

**700+**

*individuals provided feedback through our **online survey***



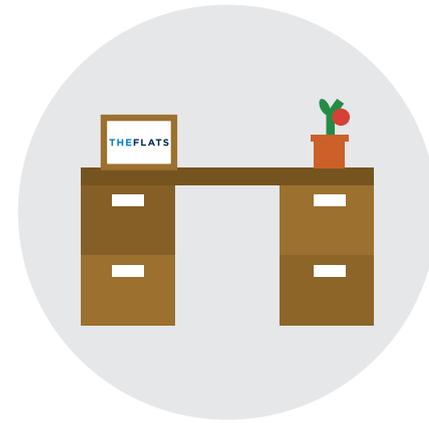
**150+**

*Flats businesses responded to our area **business survey***



**400+**

*stakeholders attended our **False Creek Flats Launch Event** on May 27, 2015*



**650+**

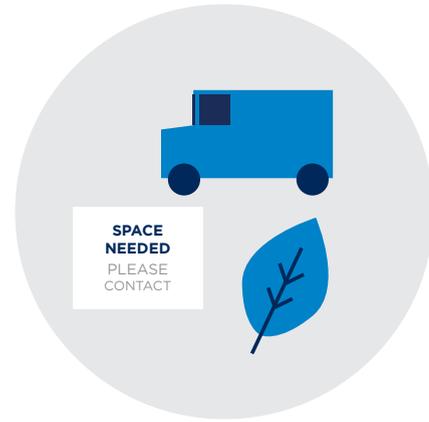
*members of the public visited our **Onsite Office** through the summer and fall*

Phase 1: Engagement Overview



**250+**

*students engaged in research, storytelling, and design projects in the Flats through **City Studios***



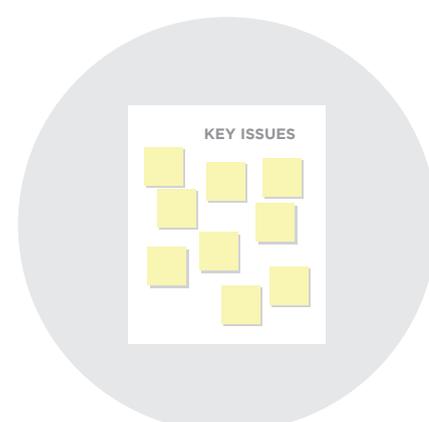
**100+**

*businesses engaged in VEC led workshops on issues specific to sub-sectors of the business community*



**12**

*Flats **business stories** recorded, and featured on video at [www.falsecreekflats.ca](http://www.falsecreekflats.ca)*



**150+**

*individuals attended six **themed workshops***



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01

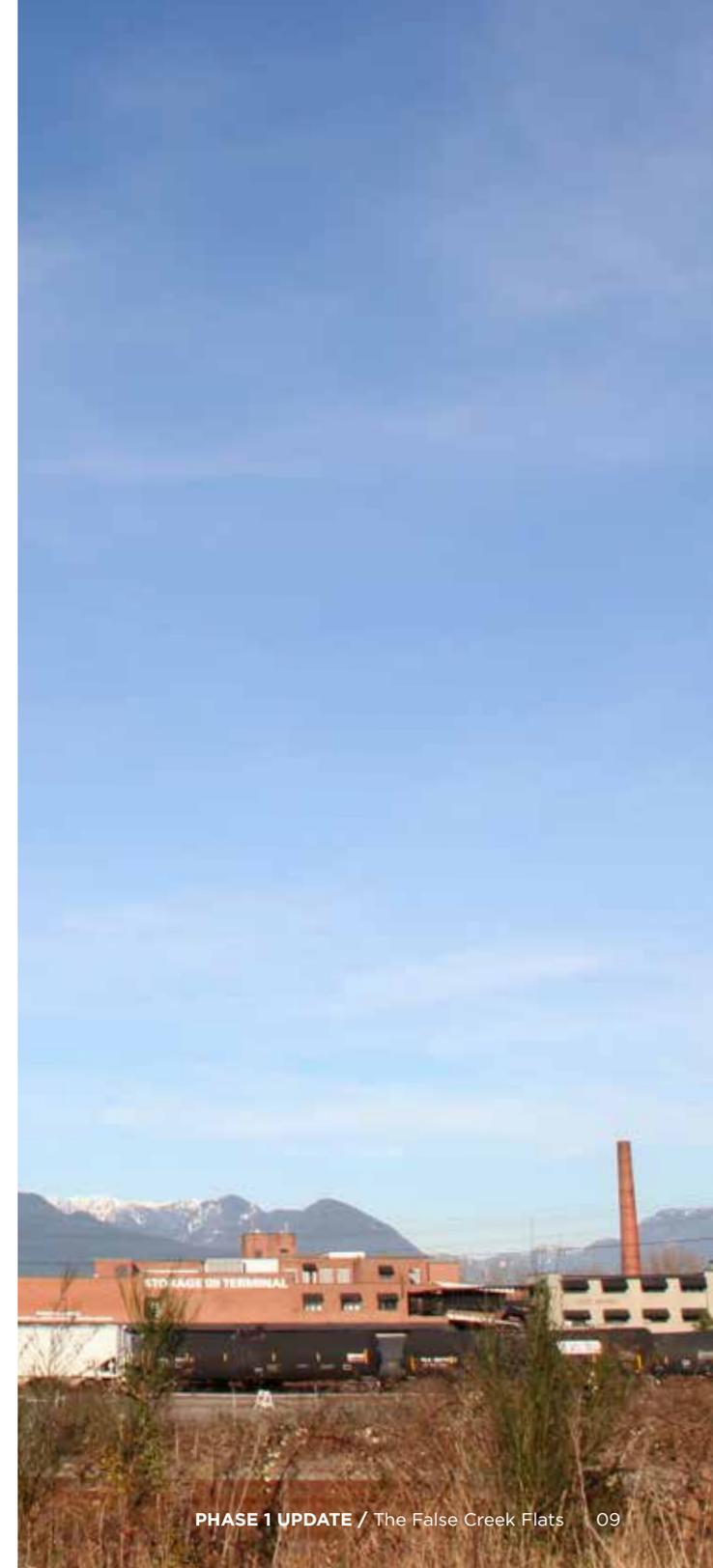
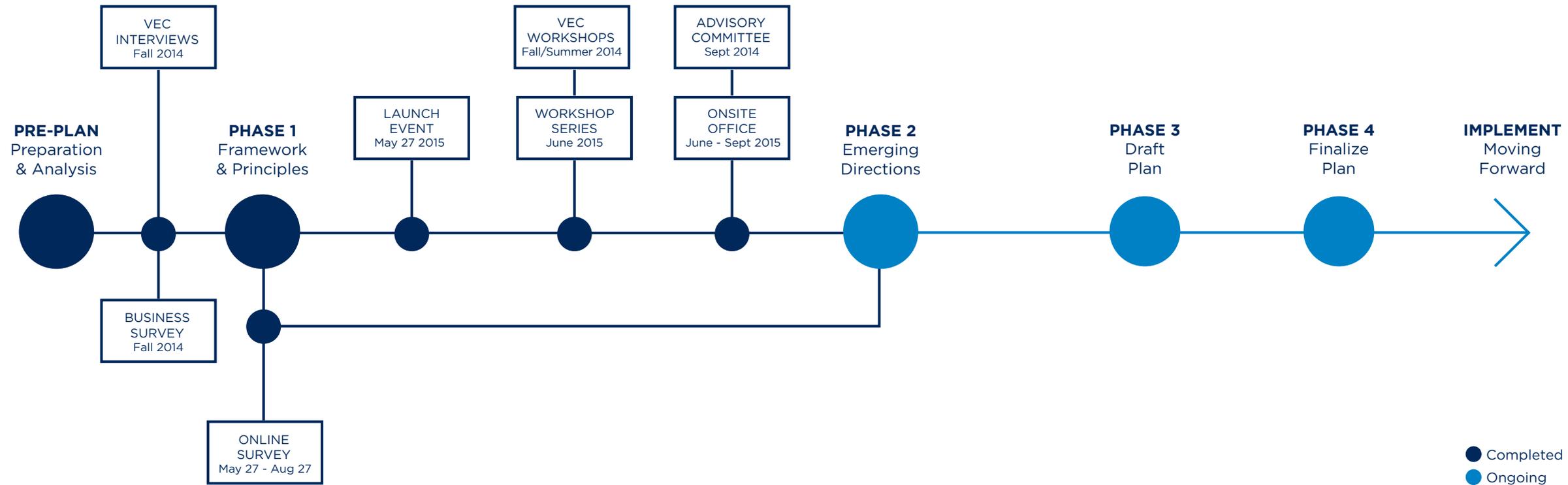
## Process to Date

Thank you again to everyone who has taken the time to help shape the future of the False Creek Flats. Throughout the spring and summer we have had a great deal of interest and input from a variety of stakeholders at a series of public events, as a part of the first phase of our planning process and public consultation – including the launch event, six topic workshops, local business sub-sector seminars, onsite appearances and our online survey. Participants provided us with feedback on the issues that need to be addressed for a successful plan, as well as a number of potential solutions to the challenges and opportunities in the area.

The comments and ideas generated at these events and through the online survey have been documented and mapped and will help to frame the focus of the planning work going forward. As we are beginning to prepare to transition to the next phase of our public engagement, we would like to share with you a summary of what we have heard.



**Phase One Process Diagram:**  
Pre-Planning and Phase  
One of the False Creek Flats  
Planning Process



01/01

## Launch Event

The launch event was an animated kick-start to the conversation around defining the False Creek Flats area planning process and the green economic initiatives that relate to it. While showcasing local businesses, assets and actors, the event also touched on the key themes and topics for consideration in the planning of the False Creek Flats.

*Over 400 stakeholders visited the Launch Event, including: local businesses, residents, community groups, and a number of city councilors.*



01/02

## Onsite Office

The planning team has joined you at False Creek Flats and other city events to provide stakeholders with information on the process. The goal of the Onsite Office was to raise public awareness of the process and to prompt feedback.

*The Onsite Office has visited the Greenest City Recap event, False Creek Flats Block Party, the Main Street Farmers Market, and Door Open Vancouver. It has reached over 650 visitors so far, and will continue throughout the various phases of the process.*



In June 2015, nearly 200 stakeholders participated in a series of six topic workshops.



01/03

## Workshop Series

Throughout the month of June we held a series of six introductory workshops designed to help frame the conversations in the False Creek Flats planning process. Nearly 200 stakeholders participated in the workshops to help our planning team identify the big questions that we need to address for a successful plan, brainstorm potential solutions to the challenges and opportunities in the area, and help frame the conversation in the False Creek Flats planning process.

*Topics included employment, innovation, transportation, food, arts and culture, and public space.*

### Workshop Topics

**Working in the Flats: inner-city industrial and employment intensification**  
Tuesday, June 9, 2015

**A District Defined by Innovation: where industry and technology collide**  
Wednesday, June 10, 2015

**Moving What Matters: connectivity, transit, and transportation**  
Tuesday, June 16, 2015

**Food for Thought: leveraging existing assets to define excellence in a sustainable urban food system**  
Thursday, June 18, 2015

**A Thriving Cultural District: arts, culture, and the role of inner-city industrial**  
Monday, June 22, 2015

**Creating Great Places: natural systems, amenities, and the public realm**  
Wednesday, June 24, 2015

Visit [Vancouver.ca/FalseCreekFlats](http://Vancouver.ca/FalseCreekFlats) to find the summaries of each workshop.

01/04

## Business Workshops

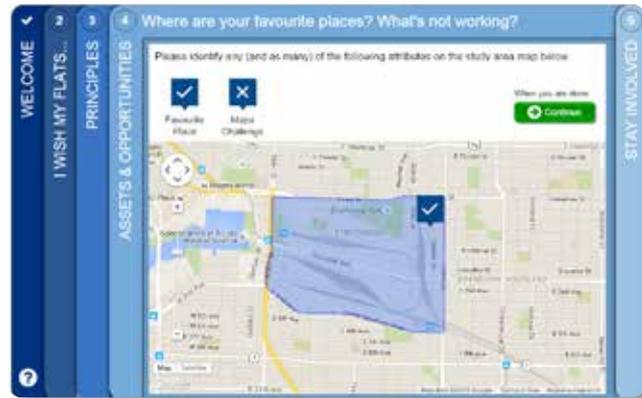
The Vancouver Economic Commission (VEC) has organized a series of events that brought together businesses, property owners, developers, and other real estate professionals to share information about the Flats, identify current successes and challenges, and strengthen connections between the many organizations that are active in the area. VEC will continue to work with area businesses and economic sectors throughout the process to help embed the needs of the business community into the emerging plan for the Flats.

Visit [www.vancouvereconomic.com/focus/green-economy](http://www.vancouvereconomic.com/focus/green-economy)



## Online Survey

The Flats Online Survey was used to reach out to a broader public than we can reach through in person engagement. Through this platform we tested the Council approved draft principles, while collecting input on key issues, places, and ideas. Through the survey we received input from over 700 visitors, including over 1700 points of interest on a map.



*The first phase of the online survey was used from May to August 2015 as a means to collect feedback from the broader public.*

“I <3 #FalseCreekFlats because of its beautiful street art + alternative spaces - this is my culture #Vancouver”

@ncollinet  
#falsecreekflats  
Twitter

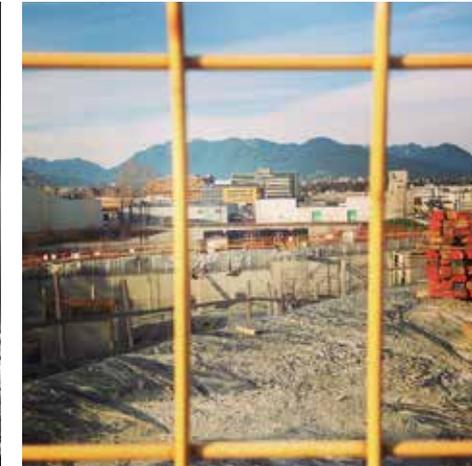
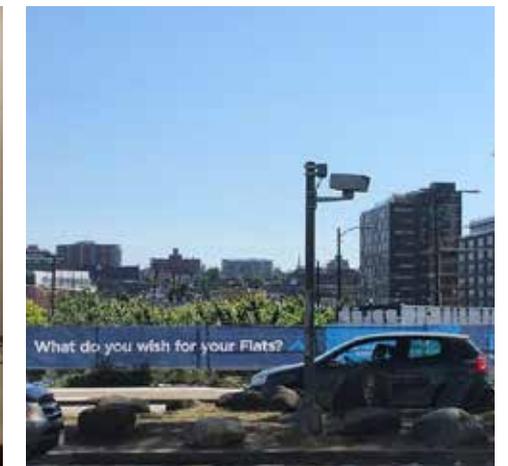
“At the launch of #FalseCreekFlats planning process (until 730) - I'd love to see water brought back to the flats! “

@Nature\_City May 27  
#falsecreekflats  
Twitter

## Social Media

Social media was utilized to help expand our outreach, providing another platform for the public to create, share or exchange ideas and issues related to the False Creek Flats. Through the hashtag #falsecreekflats, we have been able to review Twitter and Instagram responses to help inform the ideas and issues for consideration as we develop the plan.

*The #falsecreekflats handle has been used on social media throughout the process as means to broaden the conversation on the future of the False Creek Flats.*



### Instagram Posts - #falsecreekflats:

- 01 @ThisOpenSpace
- 02 @okehbokch
- 03 @groundwerkvan
- 04 @jiffylee
- 05 @paulnoble61
- 06 @nealjennings
- 07 @northern\_keating
- 08 @marcelperro
- 09 @atomos

Over 250 students engaged in research, storytelling, and design projects; partnered with the Vancouver Economic Commission and the planning team.



City Studios courses focused on a variety of opportunities and challenges in the Flats including: transportation, placemaking and the circular economy.



01/07

## City Studios

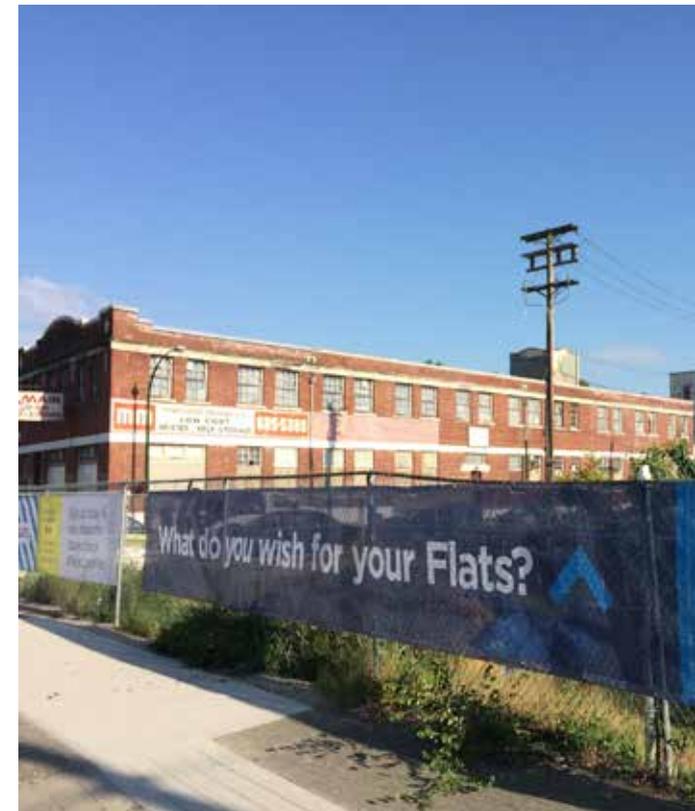
CityStudio Vancouver is an innovation hub inside City Hall where staff, university students and community members co-create, design and launch projects on the ground. The Vancouver Economic Commission and the Flats planning team have participated in a number of courses with over 250 students from a variety of local post-secondary institutions. The central mission of CityStudio is to innovate and experiment with the ways cities are co-created, while teaching students the skills needed to collaborate on real projects in Vancouver with City staff and community stakeholders.

Focusing on the False Creek Flats, students have engaged in projects to improve the area and enrich local business, while demonstrating future possibilities for consideration in the planning process. Projects have focused on up-cycling waste, smart logistics and innovative urban design considerations for the False Creek Flats.

01/08

## Advisory Committee

A False Creek Flats Plan Advisory Committee was assembled, with a cross-section of area stakeholders, to act as a sounding board for staff at key milestones throughout the planning process. The role of the group is to offer constructive review and provide comments on draft products; provide feedback from the perspective of the group they represent; communicate information with their broader community; and to listen and collaborate with diverse perspectives.



02

## What We Heard

The various inputs from these events have been summarized and will help shape upcoming work. Feedback through this first phase has focused on four primary categories: 1) I Wish My Flats: focusing on the high level aspirations for the area; 2) Places: identifying the geography of great places and key challenges in the area; 3) Key Issues: the essential issues that the plan needs to address and possible implications of each; and 4) Ideas: some early ideas for further exploration as we move towards creating a new plan for the False Creek Flats.



### Key Inputs

- 01 I Wish My Flats
- 02 Places
- 03 Key Issues
- 04 Ideas

“I Wish My Flats” stickers collected from the Launch Event - May 27, 2015 >



02/01

# I Wish My Flats

We received over 400 responses to ‘I Wish My Flats’, both online and at the launch, expressing high level aspirations for the future of the Flats.

## I Wish My Flats Responses: Key Themes & Ideas

There were a wide range of responses to what you ‘wished for your Flats’, from “a presence of water” to “more restaurants, cafes and bars” to “better bike and pedestrian connections” to an “Ice-cream Station!” Upon reviewing this feedback several key themes began to emerge that summarize many of these ideas, including:



An ‘I Wish My Flats’ response from Doors Open 2015 - National Works Yard site.

### Land Use

Intensification of green jobs & light industrial uses in multi-storey buildings, innovation spaces

### Sustainability

Creation of a model of green and resilient spaces, businesses, infrastructure and development

### City Lands & Assets

Opportunities to leverage City lands and community owned assets

### Places & Amenities

Well connected safe, unique & vibrant spaces and amenities



### Transportation

North-south links, connected & safe pedestrian/bike facilities, adequate parking and provision for higher speed rail



### Heritage & Scale

Honour industrial history through any development, with water as key in its landscape

### Food Systems

Support local food system with an all inclusive food bank/hub, community gardens, businesses, permanent farmers market

### Arts & Culture

Affordable and accessible space for artists’ diverse needs



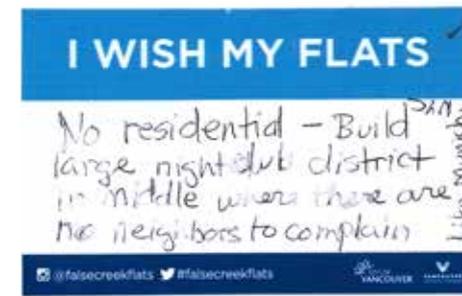
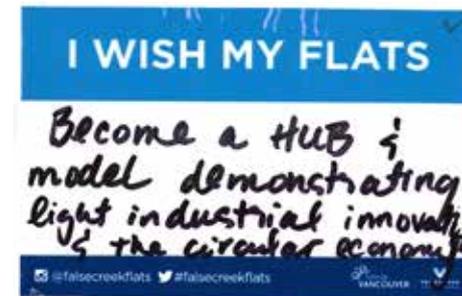
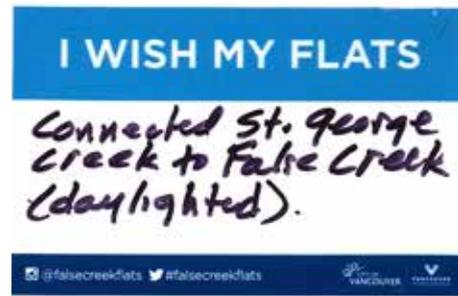
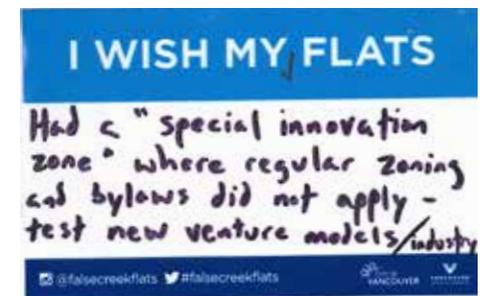
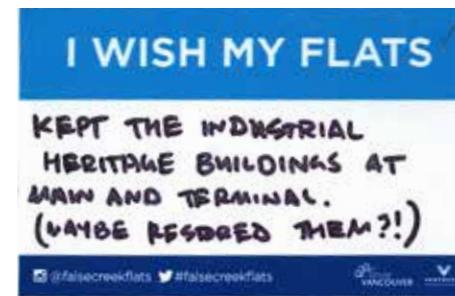
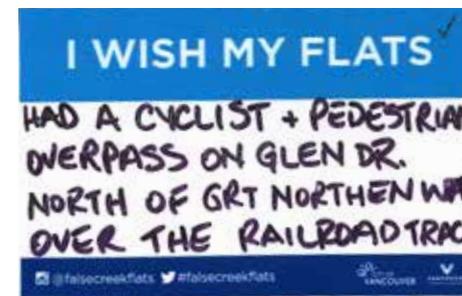
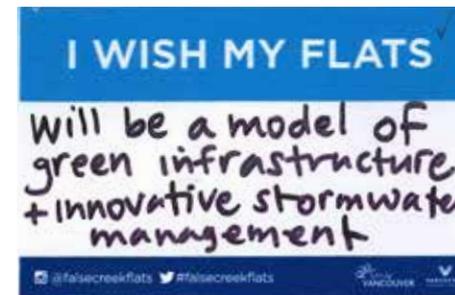
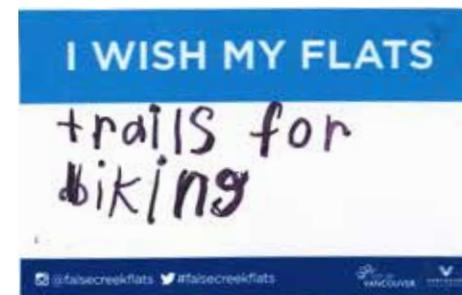
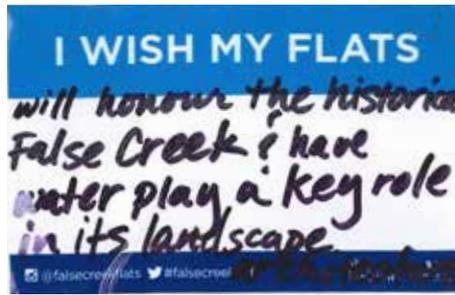
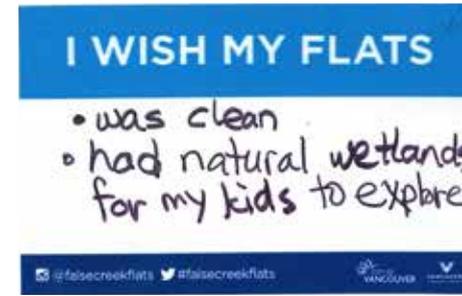
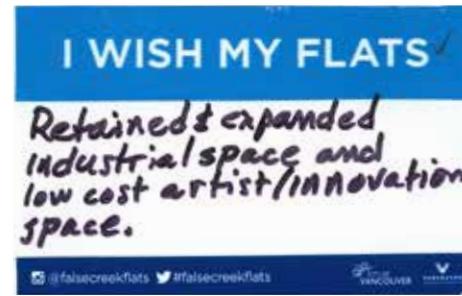
### Economic

An affordable, diverse economic hub, demonstrating innovation and the circular economy



### Social Impact

Inclusion of indigenous cultures, local employment access & procurement, and a community benefits strategy



I Wish My Flats responses from the launch event - May 27, 2015

Over 1700 entries were made on our favourites/challenges maps: both online and at the Launch Event.

02/02

## Places

To help set the stage for future work, stakeholders were asked to identify key attributes of the Flats. They were polled on both their *Favourite Flats* places as well as what they saw as the *Big Flats Challenges*. Through the over 1700 entries, several clusters and illustrative patterns emerged.



**1700+**

*individual  
entries  
between the  
online tool  
and the launch*

## AREA MAP

This map is a place for you to document your ideas for the False Creek Flats.

Record your Favourite Flats Places & Spaces, and those Big Flats Challenges.

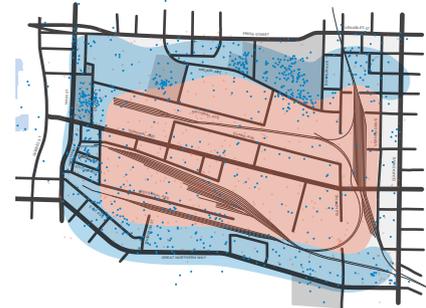
Take a photo and share it with #FalseCreekFlats and help shape the future of the False Creek Flats.

MY FAVOURITE FLATS

BIG FLATS CHALLENGE

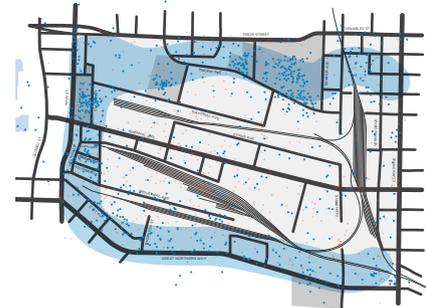
Favorites & Challenges Map from False Creek Flats Launch Event

# Patterns



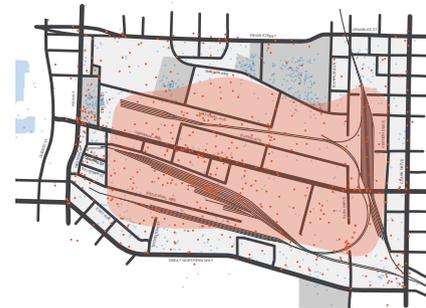
## Patterns

Highlighting an ongoing theme of a poorly connected and 'hollow middle', the favourite places and biggest challenges reflected this perception with assets clustered in a band around the more accessible areas, while a core of 'challenges' emerged along the rail and within the centre of the Flats.



## Patterns: Favourites

Observing the placement of 'favourite' places on the map, it is apparent that the majority of these marks are concentrated around the north, west and southern edges of the study area, where adjacent communities intersect with the Flats and clusters of activity are emerging.



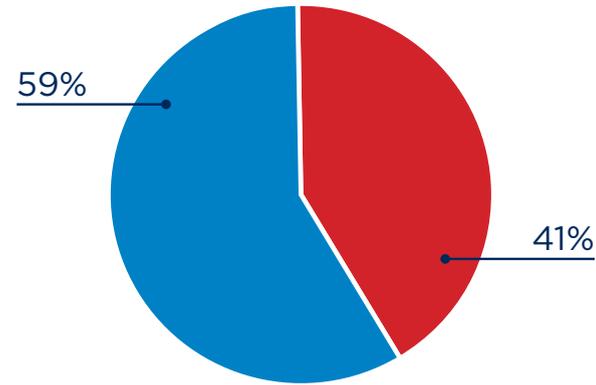
## Patterns: Challenges

'Challenged' places were marked primarily at the core of the Flats, where large sections of the area are cut off by rail yards, and cleanliness and safety are issues.



## Favourites & Challenges: Online Mapping Tool

The online survey provided the largest volume of feedback on Favorite and Challenged spaces in the Flats.

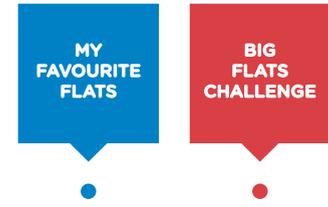
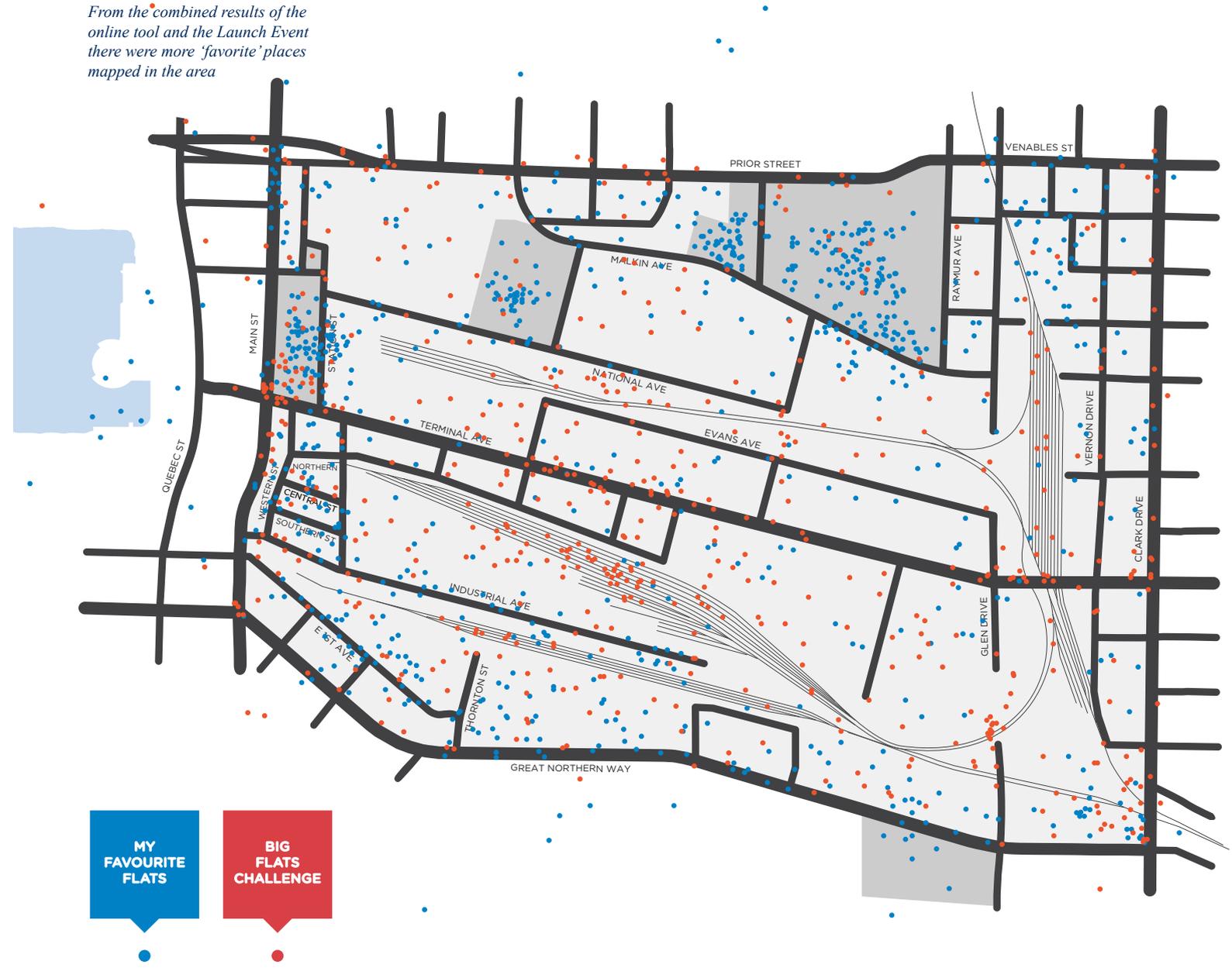


## Favourites & Challenges: Feedback Totals

From the combined results of the online tool and the Launch Event there were more 'favorite' places mapped in the area

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## Favourites: Clusters

Observing the mapped results a number of *Favorite Place clusters* emerged. Corresponding comments to these *Favorite Places* highlighted access to transit and connections to adjacent neighbourhoods; local amenity and community gathering spaces; character and elements of distinct districts; and various agents of activity and vibrancy as being important to creating a successful place or space in the Flats. Some of the more prominent clusters include:

### A Thornton Park

Thornton Park is a defining public space along Main Street, and was recognized by respondents for its grand trees, the historic Pacific Central Station, and the popular weekly Farmers Market, which was cited for the vitality it brings to the area.



01



02



03



04

### B Strathcona Park & Gardens

Responses illustrated the significant role the Strathcona and Cottonwood community gardens play in the area, citing them as places of community gathering, celebration and identity. Across the street from the gardens, another local food asset, Produce Row was highlighted for its key role in the local food system. Strathcona Park was also identified as a local asset, though it was suggested could be improved.



05

### C 1000 Parker

The area around 1000 Parker Studios is characterized by the large cluster of affordable artist studios in the area, the annual East Side Culture Crawl that runs in the late Fall, and its gritty character.



06



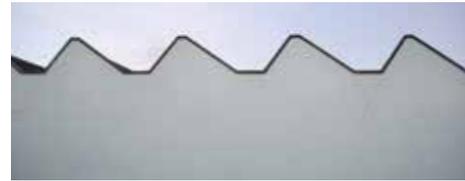
- 01 Main Street Farmers Market
- 02 Market Produce
- 03 Pacific Central Station
- 04 Thornton Park
- 05 Strathcona Community Garden
- 06 1000 Parker Studios
- 07 Northern Street - Heritage Building
- 08 Northern Street - Heritage Building
- 09 Arts Factory
- 10 First Ave - Artech Lofts
- 11 Red Truck Brewery

### D City Lands

The City Owned Lands, bound by Main Street, Station Street, Terminal Avenue and Industrial Avenue, were identified for the unique formation of its blocks, gritty industrial character of its historic buildings, the mix of materials and scale of its buildings. This area was also identified as having potential as an amenity and service hub, with its proximity to the Main Street transit hub and emerging activities and enterprises, including the Arts Factory.



07



08

### E First Ave

This stretch of First Avenue drew attention from respondents for its diverse mix of businesses (including creative industry), and its emergence as a distinct district within the Flats. The bike path along First Avenue was also mentioned as a key asset, although it was noted that it could be improved with better connections to surrounding paths.



09



10

### A Thornton Park

*"It's a nice park for so many reasons. There's the history, the architecture and those awesome trees."*

*"[The] farmers market is bringing the area to life."*

### B Strathcona Park & Gardens

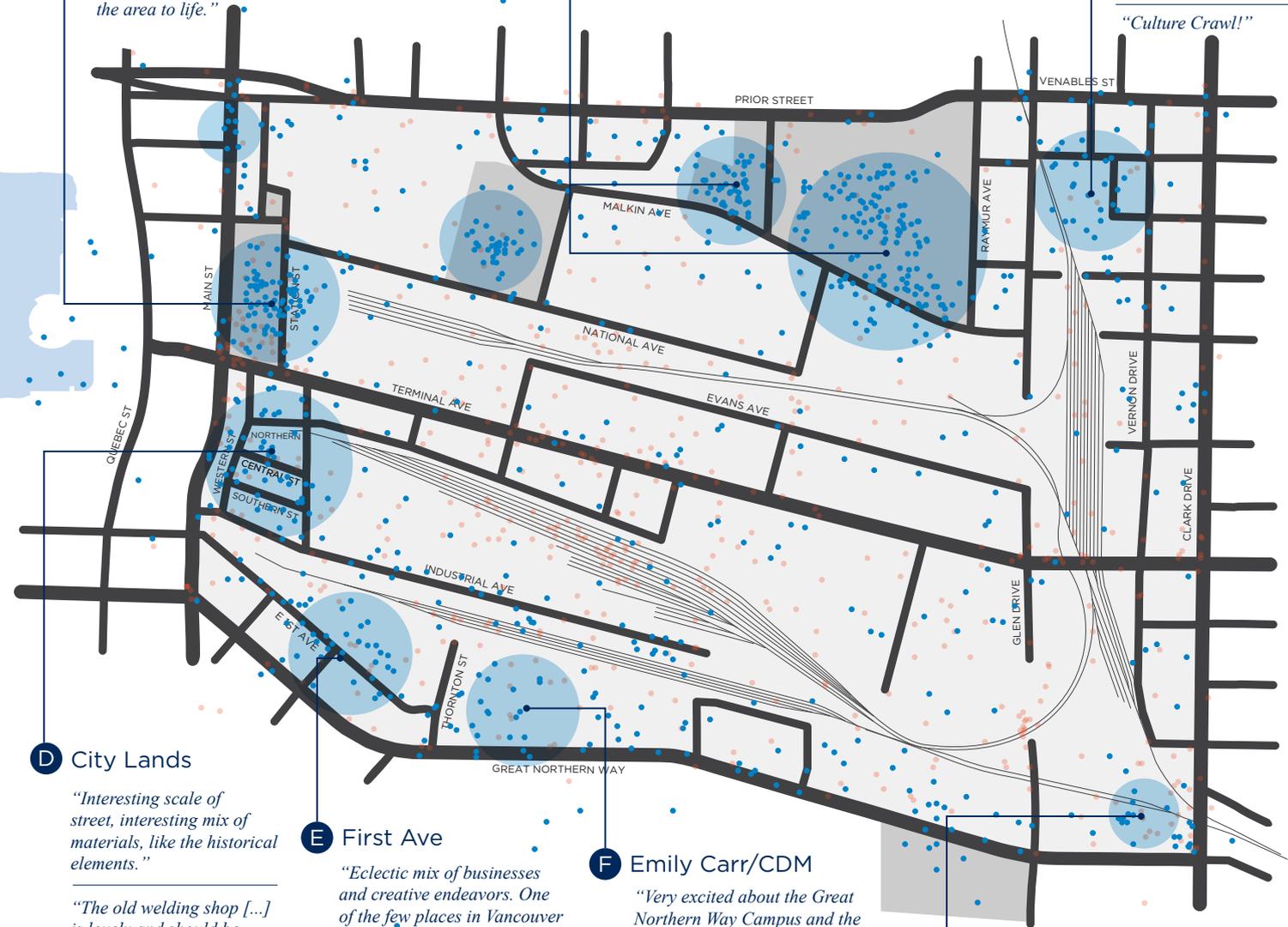
*"Strathcona Gardens is an ecological gem that deserves protection and celebration!"*

*"Cottonwood Garden is a major part of the community that beautifies the area [...]."*

### C 1000 Parker

*"Arts community! The warehouse of artist studios on Parker is one of the most unique places in the city."*

*"Culture Crawl!"*



### D City Lands

*"Interesting scale of street, interesting mix of materials, like the historical elements."*

*"The old welding shop [...] is lovely and should be preserved."*

### E First Ave

*"Eclectic mix of businesses and creative endeavors. One of the few places in Vancouver where you feel like you can experiment[...]."*

*"Ample creative industry spaces."*

### F Emily Carr/CDM

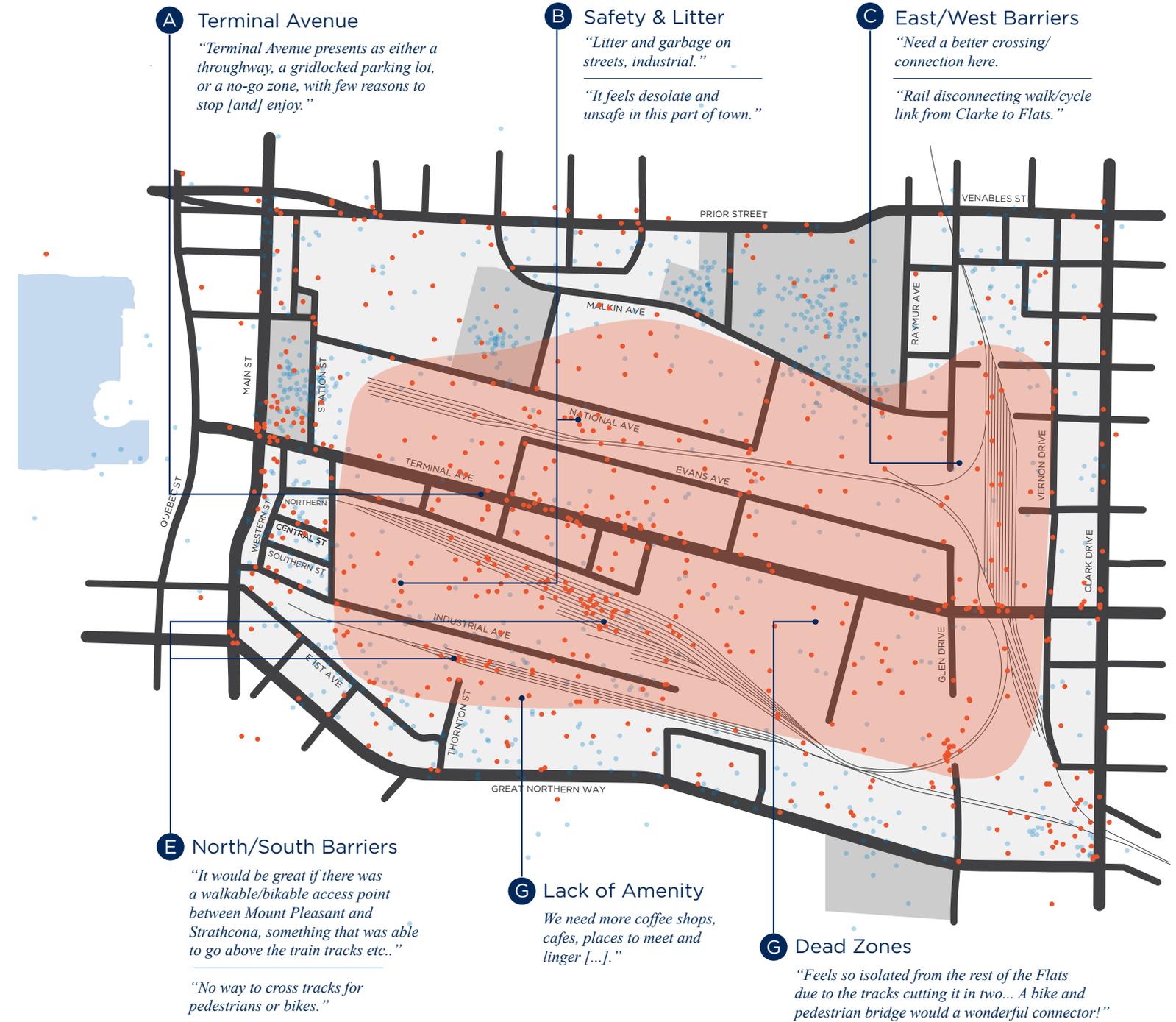
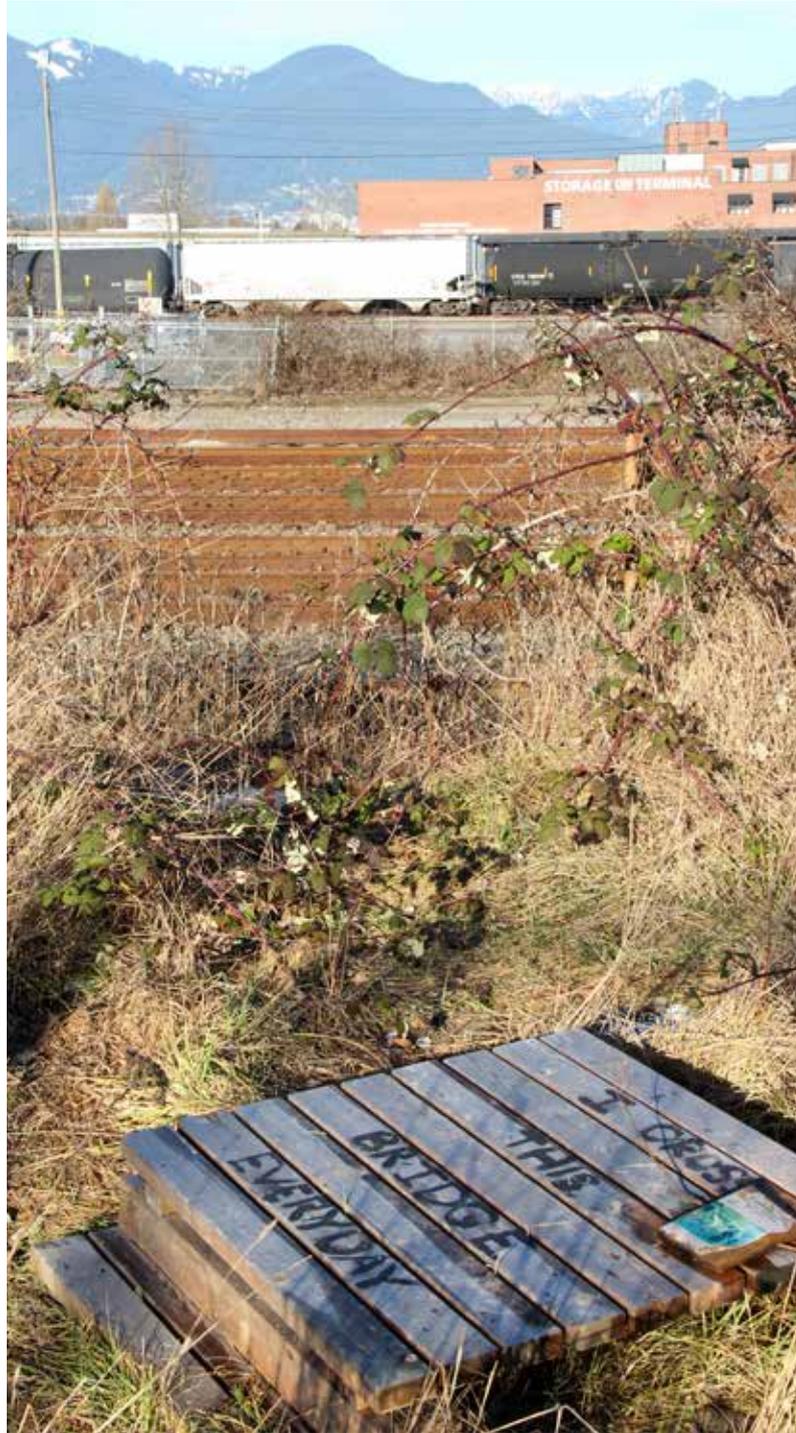
*"Very excited about the Great Northern Way Campus and the New Emily Carr campus!!! This will contribute to the arts and innovation cultures in the area as well as provide people. This will increase the liveliness of the area."*

### G VCC-Clark Station

*"Awesome view of city although marred by telephone lines and chain-link fences above VCC Skytrain."*

## Challenged Areas in the Flats

Feedback on challenged areas from the mapping exercises highlighted a trend at the core of the Flats, which is often perceived as a “dead zone,” desolate, cut-off, lacking amenity and in certain places littered and unsafe. Much of these issues can be attributed to the long rail yards that cut off north-south connections and force streets to dead-end, with poor access and little street activity.



02/03

## Key Issues

Six themed workshops were held where we invited participants to share the key issues as they saw them for the planning process. These workshop topics included:

- 01 Inner-City Industrial & Employment Intensification
- 02 Innovation
- 03 Transportation Connections
- 04 Food District
- 05 Arts & Culture
- 06 Public Realm





Workshop 01

Art Factory on Southern Street, Southeast False Creek in the Background

## Working in the Flats: Inner-City Industrial & Employment Intensification

### Issues

- Some of the region's most expensive industrial land
- Underdeveloped areas – including some that are close to transit and emerging hubs
- Large dead zones with no amenity or identity

### Implications

- While increasing land values put pressure on long-term viability of industrial businesses, the lack of amenity and underdeveloped areas make it difficult to unlock the true economic potential of the Flats



Workshop 02

VEC Onsite Visit - Print Shop

## A District Defined by Innovation: Where Industry & Technology Collide

### Issues

- A lack of affordable spaces for start-up ventures and industry incubation
- Weak connections between current businesses, various industries, emerging institutions and surrounding communities
- Poor digital infrastructure connections in certain portions of the Flats

### Implications

- A lack of adequate space, business networks and digital infrastructure hinders economic growth and innovation



Workshop 03

Bike tour on Main Street and Terminal

## Moving What Matters: Connectivity, Transit & Transportation

### Issues

- No direct north-south connections through the area
- Poor pedestrian and bicycle access
- While strategically located, the long-term presence of rail creates barriers to connectivity
- New streets and vehicular connections have potential impact for adjacent uses and landowners

### Implications

- North-south connections, improved pedestrian & bike facilities, efficient goods movement and rail access are key to unlocking the long term potential of the Flats



Workshop 04

Local Raspberries at the Berry Festival - Main Street Farmers Market

## Food for Thought: Leveraging Existing Assets to Define Excellence in a Sustainable Urban Food System

### Issues

- Concern over retaining the Flats unique role within Vancouver's food system – gardens, distribution, manufacturing, Food Bank, etc.
- Concern of a vulnerable future for community gardens
- Lack of appropriate space and facilities to grow, and promote innovation & collaboration

### Implications

- Potential loss of food assets in the Flats could undermine city-wide objectives around the broader food system and neighbourhood wellbeing



Workshop 05

Eastside Culture Crawl -  
1000 Parker Artist Studios

## A Thriving Cultural District: Arts, Culture and the Role of Inner-City Industrial

### Issues

- Increasing affordability pressure on arts and cultural production space
- Potential loss of unique “gritty” creative space

### Implications

- Increasing rents threaten to displace the large cluster of artists in one of the last affordable places in the city that serves the broader Vancouver cultural scene
- A loss of the unique creative space in the area diminishes the character and identity of the area



Workshop 06

Rail yards and the former CanadaPackers  
Building; and North Shore Mountains

## Creating Great Places: Natural Systems, Amenities and the Public Realm

### Issues

- The Flats are vulnerable to sea level rise, storm water and seismic events
- The area is devoid of natural systems, habitat linkages, green space and connections to surrounding park space

### Implications

- Without proper mitigation and strategies for a resilient future, the Flats is at risk to flooding, soil liquefaction, and potential infrastructure failure in the event of a natural disaster or a major storm

02/04

## Ideas to Explore

Drawing ideas and inspiration from the online feedback, workshop maps, and numerous comment cards, the following themes have emerged as focus areas for future planning work in the False Creek Flats. These ideas will be shared with various staff groups at the City of Vancouver to help develop implementable emerging directions as inputs to an eventual draft plan.



## 1.0

### Building the Right Kinds of Spaces

Many early conversations focused on the need to ensure that the City is enabling and supporting the right kinds of spaces to support a growing economy in the Flats. These ideas focused on issues of density and built form, the design of specific spaces, the inclusion of more permissive temporary uses, the creation of transition zones to minimize impacts to adjacent neighbourhoods, as well as ideas around how both new and old buildings can begin to take strides at reducing their environmental footprints. Here is a list of some of those ideas:

#### 1.1 Scale, Density & Adaptability

- Explore vertical opportunities for stacked industrial/job space
- Seek to intensify existing buildings and parking lots
- Explore increased intensity around existing and future transit sites
- Explore ways to deliver a variety of scales and spaces that support a broad spectrum of businesses: from the smaller, more fine grained spaces for incubators and start-ups to the larger more established businesses
- Seek the creation of space that can be flexible overtime. Allow for evolutions in employment, manufacturing, future growth, and unforeseen future economic needs



- Explore opportunities for sector-specific hubs and collocation of industrial businesses;
- Explore solutions-based regulation for businesses - particularly when they are doing something innovative or new that doesn't fit an existing permitting category

#### 1.2 Temporary & Mobile Spaces

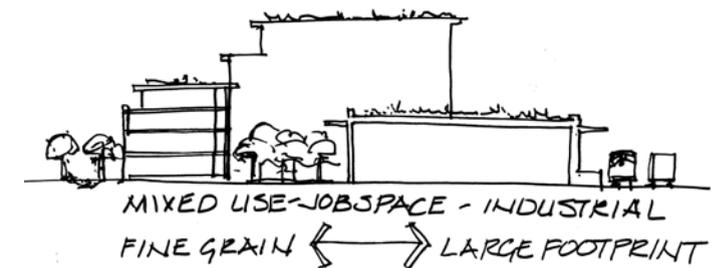
- Explore more permissive zoning to support more flexible, temporary, or mobile spaces to encourage and create affordable start-up space in the City
- Explore lower-cost, more temporary construction techniques that allow for re-purposing and reuse/up-cycling for temporary or mobile uses
- Explore more permissive regulatory process for economic flexibility within existing buildings to allow a more fluid process for business turnover

#### 1.3 Transitional Zones

- Explore innovative residential solutions in existing transition zones to support affordable housing for key vulnerable economic sectors. i.e. residents of the existing Aboriginal homeless shelter, artist, students, etc.
- Seek to mitigate existing conflicts with residential and rail, while prohibiting any new residential near rail or industrial lands
- Seek creative ways to transition between various uses that ensures the long-term viability of the area's rail and industrial assets

#### 1.4 Green & Sustainable New & Old Buildings

- Explore techniques to deliver the highest green building standards while advancing the conversation on healthy architecture in new office spaces
- Explore potential uses and business opportunities for utilizing or greening the area's roof tops, including but not limited to, urban agriculture and solar
- Explore programs or innovative techniques for green retrofits of existing buildings in the area, where possible utilizing local technologies and businesses
- Explore opportunities for water capture and reuse, including on individual sites as well as on a district basis
- Explore opportunities for neighbourhood energy projects, including using the organic waste and waste-heat from the area to generate new sources of power
- Explore opportunities to establish a Flats Fund for helping businesses invest in capital projects that can greatly reduce their carbon footprints



## 2.0

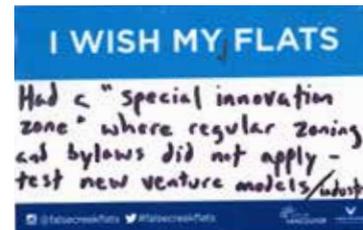
### Designing Programs for Innovation

Even with the right spaces in place for the jobs of the future, a number of stakeholders discussed ideas about establishing programs and supports needed to truly unlock the fullest of the area's untapped potential for innovation. These ideas focused on programs, supports and infrastructure that could begin to grow the social capital of the area and fosters collaboration and sharing of resources, inputs and outputs to help advance innovation in a variety of sectors. Here is a list of some of those ideas for further exploration:

#### 2.1 Programs, Innovation & Business Supports

- Explore programs, incentives, education, workshops or other assistance to encourage industrial intensification, innovation and synergistic opportunities
- Explore how to build and support economic incubators
- Explore potentials for innovative business structures and ownership models
- Seek to establish shared places for area-wide product testing and showcasing
- Explore and support programs for sharing resources and tools
- Seek to support and connect industries within a circular economy

- Explore creative programs to enhance green business operations, fleet management and other energy savings and efficiency programs.
- Explore opportunities to support social enterprise and the creation of low-barrier jobs
- Explore needs for business incubators, accelerators, and collocation hubs in the Flats, and seek ways to bring those services to market
- Explore opportunities to establish a Flats-specific entrepreneur-in-residence program



I Wish My Flats Response: Innovation Zone



#### 2.2 Build Connections Through Digital Infrastructure

- Explore opportunities for establishing access to fast, efficient, and free district wifi
- Explore innovative solutions to providing an expanded fiber-optic network
- Explore opportunities for intelligent way-finding within the Flats that highlights area businesses
- Explore opportunities to better connect businesses to one another through new digital networks
- Investigate digital gaps in the Flats and explore opportunities to fill these gaps using existing area resources

#### 2.3 Training, Education + Peer-to-Peer Mentorship

- Explore programs for helping businesses green their operations, improve the efficiency of their fleets, and retrofit their sites for energy savings or renewable energy generation
- Seek opportunities to utilize local technology talent to improve area-wide digital literacy
- Explore options for bringing businesses together around common challenges, interests, or opportunities such as establishing waste-to-resource connections or stronger local food systems



I Wish My Flats Response: Local Hiring Opportunities

## 2.4 Funding, Financing, + Investment Support

- Explore opportunities for establishing a Flats fund to help support innovative and sustainable business endeavors in the Flats
- Explore opportunities for place-based crowd-funding of public amenities in the Flats
- Seek opportunities to land new real estate and business investment in the Flats

## 2.5 Connecting Businesses, Institutions, & Individuals

- Seek ways to direct student energy and projects toward local business needs
- Work with Providence, Emily Carr, and Creative Energy to ensure new institutional projects are including synergistic uses on site and are contributing to the area's public life
- Seek opportunities to connect for-profit and not-for-profit businesses in order to develop new impact-based business models
- Seek to support and connect industries within a circular economy



Workshop Response: Places & Spaces



Opportunities for temporary and flexible workspaces were highlighted by stakeholders as important to creating a vibrant and thriving area, particularly the use of shipping containers.

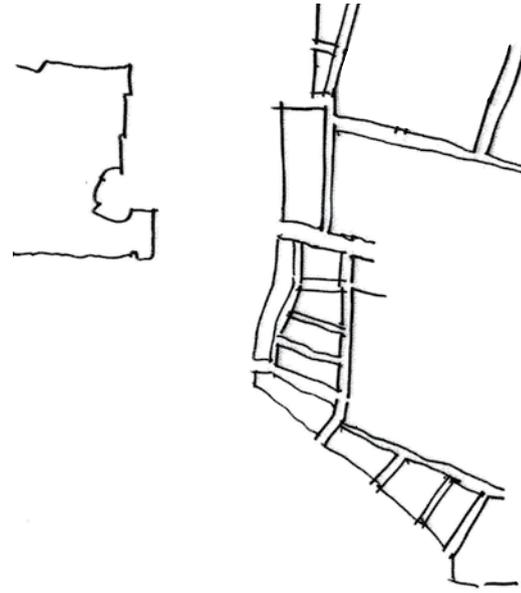
## 3.0

### Building on a Unique Identity

Recognizing the importance of creating interesting and unique places for local business to thrive, a number of conversations focused on embedding and building upon the unique characteristics of the area. Ideas and themes have focused on ensuring that the industrial past and other histories of the area are embedded in both the buildings and places of the future and that the role and presence of important city-serving but vulnerable sectors in arts and cultural production and our city's food system are both embedded and supported in a future plan for the area. Here is a list of some of those ideas for further exploration:

#### 3.1 Character Sub-Areas & Industrial Materiality

- Identify and celebrate unique characteristics of specific sub-areas
- Identify key physical assets and seek to embed them into the plan to help build identity of distinct sub-areas
- Explore unique and appropriate built form and scale that references various sub-areas and conditions within the Flats
- Seek to utilize sub-areas to create a vision and unique identity for the area as a whole that is recognized as an asset city-wide
- Explore creative opportunities to celebrate and embed industrial materials into the buildings and public realm for the area

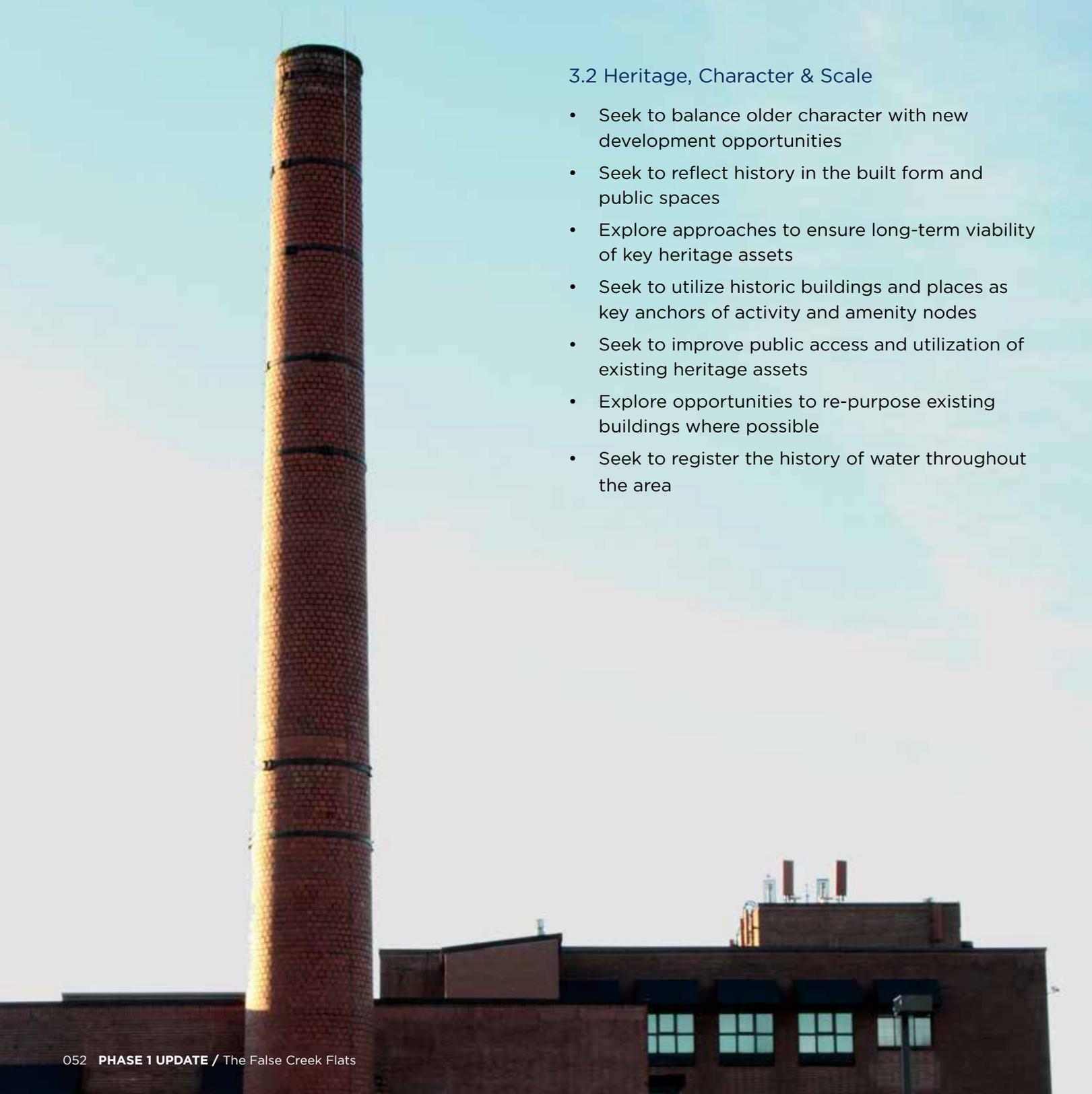


The street grid around the City Lands, between Main Street and Station Street, were highlighted for their unique character in the area and placemaking potential



“Keeping the character of the neighbourhood with existing buildings & similar architecture for new buildings.”

- Workshop response

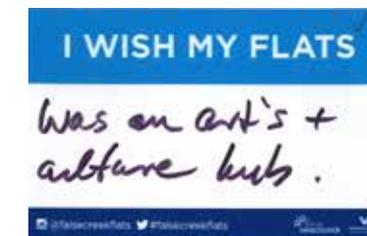


### 3.2 Heritage, Character & Scale

- Seek to balance older character with new development opportunities
- Seek to reflect history in the built form and public spaces
- Explore approaches to ensure long-term viability of key heritage assets
- Seek to utilize historic buildings and places as key anchors of activity and amenity nodes
- Seek to improve public access and utilization of existing heritage assets
- Explore opportunities to re-purpose existing buildings where possible
- Seek to register the history of water throughout the area

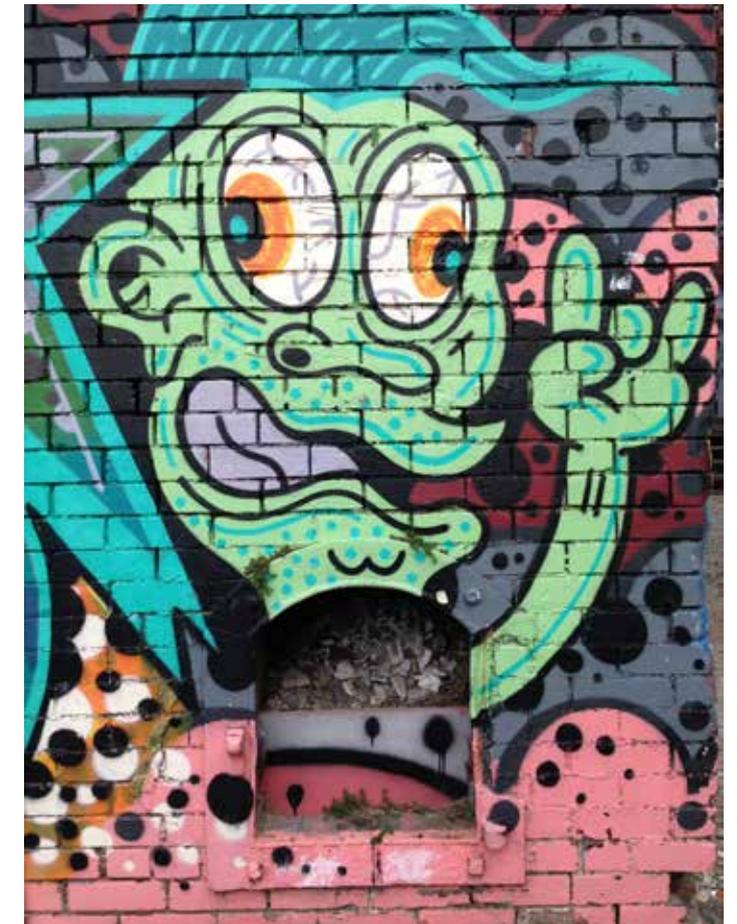
### 3.3 Arts & Culture

- Seek to embed arts and cultural production in the area, including possible approaches to secure long-term, affordable production space
- Explore the establishment of an arts precinct to support synergistic uses and activities
- Explore potential for long-term retention of 1000 Parker for art and cultural production
- Explore potential for showcasing and sale of locally produced art
- Seek opportunities for formal and informal performance spaces of various sizes throughout the area
- Explore and support festivals and other public celebrations, as well as the support of existing public events in the Flats
- Seek to retain and support industries and resources essential to the arts and cultural community as well as opportunities to plug artists into the local circular economy to utilize potential waste streams



I Wish My Flats Response: Arts and culture hub

Seek to embed arts and cultural production in the area (above: Monte Clark Gallery, below: 1000 Parker)





The Main Street Farmer's Market plays a key role in delivering healthy local food to the area, while activating Thornton Park

### 3.4 The Food 'District'

- Seek to embed food and food related businesses as a critical component of the future of the area
- Explore potential synergies with other food related businesses/community groups
- Explore innovative opportunities for urban agriculture including potential vertical growing, roof top gardens, or the use of 'orphaned' or underutilized spaces (i.e. spaces between rail, and along streets, vacant lots, etc.)
- Explore opportunities to embed food in public realm as a focal point for social gathering and celebration, by creating places and opportunities for people to share, purchase and enjoy healthy food (i.e. permanent markets; BBQ pits; lunch spots; restaurants; food truck venues; etc.)



I Wish My Flats Response:  
Year-round food market



Several food trucks manage the operations out of the Flats and play a vital role in Vancouver's food system



### 3.5 Community Gardens

- Seek to secure and embed historic community gardens as anchors of the City's Food District
- Seek to minimize impact to gardens from potential new east-west arterial
- Explore with gardeners potential improvements to Cottonwood and Strathcona Gardens, if applicable

### 3.6 Produce Row

- Seek to support a robust and long-term future for Produce Row
- Seek to minimize impacts to produce companies from potential arterial
- Explore opportunities to support intensification and improved efficiencies with produce wholesalers and other food related businesses



I Wish My Flats Response: Community gardens



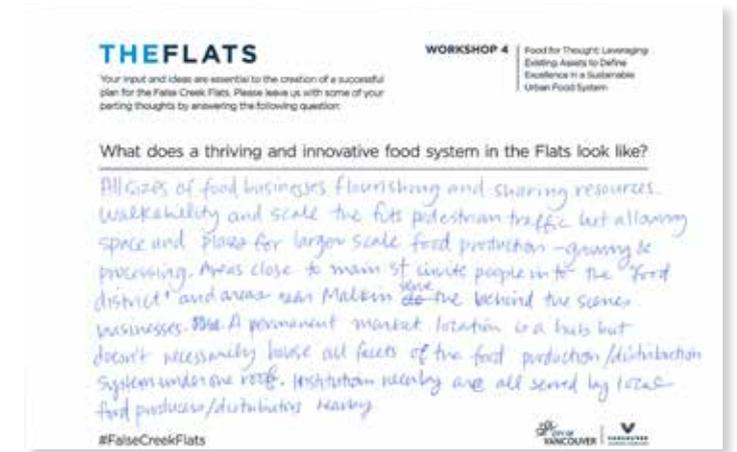
Strathcona Community Garden

### 3.7 Greater Vancouver Food Bank

- Explore opportunities to support and facilitate the relocation of the Greater Vancouver Food Bank within the False Creek Flats, as an anchor of the city's food district
- Explore synergistic opportunities and potential co-location of other food related businesses with a new food bank

### 3.7 Action-While-Planning Initiatives

- Seek opportunities to engage the public and area businesses to develop public projects that both exemplify the distinct character in the area, but also help create a sense of place
- Seek opportunities to connect artists, makers, and designers in the Flats with waste materials from the area and public-facing projects to showcase the breadth of aesthetics, spaces, and structures that can be achieved using recovered materials
- Investigate opportunities for integrating recovered material stipulations into new development and infrastructure projects



Workshop Response: Food System



The Produce Terminal, one of the many produce wholesalers that make up Produce Row along Malkin Avenue

## 4.0

### Creating Active & Animated Places

Tied to creating unique places, many individuals sought the introduction of an appropriate mix of amenities and uses to animate and activate the False Creek Flats. Ideas and themes focused on introducing new uses, improving the public parks and spaces, programming underutilized spaces, thinking about 24/7 activation, opening up the area to public education and business showcasing, as well as highlighting the important role of industrial land in the health of our City. Here is a list of some of those ideas for further exploration:

#### 4.1 Amenities

- Explore the introduction of additional amenities and places to meet within the employment district
- Seek to leverage existing assets to anchor amenity nodes
- Seek to establish a number of destinations or places that encourage additional individuals to visit and stay within the area
- Seek to build upon existing amenity and industrial character
- Explore child care opportunities and other programs to support employees and families in the area



Workshop Response: Street Activity



Workshop Response: 24/7 Activity

#### 4.2 Retail & Wholesale

- Explore opportunities to celebrate 'Flats Made' products by creating retail opportunities for area businesses
- Examine future space needs of wholesale and retail uses and review existing policy accordingly
- Seek to use new retail and amenity to anchor key public nodes and places for celebration

#### 4.3 Activating Underutilized Spaces

- Seek opportunities to activate underutilized spaces with potential temporary or flexible uses and activations
- Explore temporary infill opportunities to support the transition to the long-term vision of the area

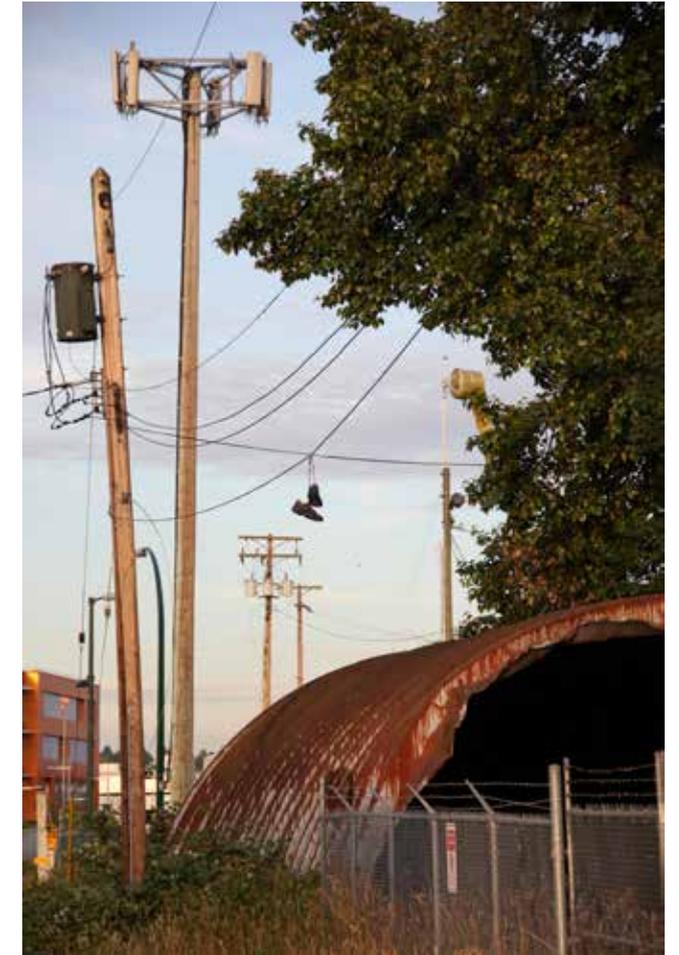
#### 4.4 '24-7' Use

- Explore opportunities for flexible uses that animate the area throughout the 24 hour cycle (e.g. potential night markets, clubs, different uses, festivals, etc.)
- Explore the potential of the area to accommodate some of the city's night-time activities currently forced out of nearby residential districts

#### TWITTER

"I can't be there, but I wish my flats had public parks and small grocery/produce stores."

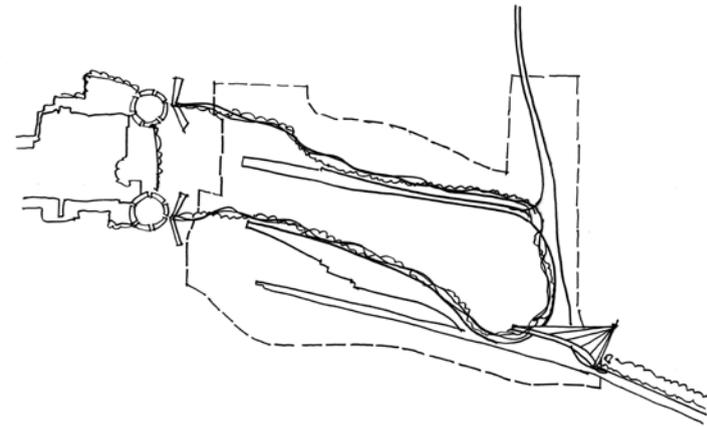
#FalseCreekFlats  
@visualheart  
May 27



Seek opportunities to activate underutilized spaces with potential temporary or flexible uses and activations (above City-owned property, Station Street)

#### 4.5 Parks & Public Spaces

- Explore potential to enhance programming of existing parks and public spaces for inclusive uses
- Seek to connect a network of parks and public spaces in and around the Flats towards achieving bio-diversity linkages
- Explore potential community centres or other shared facilities needed
- Seek to establish stronger connections from parks to adjacent neighbourhoods and area businesses
- Explore partnerships with businesses to help deliver public spaces and to showcase innovative business led solutions to area's challenges



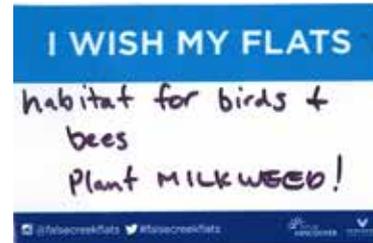
Explore Habitat & Ecological Corridors

#### 4.6 Habitat Corridor

- Seek to establish a more thorough tree canopy throughout the area
- Explore the introduction of a habitat corridor in the Flats connecting the Grandview Cut to False Creek

#### 4.7 Education Throughout the Flats

- Explore ways to bring manufacturing and industrial character into the public realm as educational showcase
- Seek to showcase tech and innovative green businesses in the area
- Seek to create a child friendly landscape that invites exploration and education of the role of industry in the delivery of a healthy and livable city

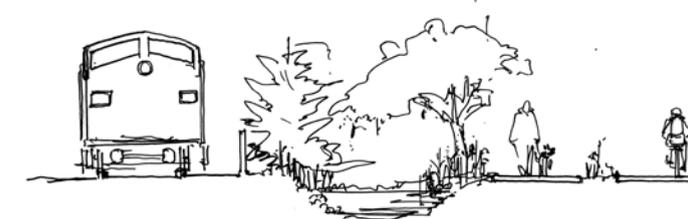


I Wish My Flats Response: Habitat

- Explore ways to improve public knowledge and understanding of the role of the area, and the innovative and interesting work within the buildings by animating and showcasing the area businesses and artists within the public realm
- Explore potential synergies and links with Telus World of Science (e.g. innovation/education/exploration walk) to create an innovation/information loop that draws people in off of the seawall
- Explore allowing local businesses and stakeholders to animate the public realm through grassroots, incremental displays and place making trials and explorations

#### 4.8 Safe, Healthy Streets

- Seek to deliver safe, healthy and inclusive work environments
- Explore potential ways to deliver desirable, safe and active places that encourage more 'eyes on the street'
- Explore the delivery of adequate lighting along pathways and sidewalks
- Seek to establish a garbage free future for the Flats



Exploring Opportunities for Green Spaces and Pedestrian & Cycling Connections



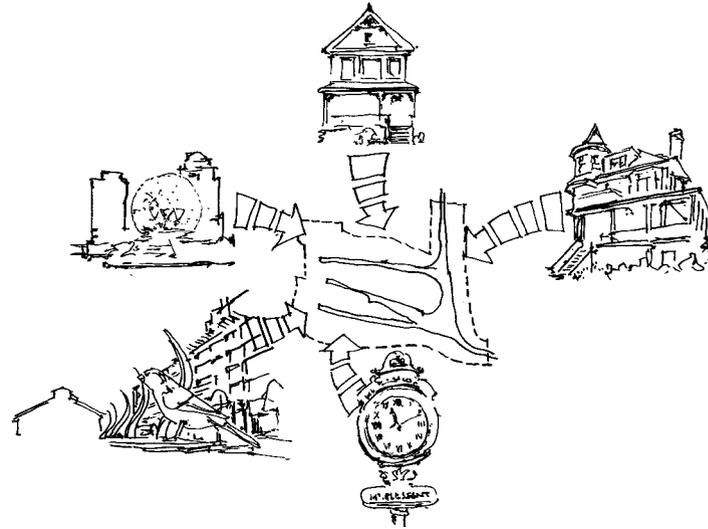
## 5.0

### Connecting the Many Parts

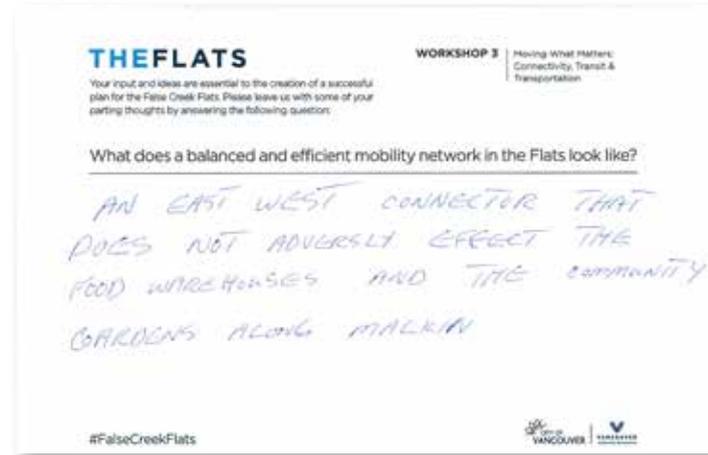
One of the overarching themes of the first round of public dialogue centered around ensuring that adequate connections and linkages are established to tie the various assets and subareas to one another in a more seamless way. These ideas focused around the physical connections to unlock rail efficiency, the more fluid movement of goods, as well as numerous desired improvements to the active infrastructure in the area. Here is a list of some of those stakeholder ideas for further exploration:

#### 5.1 Connect People, Goods & Services

- Seek to improve or create north-south connections
- Seek to reduce congestion at key intersections on surrounding arterial
- Explore ways to minimize existing and potentially new conflicts with various modes of travel
- Seek to establish a clear hierarchy of streets for this inner-city industrial land recognizing the various modes required
- Seek to identify a new east-west arterial route that minimizes the negative impacts



Exploring opportunities to connect the Flats with surrounding neighbourhoods



Workshop Response: East/West Connections

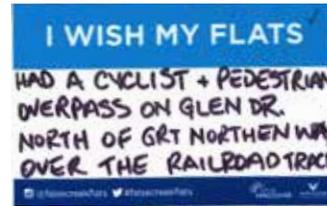
## 5.2 Rail

- Recognize the rail infrastructure as an asset, while seeking to overcome the barrier it creates
- Explore increased efficiencies in freight and passenger rail
- Explore potential consolidation of various freight yards
- Explore opportunities for increased rail oriented businesses
- Seek to support improved passenger service including potentials for higher speed rail travel in the future

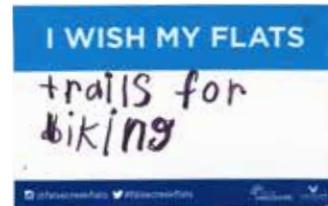


### 5.3 Pedestrian & Cyclist Connections

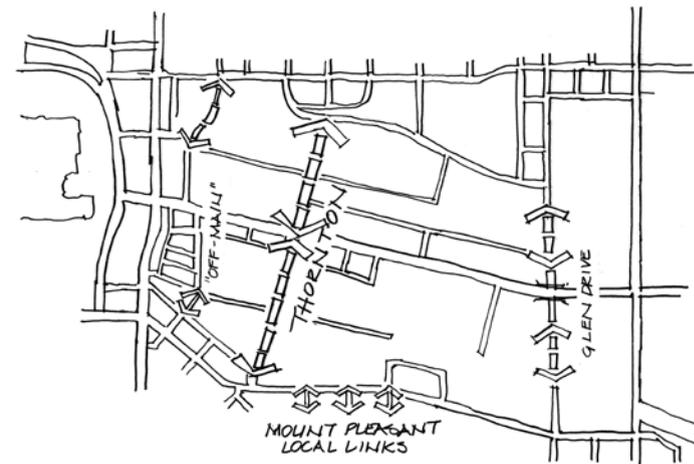
- Seek to establish active routes that advance the Vancouver city-wide standards, to facilitate a mode shift in a very auto oriented area
- Seek to create unique pedestrian and cycling facilities that build off area characteristics and assets including the exploration of 3-dimensional opportunities to overcome barriers, while celebrating local views and assets
- Explore a continuous and comfortable loop for active modes through and around the flats
- Explore the creation of a new east-west AAA bike facility through the area
- Explore north-south routes for active modes off of the primary arterials at main and Clark
- Seek to complete the central valley greenway finding a ceremonial link between Clark drive and false creek
- Seek to connect to neighbouring active networks
- Seek to improve the pedestrian experience along existing routes
- Explore potential to provide bike repair services along active routes
- Explore new bike share opportunities as well as end of trip facilities



I Wish My Flats Response: Crossing the Rail



I Wish My Flats Response: Bike Trails



Exploring North/South connections across the rail

TWITTER

“The future of #falsecreekflats should include several north-south passages for pedestrians & cyclists”

@Gwendal\_C  
#falsecreekflats  
May 24

### 5.4 Transit

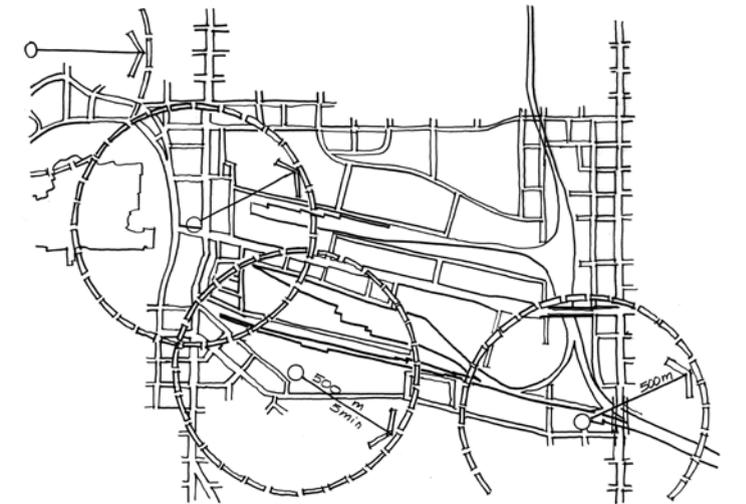
- Seek to improve and provide accessible transit throughout the area
- Seek to minimize the impact to transit access for vulnerable residents along realigned arterial
- Explore opportunities to add a reliable and frequent bus route to service businesses and institutions throughout the area
- Seek to leverage and improve connectivity to existing rapid transit stations
- Investigate a future location for a street car service, including a maintenance facility within the area
- Explore potential for an additional expo line station and look to connect to VCC-Clark as additional transfer point

### 5.5 Goods Movement

- Seek to ensure long-term viability of goods movement within these centrally located industrial lands
- Explore opportunities for shared transport to reduce parking and improve economic viability
- Explore and support innovative delivery models for the movement of goods in the area and surrounding neighbourhoods
- Investigate the feasibility and potential impact of establishing centralized alternative fueling infrastructure in the Flats

### 5.6 Parking

- Seek to establish an innovative strategy for parking that serves existing needs but allows for flexibility and evolution in the future
- Explore opportunities to introduce temporary uses on excess surface parking
- Explore potential for the flats to accommodate coach fleets and tractor trailers from servicing events and major venues downtown



Seek to leverage and improve connectivity to existing and potential future rapid transit stations

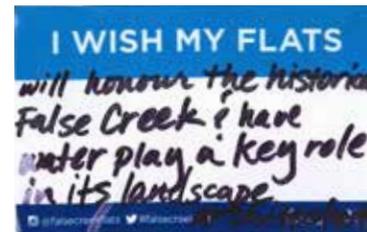
## 6.0

### Dealing with Climate Change & Building Resiliency

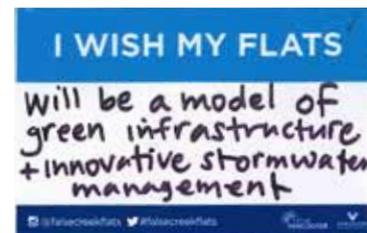
As an area almost exclusively cited on an old filled in tidal mud flat, a lot of first phase dialogue focused on understanding how the plan could address issues of sea-level rise, climate change, and seismic vulnerabilities. Here is a list of some of those ideas for further exploration:

#### 6.1 Seismic Vulnerability

- Explore how the plan can address the key vulnerabilities of the area in terms of earthquake risks to ensure that the area is planned with a post-disaster future and response in mind
- Seek to ensure that key routes in and out of emergency services in the area are accessible in the event of an earthquake
- Explore approaches to minimize impacts and potential damages to public infrastructure from a seismic event



I Wish My Flats Response: Water and the Historic Creek Line



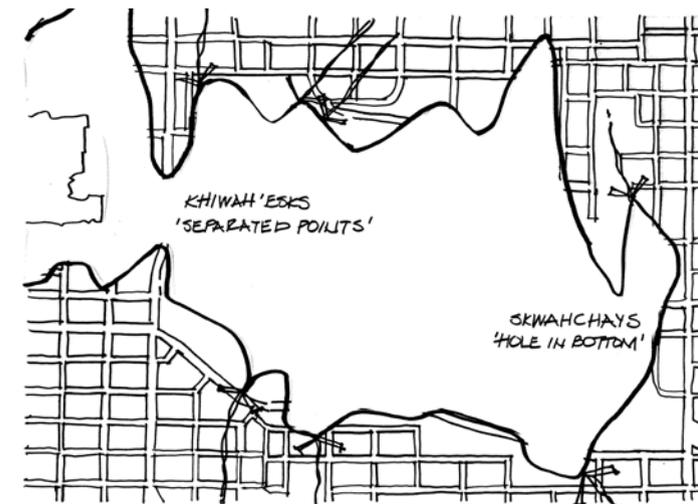
I Wish My Flats Response: Green Infrastructure & Stormwater Management

#### 6.2 Sea Level Rise

- Seek to ensure that the plan addresses the potential impacts of sea level rise and creates policies for a more resilient area
- Explore building design approaches that allow for adaptive alterations of future buildings that allow for a more permanent future

#### 6.3 Storm Water

- Explore an area wide storm water management plan that minimizes the use of pipes
- Seek to create a landscape that filters rain water prior to entering the creek and water table
- Seek to daylight creeks if possible, including the connection of trout lake to false creek
- Explore the use of water to animate and activate public parks and spaces
- Seek to trace old shoreline with storm water innovations along public walkway



Seek to trace old shoreline with storm water innovations along public walkway

#### 6.4 District Energy

- Explore the potential of the flats to support the city's emission targets by exploring the introduction of district energy opportunities



Some areas of the Flats are being integrated into the Southeast False Creek District Energy system

#### TWITTER

"At the launch of #FalseCreekFlats planning process (until 730) - I'd love to see water brought back to the Flats!"

@Nature\_City  
#FalseCreekFlats  
May 27

## 7.0

### Delivering on the Plan: Implementation

While ideas surrounding implementation will evolve as more clarity is created as to what the plan may contain, some of the early conversations focused on issues of implementation and the delivery of the end vision of the plan. Ideas spoke to the role of the city, opportunities for potential business associations and non-profits, and the need to reach out to senior government partners (among others) to help deliver this plan. Some of those ideas included:

#### 7.1 City as Leader to Push Innovation

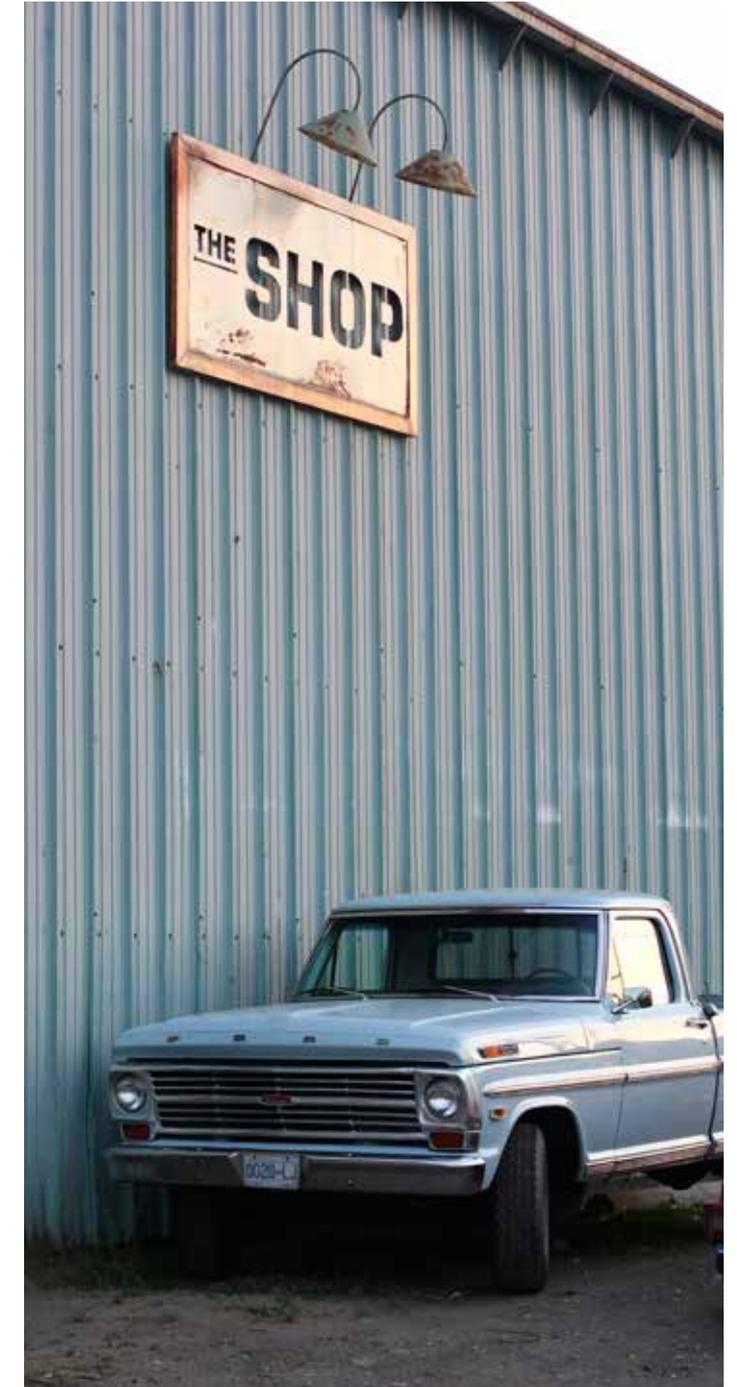
- Explore ways that the City, as a major land owner, can provide leadership towards the vision
- Explore improved efficiency and intensification of City land holdings aligned with the vision of this plan
- Seek to support innovation in the area and support the introduction of new, unproven ideas

#### 7.2 Supporting a Grassroots Business Organization

- Explore potential establishment of a grass roots business association or representative body to help advocate for area businesses, implement economic programs, and advance the goals of the area businesses

#### 7.3 Establish High-Level Partnerships to Deliver a Shared Vision for a Thriving Economic Future

- The City should seek to facilitate partnerships with senior governments and other organizations to finance and instigate positive change in the area



03

## Next Steps

Based on these inputs, combined with other existing policies and aspirations, City of Vancouver staff will now embark on a process to develop a series of emerging directions for the future of the Flats. Look for these directions in the new year.



04

## Stay Involved

Help define the future policy of the Flats!

Thank you again to those who have participated in this first phase of False Creek Flats planning. If you haven't already done so, please sign up for our email list on our web page below to find out about upcoming events and future ways for you to provide input and help us shape the future of your False Creek Flats!

*[Vancouver.ca/FalseCreekFlats](http://Vancouver.ca/FalseCreekFlats)*





# THE FLATS

W [Vancouver.ca/falsecreekflats](http://Vancouver.ca/falsecreekflats)

E [falsecreekflats@vancouver.ca](mailto:falsecreekflats@vancouver.ca)

🐦 #falsecreekflats

📷 @falsecreekflats

