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(Photo Courtesy of Daoust Lestage)

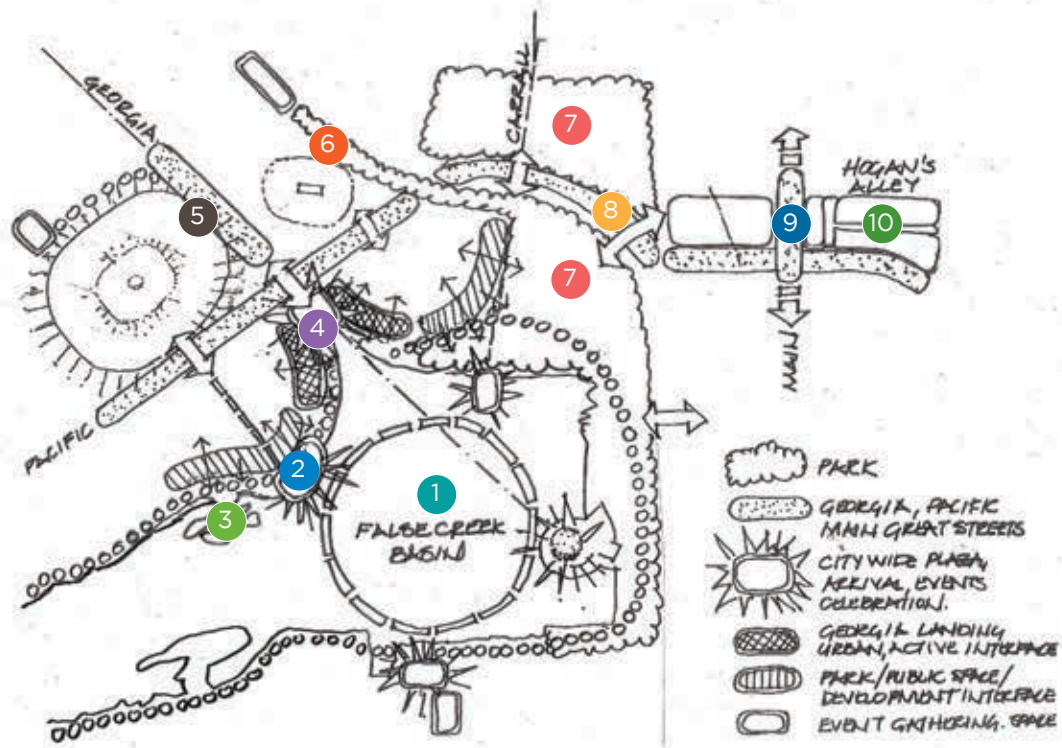
PLACES FOR PUBLIC LIFE

NORTHEAST FALSE CREEK

Draft Area Plan

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- 1 False Creek Public Basin
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- 4 Georgia Plaza and Wharf
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- 6 Dunsmuir Elevated Park
- 7 Creekside and Andy Livingstone Park
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- 10 Hogan's Alley

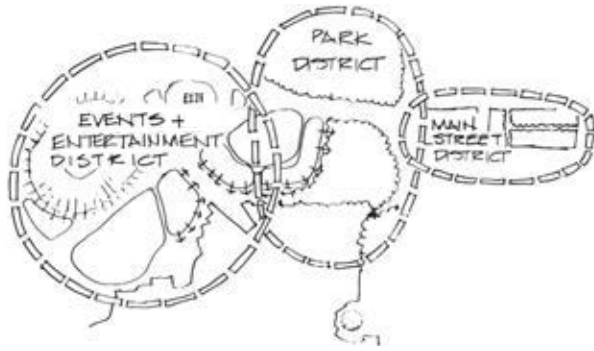
Northeast False Creek has the opportunity to become one of the top 10 destinations in Vancouver.

This plan provides a canvas to guide the continued evolution of downtown's False Creek waterfront, including a vibrant and convivial mix of land uses, and series of new and renewed parks and open spaces. These distinct places for public life will reconnect the historic neighbourhoods to the east, the downtown and the False Creek waterfront.

A community of 3 distinct districts and 10 places for public life will help define the character of this area. The 3 districts outlined within this chapter will provide an overall framework for how the community can grow, while recognizing the distinct characters within each of these areas. These districts will form the backbone of Northeast False Creek and help reconnect people and community.

It is expected that the new neighbourhood could include approximately 10,000-12,000 new residents and 6,000-8,000 new jobs as part of a vibrant and diverse mixed-use community.

Events and Entertainment District



- » Establish a vibrant and celebratory events destination for locals and visitors that includes a mix of job space and mixed housing opportunities.
- » Require new residential buildings to meet higher standards of acoustic performance to maximize liveability and mitigate impacts from local events and entertainment noise.
- » Require notice to purchasers and residents that their residence is part of an events and entertainment district, through amendments to the Noise By-law and notices on title.
- » Improve place making opportunities for events and entertainment functions through the use of colour and lighting and as a space for nightlife, celebration, events, gathering and community programming. Lighting elements should be both decorative and functional.
- » Explore partnership opportunities to set up a coordinated programming management body for public and privately-owned public spaces to ensure vibrancy during occasions when large events are taking place, as well as periods when no major events occur.
- » Explore suitable opportunities for built-in and/or dedicated on-site infrastructure to be made available to event organizers to reduce setup costs, duration and noise (e.g. purpose-built fencing, stage equipment, power, lighting).
- » Provide a series of dedicated and integrated utilities along Georgia St. and the waterfront to allow for pop-up and semi-permanent kiosks, markets, vendors or other arts and culture installations, reducing the need for generators.

Park District

- » Ensure a minimum of 13.75 ac. of new parks and open space within the new Creekside Park extension, Georgia Wharf, Carrall St. conversion to park, and Dunsmuir Elevated Park.
- » Create a strong visual cohesiveness across this district to express the unique identity of the park through consistent design standards of repeating elements (e.g. furniture, lighting and signage).
- » Develop physical and visual connections with all the parks and open spaces throughout Northeast False Creek, including the public spaces in the Events and Entertainment District and Main St. blocks.
- » Support, reflect and honour the contemporary significance of the site to Musqueam, Squamish and Tsleil-Waututh Nations and Urban Aboriginal community.
- » Celebrate the history of this part of Vancouver and integrate it into the public realm design.
- » Create a vibrant waterfront destination with animated building frontages.
- » Explore opportunities to support local arts and culture through programs in the park as well as through interactive public art installations.
- » Design an inclusive Park District that is accessible to all ages and abilities.
- » Integrate the Crime Prevention through Environmental Design (CPTED) principles into new and renewed park design to encourage safe use of the park and open spaces and respectful interaction between users.
- » Seek a high level of environmental and ecological performance as well as integrate green infrastructure in the park and open spaces.
- » Explore partnerships to create stewardship and educational opportunities for the park.
- » Secure operating funds to ensure a high level of on-going care, maintenance and operation of the park and open spaces.

- » Celebrate the seasons by encouraging a diverse range of event programming for all times of the day and year.

Main Street

- » Require small scale local business street edges that contribute to an interesting and convivial street experience.
- » Explore opportunities to honour the heart of Vancouver's Black community as part of the redevelopment of the block east of Main St., referred to in this plan as Hogan's Alley.
- » Provide a variety of housing options including:
 - 200-300 units of social housing
 - artist live-work-sell spaces
 - a mix of market and rental homes for families and singles, consistent with Council policies as set out in the Downtown Eastside Local Area Plan (2014).
- » Explore options to locate a public safety facility on site, to be explored along with other opportunities for a community facility (e.g. a childcare or cultural facility).
- » Establish new 'gateways' into Chinatown along Main St., Quebec St. and Gore Ave.





URBAN DESIGN

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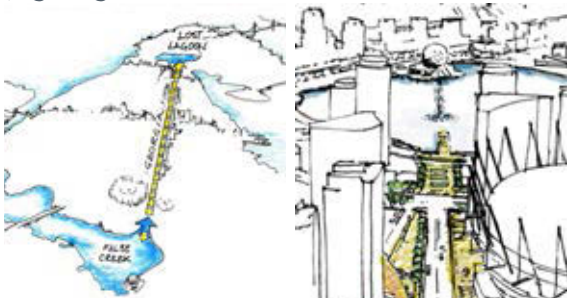


This urban design chapter focuses on the key relationships, edges and interfaces between city and water, public places, supporting uses, public views and built form of the future Northeast False Creek neighbourhood. The principles provide guidance and an overarching approach for more detailed directions for public spaces and development areas outlined as policies in this and other chapters in the Northeast False Creek Area Plan.

Principles

WATER TO WATER

Locate and design buildings to frame the view to False Creek and Science World along the alignment of Georgia Street as counterpoint to Lost Lagoon in Stanley Park. Celebrate water to water with public art, lighting and water features.



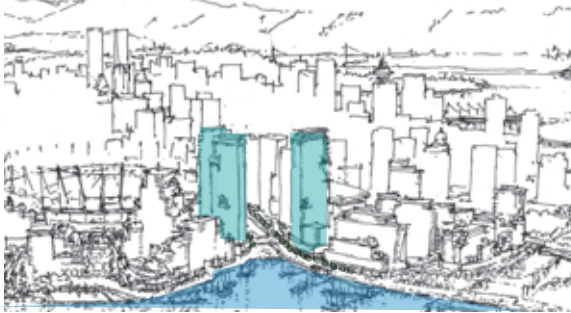
CONNECTED AND PROMINENT PARK

Configure the new Creekside Park extension to expand and open out along the water enhancing the park presence and visual accessibility from surrounding communities and the seawall. Open up the views along Pacific Boulevard at the new Carrall Promenade to visually connect the park and open placemaking views to the water and Science World along the Carrall Promenade.



GEORGIA GATEWAY

Mark the significance of the new intersection of Georgia Street and Pacific Boulevard with higher buildings that contribute to the beauty and visual power of the city's skyline.



BRING THE WATER TO GEORGIA STREET

Explore opportunities to reconfigure the water and shore to bring water to the Georgia Plaza, a new waterfront plaza where the city meets the water. An active urban waterfront will frame Georgia Street and the new inlet. Transition to a naturalized water's edge emphasizing biodiversity and habitat.



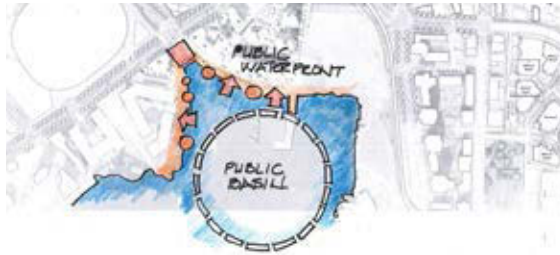
AN URBAN WATERFRONT FOR PEDESTRIANS

Prioritize pedestrians at the foot of Georgia. Design the waterfront so that the flow from restaurants, seating, and public promenades to the water's edge is not interrupted by cars in the high season and fine weather. Design waterfront restaurants and retail with primary vehicular access and servicing from off-waterfront locations.



FALSE CREEK PUBLIC BASIN AND WATERFRONT

Emphasize the False Creek Basin as a public place prioritizing public use. Limit extent of private marina use in favour of public activities along the water's edge with access both from the land and from the water. Populate the water's edge with places for people to linger, eat, drink and enjoy including restaurants, cafés, pavilions and shelters that create opportunities to engage the water at all times of year, and in all types of weather.



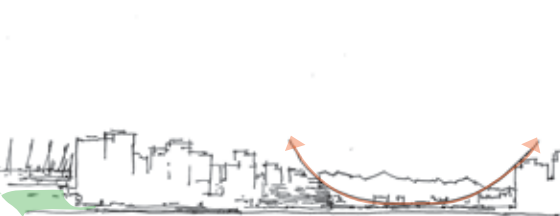
ENGAGED PARK/PACIFIC/SKYTRAIN INTERFACE

Address the challenges of the juncture of park, SkyTrain and the new Pacific Boulevard with uses, public park structures and/or other design elements that engage, activate and connect. Enhance the experience of the 120,000 SkyTrain trips daily for whom this section of park is the first and last view of the city before the tunnel to downtown.



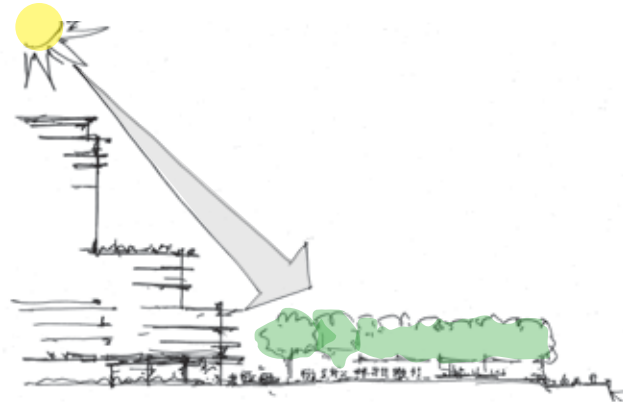
WATER/PARK/MOUNTAIN VIEW

Enhance and frame the view corridor from False Creek across the new park to the mountains.



SUNLIGHT ON PUBLIC PLACES

Design and shape buildings with consideration for sunlight access on important public places.



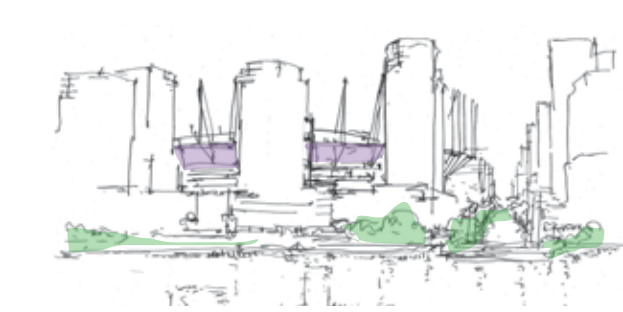
PACIFIC BOULEVARD 'GREAT STREET'

Define and engage the space of this 'great street' with buildings and uses that bring life and activity. Infill the edge of BC Place along this important frontage. Establish a significant tree canopy to further enhance the experience and comfort of the street.



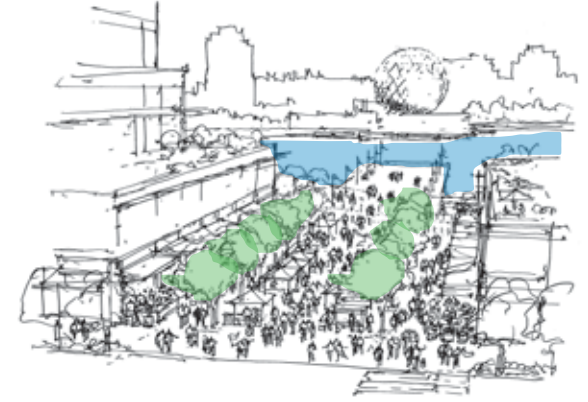
CELEBRATE BC PLACE

Preserve views to this iconic public building and its symbolic lighting. Design and locate buildings to frame views to the stadium from key public places along the seawall, the Expo line and the new Pacific Boulevard.



PUBLIC LIFE AND PUBLIC PLACES

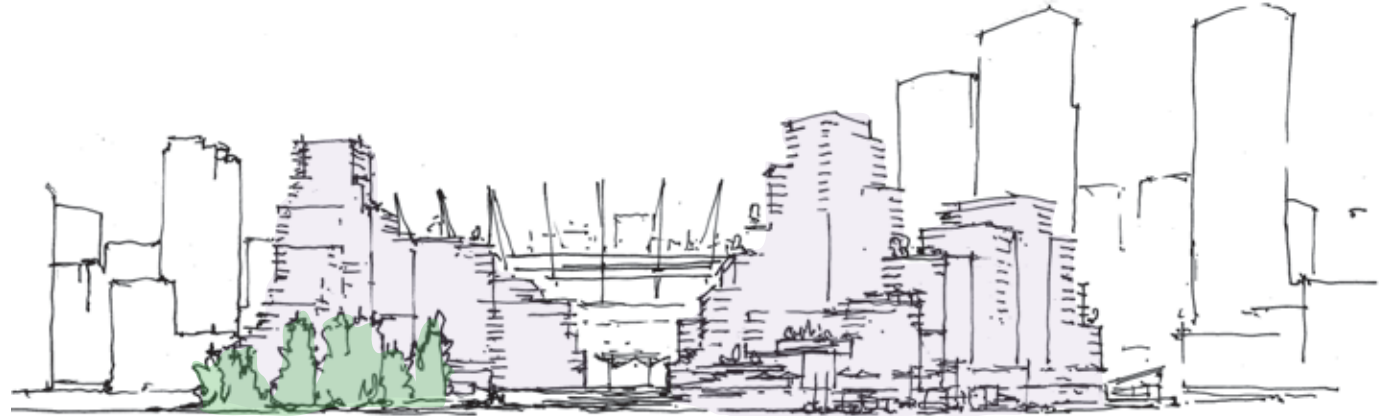
Focus life on a clear fine grain network of streets, lanes and public places.



A UNIQUE PLACE AND A NEW BUILDING TYPOLOGY FOR VANCOUVER

Evolve new building typologies beyond the tower and podium of Vancouverism. Grow the new typology from:

- » Exploration of fine grain fabric and high density forms to create a human scale.
- » 'Sticky edges' to linger, enjoy, socialize and engage.
- » Greater mix of uses.
- » Living spaces that offer a sense of ground, green and garden on upper building levels.
- » Consideration of floorspace exclusions for additional vertical circulation (exit stairs), and horizontal roof top exiting that enable new building typologies that push beyond the boundaries of the tower and podium, and the slab form.
- » Seek opportunities to compose blocks and frontages in a way that facilitates participation of multiple architects to contribute to the uniqueness of Northeast False Creek.



URBAN DESIGN Sub-area 6B

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The Plaza of Nations site has a legacy as a place of gathering and celebration in the city, being the home of the Expo 86 BC Pavilion and the Plaza of Nations covered performance space. Redevelopment will continue this legacy of public gathering and celebration in the places and spaces that form the framework for the future of the site.

As the site sits between BC Place and False Creek, its form of development will be key to the relationship between the stadium and water. One of the key organizing principles for the site is the creation of a central public space that connects BC Place visually and physically to the water. The form of development will step back and up from this central space to create a bowl, framing views of the stadium spires from False Creek. A light roofed structure over a portion of this public space will provide for year-round all-weather events.

A pedestrian crossing on Pacific Blvd. will be created connecting to a renovated and activated ground level and new central access gate at the field level of BC Place.

The False Creek waterfront of the site will be comprised of two distinct experiences: Georgia Wharf and Habitat Water's Edge. Georgia Wharf

will be an active vibrant waterfront area with shops and waterfront restaurants along a promenade for pedestrians from the foot of Georgia St. to the Habitat Water's Edge. Development will terrace down in height from Georgia St. west to the Habitat Water's Edge. The waterfront promenade building(s) will offer many public uses including a hotel and a concentration of restaurants, shops, upper level offices and amenities. The building(s) will be designed with a series of publicly accessible roof-top terraces ascending and connecting to upper level restaurants and gardens.

The Habitat Water's Edge will form the western waterfront of the site, retaining and enhancing the legacy forest plantings from Expo 86.

The juncture between the Georgia Wharf and the Habitat Waters' Edge will be a promontory that is highly visible east, west and south along the creek, and aligned with the public space connecting to the stadium. Consideration should be given to the provision of cultural performing arts space in this area.

A focal point of public life will be a community centre and ice arena that will be provided in the blocks between the waterfront and the stadium. The community centre will be designed with a clear presence in the public realm on the connection to the stadium and/or on the waterfront.

Overall Policies

- » This sub-area should contain a maximum floor area of 1.7 M sq. ft. of residential and non-residential uses. Public amenities such as the community centre, ice arena and childcare facilities are additional to this floor area. Additional density may be considered, subject to urban design performance and alignment with the Northeast False Creek Area Plan Urban Design Principles.
- » Ensure a minimum of 350,000 sq. ft. of new non-residential job space is delivered. This job space is intended to anchor the Events and Entertainment District to the False Creek Waterfront and contribute toward meeting the goals of the Metro Core Jobs and Economy Land Use Plan.
- » Buildings should be a range and variety of heights up to the view corridors (approximately 30 storeys).
- » Target approximately 2.7 acres of new parks and open space.

CONNECTING BC PLACE TO THE WATER

- » BC Place/Waterfront Connection: Provide a central public space, pedestrian connection and view corridor on the alignment between BC Place Stadium, False Creek, and Olympic Village Plaza. Consider provision of a light, roof structure over a portion of this space for year-round all-weather events.
- » Views to the stadium: shape the form of development to step back and up from the central public space to create a bowl framing views of the stadium spires from Southeast False Creek Village Plaza, Science World, and other key public viewpoints around the creek.
- » Terraced Massing: Building forms will terrace down to the centre of the site and from Pacific Blvd. to the water. The highest forms will be located along Pacific Blvd. at the western and eastern ends of the site.

PACIFIC BOULEVARD

- » Pacific Boulevard: Provide active uses along Pacific Blvd., and design lower residential levels with consideration for noise and proximity to gathering places, outdoor seating, etc. Design in accordance with the Northeast False Creek Streetscape Design Guidelines for adjacent ground levels.

FALSE CREEK WATERFRONT

- » Georgia Wharf and Waterfront Promenade Building: An active urban pedestrian waterfront will be formed by a stepped and terraced building that descends westward toward the Habitat Water's Edge. The waterfront promenade building(s) will offer many public uses including a hotel and a concentration of restaurants, shops, upper level offices and amenities. The building(s) will be designed with a series of publicly accessible roof-top terraces ascending and connecting the seawall to upper level restaurants and gardens.
- » Floating restaurants will further activate and engage the waterfront. Consideration will be given to connecting bridges and docks for public access to the water.
- » Promontory - Arts pavilion: The prominent point on False Creek will be acknowledged in use and form. Consideration will be given to arts and performance space and public art.
- » Habitat Water's Edge: The Habitat Water's Edge will retain existing trees and extend this area for habitat and nature in the city, in and at the waters' edge.
- » Fine Grain and Permeability: Create a finer grain of movement and light through the larger building blocks of Sub-Area 6B. Support building design that encourages frequent breaks in the street frontage and allows connections to the neighbourhood and waterfront.

RELATIONSHIPS WITH ADJACENT SITES

- » Ensure a neighbourly relationship with the adjacent residential building to the west (Cooper's Lookout) including a minimum tower separation of 80 ft. and consideration of outlook. Step and terrace the building down towards the water opening out views to the Creek.
- » Provide for a shared street and vehicular access between Sub-Area 6B and Sub-Area 6C.



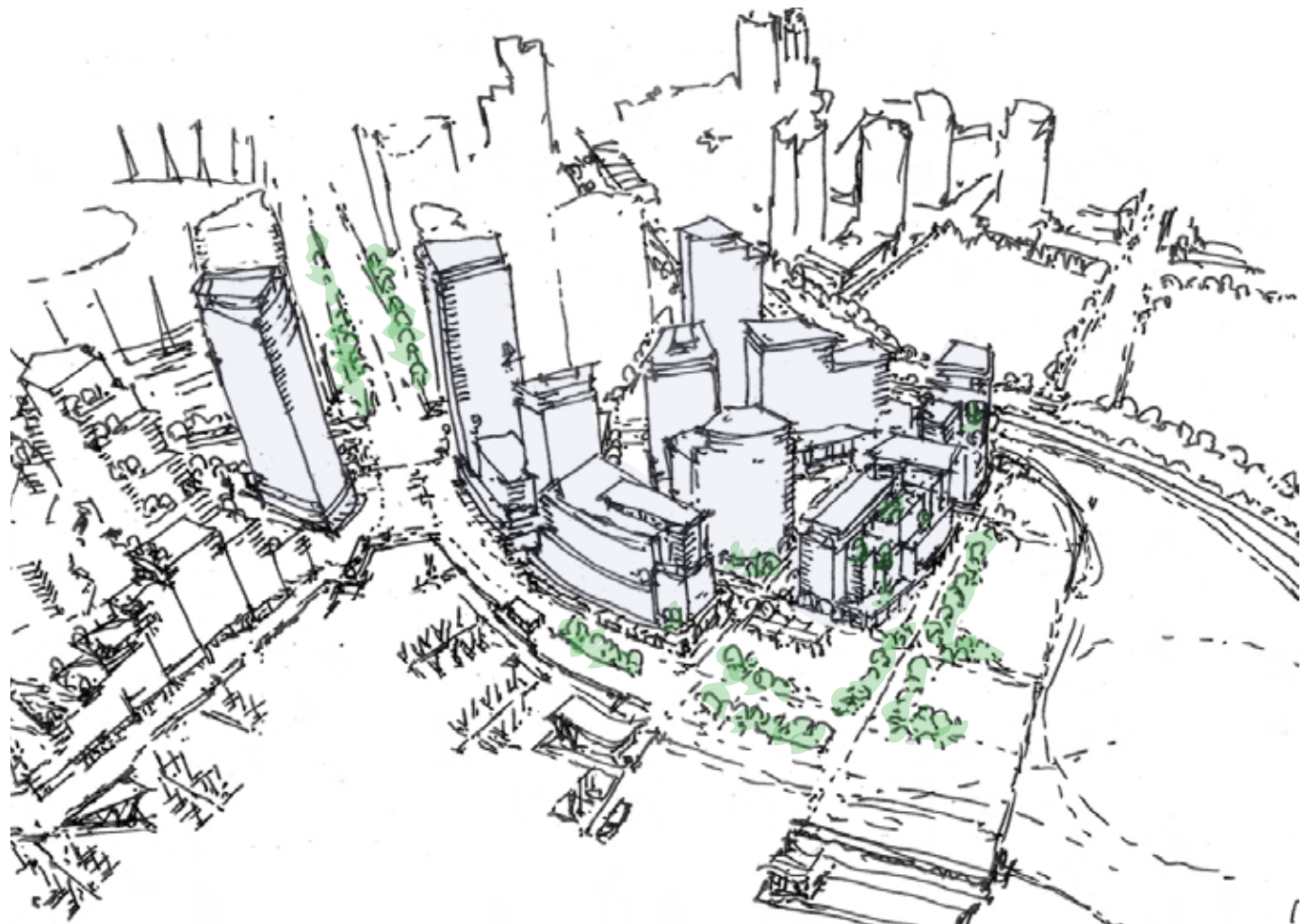
URBAN DESIGN Sub-area 6C

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Sub-Area 6C spans the Events and Entertainment District and the Park District of the Northeast False Creek Area Plan. This area is pivotal in the meeting of city and water at the landing of Georgia St. at False Creek, and in the shaping and activation of the new Creekside Park extension. It bounds several block frontages of the new Pacific Blvd., and will be a critical part of creating and activating two major city to park connections — Carrall Promenade and the Dunsmuir Elevated Park.

The replacement of the Georgia and Dunsmuir Viaducts with a new street network creates a substantial opportunity for significant mixed-use development in Sub-Area 6C, however the development lands have irregular parcelization and are owned by multiple landowners, including the City of Vancouver. The densities, heights and urban design parameters described in this Sub-Area are based on the requirement that all lands be jointly developed to create a cohesive and integrated waterfront district, which would not otherwise be possible through the development of individual land holdings.



Overall Policies

- » For any development to occur, all landowners need to proceed collectively with a single, comprehensive redevelopment of the Sub-area, consistent with the urban design principles of this plan, in order to achieve the heights and densities anticipated below.
- » This sub-area should contain a maximum floor area of 2.1 M sq. ft. of residential and non-residential uses. Additional density may be considered, subject to urban design performance and alignment with the Northeast False Creek Area Plan Urban Design Principles.
- » Ensure a minimum of 220,000 sq. ft. of new non-residential job space is delivered. This job space is intended to anchor the Events and Entertainment District to the False Creek waterfront and contribute toward meeting the goals of the Metro Core Jobs and Economy Land Use Plan.

FALSE CREEK WATERFRONT AND GEORGIA WHARF

- » Reshape the waterfront to bring an inlet of water closer to Georgia St. and Pacific Blvd., and mark the meeting of the city with the water with a public square — Georgia Landing, and a wide public promenade — Georgia Wharf.
- » Frame the Georgia Landing and the alignment of Georgia St. with the two tallest buildings of the development. Ensure that the building forms are shaped and designed to respect the Georgia St. End view, and to create a comfortable space and human scale for pedestrians. Design and shape the west tower to retain views to BC Place.
- » Mark the intersection of Georgia St. and Pacific Blvd. with higher buildings that may exceed View Corridors 9.1 and 9.2, Cambie St. to North Shore Mountains, to a height of approximately 425 ft. Review these buildings in accordance with the General Policy for Higher Buildings which seeks to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of

the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the city's objective for carbon neutrality.

- » Provide for a shared vehicular access between Sub-Area 6C and the adjacent Sub-Area 6B.
- » Georgia Wharf and waterfront promenade buildings: Line the wharf and landing with active uses with a particular focus on a variety of restaurant, café and bars. Design the buildings to create sunny south facing outdoor seating areas.
- » Create smaller scale food and beverage outlets and pavilions along the waterfront edge.
- » Create floating restaurants and pavilions on the water to further activate and engage the waterfront. Consideration will be given to docks for public access to the water.
- » Design the wharf area to prioritize pedestrians, while accommodating dedicated cycling as part of the seawall. Design waterfront buildings so that vehicular access is not needed along the waterfront, but consider the inclusion of limited vehicular access to the frontage in the off-season.

CREEKSIDE PARK FRONTAGE

- » Bring park and green planting up onto buildings along the Creekside Park frontage. Shape, sculpt, step back from the park edge and step down toward the water, to optimize sunlight access to the park.
- » Design the base of development along the park edge to create an inviting and permeable interface with the park, with a sense of visual accessibility to the public, even when spaces are private. Express human scale at the lower levels of buildings and design to create 'sticky' edges with activities and uses to encourage people to linger and enjoy.

PACIFIC BOULEVARD

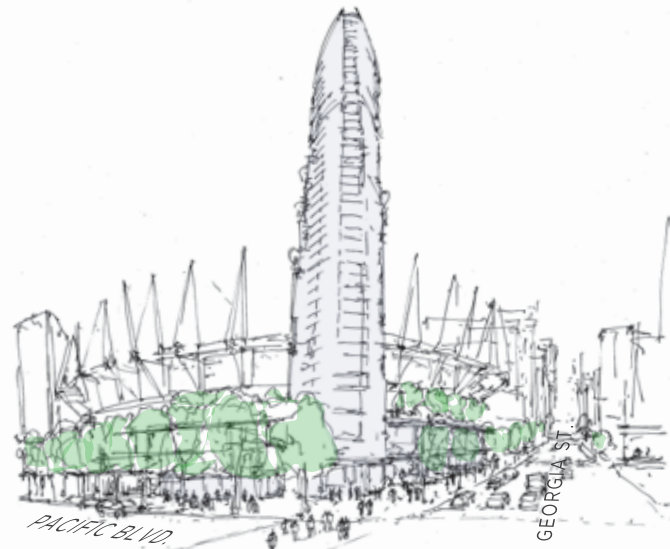
- » Provide active uses along Pacific Blvd.; design lower residential levels with consideration for noise and proximity to places of gathering, outdoor seating etc. Design in accordance with the Northeast False Creek Streetscape Design Guidelines for adjacent ground levels.
- » Support building design that encourages frequent breaks in the street frontage and allows connections to the neighbourhood and waterfront.
- » Design, shape, and optimize the height and length of buildings to facilitate morning sun on sections of Pacific Blvd., afternoon sun on the interior areas of the site, and to allow views and permeability through the site.
- » Design the heights and forms of buildings to limit shadowing on Andy Livingstone Park, Crosstown Elementary and the existing childcare facility.

DUNSMUIR ELEVATED PARK

- » Design the buildings that interface the Dunsmuir Elevated Park with the same considerations given an active, vibrant at-grade-street. Elements to integrate and activate the linear park connections should include: retail, amenities, outdoor patios, connection points to grade, benches, plantings and overlook by inhabited space.
- » Design and landscape with consideration for safety, comfort and clarity of pedestrian and cyclist movement. Consider providing viewpoints north to mountains for pedestrians stepped up above the level of cyclists.
- » Consideration may be given to building forms over portions of the active connection.

CENTRAL LANES

- » Create a network of finely scaled commercial and publicly active pedestrian lanes providing a unique experience in the city.
- » Program the lanes to support small scale enterprises, independent retailers, start-ups, food stalls, arts spaces and a continually changing scene to bring people back again and again to fresh experiences.



Perspective sketch showing Sub-area 10C within Northeast False Creek



Illustration showing the change in streetscape from today

URBAN DESIGN Sub-area 10C

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When the Official Development Plan (ODP) for False Creek North (including Northeast False Creek) was first created, the stadium had not been renovated to include the spires and lights that are now seen as an iconic element in the Vancouver skyline. At the time, the simple inflated roof and prominent concrete ring of the structure were not valued visually, and the ODP specifically sought to wrap the stadium with other buildings. This approach led to the design and form of the casino, hotel and other buildings to the south and west of the stadium structure.

Since the renovation of the stadium roof and introduction of the light ring, the stadium has become an important and valued icon of the Vancouver skyline. As such, one of the key urban design principles for Northeast False Creek that has emerged through this process is to shape, locate and design future development to retain views to the stadium where possible. Another important influence in the design of buildings close to the stadium is the appropriate recognition of Georgia St. as the ceremonial street of the city connecting water to water, and the activation of this street and public space both during major events and at other non-programmed times.

The significance of the new intersection of Georgia St. and Pacific Blvd. warrants consideration of a strategic intervention to the Council-approved View Cone 9.1 (Cambie St. to North Shore Mountains) which limits buildings in this area to approximately 300 ft. in height. The new intersection of Georgia St. and Pacific Blvd. will mark the meeting of city and water, and the urban connection of Vancouver's prime ceremonial street with Pacific Blvd., False Creek, and neighbourhoods to the east. It will be a focal point of the regionally significant Events and Entertainment district of Northeast False Creek at the juncture of the two stadiums. Allowing the buildings on sites immediately adjacent to this intersection to exceed the view cone to a height of approximately 425 ft. to mark the significance of this place, and act as counterpoint in the skyline to Vancouver's current two tallest towers at 1100 block Georgia St. downtown. This height would punctuate the skyline without exceeding the line of the mountains as viewed from the Cambie St. viewpoint origin.

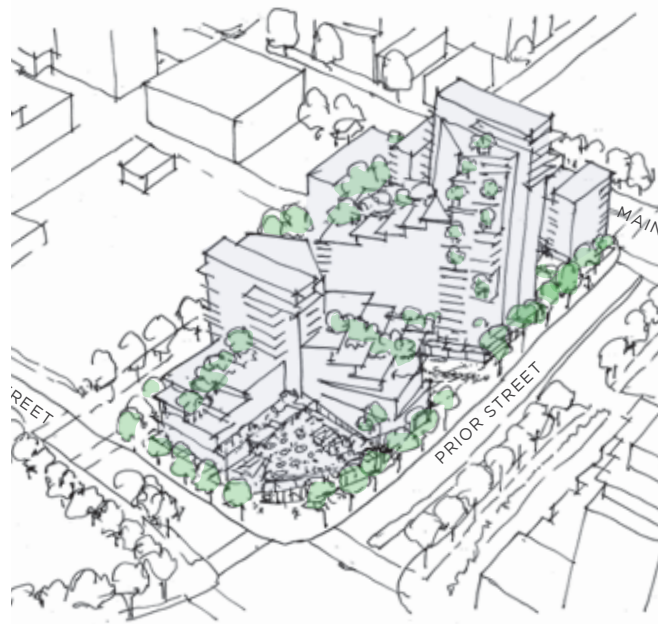


Policies

- » Mark the intersection of Georgia St. and Pacific Blvd. with higher buildings that exceed the View Cone 9.1, Cambie St. to North Shore Mountains, to a height of approximately 425 ft.
Review these buildings in accordance with the General Policy for Higher Buildings which seeks to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the city's objective for carbon neutrality.
- » Ensure that the Georgia St. frontage of the building is designed to accommodate the pedestrian flow associated with major events, and to respect and enhance the new role of Georgia St. as a ceremonial street connecting water to water. Design to activate and engage the street with stepped terraces that transition to the building edge and enable seating areas for restaurants and commercial spaces. Consider the inclusion of water in the transition between steps and sloped areas as a continuation of landscape elements further north and west along Georgia St.
- » Support Pacific Blvd. as a 'great street' with a commercial base opening out to and activating Pacific Blvd. Introduce further commercial uses westward along the base of BC Place where possible.
- » Design and shape the residential tower above the podium to maximize the retention of views to the spires and lights of BC Place from Georgia Landing, Georgia Wharf, and along Pacific Blvd.
- » Ensure the building at this location contributes toward marking the iconic intersection of Georgia St. and Pacific Blvd.
- » Consideration will be given for additional non-residential uses that support the Events and Entertainment District function.
- » Design the residential building with consideration for the noise and vibrancy of the stadiums and the Events and Entertainment District of Northeast False Creek.
- » Acknowledge the Stadium Upgrade Agreement for BC Place, which does not require any Community Amenity Contributions from developments on the stadium beyond the stadium upgrade itself.



URBAN DESIGN Sub-area 6D



Illustrative rendering of West Block



Hogan's Alley workshop, May 2017

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The redevelopment of each of the blocks to the east and west of Main St. represents an unprecedented opportunity to redress a moment in history, that is fundamentally at odds with Vancouver today, and the future to which we aspire — the destruction of a diverse community to facilitate a car dominated city of freeways.

The two blocks are part of several communities; needing to speak socially and physically to this rich and varied context — Chinatown, Strathcona, False Creek, Citygate, False Creek Flats and the emerging hospital precinct. The redevelopment of the blocks is a cornerstone in reconnecting Main St., Chinatown and the communities to the south and a significant opportunity to re-establish a focal point for the Black community in Vancouver.

The western block, prior to the filling in of False Creek, was perched at the edge of the water, with the shoreline running through the centre of the block. The eastern half of the block between the shore and Main St. was subdivided into 25 ft. lots fronting Main St. The Hogan's Alley block to the east of Main St., was also subdivided into 25 ft. lots with a T-shaped lane. This subdivision pattern remains today, despite the occupation of the two blocks with the highway forms of the Georgia and Dunsmuir Viaducts.

The future of these blocks is as an inclusive, diverse and equitable community including indoor and outdoor places to gather, a focus on local access to healthy food, and a diverse tenure including opportunities for family and affordable housing.



Policies

WEST BLOCK

- » Repair the Urban Fabric on Main St.
 - Restore shops and services along Main St.
 - Reflect the 25 ft. subdivision pattern in the form and patterning of buildings along Main St. and provide a variety of urban streetwall heights.
 - Emphasize uses and small scale enterprises that provide high visual interest and frequency of shop entrances.
- » Recall the layers of history:
 - Recall the lot pattern that still exists today despite the viaducts.
 - Reflect and celebrate the original shoreline through public space improvements and architectural design.
 - Consider traces of the viaducts — look outs, projections, alignments, fragments.
 - Draw upon the rich social and cultural history of the site; x^wməθk^wəy^əm (Musqueam), Sk^wxwú7mesh (Squamish), and mi ce:p k^wət^xwiləm (Tsleil-Waututh), Chinatown, Strathcona and the Black community.
- » Program the block to accommodate shops, restaurants and amenities that support the life and culture of Chinatown.
- » Fine Grain Fabric: Create a genuine fine grain fabric that picks up on the narrow lot pattern of the Main St. frontage, establishing an interwoven pattern of buildings, spaces, and connections that draws upon the Chinatown history and form of development
- » Historic Shoreline
 - Create a finely-scaled mid-block public space that recognizes the historic shoreline that passed through the centre of this block prior to the filling in of False Creek for industrial land.
 - Reflect the shoreline in the landscape and public realm including consideration of rainwater elements.
 - Activate the space with retail, building entries and amenities.

- » Building Typologies and Scale
 - Draw upon the typologies of the surrounding context to create an urban block and built form that is a meeting point of the narrow 25 ft. vertically proportioned forms of Chinatown, the tower forms of Citygate and International Village and the mid-rise forms of Southeast False Creek. Locate the highest building form as part of the family of towers in Citygate at the central south side of the west block.
 - Locate tall building forms off Main St. to enable the strong urban streetwall scale of Chinatown to dominate.
 - Buildings should be a range and variety of heights up to the view corridors (approximately 20 storeys).
 - Limit the size and floor plate of taller buildings and express the narrow 25 ft. lot patterning in upper level building forms.
 - Emphasize active 25 ft. retail frontages.
 - Transition in building height from Citygate north and east to Chinatown and Strathcona.
- » Quebec St. Park Edge
 - Develop the Quebec St. frontage to draw people up along the street and act as a gateway into Chinatown.
 - Take advantage of and respond to the park frontage and outlook.
 - Design the park fronting buildings to enhance and frame the bowl of the view corridor from False Creek across the new park to the mountains.
 - Design the park fronting buildings to bring park and green up onto buildings; to be shaped, sculpted, step back from the park edge.
 - Consider creating vantage points at upper levels for common amenities.
 - Consider upper level restaurant space with roof-top decks overlooking the park, and view to False Creek, mountains and downtown skyline.
- » Prior St.
 - Engage and respond to Prior St./Pacific Blvd.

- Build an active and animated street edge to capitalize on the southern orientation and create wider sidewalks to enhance the pedestrian experience and provide opportunities for interaction and opportunities for activation.
- » New developments should include a contiguous active retail frontage along Main St., Quebec St., Union St. and new Pacific Blvd. (Prior).
- » The density of the two blocks should reflect the strong urban streetwall scale of Chinatown and Southeast False Creek while taking advantage of opportunities for increased height where appropriate. Approximately 725,000 sq. ft. of new residential and non-residential floor area is anticipated in Sub-area 6D, including a minimum of 25,000 sq. ft. of commercial floor area.

EAST BLOCK (HOGAN'S ALLEY)

In 2015 Council provided guiding direction for the planning of the Main Street Blocks to:

- » Provide 200-300 affordable housing units on the Main Street Blocks.
- » Meaningfully honour the Black community that existed prior to the building of the viaducts while celebrating the contributions of the contemporary Black community.

As part of the Northeast False Creek Area Planning process, two Stewardship Group members who had direct interest in Hogan's Alley formed the Hogan's Alley Working Group. The group of 25 members of the Black community includes people who lived on Hogan's Alley, descendants, activists and academics. The group meets twice monthly, with city staff invited to every second meeting.

The group holds community forums on a frequent basis to engage the broader Black community and ensure their voice is represented as part of the working group's discussions.

In May 2017 the Hogan's Alley Working Group took part in a three day design charrette organized by the City of Vancouver, in collaboration with Zena Howard, Managing Director, of Perkins+Will. Amongst other projects, Ms Howard was the Project Lead on the Smithsonian National Museum of African American History and Culture in Washington, DC.

Results of this charrette will be used to inform this chapter throughout the Planning Process.



SUSTAINABILITY AND RESILIENCY

NORTHEAST FALSE CREEK

Draft Area Plan

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A False Creek by Rhonda Weppler and Trevor Mahovsky (Credit:Trevor Mahovsky)



The Northeast False Creek Area Plan will provide guidance to ensure the community we build is healthy, vibrant and minimizes its impact on the environment while ensuring its resilience against future stresses.

As one of the last stretches of False Creek waterfront to be developed, Northeast False Creek provides an exciting opportunity to improve marine and foreshore habitat and biodiversity of the area.

As an area that will be impacted by sea level rise over the coming decades, Northeast False Creek will integrate flood resilience into the fabric of the waterfront and development, using it as an opportunity to enhance liveability, be creative and build a long-lasting neighbourhood.

Northeast False Creek will promote the implementation of sustainable development principles in an urban setting; contributing to improving mainstream practices of urban development throughout Vancouver and the region.

Low Carbon Neighbourhood Energy Systems within Northeast False Creek

- » Support the City's emission targets by developing a low-carbon Neighbourhood Energy System in Northeast False Creek and seek to connect new or existing high density developments to such a system.
- » Ensure new developments meet low-carbon objectives set out in the Rezoning Policy for Sustainable Large Developments and the Zero Emissions Building Plan, where applicable.
- » Ensure all new developments are designed to connect to a City-designated low carbon neighbourhood energy system where available.
- » Require new large developments to provide adequate space for neighbourhood energy system infrastructure, when appropriate through rezoning, subdivision and road re-alignment.
- » Pursue waste heat recovery and other potential resource recovery opportunities with local businesses.

Green Building Design

- » Strive for exceptional sustainable building design, with a focus on envelope efficiency, including air-tightness, improved insulation, minimizing thermal bridges, appropriate glazing ratios to avoid excessive heat gain/loss.
- » Maximize tree planting in public and private spaces to improve air quality, solar shading opportunities and combat urban heat island effect.
- » Maximize access to electric vehicle charging in parking structures.
- » Design buildings and systems to be easy to retrofit to expand electric vehicle charging access to all parking stalls in future.
- » Design buildings to accommodate and encourage cycling by exceeding By-law requirements for bicycle facilities.

Climate Change Adaptation and Flood Protection

- » All new developments must meet or exceed the 4.8 m Greater Vancouver Regional District datum (i.e. the City's Flood Construction Level), standard based on the City's bylaw and site conditions.
- » Ensure all elements of the plan area are designed with the latest sea level rise projections in mind and may be adapted to accommodate future conditions.
- » Design flood defences to enhance the public realm and improve foreshore habitat by incorporating a naturalized, "green shores" approach.
- » Ensure no habitable levels or critical infrastructure will be placed below the Flood Construction Level.
- » Provide a generous tree canopy where possible to combat urban heat island effect.
- » Landscaping should be designed to greater climate variability. Irrigation needs should be minimized or eliminated.

Renewable City

- » Strive to design Northeast False Creek as a model of Renewable City development, building in support for future widespread electric vehicle ownership, and designing utilities to ensure festivals and events have easy access to electricity to avoid use of generators.
- » Explore opportunities to incorporate public electric vehicle charging station(s) into the street and park design.
- » Explore opportunities to incorporate solar hot water systems and solar photovoltaic systems into buildings.

Biodiversity and habitat

- » Create significant new areas of high quality, diverse foreshore and intertidal habitat for flora and fauna while facilitating access for people to the water's edge, through modifications to the existing shoreline within Northeast False Creek.
- » Implement Bird Friendly Design Guidelines recommendations into plant species selection and landscape design.
- » Create quality habitat for marine birds and urban wildlife to enhance the shoreline and improve intertidal habitats.
- » Provide habitat viewing opportunities that combine as viewing opportunities for water based events such as fireworks and dragon boat events.

Water — Conservation and Quality

- » Strive for Northeast False Creek to become a leader in residential water conservation, through the use of high-efficiency fixtures and elimination of potable water for decorative water features and outdoor irrigation, with exceptions related to public health.
- » Strive to become a leader in building and neighbourhood scale water management to include sub-metering of all residential and commercial units. Maximize rainwater and grey water resources to offset potable water use.
- » Strive to meet or exceed the requirements set out for rainwater management in various policies by ensuring rainwater is treated as a resource.

Environmental Education

- » Demonstrate for the general public how the neighbourhood has worked toward the goals outlined in various policies to create a cutting edge sustainable neighbourhood.
- » Integrate signage, public art, wayfinding and environmental design to illustrate sustainable systems and design principles at work in the area.
- » Seek opportunities to educate residents and visitors about the sustainability and resiliency design features of the area and their benefits.



STREETS AND CONNECTIVITY

1/2

NORTHEAST FALSE CREEK

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Principles for the NEFC Street Network



» Accessibility



» Adaptability and Resiliency



» Character



» Environmental Sustainability

» Experience and Place-making

» Integrated Utilities

» Permeability/Connectivity

» Safe and Inclusive



A new complete street network in Northeast False Creek will shape the new waterfront neighbourhood and contribute to connecting people with the waterfront, new parks and neighbourhood.

Based on technical analysis completed between 2013 and 2015, both viaducts are seismically at risk of collapse in the event of a moderate or severe earthquake. If the viaducts collapsed, nearby buildings could be severely damaged. The fallen viaducts would block the surface streets below and could potentially disrupt transportation on the Expo SkyTrain line. To fully seismically

upgrade to today's standards, the viaducts would need to be completely rebuilt at a significant cost. Rather than the current disconnected network of roadways that pass through Northeast False Creek, a new series of connected and complete streets is proposed to replace the viaducts and offer accessible, convenient and resilient options for people, emergency vehicles and goods movement.

With this new urban street network Vancouver's ceremonial street, Georgia St., will be extended to connect the downtown with Pacific Blvd. and the False Creek waterfront.

Overall Policies

- » Ensure Streets are inviting, accessible, inclusive and safe by providing thoughtful and intuitive separation between movement modes and gathering spaces without creating barriers that limit connectivity.
- » Improve circulation and access to and through the area by transforming Pacific Blvd. into a two-way street.
- » Ensure the design of the street meets the vehicle capacity needs of today, including emergency services and goods movement, while balancing with safety, accessibility and enjoyment for all users.
- » Ensure street design incorporates 'Great Street' proportions where one third to half of the overall street width is dedicated to slower movements and people-focused street edges.
- » Ensure the street is designed for all ages, abilities and modes of travel . Comfortable access for pedestrians, bicycles, transit users and persons with mobility challenges is integral to its design.
- » Explore opportunities to establish the extended Georgia St. and Pacific Blvd. as a 'lifeline' route providing emergency vehicles with an accessible, post-disaster route for emergency vehicles between downtown and the proposed new St. Paul's Hospital.

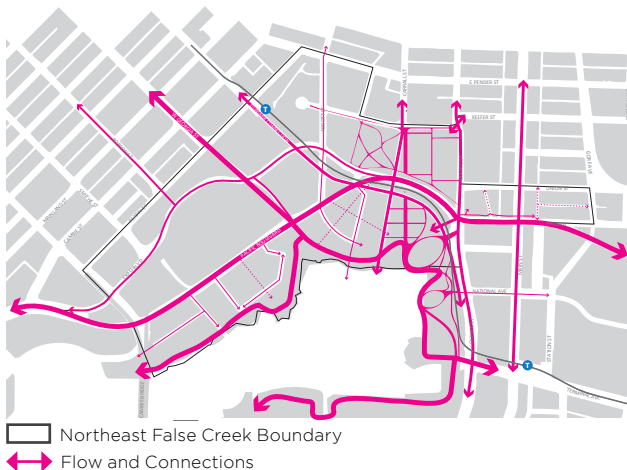


Illustration of flow and connection through Northeast False Creek

Pacific Boulevard and Georgia Street

- » Ensure street design is resilient to allow for a range of transit technologies including frequent bus services and future street car technologies.
- » Design the street to minimize crossing distances, while providing central medians to break up the street by allowing for ceremonial vertical elements.
- » Ensure the street design allows for critical access and functioning of the adjacent stadia.
- » Provide a continuous row of grand street trees for pedestrian protection, comfort and enjoyment as well as creating a uniform and distinguished character.
- » Ensure street design contains uniform elements that determine Pacific Blvd. as a continuous street.
- » Ensure buildings provide visual interest and a comfortable atmosphere with large transparent windows, narrow frontages and light canopies or awnings that provide protection for a significant portion of the sidewalk.
- » Design for integrated and purposefully designed utilities and wayfinding elements that are both aesthetic and functional (e.g. lighting, utilities, paving materials).
- » Create clearly defined, large capacity pedestrian connections between BC Place and Rogers Arena that continue to the Stadium-Chinatown SkyTrain Station.
- » Explore opportunities to further enhance the intersection at Georgia St. and Pacific Blvd. to ensure the transportation mode hierarchy is clear.
- » Accommodate range of crowd sizes at day and nighttime events.
- » Ensure street design can accommodate large events through implementation of an Events Management Strategies Plan.
- » Ensure street design provides capacity, space and dedicated infrastructure for place making and gathering opportunities, including periods when no events are being held in adjacent stadia.

- » Design the public realm to ensure this extension of Georgia St. connecting the downtown to the waterfront looks and feels like a street and allows for large crowds to enter and exit the stadia safely, with seamless integration to the adjacent properties and across Pacific Blvd. to Georgia Landing.
- » Explore opportunities to optimize intersections as vehicle traffic entering the downtown continues to decrease over time.
- » Provide significant furnishing and seating opportunities, both formal and informal to allow the large number of people using the street to sit, stay, rest and enjoy the publicly accessible events, activities and views.
- » Invest in quality public realm materials through substantial decorative and functional paving, lighting, landscaping and potentially public art.



Illustrative sketch of Pacific Boulevard



Illustrative rendering of Georgia Street



STREETS AND CONNECTIVITY 2/2

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Carrall Promenade

- » Recognize, emphasize and reposition the importance of the Carrall Promenade as one of the first streets of Vancouver, and a threshold between the mainland and the downtown peninsula by providing a major and unique pedestrian and slow cycling connection between Chinatown and the False Creek waterfront
- » Celebrate the historic water-to-water connection between Burrard Inlet and False Creek through the programming of the park along this axis.



Illustrative sketch of Carrall Promenade at Pacific Boulevard

Dunsmuir Elevated Park

- » Allow for safe and separated pedestrian and cyclist circulation as well as places to safely stop and enjoy the view.
- » Provide seating nooks, rest areas and viewpoints to False Creek and the mountains.
- » Building frontages adjacent to the Dunsmuir Elevated Park should integrate and provide opportunities for active, public uses.
- » Establish a pedestrian walkway between the Dunsmuir Elevated Park and the Chinatown-Stadium SkyTrain Station that allows seamless access to and from the elevated park, as well as to the 300 level entry of Rogers Arena.
- » Integrate design principles of Crime Prevention Through Environmental Design (CPTED).
- » Provide weather protection at building interfaces such as awnings and rain canopies.
- » Explore opportunities to integrate significant public art.
- » Provide lighting that is both functional, aesthetic and integrated with the rest of the park.
- » Integrate landscaping and planters on the elevated structure to allow healthy growth of small trees, shrubs, perennials and grasses.



Illustrative rendering of Main Street



Illustrative sketch of Pat Quinn Way at Pacific Boulevard



Illustrative sketch of Quebec St. at Pacific Boulevard

Main Street

- » Improvements along Main St. between Prior and Union Streets will include new sidewalks and street trees that allow for easy walking through the area. The sidewalk will be designed to include spaces for active frontages and utilities.
- » Ensure buildings provide visual interest and a comfortable atmosphere with large transparent windows, narrow frontages and light but significant canopies or awnings that cover two-thirds of the sidewalk.
- » Ensure the design of the street meets the goods movement requirements, while balancing other modes of movement.

Abbott Street/Pat Quinn Way

- » Strengthen and extend the retail area to the waterfront area as a mixed-use street having continuous active commercial frontages, with a focus on street level vibrancy and activity.
- » Strengthen pedestrian connections between the Abbott St. area and the waterfront and downtown.
- » Ensure buildings provide visual interest and a comfortable atmosphere with large transparent windows, narrow frontages and light but significant canopies or awnings that cover two-thirds of the sidewalk.

Quebec Street

- » Support engaging mixed-use and street edges, including small scale, active retail for new developments along Quebec St.
- » Explore opportunities for Quebec St. to act as a welcoming threshold between the park and the city, through a green character and promenade feeling.
- » Transform the park along Quebec St. with treed allees, wide sidewalk and seating to accommodate diverse programming.
- » Explore opportunities to create a strong connection to and from Chinatown between Keefer St. and Pacific Blvd.
- » Ensure Quebec St. is a welcoming access point to Chinatown.

Prior Street

- » Support engaging mixed-use street edges, including small-scale, active retail and residential frontages.
- » Strengthen pedestrian and cycling connections between the proposed New St. Paul's Hospital, Main St. Blocks, Creekside Park extension and the False Creek waterfront.
- » Include a minimum 10.5 m buffer between the street edge and the existing residential building frontages between Quebec St. and Gore Ave. This buffer area will be designed with input from residents living in the adjacent buildings.
- » Maintain or improve overall liveability by incorporating significant naturalised features in an enhanced setback (e.g. treed landscaping and rain gardens).



Illustrative sketch of the 100 Block of Prior Street

Expo Boulevard

- » Ensure goods movement and critical access and functioning of the major stadia is retained, and improved where possible.
- » Ensure access to Crosstown Elementary School (i.e. pick-up and drop-off) is safe and accessible.
- » Retain Expo Blvd. as a one-way street for vehicles.
- » Encourage opportunities to enhance functional and decorative lighting to enhance the pedestrian experience.
- » Explore opportunities to support non-residential uses accessed from Expo Blvd.

Keefer Street

- » Explore opportunities to strengthen the connection between the renewed Andy Livingstone Park and Dr. Sun Yat-Sen Classical Chinese Garden.

Union Street

- » Strengthen Union St. as a local business area with continuous active commercial frontages and light, yet significant weather protection on both sides of the street.
- » Ensure all modes of transportation are supported including wider sidewalks with additional seating, street trees, decorative and functional lighting, separated cycling facilities and parking for vehicles where possible.
- » Support the addition of parklets by working with business owners.
- » Explore opportunities to close vehicular access west of Main St. and increase accessible walking routes to the Park.

Parking

- » Support strategies that reduce the need for parking.
- » Use off-street parking requirements to support reduced auto ownership and use.
- » Separate parking and housing costs to increase housing affordability.
- » Approach parking as a shared district resource.
- » Design parking to be flexible and adaptable
- » Make it easier for drivers to find available parking spaces
- » Provide accessible parking for persons with disabilities
- » Support cycling, low-carbon vehicles, and car-sharing
- » Support efficient loading and servicing



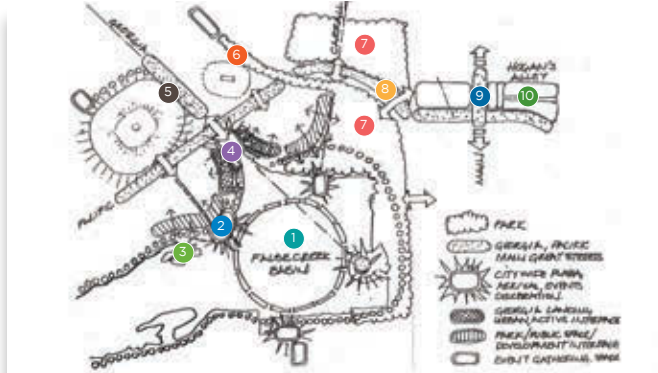
Credit: flickr user villunderlondon



PLAY AND WORK

NORTHEAST FALSE CREEK

Draft Area Plan



Northeast False Creek will be a truly mixed-use neighbourhood that balances housing with opportunities to have fun and support regional economic performance.

Northeast False Creek is a hub for entertainment and activity in Vancouver. Annual visitor numbers to Metro Vancouver continue to climb towards 10 M annually. Legacy events include Expo 86, the 2010 Winter Olympic and Paralympic Games and the Walk for Reconciliation (2013). An average of 9,000 people visit the Northeast False Creek area daily.

Science World averages 650,000 visitors annually, while BC Place and Rogers Arena each average 1 M visitors annually. Some peak years at Rogers Arena saw 1.6 M visitors in a single year.

Additionally, Northeast False Creek is located adjacent to the CBD, which includes the largest concentration of job space in British Columbia and is also the centre of the region's arts and culture, transit and amenity spaces.

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Network of Public Spaces

- » Establish a series of flexible and accessible public spaces throughout Northeast False Creek that support a variety of activities and programs adaptable over time to changing needs and population.
- » Ensure new public spaces are highly connected to neighbouring communities and collectively support the reconnection of downtown, False Creek waterfront, Citygate, False Creek Flats and diverse communities of the Downtown Eastside.
- » Ensure new public spaces have access to public washrooms.
- » Ensure public art and lighting in Northeast False Creek is integrated and connected within public spaces and commercial/retail streets.
- » Extend a waterfront promenade outwards along the False Creek waterfront from the Georgia Landing that includes a variety of eateries, pubs, bars, performance and exhibition spaces. The promenade should be highly accessible and enjoyable during the day and evening hours.
- » Explore opportunities to establish an all-weather gathering space integrated with an art/performance pavilion located within Sub-area 6B.
- » Explore partnering with community members or organizations to program and maintain open space within the Events and Entertainment District, where appropriate.

Job Space and Local Employment

- » Ensure a minimum of 1.8 M sq. ft. of job space is built within Northeast False Creek to support long-term economic growth objectives.
- » Support a diverse range of employment from low threshold/entry level jobs to employment in the high tech and creative economies.
- » Subject to City approval, all rezoning development sites must demonstrate how they will enhance local employment and local procurement opportunities for inner-city residents and businesses, with particular attention to social enterprises in or connected to the inner-city.

- » Consider office or other non-residential uses above the ground floor adjacent to gathering and event spaces to minimize noise impact and transition to residential uses.

Special Events

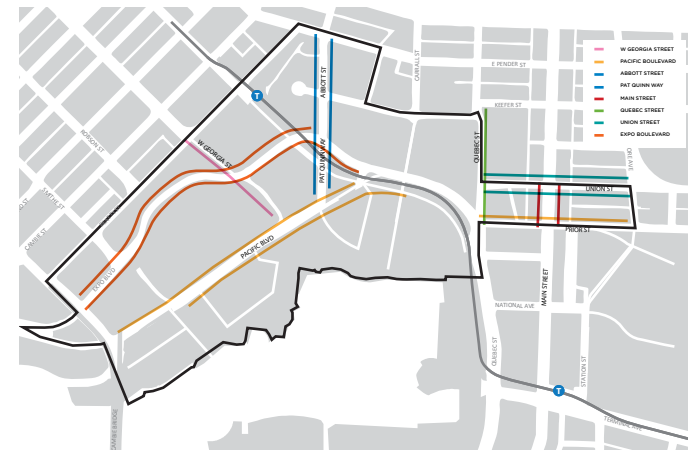
- » Ensure access to renewable energy to support street activities, filming and major events.
- » Ensure opportunities for a range of special events and community gatherings can be accommodated.
- » Ensure street closures for major events are possible with necessary infrastructure and traffic mitigation plan.
- » Design Georgia St. to allow for parades, including large floats and appropriate set-up/take-down.
- » Support the direction of Tourism Vancouver's Tourism Master Plan, to create a year round special events destination for locals and visitors.

Main Street Blocks

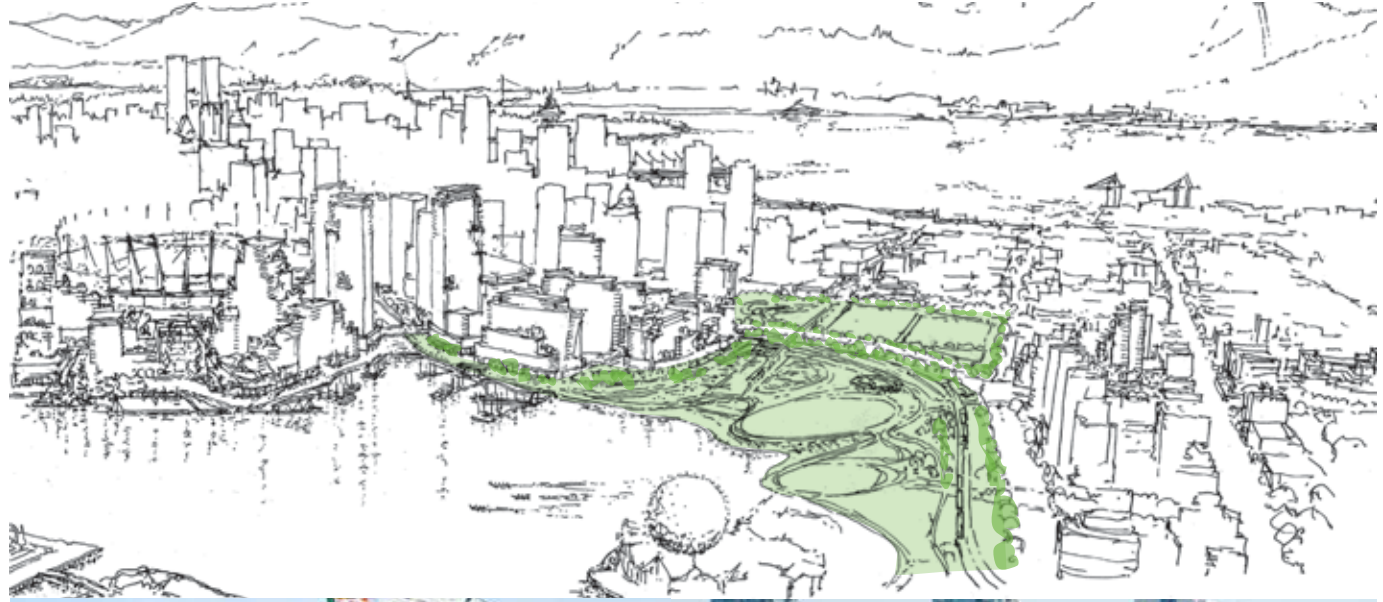
- » Establish a mix of eateries and cultural businesses that are integrated into the ground floor of new buildings.
- » Seek opportunities for local food distribution and sales (i.e. market, grocers, etc.).
- » Partner to create artist housing and/or live-work studios in Main St. Blocks or other suitable area.
- » Establish a laneway on the Hogan's Alley block (east block) that includes a mix of local businesses and cultural uses that help honour Vancouver's Black Community.
- » Allow for a mixture of activities in public spaces during the day and into the evening.
- » Encourage the use of colour and lighting to strengthen nighttime identity.

Commercial Streets

- » Encourage informal patios and eateries along commercial/retail streets.
- » Establish the Georgia Landing as a community gathering space that anchors Georgia St. to the False Creek waterfront. Ensure that this space is flexible and accessible for a variety of community events throughout the year, designed with active edges; including the necessary infrastructure to support community gathering (i.e. public washroom, electrical, etc.).
- » Where possible, residential access points and lobbies should not be located on commercial/retail streets, but rather focused along residential streets that are designed to include a 'green and leafy' character.
- » The following streets should provide commercial/retail frontage: Georgia St., Pacific Blvd., Abbott St./Pat Quinn Way, Main St., Quebec St., Union St. and Expo Blvd.
- » Commercial/retail uses should support the integration of public uses, where possible, that contribute to an active and interesting streetscape (i.e. Georgia Wharf, Hogan's Alley, etc.).
- » Commercial street frontages should include a fine grain pattern with a maximum of 25 ft. wide frontages along Abbott/Pat Quinn Way, Main and Union St. Larger commercial units should be established on upper levels where possible.



Commercial/retail streets



PARKS

NORTHEAST FALSE CREEK

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Vancouver's identity and reputation as one of the world's most livable cities is strongly tied to its natural beauty and the quality of its public spaces. Whether it is our parks, plazas, waterfront walkways, vibrant commercial streets, or favourite beach, these spaces contribute to our sense of community. They provide places for recreation and play, gathering and socializing, and connecting with nature. As Northeast False Creek grows, and public space becomes more valuable, we need to anticipate how these spaces will be designed, improved and maintained to meet future needs.

Northeast False Creek will have a major waterfront park and new open spaces for gathering, events and recreation. The park will be anchored in its magnificent setting by stressing views to the mountains, open water, sunset, skyline and surrounding landmarks. The park will complete the series of public spaces along the False Creek waterfront and reconnect the seawall as a continuous and engaging loop.



Creekside and Andy Livingstone Parks

- » Maximize opportunities for views to the water, mountains and open spaces through meaningful park design.
- » Develop welcoming park edges through well-defined inviting gateways and plazas.
- » Create strong physical and historical connections to surrounding neighbourhoods.
- » Integrate elements of Musqueam, Squamish, Tsleil-Waututh Nations and Urban Aboriginal community's culture and history into the design of the park spaces.
- » Create strong physical and visual connections between the northeast corner of the park and the Chinese Workers and Veterans Monument Plaza.
- » Expand the experience of the park by greening the Keefer St. edge where it fronts the Dr. Sun Yat-Sen Classical Chinese Garden and Public Park.
- » Ensure buildings participate in the public realm through public and animated ground floor programs. Particular attention to uses adjacent to western edge of Creekside Park and interfacing park spaces.
- » Maximize park elements that allow for multi-purpose programs/uses.
- » Maximize planting and enhance the variety of species to create ecologically and visually rich environments.
- » Provide robust, durable and modular/removable park elements to allow for a variety of park uses.
- » Provide dedicated utility connections (e.g. electrical and water outlets) to be available for occasional special and community events.
- » Renew existing program elements such as the two sports fields, a skate plaza and a dog-off leash area; as well as integrate the existing playgrounds at Andy Livingstone Park and Creekside Park in the new design.
- » Replace the fieldhouse and Park Ranger station to support field sport activities and general park use.

- » Explore opportunities to create an Indigenous Peoples' gathering space in the new Creekside Park including opportunities for water access for traditional canoes.
- » Provide multi-generational fitness area and play spaces.
- » Provide public access to the water for non-motorized boating.

Dunsmuir Elevated Park

- » Allow for safe and separated pedestrian and cyclist circulation as well as places to safely stop and enjoy the view.
- » Provide seating nooks, rest areas and viewpoints to False Creek and the mountains.
- » Building frontages adjacent to the Dunsmuir Elevated Park should integrate and provide opportunities for active, public uses.
- » Establish a pedestrian walkway between the Dunsmuir Elevated Park and the Chinatown-Stadium SkyTrain Station that allows seamless access to and from the elevated park, as well as to the 300 level entry of Rogers Arena.
- » Integrate design principles of Crime Prevention Through Environmental Design (CPTED).
- » Provide weather protection at building interfaces such as awnings and rain canopies.
- » Explore opportunities to integrate significant public art.
- » Provide lighting that is both functional, aesthetic and integrated with the rest of the park.
- » Integrate landscaping and planters on the elevated structure to allow healthy growth of small trees, shrubs, perennials and grasses.

False Creek Basin

- » Develop an engaging and diverse waterfront with a variety of hard and soft edge conditions that provide an enjoyable opportunity to see, feel and interact with the water.
- » Create an inclusive and accessible waterfront that provides opportunities for all people to access the water's edge for daily activities, recreation and to enjoy water views.
- » Explore opportunities to improve access for non-motorized boating in the False Creek Basin.



Brooklyn Bridge Park (Credit: Felicella)



High Line New York



Creekside Community Centre (Credit : Claudette Carracedo)

COMMUNITY AND HOMES

NORTHEAST FALSE CREEK

Draft Area Plan

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Vancouver is in the midst of a serious housing crisis, where households all along the housing continuum face increasing pressures that jeopardize their ability to remain in the city, threatening the diversity of our city. The development of Northeast False Creek presents us with a unique opportunity to achieve a significant amount of affordable housing units (social housing) to help address the issue. Providing a range of diverse housing options in Northeast False Creek will contribute to a healthy, vibrant and inclusive neighbourhood; a strong downtown and a more equitable city for people with a range of income levels. The Northeast False Creek Area Plan will draw from existing and emerging city-wide policy on affordable housing.

New residential and employment growth in the area requires consideration of new parks and amenities for the people who will be living in the area. New amenities, such as childcare facilities, community spaces (including services for families, seniors, youth and other local communities) are essential in realizing the vision of a healthy, connected and complete neighbourhood. It is also important that local historical and cultural connections to nearby areas such as Chinatown, the Downtown Eastside, and Main St. remain a central consideration.

Easy access to affordable, healthy food should be considered for both the existing nearby communities as well as for future residents in Northeast False Creek.

Housing Principles

- » Maximize the delivery of affordable housing in a cost-effective way while capitalizing on the opportunity to increase the overall percentage of affordable housing within the False Creek North Official Development Plan area.
- » Include a range of housing options along the housing continuum and seek innovative approaches to achieving a diverse level of affordability.
- » Target 50% of social housing units for families (2 or more bedrooms), excluding housing developments designated for seniors or artists.
- » Seek complete turn-key social housing units where possible.
- » Rezoning applications intending to achieve new residential density above what is set out in the False Creek North ODP must target at least 20% of the new residential floor area as social housing within the ODP area.

Supply and Affordability

- » Ensure 20% of new residential floor area is delivered as social housing.
- » Through the rezoning of Sub-area 6C, work with the applicant to expedite the delivery of the remaining six affordable housing sites within False Creek North ODP area.
- » Work with the applicant and senior government partners to explore strategic partnerships to construct the 6 affordable housing developments within False Creek North ODP area.
- » Ensure between 200-300 new social housing units are delivered on the Main St. Blocks, as supported by the Downtown Eastside Plan.
- » While prioritizing the delivery of affordable housing as outlined, explore viable opportunities for affordable home ownership and/or market rental housing within the Plan area to address modest market housing.
- » Track the overall supply of affordable housing (i.e. social, secured rental etc.).
- » Explore opportunities for the inclusion of artist studio and production space within affordable housing developments.

Housing Diversity

- » Offer a variety of housing choices and community facilities to attract and retain a vibrant workforce, including families with children.
- » Require 50% of all social housing units to be 2 and 3 bedroom units for families (except for seniors and artist studios intended for singles), designed in accordance with the High Density Housing for Families with Children Guidelines.
- » In market housing, require a minimum of 35% family units (having 2 or more bedrooms). In residential strata housing projects, include a minimum of 25% 2- bedroom and a minimum of 10% 3-bedroom units in each project, in accordance with the Family Room: Housing Mix Policy for Rezoning Projects.

Childcare

- » Develop new licensed non-profit childcare facilities to help meet anticipated demand generated by residential and employment growth in the area, with a particular emphasis on serving children under the age of 3.
- » Explore opportunities to develop additional childcare spaces for children aged 5 to 12.
- » When developing community facilities, explore opportunities to co-locate childcare centres (for 0-4 years) and school age care spaces (5-12 years), to provide children and families better access to a wide range of services.
- » Explore opportunities for licensed family childcare in new residential developments.

Sustainable Food Systems

- » Enhance access and increase neighbourhood food assets: including community gardens, community kitchens and other community-based food programs, particularly for vulnerable and isolated groups.
- » Improve access to healthy and affordable food for all by increasing the number of healthy food retail options, including locally-based small-scale grocers, farmers markets, community food markets and healthy food programs.
- » Increase food growing opportunities in parks, open spaces, private land, streets and other City-owned property where appropriate, whether through community gardens, urban farms, fruit trees or edible landscaping.
- » Encourage green spaces in new buildings that complement and support food production as outlined in the Guidelines for Urban Agriculture for the Private Realm.



Local produce in Chinatown

Community, Social and Recreation Facilities

- » Explore opportunities for the development of a new community centre, which would include recreational facilities for all ages and abilities, a dedicated community space for seniors, a childcare centre, ice arena, arts presentation space and other multipurpose functions.
- » Explore opportunities to develop new cultural and social spaces on Sub-area 6D that provide low-barrier access to services which promote cultural identity, social inclusion and community connectivity.
- » Explore opportunities for the development of a new cultural centre as part of Sub-area 6D and Hogan's Alley.
- » Explore opportunities for the delivery of a non-motorized boating support facility with guidance from the Non-Motorized Boating Strategy. Provide public water access and work with the First Nations to explore opportunities to accommodate traditional canoes.
- » Replace the existing Downtown Skate Plaza within the Northeast False Creek Park, with a facility of similar size and with 'street skate' features, lighting and cover.
- » Provide an interim skateboard park during the construction process, with similar features and generous size, located within reasonable proximity to the existing Skate Plaza.
- » Ensure fulsome engagement with the skateboard community during the design of skateboard facilities.



Dragon boat festival, Vancouver



BMO Theatre Centre (Credit: David Cooper)

ARTS

NORTHEAST FALSE CREEK

Draft Area Plan

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The Words Don't Fit the Picture by Ron Terada (Credit: Robert-Keziere)



Artist Housing

Northeast False Creek will serve as a major arts and culture destination and ensure that existing adjacent neighbourhood arts and cultural assets are retained, secured and enhanced.

In addition to supporting Northeast False Creek's role as a major entertainment and celebration area, the area plan will also provide opportunities to stabilize and connect with the production neighbourhoods of the False Creek Flats and the presentation areas in the downtown and Downtown Eastside areas.

A comprehensive public art plan will be developed for the project area, including parks, private development sites, the Main Street blocks and the connections between Northeast False Creek and its surrounding neighbourhoods. The public art plan will explore the area's history, ecology, communities and landscape, identifying significant sites within its cultural history and opportunities for public artworks.

Arts presentation and production spaces

- » Explore strategies to partner with non-profit organizations in order to retain and secure existing and adjacent arts and cultural spaces that provide inclusive, accessible public programming (e.g. galleries, artist-run, performance and administrative spaces).
- » Explore strategies to partner with non-profit organizations in order to expand and enhance adjacent arts and cultural spaces such as artist studio, production and rehearsal space.
- » Consider support of a sound/noise study for outdoor performance venues.
- » Explore opportunities to partner on creation of operationally sustainable arts and cultural spaces that are affordable, inclusive, and accessible to the public.

Artist housing

- » Explore opportunities to create artist housing and/or live-work studios.
- » Consider innovative models of artist studios with associated residential units in all Northeast False Creek areas (built form, co-location possibilities with affordable housing, co-ops, etc.).
- » Explore opportunities to support vulnerable artist populations, including low-income, senior, and those with culturally-specific practices and/or families.

Arts-friendly regulations

- » Explore market vending opportunities to support artists selling their work on site in public spaces.
- » Explore options to allow artists to sell and display works created on-site in artist studios and live-work studios.
- » Consider reducing regulatory barriers to flexible, adaptive and interdisciplinary spaces.

Public Art Master Plan for Northeast False Creek

- » Develop a detailed Public Art Master Plan for Northeast False Creek.
- » Add to the city's public art collection with a cohesive body of work that speaks to the unique conditions and situation of Northeast False Creek.
- » Explore opportunities to uncover and meaningfully recognize cultural sites of significance.
- » Consider places of congregation as well as places of connection with communities.
- » Propose an animated range of public art projects of different durations and scale, from socially engaged projects and temporary works to permanent artworks on significant sites.
- » Identify opportunities and potential sites for major permanent artworks.
- » Reflect the evolving nature of Northeast False Creek through the commissioning of artworks that have the capacity to have lasting significance and/or change over time.
- » Acknowledge the varied histories associated with the area and the significance of Northeast False Creek for the Musqueam, Squamish and Tsleil-Waututh First Nations.



The Birds by Myfanwy Macleod (Credit: Robert Keziere)



Reconciliation by Sonny Assu (Credit: Lila Bujold)



Britannia Carving Pavilion, detail by James Harry



Welcome to the Land of Light- Public art by Henry Tsang

CULTURE

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Northeast False Creek has a rich and diverse range of contemporary and historical cultural communities. Overlapping a portage route that once bridged False Creek and Burrard Inlet, the area is part of the Musqueam, Squamish and Tsleil-Waututh homelands; carrying with it historical and contemporary importance to these nations. In addition, Northeast False Creek encompasses other important and diverse cultural communities, including the Black community that previously inhabited the Hogan's Alley area, the Chinese-Canadian community and Vancouver's largest Urban Aboriginal population that live in the Downtown Eastside.

The Northeast False Creek Area Plan will provide city-serving programming opportunities and be responsive to a growing neighbourhood. It will speak to the overlapping needs of the Downtown Eastside's cultural communities, creating an accessible and inclusive neighbourhood. This includes meaningful recognition of the Unceded Musqueam, Squamish and Tsleil-Waututh homelands, the historic Hogan's Alley and the displaced Black community, and the cultural contributions of the Chinese-Canadian and Urban Aboriginal communities.



Meaningful Cultural recognition and integration

- » Ensure ongoing engagement with Musqueam, Squamish and Tsleil-Waututh Nations, as well as the Urban Aboriginal, Chinese-Canadian and Black cultural communities.
- » Explore opportunities to create an Indigenous Peoples' gathering space in Northeast False Creek, including opportunities for water access for traditional canoes.
- » Honour the displaced Black Community through meaningful recognition integrated into the redevelopment of what was formally known as Hogan's Alley (200 block of Prior St.) by working with Vancouver's Black community through thoughtful and collaborative processes.
- » Explore opportunities for the development of new cultural and social spaces on Sub-area 6D that provide low-barrier access to services which promote cultural identity, social inclusion and community connectivity.
- » Explore opportunities to establish new gateways into Chinatown along Main St., Quebec St. and Gore Ave.
- » Explore opportunities to co-locate cultural spaces with affordable housing, as well as other community spaces.

Places for public life

- » Encourage opportunities for water access, streetscape, architecture and public realm design that reflect the area's environmental, cultural and political histories.
- » Explore opportunities to support the creation and design of public spaces that are welcoming to users of all ages, abilities, income-levels and backgrounds.
- » Explore opportunities to provide access to False Creek waterways for culturally-specific programming.

- » Encourage food as a key component of public life through culturally relevant food assets, which could include food businesses, community kitchens, public markets and spaces that enable food-sharing, gathering and celebration.

Securing Affordable Cultural Spaces

- » Explore strategies to partner with non-profit organizations in order to retain, expand, enhance and secure adjacent cultural spaces that provide inclusive, accessible public programming, including culturally-specific programming.
- » Explore opportunities to partner on creation of operationally-sustainable cultural spaces that are affordable, inclusive and accessible to the public. For example:
 - New culturally designated programming spaces, including Indigenous, Black and Chinese-Canadian programming spaces.
 - Non-profit operated hubs that enable co-location and resource sharing with culture, social, health and housing organizations.
 - Locally-serving and culturally-specific retail businesses (including grocery stores and restaurants) and services.

Partner to create artist housing and/or live-work studios

- » Explore opportunities to support vulnerable artist populations, including artists with culturally specific practices.



English Bay, Vancouver



Artist Studio



PUBLIC BENEFITS STRATEGY

NORTHEAST FALSE CREEK

Draft Area Plan

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BC Place at night (Credit: flickr user GoToVan)

The replacement of the viaducts presents an opportunity to achieve a substantial gain in public amenities: a larger Creekside Park, a new iconic waterfront district, new childcare facilities, community facilities, fire hall renewal and expansion and contribution toward the retention and restoration of nearby heritage buildings, as well as an opportunity to deliver one of the largest social housing packages in the city's history.

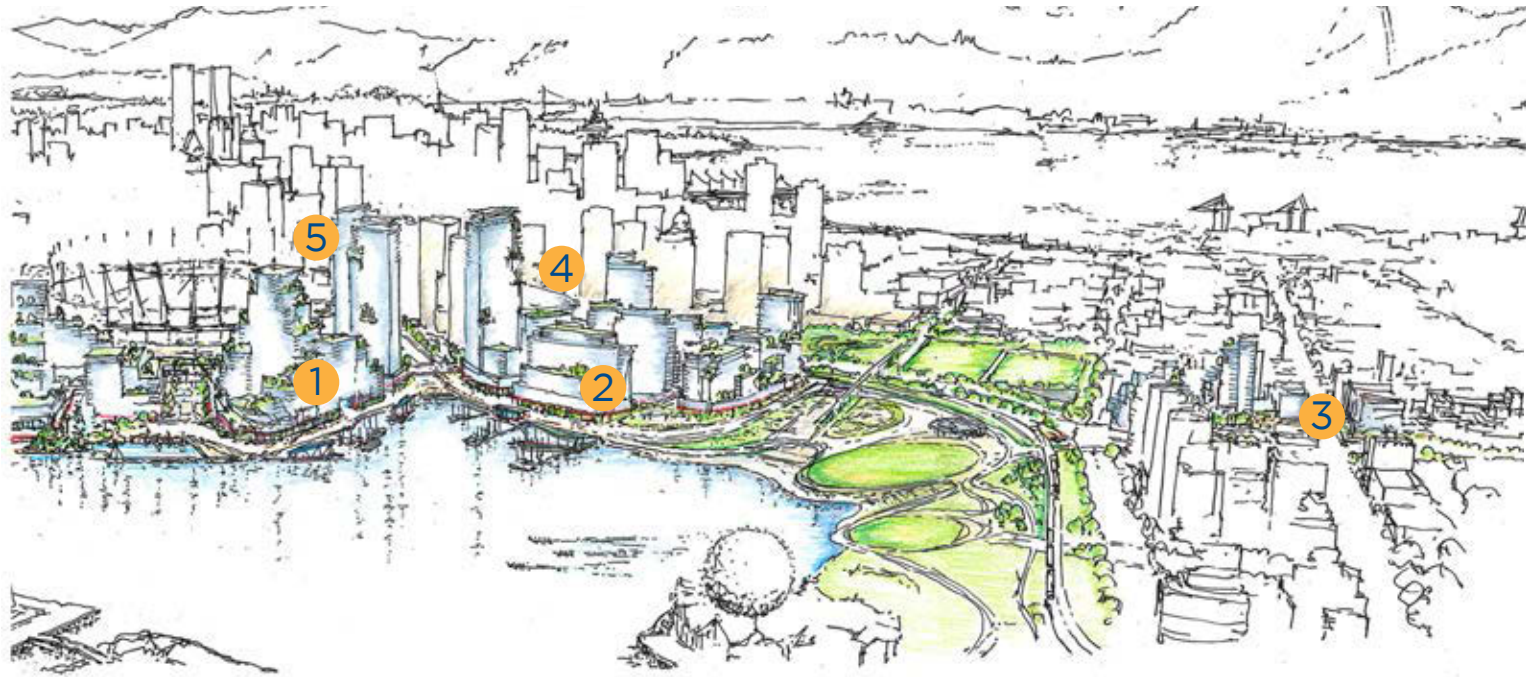
Public amenities and services are important elements of a vibrant and livable community. While residents and businesses on the periphery of Northeast False Creek are currently served by amenities in adjacent communities, additional amenities and services are needed to serve a growing population. As Northeast False Creek grows, one of our principles is to foster resilient, sustainable, safe and healthy communities.

The Northeast False Creek Area Plan:

- » Strategically integrates delivery of on-site and off-site amenities with the development of the sub-areas within Northeast False Creek.
- » Establishes a framework for partnerships with the communities, senior governments and other agencies to ensure appropriate social infrastructure and amenities are in place and funded for residents.
- » Prioritizes amenities and facilities that support a range of programs and activities to accommodate evolving needs.
- » Establishes a framework to explore opportunities for partnerships and co-location to maximize public benefits in the delivery of amenities.
- » Maintains and provides opportunities to renew existing amenities as they age.

A list of emerging priorities for public benefits was identified through community consultation and a review of community needs. The Northeast False Creek Area Plan will ensure that public amenities and services continue to meet the community's needs as Northeast False Creek grows and evolves.

Public Benefits Summary



1 Sub-area 6B

On-site

- » Social housing (20% of residential floor area)
- » Childcare facility
- » Ice arena
- » Community centre and seniors centre
- » Civic plaza and arts pavilion
- » Art production space
- » Public art

Off-site

- » Viaducts removal and new street network
- » Possible contribution to social housing on Main Street Blocks
- » Explore fire hall renewal and expansion
- » Heritage contribution

2 Sub-area 6C

On-site

- » Creekside Park extension including remediation and Georgia Wharf
- » Dunsmuir Elevated Park
- » Social housing (20% of residential floor area)
- » Childcare facility
- » Art production space

Off-site

- » Viaducts removal and new street network
- » Andy Livingstone Park renewal
- » Unlock and maximize social housing on six option sites (see Chapter 13)
- » Possible contribution to social housing on Main Street Blocks
- » Explore fire hall renewal and expansion
- » Public art
- » Heritage contribution
- » Non-motorized boating support facility

3 Sub-area 6D

On-site

- » 200-300 Social housing units (including artist housing)
- » Childcare facility
- » Hogan's Alley Block
- » Explore fire hall renewal and expansion
- » Cultural centre and social facility
- » Non-profit office space

Off-site

- » Viaducts removal and new street network

4 Sub-area 7A

Overview

- » Secured market rental units as approved by Council in 2012

5 Sub-area 10C

Overview

- » Public amenity contribution already delivered through Stadium Upgrade Agreement
- » Concourse integration with Georgia Street



Note: The timing and delivery of public benefits in Northeast False Creek are dependent upon rezoning applications from landowners.