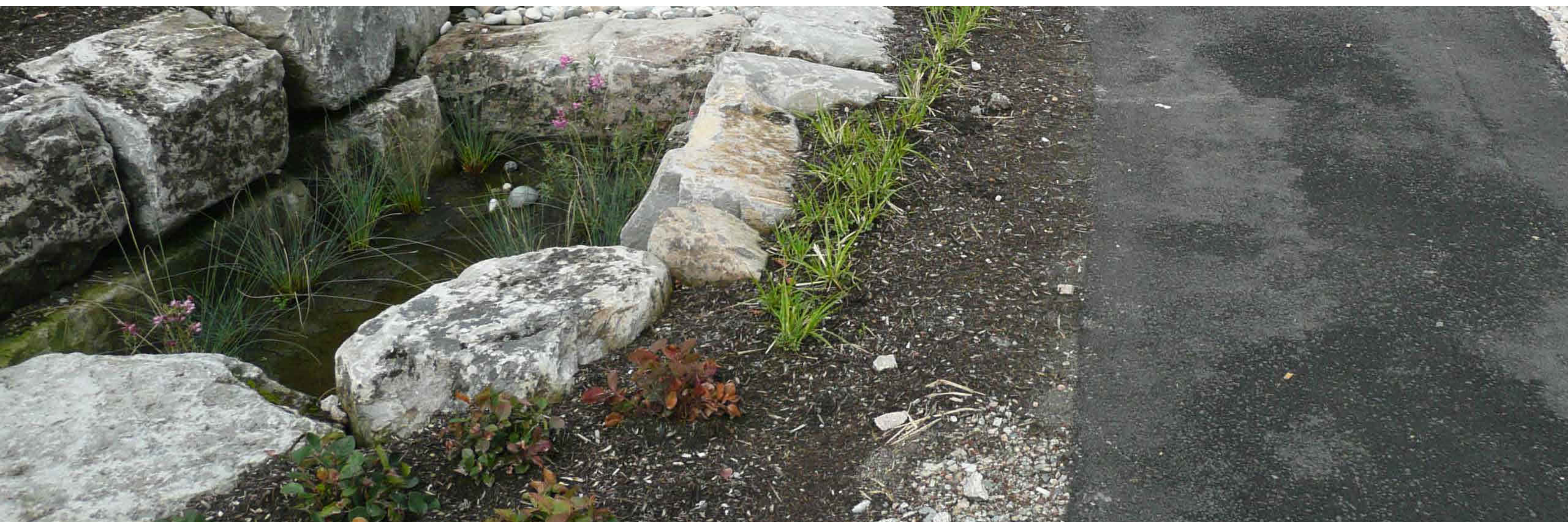
## HISTORIC WATERLINES

- Present Shoreline - 2015
- Historic Shoreline - Pre-1900
- Fill Area
- Historic Creeks
- ⋯ False Creek Flats Planning Area



# HOW DO WE ADAPT FOR CLIMATE CHANGE & CREATE RESILIENCY?

Current climate science indicates that Vancouver is likely to see drier, hotter summers, more intense wind, rain and snow, and rising sea levels. Due to its proximity to False Creek and its low land levels, the Flats will become increasingly susceptible to these climate events. How can the plan help us be better prepared and adapt to the future uncertainty surrounding climate change?



## FLATS FACTS

- 1.8 billion** litres of rain water a year

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- fill** Industrial fill and dirt excavated from surrounding areas was used to fill the Flats

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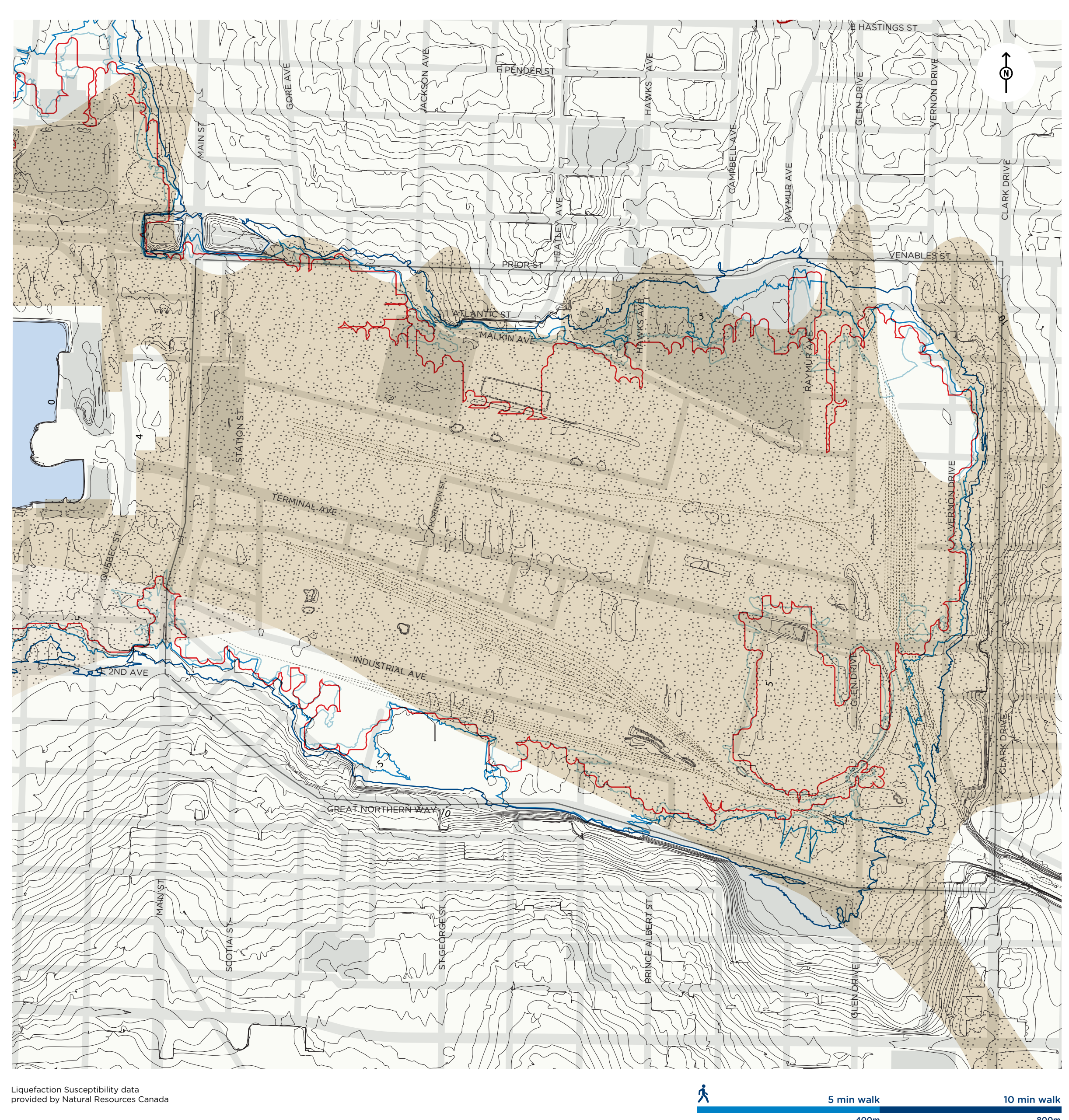
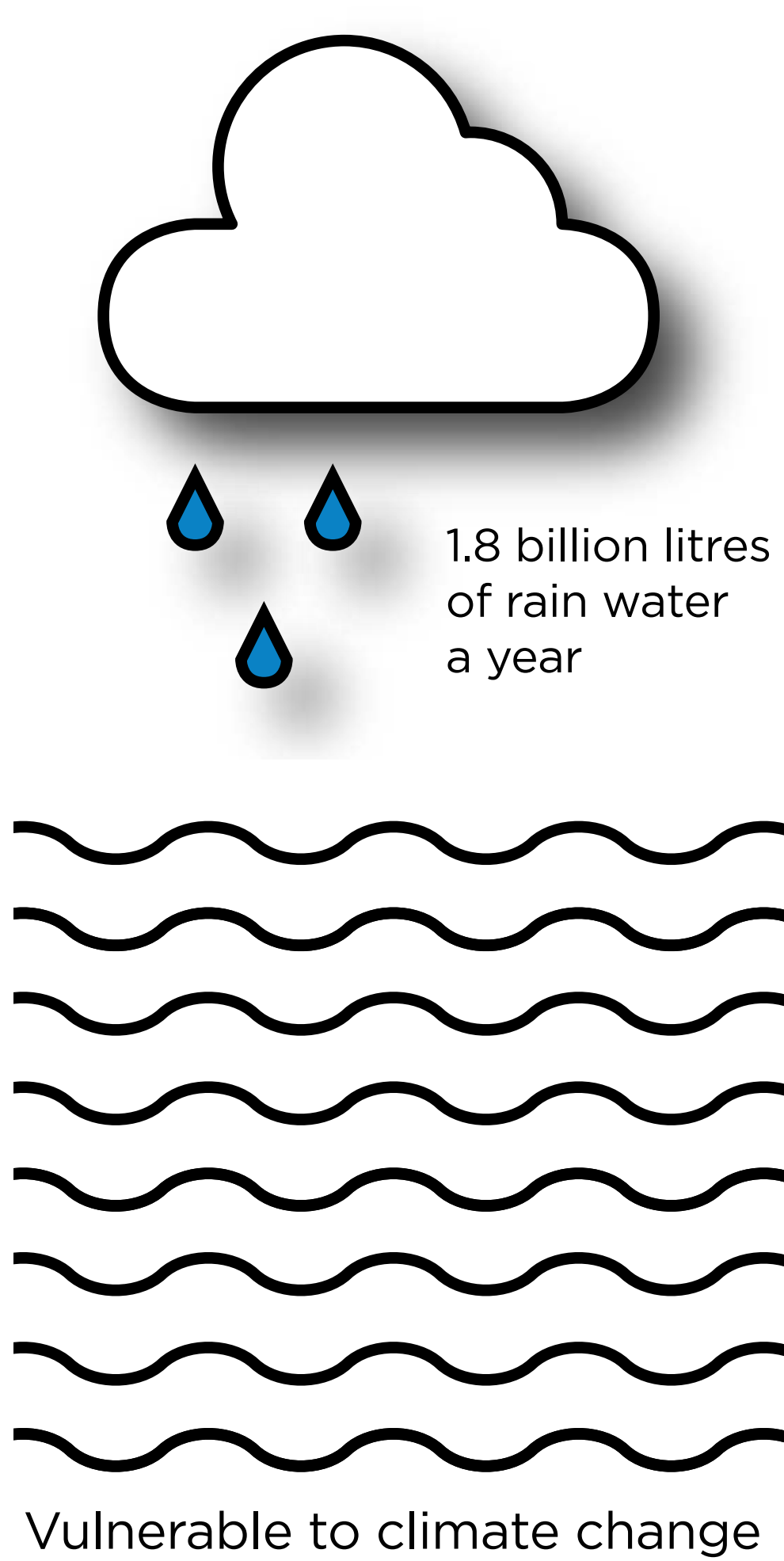
- liquify** The ground stability today is vulnerable to liquefaction in the event of a major seismic activity

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- 2050** Sea level rise could inundate the False Creek Flats area at high tide by 2050 and beyond

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- 4.6m** The City of Vancouver recently increased new minimum building elevations for area buildings to 4.6 m above sea level



### SEA LEVEL RISE & SOILS

- ~ Flood Control Level - 4.6 Metres
- ~ Year 2050 - Flood Control Level - 5.1 Metres
- ~ Year 2100 - Flood Control Level - 5.6 Metres
- ~ Year 2200 - Flood Control Level - 6.6 Metres
- ~ One (1) Meter Elevation
- High - Liquefaction Susceptibility
- Medium - Liquefaction Susceptibility
- Low to None - Liquefaction Susceptibility
- ..... False Creek Flats Planning Area



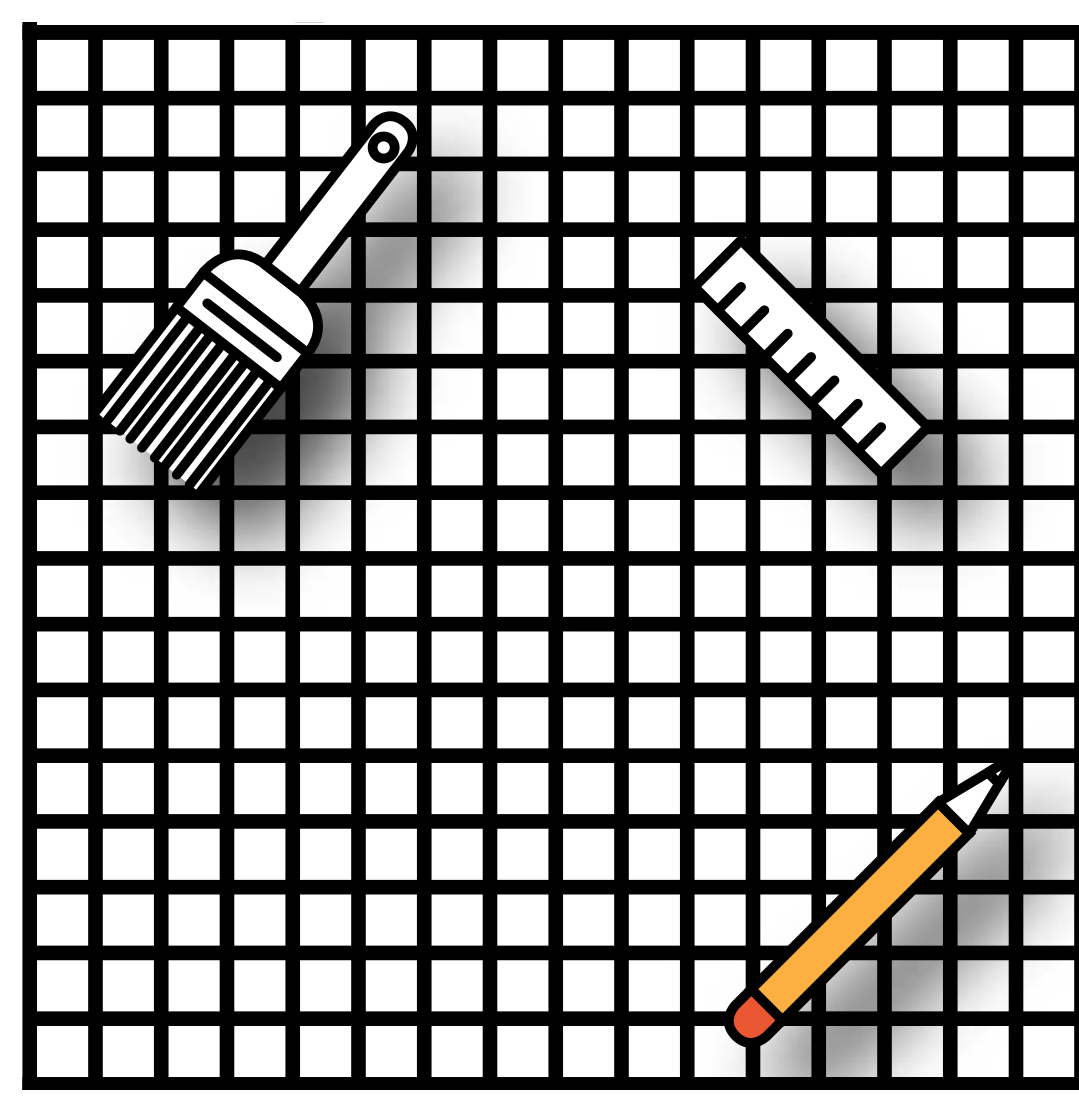
# HOW CAN ARTS & CULTURAL PRODUCTION CONTINUE TO THRIVE?

The False Creek Flats is alive with creativity. Arts production, theatre, dance, opera, new media, set production, festivals, film, design, exhibitions, galleries and special events are all happening here. Vancouver's arts and cultural community heavily depends on the support services and production spaces that are housed in the Flats. Arts and culture help our city attract business and tourists, and boost the local and regional economy. How can the plan create opportunities for arts and cultural production to continue to thrive in the Flats?

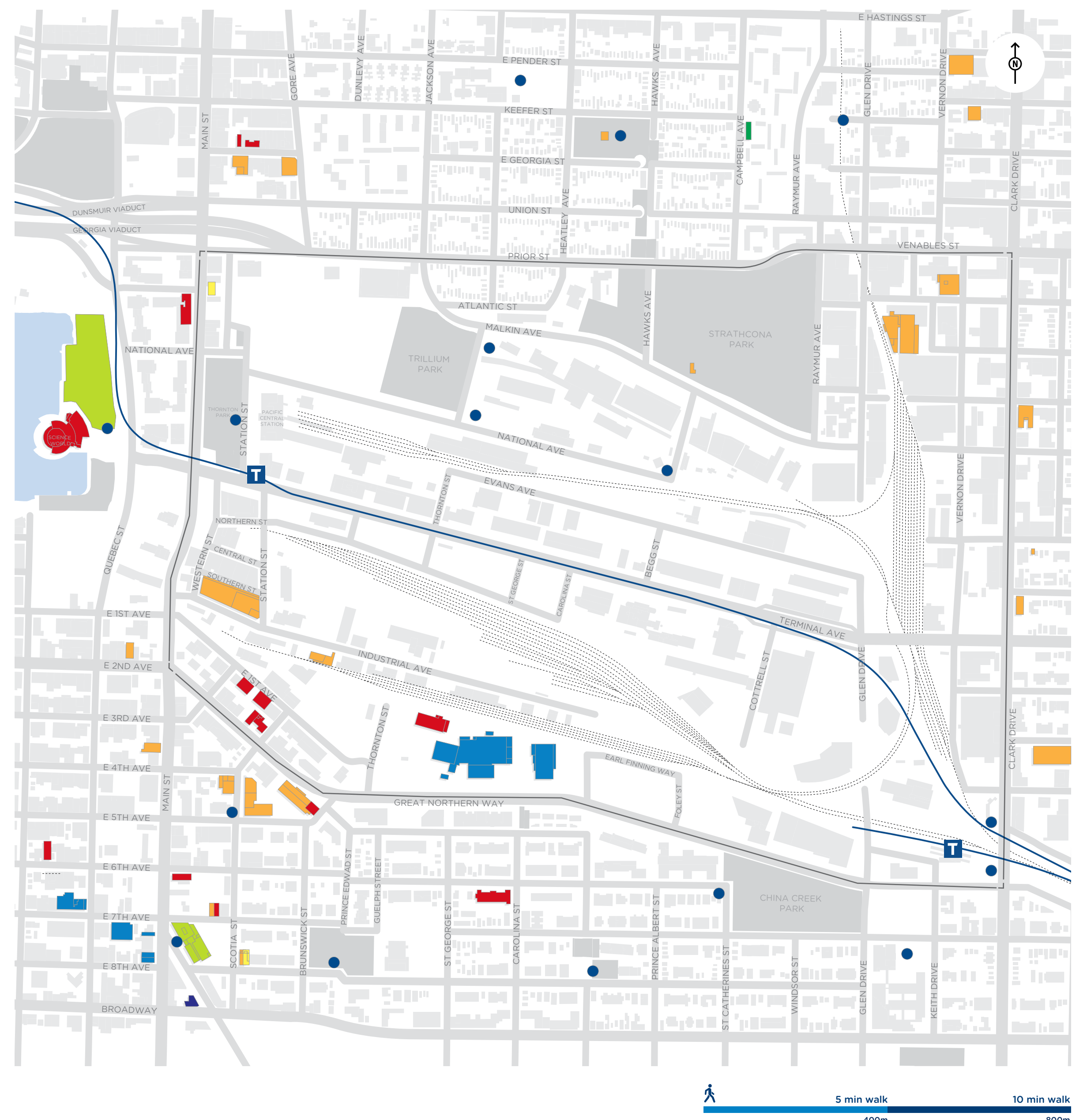
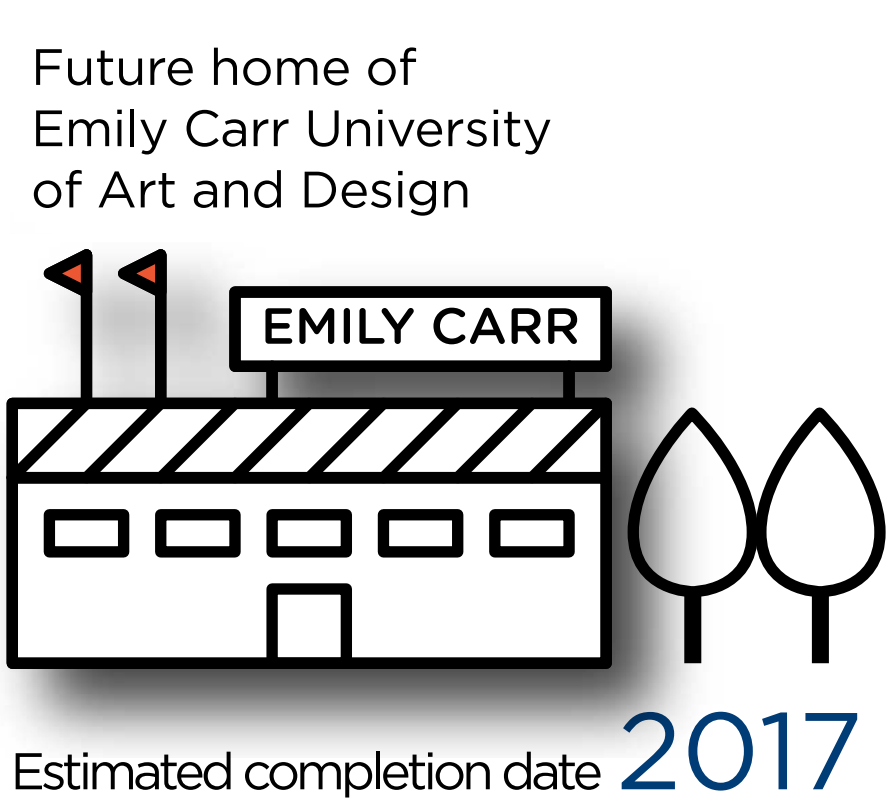


## FLATS FACTS

- highest** Vancouver has the highest concentration of artists and cultural workers in Canada and the highest percentage of labour force in arts occupations in Canada with creative sector growth rate 3x the labour force
- 1000** 1000 Parker Street Studios is a major artist hub and a key asset to the arts community in Vancouver – home to hundreds of artists and housed in a century old mattress and bed warehouse
- 400** The Eastside Culture Crawl is an annual 4-day visual arts festival that involves over 400 artists - hosted in and around the Flats
- 90** businesses focused on arts and culture located in the Flats
- east** Several local galleries have recently opened in the Flats, including: Monte Clark Gallery, Equinox Gallery, Macaulay & Co., Catriona Jeffries and Winsor Gallery
- 6** City of Vancouver public art spaces located in the Flats include Ken Lum's East Vancouver monument, which sits atop the eastern escarpment along Clark Drive



**19%** of businesses in the Flats identify themselves as part of an arts & culture cluster



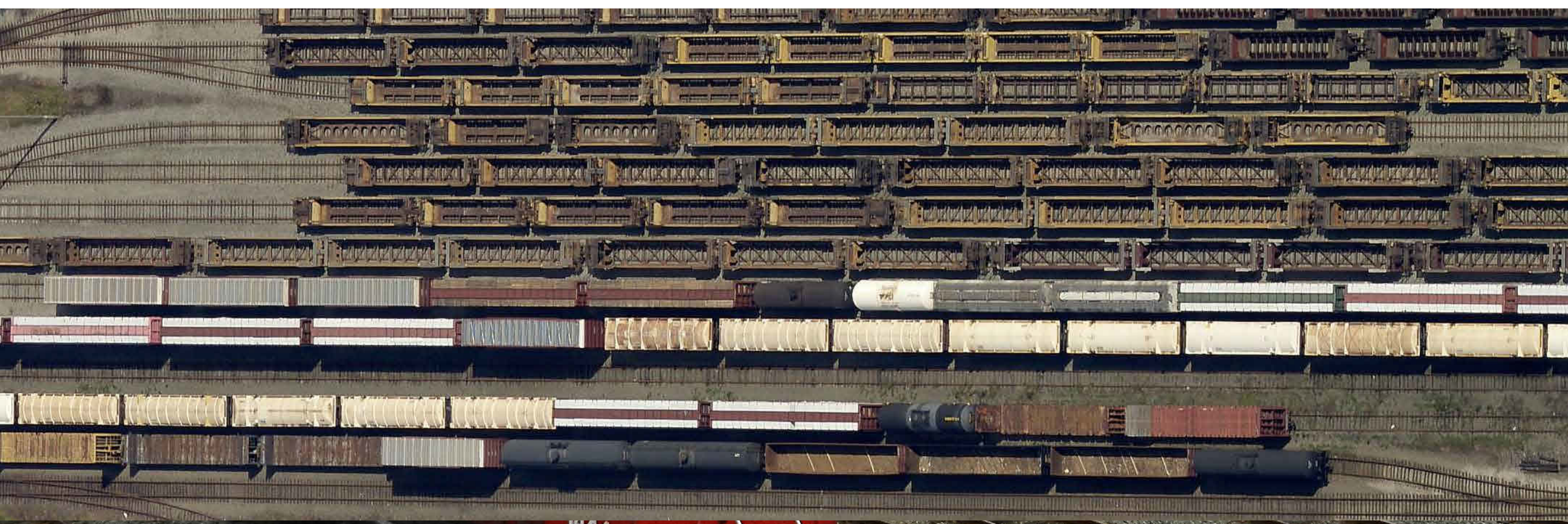
## ARTS & CULTURAL SPACES

- Museum/Gallery
- Studio/Rehearsal
- Theatre/Performance
- Community Space
- Educational
- Public Art



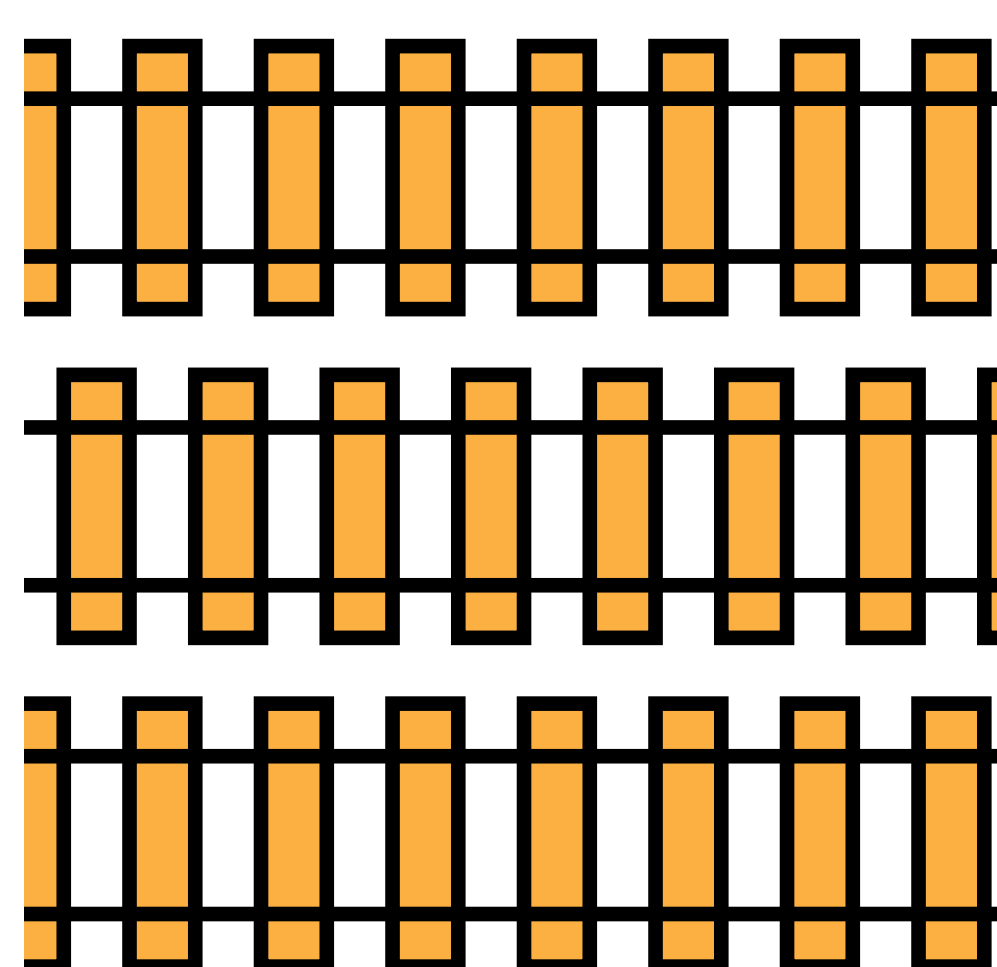
# WHAT OPPORTUNITIES & CHALLENGES DOES RAIL PRESENT?

Rail continues to play a role in the False Creek Flats, primarily in the movement of goods to and from the port to the rest of the continent, as well as in the movement of passengers. With anticipated growth in port activities and a renewed emphasis on rail transportation, how can the plan create new opportunities to rethink the role of rail in the Flats?



## FLATS FACTS

- 44.8 km of rail in the Flats - much of it bisecting north-south movement through the area
- 11% of the Flats land area is occupied by rail and rail facilities
- 3 passenger rail services operate out of the Flats - VIA Rail, Amtrak and Rocky Mountaineer
- 0.8 km to Port of Vancouver by rail
- gateway Vancouver is Canada's gateway for Asia/Pacific trade
- billions Billions of dollars have been invested to develop Canada's Pacific Gateway, a key future link is the Burrard Inlet Line
- 2% Rail is essential or important to only 2% of local area businesses
- 11% The port is essential or important to only 11% area businesses



**44.8 km** of rail in the Flats - much of it bisecting north-south movement through the area



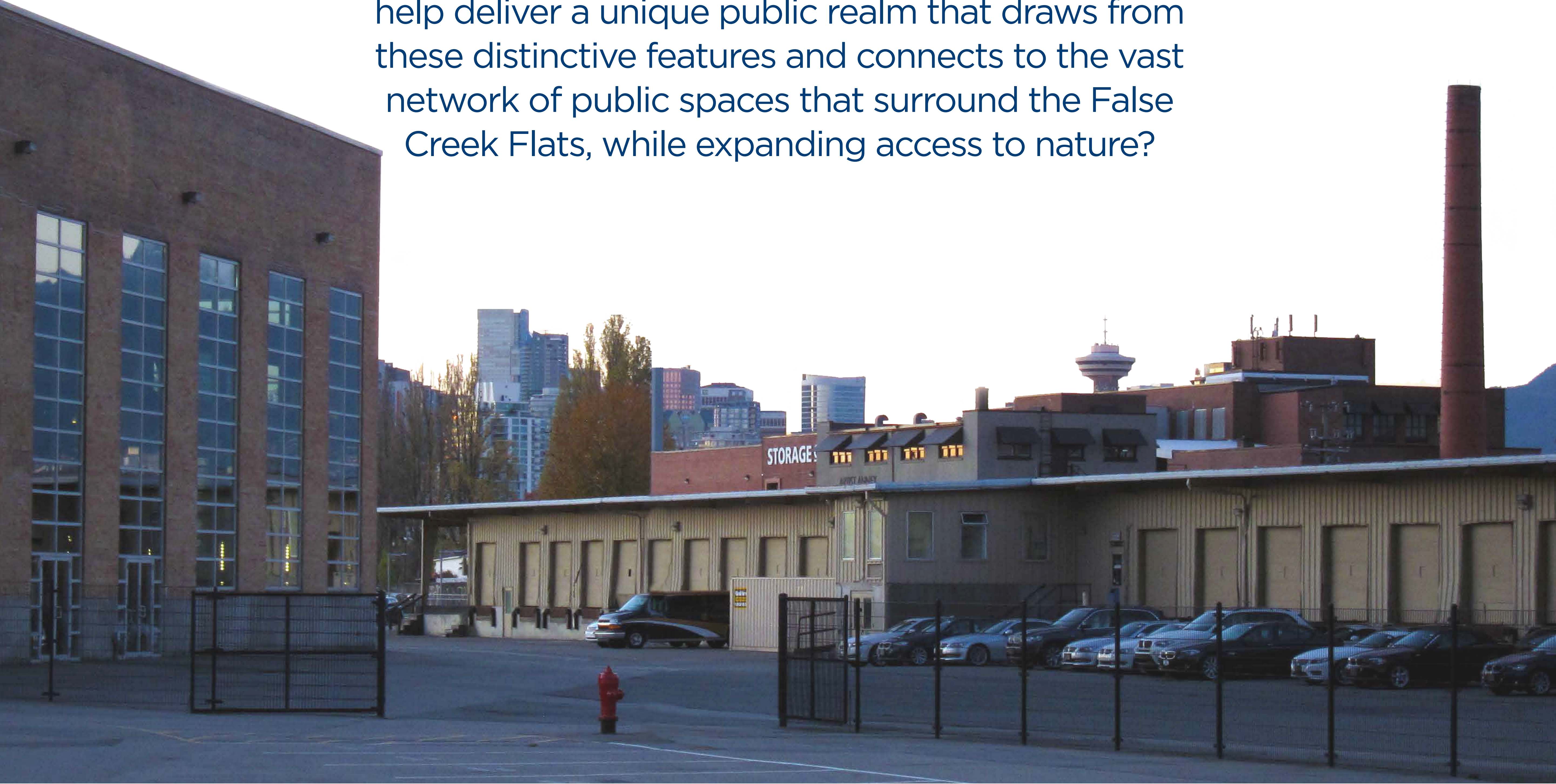
**RAIL LINES & FACILITIES**

- Rail & Bus Facilities
- Rail-Owned Land
- Rail Lines
- Burrard Inlet Line



# HOW DO WE BUILD UPON THE UNIQUE CHARACTER OF THE AREA?

The False Creek Flats continues to be defined by its unique geography, industrial character and the presence of rail. These traits help create a rich sense of place, but have also resulted in a lack of public gathering spaces amenities, tree canopy and overall access to nature. How can the plan help deliver a unique public realm that draws from these distinctive features and connects to the vast network of public spaces that surround the False Creek Flats, while expanding access to nature?

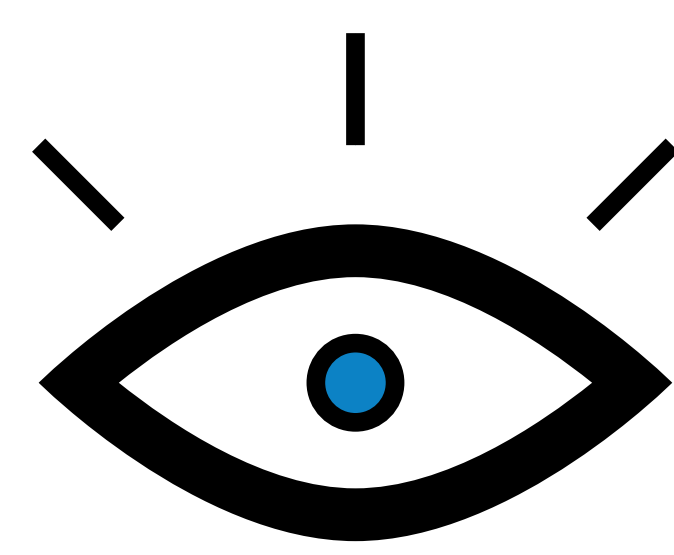


## FLATS FACTS

**9** There are nine registered heritage sites in the False Creek Flats – including the former Canada Meat Packers building at 750 Terminal Ave and Pacific Central Station on Station Street

**thinnest** the tree canopy in the False Creek Flats is some of the thinnest in Vancouver, with large areas having very little to no tree cover

**grid** Rail was built first in the Flats and then roads and other development filled it in. The result is a grid layout which holds great opportunity to create interesting views and unexpected places in our city



## VIEWS

As a low lying area, with a number of rail yards, and an escarpment on two sides, the False Creek Flats is home to some amazing views.

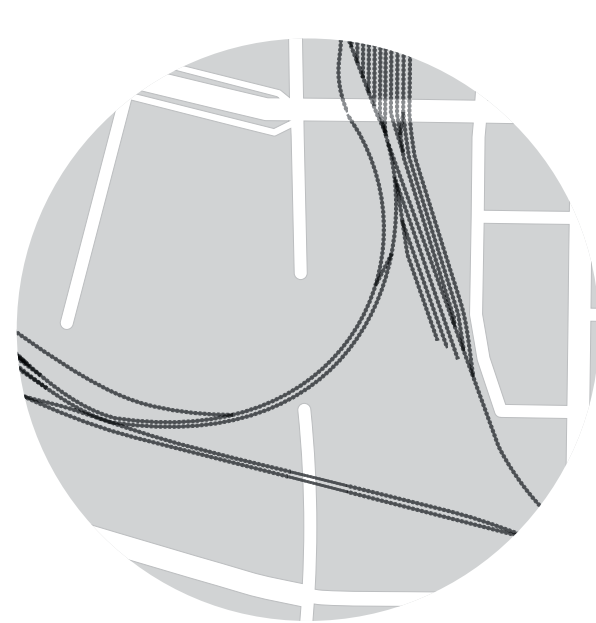


### HERITAGE SITES & CHARACTER ASSETS

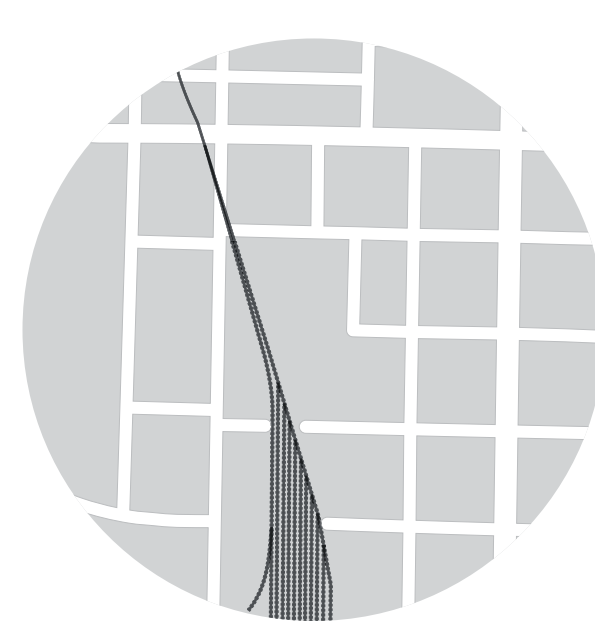
- Views
- Heritage Registered Places
- Historically Significant Places
- Parks



**WESTERN BLOCKS**  
East of Main -  
Between Terminal & Great  
Northern Way



**GLEN AVENUE DIVIDE**  
West of Clark -  
Between Terminal & Great  
Northern Way



**NORTH-EAST BLOCKS**  
South of Venables -  
West of Clark



# WHAT OPPORTUNITIES DOES AN ADVANCED HEALTH CENTRE PRESENT?

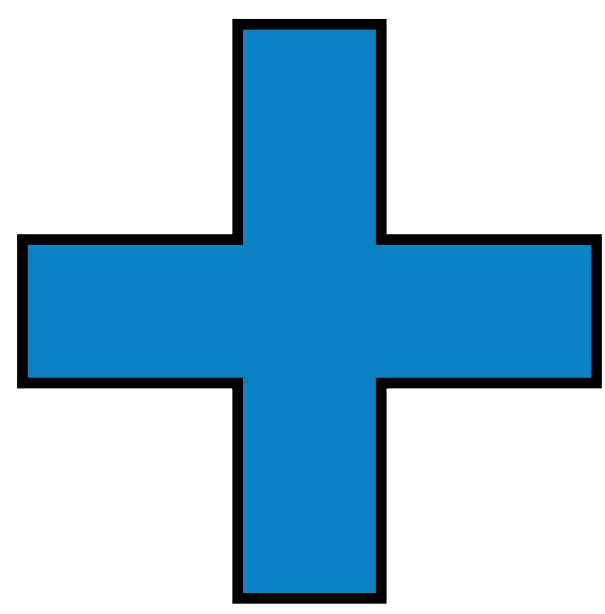
The future relocation of St. Paul’s Hospital to the False Creek Flats provides a unique opportunity to explore innovative ways to deliver community health services and integrate a large-scale healthcare facility into an existing neighbourhood. There are opportunities to bring new jobs, health industry businesses and improved amenities to the area. The street infrastructure could also be strengthened to improve emergency access to the site and withstand a major disaster. How can the plan help facilitate the development of a hub of innovative health services through an integrated neighbourhood approach?



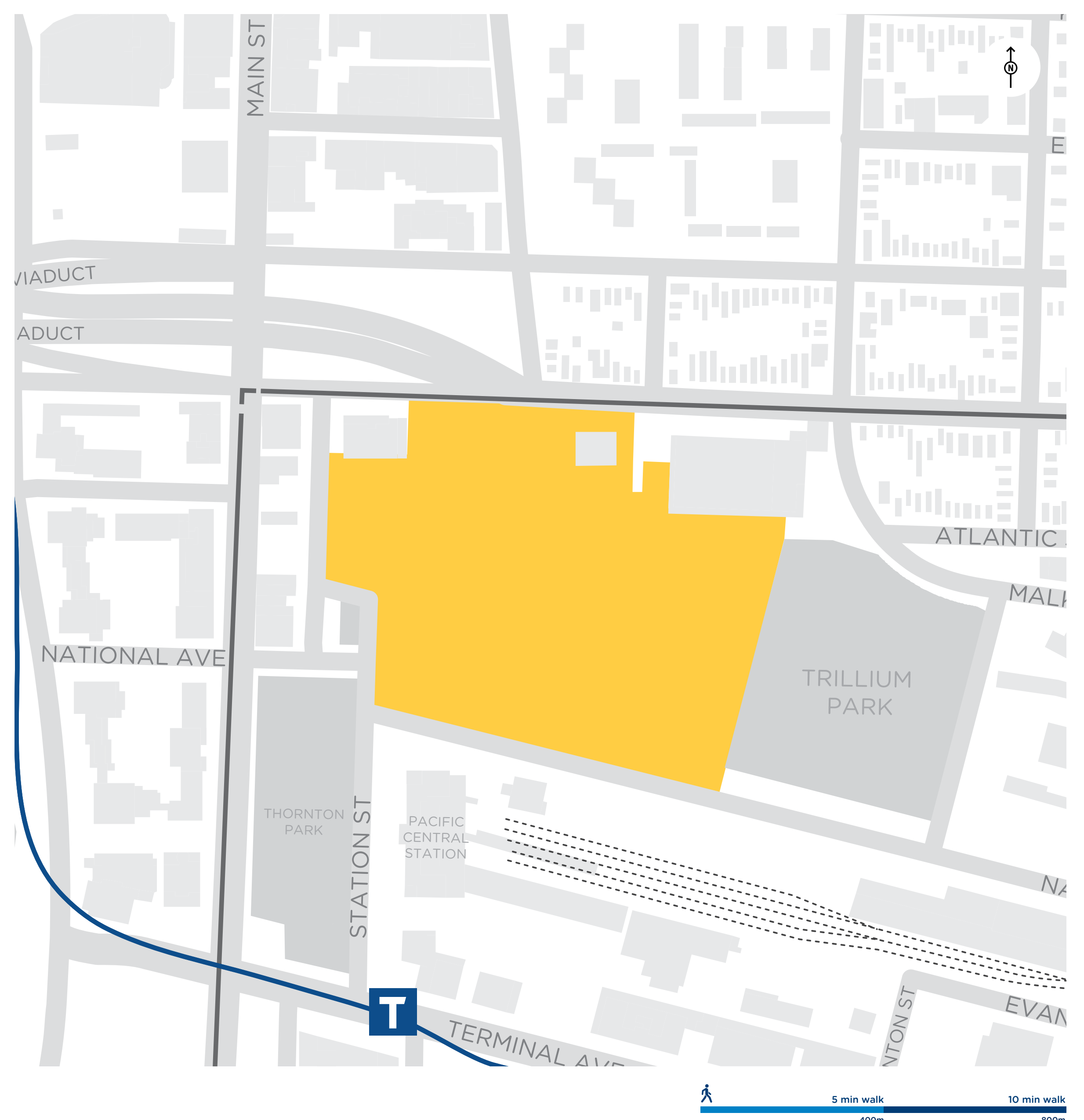
## FLATS FACTS

**\$1.2 billion** Estimated cost for New St. Paul’s Hospital Facility to in the False Creek Flats

With the re-location of the hospital to the Flats, there is an opportunity to upgrade current road infrastructure to meet the demands of a busy hospital and also perform in the event of a natural disaster



The new hospital will be one of the most advanced health care facilities in Canada



**NEW HOSPITAL SITE LOCATION**

● New Hospital Site