WELCOME
to the
Northeast False Creek
Pop-up Planning Storefront!

Check out our information boards, chat with City staff, learn more about the planning process and get a bird’s eye view of the area with our 3D model. Share your thoughts on the emerging directions for the NEFC Area Plan.
**NEFC AREA PLAN**

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 emerging directions and provide your feedback.

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These display boards provide the highlights from the Emerging Directions booklet. The booklet is available in hard copy at the open houses or online at: vancouver.ca/nefc

Go to our website  Fill out a survey  Email us at nefc@vancouver.ca
COUNCIL APPROVED PRINCIPLES

1. Reconnect Historic Communities + FC Waterfront
2. Expand Parks + open space
3. Repair the Urban Fabric
4. Explore Housing Dev. + Place making
5. Vibrant waterfront district
6. Efficiency of Street Network
7. Connectivity to downtown, NEFC + waterfront
8. Enhanced Pedestrian + cyclist movement
9. Develop Fiscally Responsible Approach
10. Engage Residents + stakeholders meaningfully
11. Strengthen Festival + entertainment function
**HISTORY**

**Industrialization of False Creek**

The decision of the CPR to build its roundhouse and yards on the north shore of False Creek gave the area a tremendous lift, and it soon rivalled Burrard Inlet as the city’s industrial centre. By 1900 piggyback, 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 smokestacks, their twelve burners and brick stacks彼此 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 the intersection of Granville Street and Tramway, and the nearby residences and businesses at the southwestern edge of Strathcona Vancouver’s first settlement.

J.S. Matthews, noted that this informal name was in use before 1914.

The Black community had established itself in the area by 1890 and the boundaries of the African Methodist Episcopal Fountain, Black street settlement in the area 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 the 1980s, with increased public recognition in the early 21st century.

(Source: “Hogan’s Alley,” article published by Wayde Compton for Canadian Encyclopedia, March 4, 2015)

**Viaducts and Northeast False Creek Area Plan**

The Fort Langley False Creek area is the last remaining piece of large undeveloped land in the downtown area 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 once-block-long fishing village into a major transportation hub and the role of transportation in shaping the city’s future evolution.

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. It was designed to carry traffic over the Canadian Pacific right-of-way on the north shore of False Creek, as well as over an arm of False Creek that came up to Colombia and Keefer Streets.

Major railway expansion in False Creek took place during the First World War. This 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 shallow waters of False Creek were heavily used for fishing, harvesting and hunting by these Nations. Each Nation had their own relationship to the area, including their 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.

**Chinatown**

Between 1886 and 1920 Vancouver’s Chinatown became a bustling neighbourhood. Early Chinese immigrants arriving in Vancouver were railway workers, whose efforts in building the transcontinental railway are recognized as a National Historic Event. By 1900, Chinatown had more than one thousand 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.

Throughout the efforts of Wong Foon Sian (declared a National Historic Person in 2008) on behalf of Chinese war veterans, the 1933 Act was repealed in 1947 and Canadian citizenship was granted to Chinese Canadians. The BC legislature return the vote to the Chinese that same year.

With immigration restrictions removed, Chinatown rebounded.

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

Recreation projects were underway in the 1980s including the Chinese Cultural Centre and the Dr. Sun Yat-Sen Classical Chinese Garden. In 2002, the Harmonie 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.”

(Source: the nomination package for Chinatown’s designation as a National Historic Site, February 2009)

**NORTHEAST FALSE CREEK EMERGING DIRECTIONS**

**False Creek North**

After Expo 86 the world fair site was reconverted to BC Place, a provincial Crown Corporation with a mandate to redevelop a large-scale retail district. Vancouver along the False Creek waterfront has seen new development, notably the Georgia Viaduct, which was completed in 1968, a study presented to City Council recommended that the viaducts would significantly impact the Strathcona neighbourhood.

During the First World War Vancouver’s urban renewal. The City of Vancouver announced there would not be any further freeways without federal funding, the only elements of the Great Northern Way and the Georgia and Dunsmuir Viaducts would significantly impact the Strathcona neighbourhood.

The City of Vancouver was not in earnest in the 1990s, with increased public recognition in the early 21st century.

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’s Exposition which will take place in Vancouver in 1986”

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**Freeway Fight**

The proposed Cambie Street and Granville Street 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.

The memorialization of Hogan’s Alley began in the 1980s, with increased public recognition in the early 21st century.

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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 the construction of the Georgia Viaducts significantly shaped the city’s future evolution and strengthened the idea that neighbourhoods should be at the heart of city planning.

In 1990, the False Creek North Official Development Plan was enacted with the intent to be an overall guide to development and the preparation of zoning bylaws, covenants and agreements. The development plan also supplemented the City’s plan for the construction of parks, seawall and amenities for public use.

In 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 role as a transportation hub and the role of transportation in communications.

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

Northeast False Creek (NEFC) represents approximately 50 hectares of mostly undeveloped land and water along Downtown’s False Creek waterfront. It is approximately 10% of the downtown area (not including Stanley Park).

As Vancouver continues to grow, demand increases for mixed housing and job space, along with the parks, open spaces and amenities that are needed to support a livable and vibrant new community.

For more information on NEFC today, view at the NEFC Area Profile (2016) at:
vancouver.ca/nefc

Play and Work

Average number of people who visit Northeast False Creek daily:

9,000

*Average of BC Place/Science World/Rogers Arena visitor count per day in 2015.

Live

Household Size

Age Profile

Unit Size

Number of Visitors and Hotel Rooms in Metro Vancouver

NEFC TODAY

Streets and Connectivity

Journey to work mode share in NEFC

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

Parks and Open Space

Local Parks

Parks and Open Space in NEFC

Art

Culture

northeastfalsecreek.com

vancouver.ca/nefc

#NEFCplan

NORTHEAST FALSE CREEK EMERGING DIRECTIONS
Phase 1 Public Engagement

Phase 1 of the NEFC engagement process was designed to gather high-level input and ideas from Vancouverites to help the City of Vancouver develop comprehensive and responsive Emerging Directions for the Northeast False Creek Area Plan. This process was designed to:

- Ensure broad awareness of the NEFC project;
- Generate timely and meaningful input from a wide range of community members and stakeholders;
- Clearly and effectively weave the input into the planning and design process.
Q: Overall, do you feel that the key places for public life and experiences at each reflect the current and future needs of the community?
SUSTAINABILITY AND RESILIENCY

This site area is a unique opportunity to:

• Improve the ecological health of the False Creek, create habitat, increase biodiversity, and connect people with nature in an urban setting

• Integrate flood resilience into the fabric of development, understanding that sea level rise will impact this area

Sustainable development directions are woven throughout the Emerging Directions, reflecting the integrated approach being used.

• Explore opportunities to utilize renewable energy to support street activities and filming

• Explore opportunities for sustainable building design

• Explore opportunities for electric vehicle charging stations

The City’s Renewable City Strategy will be a guiding force in the planning and design of NEFC.
Through stakeholder consultation, the following principle themes were identified and will guide street design in NEFC:

- **Accessibility**
- **Experience and Place-making**
- **Adaptability and Resiliency**
- **Integrated Utilities**
- **Character**
- **Permeability/Connectivity**
- **Environmental Sustainability**
- **Safe and Inclusive**

**Q:** Overall, do you feel that the Emerging Directions for the proposed NEFC street network reflect the current and future needs of the community?
Directions

**Georgia Street Extension**
Vancouver’s ceremonial street, connecting Lost Lagoon to the False Creek waterfront. Connecting Beatty Street down to Pacific Boulevard.

**Pacific Boulevard**
Pacific Boulevard will be a multi-functional two-way street; it is the backbone of the neighbourhood, and connects the Events, Arts and Park Districts to the Main Street Blocks and is a grand gateway into the Downtown.

**Main Street**
Main Street is a historically important high street that connects Vancouver’s historic communities to Mt. Pleasant, the False Creek Flats, SkyTrain and Pacific Central Station.

**Abbott Street and Pat Quinn Way**
Abbott Street/Pat Quinn Way is the retail high street connecting Gastown, International Village and the False Creek waterfront.

**Changes to Andy Livingstone Park and Carrall Promenade**
The proposed Pacific Boulevard will occupy a small sliver of Andy Livingstone Park that will require an update to the park’s restrictive covenant. As part of the changes to this covenant, the City and Park Board are expanding the park by closing Carrall Street to vehicles and ultimately developing a more cohesive, well-connected green space.

Carrall Promenade will replace the existing street as a major walking and cycling link, connecting Burrad Inlet to False Creek and establishes a seamless connection between Vancouver’s historic communities and the False Creek waterfront.

*Concept to be developed within the Park Design process*

**Prior Street**
A continuation of Pacific Boulevard, Prior Street provides the third important connection to Creekside Park and the waterfront, from the east.

**Quebec Street**
Acts as an interface between Andy Livingstone Park and the historic neighbourhoods to the east. It continues its role as a secondary north-south connection between the historic communities to the north and Creekside Park, Science World and Mt. Pleasant to the south.

**Union Street**
Continues its role as a retail street and part of a strong connection for pedestrians and cyclists between neighbourhoods to the east and Downtown.
URBAN DESIGN PRINCIPLES

Water to Water
Locate and design buildings to frame the view to False Creek and Science World along the alignment of Georgia Street as counterpoint to Lost Lagoon in Stanley Park. Celebrate water to water with public art, lighting and water features.

False Creek Public Basin and Waterfront
Emphasize the False Creek Basin as a public place prioritizing public use. Limit extent of private marina use in favour of public activities along the water’s edge with access both from the land and from the water. Populate the water’s edge with places for people to linger, eat, drink and enjoy including restaurants, cafes, pavilions and shelters that create opportunities to engage the water at all times of year, and in all types of weather.

Connected and Prominent Park
Configure the new Creekside Extension park to expand and open out along the water enhancing the park presence and visual accessibility from surrounding communities and the seawall. Visually connect the park and open placemaking views to the water and Science World along the Carrall Promenade.

Bring the water to Georgia Street
Explore opportunities to reconfigure the water and shore to bring water to the Georgia Plaza, a new waterfront plaza where the city meets the water. An active urban waterfront will frame Georgia Street and the new inlet. Transition to a naturalized water’s edge emphasising biodiversity and habitat.

An urban waterfront for pedestrians
Prioritize pedestrians at the foot of Georgia. Design the waterfront here so that the flow from restaurants, seating, and public promenades to the water’s edge is not interrupted by cars in the high season and fine weather. Design waterfront restaurants and retail with primary vehicular access and servicing from off-waterfront locations.

Engaged Park / Pacific / SkyTrain interface
Address the challenges of the juncture of park, SkyTrain and the new Pacific Boulevard with uses, public park structures and/or other design elements that engage, activate and connect. Enhance the experience of the 120,000 SkyTrain passengers daily for who this section of park is the first and last view of the city before the tunnel to downtown.

“Let’s create a distinct identity!”
“We want a place we love and want to bring people to!”
“Please include interesting architecture! No more grey towers”
“Have commercial uses at the ground level on the stadium fronting Pacific Blvd”
“More funky architecture”
URBAN DESIGN PRINCIPLES

Pacific Boulevard Great Street
Define and engage the space of this Great Street with buildings and uses that bring life and activity. Infill the edge of BC Place along this important frontage.

Celebrate BC Place
Preserve views to this iconic public building and its symbolic lighting. Design and locate buildings to frame views to the stadium from key public places along the seawall, the Expo line and the new Pacific Boulevard.

Water/Park/Mountain View
Enhance and frame the view corridor from False Creek across the new park to the mountains.

Sunlight on Public Places
Design and shape buildings with consideration for sunlight access on important public places.

Public Life and Public Places
Focus life on a clear fine grain network of streets, lanes and public places.

A unique place and a new building typology for Vancouver
Evolve new building typologies beyond the tower and podium of Vancouverism. Grow the new typology from:
- Exploration of fine grain fabric and high density forms to create a human scale
- ‘Sticky edges’ to linger, enjoy, socialize and engage
- Greater mix of uses
- Living spaces that offer a sense of ground, green and garden on upper building levels

Q: Generally, do you feel that the Emerging Directions for Urban Design in NEFC reflect the current and future needs of the community?
Directions

A well-designed and maintained public realm can enhance the neighbourhood character, and provide desirable places to live and work.

Explore opportunities to:

- Create a place that leverages history and celebrates its context
- Enhance connectivity with the surrounding neighbourhoods, activate the laneways and complete the Seaside Greenway (Seawall) around False Creek
- Revitalize the False Creek ecosystem and anchor the waterfront in the local ecology while respecting the full urban nature of the site
- Design an ecologically innovative landscape that aligns with City of Vancouver’s sustainable initiatives and objectives
- Showcase the richness of Vancouver’s vibrant communities and culture
- Create safe and inclusive open spaces that foster social interaction among a range of diverse and multi-cultural and socio-economic communities

Q: Do you feel that the Emerging Directions for Parks and Open Spaces in NEFC reflect the current and future needs of the community?
PARK DESIGN

Destination

“place of connection”
“a celebration space”
“celebrate our collective + individual history”
“strong connection with water”

Brooklyn Bridge Park

Distinct
• Create a unique identity to bring together the various parts of NEFC park
• Create a common place for all Vancouverites to meet, mingle, and celebrate
• Create a park that provides local amenity and regional destination
• Create a vibrant waterfront destination

Authentic
• Create casual spaces that allow for informality
• Create intimate spaces
• Maximize the use of natural materials
• Celebrate the history of this part of Vancouver
• Celebrate First Nations
• Celebrate arts and culture
• Celebrate the rain

Q: What do you see yourself doing in the NEFC park?
PARK DESIGN

Inclusive

• Create strong physical and historical connections to surrounding neighbourhoods
• Develop welcoming park edges, entrances & gateways
• Design transitions from park spaces to streets and buildings seamlessly
• Integrate active transportation
• Include active sports and recreation and create a balance with passive park uses
• Design for all ages and abilities

Flexible

• Maximize program opportunities
• Allow program to easily change throughout the day and night, over the seasons and over the years
• Minimize the amount of open spaces with a single purpose

Stewardship

• Cultivate a feeling of ownership and stewardship from all park users
• Provide robust and durable park elements
• Ensure a high level of on-going care, maintenance and operation of the park
• Ensure safe use of the park and respectful interaction between park users

Q: What do you think should be celebrated in the NEFC park?
Nature

“connect people to nature and water”

“let nature emerge and guide the planning - what’s under all the pavement”

“increase habitat”

“a living lab for community learning”

Healthy
- Maximize opportunities for all people to access the water’s edge and enjoy water views
- Celebrate all seasons
- Develop an engaging and textured waterfront
- Enhance the ecological quality of the water’s edge
- Plan for sea-level rise and climate change

Diverse
- Maximize planting and enhance the variety of species to create ecologically and visually rich environments
- Represent a coastal ecology that reflects the False Creek Basin
- Maximize views of water, mountains and open spaces
- Orient activities towards the sun

Q: What does nature in the City mean to you?
Directions

Northeast False Creek is a hub for entertainment and activity in Vancouver. Annual visitor numbers to Metro Vancouver continue to climb towards 10 million annually (Tourism Vancouver). An average of 9,000 people visit NEFC daily*.

- Recognize and enhance the areas role in British Columbia as a centre of major sports, events and gatherings
- Ensure a minimum of 1.8 million sq.ft. of job space to support long-term economic growth objectives
- Support local procurement and hiring practices for new development
- Establish a series of connected and distinct public spaces that are flexible, accessible and that integrate public art and lighting

*Average of BC Place/Science World/Rogers Arena visitor count per day.

Q: Generally, do you feel that the Emerging Directions for Play and Work in NEFC reflect the current and future needs of the community?
Directions

• Maximize the delivery of affordable housing in a cost-effective way while capitalizing on the opportunity to increase the overall percentage of affordable housing in the FCN ODP (1990) area

• Include a range of housing options along the affordability continuum and seek innovative approaches to achieving a diverse level of affordability (market, coop, social, etc.)

• Target 50% of social housing for families (2+ bedrooms), excluding housing designated for seniors or artists

• Seek complete turn-key social housing units where possible

• Target 20% of the new floor area delivered as affordable housing (social housing) within the ODP area consistent with Council approved policies

• Seek the development of new community amenities i.e. childcare, community spaces, arts spaces, and recreation facilities to benefit the people living in and around the area
Directions

As the meeting point between Downtown, the Downtown Eastside (DTES) and the False Creek Flats, Northeast False Creek acts as a hub tying together some of the city’s most vibrant arts and culture neighbourhoods.

• Meaningful cultural recognition and integration
• Partner to retain and enhance affordable cultural spaces for the long term
• Partner to create new arts and culture spaces that balance neighbourhood and city-wide needs
• Partner to create artist housing and/or live-work-sell studios
• Arts-friendly regulations
• Places for public life

Q: Generally, do you feel that the Emerging Directions for Arts and Culture in NEFC reflect the current and future needs of the community?
Public amenities and services — such as parks, childcare, affordable housing, transportation facilities, fire halls as well as recreational, cultural and social facilities — are important elements of a vibrant and livable community.

While residents and businesses on the periphery of Northeast False Creek are currently serviced by amenities in adjacent communities, additional amenities and services are needed to serve a growing population. As Northeast False Creek grows, one of our principles is to foster resilient, sustainable, safe and healthy communities.

During the planning process we will:
• Build upon the existing Public Benefit Strategy from 2009
• Strategically integrate planning for amenities with land use planning
• Work in partnership with the communities, senior governments and other agencies to ensure appropriate social infrastructure and amenities are in place and funded for residents
• Prioritize amenities and facilities that support a range of programs and activities to accommodate evolving needs
• Explore opportunities for partnerships and co-location to maximize public benefits in the delivery of amenities
• Maintain and renew existing amenities as they age

* Public Benefits from NEFC: Directions for the Future Report (2009)
**PUBLIC BENEFITS STRATEGY**

An early direction on community values and priorities:

**Housing**
- Target 20% of new residential floor area as affordable housing
- Maximize affordable housing opportunities on the Main Street blocks (100 and 200 blocks of Prior Street), including between 200-300 new affordable homes
- Seek opportunities to build the six remaining ‘option sites’ to maximize the amount of new affordable housing within the False Creek North Official Development Plan boundary
- Explore partnerships to create artist housing and/or live-work-sell studios

**Childcare**
- Explore opportunities to create new childcare facilities to support growth in the area

**Community Facilities**
- Explore opportunities for new community spaces, such as a community/cultural centre, ice rink and neighbourhood house to support area families and residents, enhance local communities, and to mitigate some of the impacts of growth
- Create opportunities for new capital projects to hire locally (including low barrier jobs for people with addictions) and local procurement in the construction phase
- Seek partnerships with local non-profit operators and community groups to enhance and program existing food assets (e.g. community gardens, community kitchen, etc.)
- Explore strategies to partner with organizations to secure existing adjacent arts and culture spaces that provide inclusive, accessible public programming, for example: galleries, and artist-run, performance, and administrative spaces, as well as studios and rehearsal spaces.
- Explore opportunities to partner on creation of operationally sustainable arts and culture spaces that are affordable, inclusive, and accessible to the public, including non-profit operated hubs that enable co-location and resource sharing with arts and culture, social, health, and housing organizations, and locally-serving businesses.

**Parks and Open Spaces**
- Establish at least 15 acres of new parks, public open spaces and hard surface recreation space (skate park)
- Complete the seawall between Science World and Coopers Park
- Explore opportunities to revitalize Creekside and Andy Livingstone Park
- Establish new public art opportunities
- Create a new multi-purpose all-weather civic plaza on the False Creek waterfront

**Civic Facilities**
- Renewal/expansion for local fire halls
- Seek opportunities for a new community policing centre

**Transportation**
- Removal and replacement of the Georgia and Dunsmuir Viaducts with a new complete street network
- Improve the public realm along the adjacent commercial to encourage wider sidewalks and space for on-street activities

**Utilities**
- Replace and expand underground infrastructure (waterworks and sewers) in tandem / in advance of development
- Explore opportunities to facilitate and expand the development of district energy throughout NEFC
- Explore opportunities for electric vehicle infrastructure throughout the entire NEFC boundary

**Heritage**
- Explore opportunities to retain and restore nearby heritage assets through the heritage density bank and other available tools

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Q: Generally, do you feel that the Emerging Directions for Public Benefits in NEFC reflect the current and future needs of the community?
Thank you for visiting our pop-up planning storefront for NEFC!

Thank you for taking the time to review the emerging directions for the Northeast False Creek (NEFC) Area Plan.

The feedback we receive will help us refine the emerging directions as we work towards an Area Plan for NEFC.

How can I get involved?
Take the time to review the emerging directions and provide your feedback.

- Go to our website
- Fill out a survey
- Email us at nefc@vancouver.ca