WHAT IS THE ROLE OF INDUSTRY IN THE AREA?

Industrial land is an integral part of a healthy and sustainable city. It provides space for services that keep other businesses and the city operational. It also provides a place for the creation and production of things, where businesses can make noise and get dirty. The False Creek Flats area is close to downtown and transit, with access to a large and highly-skilled workforce, and direct connections to the port.

These advantages, combined with increasing demand for industrial land in the region and speculation pressures, have made the Flats some of the most expensive industrial land in the region. How can industry continue to shape the future of the False Creek Flats?

FLATS FACTS

- 8,000 jobs in the Flats
- 63% of the Flats is zoned industrial
- 26% is zoned for mixed employment

Some of the most expensive industrial land in the region

- 50% of the land in the Flats is owned by the City of Vancouver (incl. streets) & set companies
- 40% of businesses in the Flats are tenants
- 3,000 ft² median floor space for businesses in the Flats (2014)

The City of Vancouver uses the Flats as an operating base to serve the central area of the city and, in some cases, the whole city. The Flats is the home to the National Works Yards, Evans Yard (Parks Board), VPD Tactical Training Centre, VPD Canine Unit, Fire hall No. 1, Vancouver Fire & Rescue Training Centre, Animal Control Shelter and the parking impound lot.

These advantages, combined with increasing demand for industrial land in the region and speculation pressures, have made the Flats some of the most expensive industrial land in the region. How can industry continue to shape the future of the False Creek Flats?

INDUSTRIAL & MIXED-EMPLOYMENT

- Industrial
- Mixed Employment
- City-Owned Facilities
- Recycling & Waste
- Technology & Research
- Training Facilities
- Industrial fill and dirt
- Diverse produce
- Largest and most
- Development
- Manufacturing
- Wholesaler &
HOW CAN WE EXPAND SUSTAINABLE FOOD SYSTEMS?

False Creek Flats is home to a number of community members, non-profit organizations and businesses that play a vital role in enhancing all aspects of the food system from seed to waste. By maximizing space for a range of uses, the food system in the Flats continues to evolve and become increasingly important for the city. How can the plan promote further growth in this local and sustainable food system?

FLATS FACTS

Produce Row - is one of the largest and most diverse produce wholesaler & distribution cluster in Metro Vancouver

The Greater Vancouver Food Bank (GVFB), located within Produce Row, is currently working to find a new location in the Flats

A thriving local brewery industry has recently emerged in nearby named after the former Brewery Creek

1st Home to one of Vancouver’s first community gardens - Strathcona Community Garden

15% of businesses identify their operations as a part of a local food cluster

food truck A large number of Vancouver’s food trucks have their commissioners in the Flats

1st Home to Canada’s first and largest urban orchard - Sole Foods urban Orchard

3 community gardens in the Flats

LOCAL FOOD RESOURCES

Produce Row

Distribution & Production
Community Gardens
Urban Farm or Orchard
Bakery
Brewery
Produce Row

How can we continue to support and grow the food system in the Flats?
A number of businesses in the Flats are currently playing a progressive role in green operations. They’re opening new doors for business in sustainable waste management, recycling, reuse, and up-cycling economies. How can the Flats expand its green operations network and improve the environmental performance of all its buildings and business operations?

**FLATS FACTS**

- Building in Canada to receive LEED Gold Certification - VPD Tactical Training Centre
- 35,040 tonnes of CO2 emissions annually are projected to be produced by Flats businesses
- over 85% coming from transportation uses and natural gas uses such as heating for water, buildings, and industrial processing
- 25+ businesses in the Flats are dedicated to reuse, repair, create or recycling of products that are already in circulation
- VPD Tactical Training Centre is certified LEED Gold with a green roof system
- A “blue roof” on the new MEC headquarters captures over 7,700 gallons underground cistern used for flushing toilets and irrigating the rooftop garden
- 7,700 gallons

**HOW CAN WE IMPROVE EFFICIENCIES & GREEN OPERATIONS?**

**RECYCLING CLUSTER, LEED BUILDINGS & DISTRICT ENERGY**
HOW DO WE IMPROVE WALKING, CYCLING & TRANSIT CONNECTIONS?

Several of Vancouver’s most active bikeways pass along the edges of the False Creek Flats, but there are currently no direct routes to the heart of the Flats. People walking or cycling to or within the Flats must share roadways with large trucks and vehicles. How can the plan help to create better connections for people cycling or walking around the Flats to enhance this as a vibrant area of the city?
False Creek Flats has a large number of rail lines and rail yards that generally run east-west across the area. While this infrastructure is important to Vancouver’s economy, it creates a physical barrier for people accessing the Flats. How can this plan address these challenges and help keep people and goods moving in a sustainable way?

**FLATS FACTS**

53 businesses are in the Flats and are in the automotive and logistics industries.

52.7% of Flats businesses chose their present location due to the proximity to downtown.

58% of businesses cited proximity to major highways as essential or important.

1 The number of grade separated crossings needed to fully separate the Burrard Inlet Line - Prior Street is the last arterial to be replaced, with a crossing at a new location.

0 The number of north-south crossings through the Flats.
WHAT IS THE ROLE OF INNOVATION & TECHNOLOGY?

Industry in the False Creek Flats has been changing rapidly over the past couple of decades. We’re seeing the development of new innovative business models, products and services. New approaches to economic development are emerging at the grassroots level. How can the plan advance the role of innovation and technology in stimulating enterprise in the False Creek Flats?

FLATS FACTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technology &amp; research and development businesses in the Flats including ones in digital entertainment, life sciences and clean technology sectors</td>
<td>30</td>
</tr>
<tr>
<td>post-secondary institutions make-up the Great Northern Way Campus, Centre for Digital Media, bringing together businesses, academics and the community in an emerging district for the digital and creative sector</td>
<td>4</td>
</tr>
<tr>
<td>digital, high tech and research &amp; development based businesses located in the Flats</td>
<td>27</td>
</tr>
<tr>
<td>education institutions are operating in the Flats</td>
<td>7</td>
</tr>
</tbody>
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City of Vancouver’s Digital Strategy Framework:

Four Pillars

1. ENGAGEMENT & ACCESS
- Citizens and businesses can easily interact with the City through digital channels

2. INFRASTRUCTURE & ASSETS
- A robust digital infrastructure built through strategic investments and partnerships

3. VULNERABLE TO CLIMATE CHANGE
- Vancouver is a Global leader in supporting innovation and growth in the digital economy

4. ORGANIZATIONAL MATURITY
- The City of Vancouver has a mature, citizen-centric digital culture

Innovating digital:
- A broad range of technology that enables new methods of engagement and service delivery supported by robust and accessible digital infrastructure and open government ecosystems.

In defining the focus areas of the Digital Strategy, the City looked first to its goals and then to other digital strategies by leading cities including New York and Chicago. Using this lens, 3 pillars were formed that are primarily outward facing – to citizens and businesses – supported by the 4th pillar – focused on the City as a digital organization.
The False Creek Flats continues to be defined by its past. Up until the early days of the twentieth century, the area sat as a muddy tidal flat located on the eastern end of False Creek, before it was completely filled in for the rail terminals, rail yards and supporting industrial development that still remain as defining features in the area. How can history help inform the future of the Flats?

**FLATS TIMELINE**

1900s
- Pre-1870s - False Creek, east of present day Main Street, was a tidal mud flat that supported a rich diversity of plant and animal life; the area was part of the territory used by the Musqueam, Squamish and Tsleil-Waututh peoples.

1913
- Vancouverites vote to support the "CNoR Deal" to fill the False Creek Flats.

1915
- CNoR commences filling of False Creek Flats.

1919
- CPR & GNR railways and stations completed.

1920s
- Great Northern Way railway terminal demolished.

1951
- Vancouver hosts Expo '62 on the shores of False Creek. Legacies include the Sea Wall, Science World, and the SkyTrain on Terminal Ave.

1980s
- Artist studios begin to set up in 1000 Parker Building - former Restmore Mfg. Building.

1990s
- City establishes Industrial area policy, followed by 1997 I-2 zoning and 1999 I-3 "high tech" zoning in False Creek.

2001
- Finning donated 18 acres to establish Great Northern Way Campus.

2004
- City establishes Industrial area policy, followed by 1997 I-2 zoning and 1999 I-3 "high tech" zoning in False Creek.

2010

2015
- Vancouver hosts the 2010 Winter Games. The south shore of False Creek was home to the athletes village.

2018
- City of Vancouver Area Plan.

2019
- City of Vancouver Area Plan.

2020
- City of Vancouver Area Plan.

**HISTORIC WATERLINES**

- Present Shoreline - 2015
- Historic Shoreline - Pre-1900
- False Creek Flats Planning Area
HOW DO WE ADAPT FOR CLIMATE CHANGE & CREATE RESILIENCY?

Current climate science indicates that Vancouver is likely to see drier, hotter summers, more intense wind, rain and snow, and rising sea levels. Due to its proximity to False Creek and its low land levels, the Flats will become increasingly susceptible to these climate events. How can the plan help us be better prepared and adapt to the future uncertainty surrounding climate change?
FLATS ARTS & CULTURE

HOW CAN ARTS & CULTURAL PRODUCTION CONTINUE TO THRIVE?

The False Creek Flats is alive with creativity. Arts production, theatre, dance, opera, new media, set production, festivals, film, design, exhibitions, galleries and special events are all happening here. Vancouver’s arts and cultural community heavily depends on the support services and production spaces that are housed in the Flats. Arts and culture help our city attract business and tourists, and boost the local and regional economy. How can the plan create opportunities for arts and cultural production to continue to thrive in the Flats?

FLATS FACTS

Vancouver has the highest concentration of artists and cultural workers in Canada and the highest percentage of labour force in arts occupations in Canada with creative sector growth rate 3x the labour force.

1000 Parker Street Studios is a major artist hub and key set to the arts community in Vancouver - home to hundreds of artists and housed in a century old mattress and bed warehouse.

The Eastside Culture Corridor is an annual 4-day visual arts festival that involves over 450 artists - hosted in and around the Flats.

30 Businesses located in arts and culture spaces in the Flats.

Several local galleries have recently opened in the Flats, including Monte Clark Gallery, Equinox Gallery, Hensley & Co, Catriona Jeffries and Himono Gallery.

City of Vancouver public art spaces located in the Flats include Kim’s Lunt, East Vancouver monument, which sits atop the eastern escarpment along Clark Drive.

19% of businesses in the Flats identify themselves as part of an arts & culture cluster.

ARTS & CULTURAL SPACES

- Museum
- Theatre
- Live Arts & Performing
- Theatre Performance
- Community Space
- Institutional
- Public Art
WHAT OPPORTUNITIES & CHALLENGES DOES RAIL PRESENT?

Rail continues to play a role in the False Creek Flats, primarily in the movement of goods to and from the port to the rest of the continent, as well as in the movement of passengers. With anticipated growth in port activities and a renewed emphasis on rail transportation, how can the plan create new opportunities to rethink the role of rail in the Flats?
HOW DO WE BUILD UPON THE UNIQUE CHARACTER OF THE AREA?

The False Creek Flats continues to be defined by its unique geography, industrial character and the presence of rail. These traits help create a rich sense of place, but have also resulted in a lack of public gathering spaces amenities, tree canopy and overall access to nature. How can the plan help deliver a unique public realm that draws from these distinctive features and connects to the vast network of public spaces that surround the False Creek Flats, while expanding access to nature?

FLATS FACTS

- There are nine registered heritage sites in the False Creek Flats – including the former Canada Meat Packers building at 750 Terminal Ave and Pacific Central Station on Station Street.
- The tree canopy in the False Creek Flats is some of the thinnest in Vancouver, with large areas having very little to no tree cover.
- Rail was built first in the Flats and then roads and other development filled it in. The result is a grid layout which holds great opportunity to create interesting views and unexpected places in our city.

VIEWS

As a low lying area, with a number of rail yards, and an escarpment on two sides, the False Creek Flats is home to some amazing views.
WHAT OPPORTUNITIES DOES AN ADVANCED HEALTH CENTRE PRESENT?

The future relocation of St. Paul’s Hospital to the False Creek Flats provides a unique opportunity to explore innovative ways to deliver community health services and integrate a large-scale healthcare facility into an existing neighbourhood. There are opportunities to bring new jobs, health industry businesses and improved amenities to the area. The street infrastructure could also be strengthened to improve emergency access to the site and withstand a major disaster. How can the plan help facilitate the development of a hub of innovative health services through an integrated neighbourhood approach?

FLATS FACTS

$1.2 billion

Estimated cost for New St. Paul’s Hospital Facility in the False Creek Flats

With the relocation of the hospital to the Flats, there is an opportunity to upgrade current road infrastructure to meet the demands of a busy hospital and also perform in the event of a natural disaster.

The new hospital will be one of the most advanced healthcare facilities in Canada.