Purpose of Open House
The purpose of tonight’s open house is to share with the public and to seek input on a revised Structure Plan* for the site.

City of Vancouver staff and the Great Northern Way Campus team are here to answer any questions you may have and to hear your thoughts.

WHAT IS A STRUCTURE PLAN?
A structure plan establishes the parameters for:
- Road Network + Circulation
- Parks + Open Space
- Development Parcels

The Structure Plan WILL NOT consider new heights, densities or uses.

Please be sure to fill out a comment sheet to provide you input.

City of Vancouver
Background
The Great Northern Way Campus is situated in the False Creek Flats (the Flats), an area roughly located between False Creek and Clark Drive, north to Prior/Venables street and south to Great Northern Way.

The Great Northern Way site is flanked to the north by the BNSF railyards and to the south by the Mt. Pleasant neighbourhood.

The Flats are a key employment area and have long been home to port and city-serving activities; they contain a diversity of business and industry that support the City’s economy including food wholesalers, automotive repair, passenger and freight rail and various wholesalers.

Planning for future transportation and land use in the Flats is currently underway through the False Creek Flats Planning Process. Integrating the Great Northern Way Campus Lands into this larger strategy is an important component in the planning of the Campus Lands.
History
The 5.8ha (14 acre) Campus Lands were originally created in 1999 as part of CD-1(402) when it was envisioned by the original owners, Finning International, that the area would be redeveloped as a technology park.

When the technology park concept did not materialize, Finning gifted 80% of the land to the Great Northern Way Campus Trust, a consortium of four academic institutions: UBC, SFU, Emily Carr University and BCIT. The Trust subsequently acquired the remaining lands.

What is currently on site?
Currently on site are a series of low-rise office/warehouse buildings used for a variety of purposes including an accredited graduate program in digital media, commercial space for digital media companies, studio and event space for art and community organizations and two art galleries.

What is the future of the site?
1. Creative District
The GNW Trust envisions developing the Campus Lands into a revitalized district that stimulates BC’s creative economy by co-locating educational institutions, including Emily Carr University, with creative industry tenants.

2. SkyTrain Extension
The future extension of the Millennium Line SkyTrain is proposed through the site, including a station at the northeast corner of Great Northern Way and Thornton St. The future line is anticipated to extend along the northern edge of the site and enter a bored tunnel before turning south to meet the next proposed station at Main and Broadway.

3. Adjacent Developments
In addition to the recently completed Centre for Digital Media and the Emily Carr relocation proposal, a number of projects are taking place:
- Lot O: The Onni Group is proceeding with an artist live-work project under the existing IC-3 zoning.
- Lot P: The Onni Group is currently proposing a concept for live-work, student rental housing/hotel under the existing zoning.
- 1933 Fraser: The Great Northern Way Trust is proceeding with an office project in the northwest corner of the Campus Lands under the existing CD-I zoning.

WHAT DOES THE CURRENT ZONING ALLOW?
- Up to 236,900 m² (2.5 million sf) of floorspace
- Primarily educational, high tech + light industrial and office
- Some live-work and retail (limited to Lot P and the western portion of Lot Q)
- Building heights up to 45.7m (150 ft) on the western portion of the site and between to 13.7m – 18.2m (45ft – 60ft) on the eastern side.