


WELCOME TO OUR OPEN HOUSE

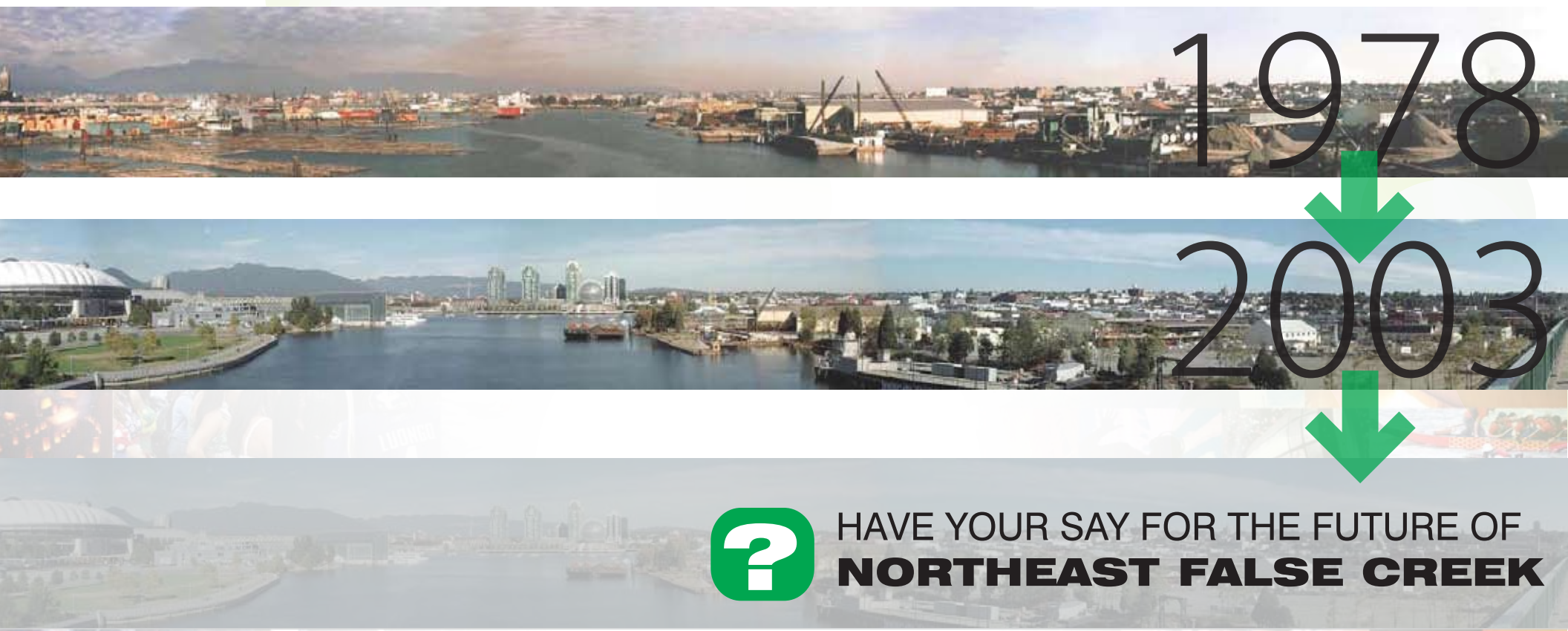
Over the past year the City has been conducting a planning study (High level Review) of Northeast False Creek. The purpose of this Open House is to get your comments on the proposed **DIRECTIONS** for the future of Northeast False Creek.

The following display boards describe proposed **DIRECTIONS** that the City has developed for the future of Northeast False Creek (NEFC) based on Council instruction in consultation with the major land owners and the NEFC Consultative Group. Neither Council nor the land owners have endorsed these **DIRECTIONS** and further discussions will be needed. The **DIRECTIONS** may be revised based on the public and private land owners' response prior to being forwarded to Council.

We invite you to pick up a Response Form and walk through the display. At the end of each section you will be prompted by a green question mark  to respond to the questions and provide any other comments you may have. When you have completed your Response Form please drop it in the box at the end of the display.

The boards provided at this Open House and a summary of the public response to the **DIRECTIONS** will be provided on our web site (vancouver.ca/NEFC) in early February.

An illustrative plan and perspective is included at the end the display to show one option that could result from the proposed **DIRECTIONS**.



1978

2003



HAVE YOUR SAY FOR THE FUTURE OF
NORTHEAST FALSE CREEK

WHAT IS THE HIGH LEVEL REVIEW?

The High Level Review is a planning study that will provide policy directions for a renewed land use vision for Northeast False Creek (NEFC). The study considers both the public interest needs of the area and the objectives of the land owners.

WHY A HIGH LEVEL REVIEW?

There was a need to review the role that this area should play in the downtown peninsula and to define the mix and location of land uses for the future for a number of reasons:

- The Metro Core Jobs and Economy Land Use Study has indicated that there is insufficient commercial capacity (i.e. sites and zoning) in Downtown Vancouver to meet the anticipated demand for projected job growth. The NEFC area needs to play a role in this.
- In 2005, Council endorsed a land use policy that confirms the importance of Northeast False Creek as an entertainment, special events, cultural and sports precinct in the city and supports only limited residential development. However, the property owners have indicated that they are interested in residential development in the area.

Since the High Level Review began, two provincial announcements have influenced the process namely, the decision to retain and upgrade BC Place Stadium and the consideration of the current Plaza of Nations site (owned by Canadian Metropolitan Properties) as a possible future location for the Vancouver Art Gallery.

HIGH LEVEL REVIEW PRODUCTS

The High Level Review will:

- Identify appropriate land use and density of development for the area
- Identify areas for public use including major public open spaces and public facilities
- Develop a public benefits strategy to support the land use policy directions

Further work will be needed to refine built form and massing as well as details of streets and linkages.

PROGRESS SO FAR

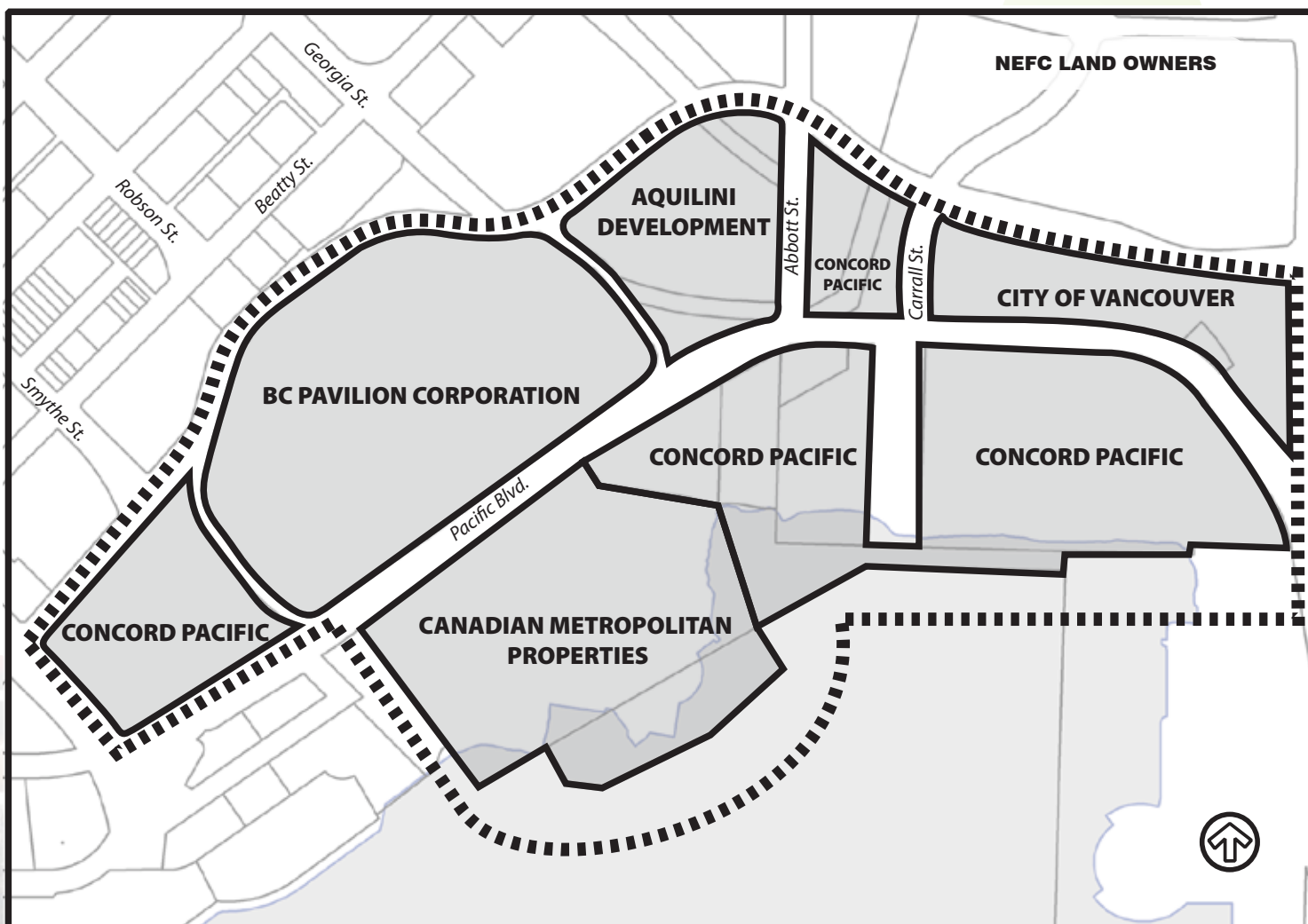
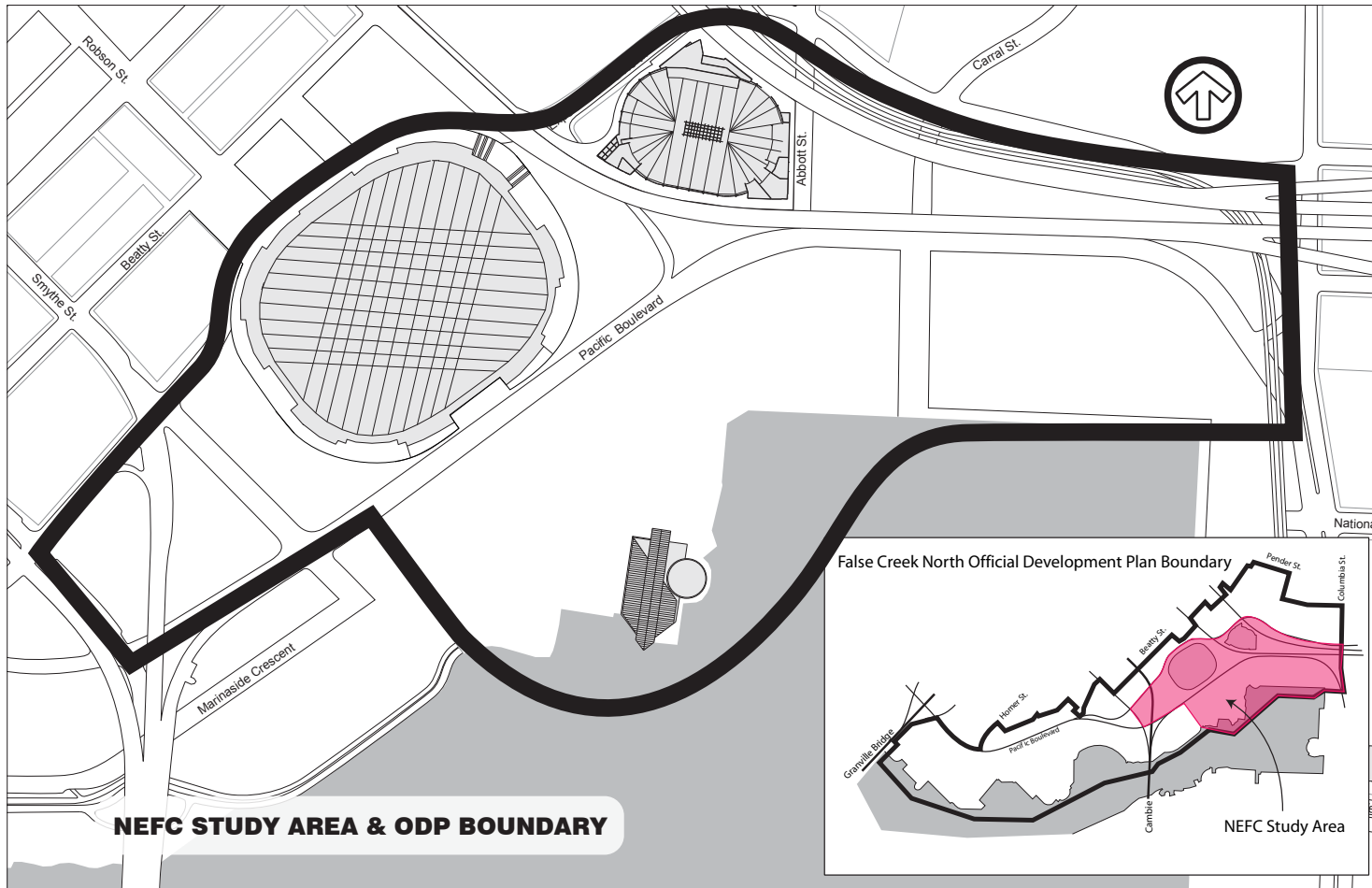
- Staff development of land use and density options
- Meetings with land owners and Consultative Group
- Completion of consultant studies on: commercial market demand, event acoustic impacts; and attributes and location of new public open space
- Traffic modeling
- Review and evaluation of preliminary land use options
- Initial work on the Public Benefits Strategy

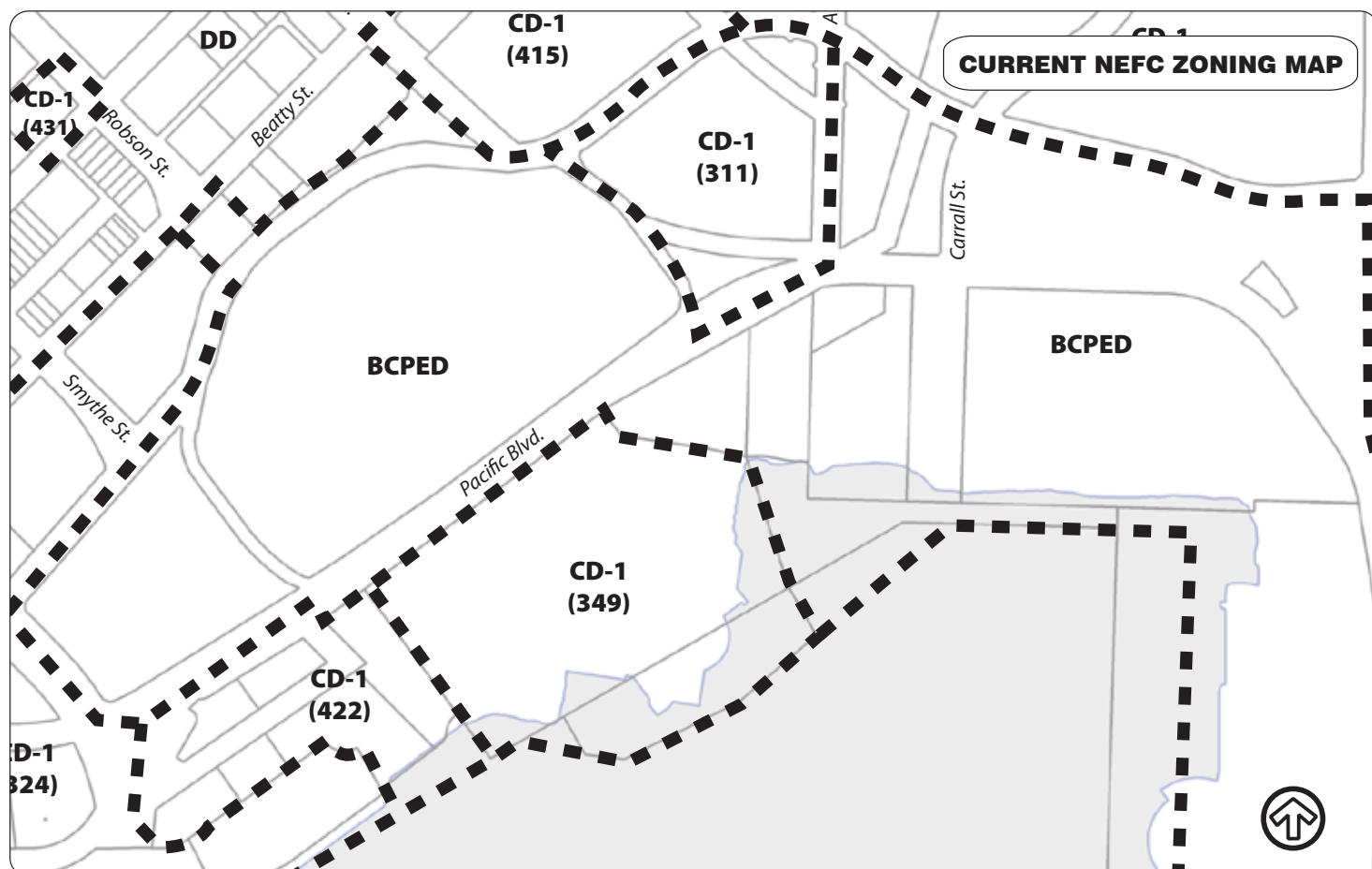
ANTICIPATED NEXT STEPS

- Consider response from Public Open Houses
- Prepare report for Council on proposed Directions including a status report on public benefits work completed to date
- Prepare Council report on proposed amendments to the False Creek North Official Development Plan (ODP)
- Continue work on Public Benefits Strategy including more public consultation
- Public Hearings on ODP Amendments and Council consideration of Public Benefits
- Site-specific rezoning applications could be considered following amendments to the False Creek North ODP

HAVE YOUR SAY

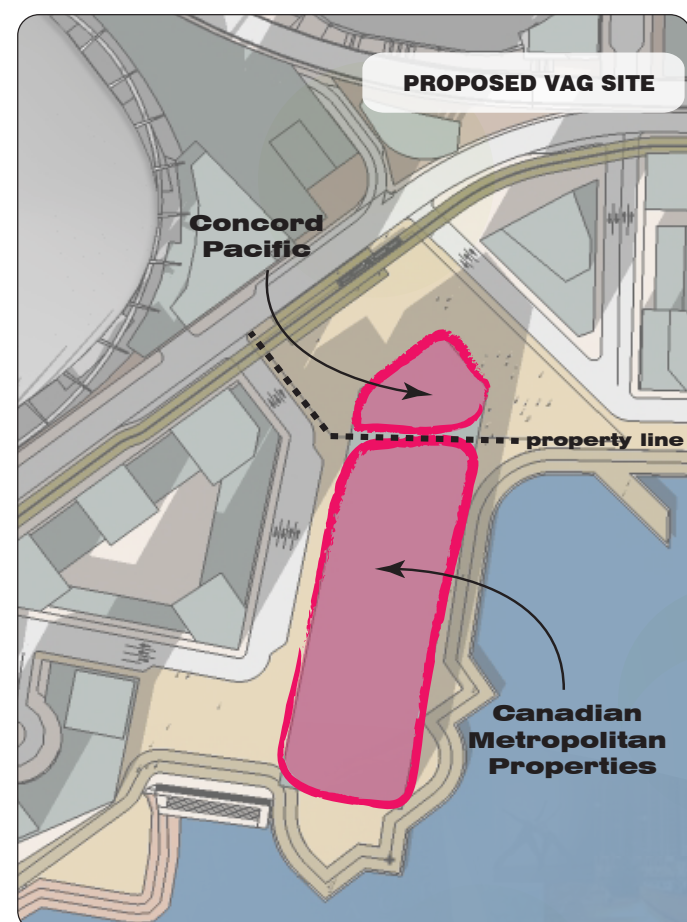
- Complete the Public Response Form
- Provide your name to be contacted about future meetings on NEFC Directions
- Attend a future Public Hearing for the amendments to the False Creek North Official Development Plan (ODP)
- Provide comments on future site specific rezoning applications in the area





PROPOSED VANCOUVER ART GALLERY SITE

In the spring of 2008, the Province put forward the idea of locating a new Vancouver Art Gallery (VAG) on the Plaza of Nations site owned by Canadian Metropolitan Properties (CMP). To evaluate the opportunities and challenges of locating on the proposed site the Art Gallery retained consultants. Among other findings, the evaluation concluded that the proposed site for the gallery would need to expand north to include some of the Concord land at the foot of Georgia along Pacific Boulevard. The site requirements needed to accommodate the Vancouver Art Gallery (including the expanded site) has been included in the proposed **DIRECTIONS**.



The Vancouver Art Gallery Board has not yet made a decision on whether to pursue the proposed location. The proposed **DIRECTIONS** for the future of NEFC reflect the opportunity to have VAG locate in NEFC. However, what should happen if VAG decides not to locate here is also discussed.

PLANNING CONSIDERATIONS

The proposed **DIRECTIONS** reflect staff investigations that were guided by a number of planning considerations.

HIGHLIGHTS FROM THE TERMS OF REFERENCE

approved by Council in May 2007)

- 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 directions.
- 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."

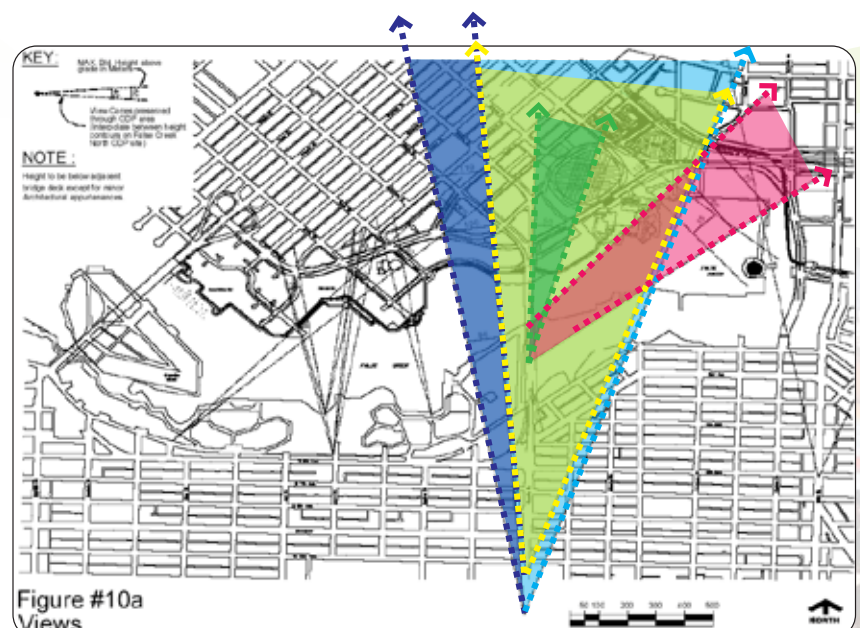
BUILT FORM PRINCIPLES

To look at how much floor space could physically fit into the area, we used slim, widely-spaced towers (min. 80ft. separation) on large bases because they satisfy two important urban design principles:

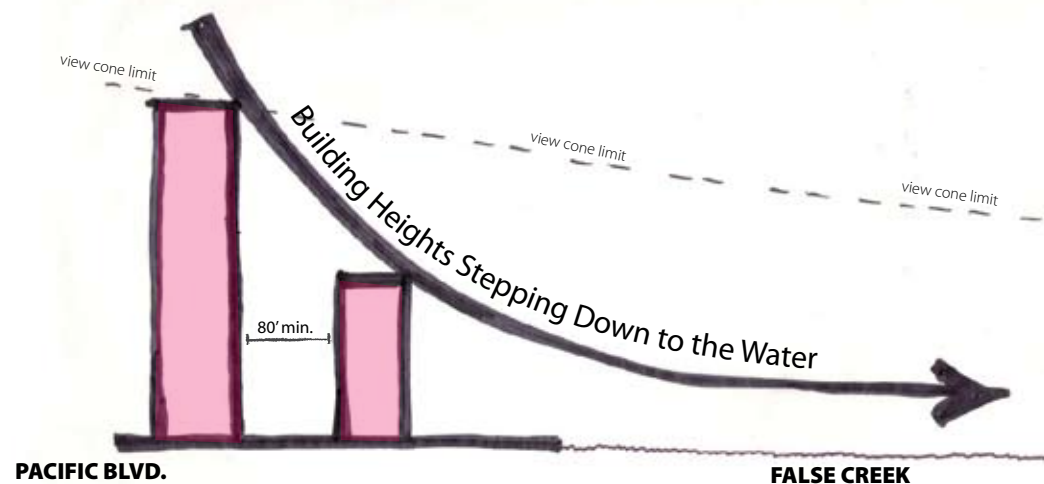
- Buildings will strongly define and animate the public spaces in the area (new streets, plazas, pedestrian routes)
- Shadows will be minimized while maximizing privacy and livability.

ADDITIONAL URBAN DESIGN PRINCIPLES THAT AFFECT THE FEASIBLE DENSITY INCLUDE:

- Tower heights will be limited by current view corridors and buildings will be sited to respect street end views (Note: Council has asked staff to study how height limits and view corridor protection policies affect development capacity in the downtown. It is possible that the outcomes of that study could result in taller towers in NEFC.)
- Tower heights will be lower towards the water.



PLANNING CONSIDERATIONS



MOVEMENT

The capacity of the road network was reviewed based on the proposed land use and densities for the area, for both the morning and afternoon peak traffic periods.

- Street rights-of-way will need to accommodate enhanced pedestrian connections in the area, routes to public transit facilities, cycling connections, a future streetcar system and adequate vehicle circulation space. Generally, 20m wide rights of way will be required.
- It is acknowledged that there are times when severe congestion will occur on the road network surrounding the stadiums 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).

NOISE IMPACTS

BKL Consultants in Acoustics was retained to investigate the impacts of event and traffic noise on the livability of the area.

- The study confirmed that residential towers in NEFC will need to be designed to specifically address the high noise levels during stadium and large outdoor events.
- Some but not all of event noise can be mitigated.

ENVIRONMENTAL SUSTAINABILITY

- NEFC contains a significant amount of under-utilized land in a central area that is well served by public transit. From a land use planning perspective it is a highly suitable location for increased density.
- At the sub-area rezoning stage buildings will be required to meet the City's Green Building requirements currently a minimum of LEED™ silver equivalent (likely becoming LEED™ gold in January 2010). For large sites, the feasibility of campus or district energy systems will be explored.

1. OVERALL ROLE IN CITY & REGION



PROPOSED DIRECTION

NEFC WILL BE enhanced as a vibrant city and regional focus of sports, entertainment, community and cultural events and facilities:

- The physical setting will be strongly “imageable” and better integrated into the surrounding areas through better linkages, grade transitions, and lively streets.
- Future businesses and residents will be actively informed about the noise, congestion, and crowds that are to be expected.



ADDITIONAL INFORMATION

- BC Place Stadium will undergo major rehabilitation and remain a venue for sports, entertainment and trade events for the next 30+ years.
- The Noise Bylaw will be revised to reflect the events that will occur in the stadium.
- Development will be encouraged to mitigate noise as much as possible, and the City will be flexible in considering different design solutions.

2. NON-RESIDENTIAL (JOB SPACE)

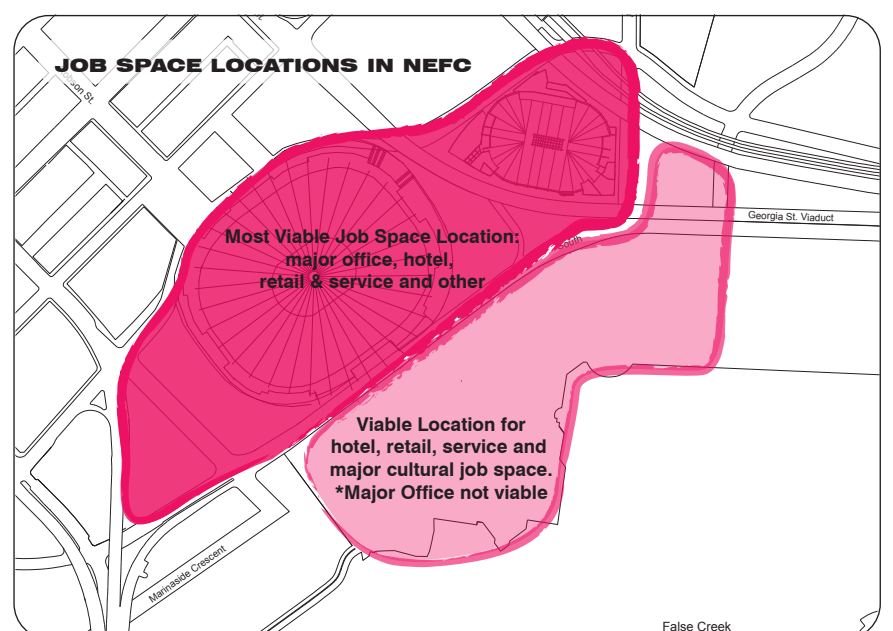
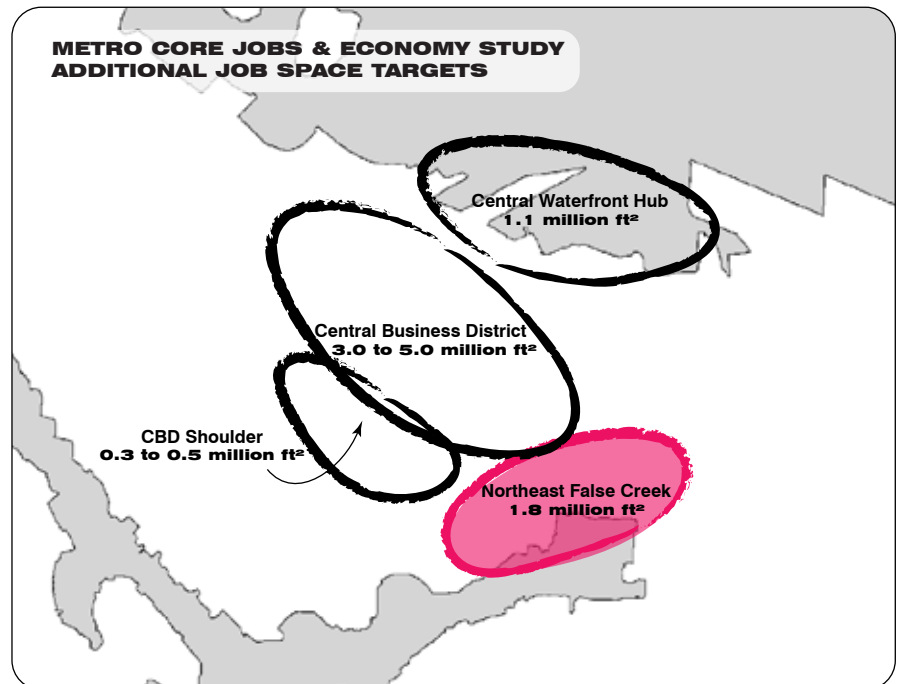
PROPOSED DIRECTION

NEFC WILL BE an important location for jobs and employment in the downtown peninsula:

- A minimum of 1.8 million sq. ft. of “job space” will be required in locations that optimize the market viability of the space. “Job space” includes not only office, but also hotel, cultural, institutional, retail, service, etc.
- Additional major public attractions, such as the Vancouver Art Gallery, casino, or other citywide or regional facilities, will be encouraged.
- The viable retail/service space will be distributed to ensure it is available to line major pedestrian links and public spaces.

CONTINGENCY

The Vancouver Art Gallery (VAG) Board has not yet decided whether to pursue the proposed site in NEFC. If the VAG does not locate on this site alternatives for active public uses would be sought. Examples could include replacement of the Plaza of Nations performance/event space, entertainment uses and other cultural uses that would contribute to the role of the area. An amount of job space equivalent to the proposed VAG (320,000 sq.ft.) would need to be provided through redistribution to CMP and Concord lands.



Your Response

Please answer questions 2A and 2B on your Public Response Form.

2. NON-RESIDENTIAL (JOB SPACE)

ADDITIONAL INFORMATION

- The City's Metro Core Jobs and Economy study has concluded that the NEFC area needs to provide 1.8 million sq. ft. of non-residential space in order to help meet the 2031 job space needs in the downtown peninsula.
- The target of 1.8 million sq.ft. of job space in NEFC does not include the existing job space in BC Place stadium or GM Place.
- A market study by Colliers International indicates that there will be demand for about 1.6 million sq.ft. of office, retail and hotel space in NEFC in the next 15 years. It also notes that office space is viable north of Pacific Boulevard connected to the downtown and that hotels could be viable north or south of Pacific.
- The Colliers International study did not examine the demand for cultural or recreational space such as the VAG, casino, etc. so these facilities would be additional job space and when added would achieve the target of 1.8 million sq.ft. of "job space" for NEFC.
- Only one site on the CMP land is being investigated as the future site of Vancouver Art Gallery. Enterprise Hall, the existing building on the proposed Vancouver Art Gallery site, will need to be demolished to accommodate the gallery.



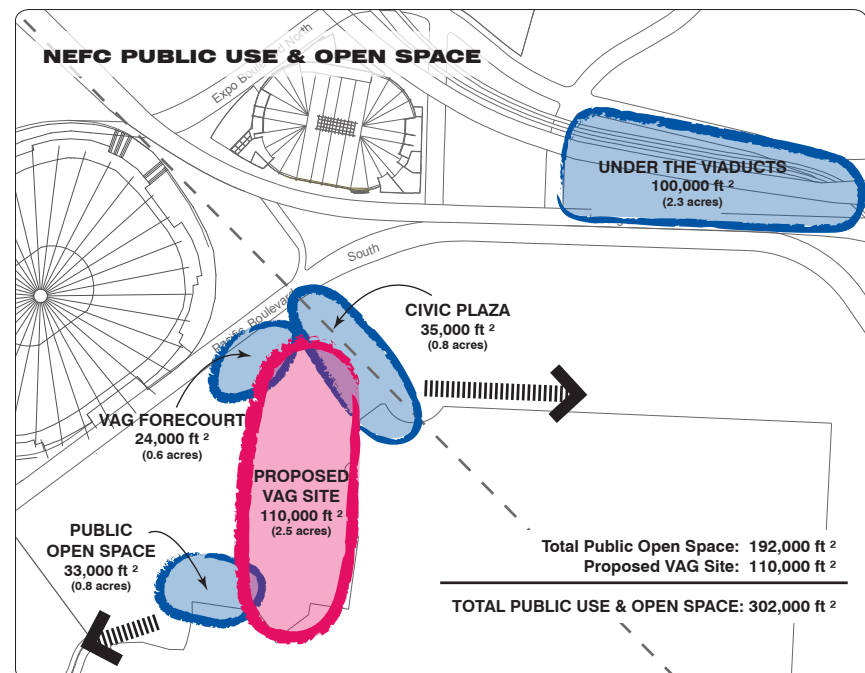
3. PUBLIC OPEN SPACE & PARK

PROPOSED DIRECTION

NEFC WILL HAVE a number of urban waterfront public spaces that will expand the existing and anticipated network of public spaces in False Creek. They will accommodate a range of activities including casual public use (cafes, relaxing), community-based events (festivals, races, markets) and active recreation. The spaces will be able to function independently, but will also be linked to allow them to be used together at times.

The public spaces include:

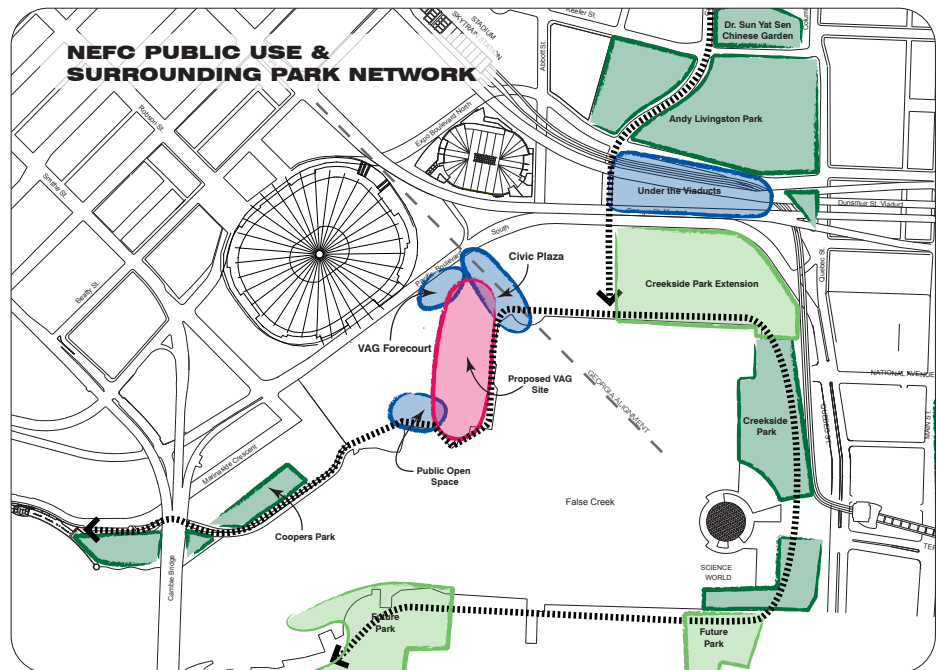
- The already-committed 10 acre Creekside Park Extension and extension of the waterfront walkway will continue to be required.
- A major Civic Plaza will be located generally on axis with Georgia Street.
- The Vancouver Art Gallery (VAG) will have an entry “forecourt” mainly devoted to VAG use but capable of being used in conjunction with the Civic Plaza.
- A significant public open space will be located at the waterfront on the south edge of the CMP site (west of the proposed VAG site).
- The city-owned land under the Georgia Viaduct will be pursued for hard-surface recreation such as basketball, BMX bike riding, and roller hockey.



3. PUBLIC OPEN SPACE & PARK

CONTINGENCY

The Vancouver Art Gallery Board has not yet decided whether to pursue the proposed site in NEFC. If the VAG does not locate on this site alternatives for active public uses would be sought. Examples could include replacement of the Plaza of Nations performance/event space, entertainment uses and other cultural uses that would contribute to the role of the area.



Your Response

Please answer questions 3A, 3B AND 3C on your Public Response Form.

ADDITIONAL INFORMATION

- The total amount of public open space proposed including the major civic plaza, VAG forecourt and the open space on the CMP site at the waterfront is about 4.4 acres.
- The proposed Art Gallery site is 110,000 sq.ft. (2.5 acres).
- The waterfront walkway would be in addition to the public open space.
- For comparison, the current plaza in front of the VAG on Georgia St. is 40,800 sq. ft. (just under 1 acre).
- The Plaza of Nations site is privately owned. However there is a community use agreement in place which obligates CMP to make the performance space available to community groups for a minimum of 3 days per month.
- The size of the Plaza of Nations performance/event space is about 50,000 sq. ft. (1.5 acres) and can expand to 90,000 (2 acres) for very large events when the bike route is closed off.
- The proposed 35,000 sq.ft Civic Plaza could accommodate about 2,700 people for an event, as opposed to about 4,000 in the 50,000 sq.ft. Plaza of Nations. This reduced size will affect the range of community events and performances that can be held.
- Some flexibility in the boundaries of the Creekside Park extension may be considered provided there is no loss of park area or functionality.
- About 7 acres of land for public use (public open space plus the VAG site) is being sought in lieu of new neighbourhood park space. For the 7500 new residents proposed for NEFC the City's park standard would normally set a target of 21 acres of new park space.

4. RESIDENTIAL USE

PROPOSED DIRECTION

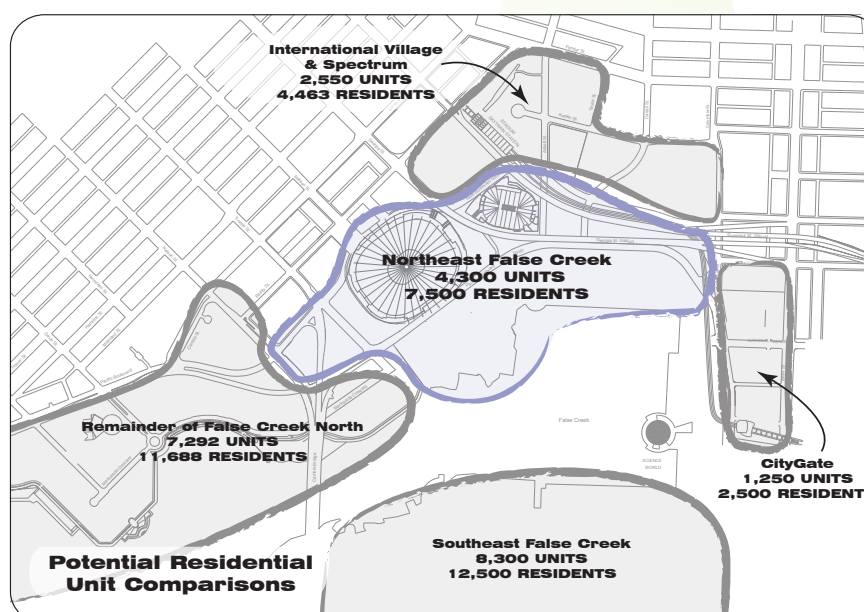
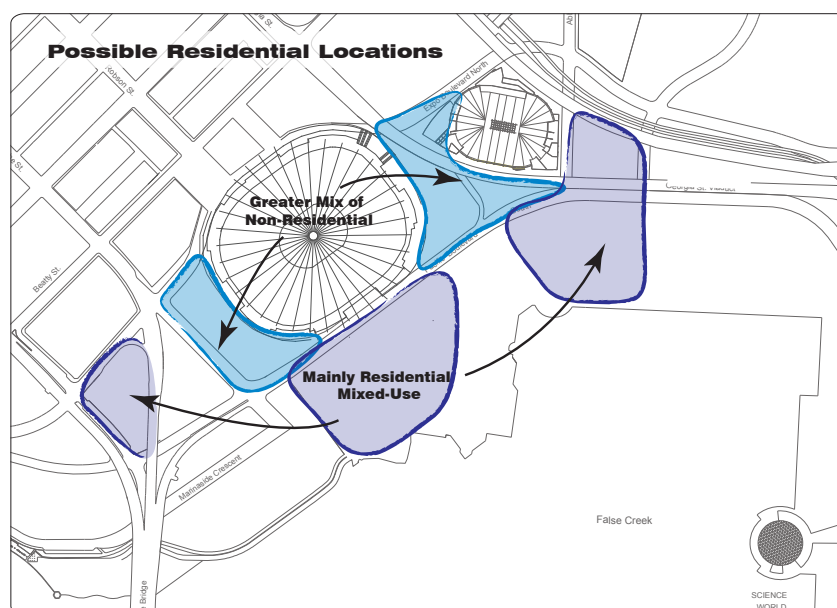
NEFC WILL HAVE a major component of residential use, on the understanding that residents will be made aware of the unusual conditions in the area related to noise.

The amount of residential floor area that could be considered in NEFC will reflect the following physical planning requirements:

- The need to accommodate both job space for future growth and public use needs (open space and the Art Gallery site)
- Building forms that satisfy specific urban design criteria
- Densities that can be accommodated within the existing transportation network.

Based on these requirements about 4 million sq.ft. of residential floor area could be considered as part of the development of the area (approx. 7,500 residents).

The maximum amount of residential floor area will also reflect the range of community facilities and services that can be provided (e.g. community centre space, child care, etc.). This is still to be determined and may result in a reduction in the 4 million sq.ft. of residential floor area discussed above.



4. RESIDENTIAL USE

CONTINGENCY

The City has started a study reviewing the height limits and view corridors in the downtown. Outcomes could result in opportunities for higher towers. Whether that would lead to increased density would need to be evaluated in light of the other factors identified above.



Your Response

Please answer question 4A on your Public Response Form.



ADDITIONAL INFORMATION

- All future residential development will require notices on title and in marketing information regarding noise levels.
- Information on the urban design criteria that led to the identification of slim towers on strong bases as the appropriate building form for this area is provided on the introductory boards under the title of Planning Considerations.
- 4 million sq.ft. of residential would house approximately 7500 residents.
- Residential will introduce 24 hour population and will make use of valuable land located in a highly accessible location relative to the city and region.
- Traffic modeling indicates that the targeted 1.8 million sq. ft. of job space and 4 million sq.ft. of residential and can be accommodated within the existing transportation network. However, during large stadium and special events severe congestion occurs on the road network surrounding the stadium and eastern part of downtown lasting 45 minutes to an hour after the event.
- The following diagram provides a comparison to other high density areas in nearby areas:

NORTHEAST FALSE CREEK
HIGH LEVEL REVIEW

play. work. live.

CITY OF
VANCOUVER

5. RESIDENTIAL MIX

PROPOSED DIRECTION

NEFC WILL HAVE a component of affordable housing and also possibly modest market housing. It will also have a range of unit sizes allowing for different household types.

- Council's policy for new communities is that 20% of the total numbers of units is to be secured for affordable housing. The decision on the actual amount of affordable housing to be provided in NEFC will need to consider how affordable housing can actually be delivered in terms of acquiring sites and funding the construction.
- The decision on the amount of modest market housing to be provided in NEFC will be influenced by similar considerations.
- NEFC is not likely to be as attractive to families with children as other areas of False Creek North. Nonetheless, a certain proportion of units with 2 or more bedrooms will be required to allow for diverse households.



Your Response

Please answer questions 5A and 5B on your Public Response Form.

ADDITIONAL INFORMATION

- 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.”
- The City of Vancouver defines “modest market housing” 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.
- To help ensure flexible and appropriate design to accommodate diverse households, the High Density Housing for Families with Children Guidelines may be applied to buildings with a significant number of 2 bedroom units.
- Delivery of affordable housing in Vancouver has depended largely on the availability of senior government funding. Although affordable housing sites are secured through the rezoning stage, very limited provincial and federal government funds are currently available to pay for site acquisition and construction costs. Creative solutions may be required in order to address the funding challenge.

6. PUBLIC BENEFITS

PROPOSED DIRECTION

NEFC WILL include a range of public benefits. Not all desired public benefits will be able to be delivered. Decisions will be made that will consider the opportunities presented by the location, the needs of residents and employees and the available funding.

The range of public benefits can be grouped into three categories:

1. Some amenities such as a major plaza, other spaces, and the Georgia Steps are inherent to the development. These will need to be provided.
2. There are other public benefits for residents and employees of the area that will need to be prioritized by Council:
 - child care facilities
 - community centre expansion and/or similar indoor community space
 - development of recreational facilities under the Georgia Viaduct
 - library
2. Other benefits to support the broader city that would also need to be prioritized by Council could include:
 - space for community groups use (e.g. neighbourhood house, arts production space, etc.)
 - affordable/modest market housing
 - non-profit office space
 - library
 - out of school care space/ multi-use space
 - absorption of transfer Heritage Density



6. PUBLIC BENEFITS



Your Response

Please answer questions 6A and 6B on your Public Response Form.

ADDITIONAL INFORMATION

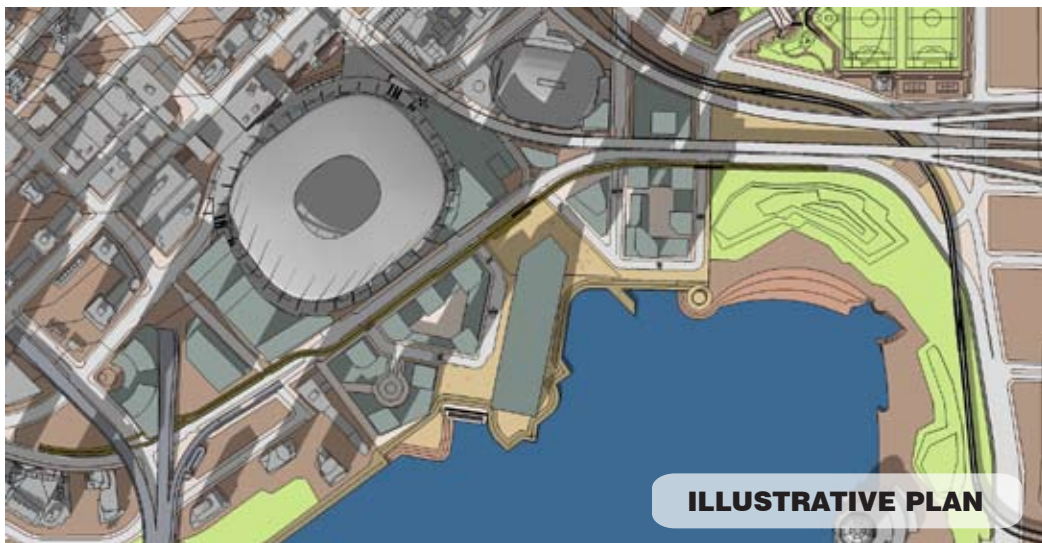
- It is rare for any redevelopment to be able to afford to supply all of the desired public benefits. It is not yet known how much funding from the development on these sites may be available to support public benefits.
- The public benefit commitments in the existing Official Development Plan will continue to be required: Creekside Park Extension, a childcare facility, elementary school site in International Village and public art.
- The Public Benefits Strategy for the new development proposed in NEFC will be in addition to the commitments in the existing Official Development Plan.
- Some improvements are direct requirements of any development including provision of the waterfront walkway, roads and infrastructure, and public art. These are not considered as “public benefits” in the same sense as others.
- Public benefits in NEFC may be funded a number of ways: contributions from the development at rezoning (aka Community Amenity Contributions or CACs), capital funds from the City or senior government funding.
- The Georgia Steps will create a pedestrian link along the east side of BC Place Stadium connecting the Georgia viaduct to Pacific Blvd.
- Transfer heritage density is a method of retaining heritage buildings by compensating owners of heritage buildings by adding density that can be moved to other sites

NORTHEAST FALSE CREEK
HIGH LEVEL REVIEW

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7. ILLUSTRATIVE PLAN & PERSPECTIVES



The following images illustrate one possible outcome that could result from the proposed **DIRECTIONS.**

