



NORTHEAST FALSE CREEK DIRECTIONS FOR THE FUTURE

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City of Vancouver
Planning Department

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PART 1 - INTRODUCTION

1.1 APPLICATION AND INTENT

Background

This document summarizes the findings and recommendations of the Northeast False Creek High Level Review (NEFC HLR). The planning work on the High Level Review was undertaken in 2008 and 2009, based on Council Terms of Reference (TOR) adopted in May 2007 and revised in February 2008. The NEFC Study Area is identified in Figure 1.

Application

Development in NEFC is currently governed by the False Creek North Official Development Plan (FCN ODP) adopted in 1990, and subsequent Area rezonings and ODP amendments. The HLR has developed a set of broad, general Directions that describe the desired future of NEFC with respect to land uses and densities (includes Area 5b West, see Areas discussion below).

The Directions are proposed for endorsement by City Council. They are to be used as a framework to assess future rezoning applications from landowners with concurrent ODP amendments. The rezoning stage is when further details of built form, street network and open space will be determined. It is also when specifics are determined about each development's contribution toward achieving Directions for Public Benefits (e.g. affordable housing and community facilities and services, and other amenities).

It is expected that future applications will strive to meet the Directions to the greatest extent possible in order to achieve the Vision for the area. However, it is recognized that not all Directions will be fully achievable on all sites. Different sites will present different opportunities and constraints. When future rezoning proposals are considered, decisions will be made as to which Directions take priority for each site with a view to achieving an overall balanced approach throughout NEFC.

The discussion accompanying the Directions provides information and rationale. The entire document is presented for Council endorsement to supplement existing policy and guide future planning in Northeast False Creek.

The NEFC HLR Directions address the main land use and density issues. They do not, and are not intended to, address all the topics in the FCN ODP. Some land uses currently listed in the ODP (Wholesale, Marinas, and Hotels) will require review at a later date, in conjunction with consideration of site-specific rezoning applications and concurrent ODP Amendments.

Areas

The Areas of the FCN ODP to which the Directions apply are Areas 5b, 6b, 6c, 7a and 10. Area 9 (designated in the current ODP for Future Creekside Park extension) is within the study area but is not a focus of the HLR (the Terms of Reference allow some flexibility in the boundary and the Directions that follow address this possibility). Area 11 was added to the FCN ODP as part of the BC Place Stadium amendments approved in October 2008. The use of Area 11 was not explored as part of the HLR and will be addressed in the future.

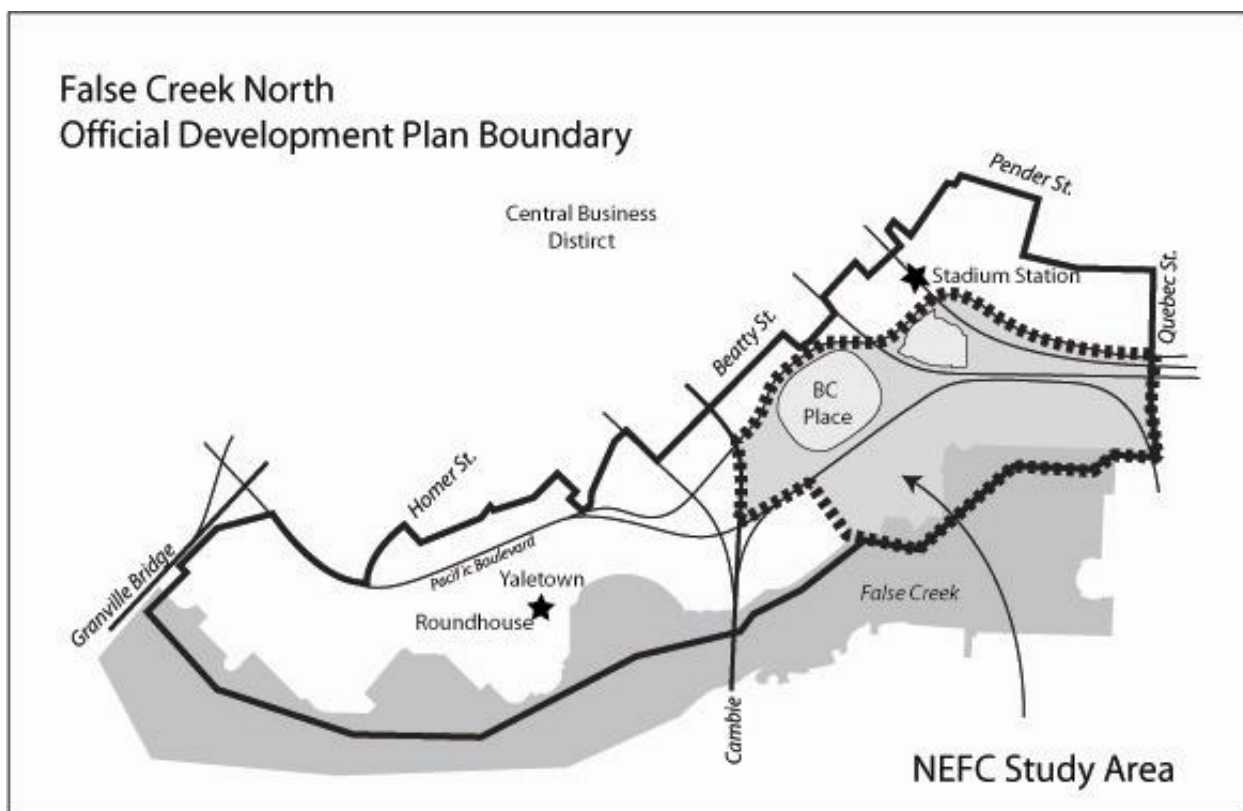
For the purposes of this document, Area 5b is divided into Area 5b West and Area 5b East, with the Cambie Bridge being the dividing line. Council had previously agreed that rezoning of Area 5b West for residential use did not need to await the outcomes of the HLR. However, the rezoning of that site has not progressed and its future use is addressed within the overall context of the adjacent NEFC lands.

Area 6c North refers to the portion of Area 6C north of Pacific Boulevard, bounded by Abbott Street, Carrall Street, Pacific Boulevard and Expo Boulevard. Area 6c South lies south of Pacific Boulevard. The City-owned land under the Viaducts, east of Carrall Street, is referred to as 6c Under the Viaducts.

References to the False Creek North Official Development Plan

Unless otherwise stated, references to the “current” FCN ODP in this document refer to the ODP as it was in January 2008, at the start of the HLR, i.e. prior to the October 2008 amendments for Area 10, BC Place Stadium. These amendments were done in parallel with the NEFC HLR work, and are consistent with the Directions in this document.

Figure 1. NEFC Study Area



Note: Future use of Area 5b West is included in these Directions

Figure 2. False Creek North Official Development Plan Areas

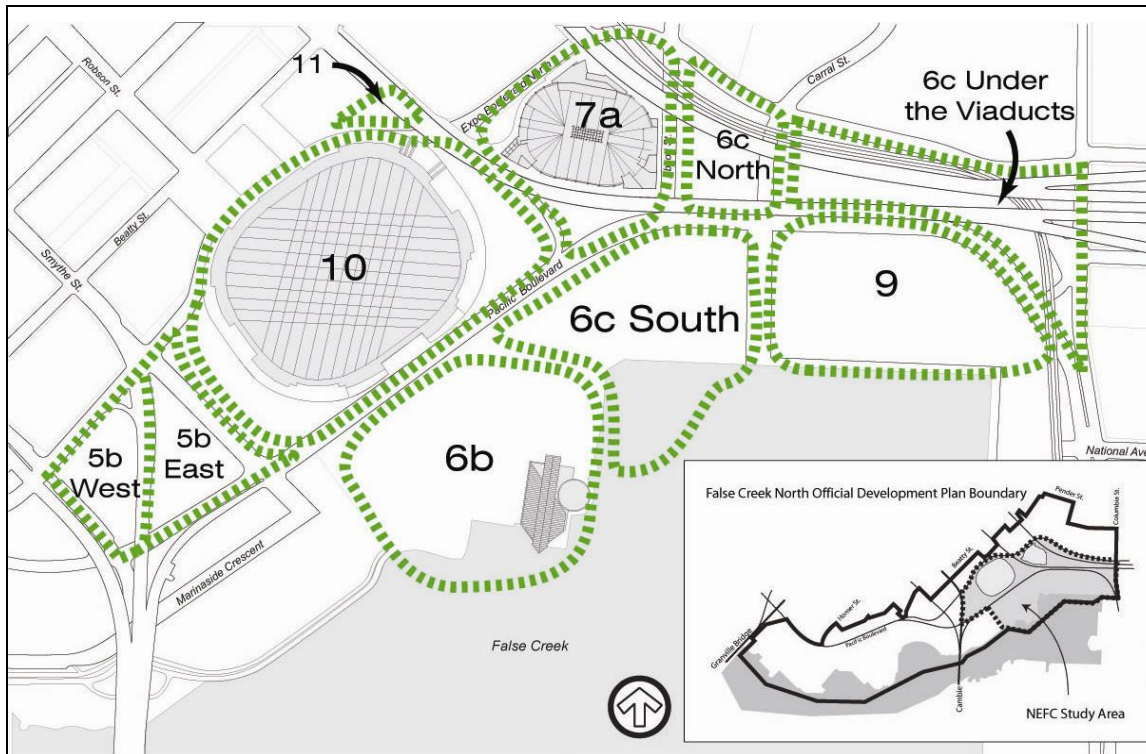
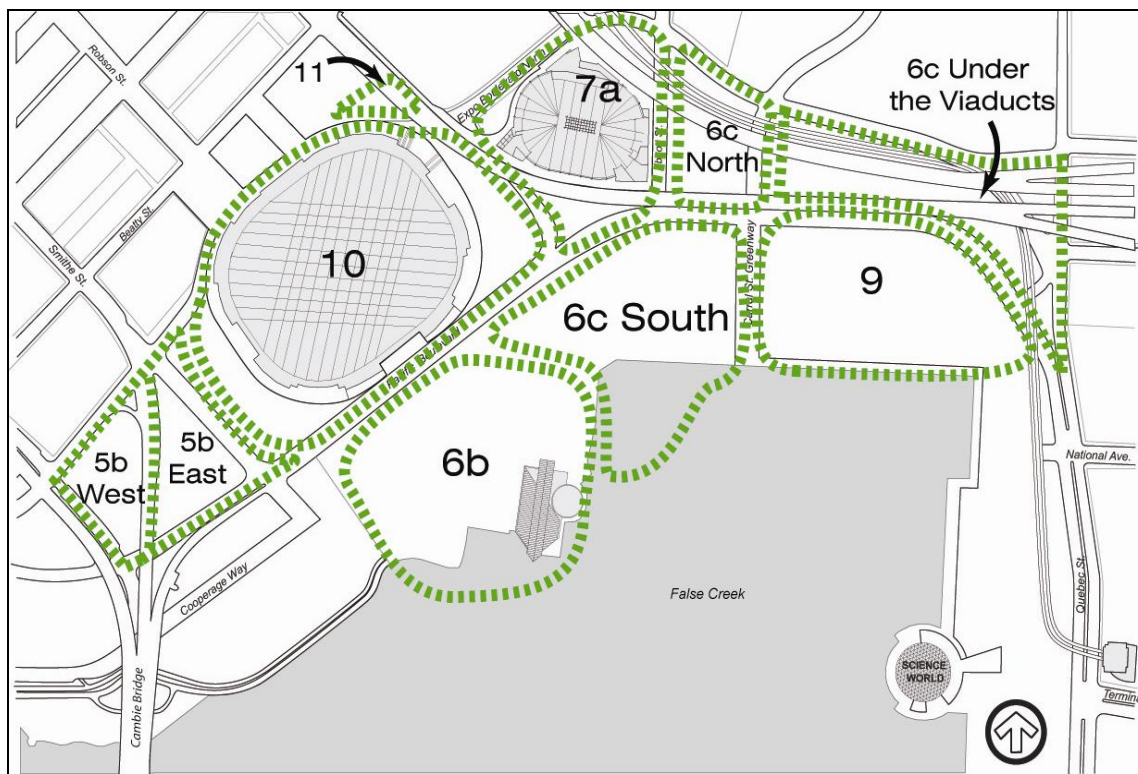


Figure 3. Areas as Referred to in this Document.



1.2 EXISTING CONDITIONS

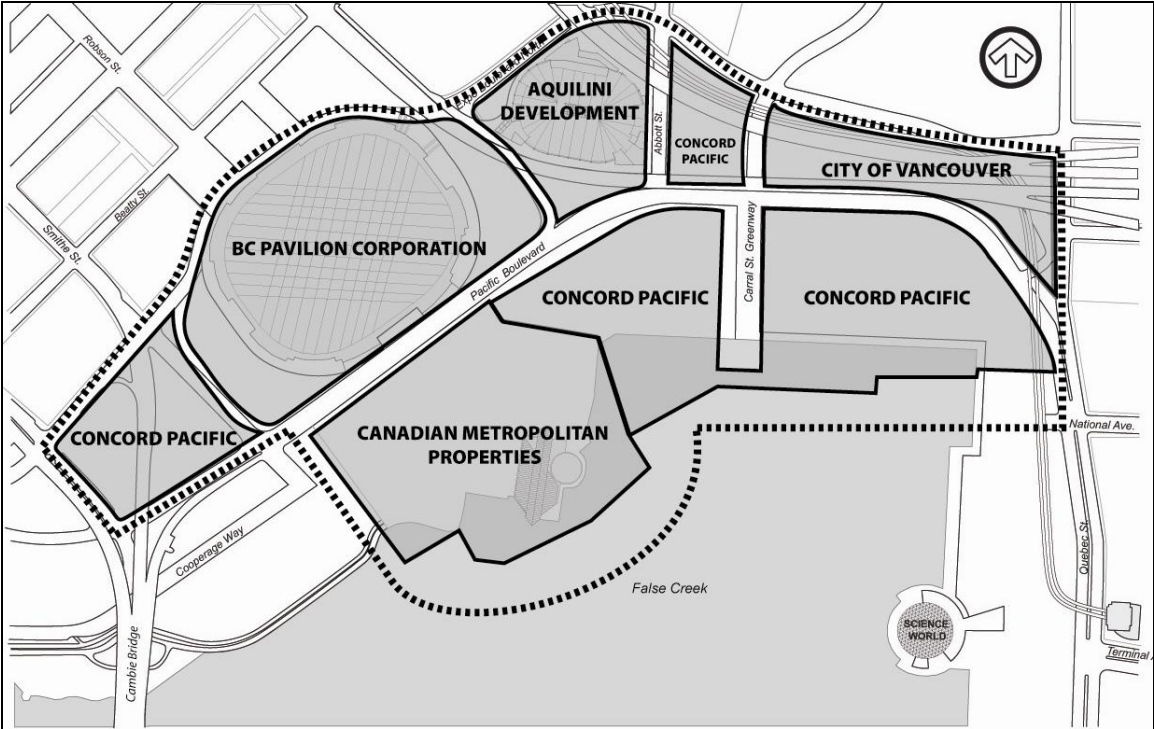
Land Ownership and Current Development

Figure 4 below shows the current land ownership in NEFC.

Current use of the lands is as follows:

- Area 5b West: surface parking (subject of a current rezoning application)
- Area 5b East: surface parking
- Area 6b: commercial uses including casino, commercial uses, stage and seating of the former Plaza of Nations performance & events venue and surface parking (the glass roof and Building A were removed in 2007/2008)
- Area 6c South: surface parking
- Area 6c North: refers to the portion of Area 6c north of Pacific Boulevard, bounded by Abbott Street, Carrall Street, Pacific Boulevard and Expo Boulevard
- Area 7a: GM Place Arena
- Area 9: surface parking, Concord Pacific sales centre
- Area 10: BC Place Stadium
- Area 11: vacant

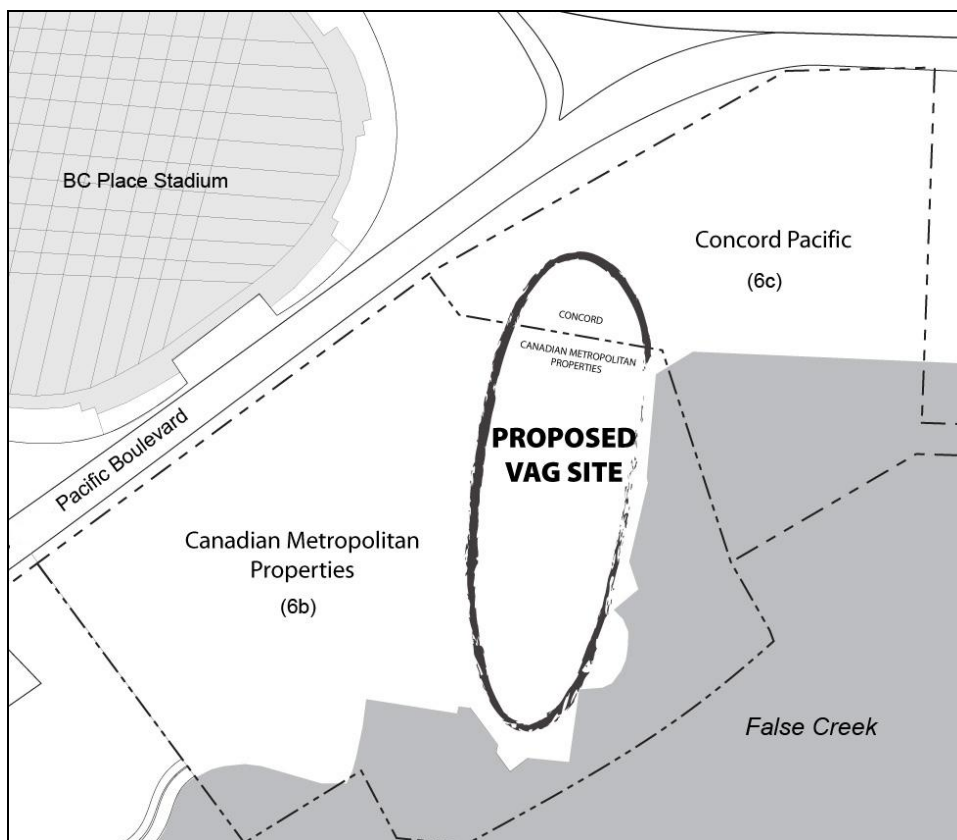
Figure 4. Land Ownership



Proposed Vancouver Art Gallery Site

In the spring of 2008, the Province proposed the idea of locating a new Vancouver Art Gallery on Area 6b, the Plaza of Nations site owned by Canadian Metropolitan Properties (CMP). The location proposed was on the east waterfront edge of Area 6b. Consultants were retained to evaluate the opportunities and challenges. Among other findings, the evaluation concluded that from the Gallery's perspective, the proposed site should expand north to include some of Area 6c South. The Vancouver Art Gallery Board has not yet made a decision on whether to pursue the proposed location. The Directions allow for either decision. Further discussion with the landowners will occur if the Gallery decides to pursue this location.

Figure 5. Proposed Vancouver Art Gallery Site



Current ODP and Zoning

The entire area is governed by the FCN ODP, which was originally adopted in 1990, and has been amended numerous times since then. The ODP sets out the land uses and densities that may occur in different Areas. It also provides general guidance on other aspects such as the proportion of affordable housing, amount and location of park space, community facilities and services, street system, and built form.

Individual Area rezoning applications with concurrent ODP amendments are required before any development may proceed. Rezoning applications can proceed when more detailed development proposals come forward.

As shown in Figure 6, Area 6b (Plaza of Nations, owned by Canadian Metropolitan Properties) and Area 7a (GM Place, owned by Aquilini Development) have specific CD-1 zonings. The other lands remain zoned BC Place/Expo District (BCPED) which is a “shell” zoning created after Expo '86, and essentially allows the uses that were on the land at that time to remain.

At the beginning of the HLR, the FCN ODP included the potential for an additional 1.7 million sq.ft. of non-residential development. No additional residential development allowances exist. (Table 1)

Figure 6. Current Zoning

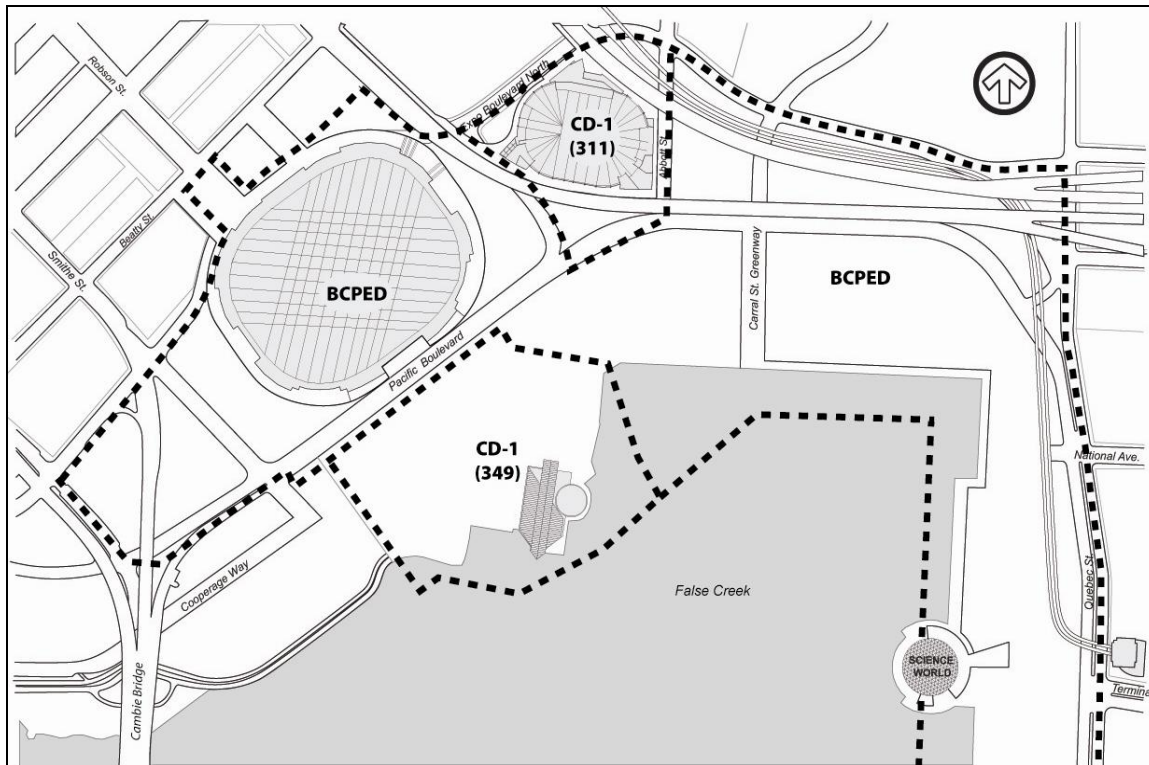


Table 1. Remaining Development Allowances at the Start of the HLR (000s sq. ft.)

Area	Owner	Non-Residential	Residential	Total
10*	PavCo	0	0	0
7a*	Aquilini	224	0	224
6b**	CMP	517	0	517
5b West and East	Concord	82	0	
6c North	Concord	0	0	
6c South	Concord	797	0	
	Concord Subtotal	879	0	879
TOTAL		1711	0	1711

Notes:

* Existing floor space in BC Place Stadium and GM Place not included.

** Beyond the remaining allowances, there are two buildings currently on this site, Building “B” (91,000 sq.ft.) and Enterprise Hall (72,000 sq.ft.).

1.3 TERMS OF REFERENCE AND RELATED INVESTIGATIONS

The proposed Directions reflect investigations that were guided by the HLR Terms of Reference approved by Council (May 2007).

NEFC High Level Review Terms of Reference

The Terms of Reference for the NEFC HLR referenced the following key elements:

- Focus on the role of the area as the premier city and regional hub for indoor sports venues, significant special events, festivals and entertainment.
- Accommodate additional job space for the city’s economy as outlined in the Metro Core Jobs and Economy Study.
- Provide appropriate public spaces including civic plaza and replacement for the Plaza of Nations performance/event space.
- Residential should be considered “in amounts and locations compatible with other objectives.”

Other investigations were guided by the Terms of Reference including work on the topics of Movement and Parking and Utilities. This work was considered in the development of the proposed Directions and is provided as background information in Appendix A.1.

PART 2 - VISION

2.1 VISION STATEMENT

NEFC presents a unique opportunity to connect downtown Vancouver to the False Creek waterfront. There will be a mix of uses that will support the existing major event venues and attract a critical mass of users and contribute to the creation of an urban, high-energy and dynamic hub for the City and the region. Visually, the area will be distinctive from other waterfront areas with innovative buildings and a variety of building forms. There will be an active waterfront with a series of public open spaces that will continue the tradition of public celebration at the waterfront and provide opportunities for everyday use by the residents of the area.

NEFC contains a significant amount of vacant and/or under-utilized land in a central area that is well served by transit. It is a highly suitable location for high density development. The inclusions of job space, public open space and a variety of housing types will provide a framework for sustainable development of the area. Other sustainability initiatives will be layered over a sustainable land use plan.

2.2 PRINCIPLES TO SUPPORT THE AREA VISION

The following key principles support the Vision for the Area:

- 1. Creating a Special Destination in Vancouver** - Create a city and regional destination focussing on existing and new sports, entertainment, community and cultural events and facilities.
- 2. Establishing a Unique, Mixed-use Neighbourhood** - Create a high density, mixed-use area that is a place to “play, work and live”. Provide a different kind of livability differentiating it from other waterfront areas that are predominantly places to live with few opportunities to work and play.
- 3. Advancing Sustainable Community Development** - Learn from recent experiences in sustainable community development in Southeast False Creek and strive to significantly raise the bar.
- 4. Completing the False Creek Basin** - Create a connected and legible overall form for this final segment of the False Creek Basin.
- 5. Developing a Sense of Place** - As a focus of the public spaces, create a significant, active public plaza at the waterfront physically and visually linked to the terminus of Georgia Street.
- 6. Encouraging Innovative Architecture and Variety in Building Form** - Encourage distinctive and creative architecture that differentiates this waterfront from other waterfront areas that have relied predominantly on the tower and podium building form and similar architectural expression.

7. Connecting to the Downtown - Establish an urban structure that enhances access, connecting and integrating NEFC with the downtown with strong connections to Robson Street and Georgia Street as well as linkages to other adjacent areas.

8. Fostering a Vibrant Waterfront - Incorporate a series of new uses, attractions and public spaces that diversify the waterfront experience, broadening its appeal to a wider range of users.

9. Providing a Connected Active Public Realm - Create a hierarchy of active streets, pedestrian and bicycle routes, open spaces and parks that connect a series of lively and varied experiences.

PART 3 - DIRECTIONS

The following Directions are presented to achieve the Vision for the area.

3.1 SUSTAINABILITY

- 3.1.1** Significantly advance the environmental, economic, social and cultural sustainability in the city, exceed the achievements reached in Southeast False Creek and support the goal of becoming the Greenest City in the World by 2020.
- 3.1.2** Achieve carbon neutrality through land use choices that take full advantage of the existing transit service in the area and non-auto mode infrastructure in the area.
- 3.1.3** Reduce car use and ownership by: providing a complete community with local shopping, service and recreation opportunities; improving connections to and from rapid transit stations; improving connections to and from surrounding neighbourhoods; implementing minimum and maximum parking standards as part of a transportation demand management strategy; and giving clear priority to walking, cycling and transit improvements over auto mode infrastructure.
- 3.1.4** Require building designs, layout and orientation that incorporate passive design best practices and urban agricultural opportunities to the greatest extent possible and seek replicate natural systems where feasible.
- 3.1.5** Undertake local area energy planning and implement feasible campus or district energy systems for the area that reduce carbon dependency.
- 3.1.6** Explore co-location opportunities that would allow use of recovered heat from large facilities such as the stadium and arena.
- 3.1.7** Target Zero waste (defined as 85% diversion of waste or better) by providing facilities on site to separate waste.
- 3.1.8** Exhibit current best practices in water conservation.
- 3.1.9** Provide opportunities for urban agriculture.
- 3.1.10** Explore naturalization of the shore line.
- 3.1.11** Ensure the economic growth and strength of the downtown through a future supply of land and zoning for viably-located commercial development.
- 3.1.12** Provide the necessary facilities to support job growth and attract industry such as childcare, retail shops and high quality public spaces.
- 3.1.13** Provide suitable and affordable public spaces to support events and festivals to facilitate social interaction.

3.1.14 Provide a range of tenures and types of housing including affordable and rental housing.

Discussion

Current Policy

Future rezoning proposals in NEFC must comply with EcoDensity Initial Actions A-1 and A-2. The Rezoning Policy for Greener Buildings requires that future developments meet the City's Green Building standards in place at the time they seek rezoning. Currently Council policy (June 2008) requires a minimum of LEED Silver equivalent is achieved (including strict energy efficiency requirements), which may become LEED Gold equivalent by 2010. The Rezoning policy for Greener Larger Sites (2 acres or more) requires that applications meet additional criteria.

Initiatives to Promote Greater Sustainability

The reduced parking standard under consideration for the downtown peninsula will be applied to NEFC and will be an important component of transportation demand management for the area. The new standards will include both maximum and minimum parking requirements.

The Greenest City Action Team Quick Start Recommendations identify future opportunities to enhance sustainability in NEFC. Additional ideas will be pursued in NEFC and will raise the bar on sustainability policy in the City.

The long term build-out of Northeast False Creek will allow for the application of new ideas, new learning and best practices to achieve greater sustainability over time. The City welcomes and encourages new ideas from the community and the development industry to advance sustainability.

3.2 UNIQUE ROLE IN CITY AND REGION

- 3.2.1** Enhance NEFC as a vibrant city and regional focus of sports, entertainment, community and cultural events and facilities.
- 3.2.2** Connect NEFC to downtown Vancouver to the False Creek waterfront with strong linkages to Georgia and Robson Streets.
- 3.2.3** Make NEFC more attractive with a distinctive identity, vibrant public spaces and lively venues and streets.
- 3.2.4** Inform future businesses and residents that the area will continue to be a hub of activity with crowds, noise and congestion.

Discussion

Current Role

NEFC is a premier city-wide and regional sports, entertainment and event venue that includes BC Place Stadium, GM Place Arena, and the Plaza of Nations performance/event space. The facilities, open spaces, and streets host a wide range of major commercial sports, entertainment and exhibition events as well as community events including the Dragon Boat Festival, major and minor races and ethnic festivals. It is estimated that there are approximately 150 event days per year.

Current Character

The area is surrounded by several different areas of the city with different characters: False Creek North residential, Downtown commercial, International Village, and Chinatown. At present it feels and functions as more of a barrier than a crossroads or destination.

Opportunities and Constraints

NEFC has a significant amount of vacant or underused land, is located on the waterfront, is close to the downtown and is well served by transit. It presents a major opportunity to create a unique area to “play, work, and live”.

However, the grade difference from downtown, freeway-like major roads, transit guideway and large stadia pose visual and connectivity challenges for the area separating it from neighbouring areas. In addition, the area’s role as the hub of events and entertainment means there are frequently high levels of noise, crowds, and event-related traffic congestion.

Upgrade to BC Place Stadium

In October 2008, Council approved amendments to the FCN ODP allowing up to 1.4 million sq.ft. of new development potential on the BC Stadium site in conjunction with the upgrade of the stadium including replacement of the existing air-supported roof with a retractable roof and significant internal improvements. The retention of the stadium and the major upgrade will allow for greater use of the facility and reinforces the unique role of the area.

3.3 NON-RESIDENTIAL USE

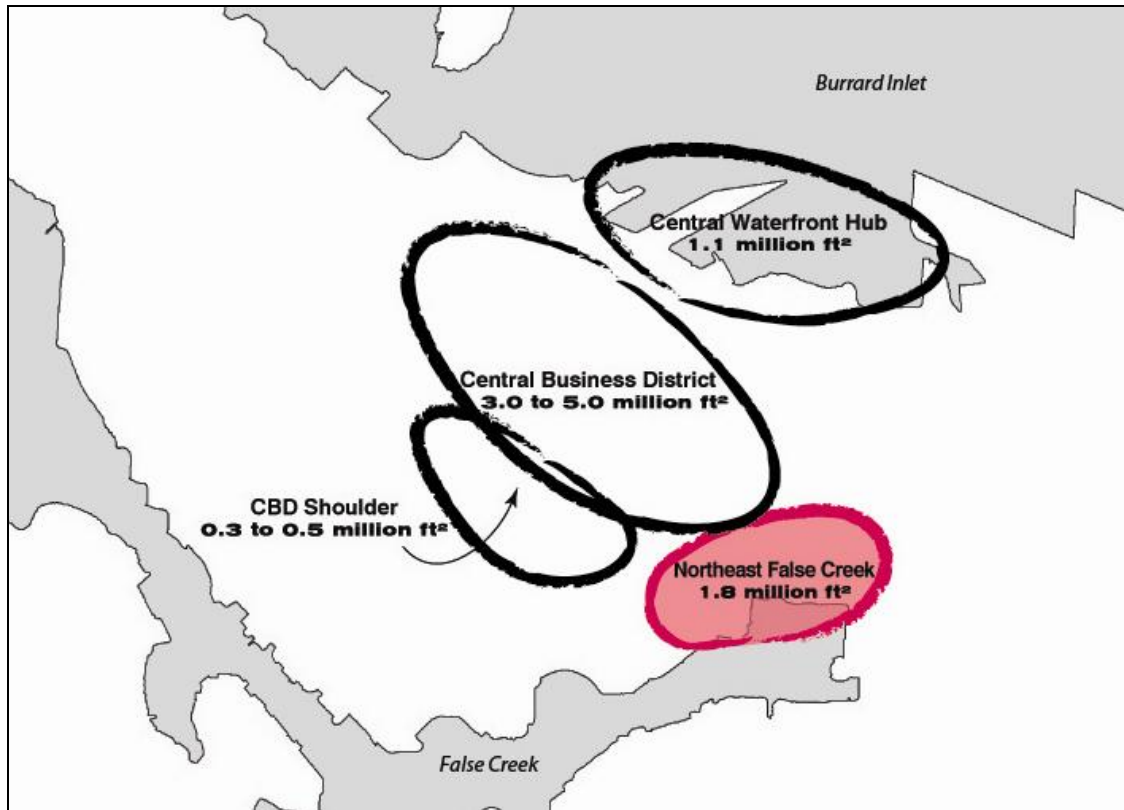
- 3.3.1** Provide a minimum of 1.8 million sq. ft. of non-residential floor area or “job space” in NEFC.
- 3.3.2** Locate non-residential development where its market viability is optimized. Minimum requirements for non-residential floor space by Area will generally be as in Table 3.
- 3.3.3** Encourage new major attractions, such as the Vancouver Art Gallery, museum, entertainment uses, casino, or other citywide or regional facilities.
- 3.3.4** Line major pedestrian links and public spaces with retail/service development. The maximum viable retail/service floor space will be generally distributed as in Table 4 below.
- 3.3.5** Allow flexibility to have more than the stated maximum amount of retail/service floor space in an Area, with demand to be proven out at the rezoning stage.

Discussion

Overall Need

The analysis done as part of the Metropolitan Core Jobs and Economy Land Use Plan has established there will be a 5.8 million sq. ft. shortfall in capacity to accommodate jobs in the downtown peninsula, by 2031 (Issues & Directions report adopted July 2007). To address this, changes are proposed to the zoning in the Central Business District. However, there is also a need for NEFC to have an “end state” total of 1.8 million sq. ft. of “job space”, not including the non-residential space already located in BC Place Stadium and GM Place Arena. Non-residential includes office, hotel, cultural, institutional, retail, service, and other non-residential uses.

Figure 7. Metro Core Jobs & Economy: Additional Job Space Capacity Targets



Job Space Viability and Distribution

A study commissioned from Colliers International (July 2008) has established that there will be a demand for about 1.57 million sq. ft. of office, hotel and retail/service by 2023. The study did not examine the demand for an art gallery, a major casino, or other entertainment and public attraction uses, so major facilities such as the Gallery would provide additional job space. The target of achieving 1.8 million sq.ft. of job space in NEFC means that if the gallery does not locate in NEFC, full build out of all the non-residential floor area is likely to take longer than 15 years since projected demand for the job space to 2023 would be slightly less than the 1.8 million sq.ft. target.

Table 2. Demand for Job Space in NEFC by 2023 (Colliers International, 2008)

Use	Amount (000's sq. ft.)	Comments
Office	1,060	niche non-CBD office
Hotel	180	3 hotels @ 60,000
Retail/Service	330	
Total	1,570	

With respect to locations for commercial uses, the Colliers study advises that for major office, the best locations are north of Pacific Boulevard, particularly around Smithe Street. For hotels, locations anywhere in the area would be viable, except east of Abbott Street. Based on this advice, the non-residential space should be generally distributed among the various sub-areas as shown in Table 3. Future rezoning proposals must provide the required amount of non-residential floor area to achieve the job space target for the area. The distribution of job space is moderately affected by the future decision on whether the Art Gallery locates in NEFC.

Table 3. Non-Residential - Minimum Floor Space (000s sq. ft.)

Area	Owner	With the Gallery	Without the Gallery
10*	PavCo	700	700
7a*	Aquilini	235	235
6b exc. VAG site	CMP	145	250
6b VAG site	CMP	320	100
5b West	Concord	20	20
5b East	Concord	235	275
6c North	Concord	20	60
6c South	Concord	125	160
	Concord Subtotal	400	515
TOTAL		1800	1800

Notes:

1. Existing floor space in BC Place Stadium and GM Place Arena not included
2. Without the Gallery means without the gallery or a comparable large attraction.
3. If the VAG does not locate on Area 6b the required job space can be viably located anywhere in Area 6b.

Retail/Service Use Viability and Distribution

The Colliers International study estimates that about 330,000 sq. ft of retail/service floor space would be viable by 2023. City policy is to have these active uses locate along key pedestrian routes and open spaces, so the available retail/service space needs to be distributed among the Sub-Areas to ensure this. Table 4 shows the distribution that is contemplated. This floor space is counted within the overall non-residential minimums in Table 3. Flexibility will be allowed to consider more than the maximum amount of retail/service floor area distributed by sub area in the above table. However, if an increase of more than 20% is proposed, a market study should substantiate that it is either for uses not contemplated by the Colliers International study (2008) or that the demand has increased.

Table 4. Retail/Service - Distribution of Viable Retail/Service Floor Space (000s sq. ft.)

Area	Owner	Floor Area
10	PavCo	100
7a	Aquilini	10
6b exc. VAG site	CMP	100
6b VAG site	CMP	0
5b West	Concord	20
5b East	Concord	10
6c North	Concord	20
6c South	Concord	80
	Concord Subtotal	130
TOTAL		340

Uses to be Determined

Future marina use in NEFC, location for street-oriented retail, hotel and wholesale uses were not addressed and will need to be reviewed at the specific site rezoning and concurrent ODP amendment stage.

It should be noted that the current land use provisions in the FCN ODP allow for two marinas east of Cambie Bridge, although Council has subsequently adopted the Blueways Policies (1998) which “Encourages non-power craft use at the east end of False Creek.” Since the FCN ODP was approved, expansions have been approved by Council for two marinas west of the Cambie Bridge.

3.4 PUBLIC OPEN SPACE AND PARK

- 3.4.1** Provide a number of civically-owned, public open spaces, primarily on the waterfront. The spaces will expand the size, functionality, and flexibility of the False Creek public space network, and will accommodate a range of activities including casual public use, special events and active recreation.
- 3.4.2** Provide the previously committed or approved elements including: the extension of Creekside Park (Area 9); the extension of the walkway-bikeway at the water's edge in Areas 6b and 6c South; and the extension of the Carrall Street Greenway between False Creek and Expo Boulevard.
- 3.4.3** Consider future proposals involving the reshaping of the extension of Creekside Park and assess them on the basis of whether the resulting park is as good as or better than the current option applying the evaluation criteria provided in Table 7.
- 3.4.4** Pursue the provision of open space with a primary focus on hard-surface (youth-oriented) recreation on the City-owned land under the Georgia Viaduct east of Carrall Street in the context of other possible uses for this land.
- 3.4.5** Provide a Civic Plaza in Area 6b and/or Area 6c South. The plaza should have an urban character and have some infrastructure (permanent and movable) to accommodate a range of activities and events.

Directions that Apply if the Art Gallery locates in NEFC as Presented in Figure 9:

- 3.4.6** Provide a Civic Plaza of approximately 35,000 sq.ft. located at the foot of Georgia Street in Area 6c South.
- 3.4.7** Provide a "forecourt" of approximately 24,000 sq.ft. for The Vancouver Art Gallery located along Pacific Boulevard at the foot of Georgia Street, devoted primarily to Gallery use.
- 3.4.8.** Provide a large public open space of approximately 80,000 sq.ft. at the waterfront on the south edge of Area 6b.

Directions that Apply if the Art Gallery does not Locate in NEFC as Presented in Figure 10:

- 3.4.9** Provide a major civic plaza of approximately 80,000 sq.ft. on the waterfront in Area 6b, situated and designed to maximize its functionality replacing the existing Plaza of Nations event space.
- 3.4.10** Provide a plaza of approximately 20,000 sq.ft. at the foot of Georgia Street on Area 6c South.

Figure 8. False Creek Open Space Network

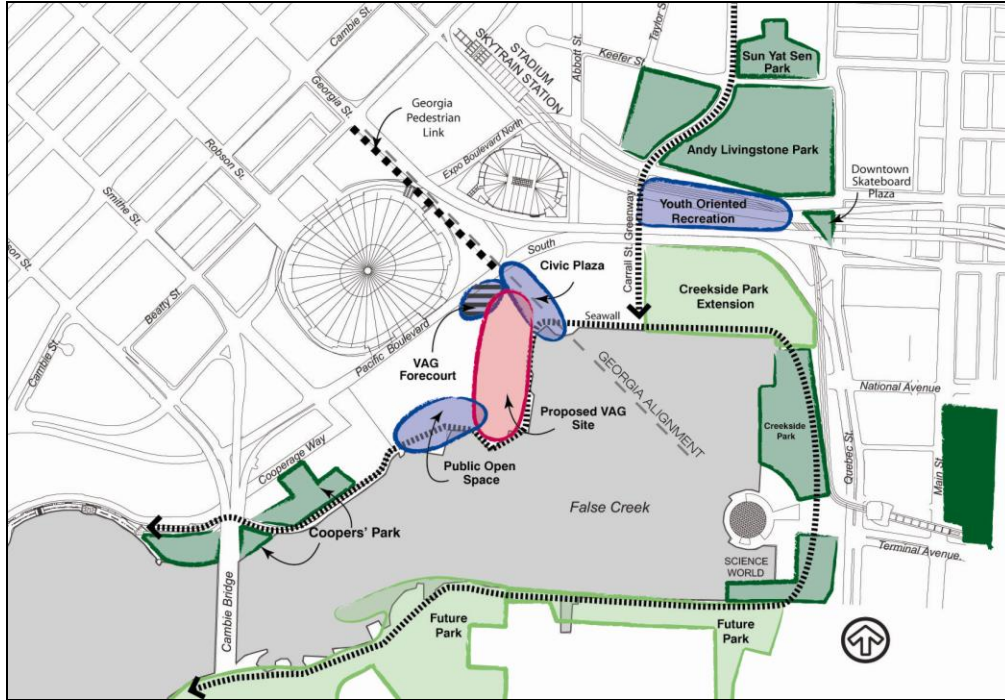


Figure 9. NEFC Public Open Spaces - With the Art Gallery

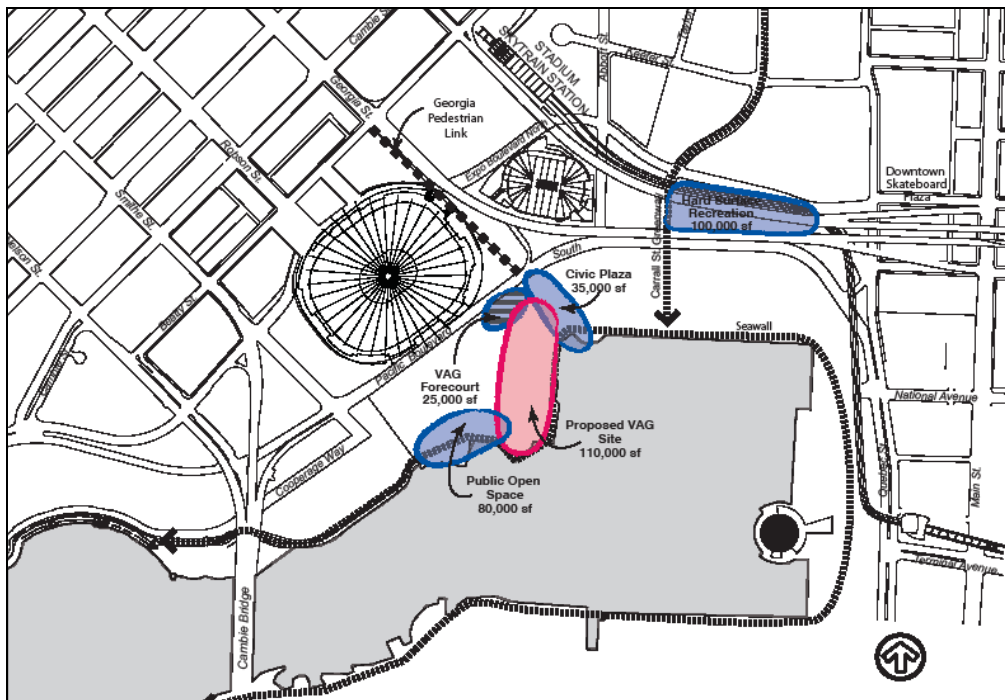
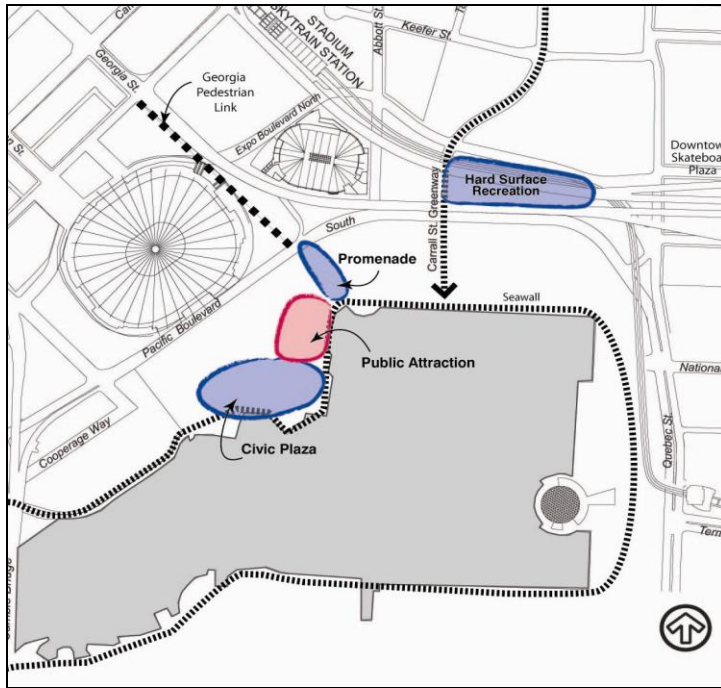
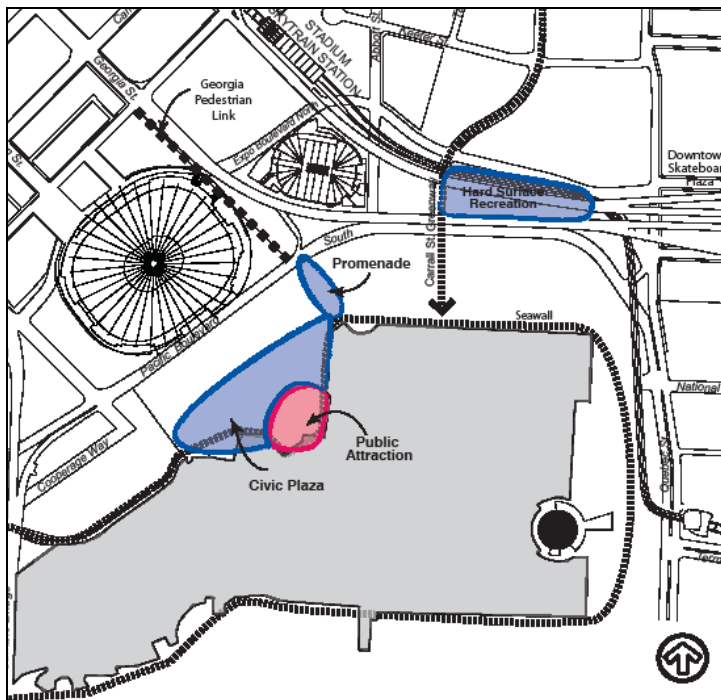
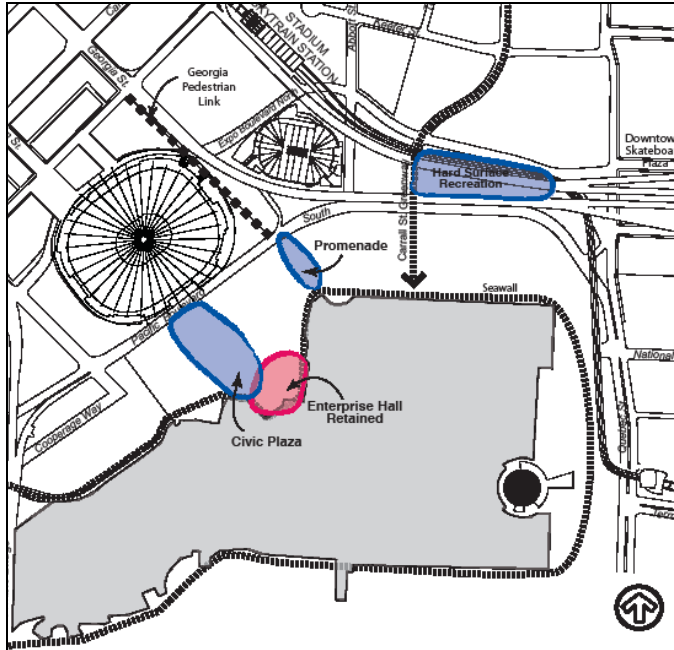


Figure 10. NEFC Public Open Spaces - Scenarios Without the Art Gallery



Note: Enterprise Hall is eliminated in this option.





Discussion

Open Space and Park Requirements

There are a limited number of vacant sites available for public open space. In NEFC, the only private sites large enough to provide additional open space are the two sites south of Pacific Boulevard, Area 6b and Area 6c South. Accordingly, the focus of the open space explorations has been to determine what is needed and to identify opportunities for securing the best spaces in NEFC for public use. These public open spaces meet a need and play a role within the broad scope of recreation. Many of the sites proposed for public open space are prime waterfront locations. Most new public open spaces will be hard surfaced for recreation use for public gatherings and events. About 5 acres of land are being sought for new public open space and an additional 2.5 acres of land are needed for the proposed Vancouver Art Gallery site. Additional neighbourhood park space is not proposed. The land contributions required for public use on areas 6b and 6c South are documented in Appendix A.3

In addition to the open spaces proposed on public land, the City will continue the current practice of exploring opportunities at the rezoning stage to provide open space on development sites at grade or on building roofs at the rezoning stage. These spaces are in some cases publicly accessible and in other cases accessible only to those living and working on those sites and provide an additional outdoor recreation opportunity.

In 1988, Council approved the False Creek Policy Broadsheets which stated that neighbourhood park space should be provided at a minimum of 2.75 acres/1000 population. The current FCN ODP requires 6 neighbourhood parks, totalling about 42 acres. The residential floor space allowed in the current ODP will house about 16,000 residents. Only one park remains to be delivered -- the Creekside Park Extension. After delivery of the Creekside Extension the ODP requirement would be met. The amount of neighbourhood park

provided varies considerably across the city ranging from a low of 1.06 acres per 1000 people in Fairview to a high of 8.15 acres per 1000 people in West Point Grey. Those neighbourhoods with less than half of the target ratio of 2.75 acres per 1000 residents are deemed to be park deficient.

If the FCN ODP park ratio were to be met, it would require an additional 19.8 acres of park land for the 7200 new residents that could be added to NEFC. The addition of new residents without additional park space will reduce the ratio of park from 2.75 to 1.8 acres per 1000 people. If the new 5 acres of open public spaces mentioned above are included in the delivery of park space the park ratio would be 2.03 acres per 1000 people.

It should be noted that in October, 2008, Council approved amendments to the FCN ODP allowing consideration of up to 1.4 million sq.ft. of development in Area 10 (half of which can be residential floor space). The City accepted other public benefits, namely the BC stadium upgrade, and did not require the provision of additional park space in conjunction with the new development.

Proposed Public Open Spaces

The size and configuration of the civic plaza(s) will be determined by future decisions regarding: whether the Vancouver Art Gallery locates in NEFC; the types of events and activities that could be held in NEFC; and, whether to retain or re-purpose Enterprise Hall.

With the Art Gallery

If the Art Gallery locates in NEFC, the Civic Plaza proposed at the foot of Georgia Street will not accommodate the size of performances and events that have historically occurred in the Plaza of Nations. The use of the Art Gallery forecourt (approximately 24,000 sq.ft.) may on occasion, provide some expansion space for the civic plaza. However the two spaces are not configured to permit one large audience and use of the gallery forecourt for combined events would require discussion and agreements with the Gallery.

Similarly, the roadway to the east of the civic plaza could be temporarily closed during events and festivals increasing the size of the plaza, but would not add performance capability.

The role and treatment of the waterfront public open space proposed to the west of the Art Gallery could vary - more or less urban or landscaped, depending on future planning. This space is not well located for a major civic plaza. While large and situated on the waterfront, it is too removed both physically and visually from the foot of Georgia and Pacific Boulevard to function well for some events. The shape of the space would also pose challenges for some events and performances.

Table 5. Public Open Space - With the Art Gallery (Approximate Sizes)

Name	Size (sq. ft.)
Civic Plaza at Foot of Georgia	35,000
Waterfront Public Open Space	80,000
Under Viaducts	100,000
Total	215,000

Without the Art Gallery

To accommodate a full range of community and professional events and performances and satisfy the objective established in the Terms of Reference for the NEFC High Level Review to “create a premier public gathering place in Vancouver” an area of approximately 80,000 sq.ft. is required. Future planning of the shape and location of the civic plaza would be done following decisions on the events and activities that could be accommodated and future decisions about whether or not Enterprise Hall is retained.

The small plaza or “promenade” proposed at the foot of Georgia Street would serve as an extension to the Georgia Link and provide a vital physical and visual link to the waterfront and the major civic plaza.

Table 6 Public Open Space - Without the Art Gallery (Approximate Sizes)

Name	Size (sq. ft.)
Small Plaza at Foot of Georgia	20,000
Waterfront Public Open Space	80,000
Under Viaducts	100,000
Total	200,000

Under the Viaducts

The proposed Direction to create hard surface (youth-oriented) recreation opportunities such as basketball, BMX riding and roller hockey on Area 6c Under the Viaducts is supported by a recent Post Occupancy Evaluation of False Creek North which identified a concern with the limited recreation opportunities for youth in the area. The proposed use of this site for recreation would only be possible after the current use for soil contamination remediation is no longer required. In addition, part of the area may be required for a district energy facility requiring a site of approximately 5500 to 7500 sq.ft. This use would be compatible with adjacent hard surface recreation.

Current Plaza of Nations

The Plaza of Nations, while used by the public, is privately owned. The usable open space (i.e. not counting circulation that must remain open during events) is 65,000 sq. ft., accommodating a gathering of up to 4500 people (standing). The actual stage and seating area is about 20,000 sq.ft.

The Plaza of Nations has accommodated a range of events including pop music concerts, large festivals (Dragon Boat, Taiwanese Cultural), and the larger races (Vancouver Marathon, CIBC

Run for the Cure). Canadian Metropolitan Properties (CMP) rents the plaza to event organizers on a commercial rental basis. In addition, the Community Use Agreement with the City requires the plaza to be made available to community groups rent-free three days per month. However, other costs (water, power, stage and lighting rental) make it prohibitive for many non-profit groups.

Following Expo '86, the Plaza of Nations hosted many events annually. However, it was designed as a temporary facility and the roof was demolished in 2007 after safety concerns were identified. In recent years, fewer events have been held there (about 12 major events each year). A similar size space that was permanent, City-owned, more functional, better outfitted and with lower rent, could be in demand for most weekend days during reasonable weather. A smaller sized space, like the civic plaza described in the option including the Vancouver Art Gallery, would limit the event and performance capabilities due to size and functionality limitations.

Enterprise Hall

Enterprise Hall is located at the southeast corner of Area 6b was called Discovery B.C. during Expo 86 and is now the home of the Edgewater Casino. The 2005 Plaza of Nations Land Use Study led to Council adopting land use policy that seeks to “encourage property owners to maintain and enhance the Enterprise Hall and the glass-roofed plaza at the Plaza of Nations as legacy resources representing the transformative events of Expo '86.”

There are two scenarios within the Directions that may affect future decisions regarding Enterprise Hall. First, the proposal to locate the Vancouver Art Gallery on the former Plaza of Nations site would necessitate the demolition of Enterprise Hall. Second, the Terms of Reference for the High Level review require that the study investigate ways to “replace the Plaza of Nations public outdoor performance space with an equal or better facility, consider locations in the Plaza of Nations or elsewhere. . . and create a major civic plaza that will be the premier public gathering space in Vancouver.” As part of the High Level Review staff has evaluated various locations for a new major public open space along the waterfront in NEFC. The current location of Enterprise Hall has been identified as having many desirable attributes for public open space. In the options without the Art Gallery (figures 11 & 12) Enterprise Hall may be retained and adapted to house a smaller attraction or it may need to be eliminated. A decision on the future of the building would follow an evaluation of the feasibility of retention in light of other public objectives for the site.

Creekside Park Extension

The provision of the extension of Creekside Park (Area 9) is included as Direction 3.3.2 above. The concept plan for the park was developed in 2006 following a series of community workshops. The plan includes picnic areas, non-motorized boat dock, dragon boat dock and boat storage, viewing areas, a water play feature, a café and washrooms and other features. The phasing of parks in False Creek North has always been linked to the management of contaminated soils in the area. The provincial government is responsible for the cost of contamination remediation. An agreement between the Province, City and Concord (property owner) regarding contaminated soils specifies that the Creekside Park extension land (Area 9) be used for the long-term storage of contaminated soils to be relocated from adjacent development sites. Accordingly, the development of the park extension cannot occur until Area 6c South is developed. This follows the approach whereby parks are used to store

contaminated soils used elsewhere in the development of False Creek North. George Wainborn, David Lam and Andy Livingstone parks are special waste storage sites as part of the remediation plan.

The shape of the park with boundaries on Pacific Boulevard and Carrall Street was established through the original False Creek North ODP (1990) and is related to the need for the park to accommodate special waste soils from adjacent development sites. In recent months, the city has been exploring alternatives to the shape of the park with the objective of seeking a solution that may be as good as or better than the current park configuration. The Terms of Reference for the High Level review allow for some flexibility in the boundaries of the park, provided there is no loss of park area.

The following criteria are recommended to evaluate future rezoning applications that propose changes to the shape of the Creekside Park Extension:

Table 7. Evaluation Criteria

- | |
|---|
| <ol style="list-style-type: none">1. The Provincial Government agrees to changes to the shape of the park and the soil remediation plan.2. The park area remains the same size.3. The park can accommodate the required amount of contaminated soil in such a way that it does not significantly compromise the park's functionality.4. Part of the park can be provided prior to completion of development on Area 6c.5. The shape of the park allows for flexibility in the functions and uses of the park, including special events, dragon boating and neighbourhood-oriented recreation functions.6. Consideration be given to the compatibility between new development sites and recreation activities.7. The park has a minimum depth of 70m from the water's edge to the northern boundary.8. The park is a contiguous parcel on the waterfront that connects to the existing Creekside Park.9. Street end views are preserved and shadowing impacts from towers are respected10. Public and private view impacts are considered.11. The park extension is bordered by public roads dedicated to the City.12. The proposal addresses the transportation and utility requirements to service the area such as the functioning of the future street car, access to the park and residential properties and the accommodation of utilities.13. Job space targets are met. |
|---|

Diagrams showing possible changes to the shape of Creekside Park extension are provided below for illustrative purposes.

Figure 11 - Creekside Park As Proposed in the FCN ODP

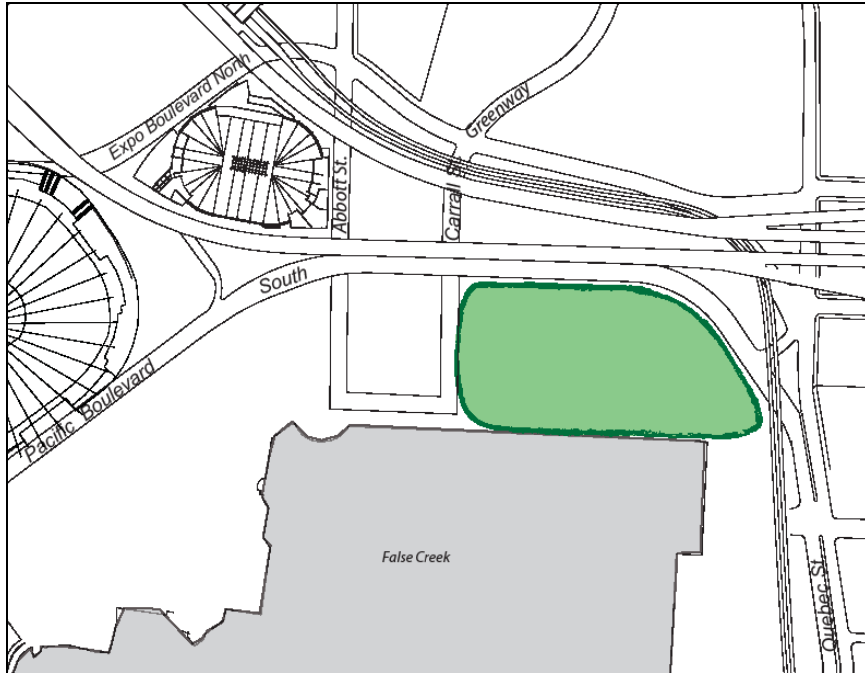
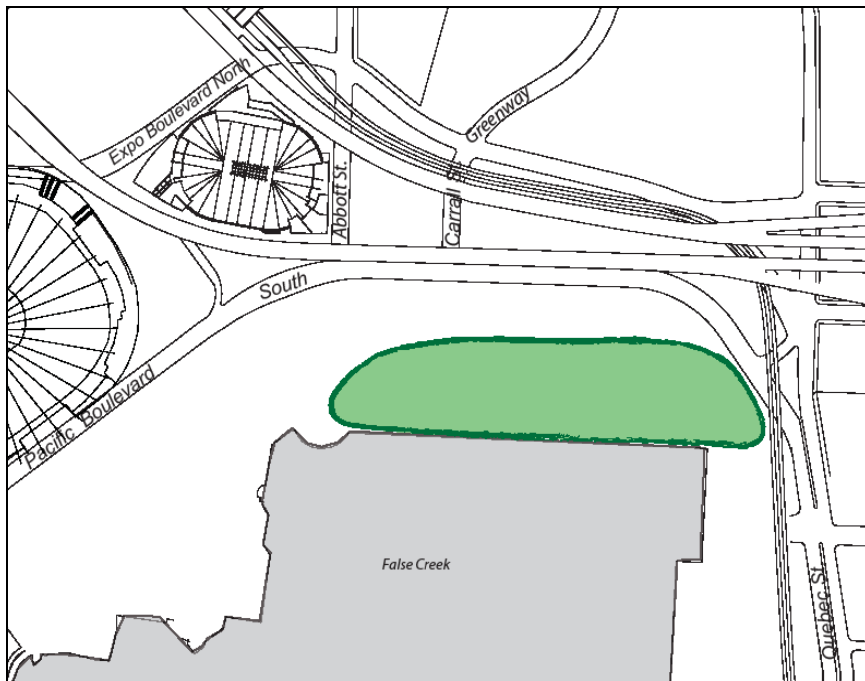


Figure 12 - Creekside Park Reshaped (Example for Illustrative Purposes)



3.5 RESIDENTIAL USE AND UNIT MIX

- 3.5.1** In consideration of the events, noise and congestion, pursue a series of measure including building design requirements, resident notification and communication and event noise standards to address the compatibility of residential use and events.
- 3.5.2** Accommodate approximately 4 million sq.ft. of residential floor space in NEFC, with the distribution of this residential space among areas generally as shown in Table 6. The recommended amount of 4 million sq.ft. of residential floor space is a target and is not intended to be a maximum or a minimum.

At a minimum the following will be considered when determining the appropriate amount of residential floor space to be permitted in an area:

- Environmental performance
 - Urban design and architectural excellence
 - The provision of ample amenities that strengthen the liveability of the area and the role of Northeast False Creek as an area for hosting events
 - The compatibility of housing adjacent to event venues
- 3.5.3** Housing and Household mix in NEFC will be mixed and diverse. Apply minimum design requirements for families with children on sites that are suited to families. Examples of such requirements could include family-focused indoor/outdoor amenity spaces and play equipment.
- 3.5.4** Require a diversity of unit sizes within each sub-area rezoning in NEFC, including studios, one to three or more bedroom apartments and apartments with secondary suites.

View Corridor Study and Possible Park Reshaping

The Downtown Capacity & View Corridors Study is underway, with an upcoming report scheduled for Council consideration. This may result in changes to the view corridors that currently limit building heights in NEFC. Density estimates may need to be reviewed following a Council decision on the view corridor study results and adjustments determined at the rezoning stage.

If the extension of Creekside Park is reshaped to become more elongated and is extended further west, the adjacent development sites would need to be redistributed to rebalance the park and development areas and this may also affect the density potential.

Discussion

The Compatibility of Residential and Events

Residential development in this area will appeal to a segment of the market that is attracted to the energy, vibrancy and public activity unique to the role of NEFC. It is anticipated that

with a major civic plaza in NEFC, there could be up to 200 events a year in NEFC. These will include football, hockey and soccer games, concerts, festivals, and outdoor sports events such as marathons. It will be important for new residents to accept that it is and will remain a busy, noisy area with a large number of events.

To provide a better understanding of noise issues related to the compatibility of events and residential, the City retained BKL Consultants in acoustic engineering to undertake an acoustic modelling study of the area. Activities associated with BC Place and the civic plaza outdoor performance/event space, and to a lesser degree GM Place will at times produce higher levels of noise than typically permitted by current Noise Control By-law standards for residential areas.

The City's residential acoustic standards address the 24 hour average of "A weighted" noise, i.e. dBA. This noise is usually from sources such as major arterials and Skytrain. However, there will be occasions when higher levels of dBA and dBC (lower bass noise) will be experienced in NEFC. It is anticipated that the broader spectrum dBA noise associated with concerts can be mitigated to CMHC livability standards with additional noise insulation materials. The dBC noise cannot be fully mitigated, but can be mitigated to acceptable levels through the measures proposed below.

It is anticipated that living in Northeast False Creek will appeal to residents that enjoy activity and events. It will be an area attractive to those who see vibrant, busy and fun places as a desirable place to live. To address the compatibility of residential use and events the following measures will be pursued:

- Advise residents and businesses in NEFC of the anticipated impacts from events through notices on title (or other legal means), rental agreements, and other communication tools;
- Building design must mitigate the levels of noise (dBA) associated with events, including bass noise (dBC) to the greatest extent possible, noting that it will not be possible to mitigate all deep base noise;
- Amend the Noise Control By-law to identify NEFC as a Special Event District with noise standards which reflect the functioning of the area as an event district while placing limits on the duration of events to allow events to co-exist with adjacent residential development; and
- Consult with the community, event organizers and venue operators on the proposed strategy and by-law amendments for managing the impacts of events.

At the sub-area rezoning stage future rezoning proposals must demonstrate compliance with the preceding requirements and the Noise By-law amended to the satisfaction of Council.

The Amount of Residential Floor Space in NEFC

Current Status

The residential allowance in the entire FCN ODP area is currently 9.9 million sq. ft. This accommodates about 16,000 residents. All the market residential permitted in the FCN ODP has been fully developed; only affordable housing sites remain to be developed.

Within NEFC, all the remaining development allowances are non-residential (see Table 1).

Residential Floor Space

The amount of residential floor space that is proposed reflects the following:

- Accommodation of the necessary non-residential floor space (i.e. job space) and the public open space in the Directions above;
- Appropriate building forms, heights, and separations; and
- Accommodation of the transportation needs within the existing and future transportation network

The estimate of 4 million sq.ft. of residential floor space was produced through a modelling exercise that assumed slim towers on podium bases (a form used throughout False Creek North and the rest of downtown).

The modelling incorporated the west 20 meters of the current 40 meter wide Carrall Street right-of-way adjacent to Area 6c South. This was proposed to partially compensate for the portion of Area 6c South that is proposed to be used for public open space and/or the Art Gallery. (This will need to be explored with Concord and the Province as soil remediation agreements may be affected.)

Four million sq.ft. of new residential floor space would accommodate about 7,200 residents, which represents a 45% increase over the 16,000 anticipated in the current FCN ODP. Figure 13 provides comparatives of the proposed new population of NEFC with other nearby areas.

Table 8. Residential - Estimated Distribution of Floor Space by Area (000s sq. ft.)

Area	Owner	Option 1 - With VAG	Option 2 - Without VAG
10	PavCo	700	700
7a	Aquilini	400	400
6b exc. VAG site	CMP	1440	1405
6b VAG site	CMP	0	0
5b West	Concord	See note 1 below	See Note 1 below
5b East	Concord		
6c North	Concord		
6c South	Concord		
	Concord Subtotal	1600	1540
TOTAL		4140	4045

Notes:

1. The distribution of residential floor space in each Concord sub area is subject to further planning study including possible park reshaping and view corridor assessment.
2. The maximum amount of residential floor space is to be determined at the rezoning stage.

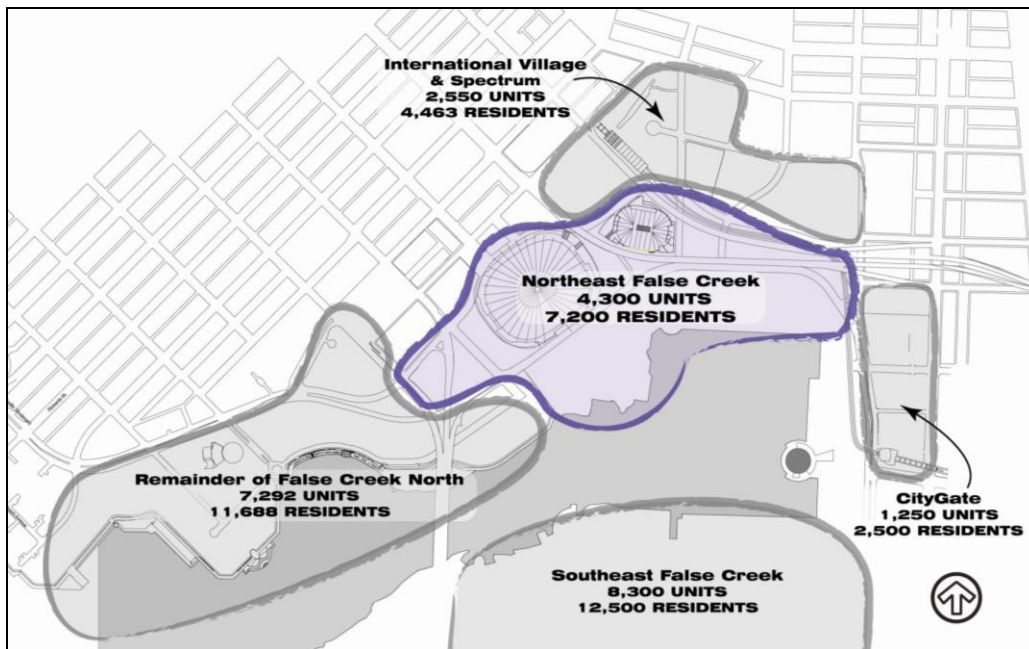
Household and Unit Mix

In major new communities such as Coal Harbour and False Creek North, the City of Vancouver has customarily required a certain proportion of the units -- 25% in the FCN ODP -- to be suitable for families with small children, as defined in the Guidelines for High Density Housing for Families with Children. This standard is not applied in other areas of the downtown

peninsula such as the West End, Triangle West, Downtown South and the Central Business District.

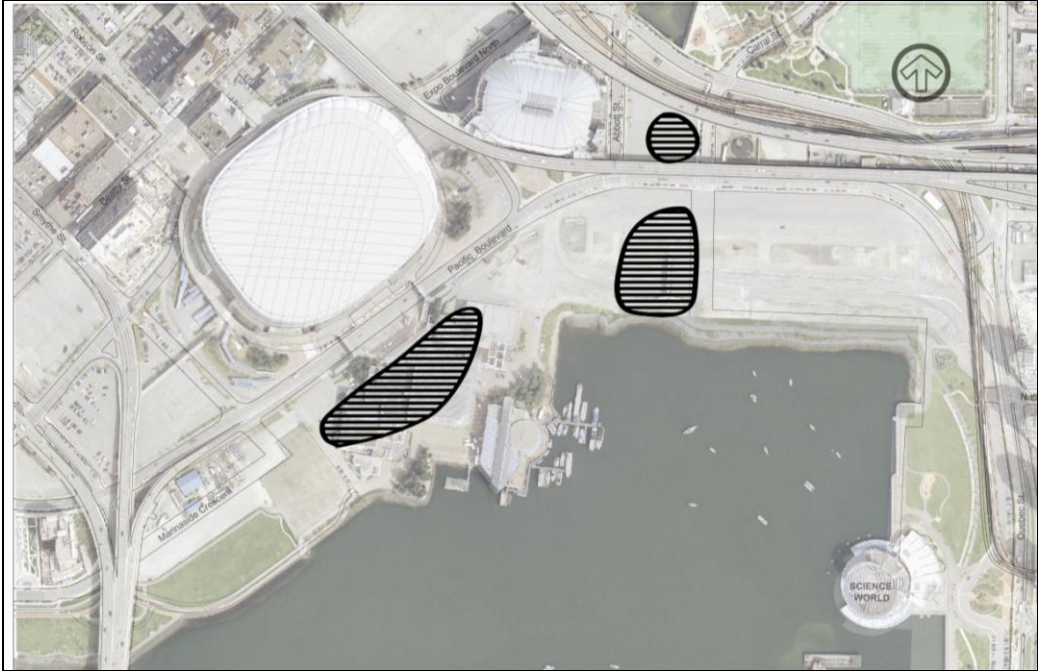
In 2008, Council decided not to apply these guidelines to residential development on the BC Place Stadium site due to the presence of noise and crowds. Given the physical setting, noise, and event-related traffic congestion, some sites in NEFC, particularly those immediately adjacent to the stadium, arena and civic plaza may not be particularly well-suited for buildings marketed as housing for families with children. Other sites such as those along the seawall or enclaves sheltered from traffic noise and events would be more suitable (Figure 14). With each rezoning application, an assessment will be made of whether the site is suitable for housing for families with children. Design, amenity and livability considerations will be applied at the rezoning stage and as part of development permit reviews. More background information on housing investigations used in the preparation of these policies can be found in Appendix A.1

Figure 13. Nearby Residential Areas



Note: Area 5b West is included within the context of NEFC

Figure 14. Areas Suitable for Families with Children for a “VAG-In” Scheme



3.6 BUILT FORM AND DENSITY

- 3.6.1** The built form will reflect the vision of a unique, sustainable, mixed use community on Vancouver's False Creek waterfront, with distinctive and innovative architecture, a mutually supportive interface between large event venues and residential use and a strong definition of the public realm, while addressing livability factors including shadows, views, crowds, noise and privacy.
- 3.6.2** Achieving 4.0 million sq.ft. of residential floor space in addition to the 1.8 million sq.ft. of non-residential floor space is contingent upon successfully resolving built form and urban design considerations and will be proven out at the rezoning stage.

Discussion

The NEFC Vision Principles (Part 2) speak to the built form aspirations and possibilities on individual sites within NEFC. The delivery of 1.8 million sq.ft. of non-residential floor space is a City priority for the area. Successfully resolving the detailed built form through the rezoning process will be critical in achieving the residential floor space target of 4.0 million sq. ft.. There will be challenges in meeting the Vision Principles and designing buildings and public spaces in close proximity to major sporting and event venues while also advancing sustainability, delivering job space and achieving other important policy objectives.

The above noted density targets were established through 3-D modeling that demonstrated that the floor space targets of 1.8 million sq.ft. of non-residential use and 4.0 million sq.ft. of residential use could be met with a built form generally consisting of slim towers on podium bases. The built form model satisfied important livability and urban design criteria related to shadows, views and privacy. It assumed tower spacing of approximately 80 feet, and strong podium bases of 4 to 6 storey, similar to Pacific Boulevard in the Roundhouse Neighbourhood. This form provides for the non-residential floor space target and the residential floor space target as well as defining streets, plazas and pedestrian routes. Tower heights were assumed to be at a maximum height near Pacific Boulevard, with reduced height toward the water. The opportunities and constraints of each site were considered in this modeling exercise. The site circumstances, land use and urban design objectives vary considerable from site to site. Accordingly, the proposed density (FSR) also varies on a site to site basis. The densities proposed for NEFC are at the upper range of density for the downtown peninsula.

Variations from the prototypical built form described above are possible and encouraged in response to varying site circumstances, opportunities and constraints. This includes sites with direct exposure to large event venues, sites with opportunities for landmark buildings, sites closest to the water's edge, and buildings that assist in defining public spaces.

Designing for sustainability needs to begin at the outset of the design process. Sustainability considerations must be an integral part of the overall design, rather than "window dressing" with green building elements after the design exercise is completed. In this context, unique or creative built form or architectural elements that result from "raising the bar on sustainability" are encouraged.

Variations in height and form may also result from the findings and conclusions of the City's View Corridor Study and will be a factor in the ability to achieve the residential floor space target of 4 million sq.ft. for the area.

3.7 PUBLIC BENEFITS PROPOSAL

- 3.7.1** Designate 20% of the total number of dwelling units in NEFC for affordable housing. On some sites, where it will not be possible to achieve 20% affordable housing, payments-in-lieu will be received. These Payments-in-lieu will be used to achieve affordable housing on sites within NEFC, FCN, and/or other areas.
- 3.7.2** Designate a minimum of 10% of the total number of dwelling units in NEFC for market rental housing.
- 3.7.3** Deliver a minimum of 10% of the new residential floor space in NEFC through the transfer of heritage density from the Heritage Density Bank.
- 3.7.4** Provide the Georgia Pedestrian Link, Upgrade Pacific Boulevard and the continue the Carrall Street Greenway.
- 3.7.5** Provide the civic plaza(s) conceived in the option with the Vancouver Art Gallery or the plazas in the option without the Vancouver Art Gallery.
- 3.7.6** Provide two child care centres, a family place and after-school care facility; and recreation space (under the Viaducts). In addition, provide financial contributions for upgrades to existing FCN parks and open spaces, the renewal of the Vancouver Aquatic Centre; and capital upgrades at the Central Vancouver Library.
- 3.7.7** Pursue the implementation, funding and location of the public amenities and benefits in conjunction with rezoning applications in NEFC and will consider evolving priorities.
- 3.7.8** Facilities for paddlers and rowers (e.g. Boathouse site)

Staff will consult with the rowing and paddling community on the needs for facilities prior to Council's consideration of rezonings of any of the waterfront sites in northeast False Creek, report back to Council with recommendations for these facilities, including recommendations for sites (private / or public) and strategies for fund-raising distinct from any development public amenity package.

Discussion

Current FCN ODP Provisions

Community facilities and services required under the current FCN ODP include the completion of the waterfront walkway, two schools (provision of sites), community centre and gym, childcare facilities, multipurpose room, branch library (if desired by the VPL) and field house. These have been provided in a phased way, as the development has occurred. One childcare centre and one after school care centre remain as outstanding requirements under the current ODP.

There is also a site in International Village on which Vancouver School Board (VSB) intends to build an elementary school when provincial funding is made available. The International Village site is the VSB's top priority for new schools. VSB plans to submit a capital funding

proposal to the provincial government in the near future. The proposal will include space for after school care.

The community facilities and services provided in FCN are used by FCN residents along with residents of nearby areas and are operating at or beyond capacity. Therefore, providing additional capacity for the 7200 new residents contemplated in NEFC will be critical.

Recommended New Public Benefits

“Public Benefits” is a broad term that includes parks (and public open spaces), affordable housing, as well as the various community facilities and services referred to above. It also includes possible benefits to the broader community such as cultural facilities, heritage density transfer, neighbourhood house, etc. The Public Benefits Proposal identifies existing and anticipated needs, as well as the financial feasibility.

The whole of FCN is excluded from all existing Development Cost Levy (DCL) areas therefore DCL funding cannot be used in NEFC. All of the existing community facilities and services in NEFC were achieved through the ODP and subsequent rezoning applications.

The recommended public benefits for NEFC have been identified with consideration of:

- Council priorities and policies and the NEFC HLR Terms of Reference
- The public amenities identified in the FCN ODP that have not yet been delivered but will be provided when the remaining development allowances in the FCN ODP are built out;
- Public comments received at Public Open Houses in winter 2009 and fall 2009, advice from the NEFC HLR Consultative Group and a variety of community and business groups who have met with staff;
- Consideration of the ability of development to provide the required new facilities and services and the City’s ability to maintain and operate them.

New public benefits in NEFC will be funded from contributions from development at the rezoning stage and may be supplemented by funding from senior governments or the City. Changes and additions to the Public Benefits Proposal may be required as more detailed planning for the area unfolds and more information on needs and costs is available. Should use or density be changed from that proposed in the Directions, the public benefits proposal will need to be reviewed.

In October 2008, Council approved amendments to the FCN ODP allowing consideration of up to 1.4 million sq.ft. of new floor area for Area 10 (BC Place Stadium). Council concluded that the up-grade of the stadium, including the replacement of the roof would be viewed as the public benefit associated with the amendment of the FCN ODP. Therefore there would not be a Community Amenity Contribution (CAC) or new community facilities and services delivered as part of the future development on Area 10. In future, should BC PavCo request further increases to the development potential or if the up-grade of the stadium and replacement of the roof are not pursued, the question of contributions to community facilities and services could be revisited.

Affordable and Market Rental Housing

It is proposed that 20% of the housing units in NEFC will be identified as affordable housing. In addition, it is proposed that 10% of the housing units be designated market rental housing as a component of modest market housing.

The City of Vancouver defines “affordable housing” as: dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rent. “Modest market housing” is defined as: dwelling units designed to be affordable to persons who make up a household, and whose combined gross annual incomes fall within the middle third of income distribution for the Greater Vancouver Region published by Statistics Canada, in the then current Canada Census at the time of any applicable CD-1 rezoning. In NEFC, modest market housing will be provided as market rental housing.

Affordable Housing Policy and Current FCN ODP

Council's policy for new communities is that 20% of the total numbers of units is to be secured for affordable housing. The FCN ODP originally called for 20% affordable housing throughout the Plan area. Over the years the amount of affordable housing that could actually be delivered in FCN has been reduced to about 13% because senior government funding has not been available at the time needed to develop the affordable housing sites. When conversion from non-market to market housing has occurred, the City has taken “cash in lieu”, and this funding has been put toward delivery of affordable housing elsewhere and subsequently the projected proportion of 20% affordable housing has been reduced to 13%.

There are five vacant sites in False Creek North waiting for senior government funding. Although affordable housing sites can be secured at the rezoning stage, very limited provincial and federal government funds are currently available to pay for site acquisition and construction costs. Provincial funding has been forthcoming for one supportive housing project in False Creek North. It has been approved for 1050 Expo Blvd. and includes 133 apartments. This development is among 14 similar supportive housing projects that have been approved for a variety of locations in the city.

Creative solutions and new partnerships may be required in order to address the funding challenge and to help achieve affordable housing objectives.

Heritage Density Transfer

Council has identified NEFC as an area that should receive heritage density from the density bank to assist in the rehabilitation of valued heritage buildings. Reducing the amount of density currently in the density bank has been identified as a corporate priority. The 10% floor space transfer component cited in Direction 3.6.3 would be within the 4 million sq.ft. residential target (not in addition), with the standard rezoning proforma methodology applied to determine value.

Public Realm, Pedestrian and Transportation Links

In addition to the proposed public open spaces (described in detail Part 3.3) several public realm and transportation links are proposed to improve connectivity within NEFC and with adjacent neighbourhoods and districts. Pedestrian improvements providing connections to the downtown, Gastown, Chinatown and the Stadium Skytrain station will include:

- The continuation of the Carrall Street Greenway from Expo Boulevard to False Creek.
- The Georgia Pedestrian Link, connecting Beatty Street and Pacific Blvd. will improve connections between NEFC and the downtown. Council amended the FCN ODP in 2008 to require the provision of this link on the east side of BC Place Stadium.
- Pacific Boulevard will be improved to enhance the public realm. The new design will include a bike lane, vehicle lanes, street trees in boulevards, wider sidewalks and a right of way for a future streetcar.

New Public Open Spaces

The provision of new public open spaces including options for a civic plaza in NEFC is discussed in detail in Section 3.4 Public Open Space and Parks.

New Community Facilities

During the public process many people advised that enhanced facilities for families with children and indoor community space should be priorities. The public benefit proposal for NEFC calls for two child care centres, an expansion to the planned after-school care centre and family place as well as funds for the renewal of the Vancouver Aquatic Centre (the only indoor public swimming pool in the downtown peninsula).

Due to the close proximity of the Roundhouse Community Centre and the new Southeast False Creek community centres, a new stand alone community centre is not proposed for Northeast False Creek. Both of these community centres are within walking distance of NEFC (1km). The New SEFC Community Centre includes a full size gym, aerobics studio, weight and exercise space, arts and crafts, and all purpose meeting rooms. In addition, there will be a program component offering non-motorized boating including canoeing, kayaking, rowing and dragon boating.

As noted above, the FCN ODP provided for a future site for an elementary school in International Village but it has not been constructed. This delay has placed great pressure on Elsie Roy School as the only elementary school in False Creek North. The Vancouver School Board has identified the development of the International Village Elementary School as their top priority for a new school. Its construction is dependant on the availability of provincial funding.

APPENDIX A.1 - BACKGROUND INFORMATION

Viaducts

The Terms of Reference for the High Level Review instructed that staff consider the implications for the possible removal of a portion of the viaducts when considering form of development and transportation options. A number of possible viaduct configuration options were reviewed ranging from the status quo to complete removal. This analysis assumed that the Skytrain guide way would remain and that alternate routes into and out of the downtown would be enhanced/required if the viaducts were removed.

The purpose of this review was to determine if any of the options had direction implications on the NEFC High Level Review. It was concluded that the findings of the High Level Review should not limit future decision-making on the question of the viaducts. Accordingly, the proposed directions can be realized whether the viaducts are partly or wholly removed.

Movement and Parking

The existing arterial road network in NEFC will need to serve the major events in the area, as well as any new development. There are times when severe congestion will occur on the road network surrounding the stadium, the arena and the eastern part of downtown that, depending on the size of the event(s), can last from 20 minutes to an hour after the end of the event(s). As well, Pacific Boulevard closures occur 3 to 4 times a year, mainly on Sunday mornings, to accommodate large scale races, parades, or other events. Given the requests that the City receives, this could increase to 6 to 8 times per year.

With respect to traffic generated by new residents and employees, the capacity of the road network and transit system was reviewed for both the morning and afternoon peak traffic periods. The assessment was based on the proposed maximum land use and densities for the area. While it shows the arterial network to be adequate, the volume of traffic will require that there be no curb-side parking along Pacific Boulevard at least during peak times.

The geometry of Pacific Boulevard right-of-way was reviewed, and adjustments identified to allow for high quality public realm (including street trees), cycling routes, and the future streetcar. The estimates of development potential took these right-of-way adjustments into account.

Non-arterial streets will need to be created within sites to provide enhanced pedestrian connections, routes to public transit, cycling connections, and adequate vehicle circulation space. Extensions of Smith Street, Abbott Street and Carrall Street will be required, consistent with the ODP.

If the Art Gallery locates in NEFC as illustrated in Figure 9, the alignment for local streets will generally need to be loops rather than dead ends, and will need to intersect with Pacific Boulevard in safe locations taking into account existing bridge ramps and future streetcar alignment. Standard 20m (66 ft.) wide rights-of-way will be needed for non-arterial streets. If the Vancouver Art Gallery does not locate in NEFC, future developments south of Pacific Boulevard, will require a street connection between the Plaza of Nations Area 6b and Concord Area 6C as an important component of the functionality of the transportation needs of the

area. The east-west street continuity allows for greater pedestrian, bicycle, vehicle and emergency access to the development areas, it maintains the street grid network and block lengths in the downtown, allows access flexibility during Special Events in the NEFC area and reduces the number of new traffic intersections along Pacific Boulevard.

The Georgia Pedestrian Link -- a major pedestrian link that would accommodate the change in grade from Beatty Street to Pacific Boulevard along the east side of BC Place stadium -- is assumed to be provided, consistent with the ODP (included in the October 2008 BC Place Stadium ODP Amendments).

In terms of parking, it was assumed that the reduced parking requirements currently under consideration for the downtown peninsula would apply. ODP requirements for a total of 1000 stadium parking spaces in the stadium area will remain as is.

Parking for new developments will need to be provided on-site, as normal. However, where there are site constraints that make it difficult to physically accommodate on-site parking, off-site parking agreements for stalls on nearby sites would be investigated in accordance with the Parking Bylaw.

Utilities

The existing City sewer and water mains in the road network of Northeast False Creek will continue to serve the utility needs of the future development build out of NEFC. The existing capacity of sewer and water mains were based on the overall anticipated development densities and land uses contained within the existing Official Development Plan. Based on the proposed increase of the residential and non-residential land uses resulting from the NEFC HLR, the existing utilities were evaluated and are anticipated to have the required capacity. Further utility evaluations would be completed at the rezoning stage of each development site and any required utility upgrades would be securing through the rezoning process. To serve the site-specific utility needs of the development buildings, the new internal road networks will be utilized for these servicing needs.

Private or 3rd party utilities, such as Hydro, gas, district heat, phone, cable, etc. would be completed as part of the build out of the development and any required upgrade to existing facilities would be secured through the rezoning process.

Housing

As background information for the preparation of these policy directions, staff reviewed a variety of high rise residential buildings in a range of locations ranging from nearby the Granville Entertainment District, some adjacent to the Central Business District and others in the False Creek North waterfront neighbourhood. The demographic trends indicated in the 1991 - 2006 Census's were also evaluated. This investigation resulted in the following observations:

- More than 25% of units in almost all buildings reviewed had two or more bedrooms, even though the majority of buildings were not in areas where the City required that 25% of the units be of this size or larger;

- There are more families with children in the waterfront neighbourhoods and generally fewer families with children in areas such as Downtown South. These are the statistics for the % of households with children:
 - False Creek North - 25%
 - Downtown South - 10%
 - City Gate - 29%
 - Triangle West - 18%
 - Granville Slopes - 15%.
- The most important factor in ensuring adequate on-site amenities for a variety of households is a large amenity room adjacent to a large functional common outdoor space. These have been provided in almost all recently approved high-rise residential buildings.
- The presence of an elementary school is a key factor in whether a family with children chooses to move to or stay in an area. The development of a school at International Village is dependant on provincial government funding.

A continuing dilemma for families with children choosing to live in high density neighbourhoods is that larger apartments (with 3 or more bedrooms) are not affordable for most families. However, the Directions call for the pursuit of alternatives such as apartments with secondary suites, rental apartments as well as a broad mix of unit sizes and on-site amenity spaces and open space.

APPENDIX A.2 - ODP/REZONING ALLOWANCES AND PROPOSED CHANGES (excluding floor space within BC Place and GM Place)

With Vancouver Art Gallery (000 sq. ft.)

Area	Owner	Current* ODP or Rezoning Allowances		Proposed Development Allowances		Change		
		Non-Res	Res	Non-Res (Min)	Res	Non-Res	Res	Combined
10	PavCo	0	0	700	700	+700	+700	+1400
7a	Aquilini	224	0	235	400	+11	+400	+411
6b exc. VAG site	CMP	608	0	145	1440	-463	+1440	+977
6b VAG site	CMP	72**	0	320	0	+248	0	+248
5b West	Concord			20	See Note 1 below			
5b East	Concord	82***		235				
6c North	Concord			20				
6c South	Concord	797		125				
	Concord Subtotal	879	0	400	1600	-479	+1595	+1116
TOTAL		1783	0	1800	4140	+17	+4140	+4157

Without Vancouver Art Gallery (000 sq. ft.)

Area	Owner	Current* ODP or Rezoning Allowances		Proposed Development Allowances		Change		
		Non-Res	Res	Non-Res (Min)	Res	Non-Res	Res	Combined
10	PavCo	0	0	700	700	+700	+700	+1400
7a	Aquilini	224	0	235	400	+11	+400	+411
6b exc. VAG site	CMP	608	0	250	1405	-428	+1405	+977
6b VAG site	CMP	72**	0	100	0	+28	0	+28
5b West	Concord			20	See Note 1 below			
5b East	Concord	82***		275				
6c North	Concord			60				
6c South	Concord	797		160				
	Concord Subtotal	879	0	515	1540	-364	+1540	+1116
TOTAL		1783	0	1800	4045	-17	+4045	+4028

Notes:

1. The distribution of residential floor space in each Concord sub area is subject to further planning study including possible park reshaping and view corridor assessment.
2. The maximum amount of floor space that can be achieved is to be determined at the sub area rezoning for each site.
3. Although outside of the HLR Study Area, the future use of Area 5b West is addressed in the Directions and included in the tables above.
4. * "Current" means ODP or zoning at start of HLR.
5. ** means floor space in Enterprise Hall
6. *** floor space allowance in ODP resides on Area 5b: assigned to 5b East.

APPENDIX A.3 - AMOUNT OF LAND REQUIRED FOR PUBLIC USE BY LAND OWNER

	Land Requirements for Public Use in NEFC (Owner)			
	Area 6b (Canadian Metropolitan Properties)		Area 6c South (Concord Pacific)	
	With VAG	Without VAG	With VAG	Without VAG
New Requirements (HLR Directions)	VAG site 103,000	Large Civic Plaza 80,000	North Portion of VAG Site 18,000	Small Plaza 20,000
	Open Space 80,000		VAG forecourt 24,000 Civic Plaza 35,000	
Less Adjustments ¹	nil	nil	-20,000	-20,000
Net New Requirements	183,000 sq.ft.	80,000 sq.ft.	57,000 sq.ft.	nil

Note:

1. The west 20 metres of the 40 metre wide Carrall Street Right-of-way adjacent to Area 6c South was included in the site area for Area 6c South to compensate for impacts related to requirements for public open space and the Art Gallery. The feasibility of this land swap will need to be explored with Concord and the Province as soil remediation agreements may be affected.
2. In addition to the new open space requirements, in all cases, Concord Pacific is required to provide the extension of Creekside park in conjunction with the development of Area 6c. The park extension is approximately 9 acres in size (392,000 sq.ft.) with the final size to be confirmed
3. There is a treed area of approximately 15,000 sq.ft. on the water side of the walkway/bikeway on area 6b. This piece of the site has neither been proposed for development nor included in open space planning to date. It could be affected by future adjustments to the shoreline or improvements to the walkway/bikeway route. Future work will determine if it is feasible to include it in the open space system for NEFC.