

# Northeast False Creek

## FINAL Consultation Report

January 2018



# Council Approved NEFC GUIDING PRINCIPLES

Reconnect Historic Communities + FC Waterfront



Expand Parks + open space

Repair the Urban Fabric



Explore Housing Dev. + Place-making



Efficiency of street Network

Vibrant Waterfront district



Connectivity to downtown, NEFC + waterfront



Enhanced Pedestrian + cyclist movement

Develop Fiscally Responsible Approach



Engage Residents + stakeholders meaningfully

Strengthen Festival + Entertainment Function

11 Council Approved Guiding Principles for NEFC Area Plan  
- Illustration by Sam Bradd



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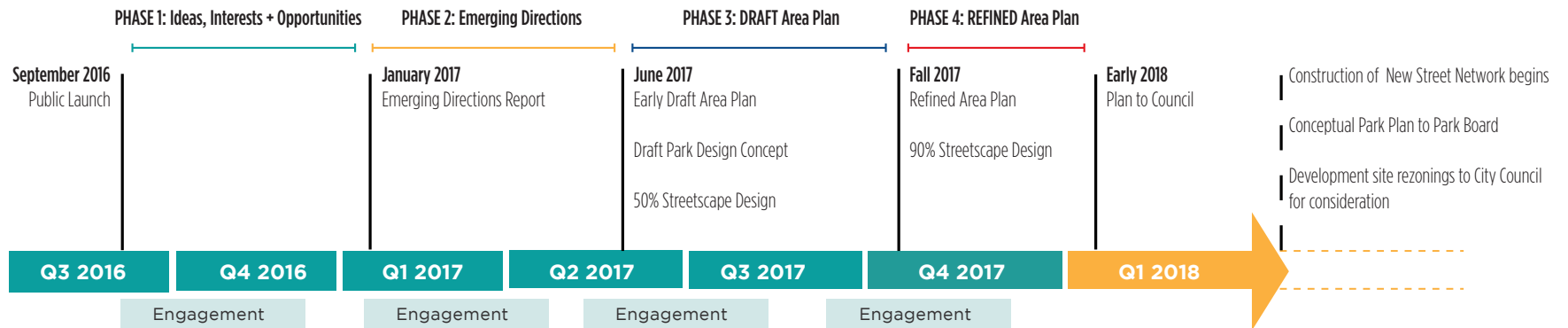
Phase 4 Engagement







## Northeast False Creek Area Planning Timeline



## Northeast False Creek Planning Process

In 2015 Vancouver City Council chose to move forward with a plan to replace the Georgia and Dunsmuir viaducts with a new at-grade street network that will better serve the area. This decision is dependent on a new Area Plan for Northeast False Creek. This new area plan will allow us to reconnect Downtown, the historic communities of the Downtown Eastside and Chinatown and communities to the south to an inclusive and vibrant new waterfront.

The Northeast False Creek planning process is a multi-phased process led by the Planning, Urban Design and Sustainability Department in conjunction with Engineering Services and the Vancouver Board of Parks and Recreation. This multi-disciplinary project team is working together to create a vibrant new community in the last major undeveloped area in downtown Vancouver.

The planning process kicked-off publicly in September 2016.



Carrall Street Block Party for the DRAFT Area Plan release in June 2017.

## About this report

The **Final Consultation Report** — summarizes key feedback and core themes generated between July 2016 and December 2017 as part of the Northeast False Creek planning process. The engagement process for the Northeast False Creek Plan was designed to move from broad to deep. **Phase 1: Ideas, Interests and Opportunities** was designed to gather big ideas for the future of Northeast False Creek, with a focus on people and public spaces. **Phase 2: Emerging Directions** was designed to use the big ideas generated in Phase 1 to develop emerging policy directions for the area. **Phase 3: DRAFT Area Plan** took the feedback and key

themes from the Emerging Directions phase and used them to develop policy for the DRAFT Area Plan document. Feedback gathered in this phase was used to refine the area plan for **Phase 4: Refined Area Plan**.

What follows is a summary of the key findings and themes throughout the process — gathered through multiple engagement channels including: public events, stakeholder workshops, presentations, panels, online engagement tools (interactive maps, digital stickies and online surveys), social media and ‘Action While Planning’ activities.

# Engagement Objectives for the Northeast False Creek Area Planning Process

The overall engagement objectives were to:

- *Ensure broad awareness of the NEFC project;*
- *Generate timely and meaningful input from a wide range of community members and stakeholders; and*
- *Clearly and effectively weave the input into the planning and design process.*

Success for this initiative is measured by the degree of awareness of both the NEFC project itself and of the diverse opportunities to provide input across a wide range of stakeholders and members of the general public.

*In terms of range, we mean both geographically and demographically varied participants.*

Ultimately, successful implementation of the public engagement program led to a better, more innovative and clearly rationalized plan with public support that visibly responds to public feedback and aspirations. The program also built broad community awareness and support of some of the City's existing policies and programs such as Transportation 2040, Renewable City Strategy, Greenest City 2020, Healthy City Strategy and the Housing + Homelessness Strategy.





## PHASE 1: Ideas, Interests + Opportunities

## PHASE 2: Emerging Directions

## PHASE 3: DRAFTING

**September 2016**  
Public Launch

**January 2017**  
Emerging Directions Report

**June 2017**  
Early Draft Area Plan  
Draft Park Design Co  
50% Streetscape Des

**Q3 2016**

**Q4 2016**

**Q1 2017**

**Q2 2017**

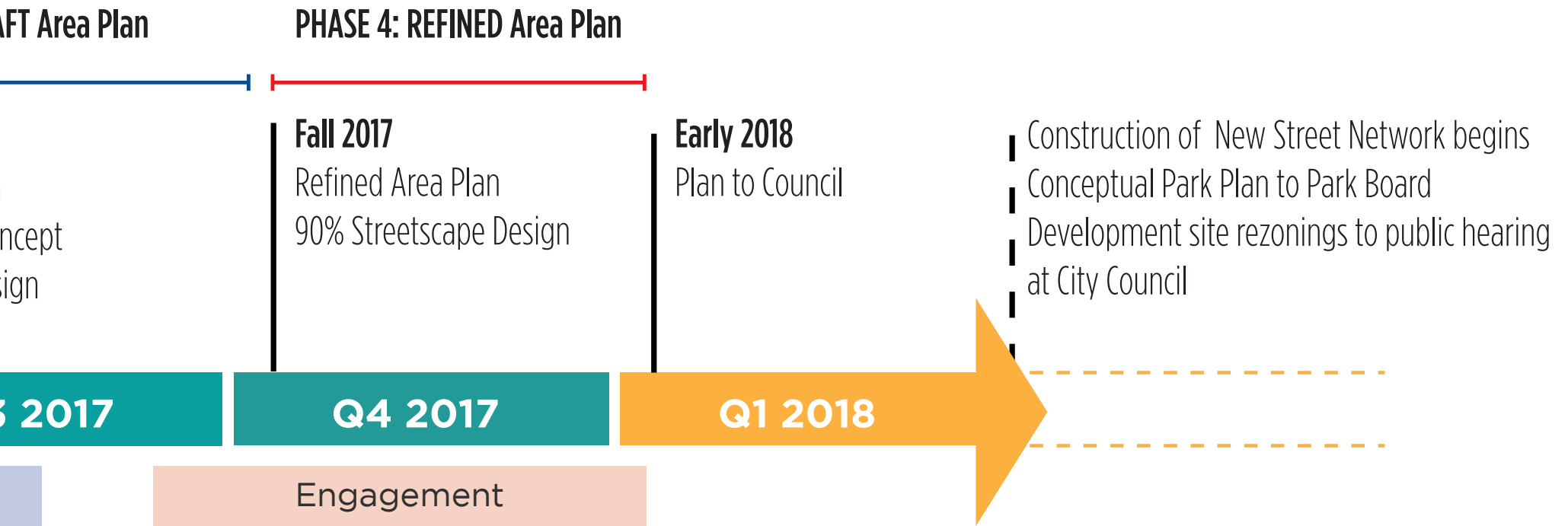
**Q3 2017**

Engagement

Engagement

Engagement





**3,286 People Engaged to date**





## Phase 1 Engagement: Ideas, Interests + Opportunities



# Engagement Highlights — Phase 1



**1000+**

people attended the  
**NEFC Launch Party** on  
September 15th 2016



**244**

stakeholders attended  
one of **9** topic-specific  
workshops



**300+**

people participated in  
student-designed **urban**  
interventions in NEFC



**10**

**City Advisory Committees**  
were consulted during Phase 1



**1576**

unique visits to the **online**  
engagement tools



**2248**

respondents completed  
the **Downtown Skate Plaza**  
online survey

**Phase One Engagement during  
the Northeast False Creek  
Area Planning Process**

**NEFC Stewardship Group**

**Expert Design Panel**

**Stakeholders**

**Public Engagement**

Orientation  
Session

**Q3 2016**

September 2016  
Public Launch

**PHASE 1: Ideas, Interests + Opportunities**

**Q1 2017**

January 2017  
Emerging Directions  
Report

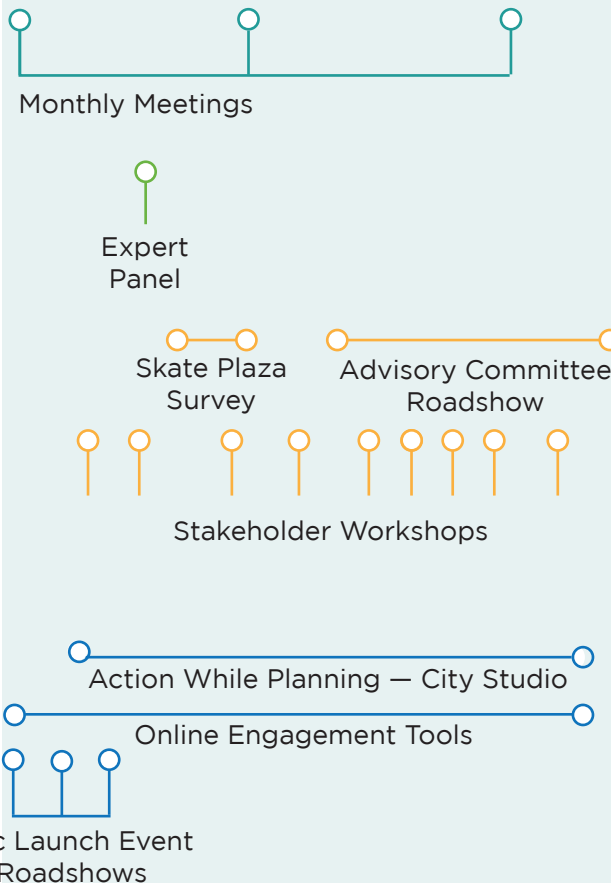
**Q3 2016**

**Q4 2016**

**Q1 2017**

**Phase 1 Engagement**

**Phase 2 Engagement**



## 6 key themes for engagement in Phase 1



## NEFC Engagement Process

Between September 2016 and January 2017 there were 30 opportunities to engage in the Northeast False Creek Planning process, reaching over 5,900 stakeholders and members of the public.

Opportunity to Engage	# of Participants	Notifications
Public Launch Event - Plaza of Nations	~1,000	NEFC listserv, NEFC website, online CoV Event Listings, social media posts and ads, newspaper ads in English and Chinese, invitations to Mayor, Council and Park Board, posters in community centres and libraries, staff invitation on CityWire
Roadshow #1 - VPL	~300	
Roadshow #2 - Carnegie CC	~100	
Online Engagement Tools	1,576	Project website and social media
Stakeholder Workshops	341	Personal email invitations and phonecalls
Skate Plaza Survey	2,248	Personal email invitations and phonecalls
Advisory Committee Workshops	120	Personal email invitations
CityStudio	~300	Personal email invitations, press release, social media
<b>TOTAL</b>	<b>5,985</b>	



## Launch Event — September 15, 2016

In order to kick-off NEFC Area Planning process, a Public Launch Party was held at the Plaza of Nations along the seawall in the NEFC study area. This open-to-everyone event showcased information about the planning process and introduced the six key engagement themes with an opportunity to provide high-level input on each one. Foodtrucks, an interactive LEGO tent, a pop-up shipping container bar and live DJs helped create an all-ages party-like atmosphere at the Plaza. Approximately 1,000 people attended this event.



Public Launch Event -  
Photo Credits: Amanda  
McCuaig and Steve Chou





## Ask an Expert Roadshow

#1: Vancouver Public Library Central Branch:  
September 27, 2016

#2: Carnegie Community Centre:  
September 29, 2016

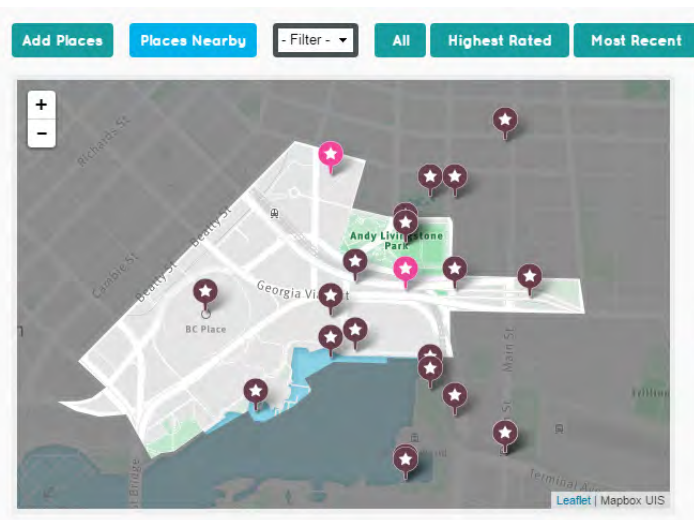
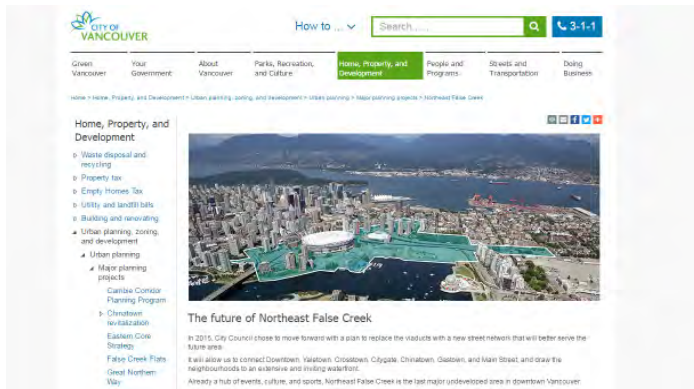
The Ask An Expert Roadshow events were smaller scale versions of the public launch event held to ensure that people who were not able to attend the launch event still had an opportunity to participate. The same information materials were provided and project team members were on hand to answer questions about the planning process. Approximately 400 people attended these two events.



Participant at Carnegie CC, Walk-on map and display boards in VPL Atrium

## Project Website

A dedicated project website was launched at [vancouver.ca/nefc](http://vancouver.ca/nefc) on the same day as the Public Launch Event. The website introduced the 6 engagement themes, provided background information on the project, and provided an opportunity to engage through two online engagement tools.



Top: Screenshot of project website  
Bottom: Screenshot of Places and Spaces Map

Vancouver has a terrible lack of cultural venues. I would urge the consideration of more civic venues/theatres/museums etc.

Theme: Arts + Culture

14

Submitted by Catherine Jenkins (not verified) on Fri, 10/07/2016 - 9:08am

A "mini-stream" flowing from the direction of Burrard Inlet into False Creek to represent the old creek that used to be there from initial mapping of the area, perhaps rock waterfall and bridge over.

Theme: Parks + Open Space

21

Submitted by Rupert Burr (not verified) on Thu, 09/15/2016 - 9:42pm

Focus on urban forms. We can have yet another empty park that some use on sunny days... or have community centres, theatres, galleries, cafes, bars, clubs and shopping used day AND night, all year.

Theme: Play + Work

16

Submitted by Jeff V. (not verified) on Tue, 10/18/2016 - 2:01am

## Online Engagement Tools: #1: Big Idea Wall #2: Places + Spaces Map

The **Big Idea Wall** online engagement tool allowed participants to share big ideas about the future of Northeast False Creek in a public forum. An online input form was provided to gather information that could be assigned to one of the six engagement themes or themed as 'other'. Comments were then posted on a virtual wall for others to see and upvote if desired. 50 people provided Big Ideas across all six themes and 417 votes were cast.

The **Places + Spaces Map** online engagement tool allowed participants to geographically locate thoughts about Northeast False Creek. Users could share both their favourite place and/or an opportunity for placemaking. Comments were then posted on a digital map of the study area for others to see, comment on and upvote if desired. 39 people provided a Favourite Place while 11 people identified a Placemaking Opportunity. Seven comments were provided and 614 votes were cast.

In total, 1576 people interacted with the tools during between September 15th and December 31st, 2016.

Land use along the reconnections (Gore, Main, Quebec etc) should be pedestrian friendly with small storefronts or ground oriented multi-family residential to provide lots of eyes to the street.

Theme: Live

21

Submitted by Anonymous (not verified) on Wed, 09/14/2016 - 8:32pm

We need to ensure Hogan's Alley is recognized in this plan. It could be a gathering place, piece of public art or a newly designed alley - work with the local Black community to make it great!

Theme: History

15

Submitted by Anonymous (not verified) on Wed, 09/14/2016 - 8:37pm

Sample of comments from Big Idea Wall



## Skate Plaza Online Survey

In order to gather feedback related to the relocation of the Downtown Skate Plaza during deconstruction of the viaducts, an online survey was designed and deployed using the Fluid Survey platform. 2,248 surveys were completed with respondents replying from 26 different countries. Results were reported in the *Downtown Skate Plaza Survey Report* (January 2017).



Photo Credit: Ty James

### #NEFCPlan Tweets

Unlike #Toronto's insanity of #GardinerEast Expressway Redo, #Vancouver is replacing its Downtown Expressways with #Placemaking: #NEFCplan. - @HiMYSyEd

#NEFCplan Public #engagement  
A container bar, children's Lego area, walk-in map, space for day and night! #viaducts  
-@urbanecondition

Opportunity to shape the future of last undeveloped #Vancouver waterfront starts tonight - join us! #NEFCPlan - @Ross\_McMillan

#NEFCPlan offers opportunity to intentionally plan/build for sea level rise & flooding <https://www.theguardian.com/public-leaders-network/2015/feb/23/vancouver-rising-sea-climate-change-canada-flooding...> #vanpoli @VanViaducts - @ReConnectVan

## Social Media

Social media was used to help expand our outreach, providing another platform for the public to create, share or exchange ideas and issues related to Northeast False Creek. Through the hashtag #NEFCPlan, we have been able to review Twitter and Instagram responses to help inform the ideas and opportunities for consideration as we developed the Emerging Directions report and the final Plan.



## Northeast False Creek Advisory Committees

In July 2016 Vancouver City Council and the Vancouver Park Board appointed the Northeast False Creek Stewardship Group (NEFCSG) and NEFC Park Design Advisory Group (PDAG) respectively. These citizen advisory committees were formed to help guide the Area Planning and Park Design processes. The groups met monthly with staff to provide direction on public engagement; how to acknowledge and incorporate social, historical, and cultural significance; and how to steward City Council's 11 Guiding Principles for planning the Northeast False Creek area.





## Studio Workshop #1

October 21, 2016

Members of the Northeast False Creek Stewardship Group and Park Design Advisory Groups heard initial ideas for development from area landowners and Park Design consultants and were given an opportunity to provide input on the places and spaces that will shape the future of the area.



NEFCSG and PDAG member Michael Alexander



Experts at work

## Expert Panel Workshop

October 27-28, 2016

A design studio workshop was held with design experts Helle Søholt from Jan Gehl Associates (DK), Brent Brown from buildingcommunityWORKSHOP (USA), former Director of Planning, Larry Beasely, and Chair of the Urban Design Panel, Roger Hughes and City staff to review and provide comment on early concepts and design aspirations; identify strategic directions; and to develop recommendations for future conceptual planning.



## Stakeholder Workshops

Between September and December 2016, a series of invitation-only stakeholder workshops were held in order to gather input and ideas from key stakeholders on a number of topic areas.

Nearly 350 stakeholders participated in the workshops. Feedback gathered at these sessions was incorporated into the Emerging Directions Report.

Output reports from the workshops can be found on the NEFC project website.

## *Workshop Topics*

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### ***Great Streets***

Thursday September 15, 2016

### ***Sustainability***

Thursday October 13, 2016

### ***Hogan's Alley***

Wednesday October 19, 2016

### ***Housing***

Thursday October 20, 2016

### ***Arts + Culture***

Thursday November 17, 2016

### ***Parks + Open Space***

Friday December 9, 2016

### ***Area Families***

Thursday December 15, 2016



## Advisory Committee Roadshow

Between October 2016 and January 2017, the NEFC project team presented to and gathered input from 11 Council and Park Board appointed Citizen Advisory Committees.

- Cultural Communities Advisory Committee
- Vancouver Fire Rescue Services Advisory Committee
- Public Art Committee
- LGBTQ2+ & Trans\* and Gender Variant Inclusion Committees
- Urban Aboriginal Peoples Advisory Committee
- Womens Advisory Committee
- Heritage Advisory Committee
- Persons with Disabilities Advisory Committee
- Renters Advisory Committee
- Seniors' Advisory Committee
- Civic Asset Naming Committee

120 Advisory Committee members were consulted on the planning process. Feedback gathered at these sessions was incorporated into the Emerging Directions Report.





## City Studio

CityStudio Vancouver is an innovation hub inside City Hall where staff, university students and community members co-create, design and launch projects on the ground to inspire new ideas about how public space can be used.

This year the Northeast False Creek Project Team worked with CityStudio on the ImaginationZone — an urban intervention project held in Northeast False Creek. Five teams of students designed and implemented projects including an interactive illuminated bike lane, a food security map, lounge chairs, a mobile tea cart and a performance art-based umbrella taxi.

In addition to the ImaginationZone, a second-year history class at SFU created a series of historical plaques and short videos that will be displayed throughout Northeast False Creek in Summer 2018.



Top: Final presentation of CityStudio projects at the Emerging Directions storefront in January 2017.

Bottom: Cyclist using IllumiLane bike path designed by CityStudio students as a part of the Imagination Zone in November 2016.





What We Heard

# What We Heard — Phase 1

Over 700 comments were gathered at public events, meetings and through the online engagement tools and social media.

All input gathered was transcribed (where necessary) and analyzed. Where applicable, open-ended responses were read and assigned a 'code' or a theme to allow for grouping of similar ideas. Answers that were off-topic, vulgar or illegible were given a code of N/A and not included in the results.

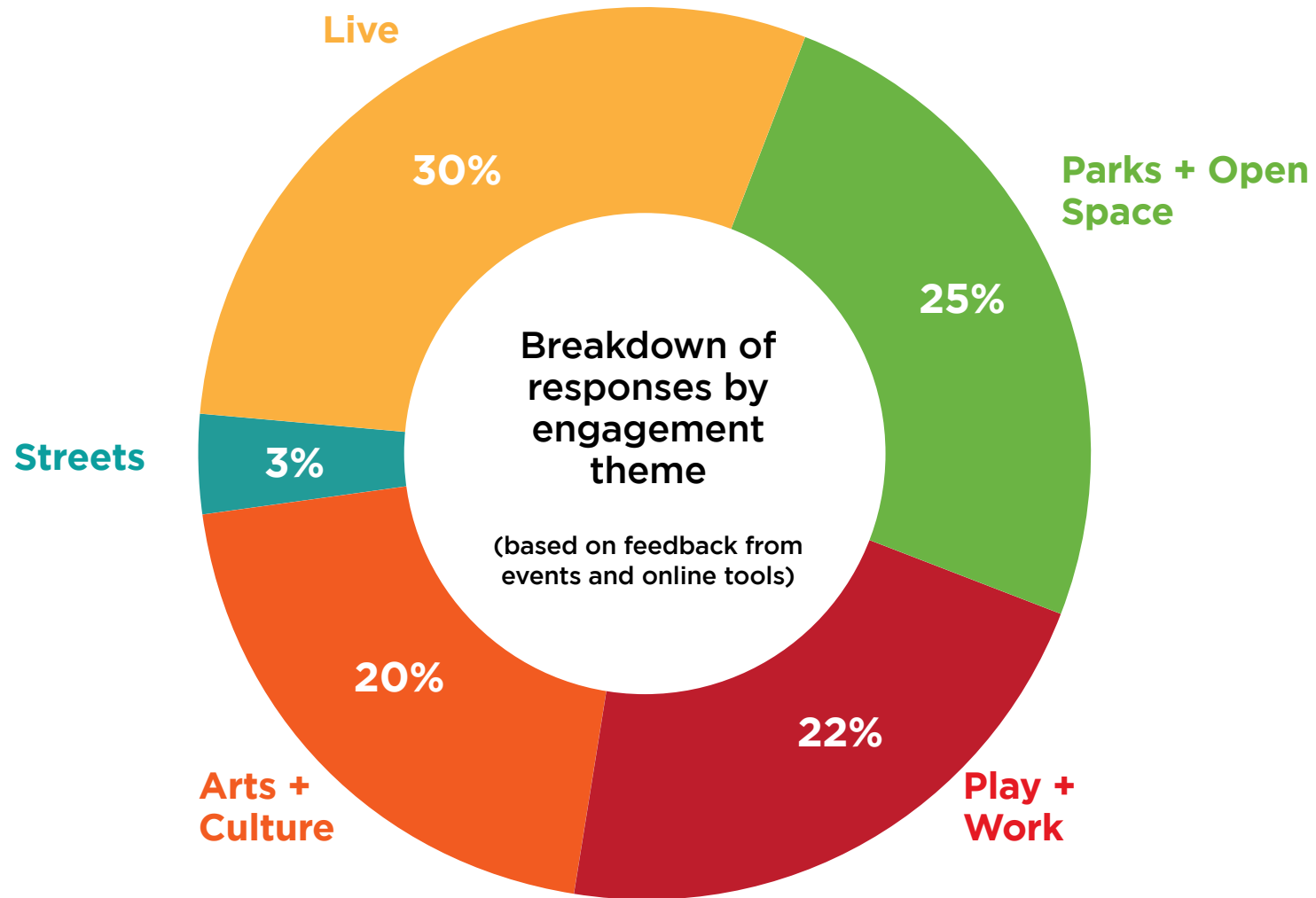
The engagement results will be presented in the following categories:

- Places + Spaces (geographically specific input)
- Live (Housing)
- Play + Work
- Arts + Culture
- Streets
- Parks + Open Space.

From the non-geographic input gathered, the Live theme recieved the highest number of comments followed by Parks + Open Space, Play + Work, Arts + Culture. and Streets.

All input recieved was used to develop the six Core Community Values which helped shape the Emerging Directions release in Phase 2.





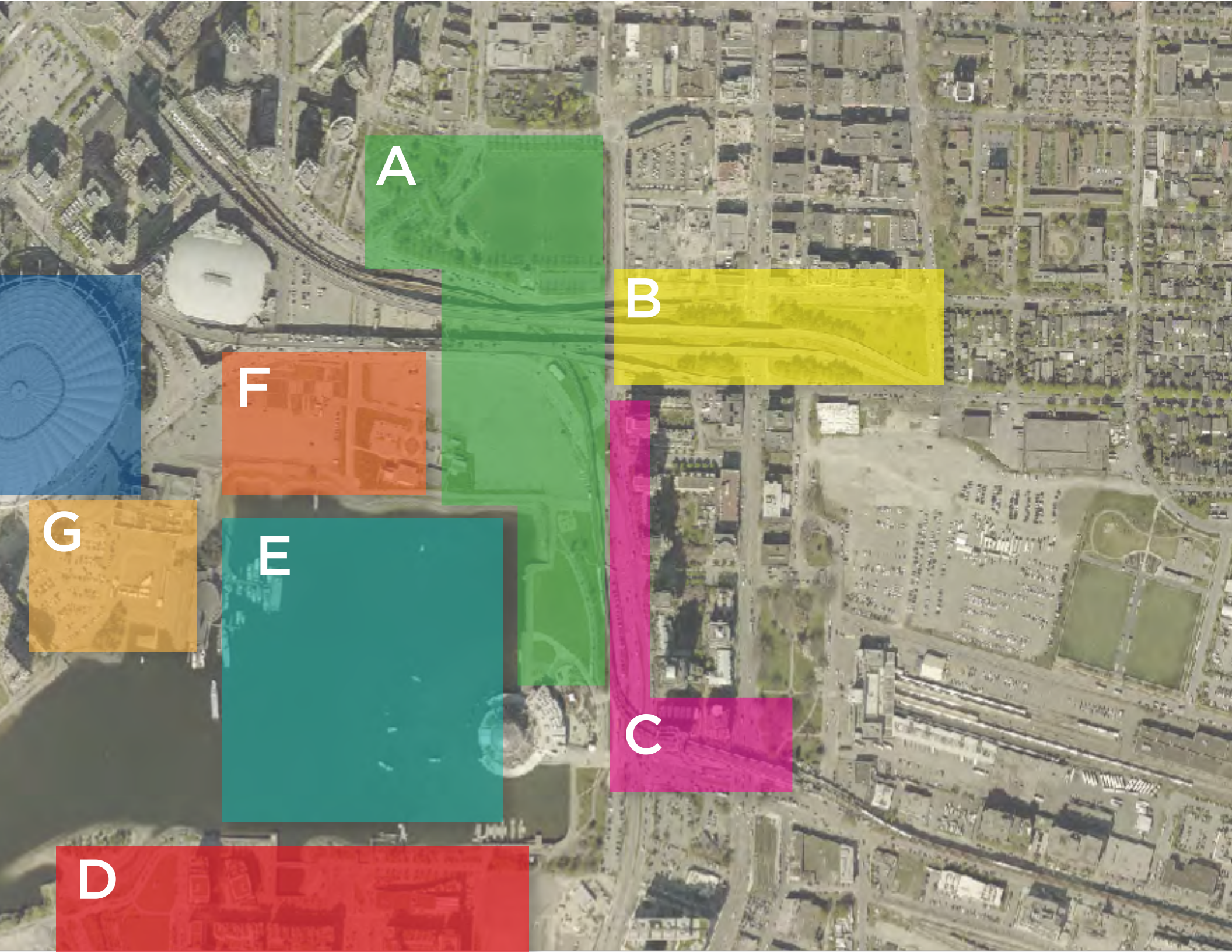
# 1. Places + Spaces

During the public launch event and two roadshow events over 290 comments were gathered on the large walk-on map of NEFC. Participants were asked to geographically locate thoughts about Northeast False Creek — including what they loved, what they didn't like and hopes for the future.

The responses were sorted by location as illustrated on the adjacent map. Responses that fell outside these locations were sorted as 'Adjacent Areas'.







A

B

F

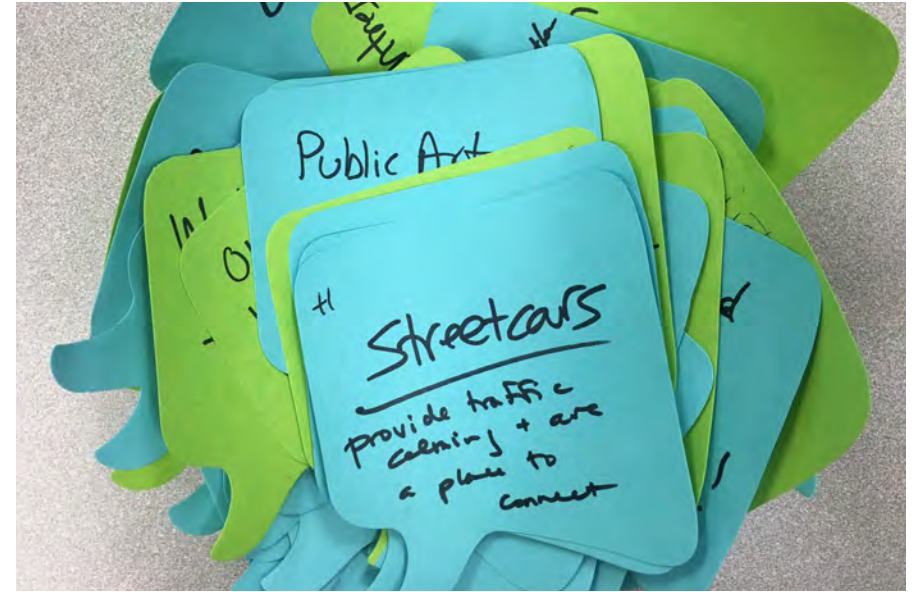
E

C

G

D





## A. Creekside Park (Existing and Expanded)

There were 86 comments placed on and around Creekside Park (existing and future park areas).

Comments on and around the existing Creekside Park and the planned Creekside Park extension highlighted the desire for a large, accessible park that was welcoming to all users. There was concern regarding the final park size and configuration, as well as the interface between the park and new development. There was a desire to include local First Nations in the planning and design process and to ensure that the park edge adjacent to Chinatown was permeable and inviting.

## B. Main Street Blocks

There were 49 comments placed on the area of the Main Street blocks.

The majority of comments relating to the Main Street blocks and surrounding areas indicated a strong desire for an inclusive and accessible community with a large supply of social housing, amenities such as cultural spaces, daycare and support services for vulnerable populations. Recognizing Hogan's Alley was explicitly mentioned as was food security, maximizing public space and concerns around increased traffic volumes.

## C. Quebec Street + Terminal Avenue Corridor

There were 28 comments placed on the area of Quebec Street between Terminal Avenue and Prior Street.

Feedback placed on or near Quebec Street was predominately concerned with the potential for increased traffic volumes, parking impacts, and pedestrian and cyclist safety issues. There was a desire for light-rail or streetcar service along Quebec Street and Pacific Boulevard connecting NEFC and SEFC as well as concern regarding construction noise and impacts during the removal of the viaducts and construction of the new street network.

## D. Southeast False Creek

There were 14 comments placed on the area of Southeast False Creek (SEFC).

The majority of comments placed on or near SEFC related to protecting views of BC Place and the North Shore Mountains. Other comments included positive feedback on Hinge Park and Habitat Island and a desire for beachfront water access in SEFC.



## E. False Creek Basin

There were 25 comments placed on the area of the False Creek Basin

Comments placed in or near False Creek showed a strong desire for an active waterfront — a place with event and festival potential, perhaps through a floating stage or entertainment barge. The active waterfront would be inviting to non-motorized watercraft and other watersports uses (e.g. boathouse, floating pool) with a focus on improved water quality through natural filtration and aeration by fountains in the False Creek Basin.



## F. New Development (Concord Pacific and City of Vancouver site)

There were 31 comments placed on and around the Concord Pacific and City of Vancouver sites.

Comments placed on or near the Concord Pacific and City of Vancouver development sites were focused on the livability of the area with an emphasis on public amenities such as access to fresh local food, libraries, galleries, plazas and bike share facilities as well ensuring that the interfaces between the new development and the park and street network are safe and designed at a human-scale.



## G. New Development (CMP/Plaza of Nations site)

There were 26 comments placed on the area on and around the CMP Development site.

The majority of comments placed on or around the CMP development site were highlighting the historic events and entertainment legacy of the area (i.e. Expo 86, 2010 Winter Olympics, and the Plaza of Nations). There was an emphasis on public gathering spaces, plazas and an entertainment venue for live music and performances. Public amenities such as community centres, museums and galleries were also desired in this area. Re-naturalizing the shoreline by the existing BC Pavillion was also mentioned.



## H. BC Place Stadium

There were 7 comments placed on or around BC Place Stadium

There was a strong desire to protect the views to the stadium from the south shore of False Creek and the surrounding area. Additionally there was hope for better pedestrian and cyclist connectivity and signage to and from the stadium from adjacent areas allowing for increased active transportation options for stadium events.



## I. Cooper's Park + Kayak Racks

There were 13 comments placed on the area around Cooper's Park and Marinaside Crescent.

The majority of comments on and around Cooper's Park called for upgrades and improved maintenance of the park including: public art, grass restoration and picnic amenities. Additionally, there was concern regarding the underutilized canoe/kayak racks under the Cambie Street Bridge and how to best utilize that space.



## Adjacent Areas

There were 18 comments placed outside the NEFC study area.

Comments placed outside of the NEFC study area focused on: access to public transit — including calls for free transit access in the downtown core and NEFC area; free public Wi-Fi in the city; a desire for makerspaces and hackspaces; and comments relating to accessing fresh, local food in the surrounding neighbourhoods.

## 2. Live (Housing)

### What we heard

Input gathered from participants related to 'Live' focused on one of five main themes: Housing, Amenities, Livability, Design and Transportation. Affordable housing was the most common concern followed by access to fresh local food, a vibrant waterfront and a desire for interesting, human-scale development and architectural design.

#### Housing

- Include affordable, accessible housing for all residents
- Provide more affordable family housing (focus on 3BR)
- Encourage regulation of AirBnB to protect rental housing stock
- Provide affordable housing for seniors
- Provide a mix of housing types: market, rental, co-op, supportive

#### Amenities

- Provide access to fresh, local, affordable food and groceries
- Build places to enjoy live music and performances
- Family amenities: daycare, schools, community centres
- Offer health and wellness amenities in the area

#### Livability

- Create a vibrant waterfront with patios, restaurants and public plazas
- Encourage activity at street level with a great pedestrian realm
- Provide a strong focus on connecting adjacent areas to the waterfront

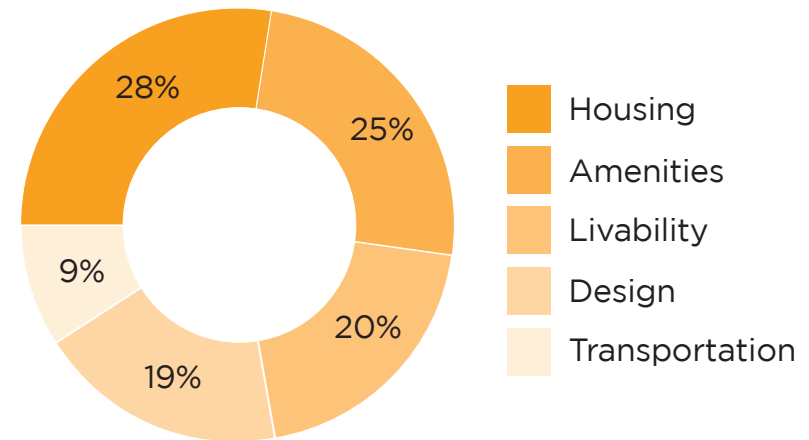


Chart illustrating number of comments received by theme.

#### Design

- Promote human-scale development - not a 'sea of towers'
- Encourage interesting built form - i.e. color, building materials, height, massing
- Protect views of the North Shore Mountains and BC Place Stadium

#### Transportation

- Design streets and access for all users
- Separate cycling and pedestrian paths
- Plan for increased transit through the area (LRT, Streetcar)



## Direct quotes:

"Truly affordable housing for local residents, local workers and families with children."

"Give owners more options to afford living in one of the world's most expensive cities."

"Variety of housing types, shopping and recreation opportunities."

"Make it feel lived in - not sterile... some colour in the buildings please!"

"Quality childcare facilities!"

"Make it bike AND pedestrian friendly."



Image courtesy: flickr user sama093



### 3. Play + Work

#### What we heard

Input gathered from participants related to 'Play + Work' focused on one of five main themes: Festivals + Events, Design, Community Amenities, Employment + Retail and Accessibility. Ensuring that the area maintained its legacy of events and entertainment was the most common theme, followed by: a desire for smaller retail footprints to encourage small businesses, inclusion of public art and cultural amenities, promoting activities that will keep the area vibrant day + night, and improved transit access during large events.

##### Festivals + Events

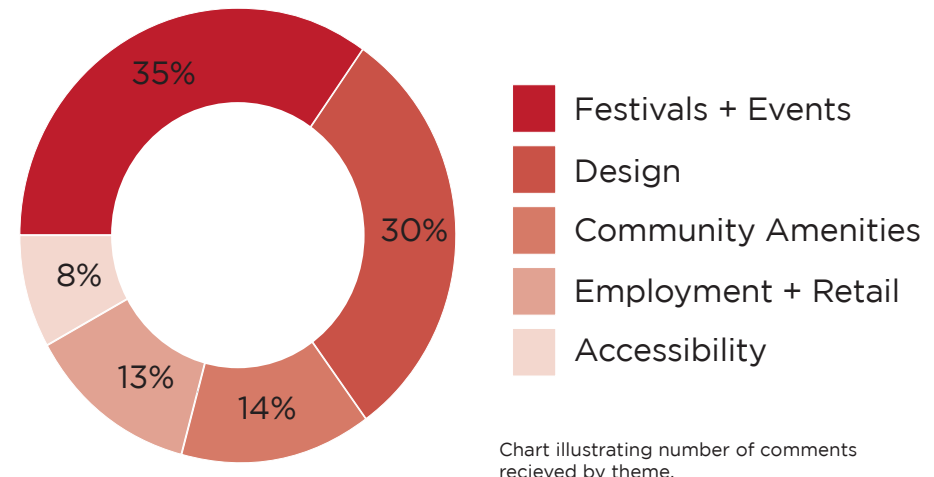
- Build on the successful festival and event history of the area
- Provide outdoor festival and performance space
- Provide space for farmer's markets, foodtruck festivals and art fairs

##### Design

- Allow for smaller footprint retail options that cater to small and independent businesses
- Activate the waterfront through patios and outdoor seating
- Encourage interesting architecture to draw people to the area

##### Community Amenities

- Include public art in the area
- Provide cultural programming space (i.e. learning centres, kitchens)
- Spaces for artists to live/work + sell



##### Employment + Retail

- Encourage retail and restaurant uses that will promote event and entertainment atmosphere
- Allow for cottage or home based industries
- Promote uses that will activate the area day + night

##### Accessibility

- Improved transit access to big events
- Allow for access to neighbourhood from water

## Direct quotes:

"Waterfront promenade, theatres, clubs, art galleries, museums."

"Outdoor stage for art, theatre, music and dance."

"Need better transit access for big events."

"Optimal space of work/play/live where there is a sense of community."

"Build on the legacy of the stadiums and events of the past."

"Focus on encouraging or designating area mostly for entertainment, cultural, arts and outdoor activities."





## 4. Arts + Culture

### What we heard

Input gathered from participants related to 'Arts + Culture' focused on one of five main themes: Performance Space, Public Art, Cultural Spaces, Artist Live/Work/Sell and Other. The desire for a large, multi-purpose performance space/plaza to hold local events and festivals was the most common theme, followed by: a desire for large-scale, interactive public art; culturally relevant spaces and programming; artists housing; and ensuring accessibility for all — regardless of income or ability.

#### Performance Space + Events

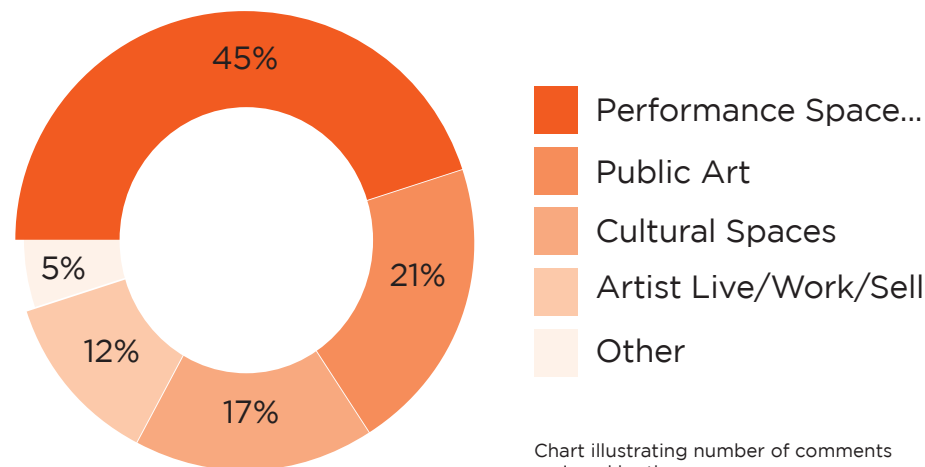
- Large outdoor programmable performance space/plaza
- Provide opportunities for small events on Dunsmuir connection
- Provide space and infrastructure for festivals, markets and fairs
- Need a weather-proof public plaza space

#### Public Art

- Need large-scale, inspiring public art
- Interactive public art
- Public art that commemorates the history of the area

#### Cultural Spaces

- Honouring Hogan's Alley and Vancouver's Black Community
- Encourage the growth and success of arts + culture spaces in adjacent neighbourhoods
- Celebrating First Nations culture
- Encourage galleries, museums and learning spaces in the area



#### Artist Live/Work/Sell Opportunities

- Provide housing for artists
- Provide dedicated, culturally appropriate housing and studio space for Indigenous artists
- Provide places for artists to live, work, perform and sell their goods

#### Other

- Commemorate the important social and cultural history of the area
- Ensure accessibility to all — regardless of income or ability

## Direct quotes:

"Multi-use outdoor event venue that can transition to community park space when not in use."

"Culturally relevant spaces and programming for communities of colour - specifically Chinese elders, Indigenous and Black communities."

"Significant Public Art - like Chicago's 'Bean'."

"Hogan's Alley is important and needs to be recognized."

"A place for artists to live, work and perform."

"Venues for arts, music theatre - Vancouver used to have a lot going on - and it was affordable."





## 5. Streets

### What we heard

Input gathered from participants related to 'Streets' focused on one of five main themes: Connectivity, Traffic/Parking/Noise, Streetscape, Transit and Other. Ensuring connections in and through NEFC was the most common concern followed by construction concerns, desire for 'great streets' and enhanced streetscapes, improved transit and reducing conflicts between vehicles, cyclists and pedestrians.

#### Connectivity

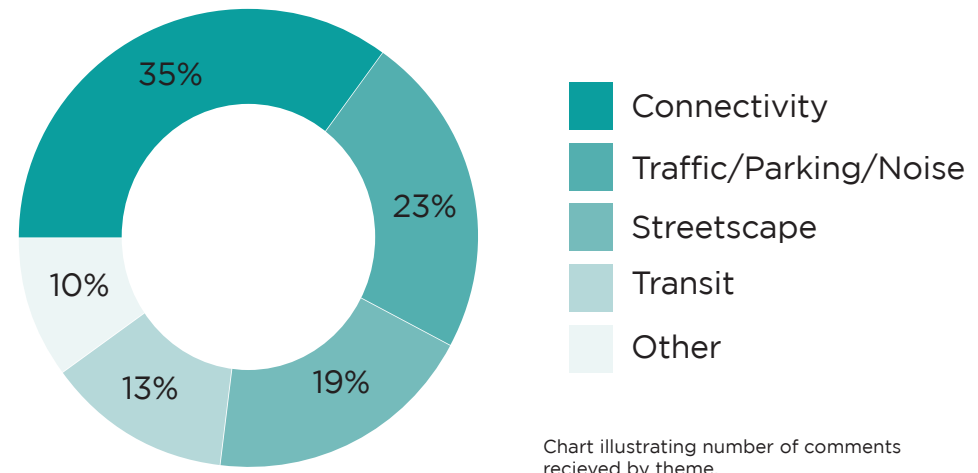
- Ensure All Ages and Abilities (AAA) connections from the Seawall to Downtown core
- Enhance connections for goods movement through area
- Create an active gateway to Chinatown along Main Street

#### Traffic/Parking/Noise Concerns

- Ensure traffic flow during construction phases
- Mitigate traffic and noise concerns along new Pacific Boulevard

#### Streetscape

- Enhanced pedestrian realm - good scale, well lit
- Separate pedestrian and cycle paths
- Include amenities in area — bike parking, street trees, electric car charging stations



#### Transit

- Design to incorporate LRT or streetcars in the future
- Desire to move the existing skytrain track underground

#### Other

- Address concerns over connection to Clark Drive and further east
- Work to reduce conflicts between cars, pedestrians and bikes on a new six-lane street

## Direct quotes:

"This is a good opportunity to repair the traffic patterns between Gore/Carrall and Prior/Pender."

"The plan should not ignore reconnecting vehicular connections for moving people and goods."

"Pacific Blvd needs to be beautifully scaled, good lighting."

"LRT or streetcar please."

"AAA bike and walk connections from the seawall to DT."

"Rethink the super road proposed. It will create a much larger, dangerous barrier than the current viaducts."





## 6. Parks + Open Space

### What we heard

Input gathered from participants related to 'Parks + Open Space' focused on one of five main themes: programming, park size and configuration, public space, design elements and beach/waterfront access. Individual program elements (skateboarding, dog parks, community gardens) were the most common suggestion, followed by concern around the final park size and shape, a desire for public plazas and gatherings spaces, park design elements (safety, natural features) and access to the water from an urban beach or naturalized shoreline.

#### Park Programming

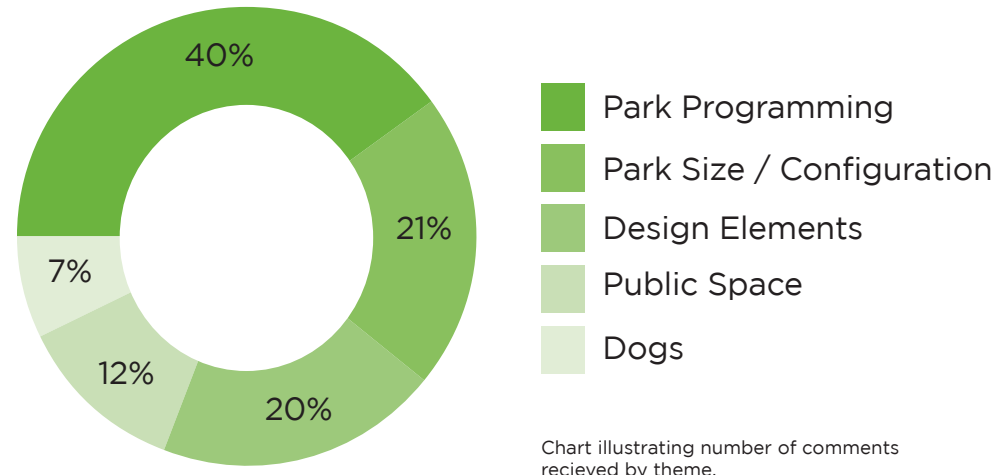
- Consider the following program elements in the new park:
  - Community Gardens
  - Skateboard Plaza
  - Pool or water park
  - Playgrounds and equipment for all ages
  - Non-motorized boating amenities

#### Park Size / Configuration

- Ensure the park size is not constrained by development
- Protect the park from shading from towers
- Maximize waterfront edge of park

#### Public Space

- Design spaces for people to sit, congregate and mingle
- Consider a larger-scale, all weather public square for gathering, festivals, and special events
- Focus on strong public realm in area — great lighting, street trees, adequate seating



#### Design Elements

- Ensure a mix of formal and informal natural landscape features
- Design using CPTED principles to ensure a safe, accessible park for all users
- Separate cycling and pedestrian paths to reduce conflicts
- Design the park for all ages and abilities

#### Beach / Waterfront

- Provide a launching area for non-motorized boats
- Consider an urban beach — with access to the water
- Re-naturalize the waterfront to mitigate effects of sea level rise

## Direct quotes:

"Free, accessible, inclusive spaces that promote interaction and community building."

"A bigger skateboard plaza - integrated with a public park. Show that we are proud of it."

"We need to make sure that park space is a top priority so people can get outdoors and enjoy this beautiful city!"

"Let nature emerge and guide the planning - what's under all the pavement."

"I am not happy with the size of the park - it keeps shrinking!"

"Creative innovative playspace/ playground for kids, adults and seniors."







Core Community Values

# Core Community Values

The key themes that emerged during this phase were drafted into six Core Community Values. These six Core Community Values were used to help develop the Emerging Directions that were the foundation of the second phase of engagement.





# Affordability

We are at a critical time for housing in Vancouver where households along all parts of the housing continuum face increasing pressures that jeopardize their ability to remain in the city.

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 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.





# Vibrancy

Northeast False Creek will become the new events and entertainment destination in the city — a vibrant and active place to play, work and live - both day and night. Building off of legacy events in the area including Expo 86, the 2010 Winter Olympic and Paralympic Games and Molson Indy, Northeast False Creek will be the home to festivals of all sizes through a series of public spaces, plazas and programmable space,

*Annual visitor numbers to Metro Vancouver continue to climb towards 10 million annually and an average of 9,000 people visit NEFC daily\*. (\*Average of BC Place/Science World/Rogers Arena visitor count per day. Source: Tourism Vancouver)*



# Accessibility + Inclusion

As Northeast False Creek becomes a destination for people locally, regionally and internationally, it will be important to ensure that the area remains inclusive and accessible for all. This includes free and equal access to public places, parks and open space and including a range of retail and entertainment options for people of all ages, abilities and levels of income.

The neighbourhood will also become a place that honours history, reflects community values, and establishes a new model for great city building into the future.





# Honouring History

Northeast False Creek is an area with a rich and diverse history. From the original Indigenous inhabitants and vibrant Chinese and Black communities who called Northeast False Creek home, to the railway and industrial movements that helped shape the landscape — the area holds many stories.

It is imperative that the redevelopment of Northeast False Creek honours these stories. This will be achieved by involving the Musqueam, Squamish and Tsleil-Waututh Nations, and the Chinese and Black communities, in meaningful dialogue throughout the area planning process.

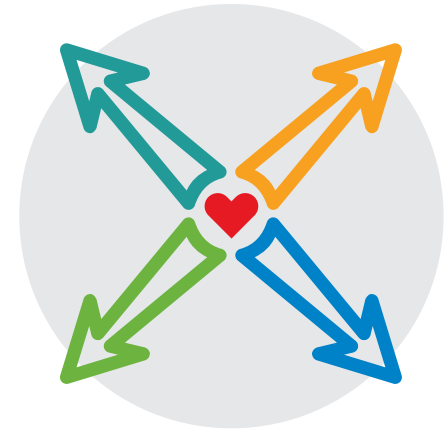




# Connectivity

Northeast False Creek will continue to evolve as the beating heart of the downtown core — connecting the Downtown and historic neighbourhoods to the waterfront and to each other. The area will provide safe, convenient travel options for pedestrians, cyclists and vehicle traffic and connect a series of accessible and inclusive public spaces.

A new series of connected and complete streets will replace the viaducts and offer accessible, convenient and resilient options for people and goods movement.



# Creativity in Design

Northeast False Creek is the last major undeveloped area in downtown Vancouver's False Creek waterfront. It's unique position along the waterfront and conduit for views towards the North Shore mountains, BC Place stadium and Science World, provides a strong opportunity to 'think outside the box' when it comes to the design of the buildings, parks and public spaces in the neighbourhood.

Ensuring unique and responsive architecture and innovative and inclusive public spaces and parks will help affirm Northeast False Creek's role as an integrated and important part of our city.





A photograph showing three people engaged in a collaborative activity. On the left, an elderly woman with white curly hair and glasses, wearing a brown patterned jacket, looks towards the center. In the middle, an elderly man with white hair and glasses, wearing a dark jacket and a black scarf, also looks towards the center. On the right, a young man with dark hair and a beard, wearing a blue t-shirt, is leaning over a glass-topped table. He is pointing with his right hand at a small, detailed model of a city or urban development on the table. The background is a blurred indoor setting with large windows and modern architecture.

## Phase 2 Engagement: Emerging Directions



# Engagement Highlights — Phase 2



**1200+**  
people attended the **NEFC Pop-up Storefront** at International Village Mall



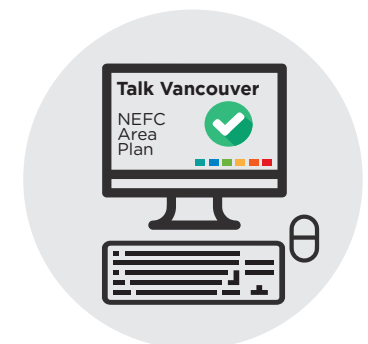
**213**  
stakeholders attended one of **12 different workshops**



**91**  
**area residents** were engaged during five different meetings geared to local issues



**112**  
people took part in the **Hogan's Alley Design Charrette** in May



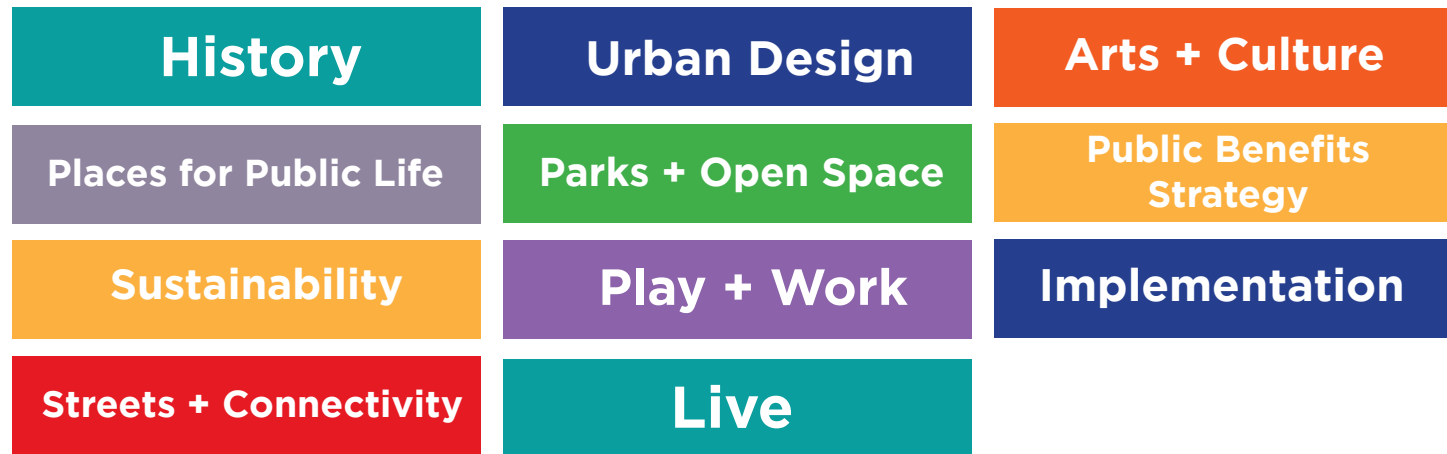
**1235**  
people took the **online Talk Vancouver Survey**

## NEFC Engagement Opportunities - Phase 2

Between January and May 2017 there were 26 opportunities to engage in the NEFC Area Planning process, reaching over 2,800 members of the public.

Opportunity to Engage	# of Participants	Notifications
Storefront - Play + Work	64	Postcards mailed to 25,793 residents of the NEFC Study area and adjacent neighbourhoods, Posters delivered to 73 SRO hotels. NEFC listserv, NEFC website, online CoV Event Listings, social media posts and ads, newspaper ads in English and Chinese, invitations to Mayor, Council and Park Board, posters in community centres and libraries, staff invitation on CityWire
Storefront - Live	101	
Storefront - Open House 1	287	
Storefront - Parks + Open Space	80	
Storefront - Open House 2	335	
Storefront - Streets	105	
Storefront - Arts + Culture	196	Talk Vancouver Panel, NEFC listserv, NEFC website, social media posts and ads, emails to citizen advisory committees and stakeholder networks
Talk Vancouver Survey #1 (English + Chinese)	1,235	
Stakeholder Workshops	213	Personal email invitations and phonecalls
Area Resident Meetings	91	Personal email invitations and phonecalls
Hogan's Alley Charrette	112	Personal email invitations
<b>TOTAL</b>	<b>2,819</b>	

## Phase 2: Emerging Directions Chapters



### About this Phase

This section of the Final Consultation Report summarizes key feedback gathered between January and June 2017 as part of the Emerging Directions phase of the Northeast False Creek Planning process. The Emerging Directions phase built upon the high-level engagement completed during the Ideas, Interests and Opportunities phase.

Public input on the Emerging Directions helped the project team compile the DRAFT Area Plan document that was released in June 2017.

What follows is a summary of the key findings generated through multiple engagement channels, including: public storefront events, stakeholder workshops, design charrettes social media and a city-wide Talk Vancouver survey.



Engagement opportunities  
during the Emerging Directions  
phase of the Northeast False  
Creek Area Planning Process

NEFC Stewardship Group

Stakeholder +  
Rights Holder engagement

Public Engagement

Q1 2017

January 2017  
Emerging Directions Report

Q2 2017

June 2017  
Draft Area Plan

Q1 2017

Q2 2017



Monthly Meetings



Stakeholder workshops +  
Hogan's Alley Charrette



Talk Vancouver Survey



Emerging Directions  
Storefront

# Engagement Opportunities





## Emerging Directions Storefront — January 31 - February 7, 2017

The Northeast False Creek project team set up a week-long ‘pop-up storefront’ at the International Village Mall to bring the Emerging Directions to the public. The ~1,500 square foot space held the Northeast False Creek 1:1000 scale model, display boards highlighting the emerging directions for each of the area plan chapters, early park design directions, a document library, LEGO design area and a traffic modelling video on a large screen TV. An adjoining room held the CityStudio Imagination Zone project display boards and the looping history video project.

Each day had a different ‘theme’ with City staff on hand to answer theme -pecific questions (e.g. Streets, Arts + Culture, Parks) with two ‘open house’ events with staff from across disciplines in attendance. Over 1,200 people visited the storefront over the 7 day period.



Clockwise from top —  
Storefront visitor looking  
at the NEFC model,  
visitor watching the traffic  
modelling video and youth  
building their future NEFC  
neighbourhoods in LEGO.







Clockwise from top — Storefront visitors looking at the NEFC model, visitors reading in the background document library, students from Strathcona Elementary watching the CityStudio history videos

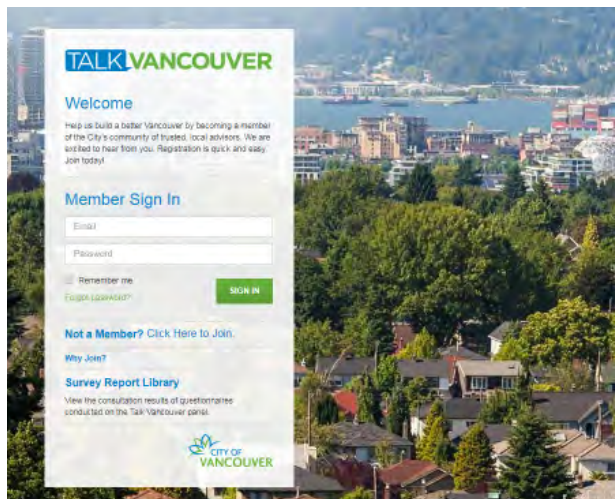
## Emerging Directions Talk Vancouver Survey

January 29 - Feb 15, 2017

An online survey was available on Talk Vancouver to gather feedback on the Emerging Directions for Northeast False Creek. The survey was offered in English and in Traditional Chinese. Over 1,200 completed surveys were received.

The survey offered a brief introduction to the project, links to the Emerging Directions report and an opportunity to select the chapters they wished to provide input on.

Open ended survey results were coded by theme or category. These responses helped the project team develop the DRAFT Area Plan.



### METHODOLOGY

#### DETERMINING CODING CATEGORIES

As a first step in coding the responses to seven open-ended questions in the Talk Vancouver Emerging Directions survey we reviewed and coded approximately 30-50 responses to each of the questions to determine the most suitable coding categories for each question. After this initial exploration, we determined significant overlap amongst the answers to the questions and decided that the best approach was to use the same coding categories across all questions.

To enable distinct reporting on each question, we uploaded the responses to each question into the *NVivo Qualitative Data Analysis* software as separate datasets. We further separated each of those datasets into 3 groups, depending on how the respondent had answered an earlier question: yes; yes with some changes; no; or don't know.

Following the pilot stage, we conducted a close reading of all the responses and coded them to all the coding categories to which they were applicable. During this stage, as we came across additional topics with frequent mentions, we created additional coding categories.

## Events + Entertainment Workshop

March 7, 2017

On March 7, 2017 stakeholders from the Events and Entertainment community attended a workshop to learn about the NEFC Plan and to provide their professional input. The workshop was designed and held in partnership with Tourism Vancouver.

At the workshop, participants discussed the strengths, weaknesses, opportunities and challenges for an events and entertainment district in Northeast False Creek.

Feedback generally fell into the following categories:

- Connectivity
- Infrastructure
- Capacity
- Programming



Outputs from the Events + Entertainment Workshop

## Chinatown Workshop

April 8, 2017

On April 8, 2017, 23 stakeholders from the Chinatown community attended a workshop to learn about the Northeast False Creek Plan and to provide their professional and community-based input.

Attendees focused on three key areas:

- Main Street blocks
- Parks + Open Space
- Streets + Transportation

High-level feedback included:

- Acknowledging the adjacent cultural assets in Chinatown and exploring opportunities to anchor the corner of Keefer Street and Quebec/Columbia Street as the central Chinatown Cultural Precinct.
- Exploring ways to use the Northeast False Creek Plan as an opportunity to reflect Chinese cultural values in the uses, places, programming, shops, restaurants and amenities in the area.
- There is an acknowledgement that Chinatown is often asked to compromise — and it is important to ensure that elements within the Northeast False Creek Plan clearly benefit the Chinatown community.



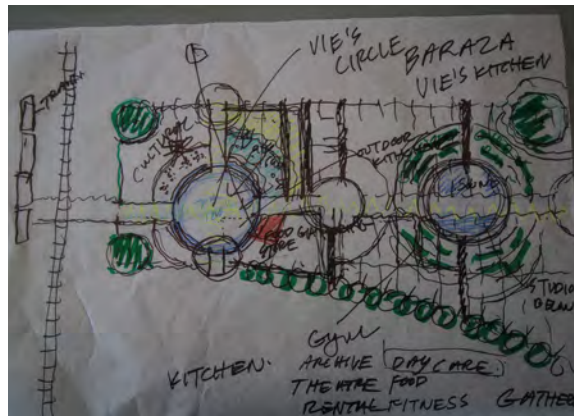
## Hogan's Alley Design Charrette - May 11 - 13, 2017

The NEFC Project team organized a three day design charrette with the Hogan's Alley Working Group to explore design options for the Hogan's Alley block. Architect Zena Howard from Perkins + Will's North Carolina Office was brought in to lead the charrette process. Ms. Howard's previous work includes the Smithsonian National Museum of African American History and Culture in Washington DC, the International Civil Rights Center and Museum in Greensboro, North Carolina and the Motown Museum in Detroit, Michigan.

Outputs from the charrette were used to help develop policies for the DRAFT Area Plan and led to work by the Hogan's Alley Design Advisory Committee later in the process.



Breakout group on day two of the charrette



Top - visioning exercise

Bottom - sketch design concept



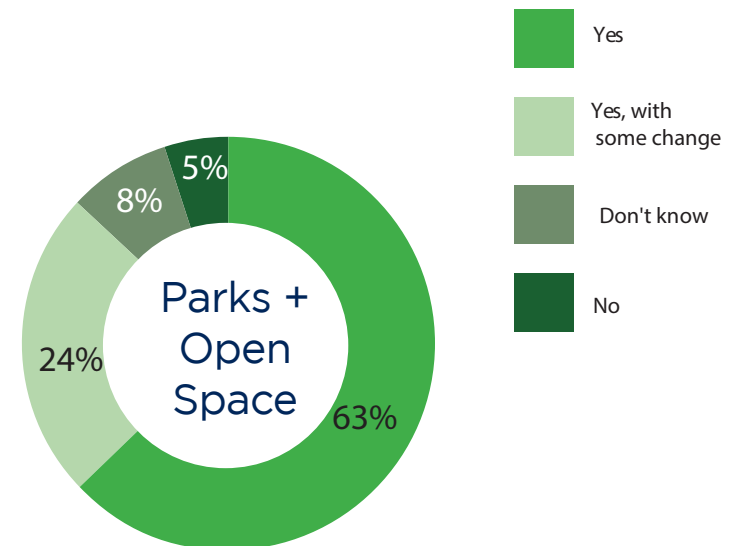
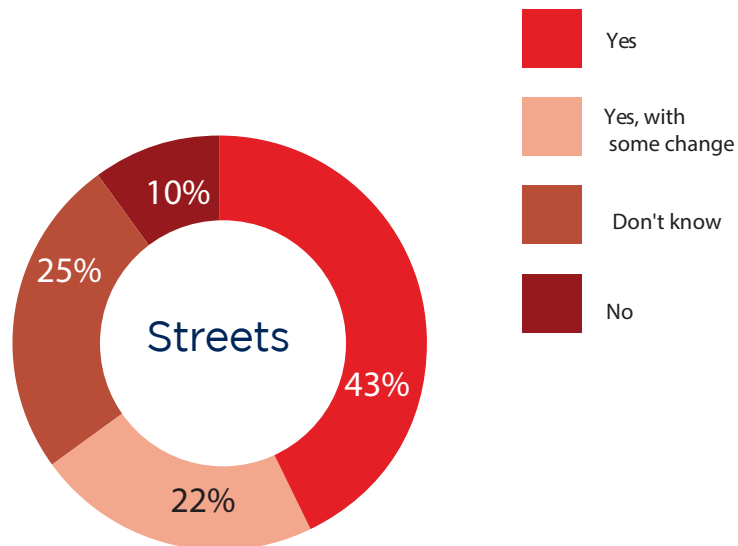
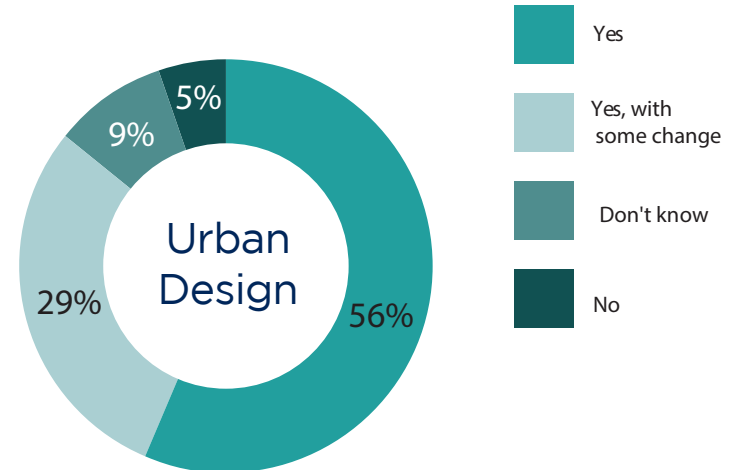
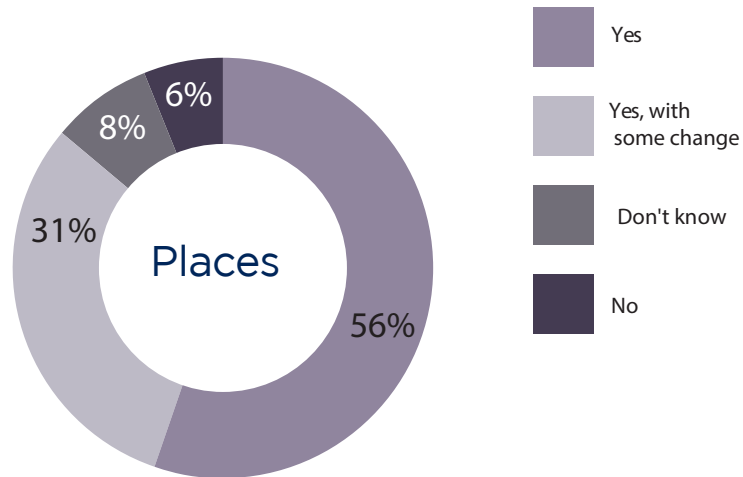


What We Heard



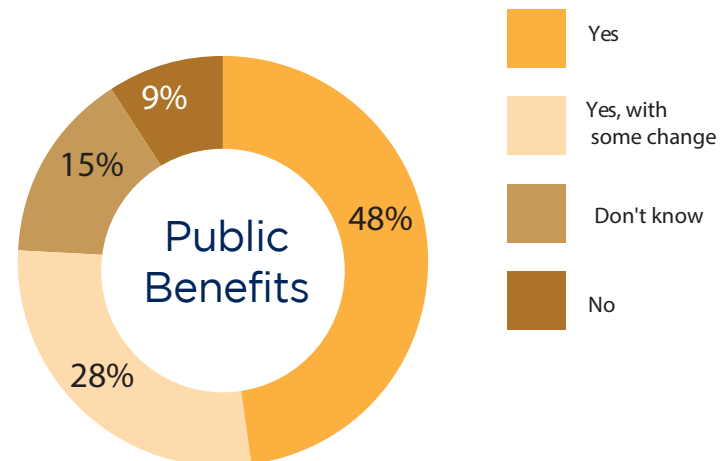
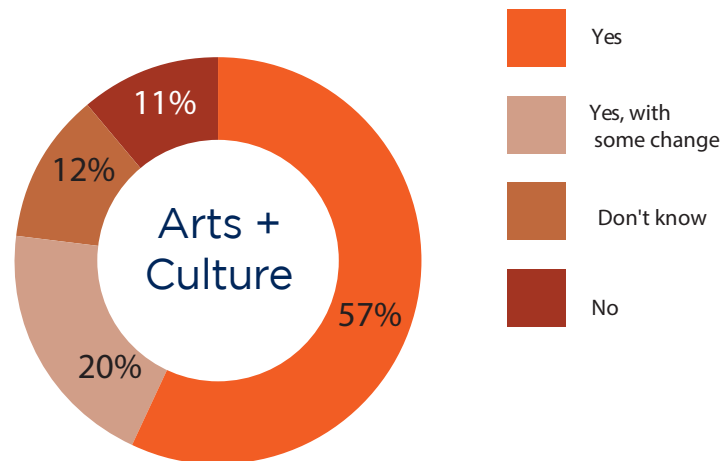
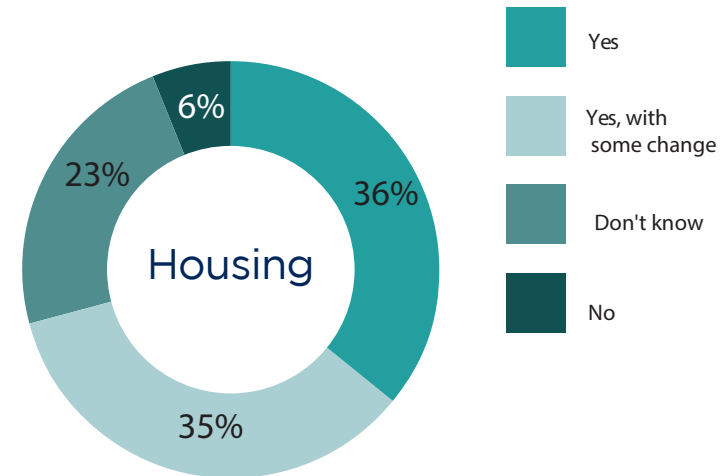
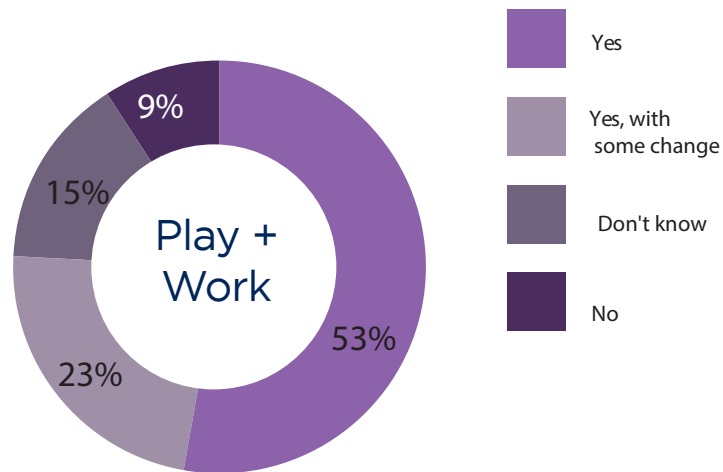
# Emerging Directions - Survey Results

Generally, do you feel that the Emerging Directions reflect the current and future needs of the community?



# Emerging Directions - Survey Results

Generally, do you feel that the Emerging Directions reflect the current and future needs of the community?





# Emerging Directions - Key Themes

Six key themes surfaced during the Emerging Directions phase of engagement. These six themes were used to develop policies for the DRAFT Area Plan released in Phase 3.



# Streets + Connectivity

Connections to and through Northeast False Creek were top of mind for many people during the Emerging Directions phase. Safe and easy access to Science World, Chinatown, the stadia and all points west surfaced as some of the main themes.

Concerns around traffic flow were followed by interest in new bicycle networks - ensuring that new cycling infrastructure is able to meet the needs of cyclists that currently use the Union and Quebec Street Bike paths.

Other concerns related to connecting neighborhoods, ensuring that the new street network can accomodate increased transit capacity, and concern around goods movement through the area.



# Design + Density

There was significant interest in what the new development proposed for Northeast False Creek would look like. Interest in the design, density and mix of uses was one of the key themes that surfaced in the Emerging Directions phase. There was a strong desire to see active street edges — providing areas for gathering in all kinds of weather,

There was also keen interest in the sustainability of the area — with regards to green building, green infrastructure and how the Plan would address concerns relating to sea level rise.





# Housing + Amenities

Housing is a hot topic across the City of Vancouver — and Northeast False Creek is no exception. Provision of housing and amenities surfaced as one of the key themes in the Emerging Directions phase. There was overwhelming interest in the provision of affordable, accessible housing for all — with a focus on: families, seniors and artists,

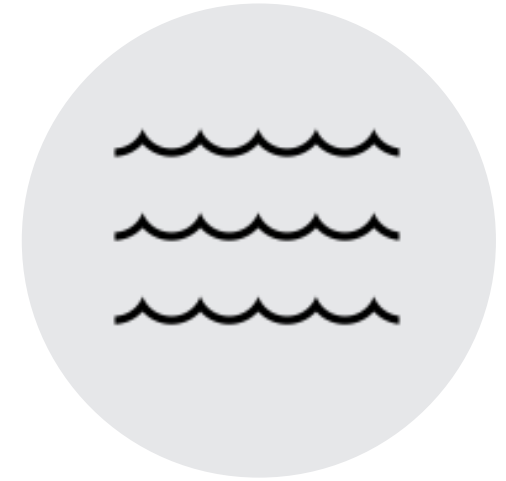
Additionally, there was strong support for childcare spaces, schools, recreation centres and other local serving amenities to meet the needs of future residents.



# Waterfront

The interface between the waterfront, new development and parks and open space is of key interest to the public. It will be important to ensure uninterrupted seawall access along the False Creek shoreline.

There has been extensive support and enthusiasm for an active, public waterfront with restaurants, plazas, pavillions and kiosks — drawing people to the waterfront year-round.





# Parks + Open Space

Overall park size and configuration were the two prevalent themes during the Emerging Directions phase. There was also significant interest in the plans for the waterfront sections of the new Creekside Park.

Additionally, there was uncertainty around how the park would interface with the surrounding development sites and the impact it may have on Chinatown.

Respondents also had many suggestions for park programming — with access to water, off-leash dog areas and performance, festival and gathering areas being the top suggestions.





# Timing

Much of the feedback recieved in the Emerging Directions phase had a timing aspect to it. People wanted to know when deconstruction of the viaducts will take place, when the new street network will be completed, when the rezoning and development will begin and when they will be able to use the new Creekside Park.





# Phase 3 Engagement: DRAFT Area Plan





# Engagement Highlights — Phase 3



**5,482**

people were engaged during Phase 3 of the Northeast False Creek Area Planning Process...



**3500+**

people attended the **NEFC DRAFT Area Plan Block Party** on Carrall Street



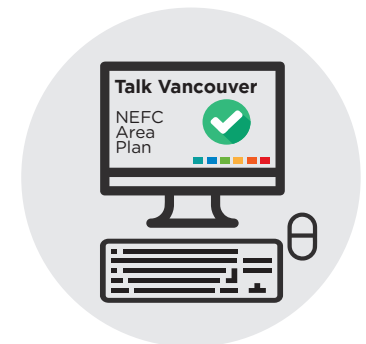
**157**

stakeholders attended one of **6 different workshops**



**53**

**area residents** were engaged during different meetings geared to local issues



**1407**

respondents to the **Talk Vancouver Survey**



## NEFC Engagement Opportunities — Phase 3

Between June and November 2017 there were 23 opportunities to engage in the NEFC Area Planning process, reaching over 5,400 members of the public.

Opportunity to Engage	# of Participants	Notifications
DRAFT Area Plan Block Party	3,500	Postcards mailed to 25,793 residents of the NEFC Study area and adjacent neighbourhoods, poster delivery to 73 SROs, NEFC listserv, NEFC website, online CoV Event Listings, social media posts and ads, newspaper ads in English and Chinese, invitations to Mayor, Council and Park Board, posters in community centres and libraries, staff invitation on CityWire
DRAFT Area Plan - Roadshow 1 (VPL Central)	300	
DRAFT Area Plan - Roadshow 2 (Chinatown)	50	
Talk Vancouver Survey #2 in English + Traditional Chinese	1,407	Talk Vancouver Panel, NEFC listserv, NEFC website, social media posts and ads, emails to citizen advisory committees and stakeholder networks
Stakeholder Workshops	157	Personal email invitations and phonecalls
Area Resident Meetings	53	Personal email invitations and phonecalls
<b>TOTAL</b>	<b>5,482</b>	

### Phase 3: DRAFT Area Plan Chapters

<b>Urban Design</b>	<b>Utilities</b>	<b>Arts</b>
Places for Public Life	<b>Parks</b>	<b>Culture</b>
<b>Sustainability</b>	<b>Play + Work</b>	<b>Public Benefits Strategy</b>
<b>Streets + Connectivity</b>	<b>Community + Homes</b>	<b>Implementation</b>

### About this Phase

This section of the final Consultation Report summarizes key feedback gathered between June and November 2017 as part of the DRAFT Area Plan phase of the Northeast False Creek planning process. The DRAFT Area Plan phase was designed to build upon the policy directions developed during the Emerging Directions phase.

Public input on the DRAFT Area Plan helped the project team develop the Refined Area Plan document that was released in November 2017.

What follows is a summary of the key findings generated through multiple engagement channels during this phase, including: a public block party event, stakeholder workshops, social media and a city-wide Talk Vancouver survey.

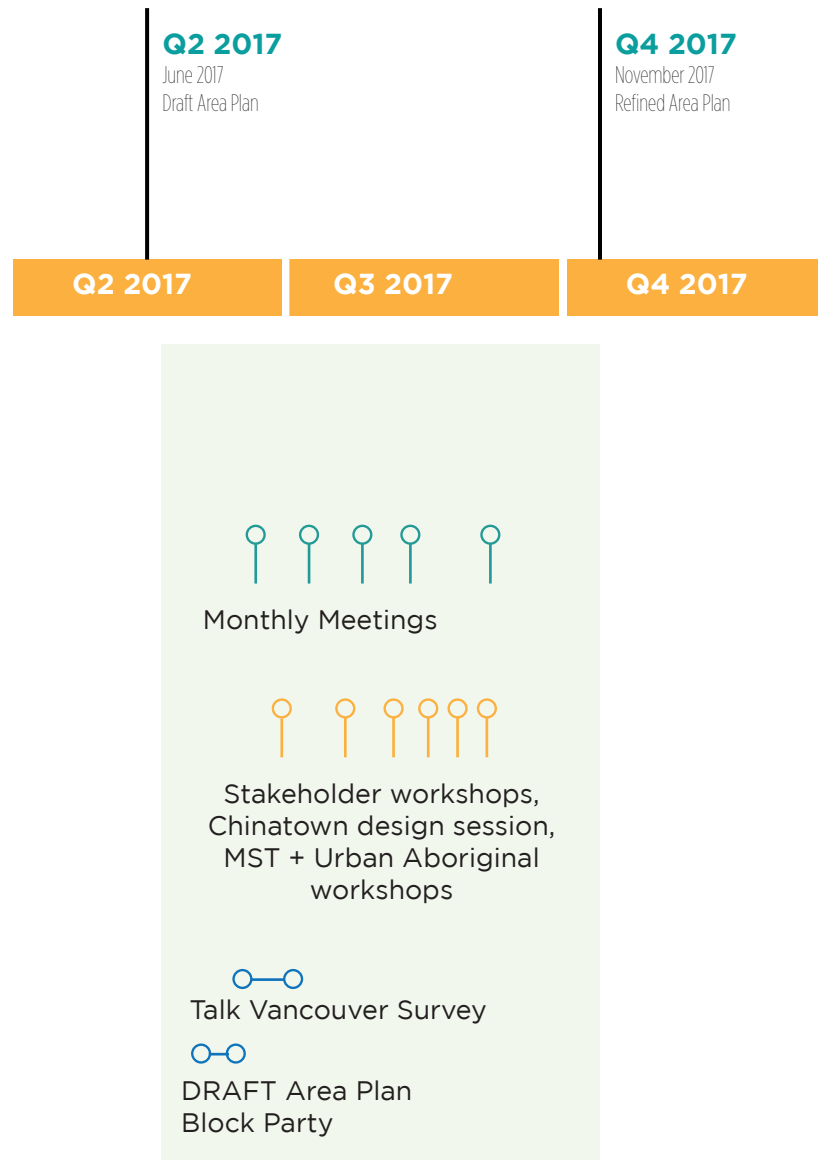


Engagement opportunities  
during the DRAFT Area Plan  
phase of the Northeast False  
Creek Area Planning Process

NEFC Stewardship Group

Stakeholder +  
Rights Holder Engagement

Public Engagement





Engagement Opportunities



## Area Plan Block Party - June 10, 2017

The NEFC Project team set up a city block-long 'block party' on Carrall Street to bring the Draft Area Plan to the public. Carrall Street was closed to vehicle traffic between Expo Boulevard and Keefer Street and a series of tents housing display materials were erected. Materials included: display boards for each of the Draft Area Plan chapters, a section for the 1:1000 scale model, a LEGO tent, an area for the refined park design, an area for the early development proposals, and an interactive games area co-hosted by the Youth Collaborative for Chinatown.

Over 3,500 people attended the block party event.



Clockwise from top — Block party visitors looking at the scale model, Youth Collaborative for Chinatown mahjong and the custom viaducts skate deck created as a prize for skateboard community engagement







## Ask an Expert Roadshow

#1: Vancouver Public Library Central Branch:  
June 13, 2017

#2: Sun Wah Building:  
June 15, 2017

The Ask An Expert Roadshow events were smaller scale versions of the Area Plan Block Party event - held to ensure that people who were unable to attend the Block Party still had an opportunity to participate and view the materials. The information materials were provided in English and Traditional Chinese, and project team members and interpreters were on hand to answer questions about the planning process. Approximately 350 people attended these two events.



From top left: Staff speaking to visitors at model, Open house sign at VPL Central, Open House sign at Sun Wah building

## DRAFT Area Plan Talk Vancouver Survey

June 10 - July 1, 2017

An online survey was available on Talk Vancouver to gather feedback on the City's Draft Area Plan for Northeast False Creek. The survey was offered in English and in Traditional Chinese. Over 1,400 completed surveys were received.

The survey offered a brief introduction to the process, links to the Draft Area Plan, short videos on each chapter and an opportunity to select the chapters they wished to provide input on.

Open ended survey results were coded by theme. These responses helped the project team develop the Refined Area Plan.

## Chinatown Working Group

Summer - Fall 2017

The Northeast False Creek project team met regularly with the Chinatown Working Group, a group of Chinatown residents, business owners, advocates and scholars to better understand the unique interface between Chinatown and the Northeast False Creek Plan study area.

Several meetings were held during the summer and fall of 2017 to explore ideas around transportation and circulation, park design, park identity and park interface with Chinatown and the idea of a Chinatown cultural district centred around the Keefer Memorial Plaza, Dr. Sun Yat-Sen Classical Chinese Garden and the Chinese Cultural Centre.

### METHODOLOGY

#### DETERMINING CODING CATEGORIES

As a first step in coding the responses to seven open-ended questions in the Talk Vancouver Draft Area Plan survey we reviewed and coded approximately 50-75 responses to each of the questions to determine the most suitable coding categories for each question. After this initial exploration, we determined significant overlap among the answers to the questions and decided that the best approach was to use the same coding categories across all questions.

To enable distinct reporting on each question, we uploaded the responses to each question into the *NVivo Qualitative Data Analysis* software as separate datasets.

Following the pilot stage, we conducted a close reading of all the responses and coded them to all the coding categories to which they were applicable. During this stage, as we came across additional topics with frequent mentions, we created additional coding categories.



## Hogan's Alley Design Advisory Committee

Formed as a result of the Hogan's Alley Charrette report back, the Hogan's Alley Design Advisory Committee (DAC), a sub-group of made up of eight members of the Hogan's Alley Working Group were tasked with working directly with the design team to co-design the Hogan's Alley block as part of Sub-area 6D. At each decision making juncture, the DAC were asked to bring the work being undertaken with the design team out to the Hogan's Alley Working Group and wider Black Community for check-ins and feedback.

The DAC have met five times with the design team, working through design principles and physical design solutions for the site.



Clockwise from left — Children on a porch in Hogan's Alley (photo: Tracey McDougall), DAC meeting at Perkins + Will's office, and the DAC providing input on concept illustrations.



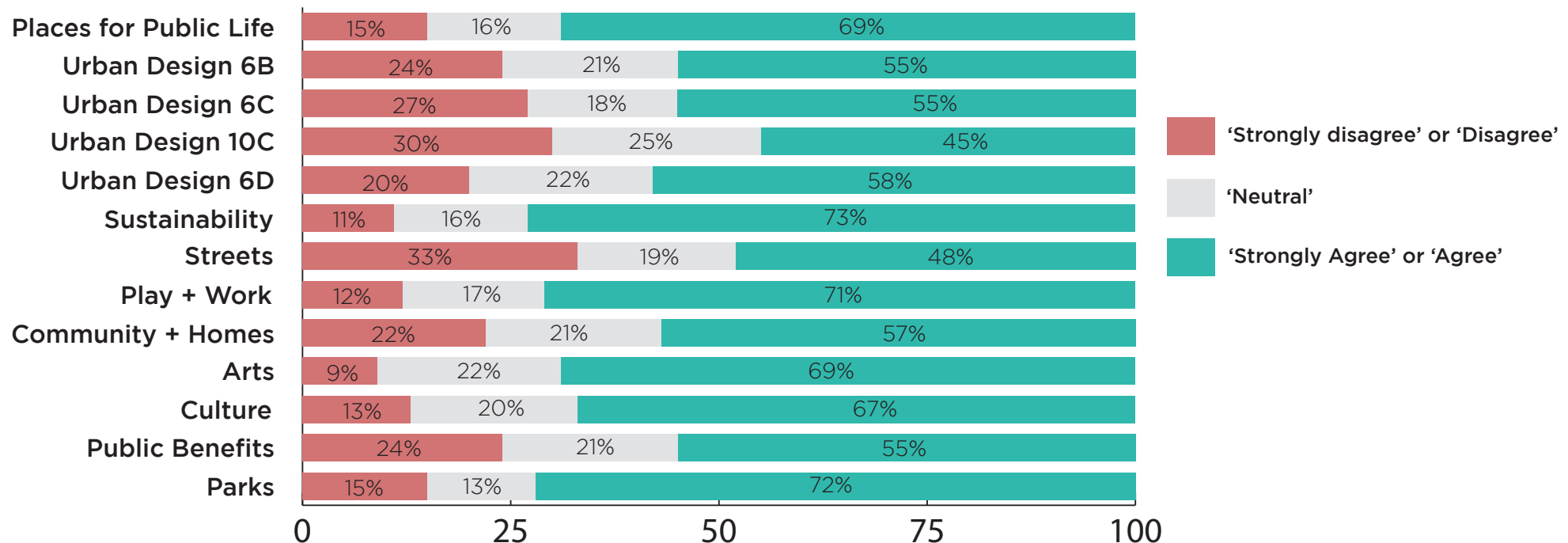
# What We Heard





# DRAFT Area Plan - Talk Vancouver Survey Results

Survey respondents were asked whether they agreed or disagreed with the draft area plan policies in each chapter. The quantitative responses are as follows:



Most chapters received overwhelming levels of support with the exception of Sub-area 10C (PavCo) and the Streets policies which received 45% and 48% support respectively. There was significant input received through both the Talk Vancouver survey and face-to-face engagement that led to the creation of the Reconciliation and Cultural Redress and Healthy Community chapters in the Refined Area Plan.

# DRAFT Area Plan - Talk Vancouver Survey Results

Open ended survey responses were coded into one of six key themes:



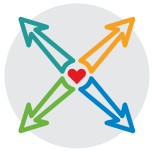
## DESIGN

There was a strong focus on the density and overall design of the area; incorporation of parks, plazas and greenspace; and the preservation of views to the water, mountains and BC Place. Additional topics included honouring the rich history of the area, ensuring the right balance of community amenities, as well as ensuring opportunities for local and small-scale business.



## HOUSING + LIVABILITY

There was an overwhelming interest in the provision of social housing with a focus on seniors, families and those in core need. This was followed by general concerns around affordability, neighbourhood amenities including childcare, schools and recreation opportunities, and a focus on family and artist housing.



## CONNECTIVITY

Respondents were concerned with how people will move to and through the Northeast False Creek by vehicle, bicycle and on foot. There was also concern around the phasing of the viaducts removal including construction impacts and timing. There was also focus on bicycle infrastructure, public transit and the design of the Great Street (Pacific Boulevard.).



## EXPERIENCES

This related to how users will experience the neighbourhood — with a focus on event and performance space, recreation space, community gardens and public gathering spaces.



## SUSTAINABILITY

There were many comments offering suggestions on how to make Northeast False Creek the most sustainable neighbourhood in the city, including: using solar glass on buildings, increased certification standards, sustainable transportation models and planning for sea level rise and Climate Change.



## ACCESS + INCLUSION

Respondents wanted to ensure that NEFC and the new public spaces will be welcoming to all, including the most vulnerable members of the community. There is a strong desire to see lively, programmable public spaces and access to local, healthy, affordable food.



# DRAFT Area Plan - Hogan's Alley Design Advisory Committee Work

---

The NEFC Plan provides an opportunity to meaningfully honour the Black Community that lived on the block prior to the building of the viaducts, while celebrating the contributions of the contemporary Black Community.

The work of the Hogan's Alley Design Advisory Committee (DAC) and the Hogan's Alley Working Group has led to an innovative community-based co-design of the east block at 898 Main Street.

The design team and community developed the following:

## **Priorities and Themes**

Following extensive engagement with the DAC, Hogan's Alley Working Group and the wider Black Community in Vancouver, the following design priorities emerged:

### *Main Street Cultural Centre*

Main Street has been identified for a cultural centre because of its visibility and connectivity. This location should have a clear presence on the Alley and act as a passage/connection into the interior public open space of the block's interior. It should function as a welcoming, celebratory gateway.

### *Organic Geometry*

The new Hogan's Alley will not replicate the rectilinear 'T' form of the original subdivision lane. However, the three historic entry points (Union, Gore, Prior) are important and to be maintained in the new design. The geometry of the new Alley will be more organic, rhythmic, curvilinear in its path, and/or incorporate geometry of the circle that reflects more African influences.

### *Interior/Exterior*

The character, scale, personality and overall experience of the new Alley internal to the block will be a different experience than the outside of the block. The block interior should be a focus of vibrant life, intimate and small-scale local businesses, music, oasis, safety and community.

### *Passages & Story Telling*

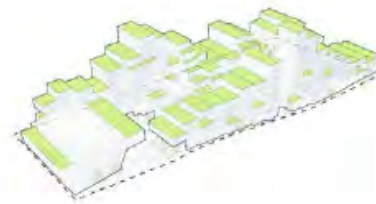
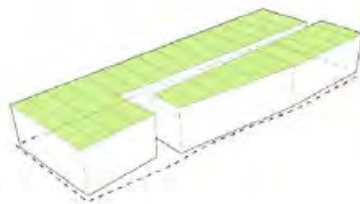
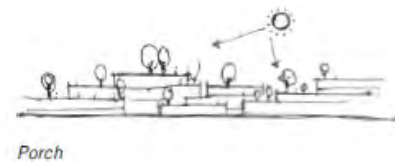
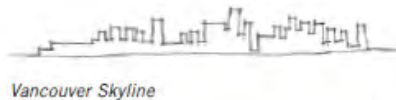
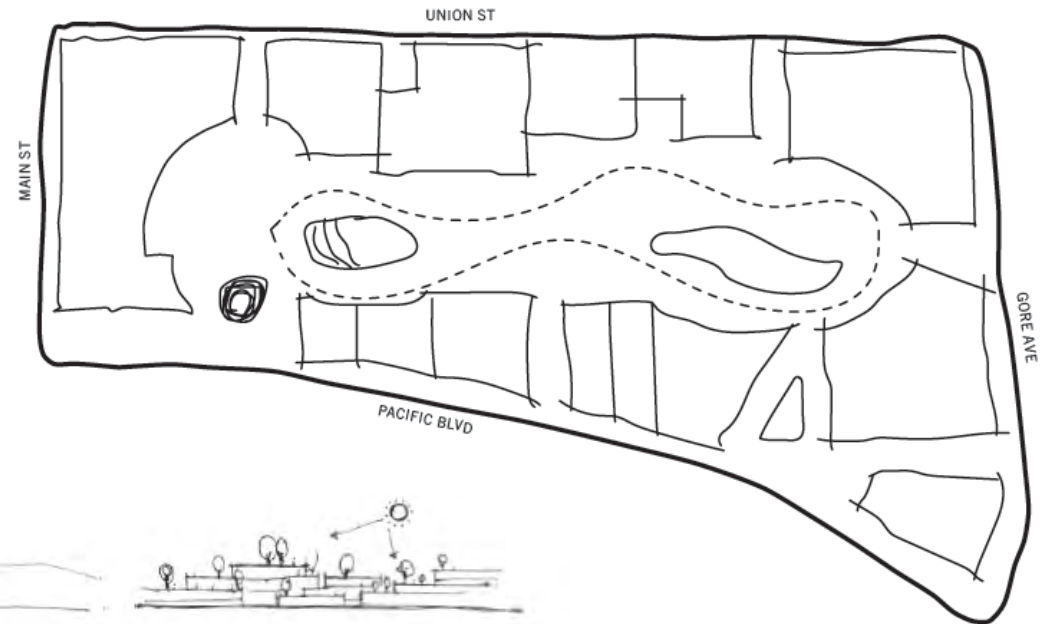
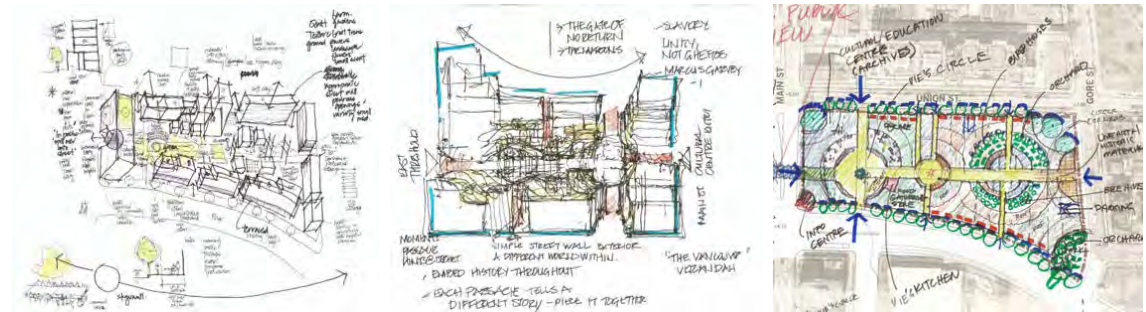
There will be several passages connecting the street to the interior of the block. These will include the three historic lane entrances along with additional entrances. Each passage will be an opportunity to tell the stories of the community and site history and will serve as powerful thresholds of transition.

# DRAFT Area Plan - Hogan's Alley Design Advisory Committee Work

## Space for Social Connections

The overall spatial configuration of the development, including individual buildings and open spaces between buildings have been designed around social connections – porches, terraces, rooftop gardens, and building forms that support social life and connections. There will be a range of scales in space and form to support a variety of activities.

The proposed massing will be a departure from the conventional tower and podium model that characterizes much of Vancouver's recent midrise and high-rise development. The stepped massing is specifically tailored to respect view cones and adjacent contexts and the overall form is expressive of a unified architectural expression. This will render a clear sense of place necessary for its identity as a cultural precinct.



Top to bottom — three charrette outputs, concept provided by the Hogan's Alley Working Group, and the massing concepts provided by Perkins + Will.



# DRAFT Area Plan - Hogan's Alley Design Advisory Committee Work

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## HOGAN'S ALLEY CONCEPT

### Porches, Passages and Thresholds

#### The Front Porch

The front porch plays a vital role in the life of a community. Porches are where communities happen. Children play, friends meet to hang out and share stories. The porch is where we make introductions and take Sunday photos. It is not quite public and not completely private. The porch is a place in-between the very public life of the street and the very private life of the family.

#### Place In-between

This 'place in-between' is like no other. So too is Hogan's Alley. It resides in-between Vancouver's past and its future; a physical place that was destroyed but is still a flourishing, strong-knit community. The new Hogan's Alley will be a place for community to come together and thrive. It will welcome those in Vancouver and those from afar, particularly those with no other porch to shelter them.

#### The Spirit of Community

The Black Community that lived in Hogan's Alley is honoured by celebrating the history and ensure pursuits on the land honour the history of those that were displaced. It will create a legacy of acknowledging, honouring the past Black

Community while nurturing and developing the contributions of our contemporary Black Community.

#### Access and Inclusion

Hogan's Alley will generate meaningful and substantive opportunities for social and economic inclusion, driving and led by the community. It will be a space that creates access by unlocking resources, reshaping markets, and generating equitable opportunities for all people and provides the necessary stability to build assets in community.

#### Public Places

Passages of varying size will lead to a one-of-a-kind urban space at the heart of the new Hogan's Alley. Contrasting with its simpler, ordered and pragmatic exterior, the interior will feature long, deep porches that give shelter and support cultural, educational and community activities of all types. Reflecting the flowing edges of the block's interior, the ground level porches will tie together this urban 'Public Places' landscape and its surrounding programs. They will truly be places in-between where wonderful things can happen.

# DRAFT Area Plan - Hogan's Alley Design Advisory Committee Work

## Terracing Porches

Terracing upward, the space of the interior will open wide with cascading porches of all sizes. Shared porches will be scaled to the neighborhood of homes at every level. Altogether, the new Hogan's Alley will feature front porches of many sizes along with green terraces and elevated community porches that become destinations for sharing, hanging out, meeting up and supporting community.



Early design concept with overhead walkways invoking the former 'H-frame' power line structures from the original alley.



Eye level views of the plaza and alley - demonstrating the types of experiences one may have while visiting the area.



# Phase 4 Engagement: Refined Area Plan





# Engagement Highlights — Phase 4



**1,551**  
people attended the **NEFC  
Pop-up Storefront** at 511  
West Broadway



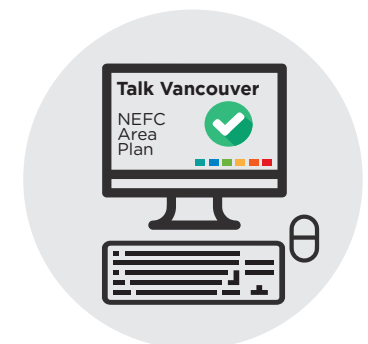
**47**  
stakeholders attended  
**different workshops** in  
this phase



**54**  
**Advisory Committee  
members** were engaged  
during two different  
meetings on urban design



**444**  
people attended the Refined  
Area Plan Roadshow in  
Chinatown



**840**  
people took the **online Talk  
Vancouver Survey**

## NEFC Engagement Opportunities - Phase 4

Between June and November 2017 there were 23 opportunities to engage in the NEFC Area Planning process, reaching over 5,400 members of the public.

Opportunity to Engage	# of Participants	Notifications
Hogan's Alley Panel at SFU	350	NEFC website, online CoV Event Listings, social media posts and ads, SFU Listserv, personal emails and phonecalls
Refined Area Plan Storefront	1,551	Postcards mailed to 25,793 residents of the NEFC Study area and adjacent neighbourhoods, poster delivery to 73 SROs, NEFC listserv, NEFC website, online CoV Event Listings, social media posts and ads, newspaper ads in English and Chinese, invitations to Mayor, Council and Park Board, posters in community centres and libraries, staff invitation on CityWire
Refined Area Plan - Roadshow (Chinatown Plaza)	444	
Talk Vancouver Survey #2 in English + Traditional Chinese	840	Talk Vancouver Panel, NEFC listserv, NEFC website, social media posts and ads, emails to citizen advisory committees and stakeholder networks
Stakeholder Workshops	47	Personal email invitations and phonecalls
Advisory Committee Meetings	54	Personal email invitations and phonecalls
<b>TOTAL</b>	<b>3,286</b>	

### Phase 3: Refined Area Plan Chapters



### About this Phase

This section of the final Consultation Report summarizes key feedback gathered between November and December 2017 as part of the Refined Area Plan phase of the NEFC Area Planning process. The Refined Area Plan phase was designed to illustrate the changes made to the DRAFT Area Plan released in June 2017.

Public input on the DRAFT Area Plan helped the project team develop the Refined Area Plan document that was released in November 2017.

Key changes to the Refined Area Plan included the addition of two new chapters, Reconciliation and Cultural Redress and Healthy Community and the merging of the Arts + Culture chapters into one.

What follows is a summary of the key findings generated through multiple engagement channels during this phase, including: a Hogan's Alley panel event, pop-up storefront, Chinatown event, social media and a city-wide Talk Vancouver survey in English and Traditional Chinese.

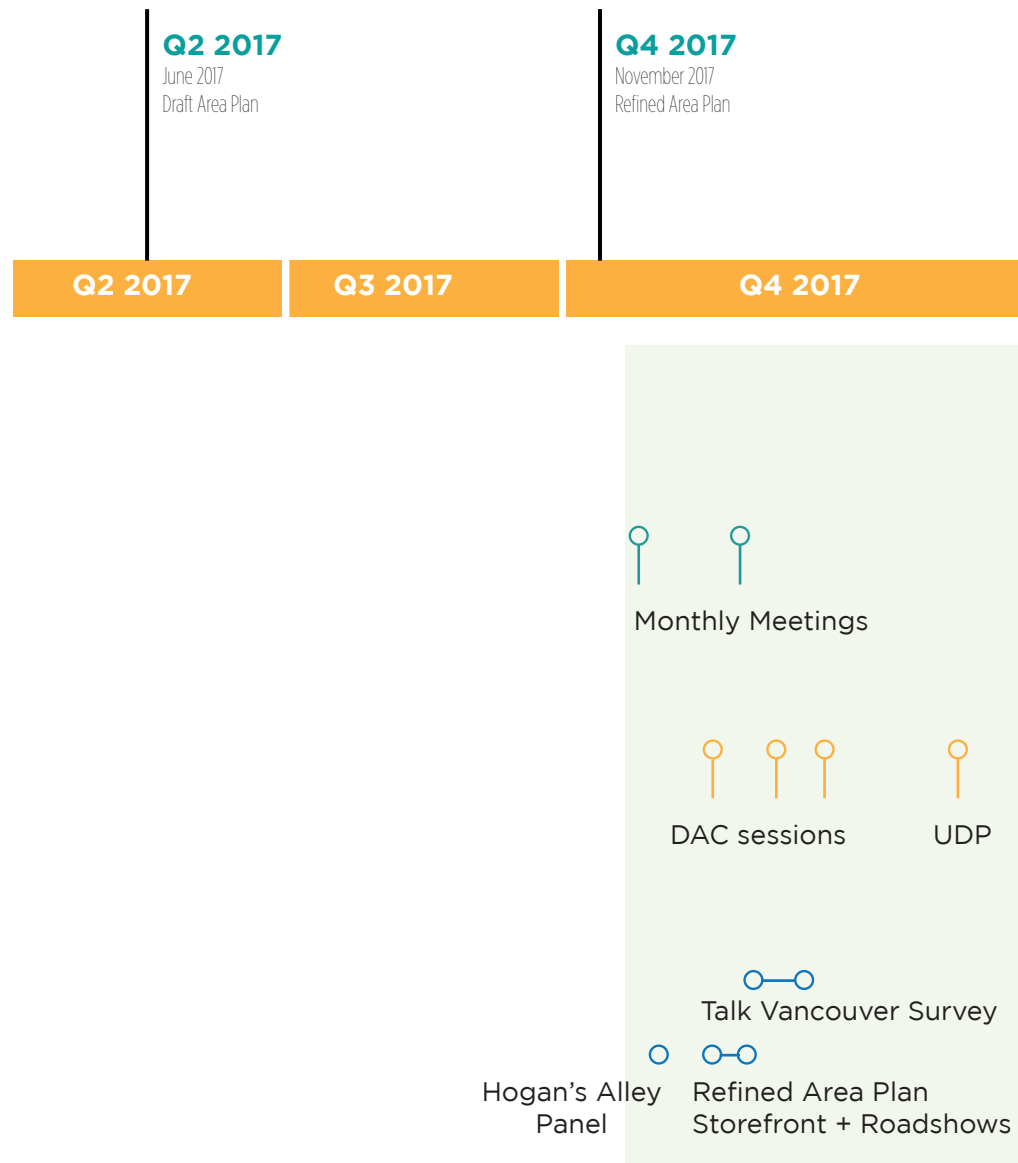


Engagement opportunities during the Refined Area Plan phase of the Northeast False Creek Area Planning Process

NEFC Stewardship Group

Stakeholder + Rights Holder Engagement

Public Engagement





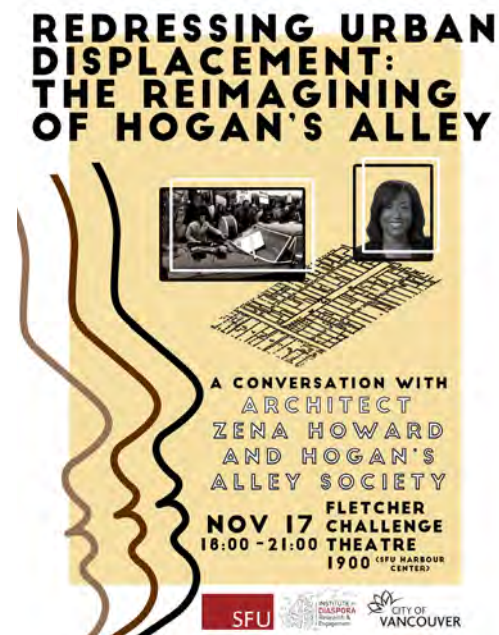
## Hogan's Alley Panel

November 17, 2017

SFU Harbour Centre

This panel, titled Redressing Urban Displacement: The reimagining of Hogan's Alley was co-presented by the City of Vancouver, the Hogan's Alley Society and the SFU Institute for Diaspora Research and Engagement. The panel, with keynote speaker Zena Howard, was comprised of members of the Hogan's Alley Working Group.

Over 350 people were in attendance at the event and the event was broadcast online.



Top: Indigenous welcoming song at the start of the Hogan's Alley Panel;  
Bottom: Event flyer.

## Pop-up Storefront

CityLab - 511 West Broadway  
November 18-22, 2017

The Northeast False Creek project team set up a 'pop-up storefront' in the new CityLab Space at 511 West Broadway in the Crosroads building to bring the Refined Area Plan to the public. The storefront held the NEFC 1:1000 scale model, display boards showing policies for each chapter of the Area Plan, as well as what changed from the last iteration of the document, a document library, the traffic modelling video on a large screen TV.

An adjoining area held the scale models and display boards of the three different development applicants (Sub-areas 6B, 6C and 6D)

The storefront was open from 11am - 5pm everyday except Wednesday, November 22nd when it was open from 3pm-9pm. Approximately 1,500 people visited the storefront over the four days it was open.



Clockwise from left  
— participants in the  
storefront space, 1:1000  
scale model, display boards,  
scale model of site 6C





## Chinatown Roadshow

Chinatown Plaza Mall  
November 24, 2017

The Roadshow event was a smaller scale version of the pop-up storefront held to ensure that people in NEFC and the adjacent communities had an opportunity to engage close to the study area. The same information materials were provided in English and Traditional Chinese and project team members were on hand to answer questions about the Refined Area Plan. Approximately 440 people attended the event.



Scale model and display boards at Chinatown Plaza Mall

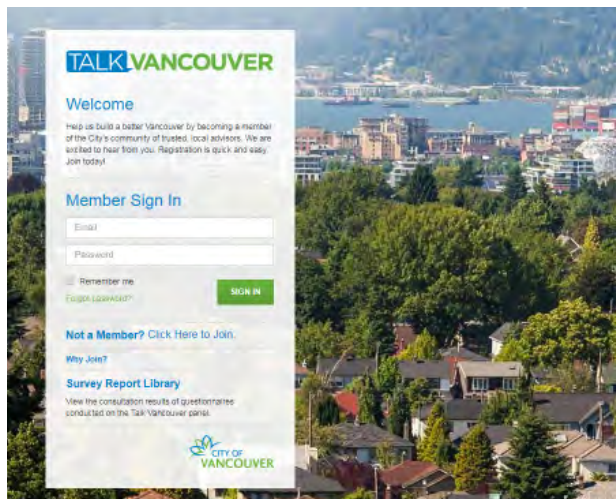
## Refined Area Plan Talk Vancouver Survey

November 18 - December 3, 2017

An online survey was available on Talk Vancouver to gather feedback on the City's Refined Area Plan for Northeast False Creek. The survey was offered in English and in Traditional Chinese. 840 completed surveys were received.

The survey offered a brief introduction to the process, links to the Refined Area Plan, and an opportunity to select the chapters they wished to provide input on.

Respondents were asked whether they agreed or disagreed with the changes made to the Area Plan policies for NEFC (changes from DRAFT to Refined Area Plans).



## Urban Design Panel December 13, 2017

The Sub-area 6D rezoning application was brought to UDP as an evaluation session. The rezoning application for Sub-area 6B was brought forward as a workshop as the design is still being finalized. The Sub-area 6C development proposal was brought to UDP as a workshop.

## Chinatown Historic Area Planning Committee December 14, 2017

The Sub-area 6D rezoning application was brought to CHPAC as an information session. Members of the committee provided feedback to the NEFC planning team.





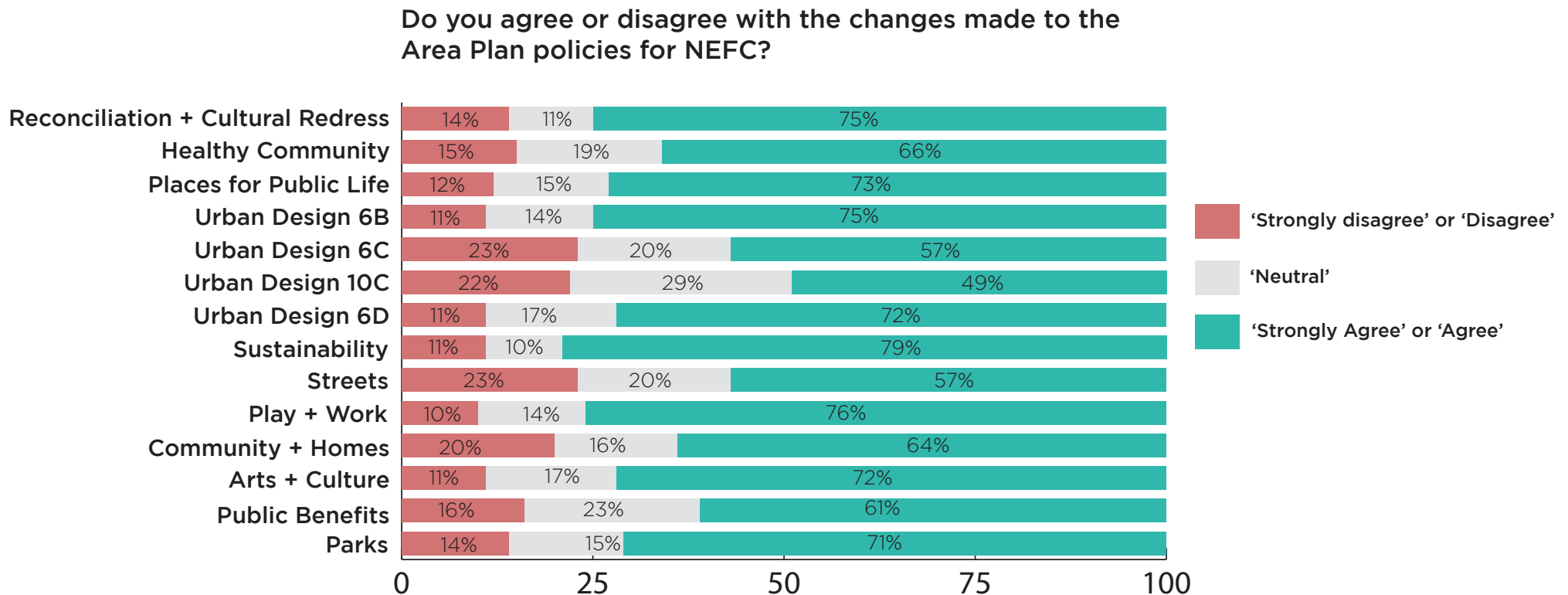
# What We Heard





# Refined Area Plan - Talk Vancouver Survey Results

Survey respondents were asked whether they agreed or disagreed with the changes made to the Area Plan policies in each chapter. The quantitative responses are as follows:



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[vancouver.ca/nafc](http://vancouver.ca/nafc)

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