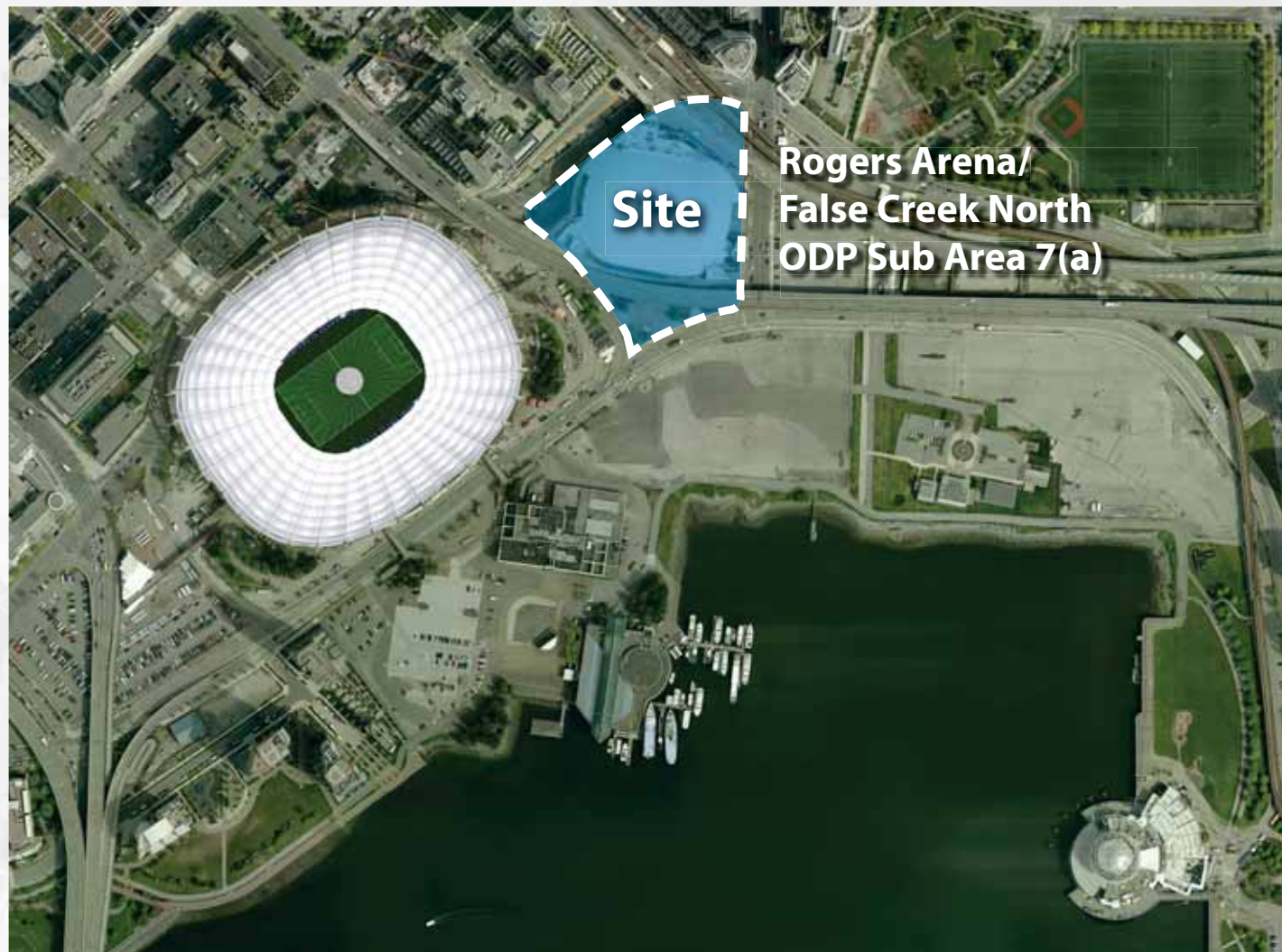


WELCOME!

Open House for the Proposed Rezoning of 800 Griffiths Way (Rogers Arena)



Open House:	5-8 pm
Site Walking Tour:	6 pm
Presentation:	7 pm

Northeast False Creek - *What's the Plan?*

Vision Statement for NEFC

NEFC presents a unique opportunity to extend downtown Vancouver to the waterfront. It will:

- have a mix of uses that is a place to play, work and live;
- create a great place to be - an urban, high-energy and fun hub for the city and the region;
- be visually distinctive from other waterfront areas;
- be an active waterfront with a series of public open spaces for public celebration and opportunities for everyday use; and,
- advance sustainability in the city through mixed-use, high density development in a highly suitable location.



NEFC Will Include:

- 1.8 million square feet of job space (5000 jobs)
- Up to 4 million square feet of residential development (7200 people)
- An open space network that includes:
 - the completion of Creekside Park;
 - a major pedestrian connection from Georgia St. to False Creek;
 - a new civic plaza & event space on the Plaza of Nations Site; and,
 - completion of the waterfront walkway along False Creek.
- A range of public benefits and amenities.

Source: NEFC: Directions for the Future - Approved by Vancouver City Council in November, 2009

Updates & Recent Council Decisions

November 2009

Council endorses the Northeast False Creek **Directions for the Future Report** outlining the Vision for the neighbourhood, including employment, residential, open space and public benefits targets.

April 2011

Council **approves in principle**:

- **Rezoning for BC Place** (777 Pacific Boulevard - PavCo - Area 10), including relocation of the Casino from the Plaza of Nations site (CMP - Area 6b) to the BC Place site. An expansion in the number of gaming tables and slot machines was **not** approved; and,
- **Rezoning for 10 Terry Fox Way** (Concord - Area 5b East), but not for Area 5b West. Council referred back to staff for further work with the applicant on a public amenity package for Area 5b West.

September 2011

Northeast False Creek **Issues Report** is prepared by Planning staff and endorsed by Council. Council decisions include:

- **Endorsement in principle** of a change to the public benefits strategy to include a publicly-accessible sports and recreation centre; and,
- **Endorsement in principle** of the reconfiguration of the future Creekside Park extension.

November 2011

Bylaw Enactment for 10 Terry Fox Way (Concord - Area 5b East) and BC Place (777 Pacific Boulevard - PavCo - Area 10).

February 2012

Public Open House for Rezoning of 800 Griffiths Way - Rogers Arena Site.

We are
HERE!

What's Permitted? What's Proposed?

Current CD-1 Zoning

The Rogers Arena site is currently zoned CD-1 (311). The By-law states:

"The intent of this By-law is to permit the development of a major cultural and recreational facility and a separate office component in a form which complements and is compatible with the character of adjacent areas."

(City of Vancouver Zoning and Development By-law No. 7201)

The West tower is approved under current zoning to provide 20,800 m² of office use and scheduled to begin construction in April 2012.

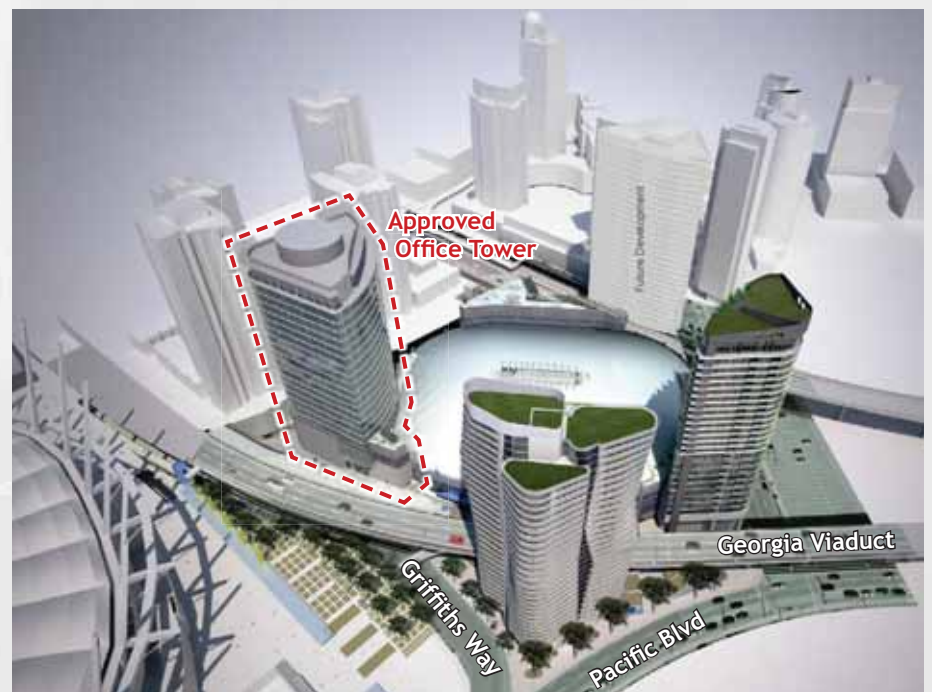
Proposed Land Use and Density

The Rezoning Application proposes changes to the existing CD-1 bylaw to allow:

- 3 towers (including the currently approved tower) - 104, 100 and 97 metres in height
- 519 residential units with a floor area of 37,161 m² (400,000 ft²), including 215 family units with 2+ bedrooms
- Office and retail space of 21,832 m² (235,000 ft²)
- Redistribution of roughly 5,000m² of office space from the West tower to the East tower to create 2 mixed use towers (West and East) and one residential tower (South).

For specific details of the proposal please see the applicant's boards.

Proposed architectural form and character



Aerial view looking North



Aerial view looking West



View looking East along Georgia Viaduct

How does the Rogers Arena Rezoning Application meet NEFC Policy Goals?

NEFC Directions Report

The *NEFC Directions for the Future Report* approved by Council in November 2009 outlined requirements for each of 10 sub-areas identified in the report.

Advice for Rogers Arena

The Directions Report outlined that the Rogers Arena site (Area 7a):

- should continue to be a city and regional draw for sports and cultural events
- must provide a minimum of 235,000 square feet of job space (650 jobs)
- may provide a maximum of 400,000 square feet of residential space (720 new residents)

Community Amenity Contributions (CACs)

The Public Benefits approach for the Rogers Arena Site (Area 7a) is consistent with that of other smaller sites in the area:

- Small sites with limited ability to provide on-site physical assets will fund cash-based items.
- Some core amount of CACs will be allocated to Council and Corporate priorities (e.g. affordable housing and heritage density bank)
- A significant amount of CACs secured through rezoning will remain unallocated pending decisions regarding the funding and development of the Sports Centre

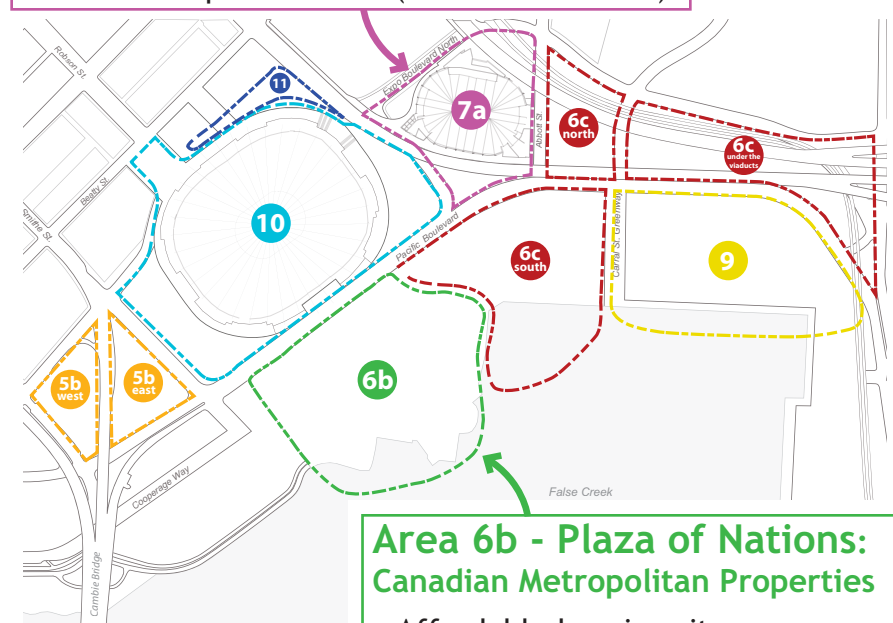


Sub-Areas identified in the *NEFC Directions for the Future Report*

The proposed land use generally agrees with the recommendations set out in the *NEFC Directions for the Future Report* approved by Council, November 2009.

Area 7a - Rogers Arena: Aquilini

- Cash in lieu of affordable housing
- Heritage Density bank purchases
- Balance - Sports Centre (to be determined)*

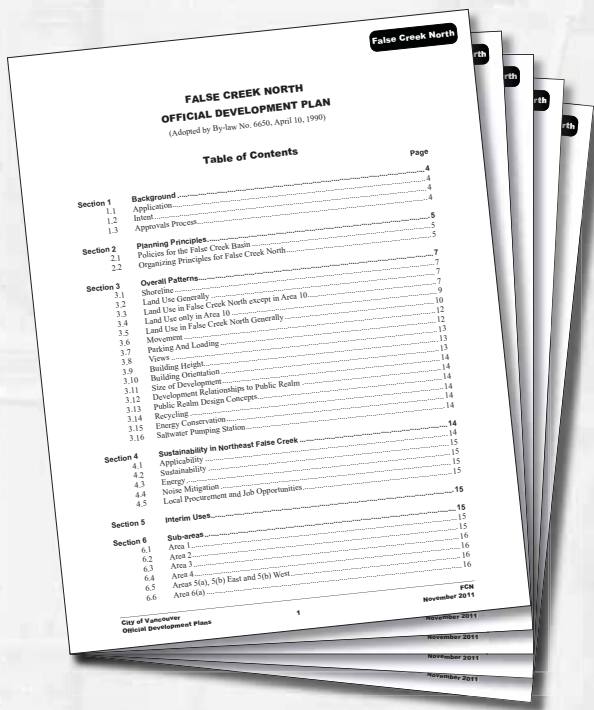


Area 6b - Plaza of Nations: Canadian Metropolitan Properties

- Affordable housing site
- Civic Plaza
- Childcare Centre
- Sports Centre (to be determined)*

*Note: The Sports and Recreation Centre/Canucks Training Facility proposed for the Plaza of Nations Site is intended to be jointly funded by Aquilini and Canadian Metropolitan Properties through Community Amenity Contributions.

Concurrent False Creek North Official Development Plan Amendments



In addition to amending the existing CD-1 Zoning By-law, a few concurrent amendments will be required to the False Creek North Official Development Plan.

Official Development Plan Policy	Current ODP Allowance or Requirement	Rogers Arena Rezoning App. Proposes	Amended ODP Value
Residential Floor Area in FCN (m²) (MAX)	946,417 m² 10,187,148 ft²	+ 37,161 m² + 400,000 ft²	983,578 m² 10,587,148 ft²
Number of Residential Units in FCN (MAX)	10,154 units	+ 519 units	10,673 units
Percentage of units as Affordable Housing (MIN)	12.53%	No affordable units (Cash-in-lieu)	11.92%
Building Height (MAX)	91 metres	South - 104m East - 100m West - 97m	104 metres (view cone compliant)

Key Issues to Consider

There are a few important issues which will require additional consideration or continued evaluation in the future, including:



Land Use & Livability:

The applicant has confirmed the ability to design buildings to mitigate event noise (40 to 50 dBC within units). Protocols for monitoring and managing event noise will be developed and secured as a condition of rezoning.



Open Space:

Minimize impact of south tower on plaza size and pedestrian movement.



South Tower Plaza Coverage



View North from Pacific Boulevard

Exploring:



Implications of the Viaducts Study – future proofing for possible road adjustments and relationship of building entrances to the street.



2-way of Griffiths Way (between Rogers Arena and BC Place) to improve circulation.



Providing a pedestrian link between Stadium Skytrain Station and Gate 3 of Rogers Arena to improve pedestrian safety and traffic flow on Expo Blvd.