

WELCOME to the Northeast False Creek Area Plan Block Party and Open House

Over the past 10 months, we have reached out to thousands of Vancouverites to talk about the future of Northeast False Creek. It is now time for us to share with you what we have heard!

Learn about the early draft of the area plan including park design concept and proposed site developments — play, relax, eat, and chat with City and Park Board staff.

Most importantly, tell us what you think!
vancouver.ca/nefc



Northeast False Creek (NEFC) area highlighted in teal with Stanley Park and the north shore mountains in the background.

WHAT IS AN AREA PLAN?

Area plans are policy documents that provide guidance and direction on a variety of topics, including: land use, urban design, housing, transportation, parks and public spaces, cultural infrastructure, social planning, heritage features and community facilities.

WHY IS AN AREA PLAN IMPORTANT?

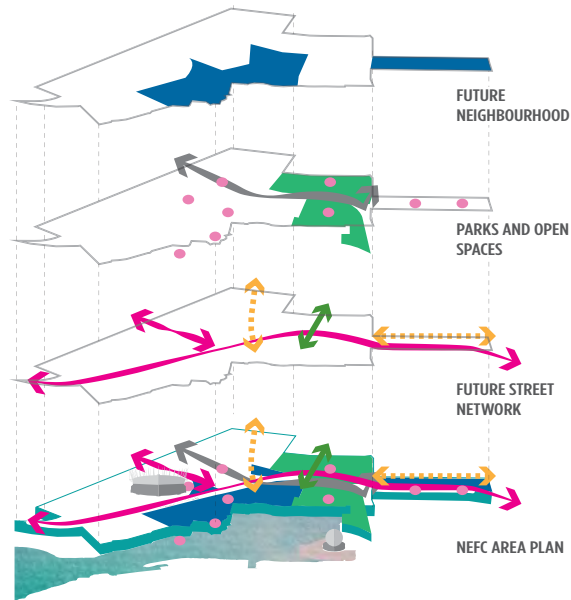
As Vancouver and Northeast False Creek (NEFC) continue to grow, an area plan will guide growth over the long term in a way that meets the needs of the community, Vancouver as a whole, and the region.

WHO CREATES AN AREA PLAN?

Throughout the planning program, staff seek to engage the broadest range of people in NEFC and the surrounding area, including those of different cultural backgrounds, ages, incomes, renters and owners. These ideas, interests and concerns all contribute towards the final plan.

HOW LONG WILL IT TAKE TO DEVELOP THE PLAN?

The NEFC area planning program kicked off in September, 2016 and is expected to be completed for Council's consideration before the end of 2017.



HOW CAN I GET INVOLVED?

Take the time to review the Draft Area Plan and provide your feedback:



Go to our website
vancouver.ca/NEFC



Complete a
questionnaire

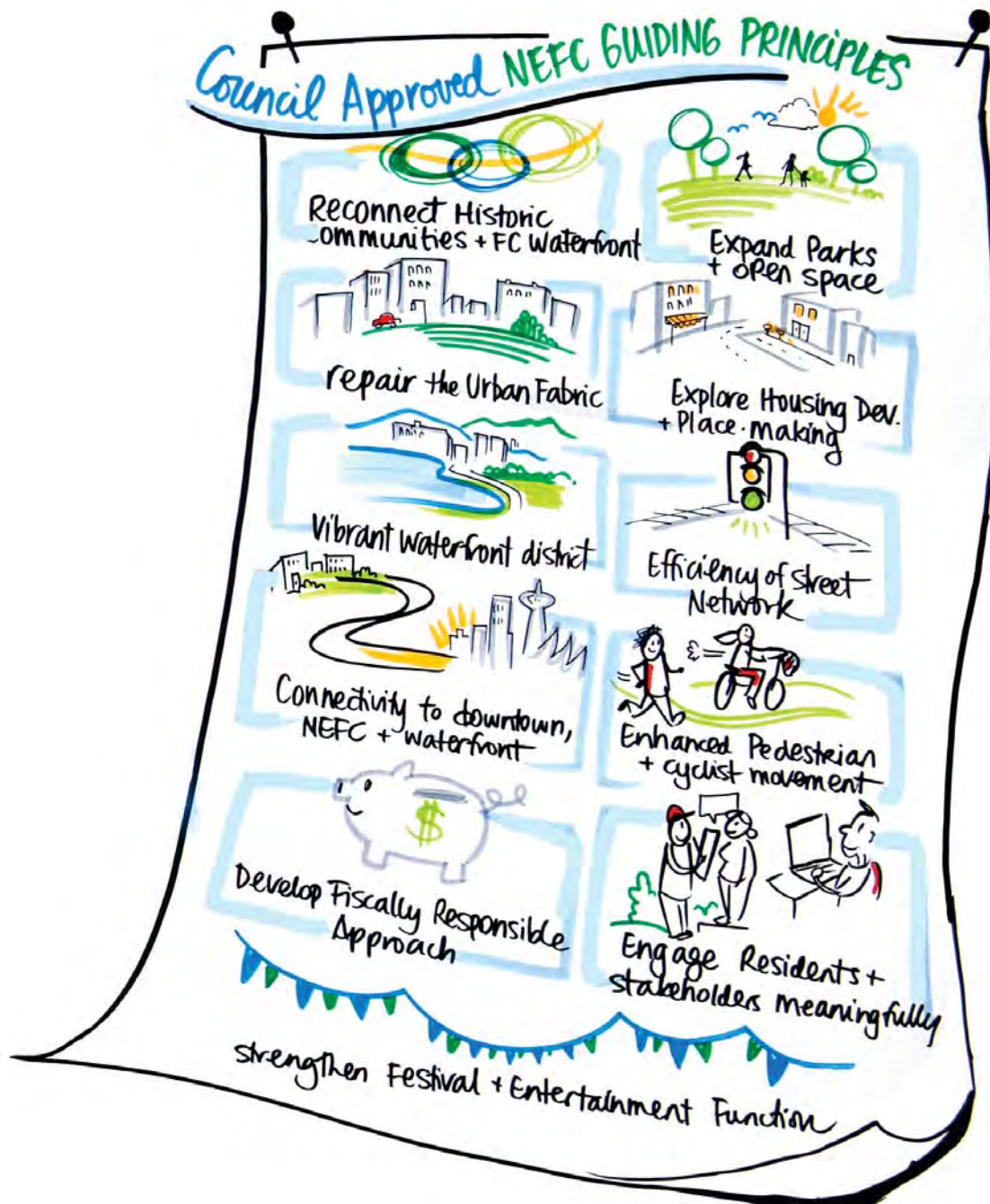


Email us at
nefc@vancouver.ca



These display boards provide highlights from the draft area plan booklet. The booklet is available online at:
vancouver.ca/nefc

Council Approved Principles



In October 2015, Vancouver City Council approved 11 guiding principles for the replacement of the Georgia and Dunsmuir Viaducts and the surrounding Northeast False Creek area. These principles inspire the creation of a diverse and active waterfront neighbourhood, shifting the balance away from the automobile dominated landscape to one focusing on improving public life.

MUSQUEAM (xʷməθkʷəy̓əm), TSLEIL-WAUTHUTH (mi:cəp kʷətɬw̓iləm) AND SQUAMISH (Skwxw̓7mesh Ɂxwumixw)

Vancouver is situated on the unceded traditional homelands of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

The False Creek area was heavily used for fishing, harvesting and hunting by these Nations. Each Nation had their own relationship to the area, including their own place names and uses for the lands and resources.

Vancouver is also home to First Nations, Métis and Inuit from across Canada, and Indigenous peoples from around the world.



INDUSTRIALIZATION OF FALSE CREEK

The decision of the CPR to build its roundhouse and yards on the north shore of False Creek gave the basin a tremendous lift, and it soon rivalled Burrard Inlet as the city's industrial centre. By 1900 piggeries, slaughter houses, boat builders, lumber mills and other industries were appearing along the shores of False Creek.

During the First World War Vancouver had two major ship building plants, one on each side of False Creek. By the 1920s False Creek was ringed with sawmills, their beehive burners and brick stacks belching forth endless plumes of smoke. The forest industry was declared a war industry and put under the control of the federal government.

The 1940s brought a new demand for resources and war materials that fuelled growth in Vancouver through the years of the Second World War and beyond. The city suddenly became a ship building and war industry centre and tens of thousands of new workers were employed in the industries.

HOGAN'S ALLEY

Hogan's Alley was a Vancouver neighbourhood that was home to multiple immigrant communities but was known largely for its African-Canadian population.

The name "Hogan's Alley" was not official, but was the popular term for a T-shaped intersection, including Park Lane, and the nearby residences and businesses at the southwestern edge of Strathcona. Vancouver's first archivist, J.S. Matthews, noted that this informal name was in use before 1914.

The Black community had established itself in the area by 1923 with the founding of the African Methodist Episcopal Fountain Chapel. Black settlement in the area was due to the neighbourhood's close proximity to the Great Northern Railway station where many of the men in the community worked as porters.

Beginning in 1967 homes located in Hogan's Alley were removed to construct the Georgia and Dunsmuir Viaducts, spelling the end of a distinct neighbourhood.

The memorialization of Hogan's Alley began in earnest in the 1990s, with increased public recognition in the early 21st century.

(Source: "Hogan's Alley" article written by Wayne Compton for Canadian Encyclopedia, March 4, 2015)



VIADUCTS AND NORTHEAST FALSE CREEK AREA PLAN

The Northeast False Creek area is the last remaining piece of large undeveloped land in the downtown along the False Creek waterfront.

In 2015 Council approved a Conceptual Plan for Northeast False Creek, including replacing the Georgia and Dunsmuir Viaducts with a new street network built at grade. Council also directed city staff to continue detailed planning and design of the area.

Removing the viaducts creates an opportunity to reconnect the surrounding communities to the False Creek waterfront and to each other.

The viaducts will be replaced with new sections of Pacific Boulevard and Georgia Street. Studies have confirmed that this new street network can handle 100% of the current and future traffic volume. It will better for accommodating future options for moving around the area.



CANADIAN PACIFIC RAILWAY

The decision of the Canadian Pacific Railway (CPR) to locate its western terminus in Vancouver in 1886 turned a one-block long logging outpost, known as Granville, into a city and provided a link to the rest of Canada. The CPR built its roundhouse, repair shops and tracks on the False Creek mud flats - now the site of Roundhouse Community Centre on Pacific Boulevard.

The first Georgia Viaduct opened on July 1, 1915, designed to carry traffic over the Canadian Pacific rail yards on the north shore of False Creek, as well as over an arm of False Creek that came up to Columbia and Keefer Streets.

Major railway expansion in False Creek took place during the First World War, bringing significant changes in the configuration of the Creek. The shallow east end of the waterway was filled in east of Main Street to provide marshalling yards and sites for the terminal station of the Great Northern Railway and the Canadian Northern Pacific Railway.



CHINATOWN

Between 1886 and 1920 Vancouver's Chinatown developed into a budding neighbourhood. Early Chinese immigrants arriving in Vancouver were railway workers, whose efforts in building the Trans-Continental Railway are recognized as a National Historic Event. By 1890, Chinatown had more than 1,000 Chinese residents.

1923 saw immigration to Canada closed for the vast majority of Chinese with the passing of the Chinese Exclusion Act. This Act, combined with the Great Depression in the 1930s led to a decline in the city's Chinese population.

Through the efforts of Wong Foon Sien (declared a National Historic Person in 2008) on behalf of Chinese war veterans, the 1923 Act was repealed in 1947 and Canadian citizenship was granted to Chinese Canadians. The BC Legislature returned the right to vote to the Chinese that same year. With immigration restrictions removed, Chinatown flourished.

Throughout the 1960s and 70s Chinese organizations, led by Strathcona, fought the threat posed by freeway construction and urban renewal projects in the area. In 1971 Chinatown was designated a historic district, which continues to protect remaining buildings.

Beautification projects were underway in the 1980s including the Chinese Cultural Centre and the Dr. Sun Yat-Sen Classical Chinese Garden. In 2002, the Millennium Gate was unveiled at the western end of Chinatown. The eastern face of the gate reads "remember the past and look forward to the future."



FREEWAY FIGHT

The city of Vancouver was not immune to the interstate freeway boom of the 1950s and 60s. Three major freeways were planned to cut through the city, two in an east-west direction and one in a north-south direction.

The various freeway route options all ran through a common point, the Georgia Viaduct. A new viaduct needed to be built to keep the freeway plan alive. Early in 1968, a study presented to City Council recommended that the old Georgia Viaduct be replaced by two separate ribbons of raised concrete, sweeping eastward from Georgia and Dunsmuir Streets to connect at Gore Avenue with Prior and Union Streets.



The proposed Carrall Street and Gore Avenue Freeway options and the Georgia and Dunsmuir Viaducts would significantly impact the Strathcona neighbourhood. From the start, it was the focus for Vancouver's "urban renewal". This area was home to much of Vancouver's Chinese population and to Vancouver's only Black community in Hogan's Alley.

The opposition to freeways reached its peak in 1967 with the proposed crossing of Burrard Inlet with a waterfront freeway and an eight lane, nine metre elevated freeway along Carrall Street. Strathcona led the fight against the freeway proposal.

In 1967 the Federal Government announced there would not be any further freeways without community support. Without federal funding, the only elements of this plan to be completed were the Granville Street Bridge and the Georgia and Dunsmuir Viaducts. The resulting end to freeways in Vancouver significantly shaped the city's future evolution and strengthened the idea that neighbourhoods should be at the heart of city planning.



EXPO 86

"As Queen of Canada I would now like to extend to all peoples of the world an invitation from the people of Canada to visit the World Exposition which will take place in Vancouver in 1986"

- Her Majesty The Queen invited the world to Expo 86 at the grand opening of BC Place Stadium on March 9, 1983.

In November 1980 it was announced that the 1986 World's Fair, Transport 86, would be held in Vancouver to celebrate the city's centennial year. The transportation theme reflected the city's role in connecting Canada by rail, its status as a major port and transportation hub and the role of transportation in communications.

Expo 86 was visited by 25 million people. The fair put Vancouver on the world map and left a legacy for the city. BC Place, SkyTrain Expo Line, Cambie Bridge, Plaza of Nations and Science World are all legacies of Expo 86 (see map).

FALSE CREEK NORTH

After Expo 86 the World Fair site was reverted to BC Place, a provincial Crown Corporation with a mandate to redevelop a large slice of downtown Vancouver along the north shore of False Creek stretching from Main Street to Burrard Bridge. The Province then sold the land to Li Ka-shing's Hutchison Whampoa Company (Concord Pacific) of Hong Kong.

In 1990, the False Creek North Official Development Plan was enacted with the intent as an overall guide to development and the preparation of zoning bylaws, programs and agreements. The development of the area provides housing and requires the construction of parks, seawall and amenities for public use.





BC Place at night (Credit: Flickr by GoToVan)

HIGHLIGHTS

For more information on NEFC today please refer to the NEFC Area Profile

NEFC AREA PROFILE

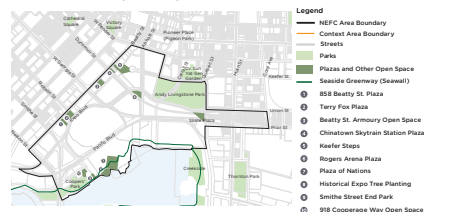
Northeast False Creek (NEFC) represents approximately 58 hectares of mostly undeveloped land along the False Creek waterfront in downtown Vancouver. It comprises of approximately 10% of the downtown peninsula (not including Stanley Park).

PARKS AND OPEN SPACE

Local Parks

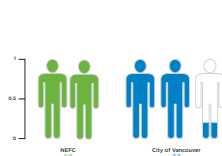


Parks and Open Space in NEFC

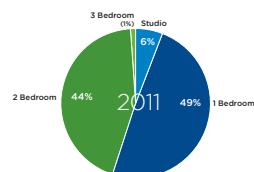


LIVE

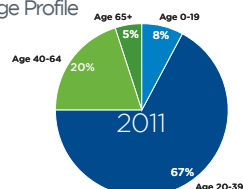
Household Size



Unit Size

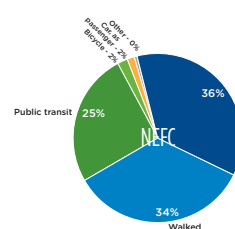


Age Profile

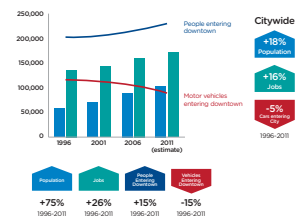


STREETS AND CONNECTIVITY

Journey to work mode share in NEFC



Population and Job growth vs. Vehicle and Person Trips, Downtown Vancouver 1996-2011

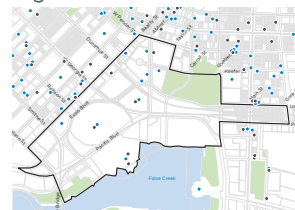


PLAY AND WORK

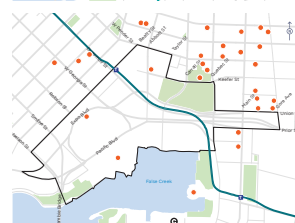
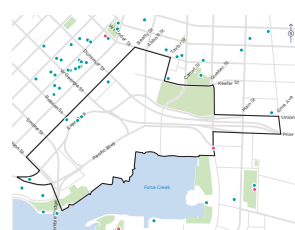
Average number of people who visit Northeast False Creek daily:

9,000

Nightlife



ARTS & CULTURE





Opportunities to Engage

Between September 2016 and May 2017 there were 35 opportunities to engage in the Northeast False Creek Area Planning process. This included open houses, stakeholder workshops, online surveys, and design charrettes.

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets



EMERGING DIRECTIONS STOREFRONT

Engaged over 1,200 people during the 7-day Emerging Directions Storefront at International Village Mall



TALK VANCOUVER SURVEY

Received 1,235 responses to our Emerging Directions Talk Vancouver survey in February 2017.

What we've heard — key themes



STREETS AND TRANSPORTATION

Traffic flow, connectivity, access to downtown and adjacent areas, goods movement, cycling and pedestrian infrastructure. How will this affect the traffic and access to Chinatown?



DESIGN

What will the developments look like? How tall will the buildings be? Will I still be able to see the mountains/stadium? Can we do something new and dynamic?



HOUSING AND AMENITIES

Include affordable housing, family and seniors housing, childcare, local food, community spaces.



WATERFRONT

What will the interface of development/seawall look and feel like? Support and enthusiasm for active, public waterfront with restaurants, activities, pavilions, kiosks, etc.



TIMING

When is this all happening? When will the viaducts come down? When will the rezoning/development start? When will the park be finished?



PARK

Size is still a concern – as is giving up waterfront to developers. Interface with developments and adjacent areas especially Chinatown: What will be in the new park? How big will the park be, a desire for natural features, ideas for programming for all ages.

Perspective sketch showing potential 20 year build out of Northeast False Creek



6-8,000
new jobs

1.8 million
sq.ft. of job
space

~1,800 social
housing units

10- 12,000
new residents

\$1B Total
Public Benefit
value

min. 13.75 ac of
new parks and
open space

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

Vision

People are what make a great community. As the last remaining piece of large undeveloped land in the downtown along the False Creek Waterfront, Northeast False Creek provides an opportunity to embrace the rich culture and history of the area, local assets and access to water, to create a new vibrant and resilient community that represents a step forward in city-building.

The replacement of the viaducts presents an opportunity to achieve:

- » a substantial gain in public amenities
- » an opportunity to deliver one of the largest social housing packages in the city's history
- » a larger Creekside Park
- » a new iconic waterfront district
- » new childcare facilities
- » new community facilities
- » contribution toward the retention and restoration of nearby heritage buildings
- » great streets, seismic resiliency funded through development



Quartier de Spectacles
(Photo Courtesy of Doust Lestage)

Introduction

Northeast False Creek has the opportunity to become one of the top 10 destinations in Vancouver. This plan provides a canvas to guide the continued evolution of downtown's False Creek waterfront, including a vibrant and convivial mix of land uses, and series of new and renewed parks and open spaces.

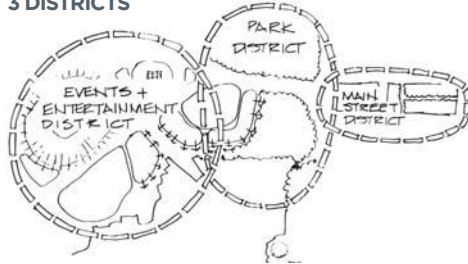


The Brooklyn Bridge Park (Credit: Flickr by a.pitch)

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

3 DISTRICTS



EVENTS AND ENTERTAINMENT DISTRICT

- » Establish a vibrant and celebratory events destination for locals and visitors that includes a mix of job space and mixed housing opportunities.
- » Improve place making opportunities for events and entertainment functions through the use of colour and lighting and as a space for nightlife, celebration, events, gathering and community programming. Lighting elements should be both decorative and functional.
- » Provide a series of dedicated and integrated utilities along Georgia St. and the waterfront to allow for pop-up and semi-permanent kiosks, markets, vendors or other arts and culture installations, reducing the need for generators.

PARK DISTRICT

- » Create strong visual cohesiveness across this district to express the unique identity of the park through consistent design standards of repeating elements (e.g. furniture, lighting and signage).
- » Seek a high level of environmental and ecological performance as well as integrate green infrastructure in the park and open spaces.
- » Design an inclusive Park District that is accessible to all ages and abilities.

10 PLACES FOR PUBLIC LIFE



MAIN STREET

- » Explore opportunities to honour the heart of Vancouver's Black community as part of the redevelopment of the block east of Main St., referred to in this plan as Hogan's Alley.
- » Provide a variety of housing options including:
 - 200-300 units of social housing
 - artist live-work-sell spaces
 - a mix of market and rental homes for families and singles, consistent with Council policies as set out in the Downtown Eastside Local Area Plan (2014).
- » Establish new 'gateways' into Chinatown along Main St., Quebec St. and Gore Ave.

Introduction

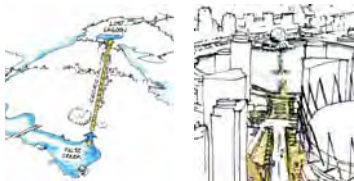
This plan focuses on the key relationships, edges and interfaces between city and water, public places, supporting uses, public views and built form of the future Northeast False Creek. The principles provide guidance and an overarching approach for more detailed directions for public spaces and development areas outlined as policies in this and other chapters in the area plan.



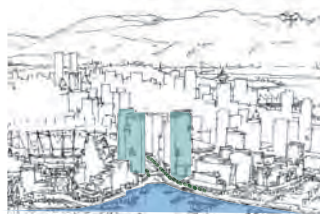
PRINCIPLES

For more information please refer to the Draft Area Plan and Summary Sheets

WATER TO WATER



GEORGIA GATEWAY



FALSE CREEK PUBLIC BASIN AND WATERFRONT



CONNECTED AND PROMINENT PARK



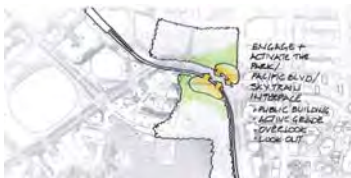
BRING THE WATER TO GEORGIA STREET



AN URBAN WATERFRONT FOR PEDESTRIANS



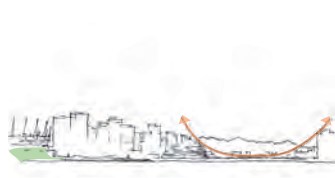
ENGAGED PARK/PACIFIC/SKYTRAIN INTERFACE



PACIFIC BOULEVARD GREAT STREET



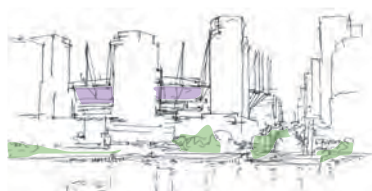
WATER/PARK/MOUNTAIN VIEW



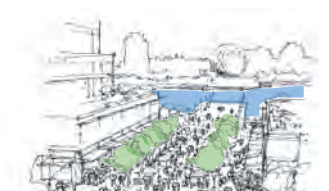
SUNLIGHT ON PUBLIC PLACES



CELEBRATE BC PLACE



PUBLIC LIFE AND PUBLIC PLACES



A UNIQUE PLACE AND A NEW BUILDING TYPOLOGY FOR VANCOUVER

Evolve new building typologies beyond the tower and podium of Vancouverism.



Bosco Verticale Building
Credit: Papa Horza on Flickr



Photo Courtesy of Jean-Marc Bonifas Architects, Beirut Lebanon



Photo Courtesy of Jean-Marc Bonifas Architects, Beirut Lebanon



219 East Georgia, Chinatown



Park Royal Hotel, Singapore
Credit: Choo Yut Shing on Flickr



Evergreen Building, designed by Arthur Erickson

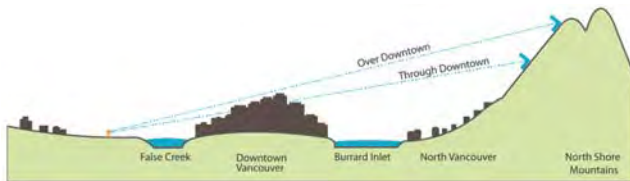
Urban Design

Georgia Gateway

Northeast False Creek provides a unique opportunity to mark the meeting point of Vancouver's ceremonial Georgia St. with the grand Pacific Blvd. with taller buildings, creating an iconic gateway into the downtown whilst continuing to protect and enhance views to the mountains from the south side of False Creek.

WHAT ARE VIEW CONES?

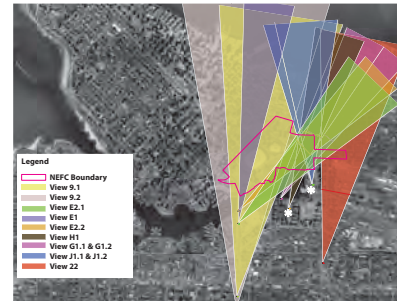
View Corridor Cross Section



1989: View Protection Guidelines identified 27 public views to be protected

Building Heights: Vancouver has 35 protected public views through and over the downtown skyline toward the North Shore Mountains. Vancouver's dynamic skyline is part of these public views. Key gateways allow for landmark buildings in the skyline and also support the delivery of additional public benefits.

Northeast False Creek



Building Heights: Northeast False Creek is one of the most restricted areas of the City due to the number of view cones crossing the area.

In 2010, two additional view cones were added to cross the site (* on map)

RATIONALE FOR ADDITIONAL HEIGHT AT GEORGIA GATEWAY



The intersection of Vancouver's ceremonial street with the grand Pacific Boulevard creates another opportunity for an iconic gateway into the downtown.

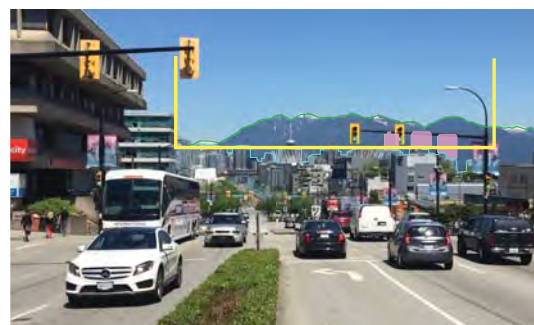
Objectives achieved through Georgia Gateway:

- » Enhance the downtown skyline while ensuring mountain views are protected
- » Additional height and value generated supports public benefits in NEFC
- » Achieves Council objective to step buildings down from Georgia St. and Pacific Blvd. to the water and park.
- » Ensure Higher Buildings establish significant and recognizable new benchmarks for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline
- » Achieves a higher level of environmental sustainability

WHAT WOULD THE VIEW LOOK LIKE?



VIEW FROM 10TH AVE. AND CAMBIE STREET WITH BUILDING HEIGHTS AT 300 FT.



VIEW FROM 10TH AVE. AND CAMBIE STREET WITH BUILDING HEIGHTS AT 425 FT.

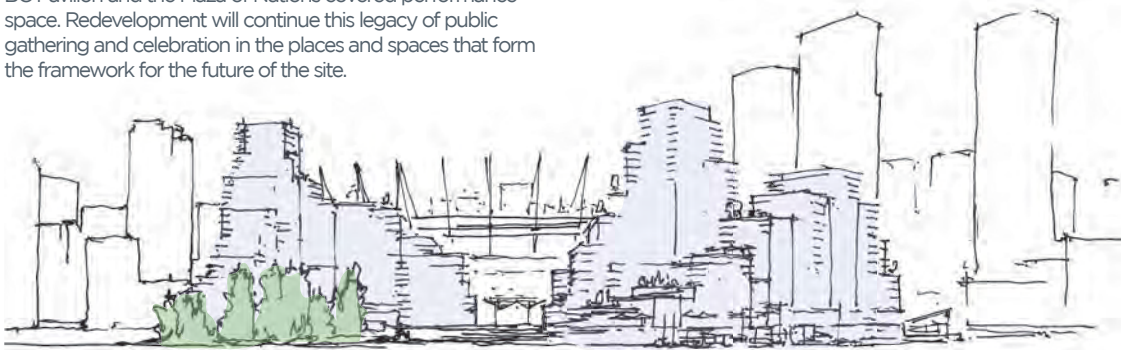
Note: The diagram above shows the approximate proposed building heights and locations in pink.

Urban Design

Sub-area 6B

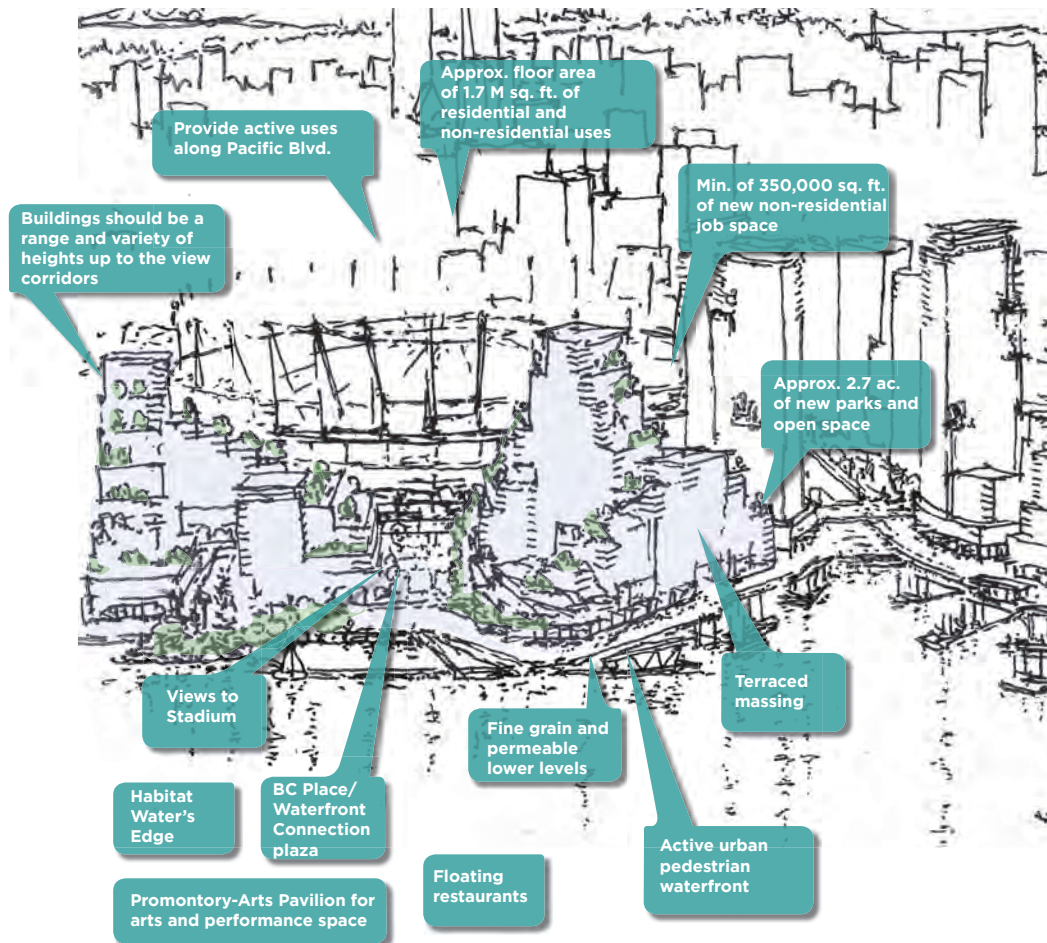


The Plaza of Nations site has a legacy as a place of gathering and celebration in the city, being the home of the Expo 86 BC Pavilion and the Plaza of Nations covered performance space. Redevelopment will continue this legacy of public gathering and celebration in the places and spaces that form the framework for the future of the site.








HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets



SUMMARY OF AMENITIES ON-SITE

-  Social housing (20% of residential floor area)
-  Community centre and seniors centre
-  Childcare facility
-  Civic plaza and arts pavilion
-  Ice arena
-  Public art

Urban Design

Sub-area 6C



Sub-area 6C spans the Events and Entertainment District and the Park District of the Northeast False Creek Area Plan. This area is pivotal in the meeting of city and water at the landing of Georgia Street at False Creek, and in the shaping and activation of the new Creekside Park extension. It bounds several block frontages of the new Pacific Boulevard, and will be a critical part of creating and activating two major city to park connections — Carrall Promenade and the Dunsmuir Elevated Park.

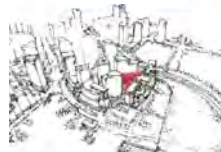
KEY URBAN DESIGN CONSIDERATION



Step down to new park and waterfront, Andy Livingstone Park, Crosstown School and Daycare



Respect Georgia Street End View



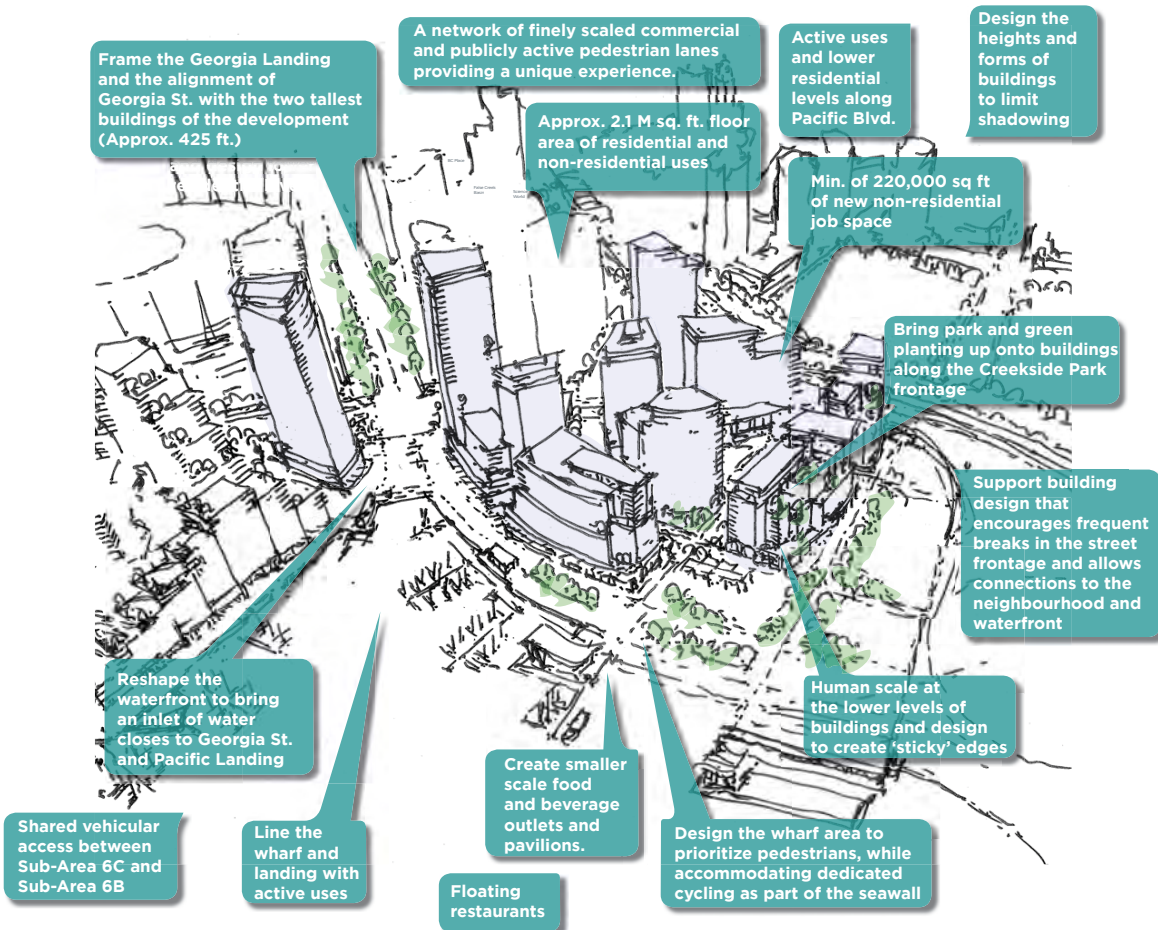
Design inner area for sunlight, views through, outlook and livability



New typology: Bring park and green up the buildings

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets



SUMMARY OF AMENITIES ON-SITE



Creekside Park extension including remediation and Georgia Wharf



Dunsmuir Elevated Park



Social housing (20% of residential floor area)



Childcare facility

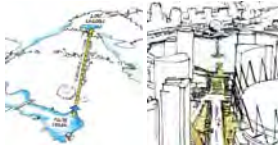


Art production space

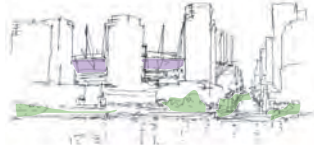
Urban Design

Sub-area 10C

Since the renovation of the stadium roof and introduction of the light ring, the stadium has become a valued icon of the Vancouver skyline. As such, one of the key urban design principles for Northeast False Creek is to shape, locate and design future development to retain views to the stadium where possible. Another important design influence is Georgia Street as the ceremonial street of the city connecting water to water. Georgia Street frontages and spaces should be active during major events and at other non-programmed times.



Water to water

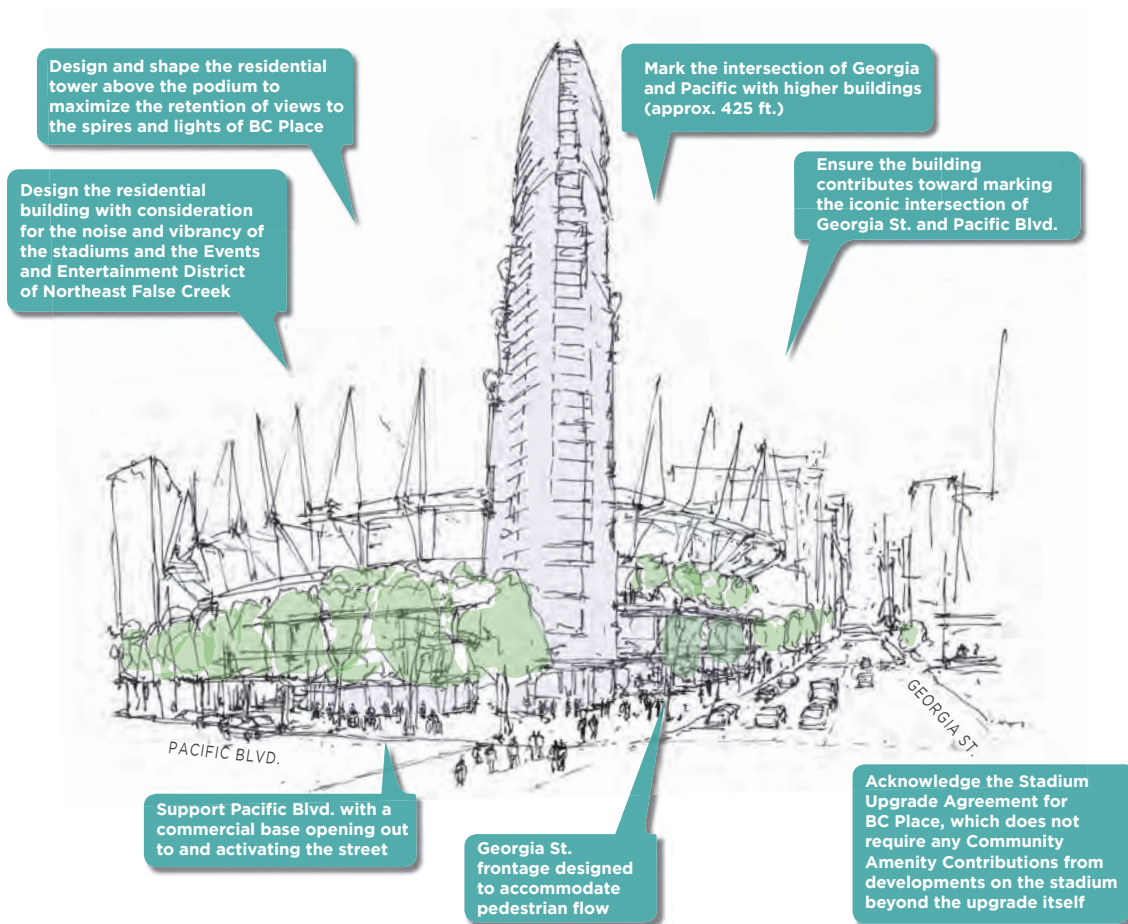


Celebrate BC Place

Illustration showing the proposed change in streetscape

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets



SUMMARY OF AMENITIES ON-SITE

- » Public amenity contribution already delivered through Stadium Upgrade Agreement
- » Concourse integration with Georgia Street

Urban Design

Sub-area 6D: West Block

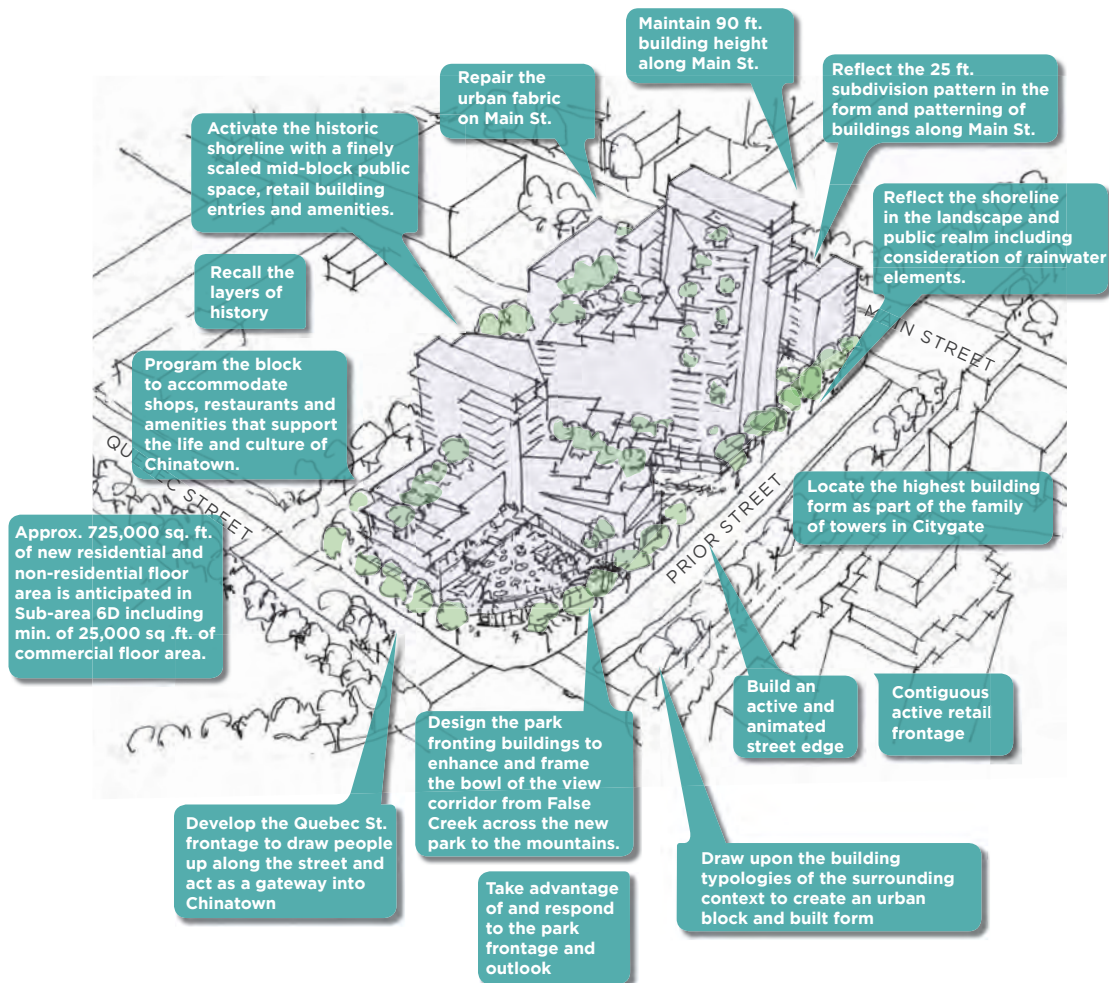


The redevelopment of each of the blocks to the east and west of Main Street represents an unprecedented opportunity to redress a moment in history, that is fundamentally at odds with Vancouver today, and the future to which we aspire — the destruction of a diverse community to facilitate a car dominated city of freeways.



HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

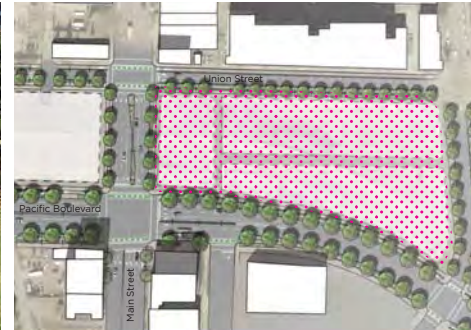


SUMMARY OF AMENITIES ON-SITE (ACROSS BOTH BLOCKS)

- 200-300 Social housing units (including artist housing)
- Explore fire hall renewal and expansion
- Childcare facility
- Cultural centre and social facility
- Meaningfully honour Hogan's Alley Block
- Non-profit office space

Urban Design

Sub-area 6D: Hogan's Alley



HIGHLIGHTS

In 2015 Council provided guiding direction for the planning of the Main Street Blocks to:

- » Provide 200-300 affordable housing units on the Main Street Blocks.
- » Meaningfully honour the Black community that existed prior to the building of the viaducts while celebrating the contributions of the contemporary Black community.



As part of the Northeast False Creek Area Planning process, two Stewardship Group members who had direct interest in Hogan's Alley formed the Hogan's Alley Working Group. The group of 25 members of the Black community includes people who lived on Hogan's Alley, descendants, activists and academics. The group meets twice monthly, with city staff invited to every second meeting.

The group holds community forums on a frequent basis to engage the broader Black community and ensure their voice is represented as part of the working group's discussions.



In May 2017 the Hogan's Alley Working Group took part in a three day design charrette organized by the City of Vancouver, in collaboration with Zena Howard, Managing Director, of Perkins+Will. Amongst other projects, Ms Howard was the Project Lead on the Smithsonian National Museum of African American History and Culture in Washington, DC.

Results of this charrette will be used to inform this chapter throughout the planning process and will be included in the next version of the plan.

SUMMARY OF AMENITIES ON-SITE (ACROSS BOTH BLOCKS)

-  200-300 Social housing units (including artist housing)
-  Childcare facility
-  Meaningfully honour Hogan's Alley Block
-  Explore fire hall renewal and expansion
-  Cultural centre and social facility
-  Non-profit office space

Sustainability and Resiliency



A False Creek by Rhonda Wepler and Trevor Mahovsky (Credit:Trevor Mahovsky)

Introduction

Northeast False Creek will have a major waterfront park and new open spaces for gathering, events, and recreation. This new, prominent park will extend from the existing Creekside Park by Science World to the south up to Andy Livingstone Park in the north. The park will complete the series of public spaces along the False Creek waterfront and reconnect the seawall as a continuous and engaging loop.



HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

LOW CARBON NEIGHBOURHOOD ENERGY SYSTEMS WITHIN NORTHEAST FALSE CREEK

- » Support the City's emission targets by developing a low-carbon Neighbourhood Energy System in Northeast False Creek.

GREEN BUILDING DESIGN

- » Strive for exceptional sustainable building design, with a focus on envelope efficiency, including air-tightness, improved insulation, minimizing thermal bridges, appropriate glazing ratios to avoid excessive heat gain/loss.
- » Design buildings and systems to be easy to retrofit to expand electric vehicle charging access to all parking stalls in future.



CLIMATE CHANGE ADAPTATION AND FLOOD PROTECTION

- » Provide a generous tree canopy where possible to combat urban heat island effect.

RENEWABLE CITY

- » Strive to design Northeast False Creek as a model of Renewable City development, building in support for future widespread electric vehicle ownership, and designing utilities to ensure festivals and events have easy access to electricity to avoid use of generators.



BIODIVERSITY AND HABITAT

- » Create significant new areas of high quality, diverse foreshore and intertidal habitat for flora and fauna while facilitating access for people to the water's edge, through modifications to the existing shoreline within Northeast False Creek.
- » Create quality habitat for marine birds and urban wildlife to enhance the shoreline and improve intertidal habitats.

WATER — CONSERVATION AND QUALITY

- » Strive to become a leader in building and neighbourhood scale water management to include sub-metering of all residential and commercial units. Maximize rainwater and grey water resources to offset potable water use.
- » Strive to meet or exceed the requirements set out for rainwater management in various policies by ensuring rainwater is treated as a resource.

ENVIRONMENTAL EDUCATION

- » Demonstrate for the general public how the neighbourhood has worked toward the goals outlined in various policies to create a cutting edge sustainable neighbourhood.



Illustrated Plan of new street network

Introduction

A new complete street network in Northeast False Creek will shape the new waterfront neighbourhood and contribute to connecting people with the waterfront, new parks and neighbourhood. With this new urban street network Vancouver's ceremonial street, Georgia St., will be extended to connect the downtown with Pacific Blvd. and the False Creek waterfront.

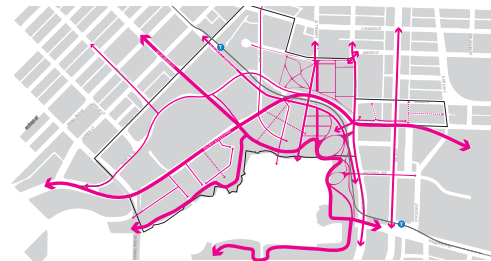


Illustration of flow and connection through Northeast False Creek

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

OVERALL POLICIES

- » Ensure streets are inviting, accessible, inclusive and safe by providing thoughtful and intuitive separation between movement modes and gathering spaces without creating barriers that limit connectivity.
- » Improve circulation and access to and through the area by transforming Pacific Blvd. into a two-way street.
- » Ensure the design of the street meets the vehicle capacity needs of today, including emergency services and goods movement, while balancing with safety, accessibility and enjoyment for all users.
- » Ensure street design incorporates 'Great Street' proportions where one third to half of the overall street width is dedicated to slower movements and people-focused street edges.
- » Ensure the street is designed for all ages, abilities and modes of travel. Comfortable access for pedestrians, bicycles, transit users and persons with mobility challenges is integral to its design.
- » Explore opportunities to establish the extended Georgia St. and Pacific Blvd. as a 'lifeline' route providing emergency vehicles with an accessible, post-disaster route for emergency vehicles between downtown and the proposed new St. Paul's Hospital.



Illustrative rendering of Pacific Boulevard



Illustrative sketch of Pat Quinn Way at Pacific Boulevard



Illustrative sketch of Quebec Street at Pacific Boulevard

PACIFIC BOULEVARD AND GEORGIA STREET

- » Ensure street design is resilient to allow for a range of transit technologies including frequent bus services and future street car technology.
- » Ensure the street design allows for critical access and functioning of the adjacent stadia.



Credit: flickr user villunderlondon

Introduction

Northeast False Creek is a hub for entertainment and activity in Vancouver. Northeast False Creek will be a truly mixed-use neighbourhood that balances housing with opportunities to have fun and support regional economic performance.



HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

NETWORK OF PUBLIC SPACES

- » Establish a series of flexible and accessible public spaces throughout Northeast False Creek that support a variety of activities and programs adaptable over time to changing needs and population.
- » Ensure new public spaces are highly connected to neighbouring communities and collectively support the reconnection of downtown, False Creek waterfront, Citygate, False Creek Flats and diverse communities of the Downtown Eastside.
- » Ensure new public spaces have access to public washrooms.
- » Ensure public art and lighting in Northeast False Creek is integrated and connected within public spaces and commercial/retail streets.
- » Extend a waterfront promenade outwards along the False Creek waterfront from the Georgia Landing that includes a variety of eateries, pubs, bars, performance and exhibition spaces. The promenade should be highly accessible and enjoyable during the day and evening hours.
- » Explore opportunities to establish an all-weather gathering space integrated with an art/performance pavilion located within Sub-area 6B.



Illustrative rendering of Pacific Boulevard

JOB SPACE AND LOCAL EMPLOYMENT

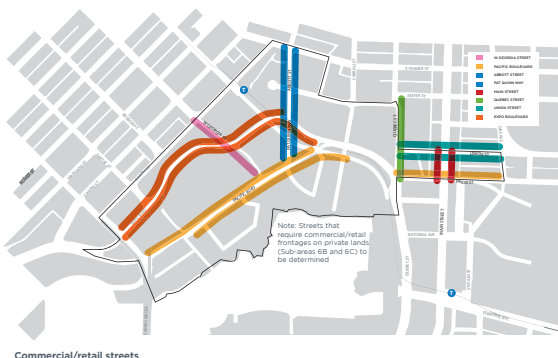
- » Ensure a minimum of 1.8 M sq. ft. of job space is built within Northeast False Creek to support long-term economic growth objectives.

SPECIAL EVENTS

- » Ensure opportunities for a range of special events and community gatherings can be accommodated.
- » Support the direction of Tourism Vancouver's Tourism Master Plan, to create a year round special events destination for locals and visitors.

COMMERCIAL STREETS

- » Encourage informal patios and eateries along commercial/retail streets.
- » The following streets should provide commercial/retail frontage: Georgia St., Pacific Blvd., Abbott St./Pat Quinn Way, Main St., Quebec St., Union St. and Expo Blvd.





Introduction

Northeast False Creek will have a major waterfront park and new open spaces for gathering, events, and recreation. The park will be anchored in its magnificent setting by stressing views to the mountains, open water, sunset, skyline and surrounding landmarks. The park will complete the series of public spaces along the False Creek waterfront and reconnect the seawall as a continuous and engaging loop.



HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

CREEKSIDE AND ANDY LIVINGSTONE PARKS

- » Maximize opportunities for views to the water, mountains and open spaces through meaningful park design.
- » Develop welcoming park edges through well-defined inviting gateways and plazas.
- » Create strong physical and historical connections to surrounding neighbourhoods.
- » Integrate elements of Musqueam, Squamish, Tsleil-Waututh Nations and Urban Aboriginal community's culture and history into the design of the park spaces.
- » Ensure buildings participate in the public realm through public and animated ground floor programs. Particular attention to uses adjacent to western edge of Creekside Park and interfacing park spaces.
- » Maximize planting and enhance the variety of species to create ecologically and visually rich environments.
- » Renew existing program elements such as the two sports fields, a skate plaza and a dog-off leash area; as well as integrating the existing playgrounds at Andy Livingstone Park and Creekside Park in the new design.



DUNSMUIR ELEVATED PARK

- » Allow for safe and separated pedestrian and cyclist circulation as well as places to safely stop and enjoy the view.
- » Provide seating nooks, rest areas and viewpoints to False Creek and the mountains.
- » Building frontages adjacent to the Dunsmuir Elevated Park should integrate and provide opportunities for active, public uses.

FALSE CREEK BASIN

- » Develop an engaging and diverse waterfront with a variety of hard and soft edge conditions that provide an enjoyable opportunity to see, feel and interact with the water.
- » Explore opportunities to improve access for non-motorized boating in the False Creek Basin.





Introduction

Vancouver is in the midst of a serious housing crisis. The development of Northeast False Creek presents us with a unique opportunity to achieve a significant amount of social housing to help address the issue. Providing a range of diverse housing options in Northeast False Creek will contribute to a healthy, vibrant and inclusive neighbourhood; a strong downtown and a more equitable city for people with a range of income levels.



Creekside Community Centre (Credit : Claudette Carracedo)

HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

SUPPLY AND AFFORDABILITY

- » Ensure 20% of new residential floor area is delivered as social housing.
- » Through the rezoning of Sub-area 6C, work with the applicant to expedite the delivery of the remaining six affordable housing sites within False Creek North ODP area.
- » Work with the applicant and senior government partners to explore strategic partnerships to construct the 6 affordable housing developments within the False Creek North ODP area.
- » Ensure between 200-300 new social housing units are delivered on the Main St. Blocks, as supported by the Downtown Eastside Plan.
- » While prioritizing the delivery of affordable housing as outlined, explore viable opportunities for affordable home ownership and/or market rental housing within the plan area to address modest market housing.

HOUSING DIVERSITY

- » Require 50% of all social housing units to be 2 and 3 bedroom units for families (except for seniors and artist studios intended for singles), designed in accordance with the High Density Housing for Families with Children Guidelines.



A local grocery store in Chinatown



CHILD CARE

- » Develop new licensed non-profit childcare facilities to help meet anticipated demand generated by residential and employment growth in the area, with a particular emphasis on serving children under the age of 3.

SUSTAINABLE FOOD SYSTEMS

- » Improve access to healthy and affordable food for all by increasing the number of healthy food retail options, including locally-based small-scale grocers, farmers markets, community food markets and healthy food programs.

COMMUNITY, SOCIAL AND RECREATION FACILITIES

- » Explore opportunities for the development of a new Community Centre, which would include recreational facilities for all ages and abilities, a dedicated community space for seniors, a childcare centre, ice arena, arts presentation space and other multipurpose functions.
- » Explore opportunities to develop new cultural and social spaces on Sub-area 6D that provide low-barrier access to services which promote cultural identity, social inclusion and community connectivity.



Introduction

Northeast False Creek will serve as a major arts and culture destination and ensure that existing adjacent neighbourhood arts and cultural assets are retained, secured and enhanced.

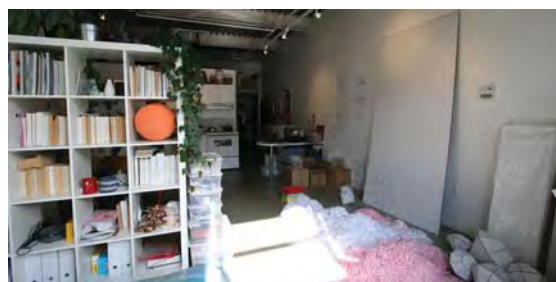


HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

ARTS PRESENTATION AND PRODUCTION SPACES

- » Explore strategies to partner with non-profit organizations in order to retain and secure existing and adjacent arts and cultural spaces that provide inclusive, accessible public programming (e.g. galleries, artist-run, performance and administrative spaces).
- » Explore strategies to partner with non-profit organizations in order to expand and enhance adjacent arts and cultural spaces such as artist studio, production and rehearsal space.
- » Consider support of a sound/noise study for outdoor performance venues.
- » Explore opportunities to partner on creation of operationally sustainable arts and cultural spaces that are affordable, inclusive, and accessible to the public.



Artist Studio

ARTIST HOUSING

- » Explore opportunities to create artist housing and/or live-work studios.

ARTS-FRIENDLY REGULATIONS

- » Explore options to allow artists to sell and display works created on-site in artist studios and live-work studios.



The Words Don't Fit the Picture by Ron Terada (Credit: Robert-Keziere)



Reconciliation by Sonny Assu (Credit: Lila Bujold)

PUBLIC ART MASTER PLAN FOR NORTHEAST FALSE CREEK

- » Add to the city's public art collection with a cohesive body of work that speaks to the unique conditions and situation of Northeast False Creek.
- » Explore opportunities to uncover and meaningfully recognize cultural sites of significance.
- » Propose an animated range of public art projects of different durations and scale, from socially engaged projects and temporary works to permanent artworks on significant sites.
- » Reflect the evolving nature of Northeast False Creek through the commissioning of artworks that have the capacity to have lasting significance and/or change over time.



The Birds by Myfanwy Macleod (Credit: Robert Keziere)



Welcome to the Land of Light by Henry Tsang

Introduction

The Area Plan will provide city-serving programming opportunities and be responsive to a growing neighbourhood. It will speak to the overlapping needs of the Downtown Eastside's cultural communities, creating an accessible and inclusive neighbourhood.



HIGHLIGHTS

For more information please refer to the Draft Area Plan and Summary Sheets

MEANINGFUL CULTURAL RECOGNITION AND INTEGRATION

- » Ensure ongoing engagement with Musqueam, Squamish and Tsleil-Waututh Nations, as well as the Urban Aboriginal, Chinese-Canadian and Black cultural communities.
- » Explore opportunities to create an Indigenous Peoples' gathering space in Northeast False Creek, including opportunities for water access for traditional canoes.
- » Honour the displaced Black Community through meaningful recognition integrated into the redevelopment of what was formally known as Hogan's Alley (200 block of Prior Street) by working with Vancouver's Black community through thoughtful and collaborative processes.
- » Explore opportunities for the development of new cultural and social spaces on Sub-area 6D that provide low-barrier access to services which promote cultural identity, social inclusion and community connectivity.
- » Explore opportunities to establish new gateways into Chinatown along Main Street, Quebec Street and Gore Avenue.



Britannia Carving Pavilion, detail by James Harry

PLACES FOR PUBLIC LIFE

- » Explore opportunities to support the creation and design of public spaces that are welcoming to users of all ages, abilities, income-levels and backgrounds.

SECURING AFFORDABLE CULTURAL SPACES

- » Explore strategies to partner with non-profit organizations in order to retain and secure existing and adjacent cultural spaces that provide inclusive, accessible public programming, including culturally-specific programming.
- » Explore strategies to partner with non-profit organizations in order to expand and enhance adjacent cultural spaces that provide inclusive, accessible public programming, including culturally-specific programming.
- » Explore opportunities to partner on creation of operationally sustainable cultural spaces that are affordable, inclusive, and accessible to the public.

PARTNER TO CREATE ARTIST HOUSING AND/OR LIVE-WORK STUDIOS

- » Explore opportunities to support vulnerable artist populations, including artists with culturally specific practices.



English Bay, Vancouver

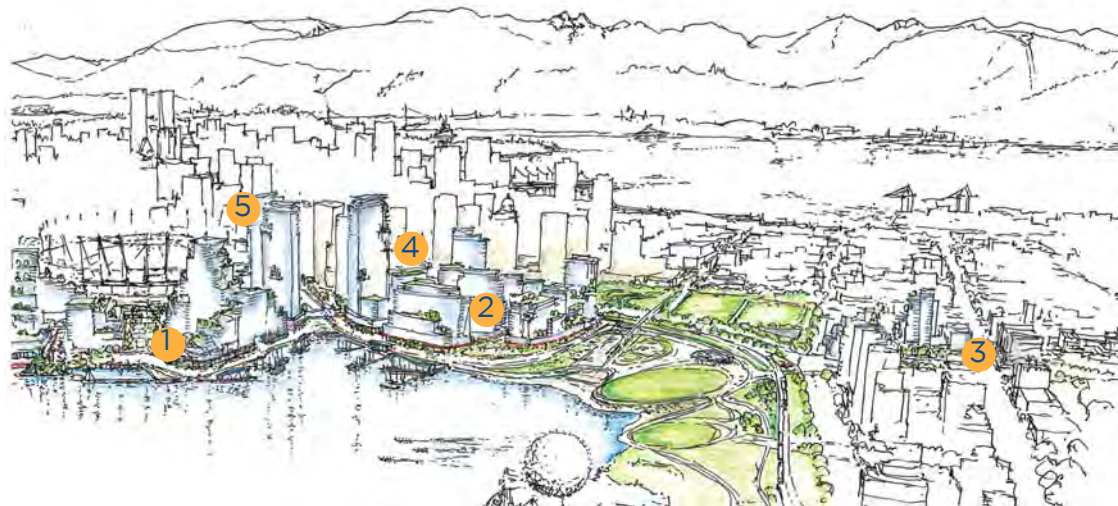


Introduction

A list of emerging priorities for public benefits was identified through community consultation and a review of community needs. The Northeast False Creek Area Plan will ensure that public amenities and services continue to meet the community's needs as Northeast False Creek grows and evolves.

The Northeast False Creek Area Plan:

- » Strategically integrates delivery of on-site and off-site amenities with the development of the sub-areas within Northeast False Creek
- » Establishes a framework for partnerships with the communities, senior governments and other agencies to ensure appropriate social infrastructure and amenities are in place and funded for residents
- » Prioritizes amenities and facilities that support a range of programs and activities to accommodate evolving needs
- » Establishes a framework to explore opportunities for partnerships and co-location to maximize public benefits in the delivery of amenities
- » Maintains and provides opportunities to renew existing amenities as they age



1 Sub-area 6B

On-site

- » Social housing (20% of residential floor area)
- » Childcare facility
- » Ice arena
- » Community centre and seniors centre
- » Civic plaza and arts pavilion
- » Art production space
- » Public art

Off-site

- » Viaducts removal and new street network
- » Possible contribution to social housing on Main Street Blocks
- » Explore fire hall renewal and expansion
- » Heritage contribution

2 Sub-area 6C

On-site

- » Creekside Park extension including remediation and Georgia Wharf
- » Dunsmuir Elevated Park
- » Social housing (20% of residential floor area)
- » Childcare facility
- » Art production space

Off-site

- » Viaducts removal and new street network
- » Andy Livingstone Park renewal
- » Unlock and maximize social housing on six option sites (see Chapter 13)
- » Possible contribution to social housing on Main Street Blocks
- » Explore fire hall renewal and expansion
- » Public art
- » Heritage contribution
- » Non-motorized boating support facility

3 Sub-area 6D

On-site

- » 200-300 Social housing units (including artist housing)
- » Childcare facility
- » Hogan's Alley Block
- » Explore fire hall renewal and expansion
- » Cultural centre and social facility
- » Non-profit office space

Off-site

- » Viaducts removal and new street network

4 Sub-area 7A

Overview

- » Secured market rental units as approved by Council in 2012

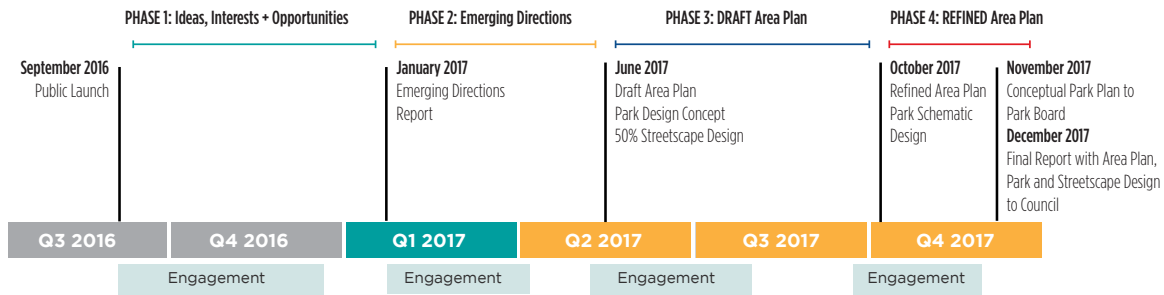
5 Sub-area 10C

Overview

- » Public amenity contribution already delivered through Stadium Upgrade Agreement
- » Concourse integration with Georgia Street

Note: The timing and delivery of public benefits in Northeast False Creek are dependent upon rezoning applications from landowners.

PLANNING TIMELINE



WE ARE HERE

REZONINGS

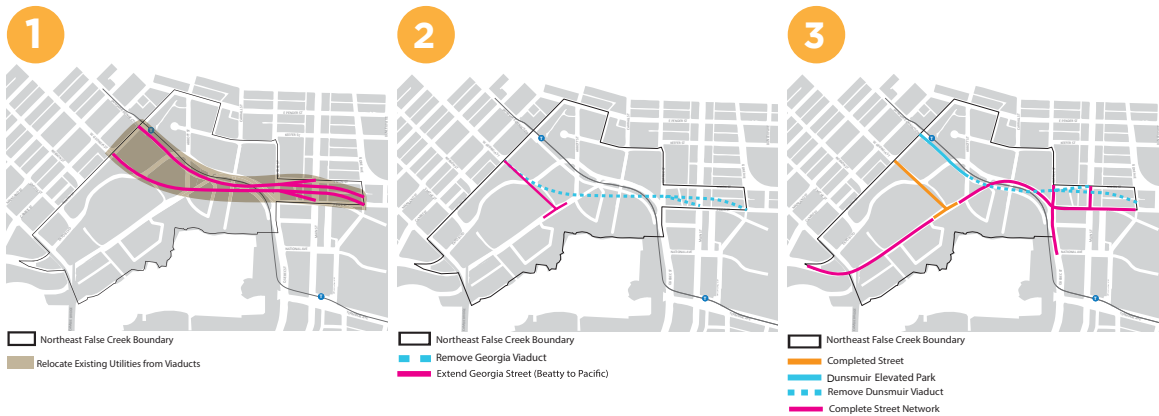
Under the ODP, all sites must undergo rezoning prior to development. All rezoning applications will be required to meet the policies of the Northeast False Creek Area Plan. Rezoning applications are being processed for undeveloped sites in Northeast False Creek concurrent with the area plan process in an effort to expedite the delivery of new amenities and the future Creekside Park expansion.

Each large site rezoning area (Sub-areas 6b, 6c, 6d and 10c) will include design guidelines that will shape future development on each site, including density, heights, form of development, sustainable building and site design, landscaping and land use. Following rezonings, developers will complete detailed design and apply for development and other applicable permits. It is estimated that build out for NEFC would be 20 years.

WHAT'S NEXT?

Subject to Council's approval of the area plan in 2017 — phasing for the construction works associated with the replacement of the Georgia and Dunsmuir Viaducts includes a number of interim measures and management

strategies to ensure that traffic impacts can be mitigated as best as possible, while ensuring local businesses can continue to operate effectively:



Phase 1 — Preparation for deconstruction
Initial construction activity focused on the relocation of the existing utilities attached to the Georgia and Dunsmuir viaducts. These works will prepare for the deconstruction of the structures and their replacement with the new street network.

Phase 2 — Deconstruction
The Georgia Viaduct will be deconstructed and allow for Georgia St. to be extended from Beatty St. to Pacific Blvd. During this time, the Dunsmuir Viaduct will be 'two-wayed' to mitigate traffic impacts.

Phase 3 — Constructing the new street network
The remainder of the NEFC street network will be completed including the 'two-waying' of Pacific Blvd. The deconstruction of the Dunsmuir Viaduct will be the final phase of construction with an elevated plaza being created between the Stadium-Chinatown SkyTrain Station and Rogers Arena.

Thank You!

vancouver.ca/nefc
nefc@vancouver.ca

3-1-1
#NEFCPlan