INTRODUCTION

These policy broadsheets portray current City policies for False Creek, as well as giving background on the issues, facts and past policies which influence the present policies.

The Broadsheets are a result of City research and public input derived from several meetings, workshops and briefs submitted through early 1988. The policies were approved by Vancouver City Council on August 30, 1988. At that time, Council deferred decisions regarding the southeast shore of False Creek in order to facilitate prompt action on the more immediate development initiatives on the north shore.

The policies are intended to be used by the City and developers to guide future development in the False Creek area. It is also expected that others will use them as a reference during public meetings and workshops to be held on the Concord Pacific proposal for the north shore of False Creek. In addition, the document will be issued in response to enquiries about False Creek that are being received from sources worldwide.
ISSUES

- The False Creek waterbody is a great amenity of the city. The size of the waterbody and its potential for recreational use could be reduced by inappropriate shoreline modifications.
- Alterations to the 1987 shoreline could improve the appearance and usability of the water and land.
- Shoreline treatments can offer a variety of experiences related to adjacent forms of development, land uses and water activities.

FACTS

- False Creek, east of the Burrard Bridge, comprises about 280 acres of water.
- False Creek has large bays and narrows. It varies in width from about 450 feet at Granville Island, 1300 feet opposite Charleston Park, 600 feet at Cambie Bridge and 1200 feet at the east end.

PAST POLICY

- 1972-74 - balance cut and fill to existing shoreline, stabilize shore, irregular alignment.
- 1981-82 - balance cut and fill to existing shoreline, maintain sense of large expanse.
- 1983 (Staff Response to B.C. Place) - balance cut and fill to existing shoreline.
- 1987 - establish 1987 shoreline as the base to which cut and fill should be balanced.
POLICY - PRINCIPLES

- The False Creek water basin is a uniquely valuable feature of the city which should be preserved and enhanced as follows:

  - Cut and fill should be balanced to the 1987 shoreline;

  - Any alterations from the 1987 shoreline should be evaluated as to the effects on the overall presence and usability of the water with the intent of minimizing any significant narrowing of major basins.

  - Shoreline treatments should accommodate a variety of experiences.

- Increased active, water-oriented recreational opportunities such as rowing and sailing should be facilitated by basin shape and shoreline treatment. At an appropriate time there should also be specific designation of a portion of the water body as a recreation area.

- Ferry stops should be located at convenient locations and be facilitated by basin shape and shoreline treatments.

- Water quality standards and the implications of achieving various standards should be explored and reported to Council. Included in the report will be discussion of sewer outfall, pollution from boats, general industrial contaminants, and matters of day-to-day litter clean-up and maintenance of the water. The existing water quality should not delay land development around False Creek.

- Shoreline elevations should be cognizant of trends, if any, of changing sea levels.

POLICY - SPECIFIC TARGETS

- None proposed.
2. WATERFRONT WALKWAY

ISSUES

- A continuous waterfront walkway along False Creek could provide a regional public amenity linking Burrard Inlet, English Bay, Granville Island, Kitsilano and Point Grey. Council has requested a report on the provision of a walkway on the southeast shore (October, 1987).

- Some businesses may want to locate on the water side of the walkway, precluding public access to the water.

- A variety of experiences can be created along the walkway by different treatments, shoreline modifications which alter the shape and direction of the path, varying widths and activities. However, some consistency of treatment is desirable for reasons of maintenance and visual continuity.

FACTS

- There are about 5 miles of False Creek waterfront east of the Burrard Bridge with walkway commitment as follows:
  - 2 miles of temporary walkway under construction on the north shore;
  - 2.5 miles of dedicated waterfront walkway on the southwest shore and west of the Granville Bridge on the north shore;
  - 0.5 miles without a walkway commitment on the southeast shore.
PAST POLICY

- 1972-74 - waterfront access to be maintained around entire Creek including pedestrian and bicycle paths; vary walkway width and elevation; 25 ft. width in South False Creek.
- 1981-82 - 25 ft. wide walkway and 25 ft. wide setbacks; separate pedestrian and bicycle paths.
- 1983 (Staff Response to B.C.Place) - same as 1981-82.
- SEGS and North Park - 25 ft. wide built in SEGS; 25 ft. wide agreed in North Park; separate pedestrian and bicycle paths.

POLICY - PRINCIPLES

- A continuous public waterfront walkway should be provided along False Creek, designed to separate pedestrians and cyclists. Consistency of treatment is desirable for the walkway for reasons of maintenance, visual continuity, and reinforcement of the public domain.
- The waterfront walkway should be predominantly at the water's edge.
- A landscaped setback should be maintained along the walkway. The width may vary.
- While commercial uses could be located along the walkway to add interest, they should not break its continuity or limit waterfront access.
- The design and location of waterfront plazas should enhance water-related activities.
- The waterfront walkway should provide emergency access and access for people with disabilities.

POLICY - SPECIFIC TARGETS

- The waterfront walkway should have a minimum width of 25 feet.
- The landscaped setback along the walkway should be a minimum of 25 feet in width but can be varied along its length.
3. MARINAS

ISSUES
• Marinas can add interest to the waterfront.
• Marinas can block water views and visually reduce the size of the waterbody.
• Marinas can hamper direct access to the shoreline.
• Marinas can interfere with recreational water use.
• Marinas require on-shore facilities such as parking lots and loading/unloading areas which cross the walkway.
• There is a shortage of berths in Vancouver.
• False Creek is a good location for visitors' marinas.

FACTS
• There are presently 1500 berths in 10 locations in False Creek.
• Waiting lists for berths have been 6-12 months long but are shorter recently.
• Marinas usually include supporting commercial facilities.
• Parking requirements are one space for every two berths. For example, a 500 berth marina requires 250 spaces which covers about 1.5 acres.
• A 500 boat marina requires about 15 acres of water.
• There are 60 permanent and 30 temporary berths in SEGS.

PAST POLICY
• 1972-74 - limit size, number and capacity to not overcrowd the Creek (1700 boats maximum until Kitsilano Trestle removed).
• 1981-82 - limit to not overcrowd or obstruct water view.
• 1983 (Staff Response to B.C. Place) - marinas to cover no more than 15.3 acres.
• SEGS and North Park - specified limited marina locations.

POLICY - PRINCIPLES
• Marinas should be permitted as a conditional use only where Council is persuaded that the negative impacts are not significant; and approved only in locations where marinas do not result in a reduced presence of the waterbody.
• Some uses ancillary to marinas such as repair facilities and parking should be accommodated at unobtrusive locations.
• Some space within marinas should be reserved for visitors.
• Marinas should be of a size, number and location to:
  - maintain street-end views and key long views across the water;
  - not overcrowd the water, especially the central basin;
  - minimize on-shore disruption.

• Marinas should not disrupt pedestrian continuity.
• Services such as parking and loading should be located to be functional and convenient to marina users.
• Opportunities for public boat launching should be achieved.
• Regulations and enforcement procedures and jurisdictions for boating traffic and storage in the Creek should be reviewed and adjusted to reflect increasing boating activities.

POLICY - SPECIFIC TARGETS
• None proposed until the shape of the land and water is established with the preparation of overall or area concept plans.
4. RESIDENTIAL - LOCATION AND DENSITY

ISSUES

- Different densities contribute to different neighbourhood characters. What characters are appropriate in the False Creek basin?
- What densities are suitable for households with children? For households without children?

FACTS

- Residential development in the basin can accommodate people close to downtown jobs, reducing commuting costs.
- There is an imbalance between commercial and residential development potentials in the city.
- Most areas of the basin are desirable places to live. Less desirable areas are around the bridgeheads, viaducts and stadium.
- It is useful when planning a residential community to distinguish between households with and without children because of their varying housing and community needs.
- South False Creek maintains an overall density of 57 units per acre (upa). Individual projects with high components of households with children include:
  - Alder Bay Co-op 40 upa / 0.9 FSR; 90% family units.
  - Wellington 93 upa / 1.9 FSR; 50% family units.
  - Twin Rainbows 102 upa / 2.2 FSR; 60% family units.
  - Marina Co-op 128 upa / 2.7 FSR; 80% family units.
- Recent, adult-oriented, downtown projects range from 190-300 upa at 5.0 FSR (floor space ratio).
- Nearby projects in Southeast Granville Slopes include: - Admiralty 110 upa / 3.5 FSR - Seawalk 160 upa / 4.2 FSR.
- The West End has an overall density of about 150 upa and 2 - 3 FSR. Kitsilano has an overall density of about 80 upa and 1.5 - 2.0 FSR. The proposed zoning for Downtown South envisions densities up to 250 upa and 5 FSR.

PAST POLICY

- 1972-73 - family 20-40 upa; non-family 40-150 upa; maximum 150 upa.
- 1981-82 - 7500 + units; family 40-50 upa; non-family 40-150 upa; average 110 upa.
- 1983 (Staff Response to B.C.Place) - 8551 units; family 110 upa average; non-family 160 upa average; 144 upa average.
- North Park - 2600 units; family 110 upa maximum; non-family 150 upa maximum; 137.5 upa average; 3.0 FSR.

POLICY - PRINCIPLES

- The False Creek basin should develop as a predominantly residential area to achieve regional and City objectives and recognize the special amenity of the basin as a place to live. Other land uses could be considered in those areas environmentally unsuited to a residential community, to extend existing land use patterns and to add diversity and serve basin residents. Areas of residential suitability are mapped below.
- Density is only one measure of community character. Other aspects that will be considered in evaluating residential communities include the creation of areas of distinctive character, appropriate integration of community and commercial services, linkages, open space character and other good site planning principles.
Residential neighbourhoods throughout the basin should have diversity in densities and other traits in response to neighbouring characters, area-specific characteristics and household mix.

The appropriate measures of density should include both units per acre which suggests population projections for services and floor space ratio which suggests the bulk of development.

All housing designed for households with children should meet the criteria contained in the North Park Official Development Plan for family housing and have regard to the additional elements noted in the Planning Department publication "Housing Families at High Densities".

**POLICY - SPECIFIC TARGETS**

- The majority of housing for households with children should be developed at a net density in the range of 50 to 80 units per acre. Where site conditions are particularly advantageous, the density could range up to 110 units per acre. Given standard unit sizes, the average floor space ratio should be in the range of 1 to 1.75 net.
- Developments oriented to households without children would be expected to have an average density in the order of 110 units per acre net ranging above and below this based on site constraints and opportunities. The average FSR should be in the order of 3.0 net.
- Densities higher than the target densities may be approvable if the overall community design proves acceptable.
5. RESIDENTIAL - HOUSEHOLD AND INCOME MIX

ISSUES

- Should the City seek to achieve housing suited to a range of household types and incomes or should the population mix be left to the developer and the market?

FACTS

- In Vancouver, housing for households with children is expected to have size, design and accessibility characteristics different than housing for households without children. These traits are described in the Planning Department publication "Housing Families at High Densities".
- About 60% of G.V.R.D. and 25% of city households contain children. About 50% of downtown workers live in households with children.
- About 50% of the dwelling units on the south shore of False Creek are suited to households with children. About 33% of the dwelling units are occupied by households with children.
- If 25% of the units on the north shore were suited to households with children, two elementary schools could be supported, one in the east and one in the west. This is based on the following assumptions: units oriented to families without children have an average density of 150 units per acre; units oriented to families with children have an average density of 70 units per acre; and 10% of all the units are available to core-needy households with children. With the same assumptions, about 45% of the units on the southeast shore would need to be suited to households with children to support an elementary school in that area.
- "Core-needy households" are those which spend more than 30% of their gross income on a dwelling unit suited to their basic needs based on market rents. "Low-income households", as defined in the North Park Official Development Plan, are those which lie in the lowest two quintiles (2/5) of the range of incomes in the City of Vancouver for the types of households to which they belong. Given the current relationships between incomes and rents, low-income and core-needy are approximately equivalent in terms of income but core-needy is a more useful definition because it ties together incomes, household types and market rents. In addition, core-needy is the concept now used by CMHC and B.C. Housing Management Commission.
- About 40% of city rental units are occupied by core-needy households. About 20% of all city households are core-needy households. About 23% of the units on the south shore of False Creek are occupied by core-needy households.

PAST POLICY

- 1972-74 - 25% families; 15% seniors; 25% couples; 35% singles; 33% low-income (not targeted).
- 1981-82 - 27% family units; 7% seniors', disabled and special care units; 67% singles' and couples' units; 27.5% targeted low-income units.
- 1983 (Staff Response to B.C. Place) - 14% family units; 86% units for others; 19.4% targeted low-income units.
- North Park - 25% family units; 15% seniors' units; 20% couples' units; 30% singles' units; 20% targeted low-income units.
POLICY - PRINCIPLES

- Ensure that a diversity of household types and incomes, including seniors, households with children, special needs, singles and couples, is achieved in each False Creek community while recognizing that this diversity will vary by area based upon site characteristics.
- Non-market housing should be widely dispersed throughout this site and integrated into each neighbourhood.
- Non-market housing funding for the north shore of False Creek should represent a net gain in funding and unit allocation over that provided by current funding levels. Senior levels of government should be encouraged by the City to achieve this.
- Ensure that enough dwelling units suited to households with children are built in various areas of the basin to support elementary schools and the other community needs of children living there.

POLICY - SPECIFIC TARGETS

- A minimum of 25% of the dwelling units to be built on the north shore of False Creek should be suitable for households with children. The portion in specific areas may vary based upon site characteristics.
- Develop specific household mix targets for the southeast shore when the amount of land to be devoted to residential use is decided.
- A minimum of 20% of the dwelling units to be built in the False Creek basin should be available to core-needy households with 50% of these for households with children.
6. PARKS AND PUBLIC OPEN SPACE

ISSUES

- Parks and other public open spaces in various configurations, amounts, locations and sizes could be provided in False Creek. Some arrangements and quantities will serve residents, workers and visitors and contribute to the quality and delight of the place better than others.

FACTS

- The existing average provision of neighbourhood park space in the city is 2.75 acres/1000 population.
- The overall provision of all park space, excluding golf courses, in the city is 6.18 acres/1000 population.
- The provision of park space on the southwest shore of False Creek is 3.6 acres/1000 population. The major park in this area was conceived as a city-wide serving park and was also intended to serve Fairview Slopes via the land bridge link. If the population and other park space in Fairview Slopes is considered, the provision of park space overall is approximately 3.0 acres/1000 population.
- Based upon population projections of the past, neighbourhood park provision in the amount of 2.75 acres/1000 population, a 25 foot wide shoreline walkway and other park linkages, in the order of 45-50 acres of public open space would be needed on the north shore of False Creek in addition to plazas and other private and semi-public open spaces associated with development.

POLICY - PRINCIPLES

- Parks and other public open spaces of the highest quality must be an integral part of each False Creek community.
- Parks and other public open spaces should be of a size, location and configuration to meet the needs of residents and workers, provide attractions for visitors in ways which are compatible with local residential environments and take full advantage of the waterfront setting.
- Land designated for park should be inherently suited to park use. Land should not be designated park simply because it is unsuited to other uses.
- Neighbourhood parks should be of a size and configuration which lend themselves over time to a variety of functions required to meet the changing community demands. These parks should accommodate activities ranging from active to passive enjoyment.
- Some parks should be situated to enhance and reinforce access opportunities from the surrounding areas.
- Private and semi-public open spaces should be sufficient in size and configuration to provide adequate spaces between buildings, play spaces for young children, circulation and commercial plazas. Dedicated park space should not generally be depended upon to satisfy these needs nor should these spaces generally be considered in fulfilling neighbourhood park requirements.
- The development of parks and public open space should occur concurrently with the residential development which they are intended to serve.

PAST POLICY

- 1972-73 - 140 acres basin-wide; neighbourhood standard of 2 acres/1000.
- 1981-82 - 50 acres total; neighbourhood standard of 2-3 acres/1000.
- 1983 (Staff Response to B.C.Place) - 45 acres total; 3.1 acres/1000 (includes walkway).
- North Park - 22.8 acres total; 3.1 acres/1000 (includes walkway).
POLICY - SPECIFIC TARGETS

- Neighbourhood park space should be provided at a minimum of 2.75 acres/1000 population in addition to the waterfront walkway.
- Two of the neighbourhood parks on the north shore should be large enough (about 10 acres each) to accommodate a range of activities which can co-exist without conflict.
- In the order of 45-50 acres of parks and public open spaces should be provided on the north shore of False Creek in addition to the plazas and other private and semi-public open spaces normally associated with development.
7. COMMUNITY FACILITIES AND SERVICES

ISSUES

- Community facilities can serve regional, city-wide and neighbourhood needs. Regional and city-wide facilities can be disruptive in a residential neighbourhood.
- Community facilities that combine many uses in a multi-purpose setting can efficiently share spaces and services, be flexible to the needs of a population which can vary over time and function as a social activity place. Programming conflicts and jurisdictional problems can occur in shared multi-purpose facilities.
- Existing City services including, for example, police and fire, will need to adjust to the new development and population.
- As the population of the basin will grow gradually, the phasing of community facilities will be an important issue.
- Financial responsibility for land and facilities costs is yet to be determined.

FACTS

- Ideally, the number of people needed to support facilities are:
  - community centre: 20,000
  - indoor pool: 47,000
  - branch library: 8,000-10,000
  - ice rink: 47,000
  - elementary school: 200 children
  - health unit: 42,000

- Variations from these standards can be expected to adequately serve communities isolated from facilities.
- An elementary school site requires a minimum of 2 acres adjacent to a park where outdoor playspace can be provided or 3 acres in other cases.
- Approximately 650-800 units designed for households with children are needed to support an elementary school.

PAST POLICY

- 1972-74 - as population demands, 2 elementary schools and 2 recreation facilities.
- 1981-82 - 1 elementary school and 1 recreation facility (north shore).
- 1983 (Staff response to B.C.Place) - same as 1981-82.
- North Park - 1 elementary school and 1 recreational facility are planned.

POLICY - PRINCIPLES

- Community facilities and services should be provided for the educational, social, health and cultural needs of the resident, employee and visitor populations as follows:
  - All involved agencies should co-operate to prepare a community facilities and services plan which looks beyond the limits of the basin. The needs of existing and new communities should be merged to achieve efficient delivery of services;
POLICY - SPECIFIC TARGETS

- None proposed until population size and characteristics are determined.

- Locate neighbourhood-serving facilities within residential neighbourhoods but, generally, city-wide and region-serving facilities should be located in non-residential areas;

- Multi-purpose facilities that are located on key sites best serving the population should be considered. Their size and programming should be determined by population needs. Locating such facilities adjacent to parks further supports the concept of multi-use.

- Adequate daycare/childcare facilities, to meet the needs of the resident and worker communities, should be a priority.

- Access to the facilities and amenities to be developed in False Creek should be provided from adjacent communities.

- The development of community facilities and services should occur concurrently with the residential development which they are intended to serve.

- Further study the feasibility of providing a small branch library to serve the basin.

- Financial responsibility for land acquisition and development costs should be resolved with the site owners.
8. RETAIL / SERVICE DEVELOPMENT

ISSUES

- Retail and service uses at an appropriate scale and location can provide needed goods and services and add to the interest and enjoyment of the area.
- Retail development in the basin could compete with nearby retail areas, reducing their economic viability and thwarting efforts to achieve retail continuity and revitalization of these areas.

FACTS

- There are 30 sq.ft. of retail per capita in the city and 34 sq.ft. per capita in the West End. These numbers include local and regional-serving retail.
- The socio-economic population mix, proportion of local versus non-local customers and proportion of spending done by residents in their local area all affect the amount of retail/service space supported per capita. These amounts will vary with location and design throughout the basin.

PAST POLICY

- 1972-74 - local retail.
- 1981-82 - 200,000 sq.ft. retail maximum to serve local community.
- 1983 (Staff Response to B.C.Place) - up to 1 million sq.ft. of dispersed retail.
- SEGS and North Park - SEGS has retail at grade; North Park permits about 200,000 sq.ft. of retail and a 100,000 sq.ft. anchor store.

POLICY - PRINCIPLES

- Enough retail and service space should be provided, integrated into residential neighbourhoods and office areas, to serve basin residents and employees.
Limited additional retail and service space associated with marinas and the walkway should be permitted.

Other retail opportunities could be considered to deal with local deficiencies and extend existing land use patterns (e.g. Chinatown) where it can be demonstrated that there is a market demand for such expansion.

POLICY - SPECIFIC TARGETS

- Further market research is needed to understand the ultimate needs in relation to an overall development strategy.
9. OFFICE DEVELOPMENT

ISSUES

- There is a surplus supply of land for office in the city. Expanding the office land supply would disperse office development from downtown areas, slowing down their development.
- Permitting offices on lands suitable for residences reduces opportunities to redress the imbalance between housing and employment in the city.
- Growth in office space will increase demands on roads and transit leading into the city.
- Some areas of the basin are unsuitable for residential use but are suited to commercial, cultural and institutional uses.
- Offices in the False Creek basin would add physical and economic diversity.
- The location and topography of the basin presents a possibility to locate an inner-city Teleport which includes office development.

FACTS

- As of December, 1987, there were 20.4 million sq.ft. of office space in downtown Vancouver.
- Office development potential for the core under current zoning is 70 million sq.ft.
- Growth in office space has averaged 800,000 sq. ft. per year over the past 5 years.
- If Downtown redevelops to its current zoning limit, there could be in excess of 250,000 downtown office workers. Currently, there are about 100,000.
- The north and south shores of the basin are equally suited to a teleport facility from a technological viewpoint.
- If land in the False Creek basin is not available for completion of a Teleport by Fall of 1989, Telesat Canada advises they will seek a smaller facility in an outlying municipality.

PAST POLICY

- 1972-74 - permit offices if compatible with the residential environment.
- 1981-82 - permit when residential not reasonable (3 million sq. ft. based on key sites developing at adjacent densities).
- 1983 (Staff Response to B.C. Place) - permit 4.6 million sq. ft. based on overall negotiations (B.C. Place position 5.8 million sq. ft.).
- North Park - permit 750,000 sq.ft. based on key sites.

POLICY - PRINCIPLES

- To improve the balance of residents to jobs and to avoid dispersing or slowing down the development of existing office areas, choose residential development over office wherever reasonable.
- Allow office development on sites not environmentally suited to residential, to extend existing land-use patterns and to add diversity.
- Where office development is appropriate, allow densities that are the same as the adjacent office areas.
POLICY - SPECIFIC TARGETS

- Assuming 65% of the development potential of the land area designated "good sites for offices" on the map above is used for offices at the prevailing adjacent densities of 3 and 5 FSR, in the order of 3 million sq.ft. of office development could occur. Other uses would include retail, cultural, entertainment, educational and some residential. Sixty-five percent office is consistent with that projected in the North Park plan.
10. INDUSTRY

COUNCIL HAS DEFERRED DECISIONS ON THIS BROADSHEET AT THIS TIME.

ISSUES

- Industries are vacating the southeast shore of False Creek because inner-city waterfront land values make it more economic for industry to locate elsewhere.
- Technology is changing the nature of industrial jobs and reducing their number. The distinction between industry and commercial activities is blurring.
- Industry can add diversity and interest to the waterfront but it can be incompatible with residential land use.
- There are economic and transportation reasons to retain the City Works Yard at its present location.

FACTS

- 31% of city employees and 54% of Mount Pleasant employees hold industrial jobs.
- The industries along the southeast shore, excluding the City Works Yard, have a total of 465 employees with 165 living in the City and 12 living in Mount Pleasant.
- Some of the industrial land on the southeast shore is or soon will be available for alternate land uses:
  - the Sauder lease ends this year and they will seek one or more one-year extensions;
  - Canron is negotiating options to assign its lease and sell freehold properties;
  - B.C. Transit is reviewing options ranging from expansion to relocation; and
  - Johnston Terminals' site is to be developed as a Park Board work yard.
PAST POLICY

- 1972-74 - Downtown-serving industries east of Cambie within the basin; compatible with other uses.
- 1985 - Council resolution to retain industry to 2006 on the southeast shore, but to report back if circumstances change.

POLICY - PRINCIPLES

- Except for industrial uses with an absolute necessity to be in the basin, industry should not be fostered.

POLICY - SPECIFIC TARGETS

- Deferred.
11. INTERIM USES

ISSUES
- Full development of the basin may take in the order of 20 years. In the interim, the owners will likely wish to use portions of their sites for temporary (interim) uses which generate some revenue.
- Interim uses can contribute to or detract from permanent uses, the shoreline and water experience, and views across the water.
- The possible temporary uses of non-permanent structures remaining on the Expo site (e.g., amusement rides) are uncertain.

FACTS
- Expo Theatre was used as an entertainment venue in 1987 and may be used similarly this year.
- The Chatham Steel building is being used as a motion picture studio.

PAST POLICY
- None applicable

POLICY - PRINCIPLES
- Interim uses should be facilitated provided they are compatible with anticipated permanent uses, the shoreline and water experience, and views across the water.
- Interim uses should be movable, low-intensity, or low in capital investment.
- Time limits on interim uses should be secured through a legal arrangement satisfactory to the Director of Legal Services.

POLICY - SPECIFIC TARGETS
- None proposed.
12. BUILDINGS TO REMAIN

ISSUES

- Existing on-site features can be integrated with new development.

FACTS

- There are features within the redeveloping portions of the basin which will likely remain as illustrated below.
- There are two buildings listed on the Vancouver Heritage Inventory as illustrated below.

PAST POLICY

- None.

POLICY - PRINCIPLES

- These features should be considered in planning the future development of the basin.
- The Roundhouse should be considered for high profile uses to maximize its public usage and importance as a regional feature and place of national interest.

POLICY - SPECIFIC TARGETS

- None applicable.
13. ROADS AND TRANSPORTATION

ISSUES

- Development of the basin with urban uses will require adequate access for all modes of transport.
- Links between False Creek neighbourhoods and surrounding areas can be enhanced or hampered by various road, transit and pedestrian systems.
- Development of the basin without adequate roadways to serve longer distance travel would impose unacceptable burdens on adjoining neighbourhoods. A critical portion of the main road network on the north shore is incomplete and will be required to adequately serve development on the north shore.
- While good linkages between surrounding areas and False Creek neighbourhoods are desirable, some road patterns can promote through traffic. Cul-de-sacs can be inadequate for higher density developments.
- A variety of travel modes provides choice, facilitates accessibility and can improve the environment.
- Inadequate parking can cause overspill parking in residential neighbourhoods.

FACTS

- Pacific Boulevard, Quebec and 2nd Avenue are the major arterials which connect to the city street grid at various points.
- Existing agreements require construction of major street connections by B. C. Enterprise Corporation.

PAST POLICIES

- 1972-74 - adequate roads; discontinuous connectors; network of walkways and bicycle paths; quality transit; reduced parking standards.
- 1981-82 - main road network to reduce impacts; stadium parking target; encourage alternate modes; B. C. Place transportation system to be self-sufficient in terms of traffic and transportation to minimize imposition on adjoining neighbourhoods.
- SEGS and North Park - detailed road plans; specifics on transit, vehicular/pedestrian circulation and parking.
POLICY - PRINCIPLES

- Adequate roads and transportation, including bicycle routes, that are integrated into movement patterns of the city should be provided.
- False Creek should be fully accessed by transit as an extension of the existing B.C. Transit system, with linkages to the ferry system, and transit should be provided in coordination with development phasing.
- New and existing adjacent neighbourhoods should be protected from through traffic and non-local parking.
- New local roads in the basin should be extensions of existing roadways connecting to the major arterials at signalised intersections.
- Roads should reflect good engineering design after due consideration to the character of their surroundings.
- A variety of walkways is required including the waterfront walkway and links to it, other walkways within and between public parks and functional links to parking, transit, community facilities and local commercial uses.
- Ferry stops should be sited along the waterfront with specific locations to be determined as overall concept and area plans are developed.
- Completion of Pacific Boulevard South to Quebec Street and the Abbott/Carrall couplet is required before any significant additional development occurs on the north shore.
- Adequate servicing of new development should be an integral part of road design.
- Parking should be easily accessible for both occupants and visitors and be visually unobtrusive.
- Parking for visitors to public places around False Creek should be specifically provided.

POLICY - SPECIFIC TARGETS

- Parking should be provided in accordance with the Parking By-law.
- A minimum of 2000 stalls is required adjacent to the Stadium.
14. ENGINEERING SERVICES AND UTILITIES

ISSUES
- The agreed upon engineering services and utilities on the north side of the Creek are not completely constructed.

FACTS
- An agreement exists with the B.C. Enterprise Corporation requiring completion of major infrastructure and cost-sharing with the City.
- City engineering standards are specified as part of the subdivision process and become prerequisites to subdivision approval.
- Relocation of existing on-site services, which are mapped below, would be costly.
- Existing on-site services require easements and access provisions.
- Several temporary services exist east of the Cambie Bridge.
- Approximately 75 percent of the major infrastructure is completed.

PAST POLICY
- SEGS and North Park - servicing planned in accordance with land use needs and road network.

POLICY - PRINCIPLES
- Engineering services and utilities must adequately serve the development demands.
- Existing services and utilities must be respected in planning the future development of the basin.

POLICY - SPECIFIC TARGETS
- None proposed.
15. SOIL CONDITIONS

ISSUES

- There are areas of soils in North Park and other parts of the basin which may require special treatment to address residues left by previous industrial users.

FACTS

- A soil analysis of lands on the north shore is being done by B.C. Enterprise Corporation and a report will be available in the next few months.
- Some areas of the site may be less suitable for certain uses based on the soil composition.
- The City's Medical Health Officer will review soils reports, assess any risks, and advise on appropriate treatments.

PAST POLICY

- None applicable.

POLICY - PRINCIPLES

- The health and safety aspects of the soils on a development site and on other sites on which the development will depend for parks, community facilities, schools, engineering services and access must be resolved to the City's satisfaction before decisions are made about future interim or permanent uses on the site.
- In dealing with soil contaminants, the effects on flora, fauna and fish, as well as people, should be resolved.
- There must be full public disclosure of all reports, plans, and studies addressing soil conditions and contaminants in the False Creek area.
- Public Hearings for any area rezoning which permits development on the Pacific Place development site shall be preceded by the release to the public of the risk assessment and risk management decisions and the remedial plan approved by the Ministry of Environment.
- The City’s Subdivision Approving Officer will not consider any subdivision plans for the purpose of development prior to the release to the public of the risk assessment and risk management decisions and the remedial plan, including standards to be achieved, approved by the Ministry of Environment.

POLICY - SPECIFIC TARGETS

- None proposed.
16. URBAN DESIGN

ISSUES

- Views: Development could frame and preserve or obliterate views of water, landmarks and mountains from residences, public spaces, bridges and streets throughout the basin. A carefully conceived mixture of high and low building forms will achieve more views than large areas of uniform building height.
- Sunlight: Unless development forms are carefully conceived, sunlight on public and private open spaces and for residences could be lost.
- Water: Different forms of development can enhance the sense of openness of the water basin. Tall buildings closely spaced along the shoreline could reduce the apparent width of the water basin.
- Integration: New communities could be seen as separate entities or could be integrated into the city and be responsive to the characters of neighbouring areas.
- Imageability: Development can have variety without being chaotic and unity without being monotonous. Design guidelines could achieve an overall unifying theme which gives False Creek a strong image while accommodating responses to local influences.
- Public Realm: Standard street furniture, planting, sidewalk treatments and paving could be installed throughout the basin or alternatives could be considered to achieve areas of distinctive character.

FACTS

- Vancouver residents and tourists value views of mountains and water as evidenced by real estate values, the Goals for Vancouver survey and postcard images of the city.
- Council has instructed the Planning Department to comprehensively assess views and the development implications of their retention. This review is underway.
- The north and south shores have differing orientations to water views and the sun.
- There is a diversity of areas with distinctive characters around the developing portion of the basin. These include Southeast Granville Slopes, Downtown South, Yaletown, Beatty Street, Gastown, Chinatown, and Mount Pleasant.
- The existing street grid can be extended into the basin without promoting through-traffic.
- A sidewalk of interlocking pavers costs 70-100% more than a standard concrete walkway. A sidewalk of exposed aggregate costs 20-30% more. Maintenance costs are comparable for standard concrete and exposed aggregate. Pavers are about 50% more expensive to maintain.
PAST POLICY

- 1972-73 - general statements for views, overshadowing, relationship of high to low forms, streetscape design, walkways, open spaces, sunlight exposure and diversity in forms expressed in principles.
- 1981-82 - general statements for views, sunlight, links to adjacent areas and distinctive sub-areas.
- 1983 (Staff Response to B.C. Place) - modify proposal to improve views, sunlight access and perception of water area.
- SEGS and North Park - specific design concepts to achieve urban design objectives including views, height gradient from water, build-to lines, contained open space, weather protection, gateways and focal points.

POLICY - PRINCIPLES

- Views: Water, mountain and landmark views should be considered from residences, public spaces, bridges and streets when planning the False Creek Basin.
- Sunlight: The form of development should maximize sunlight exposure to public and private open spaces and residences.
- Water: The form of development should enhance the openness and presence of the water and not overwhelm the waterfront walk.
- Imageability: Within an overall unifying theme, distinctive character areas should be achieved to be compatible with surrounding areas, provide variety and respond to site influences such as views, parks, bridges, shopping areas and public facilities.
- Integration: To visually and physically integrate with the rest of the city, key elements of the street grid and pedestrian system should be extended into the basin linking the water, key public areas and surrounding built areas.
- Integration: The form and pattern of buildings should respond to the street grid and adjacent built areas of the city.
- Integration: A positive relationship should be achieved with adjacent neighbourhoods in all respects, especially resolution of negative impacts, through consultation with those communities.
- Public Realm: A concept should be developed for street and sidewalk treatment, street furniture, planting, and walkways which achieves areas of distinctive character within a unifying theme and is attractive, durable, cost-effective and reasonable to maintain.
- Safety: Ensure development patterns and guidelines foster safety and security.
- Disabled accessibility: Accessibility for mobility impaired in both the public and private realms is a priority.
17. COMMUNITY PATTERN EXAMPLE
Proposed Community Patterns

Shops, Restaurants, and Services

Marinas

Parks

School

Multi-purpose Facility

Walkway

Residential

Mixed Commercial Area Including:
office, retail, cultural/entertainment, educational, residential

Note: Council has deferred decisions on the S.E. shore at this time