

WELCOME!

Northeast False Creek Area Plan Open House

Over the past 15 months, we have heard from thousands of people on the future of Northeast False Creek.

Now is the time to let us know what you think of the Refined Area Plan, including the future street network and the park design process, before the plan is presented to Council for consideration early next year.



Northeast False Creek Area Plan

For more information please refer to the Refined 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 and civic facilities.

WHY IS AN AREA PLAN IMPORTANT?

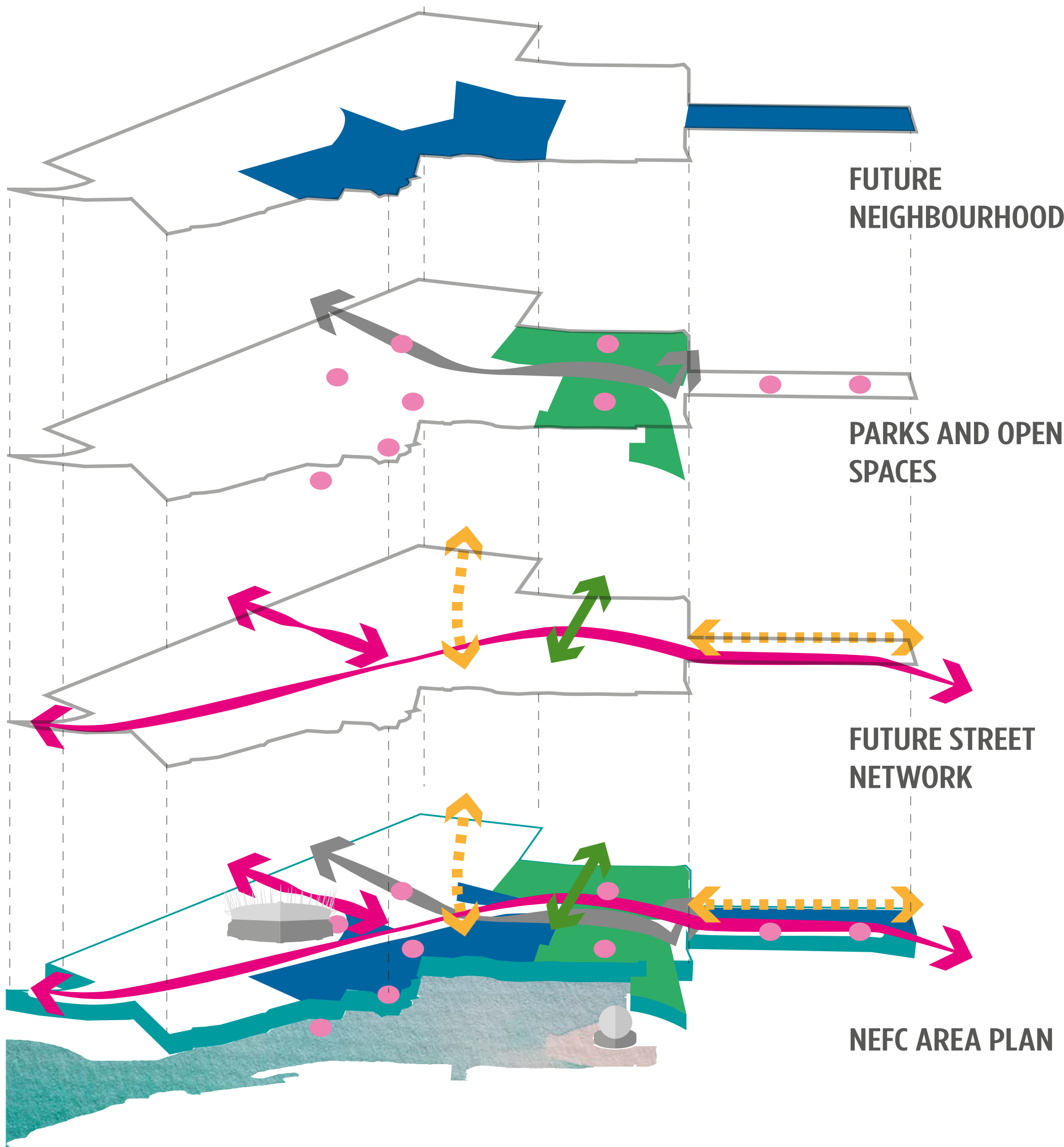
As Vancouver and Northeast False Creek (NEFC) continue to grow, an area plan will guide growth over the long term in a way that meets the needs of the community, Vancouver as a whole, and the region.

WHO CREATES AN AREA PLAN?

Throughout the planning program, City 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 in early 2018.



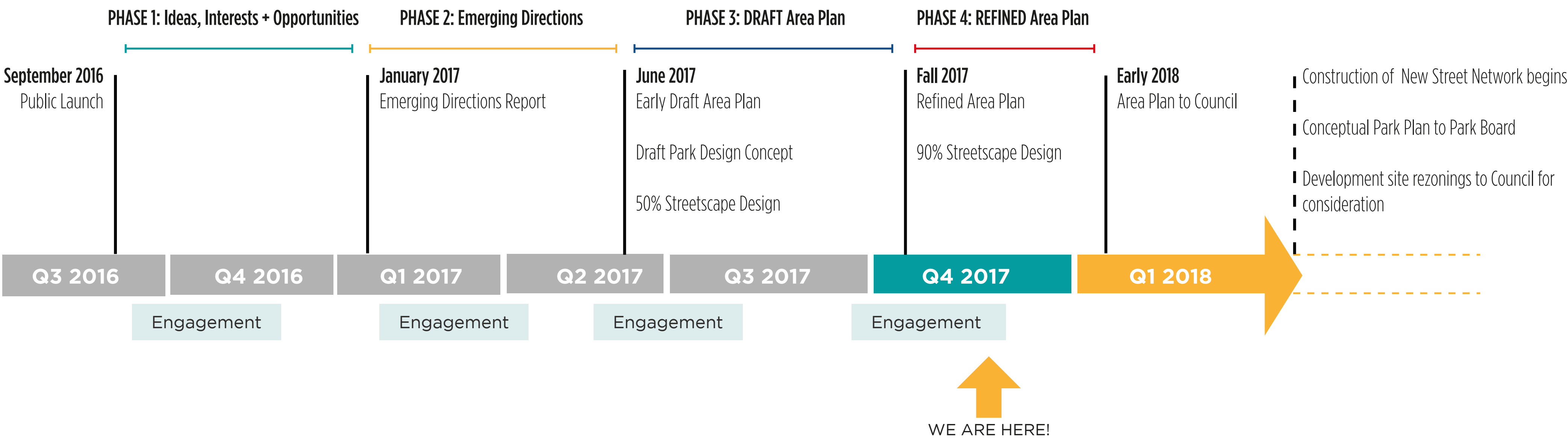
HOW CAN I GET INVOLVED?

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

Go to our website
vancouver.ca/NEFC

Complete a
questionnaire

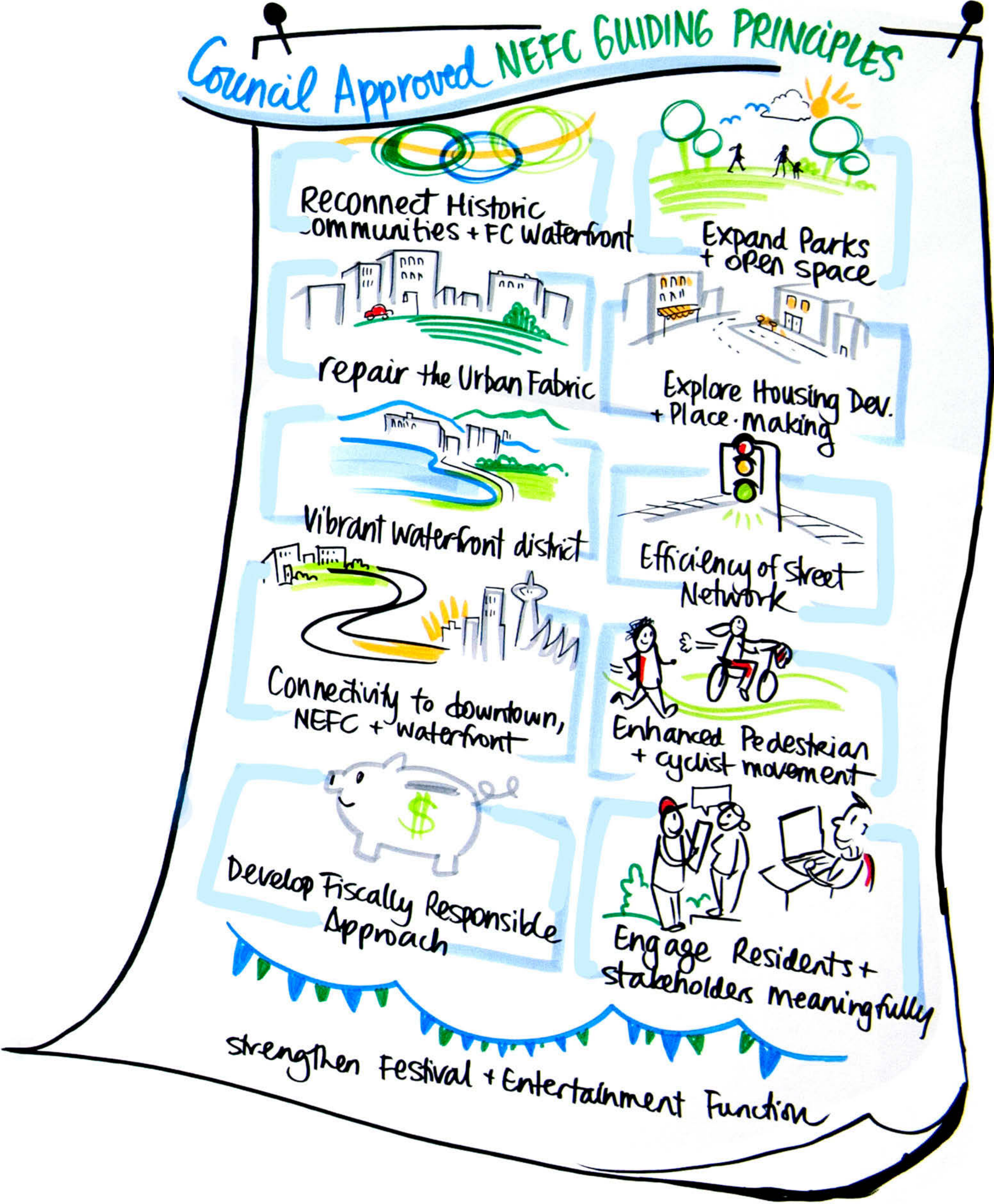
Email us at
nefc@vancouver.ca



These display boards provide highlights from the Refined Area Plan booklet. The booklet is available online at:
vancouver.ca/nefc

Council Approved Principles

For more information please refer to the Refined Area Plan.



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

NEFC Today

For more information please refer to the Refined Area Plan.

NEFC AREA PROFILE

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

PARKS AND OPEN SPACE

Local Parks

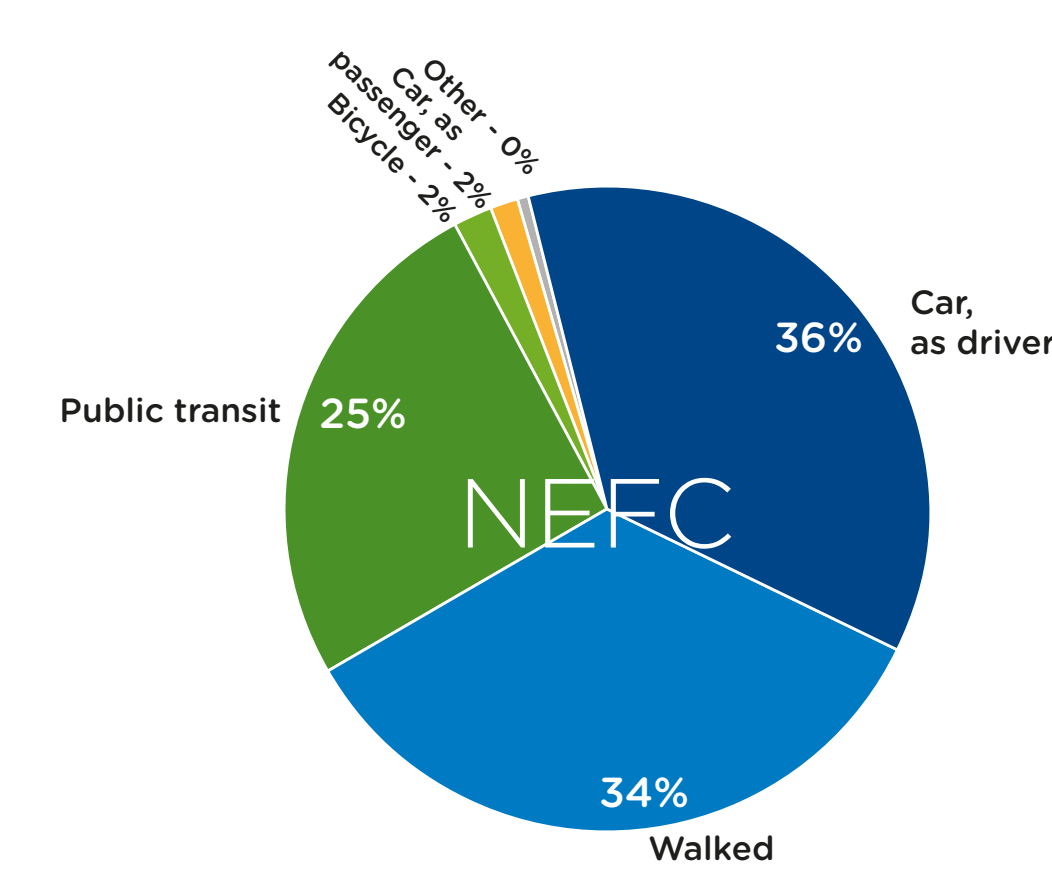


Parks and Open Space in NEFC

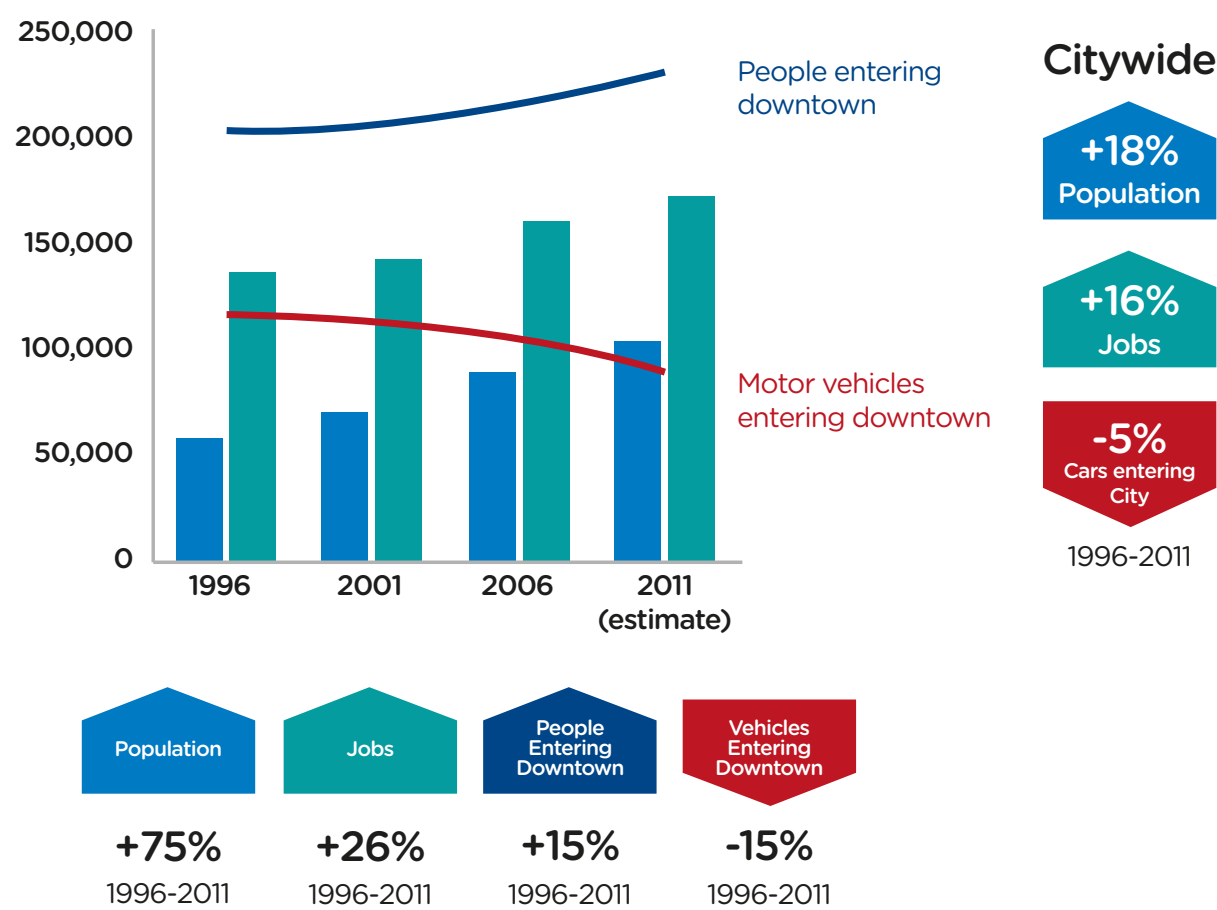


STREETS AND CONNECTIVITY

Journey to work mode share in NEFC



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

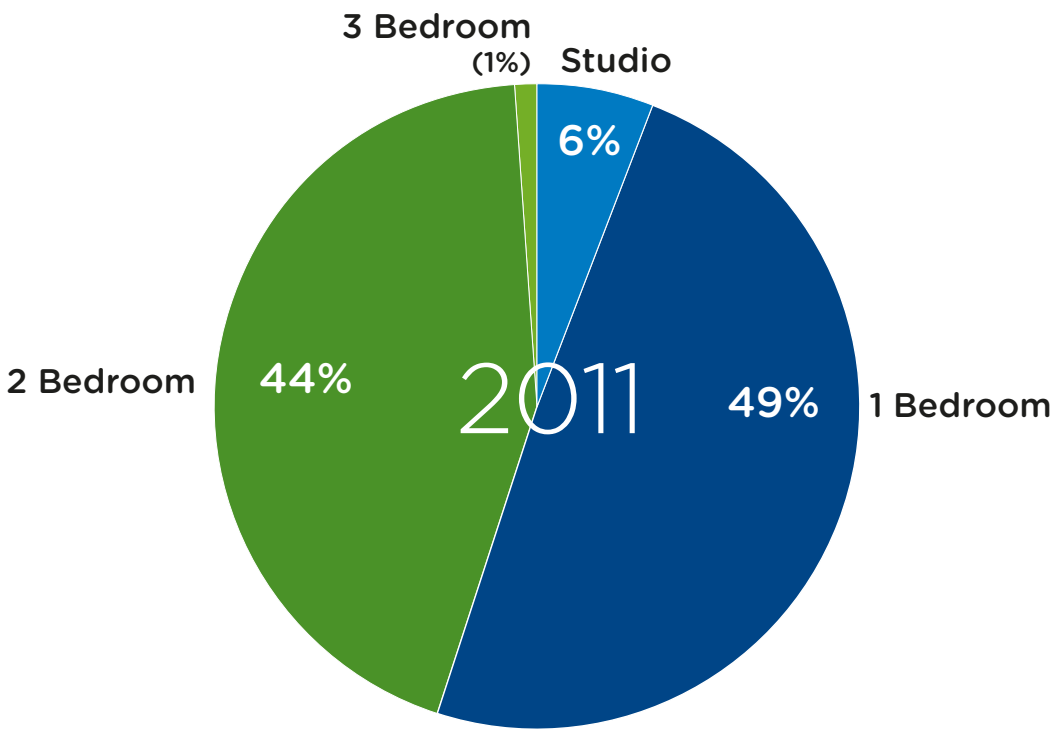


HOUSING

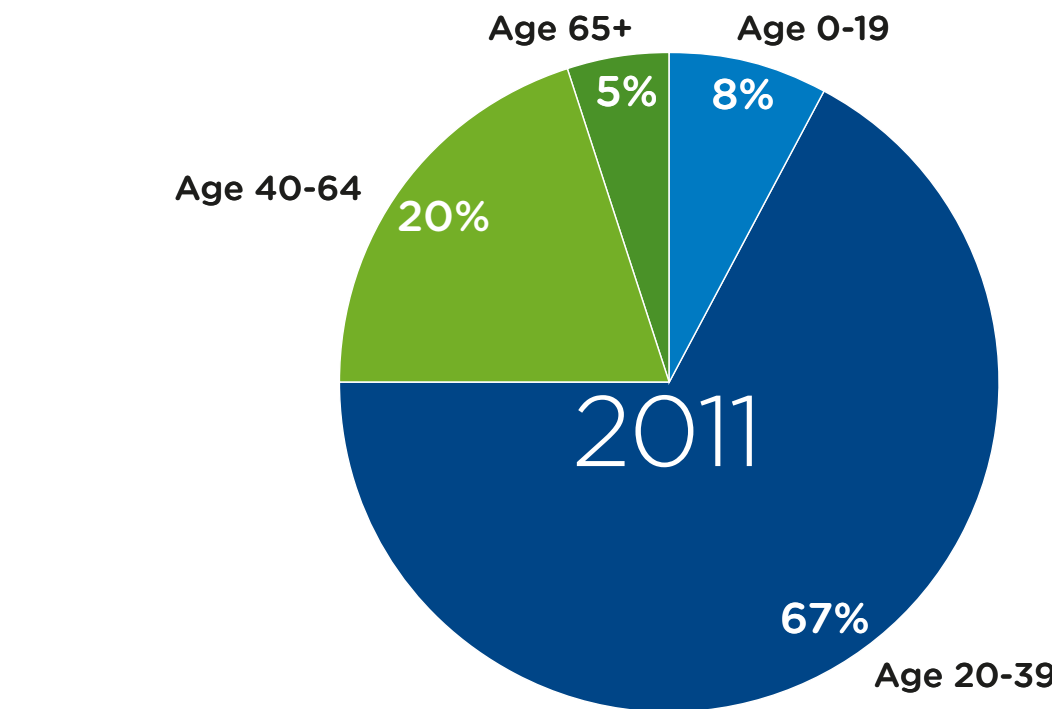
Household Size



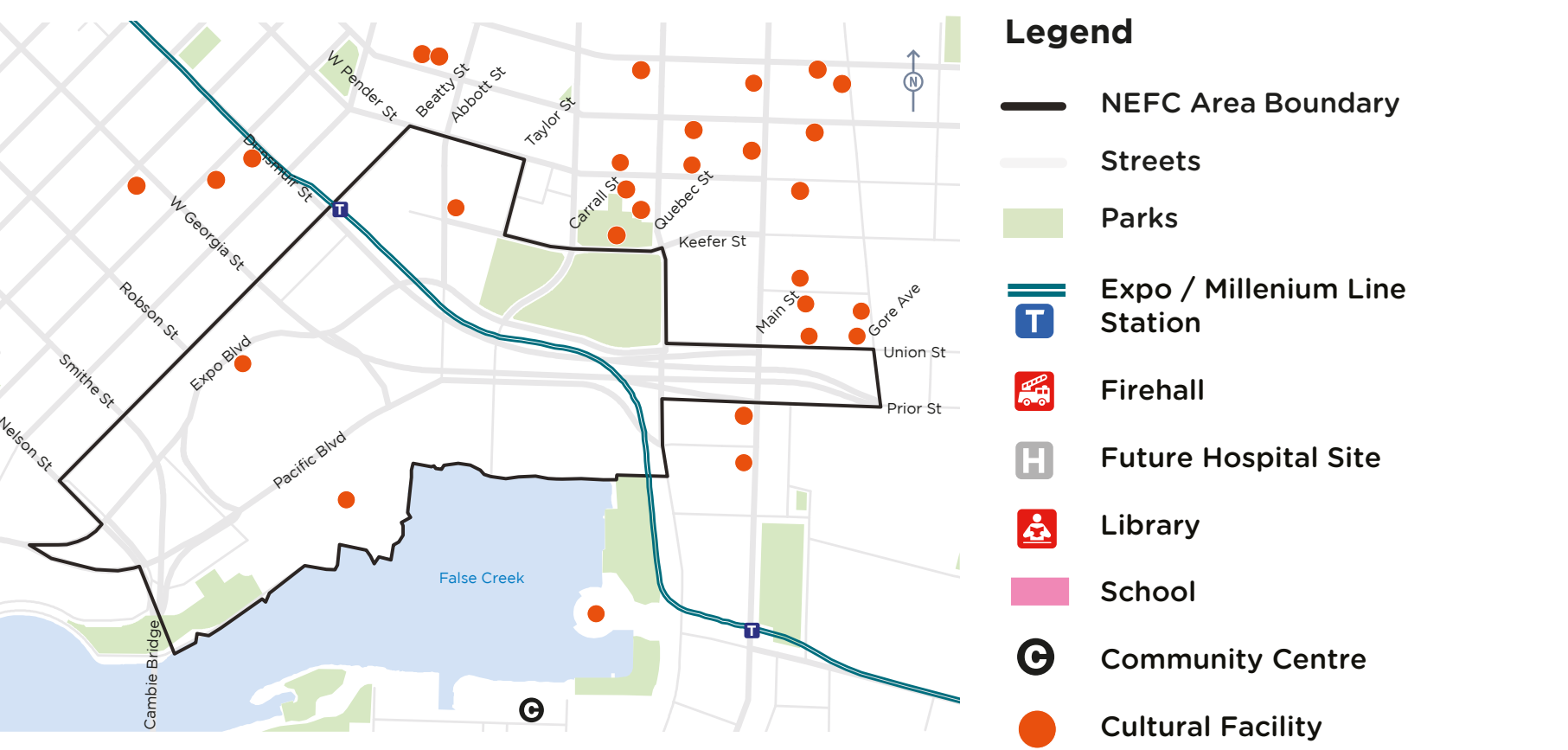
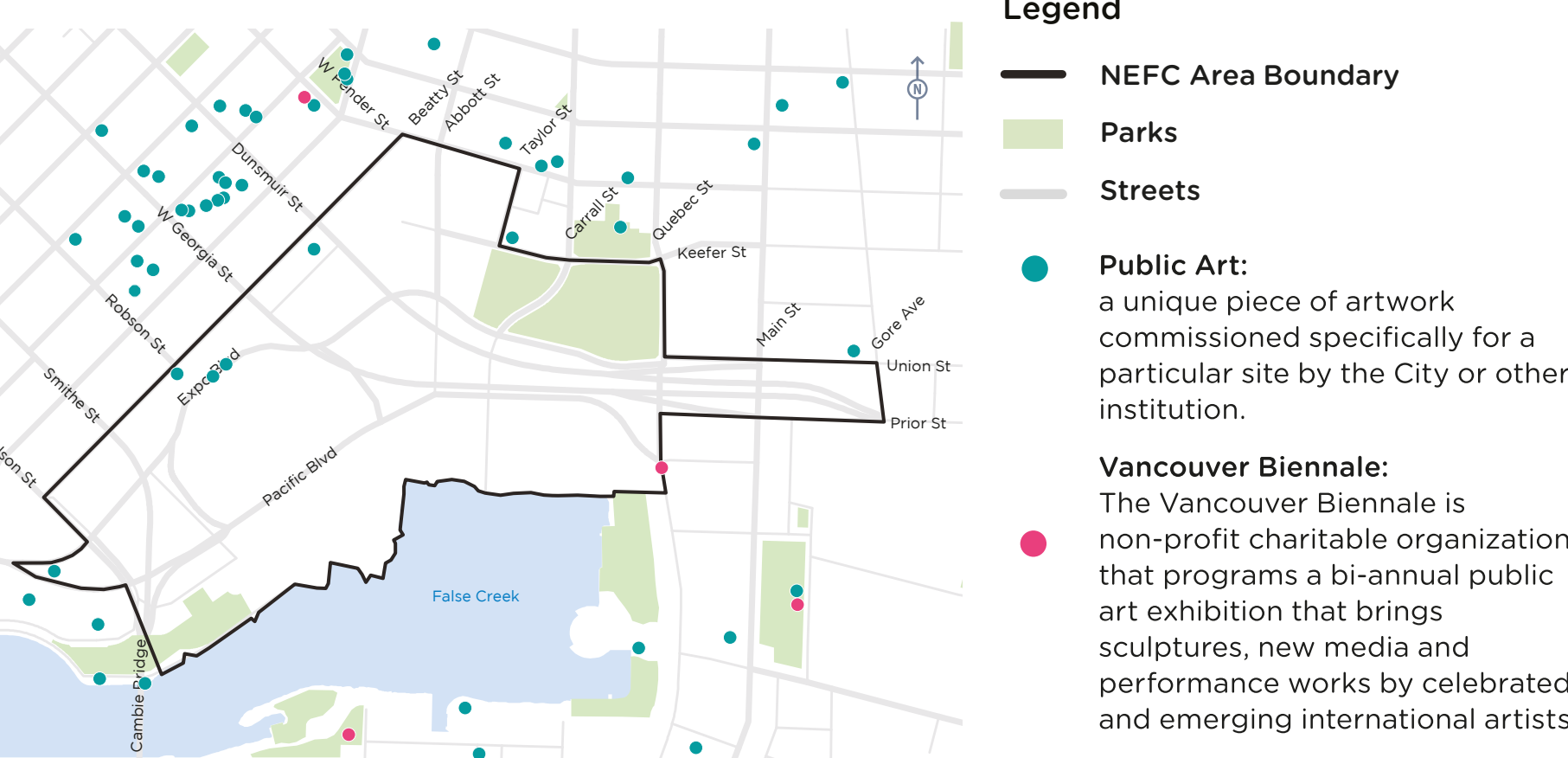
Unit Size



Age Profile



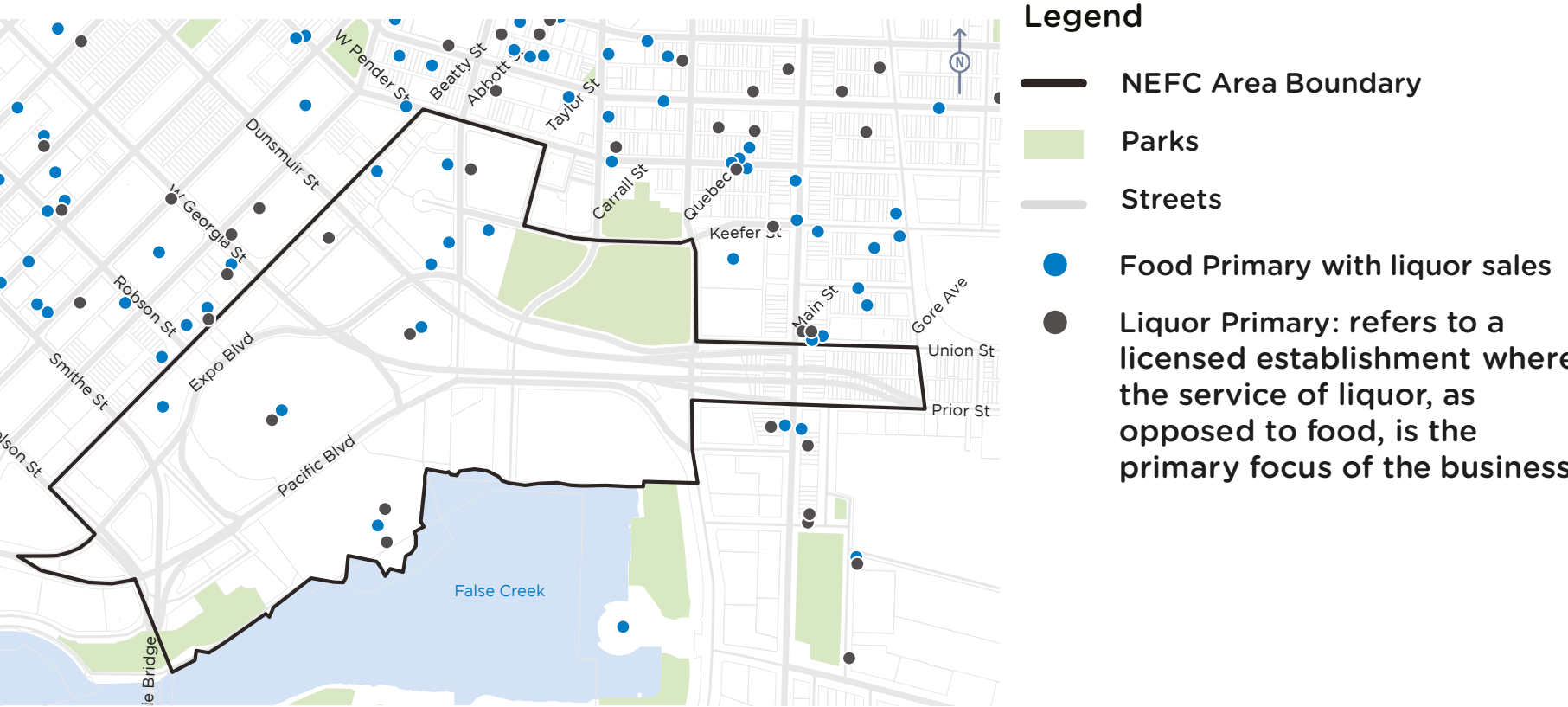
ARTS & CULTURE



PLAY AND WORK

Average number of people who visit Northeast False Creek daily: 9,000

Nightlife



History

MUSQUEAM (xʷməθkʷəy̓əm), SQUAMISH (Skwxwú7mesh Úxwumixw) AND TSLEIL-WAUTHUTH (mi cə:p kʷətɬwɪləm)

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

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

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



INDUSTRIALIZATION OF FALSE CREEK

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



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

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

HOGAN'S ALLEY

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



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

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

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

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

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

VIADUCTS AND NORTHEAST FALSE CREEK AREA PLAN

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

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

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

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



CANADIAN PACIFIC RAILWAY

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

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

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



CHINATOWN

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

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

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

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

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



FREEWAY FIGHT

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

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



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

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

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



EXPO 86

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

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

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

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



Planning Process

For more information please refer to the Refined Area Plan.

Over 14,000 people have been engaged in the Northeast False Creek Area Planning Process so far...

Opportunities to Engage

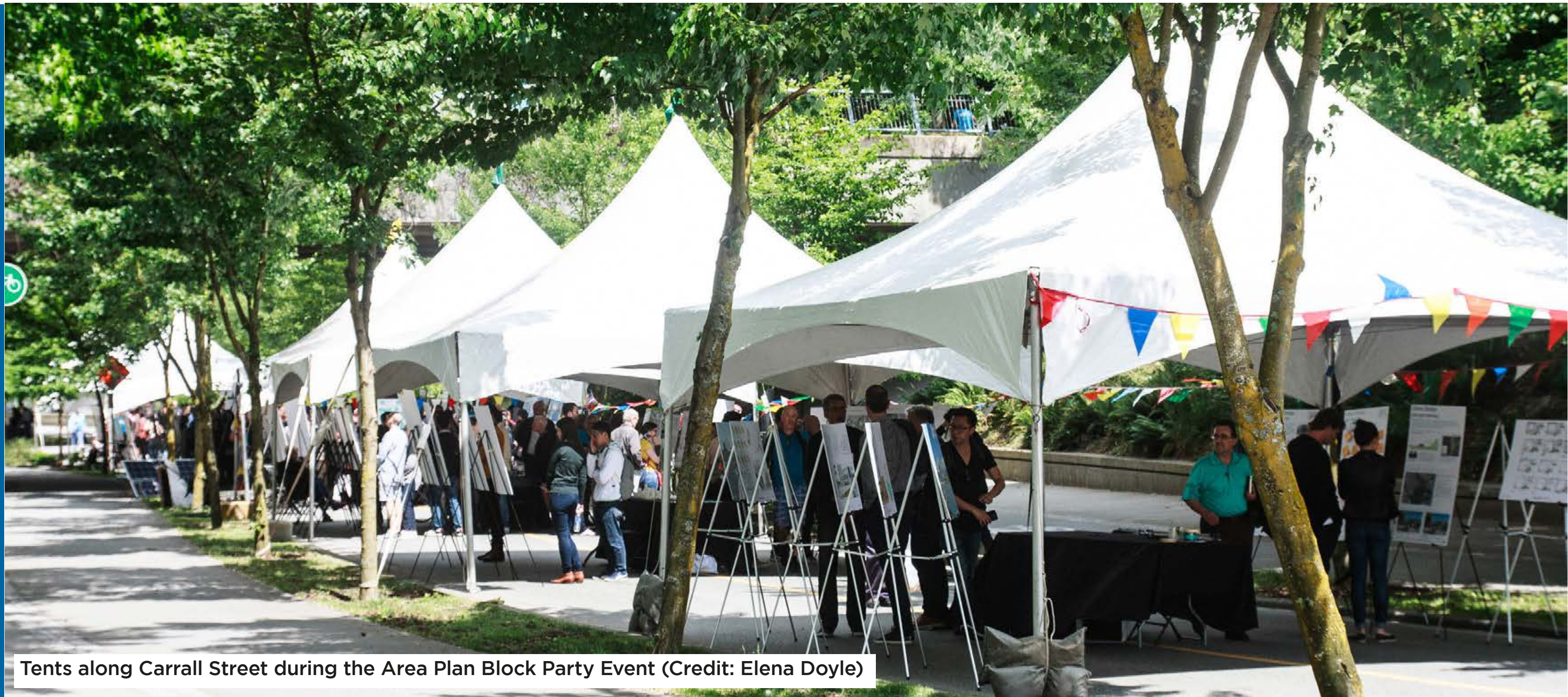
Between September 2016 and August 2017 there were 70 opportunities to engage in the Northeast False Creek Area Planning process. This included open houses, workshops, online surveys and online engagement tools.

DRAFT AREA PLAN

Engaged over 4,100 people during the Area Plan Block Party, roadshows and workshops.

TALK VANCOUVER SURVEY

Recieved over 1,400 responses to our Draft Area Plan Talk Vancouver survey in June 2017.



Tents along Carrall Street during the Area Plan Block Party Event (Credit: Elena Doyle)

WHAT WE’VE HEARD — KEY THEMES FROM THE DRAFT AREA PLAN

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 viaduct removal including construction impacts and timing. There was also focus on bicycle infrastructure, public transit and the design of the Great Street (Pacific Blvd.).

EXPERIENCES

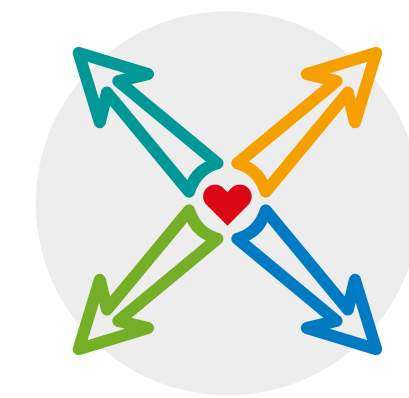
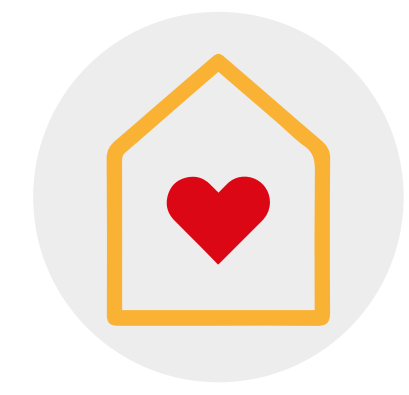
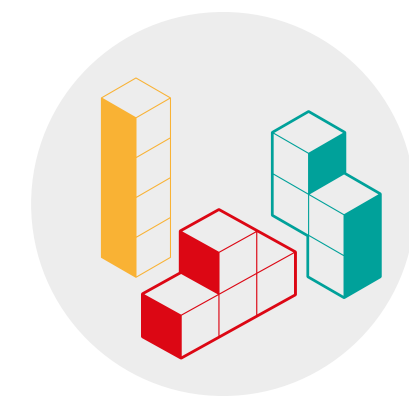
This related to how users will experience the neighbourhood — with a focus on event and performance space, recreation space, community gardens and public gathering spaces.

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

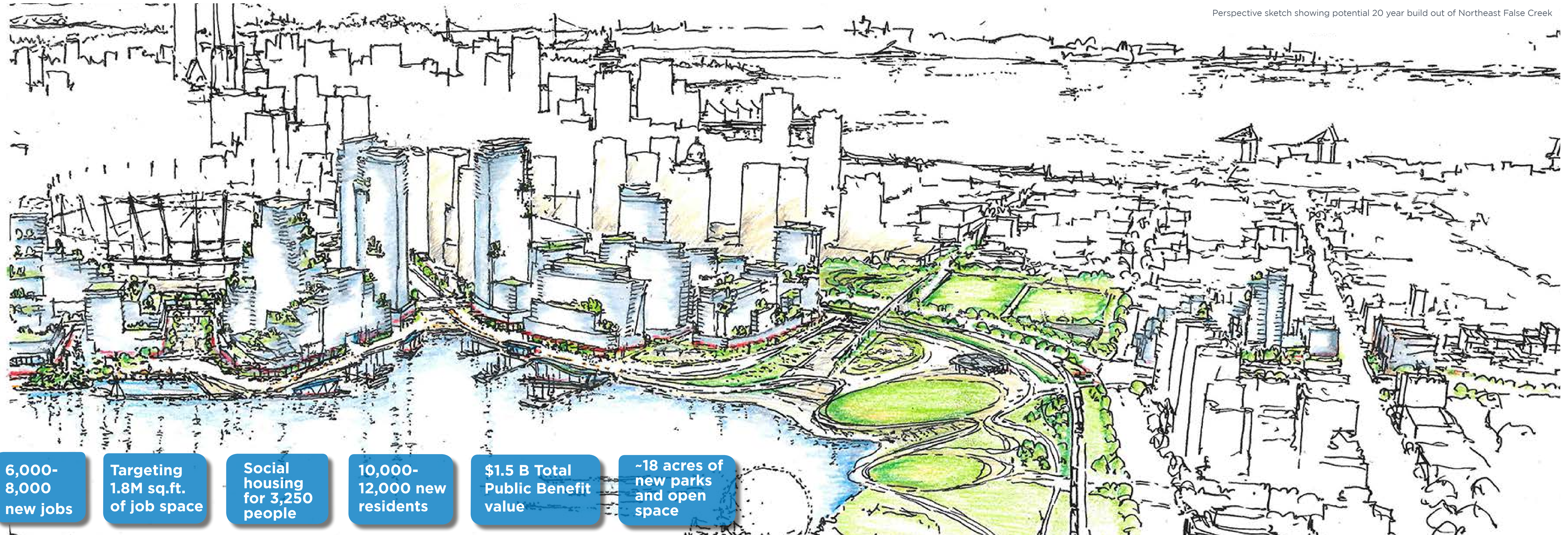
Respondents wanted to ensure that NEFC and the new public spaces were welcoming to all, including the most vulnerable members of the community. There is a strong desire to see lively, programmable public spaces and access to local, healthy, affordable food.



Plan Summary

For more information please refer to the Refined Area Plan.

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



6,000-8,000 new jobs

Targeting 1.8M sq.ft. of job space

Social housing for 3,250 people

10,000-12,000 new residents

\$1.5 B Total Public Benefit value

~18 acres of new parks and open space

Vision

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

The replacement of the viaducts presents an opportunity to achieve:

- » steps towards reconciliation with the Musqueam, Squamish and Tsleil-Waututh Nations and cultural redress with Chinese Canadians and the Black Community
- » a substantial gain in public amenities
- » one of the largest social housing packages in the city's history
- » a larger Creekside Park and revitalized Andy Livingstone Park
- » a new iconic waterfront district
- » new childcare facilities
- » new community facilities
- » contribution towards retention and restoration of nearby heritage buildings
- » great streets and seismic resiliency funded through development
- » an improved transportation network

Reconciliation and Cultural Redress

For more information please refer to the Refined Area Plan.

OVERVIEW

The City of Vancouver is in an era of reconciliation. On July 9, 2014, Council adopted a framework for and designated Vancouver as a City of Reconciliation. The designation and commitment followed the Year of Reconciliation in Vancouver from June 2013 to June 2014. The first four years of the City of Reconciliation focus on Indigenous peoples, to ensure that the gap in understanding and capacity can begin to be filled. The future of the City of Reconciliation is to begin strengthening relations through a reconciliation lens with other cultural communities.

POLICY HIGHLIGHTS

- » Strengthen relations with the Musqueam, Squamish and Tsleil-Waututh Nations by engaging and integrating feedback into street and park designs.
- » Engage with the three local First Nations and the Urban Indigenous communities to design a community gathering space that accommodates the program needs of these communities (gathering space, water access and First Nations canoes).
- » Design public spaces with all user groups in mind to ensure that everyone feels welcome.
- » Conserve, commemorate and enhance living heritage and cultural assets in Chinatown by securing capital and cultural funding.
- » Continue to engage with the Hogan's Alley Working Group to recognise Vancouver's Black Community through design and programming of the site at 898 Main Street.



vancouver.ca/NEFC
#NEFCplan

NORTHEAST FALSE CREEK **REFINED AREA PLAN**



WHAT WE HEARD

- » Ongoing, meaningful engagement with the 3 local First Nations and the Urban Indigenous communities was essential during the planning and implementation phases of the Area Plan.
- » Important for clear acknowledgement and involvement of the Chinese and Black communities in the Area Plan – focusing on enhanced gateways into Chinatown, exploring the idea of a new Chinatown Cultural Precinct; honouring the displaced Black Community; and providing opportunities for education, knowledge sharing and spaces for cultural practice throughout NEFC.

WHAT HAS CHANGED?

- » Added the Reconciliation and Cultural Redress chapter to the Area Plan.
- » Created the Chinatown Special Study Area to further explore opportunities for a Chinatown Cultural Precinct.
- » Exploring synergies with the Historical Discrimination Against Chinese People in Vancouver (HDC) Recommendations.
- » A collaborative co-design process with the Black Community to explore design options for 898 Main Street.
- » Additional engagement with 3 local First Nations and the Urban Indigenous communities on the park design.
- » Exploring opportunities for cultivation, production and sales of culturally-appropriate food.

Healthy Community

For more information please refer to the Refined Area Plan.

OVERVIEW

Replacing the viaducts with a new street network and development of the lands within Northeast False Creek could result in a number of community and social impacts, both to those already living in and around the area, as well as future residents and business owners. Social impacts can be best described as alterations to the ways in which people live, work, play, relate to one another, organize, meet their needs, and cope as members of society. In this respect, social impacts resulting from large-scale development and neighbourhood change can potentially improve or decrease the health and well-being of people.

WHAT WE HEARD?

» In order for NEFC to be a truly great place, we need to ensure that it is accessible to everyone — a place where people feel safe and welcome. This can be accomplished by ensuring access to affordable housing, designing inclusive public spaces, and providing community amenities such as cultural, recreation and childcare facilities. Careful consideration will be given to the vulnerable populations in the DTES. The plan will also explore access to fresh, local, affordable food.

WHAT HAS CHANGED?

» Added the Healthy Community Chapter.

» Added the ‘Reconciliation and Cultural Redress’ chapter.

» Support Social Enterprise and Community Economic Development.

» Community Benefit Agreements for local, low-barrier job creation.



Social Impact Mitigation Strategies

Inner ring: The mitigation strategies within the inner ring are meant to be considered in NEFC.

Outer ring: The mitigation strategies within the outer ring are meant to be considered in or outside NEFC.

Overlapping: Some mitigation strategies are spread across two or more categories.

Places for Public Life

For more information please refer to the Refined Area Plan.

OVERVIEW

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

POLICY HIGHLIGHTS

- » Establish a vibrant and celebratory events destination for locals and visitors.
- » Ensure a minimum of 13.75 acres of new parks and open space within the new Creekside Park extension, Georgia Wharf, Carrall St. conversion to park, and Dunsmuir Connection.
- » Design inclusive districts that are accessible to all ages and abilities.
- » Integrate Crime Prevention through Environmental Design (CPTED) principles into new and renewed parks and open spaces.
- » Explore opportunities to honour the heart of Vancouver’s Black community as part of the redevelopment of the site at 898 Main St.
- » Establish strong linkages into Chinatown along Main St., Quebec St., Keefer St., Gore Ave. and the new park.

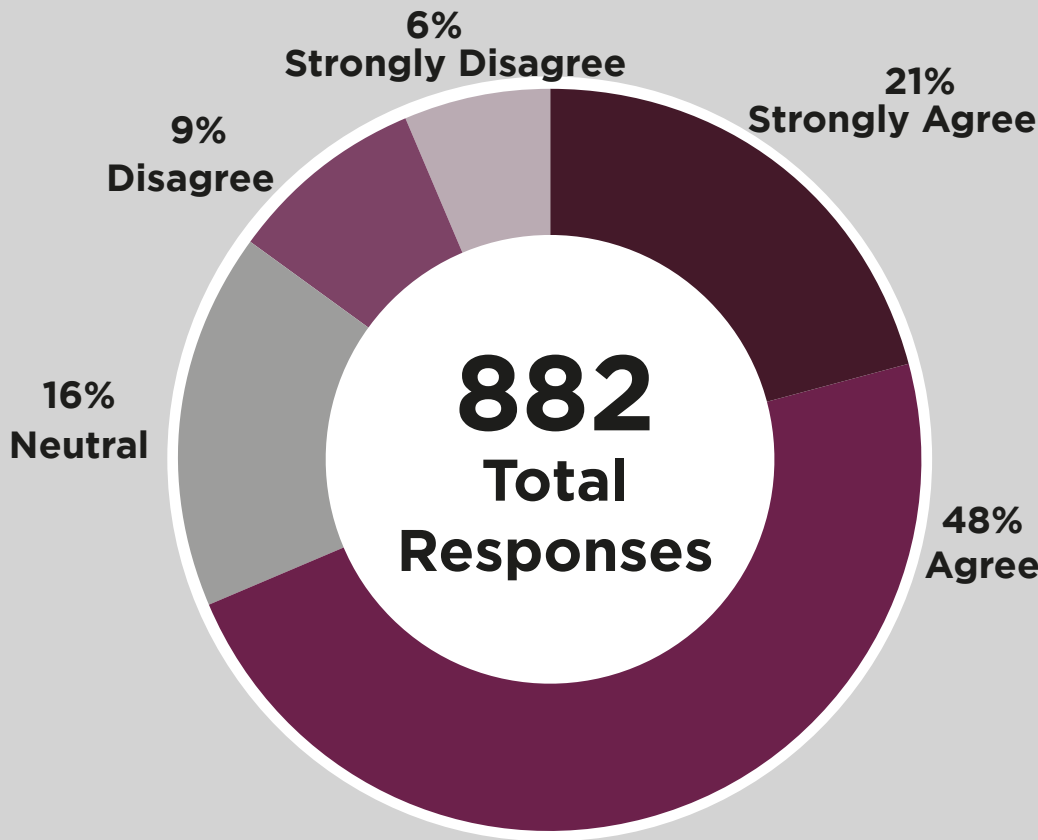
WHAT WE HEARD

- » A mix of active and passive spaces that contribute towards neighbourhood enjoyment, cultural expression and city-wide celebration.
- » Desire for stronger connections to Chinatown.
- » Desire for inclusive, accessible and flexible series of public spaces.

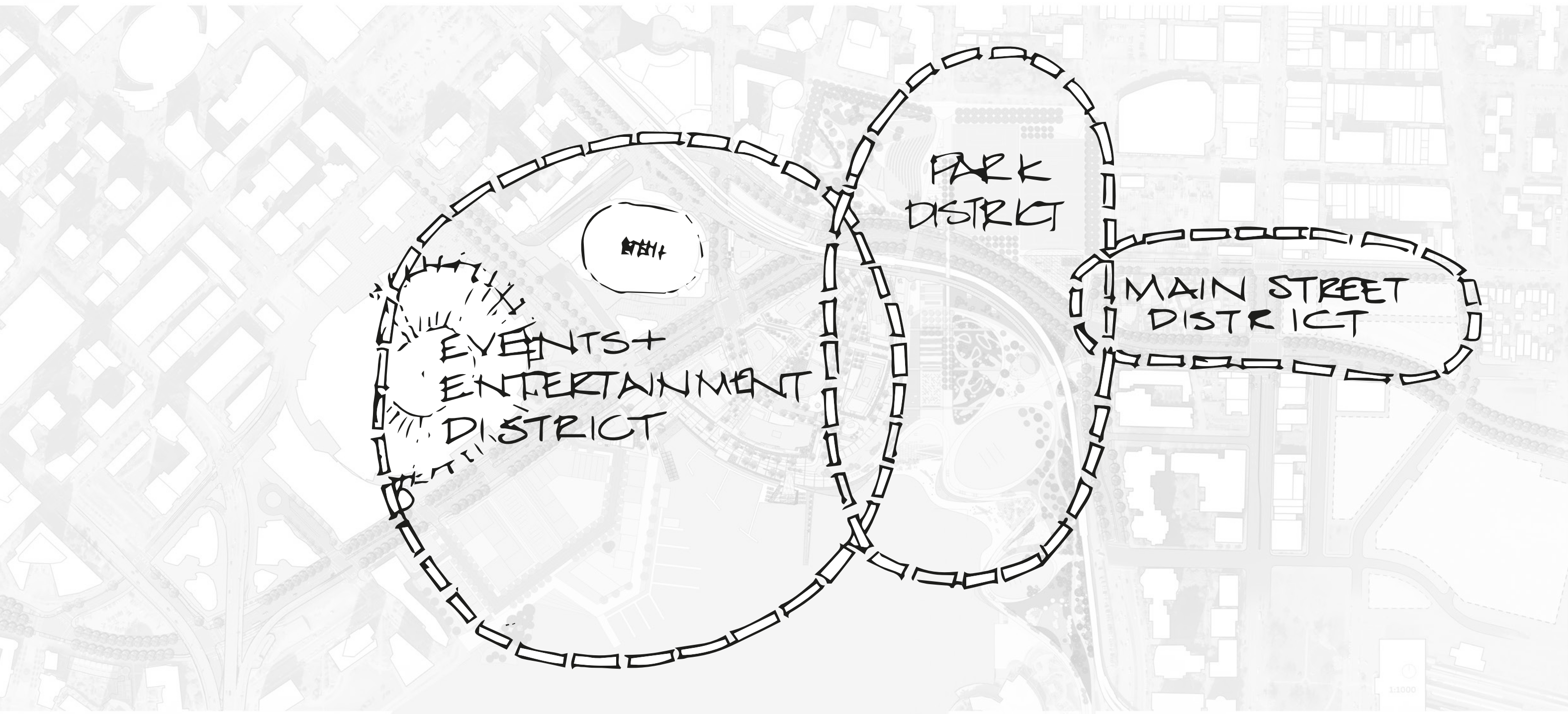
WHAT HAS CHANGED?

- » On-going engagement with: Musqueam, Squamish, and Tsleil-Waututh Nations, Hogan’s Alley Working Group, Chinatown stakeholders and local businesses and residents.
- » Establish community and cultural gathering and programmed spaces that help strengthen connections to, and enjoyment of the Chinatown area.
- » A public space framework to be included in report to Council.

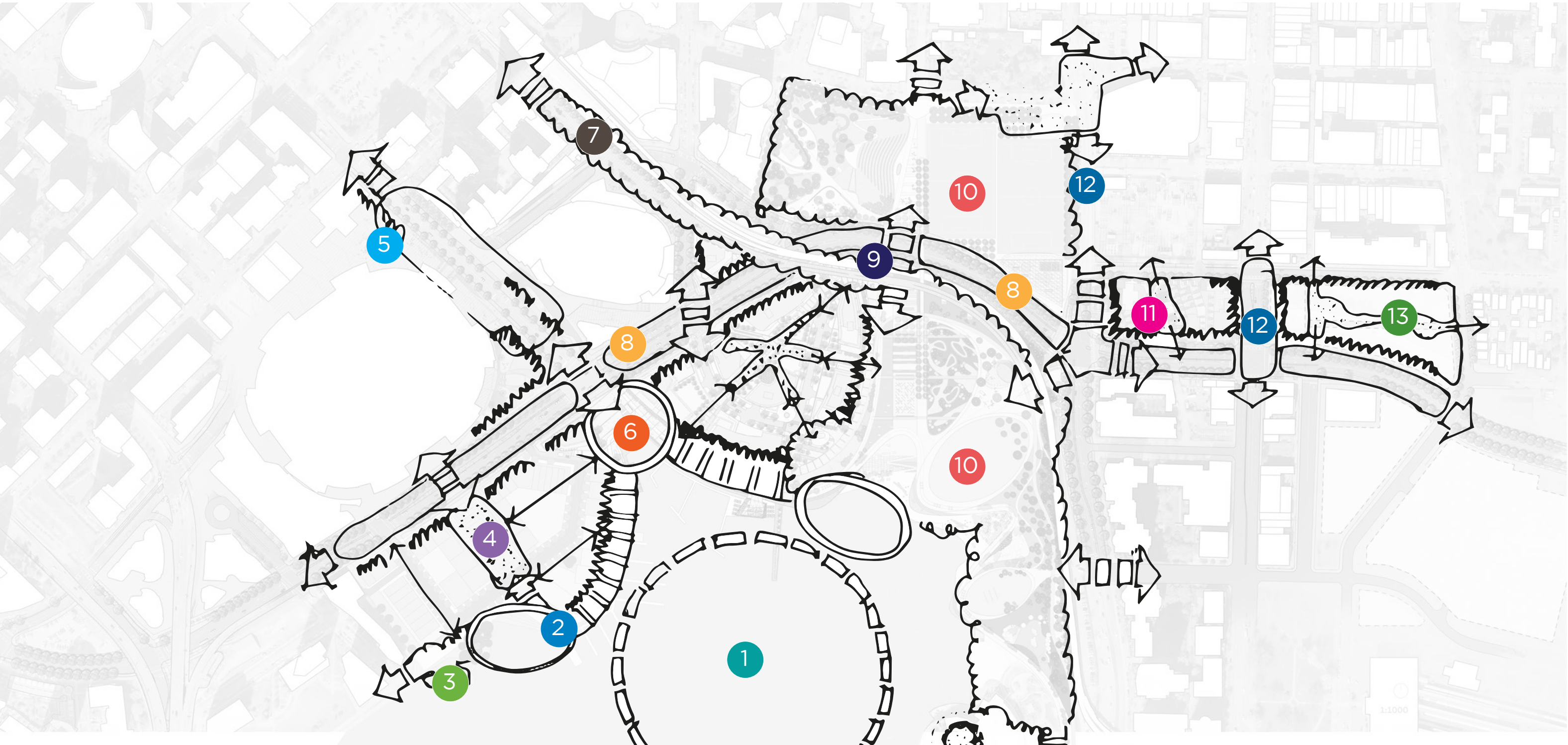
Do you agree or disagree with the draft places for public life policies for NEFC?



3 DISTINCT DISTRICTS



PLACES FOR PUBLIC LIFE



- | | | | |
|----------------------------|----------------------------------------|------------------------|---------------------------|
| 1 False Creek Public Basin | 2 Arts Pavilion and Plaza | 3 Habitat Water's Edge | 4 Plaza of Nations |
| 5 Georgia St. | 6 Georgia Landing | 7 Dunsmuir Connection | 8 Pacific Blvd. |
| 9 Carrall Plaza | 10 Creekside and Andy Livingstone Park | 11 Historic Shoreline | 12 Reconnecting Chinatown |
| 13 Hogan's Alley | | | |

Urban Design

For more information please refer to the Refined Area Plan.

OVERVIEW

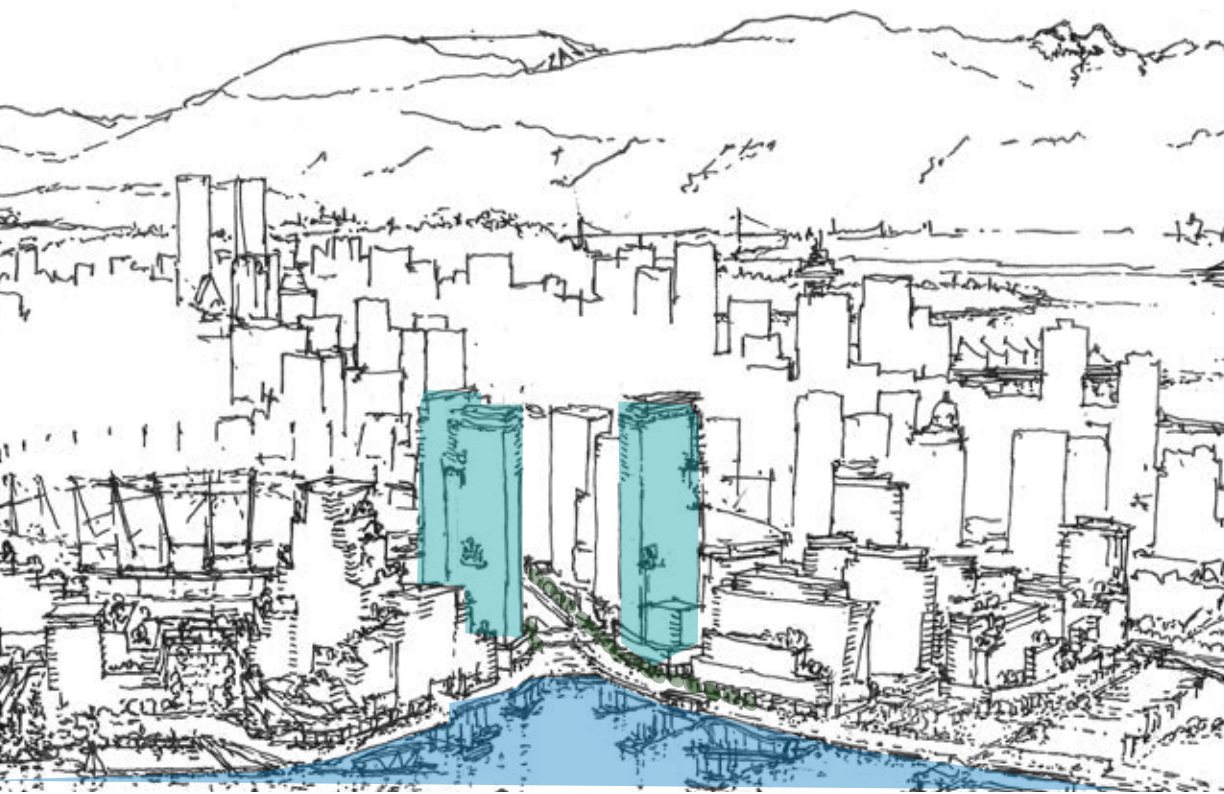
This plan focuses on the key relationships, edges and interfaces between city and water, public places, supporting uses, public views and built form of the future Northeast False Creek. The principles provide guidance and an overarching approach for more detailed directions for public spaces and development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

PRINCIPLES

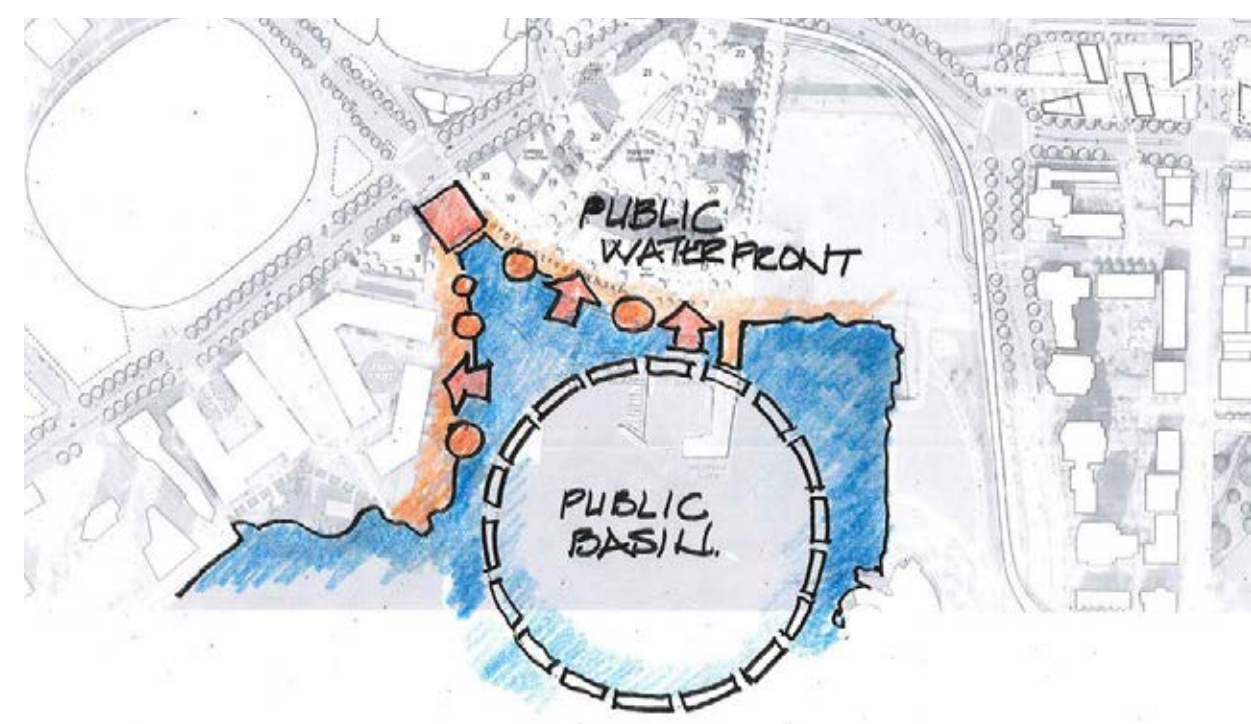
WATER TO WATER



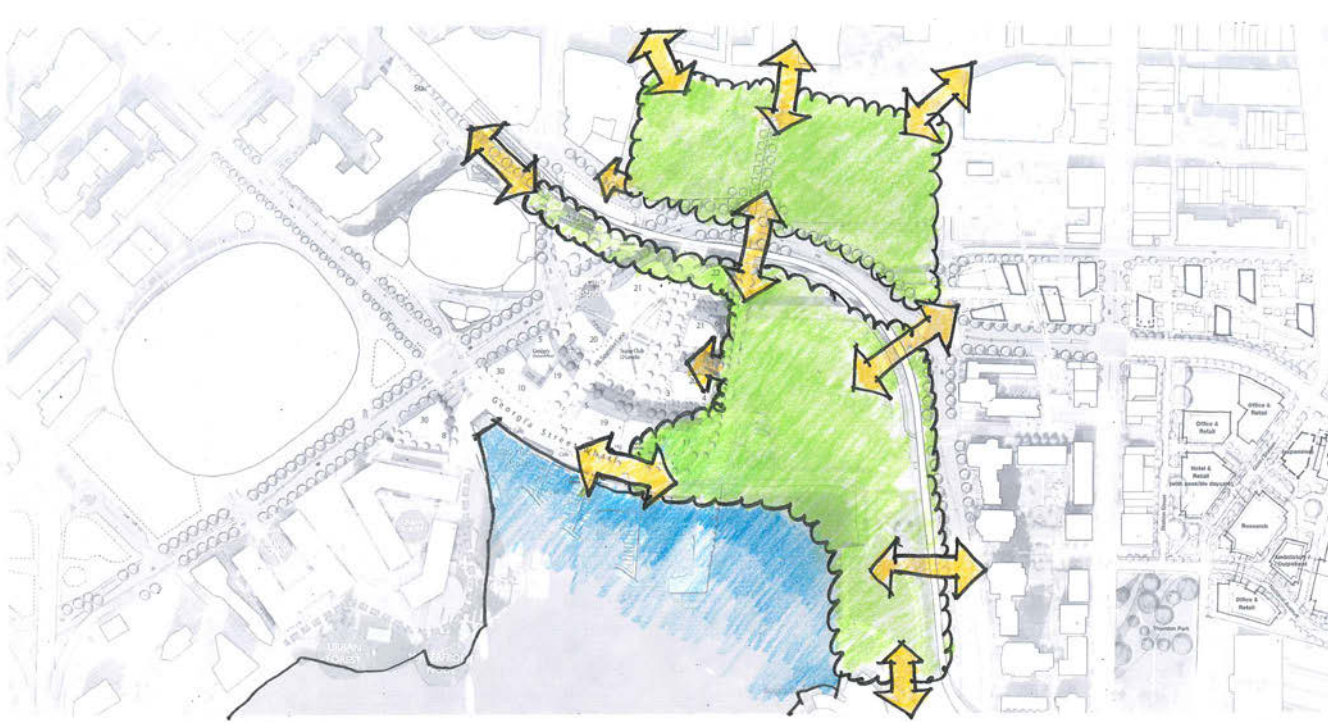
GEORGIA GATEWAY



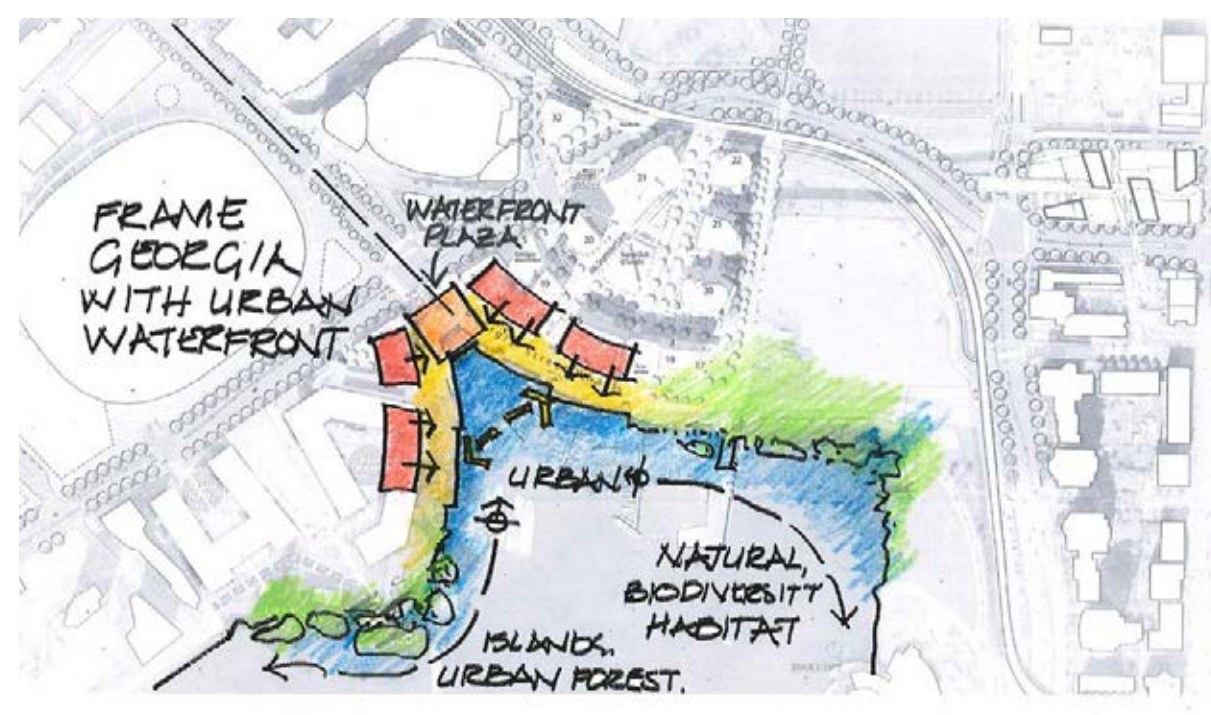
FALSE CREEK PUBLIC BASIN AND WATERFRONT



CONNECTED AND PROMINENT PARK



BRING THE WATER TO GEORGIA STREET



AN URBAN WATERFRONT FOR PEDESTRIANS



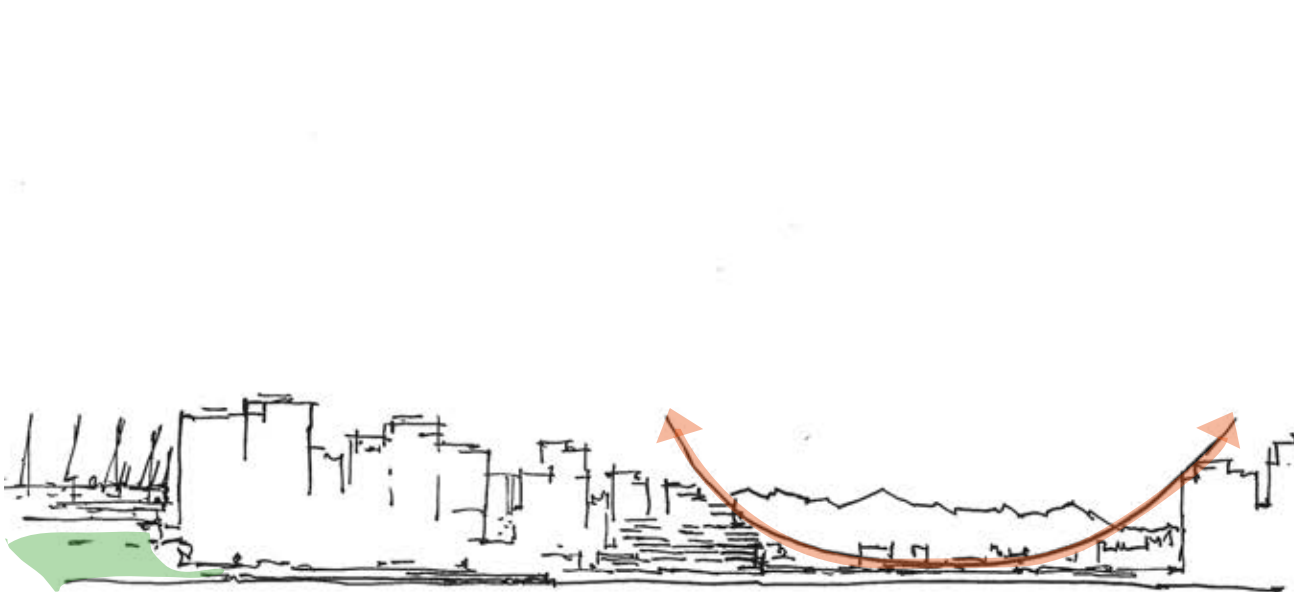
ENGAGED PARK/PACIFIC/SKYTRAIN INTERFACE



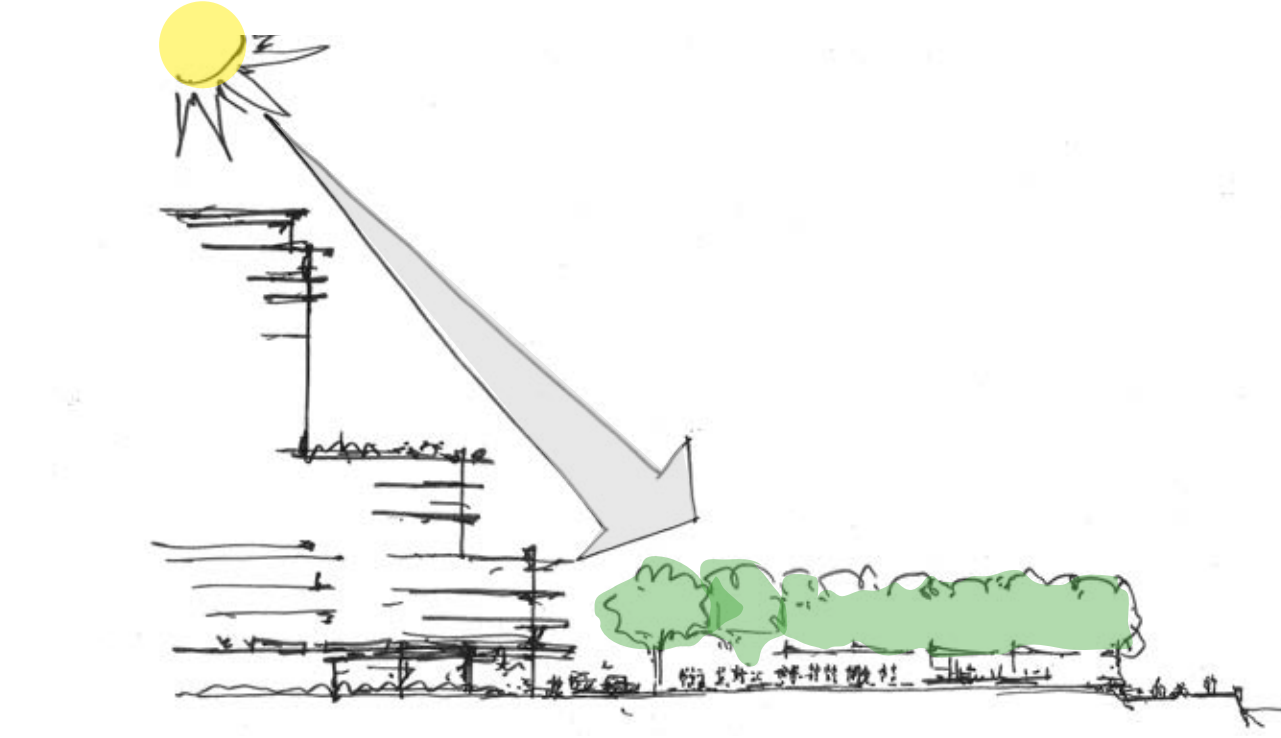
PACIFIC BOULEVARD GREAT STREET



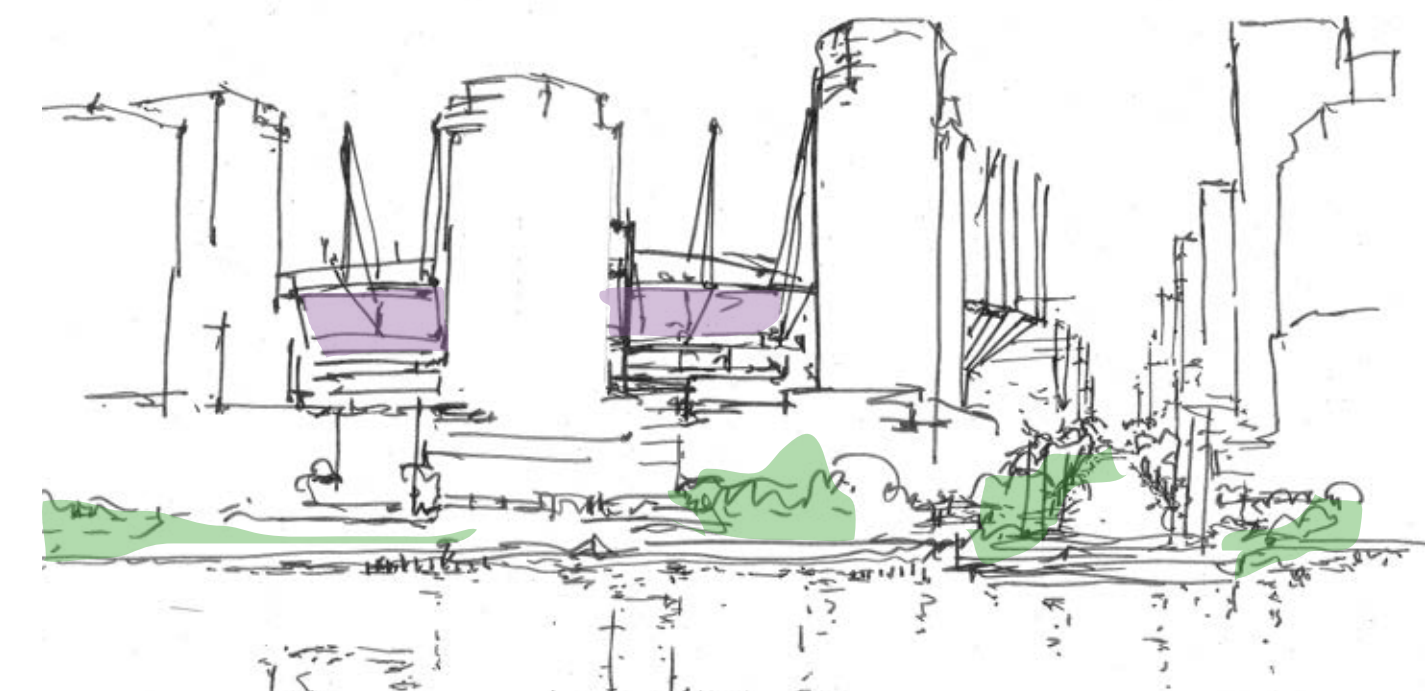
WATER/PARK/MOUNTAIN VIEW



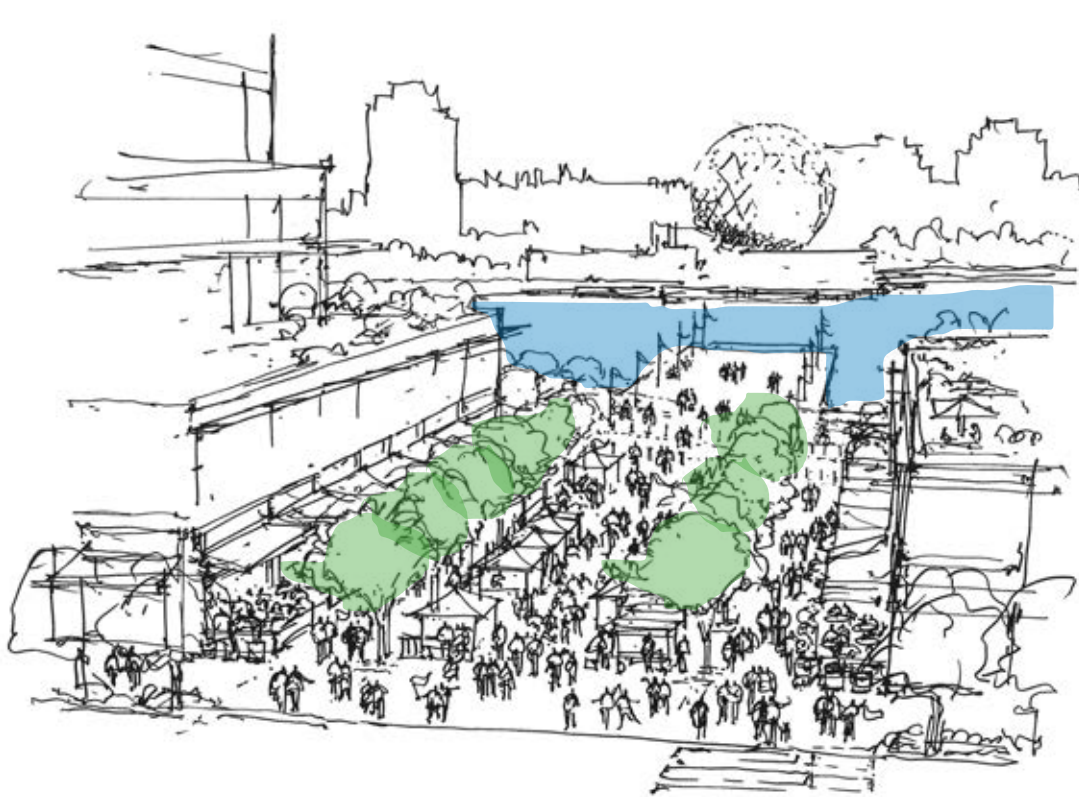
SUNLIGHT ON PUBLIC PLACES



CELEBRATE BC PLACE



PUBLIC LIFE AND PUBLIC PLACES



A UNIQUE PLACE AND A NEW BUILDING TYPOLOGY FOR VANCOUVER
Evolve new building typologies beyond the tower and podium of Vancouverism.



Oslo waterfront
(Credit: José M P Sanchez)



Photo Courtesy of
Jean-Marc Bonfils
Architects, Beirut
Lebanon



Evergreen Building, designed by
Arthur Erickson



219 E Georgia,
Chinatown, designed by
Birmingham and
Wood Architects

Urban Design: Georgia Gateway

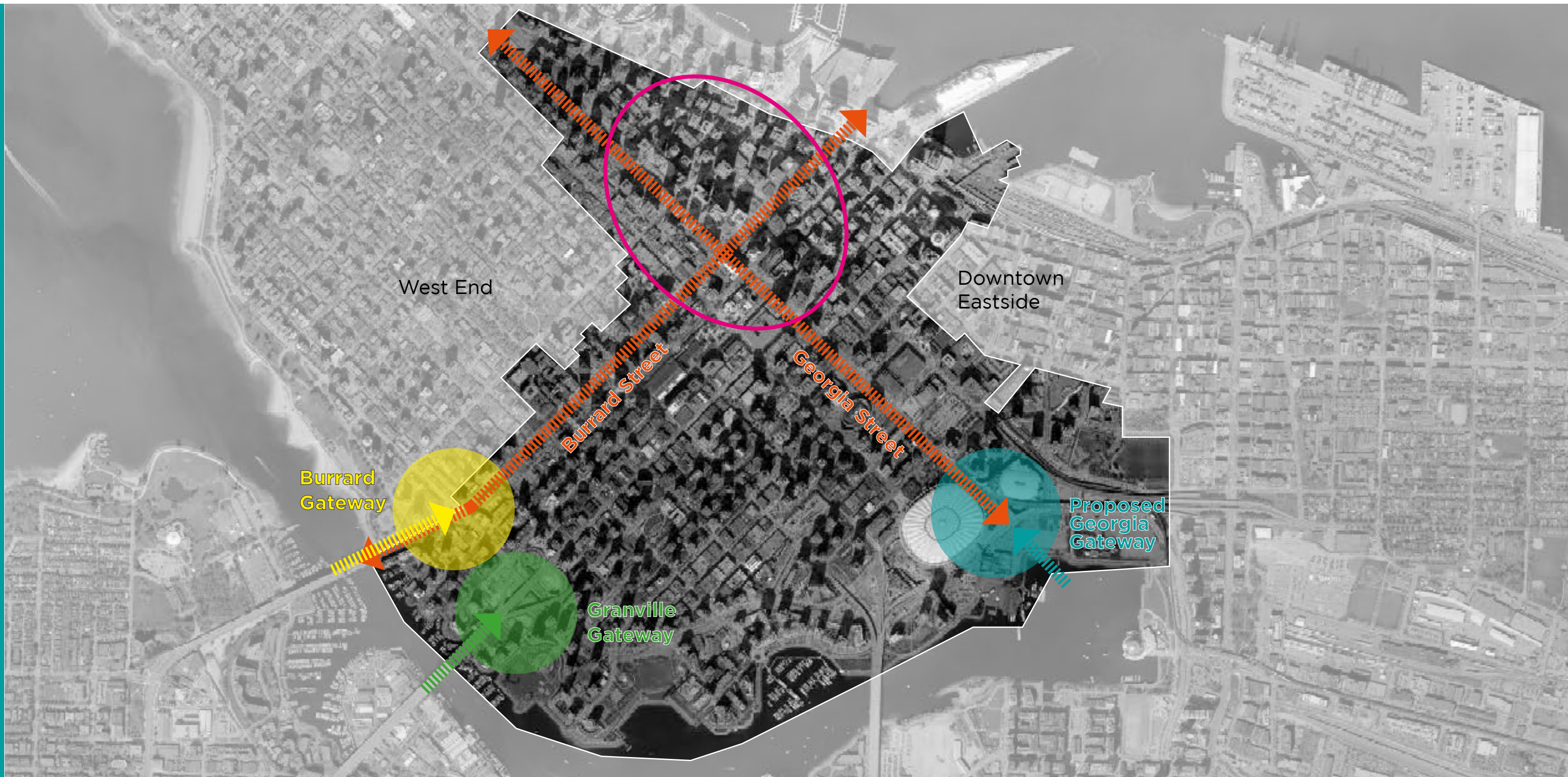
For more information please refer to the Refined Area Plan.

OVERVIEW

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

Objectives achieved through Georgia Gateway:

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



WHAT WE HEARD

- » General support for higher buildings at Georgia/Pacific, however, a hierarchy among the buildings at this corner needs to be created.

WHAT HAS CHANGED?

- » To create a hierarchy and strengthen the gateway of the two towers in Sub-area 6C are recommended up to a maximum of 425 ft., with the building at Sub-area 10C stepping down to a maximum height of 400 ft. The two towers on the 6C site are foreground elements that frame the alignment of Georgia St. when viewed from the south side of False Creek.

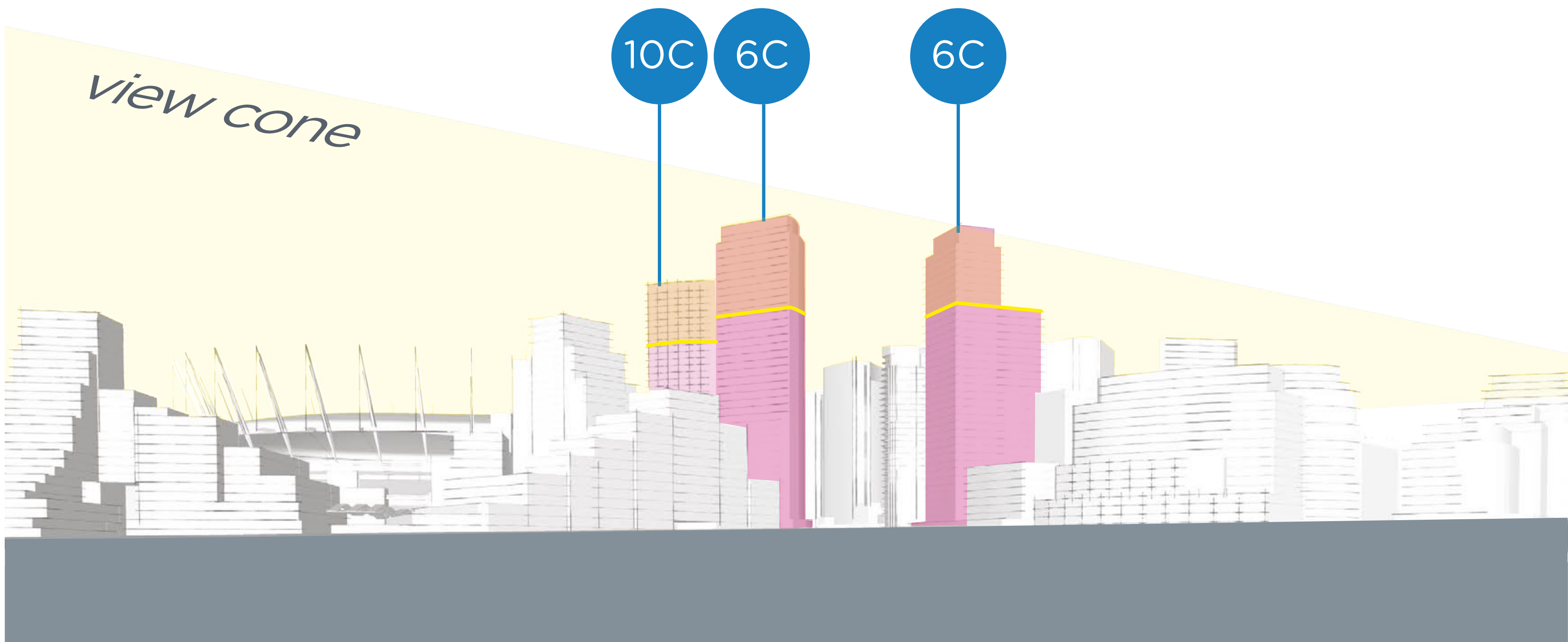
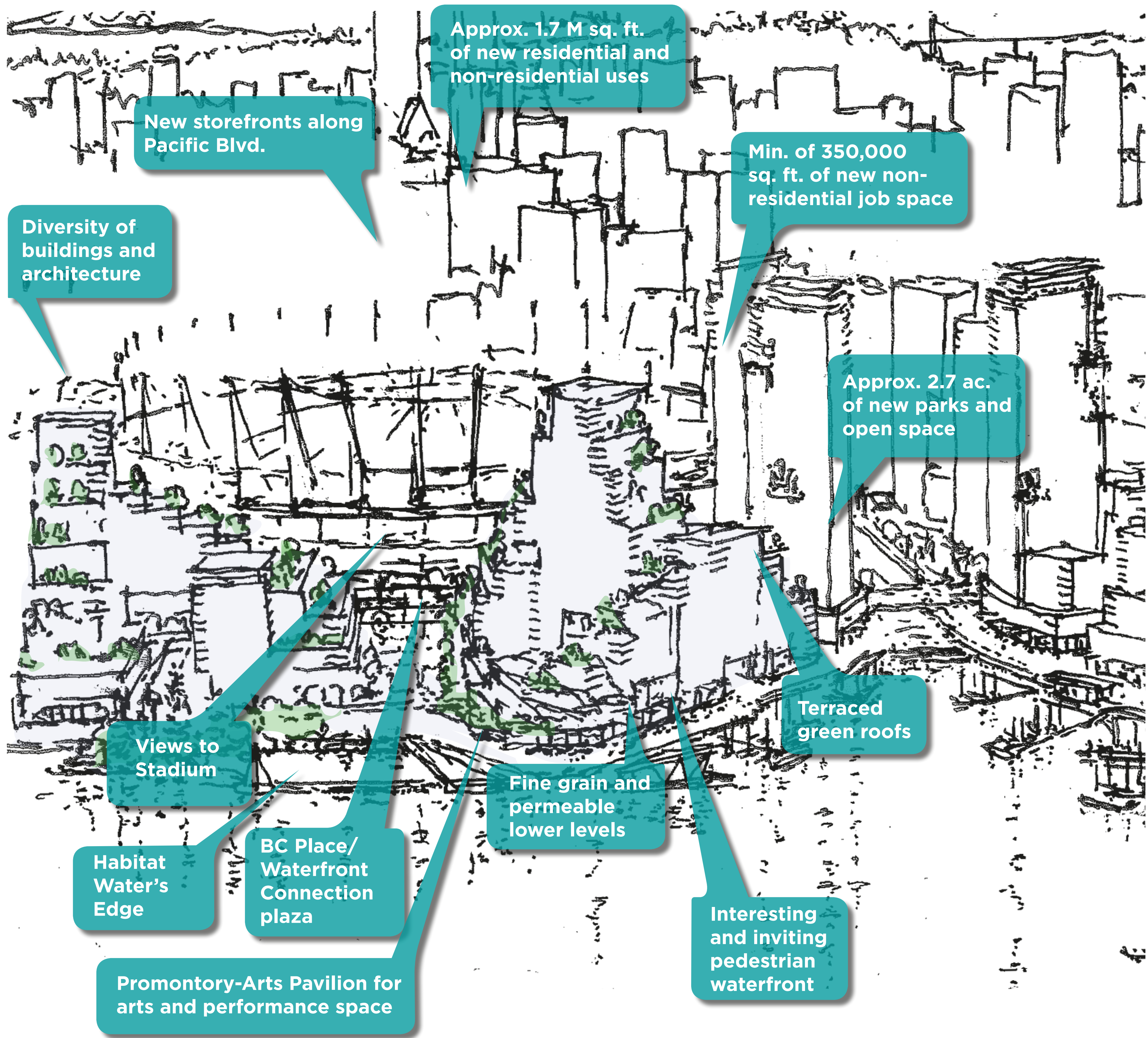


Diagram showing view cone 9.1 from Cambie St. at 10th/11th to the North Shore through Sub-area 6C and Sub-area 10C

Urban Design: Sub-area 6B

For more information please refer to the Refined Area Plan.



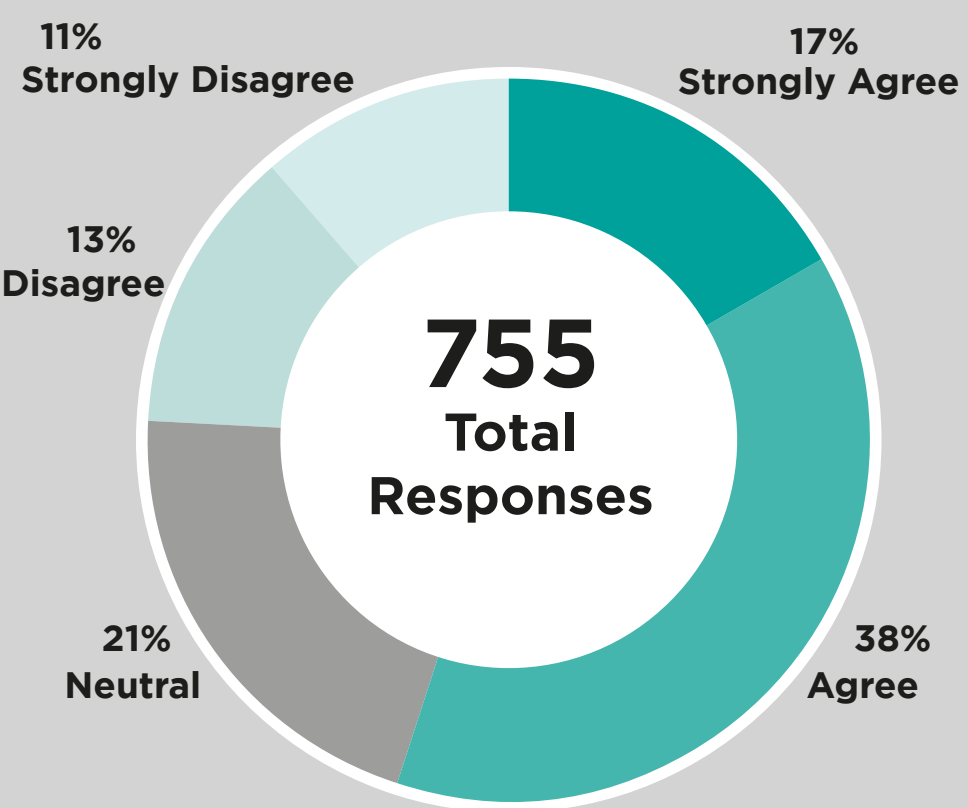
OVERVIEW

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

WHAT WE HEARD

- » General support for design.
- » A strong desire for a highly public waterfront.

Do you agree or disagree with the draft urban design policies for Sub-area 6B?



WHAT HAS CHANGED

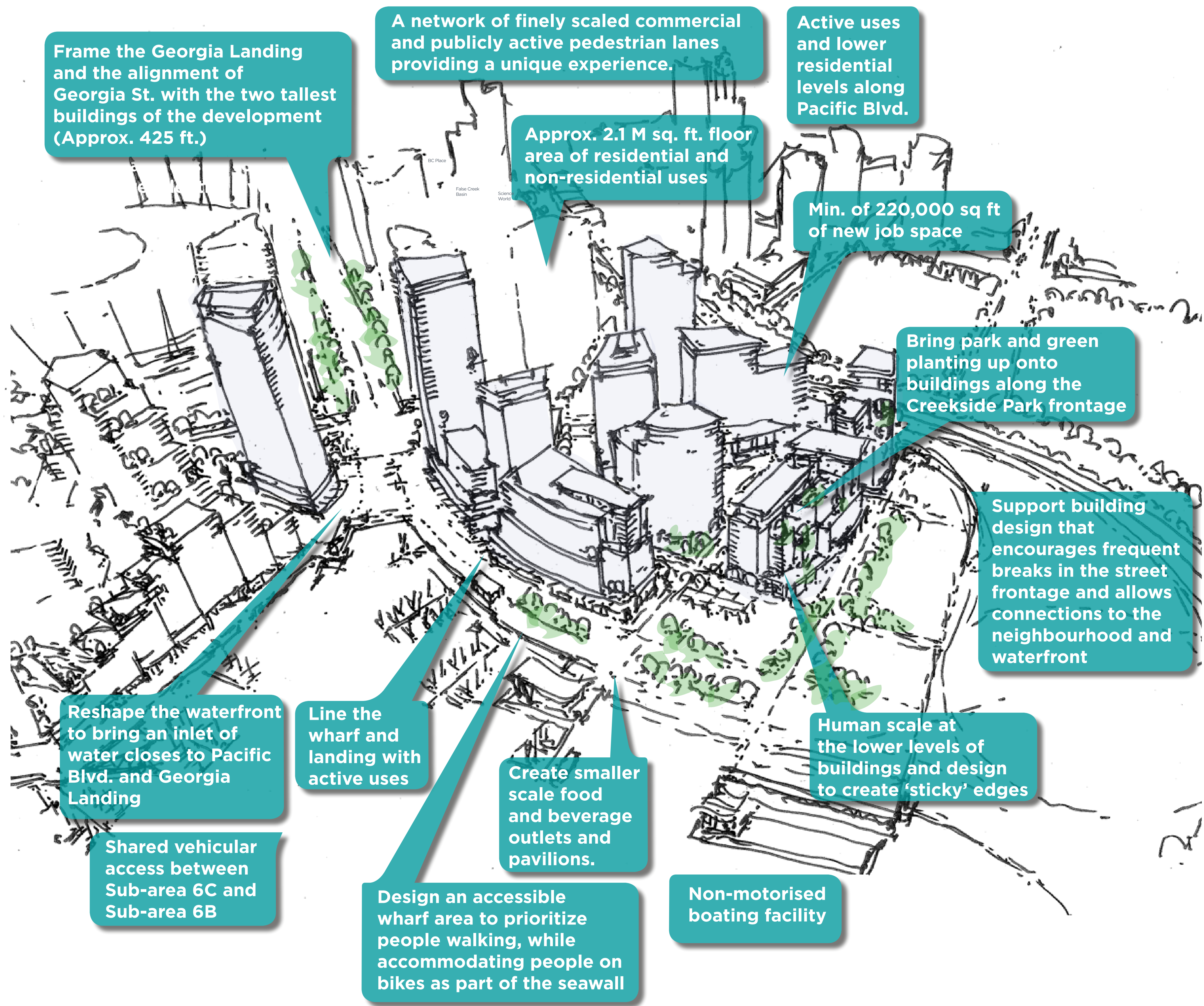
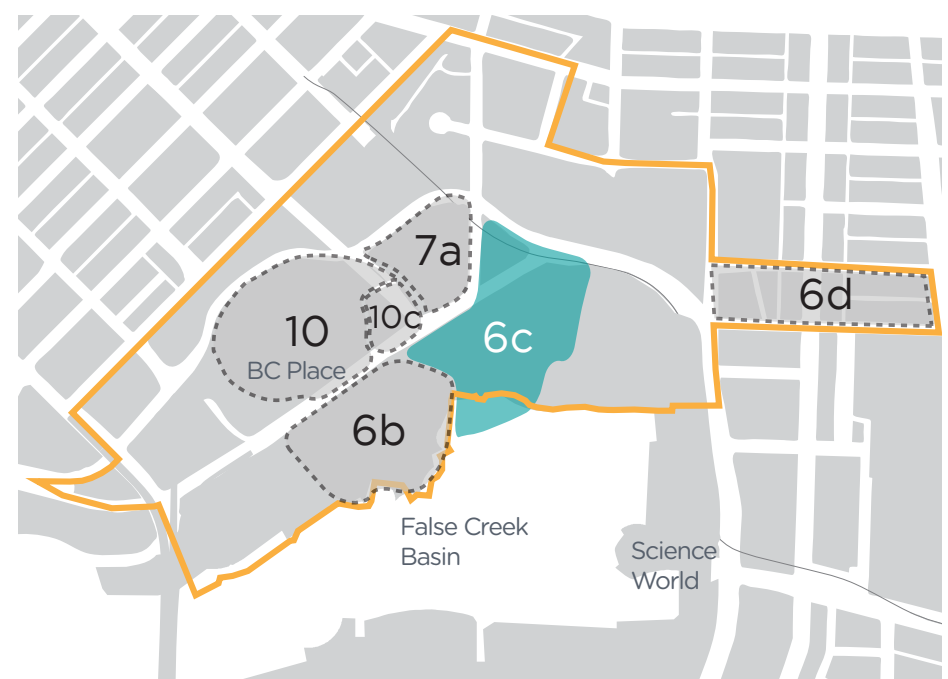
- » Public space framework evolved to include opportunities for community and cultural gathering.

SUMMARY OF AMENITIES ON-SITE

- Social housing (20% of residential floor area)
- Community centre incl. seniors' space and ice rink
- Childcare facility
- Arts pavilion
- Covered/open plaza (Plaza of Nations)
- Artist production space
- Public art

Urban Design: Sub-area 6C

For more information please refer to the Refined Area Plan.



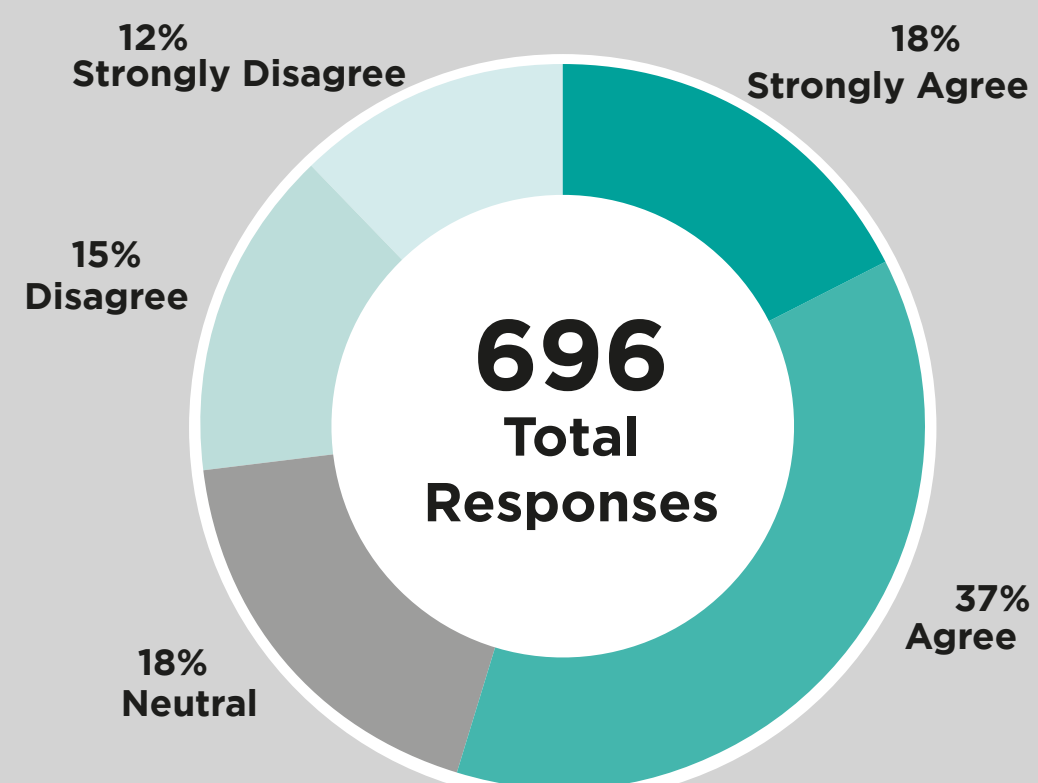
OVERVIEW

Sub-area 6C is pivotal in the meeting of city and water at the landing of Georgia St. at False Creek, and in the shaping and activation of the new Creekside Park extension. It will be a critical part of creating and activating Pacific Blvd. and two major city to park connections — Carrall Greenway and the Dunsmuir Connection. The densities, heights and urban design parameters described in this Sub-area are based on the requirement that all lands be jointly developed to create a cohesive and integrated waterfront district, which would not otherwise be possible through the development of the individual land holdings.

WHAT WE HEARD

- » General support for higher buildings at Georgia/Pacific, however, a need to create a hierarchy among the buildings at this corner.
- » A strong desire for a highly public waterfront.

Do you agree or disagree with the draft urban design policies for Sub-area 6C?



WHAT HAS CHANGED?

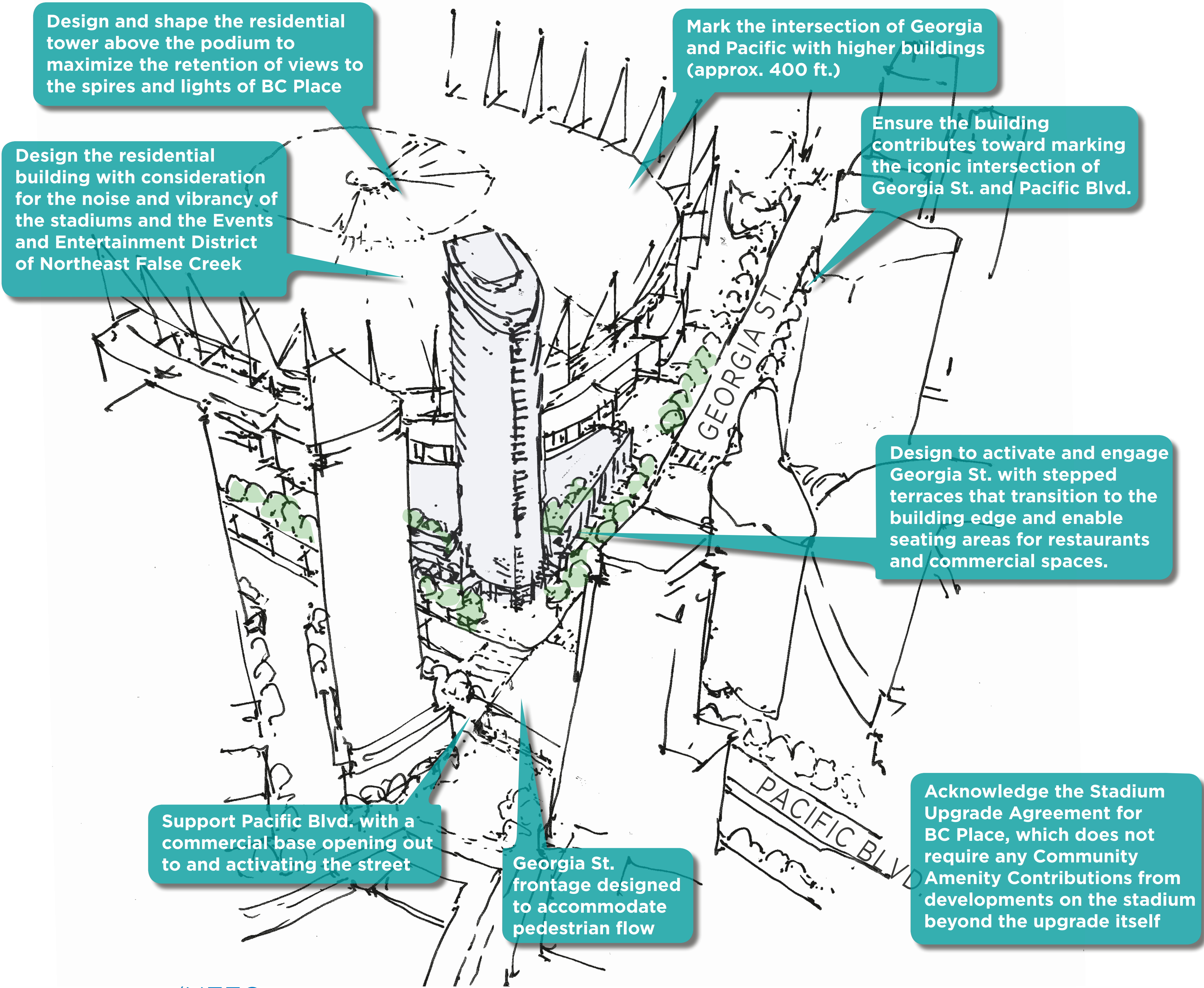
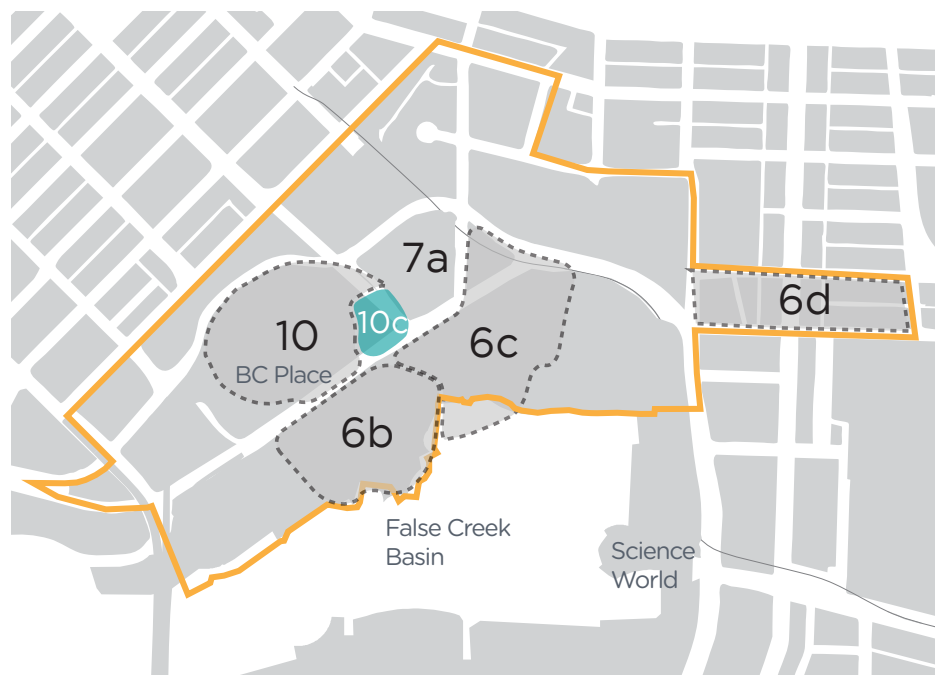
- » To create a hierarchy and strengthen the gateway the two 6C towers are recommended up to a maximum of 425 ft., with the 10C building stepping down to a maximum height of 400 ft. The two towers on the 6C site are foreground elements that frame the alignment of Georgia St. when viewed from the south side of False Creek.
- » Inclusion of a non-motorised boating facility.

SUMMARY OF AMENITIES ON-SITE

- Social housing (20% of residential floor area)
- Artist production space and Public art
- Creekside Park extension, Dunsmuir Connection, Georgia Landing and Wharf
- Non-motorised boating facility
- Childcare facility
- Community policing centre

Urban Design: Sub-area 10C

For more information please refer to the Refined Area Plan.



Design and shape the residential tower above the podium to maximize the retention of views to the spires and lights of BC Place

Design the residential building with consideration for the noise and vibrancy of the stadiums and the Events and Entertainment District of Northeast False Creek

Mark the intersection of Georgia and Pacific with higher buildings (approx. 400 ft.)

Ensure the building contributes toward marking the iconic intersection of Georgia St. and Pacific Blvd.

Design to activate and engage Georgia St. with stepped terraces that transition to the building edge and enable seating areas for restaurants and commercial spaces.

Support Pacific Blvd. with a commercial base opening out to and activating the street

Georgia St. frontage designed to accommodate pedestrian flow

Acknowledge the Stadium Upgrade Agreement for BC Place, which does not require any Community Amenity Contributions from developments on the stadium beyond the upgrade itself

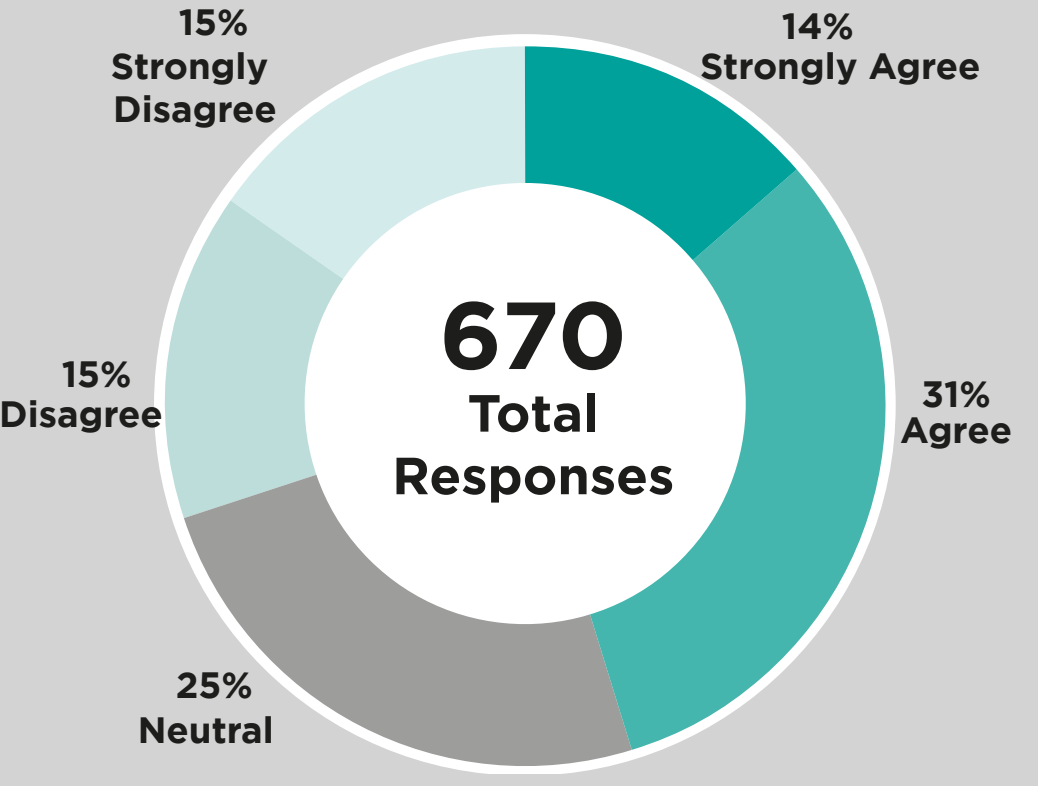
OVERVIEW

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

WHAT WE HEARD

» General support for higher buildings at Georgia/Pacific, however, a need to create a hierarchy among the buildings at this corner.

Do you agree or disagree with the draft urban design policies for Sub-area 10C?



WHAT HAS CHANGED?

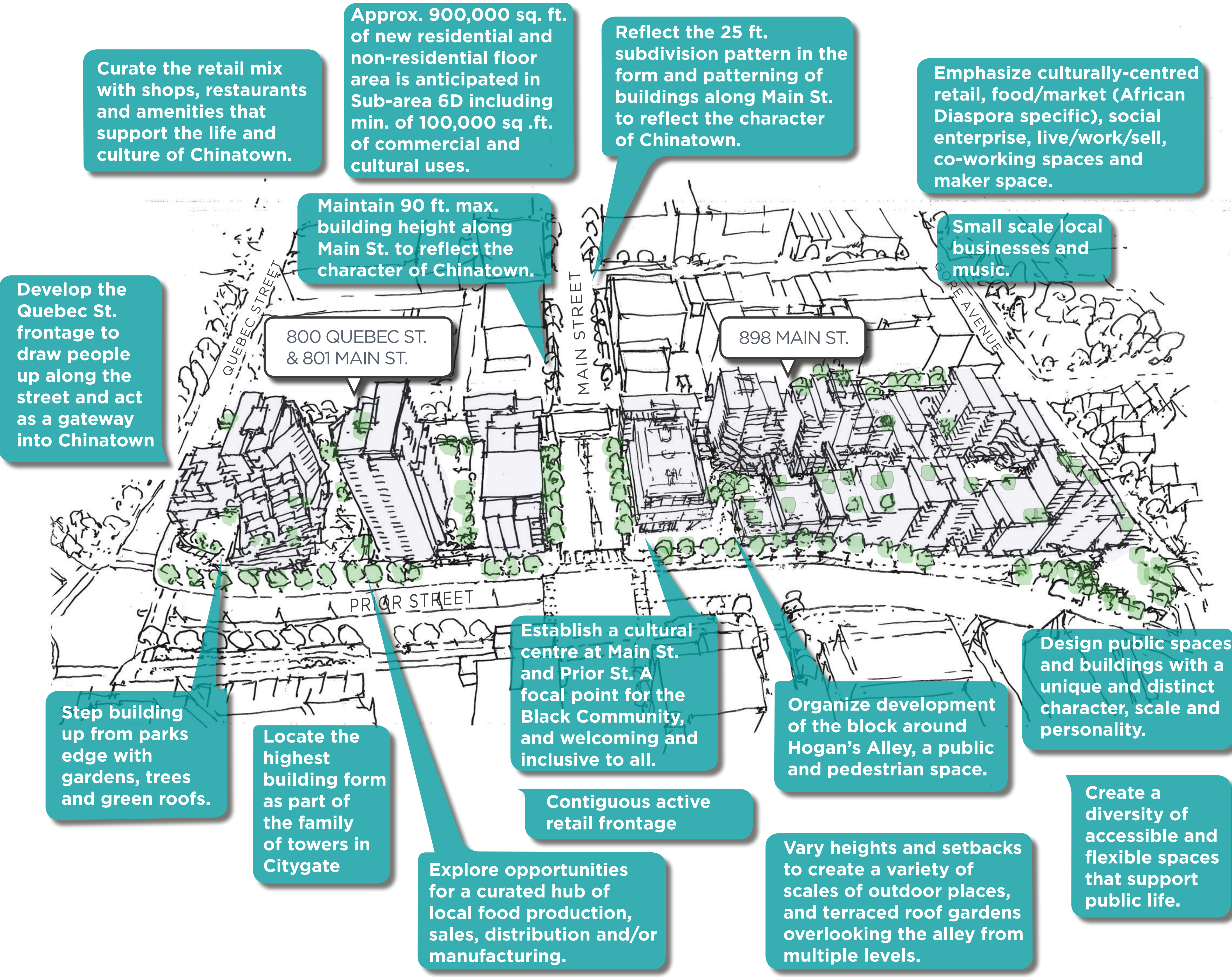
» To create a hierarchy and strengthen the gateway the two 6C towers are recommended up to a maximum of 425 ft., with the 10C building stepping down to a maximum height of 400 ft. The two towers on the 6C site are foreground elements that frame the alignment of Georgia St. when viewed from the south side of False Creek.

SUMMARY OF AMENITIES ON-SITE

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

Urban Design: Sub-area 6D

For more information please refer to the Refined Area Plan.



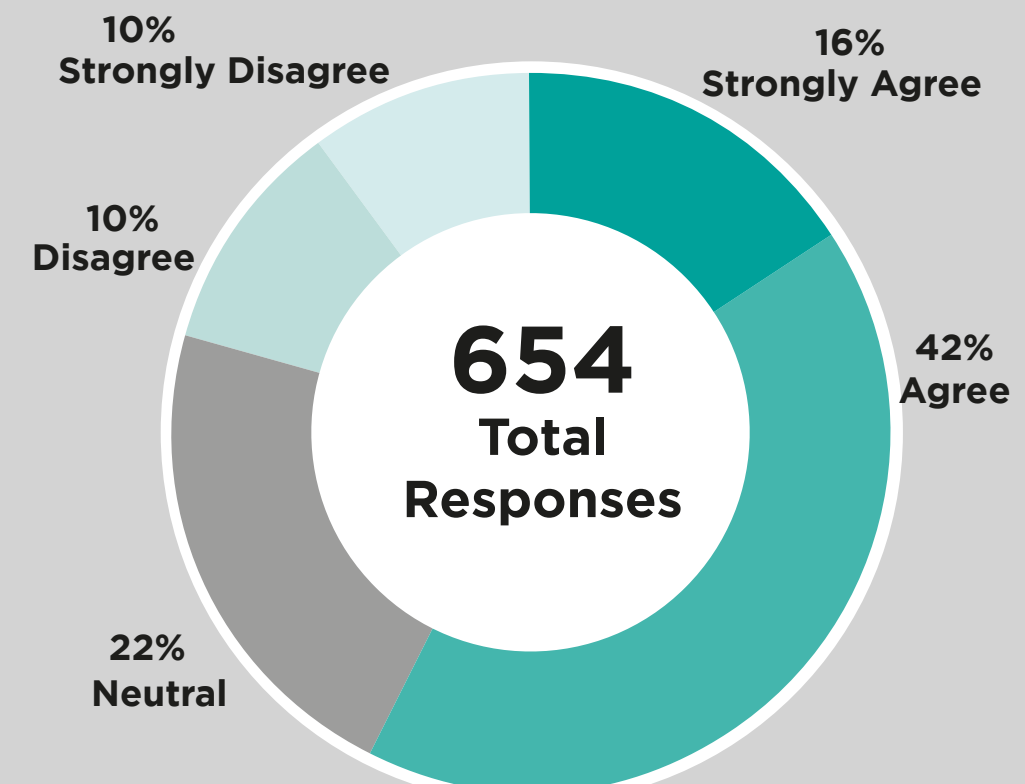
OVERVIEW

The redevelopment of two blocks to the east and west of Main St. is a cornerstone in reconnecting Main St., Chinatown and the communities to the south and a significant opportunity to re-establish a focal point for the Black Community in Vancouver.

WHAT WE HEARD

- » Interest in what's happening on 898 Main Street.
- » Main St. and Quebec St. need to both act as strong entries to Chinatown.
- » General support for design.
- » Desire to see food amenities integrated into land use mix.

*Do you agree or disagree with the draft urban design policies for Sub-area 6D?**



* Responses related to 800 Quebec St. and 801 Main St.

WHAT HAS CHANGED?

- » Established a vision for 898 Main St. block.
- » Strengthened Main St. and Quebec St. as gateways to Chinatown through cultural uses and design elements.
- » Explore opportunities for a curated hub of local food production, sales, distribution and/or manufacturing.

SUMMARY OF AMENITIES ON-SITE (ACROSS BOTH BLOCKS)

- 300 social housing units (incl. First Nations post-secondary students and Chinese seniors)
- Non-profit office space
- Social impact assessment mitigation/monitoring
- Childcare facility
- Hogan's Alley
- Artist production space and public art
- Cultural centre

Sustainability and Resiliency

For more information please refer to the Refined Area Plan.

OVERVIEW

Northeast False Creek will build on the legacy of Southeast False Creek, a neighbourhood designed to push the envelope for sustainable development in Vancouver. Since the construction of Southeast False Creek, the City has continued advancing on sustainability by setting the goal of being the Greenest City in the world.

POLICY HIGHLIGHTS

- » All new developments must meet or exceed the 4.8 m Flood Construction Level.
- » A continuous line of flood protection will extend across the site.
- » Strive for exceptional sustainable building design (i.e. district energy, green roofs etc.).
- » Create significant new areas of high quality shoreline.

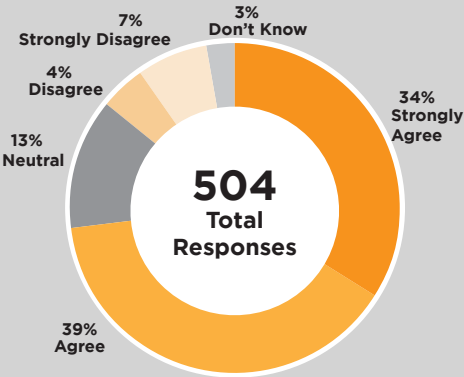


Habitat Island by Colin Fenby

WHAT WE HEARD

- » Concern about future sea level rise impacts to the area.
- » Concern about too much parking integrated into new developments. A need to encourage walking and cycling options as an alternative.

Do you agree or disagree with the draft sustainability and resiliency policies for NEFC?

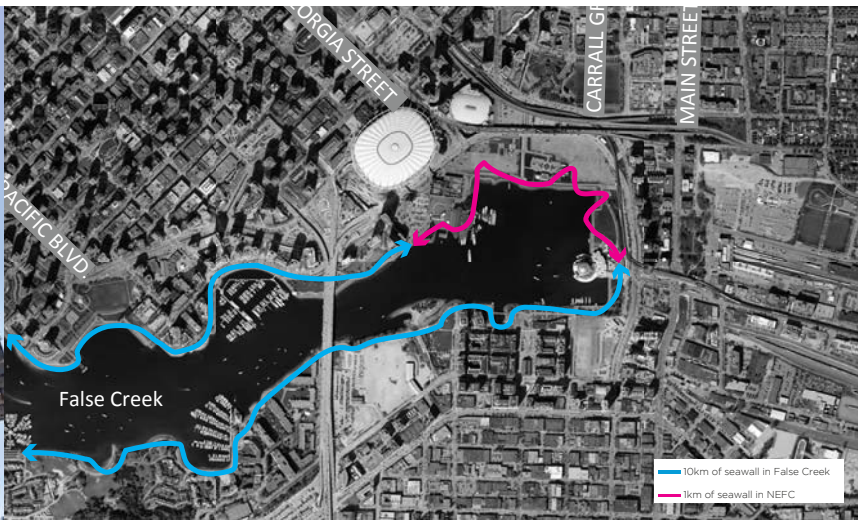


WHAT HAS CHANGED?

- » A requirement for all new developments to be a minimum of 4.8 m above sea level and new seawall is built to diking standards with the ability to add 1 m in the future.
- » Strengthened Green Mobility and Parking policies (i.e. looking to remove minimum parking requirements for residential).



Bullitt Center, Seattle (Flickr by Joe Wolf)



Neighbourhood energy mechanical room

Streets and Connectivity

For more information please refer to the Refined Area Plan.

OVERVIEW

The Georgia and Dunsmuir viaducts are aging, seismically vulnerable and need to be replaced.

The proposed complete street network will provide improved efficiency and resiliency, focusing on a new two-way Georgia St. that connects to a new two-way Pacific Blvd.

POLICY HIGHLIGHTS

- » Ensure the design of the streets:
 - are designed for all ages, abilities and modes of travel. Comfortable, inclusive access for people walking, cycling, taking transit and persons with mobility challenges is integral to its design.
 - support a vibrant public life that encourages a walking culture, healthy lifestyles and social connectedness.
 - meet the vehicle capacity needs of today, including transit, emergency services and goods movement.

PRINCIPLES



Accessibility



Integrated Utilities



Adaptability and Resiliency



Permeability/Connectivity



Character



Environmental Sustainability



Experience and Place-Making



Public Life



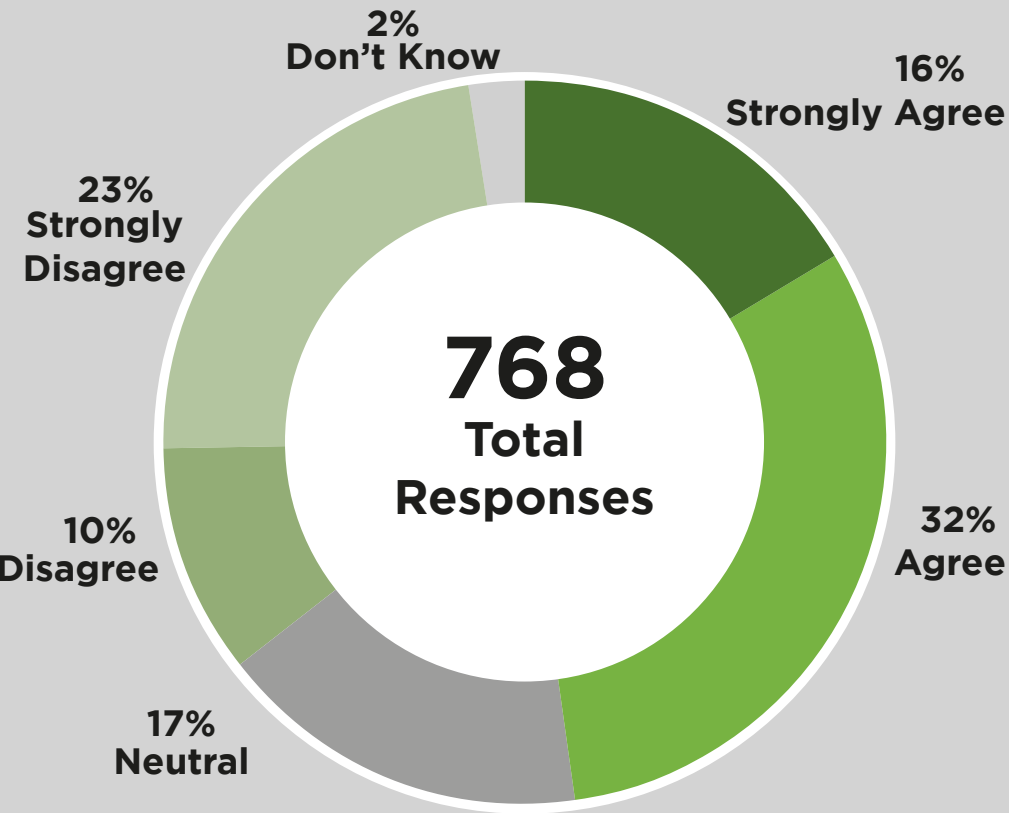
Safe and Inclusive



WHAT WE HEARD

- » A desire to better understand traffic flow and congestion on the new street network.
- » Concern about access into Chinatown.
- » Accessibility for all ages and abilities.

Do you agree or disagree with the draft street and connectivity policies for NEFC?



WHAT HAS CHANGED?

- » Created an animation and diagrams illustrating the results of the three independent transportation engineering reports (available on webpage).
- » Continued community consultation on evolving street design.
- » Working with an independent accessibility consultant to determine where and how the street design can exceed accessibility design standards for people with disability challenges.
- » Replacement street network design has progressed to 90% creating additional certainty for design elements and cost.

Andy Livingstone Park Reconfiguration

For more information please refer to the Refined Area Plan.

CONSTRUCTING THE NEW STREET NETWORK

Subject to approval of the Area Plan by Council, designs associated with the infrastructure works to replace the Georgia and Dunsmuir viaducts will be finalized. It is estimated that construction could commence as early as late 2018, subject to Council approval and a viable financing strategy.

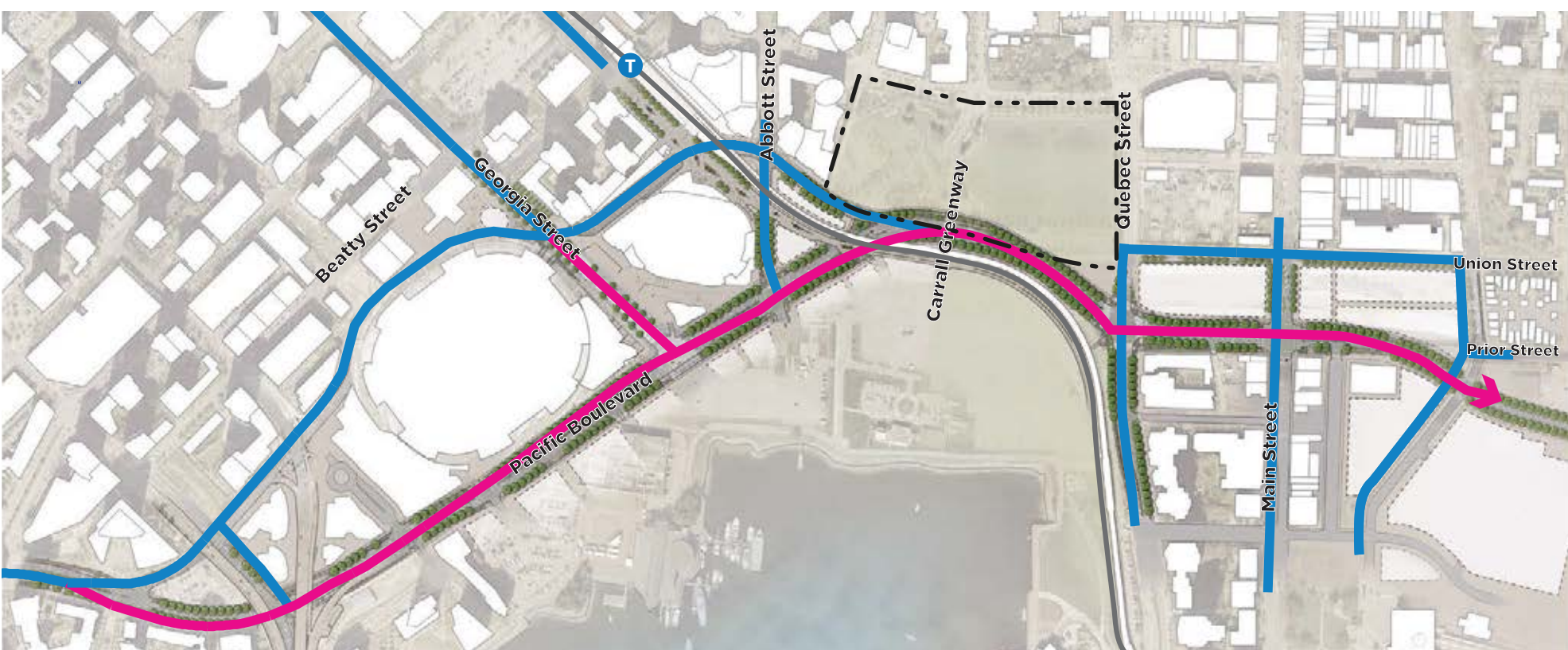
Phasing of this project will commence with utility relocations and other minor infrastructure changes to prepare for the demolition of the Georgia Viaduct and the construction of the new Georgia St. extension.

During this time, the most significant traffic implications are expected over a 12-month period.

The total expected timeline for the construction project is 3 years.

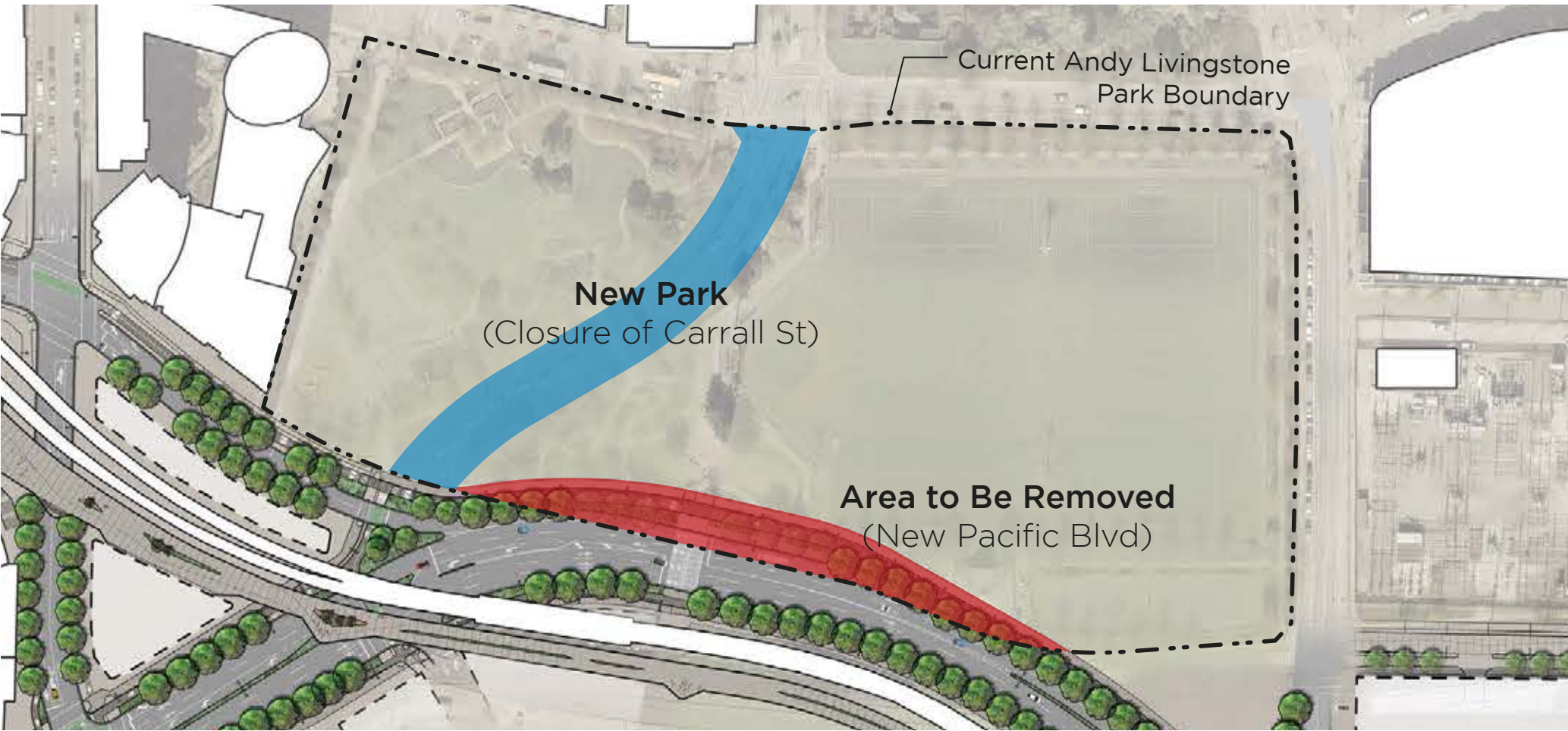


Existing street network



Existing street network New street network

ANDY LIVINGSTONE PARK RECONFIGURATION



Andy Livingstone Park area to be reconfigured

The future alignment of Pacific Blvd. will slightly encroach on the southern edge of Andy Livingstone Park. The Area Plan proposes to offset this loss by closing Carrall St. between Expo Blvd. and Keefer St. to vehicle traffic. Carrall St. will be converted to park area with a realigned cycling and pedestrian connection to the waterfront. **This would result in a single contiguous park, with an overall net gain of 0.3 acres.**

Think you might be a beneficiary to the Andy Livingstone Park restrictive covenant?
More information will be available soon on our website, at vancouver.ca/NEFC.

IN THE MEANTIME...

In order to mitigate the impacts of construction, temporary park facilities will be maintained, such as the off-leash dog park, sport fields, park ranger station, field house and tennis courts. These temporary facilities will remain in place until construction and completion of the renewed Andy Livingstone Park.



Andy Livingstone Park is owned by the Province, leased to the City, and permanently stores contaminated soils from the development of the former Expo 86 lands. The park lands are subject to a restrictive covenant that limits the use of the land for park purposes and utilities. Upon registering the covenant in 1995, development parcels surrounding the park were identified as beneficiaries.

There are now approximately 1,100 beneficiaries to the covenant, following the development and stratification of these sites. Any changes to the covenant must either have their consent, or be ordered by the BC Supreme Court.

Before the new street network can be built, the False Creek Official Development Plan (ODP) must be amended and brought to Council for approval. The lease and restrictive covenant on Andy Livingstone Park may only be altered to allow for the new configuration of street and park once the changes to the ODP have been approved.

It is estimated that the changes to the restrictive covenant will be brought to the BC Supreme Court in 2018.

Play and Work

For more information please refer to the Refined Area Plan.

OVERVIEW

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

POLICY HIGHLIGHTS

- » Recognize and enhance the area’s role in BC 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.

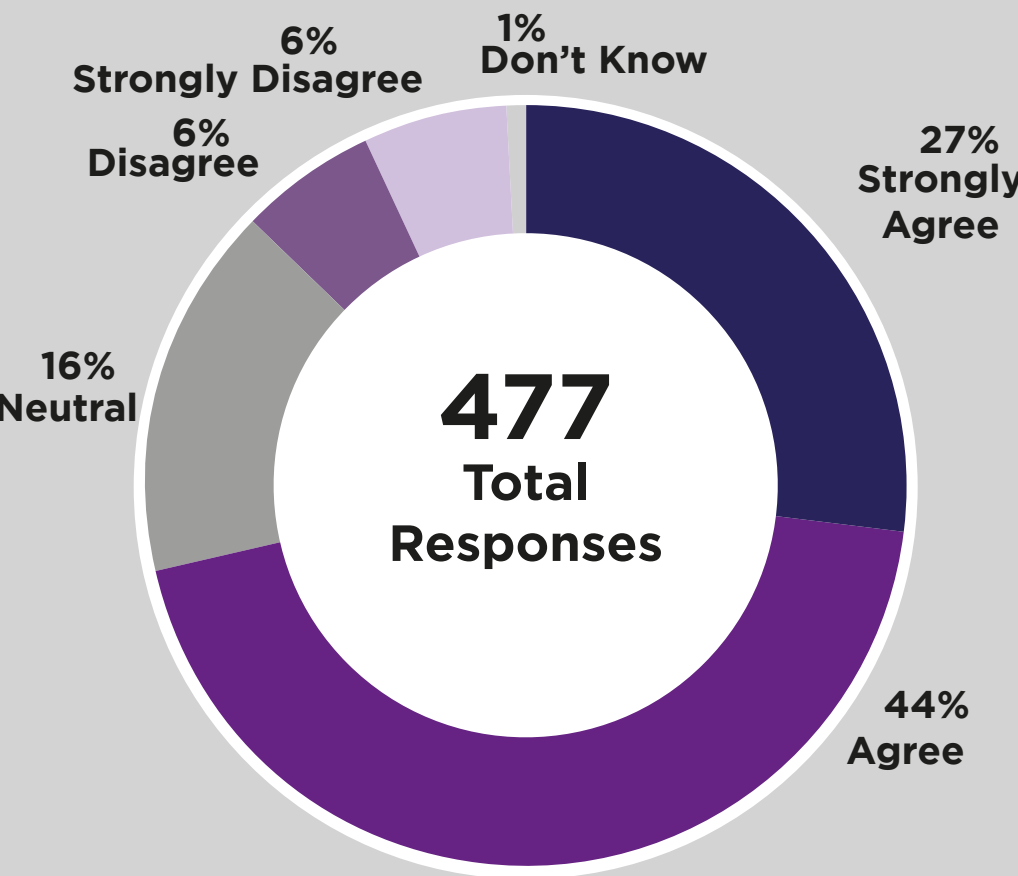


High Street in Brighton, UK by Gehl Architects

WHAT WE HEARD

- » A need for accessible and flexible public spaces that contribute to social interaction, cultural expression and community enjoyment.
- » A mixed-use neighbourhood is desired instead of a primarily residential neighbourhood.

Do you agree or disagree with the draft play and work policies for NEFC?



WHAT HAS CHANGED?

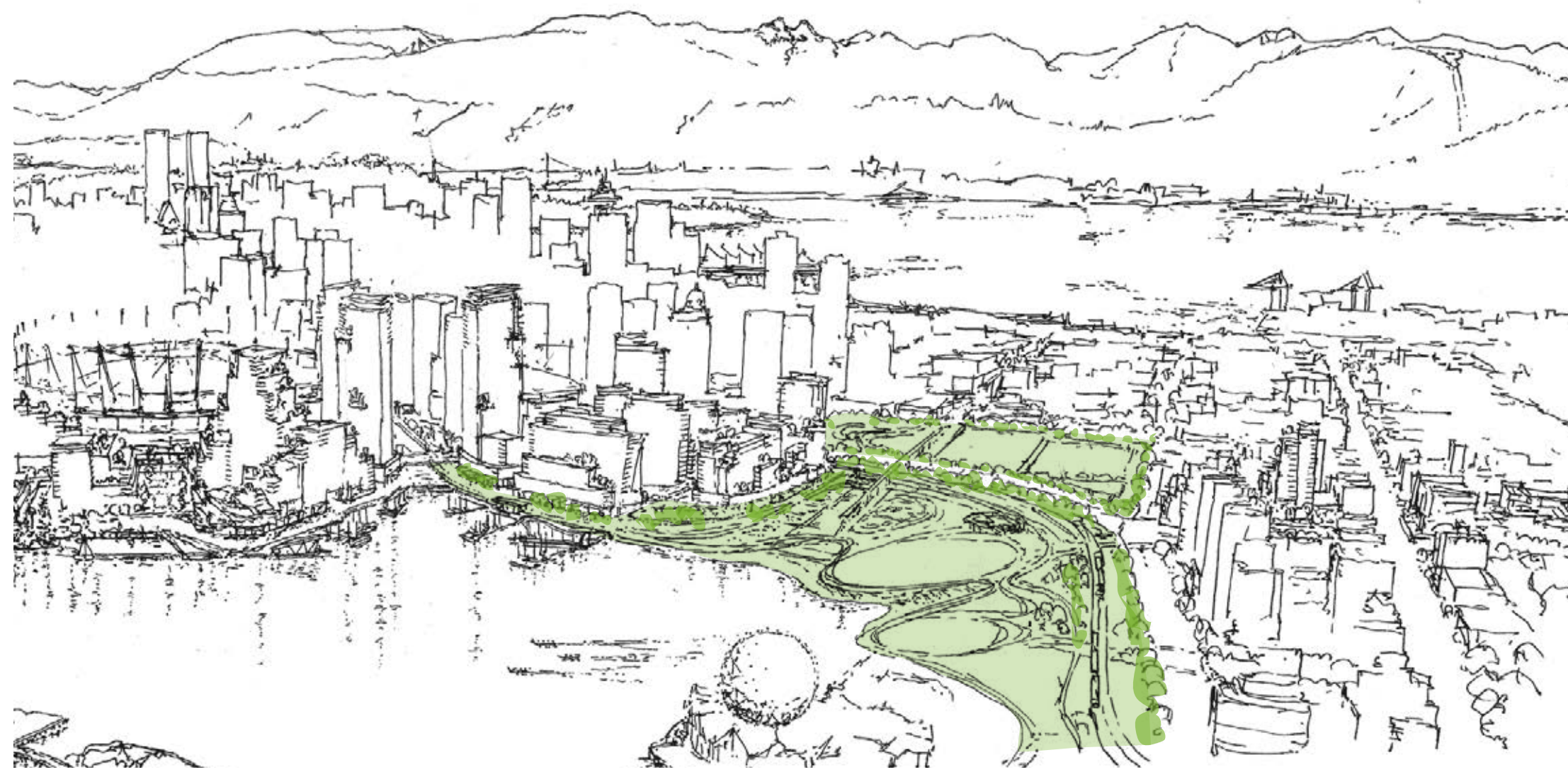
- » Addition of Commercial Street Guidelines in the Area Plan.
- » Improved linkages and programming that supports nearby businesses in Chinatown.
- » Clarity about the intent and role of new public spaces and commercial streets.
- » A focus on smaller scale, local based business opportunities with a greater focus on intentional local business curation.



- 1 Plaza of Nations
- 2 Pacific Blvd.
- 3 Georgia Wharf
- 4 Georgia St.
- 5 Abbott St.
- 6 Laneways Precinct
- 7 Quebec St.
- 8 Historic Shoreline
- 9 Main St.
- 10 Hogan’s Alley
- 11 Prior St.

Parks

For more information please refer to the Refined Area Plan.



OVERVIEW

Northeast False Creek will have a major waterfront park and new open spaces designed for daily life, which will transform to welcome major gatherings and special events. The park will feature a saltmarsh and habitat for urban wildlife, and enhanced access to the water. It will connect new and existing communities to the downtown and False Creek. The park will complete the series of public spaces along the waterfront, reconnecting the seawall as a continuous loop.

POLICY HIGHLIGHTS

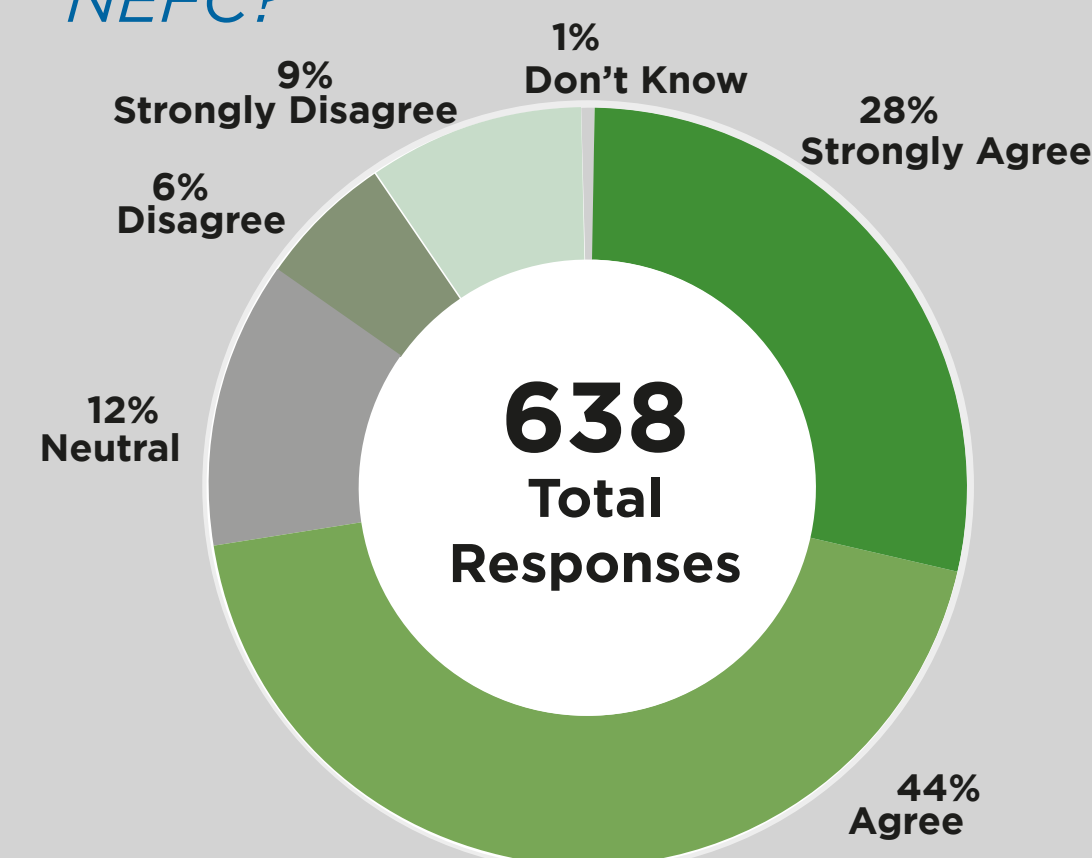
- » Create strong physical and historical connections to surrounding neighbourhoods to create a welcoming and inclusive park.
- » Maximize opportunities for views to the water, mountains, surrounding landmarks and open spaces.
- » Integrate elements of Musqueam, Squamish, Tsleil-Waututh Nations and Urban Indigenous peoples history and living culture into the design of the park.
- » Select a variety of plantings that create an ecologically and visually rich environment that encourages environmental stewardship.
- » Improve access for non-motorized boating in the False Creek Basin.

vancouver.ca/NEFC
[#NEFCplan](https://twitter.com/NEFCplan)

WHAT WE HEARD

- » Opportunity to integrate meaningful representation of indigenous culture in parks and open space design.
- » Opportunity to meaningfully reconnect Chinatown to the waterfront and accommodate passive programming activities in the park.
- » Concerns about maintenance and operation of the park to ensure safety of all users.
- » Clarity on designation for parks and open space.
- » Concerns about the potential loss of tennis courts in the future park.

Do you agree or disagree with the draft parks policies for NEFC?



WHAT HAS CHANGED

- » Further engagement underway with Musqueam, Squamish and Tsleil-Waututh Nations, as well as the Urban Indigenous peoples to ensure that the park design reflects indigenous principles of tradition, culture and visibility of the land.
- » New policies added to strengthen the connections to historical neighbourhoods.
- » New Stewardship section and policies added to the Park chapter to address the needs and expectations for the new park to be active, clean, safe and welcoming at all times.
- » New policy added to explore and prioritize funding in the new capital plan to upgrade nearby tennis courts.

Community and Homes

For more information please refer to the Refined Area Plan.

OVERVIEW

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

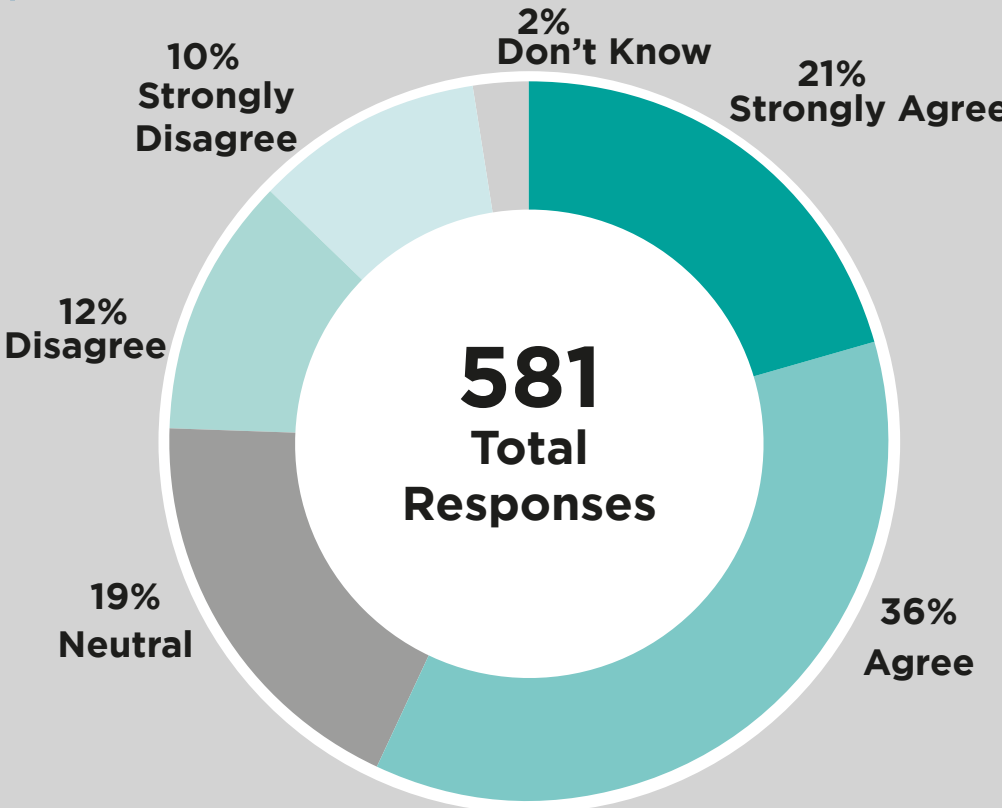
POLICY HIGHLIGHTS:

- » Ensure 20% of new residential floor area is delivered as social housing within the existing ODP area (~930 units).
- » Secure remaining six affordable housing sites (~600 units).
- » Ensure a minimum of 300 new social housing units delivered on Main St Blocks
- » Require 50% of all social housing units to be two and three bedroom units for families
- » In market housing, require a minimum of 35% family units (having two or more bedrooms), including a minimum of 25% two bedroom and a minimum of 10% three-bedroom units in each project.
- » Enhance access and increase neighbourhood food assets: including community gardens, community kitchens and other community-based food programs, particularly for vulnerable and isolated groups.

WHAT WE HEARD

- » A need to ensure neighbourhood is mixed-income.
- » A desire to maximize the amount of affordable housing.

Do you agree or disagree with the draft community and homes policies for NEFC?



WHAT HAS CHANGED?

- » Established public benefit priorities and elevated the priority for the delivery of at least 20% affordable housing on all sites.
- » Changed draft policy for sub-area 6D from 200-300 social housing units to 300 social housing units.



- Remaining affordable housing development sites (option sites) (Approx. 600 units / 1,100 people)
- Existing Affordable housing

- Sub-area 6B (Approx. 330 units / 600 people)
- Sub-area 6C (Approx. 600 units / 1,000 people)
- Sub-area 6D (Approx. 300 units / 550 people)

- Existing False Creek North Official Development Plan (ODP) Boundary
- Proposed extension of ODP boundary

Arts and Culture

For more information please refer to the Refined Area Plan.



OVERVIEW

Northeast False Creek will serve as a major arts and culture destination. The Area Plan will provide city-serving programming opportunities and be responsive to a growing neighbourhood. It will contribute to the overlapping needs of the Downtown Eastside’s cultural communities, creating an accessible and inclusive neighbourhood.

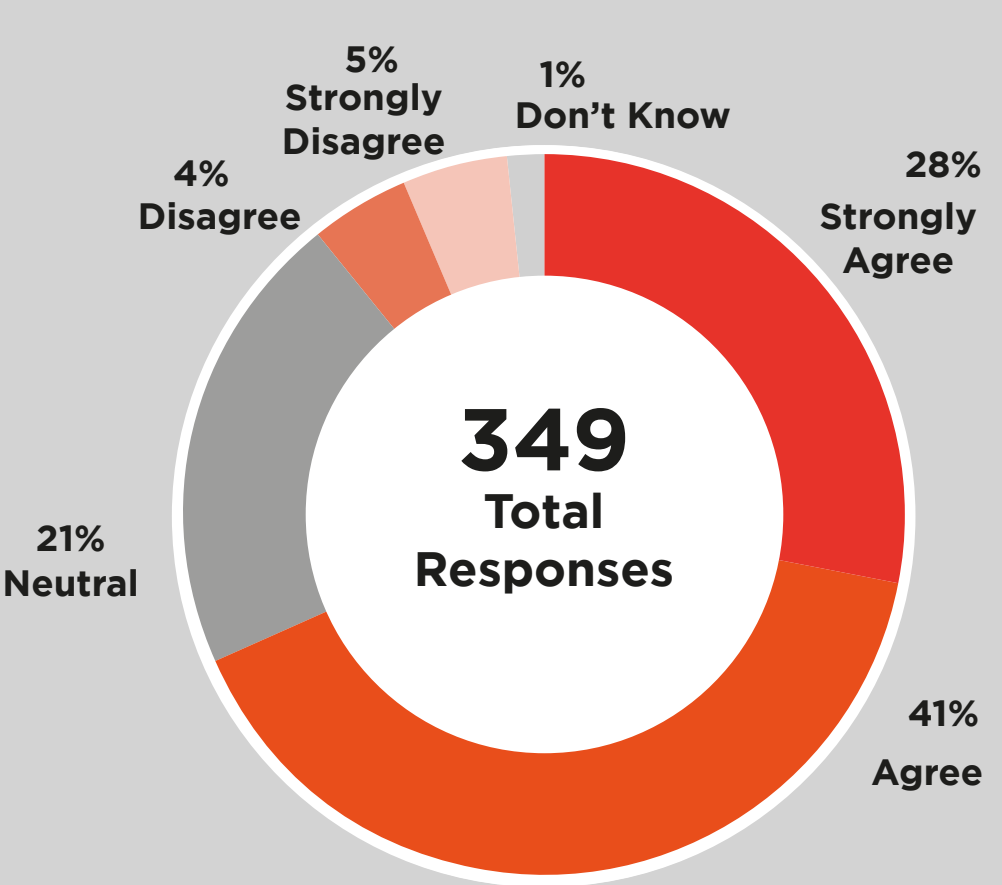
POLICY HIGHLIGHTS

- » Establish a series of connected, accessible and flexible public spaces.
- » Meaningful cultural recognition and integration
- » Partner to secure, long-term affordable arts and cultural spaces that balance neighbourhood, district, and city-wide needs.
- » Explore opportunities to create social housing for artists with associated production space.
- » Create a supportive, arts-friendly regulatory environment to allow arts practice to thrive and evolve in Northeast False Creek.

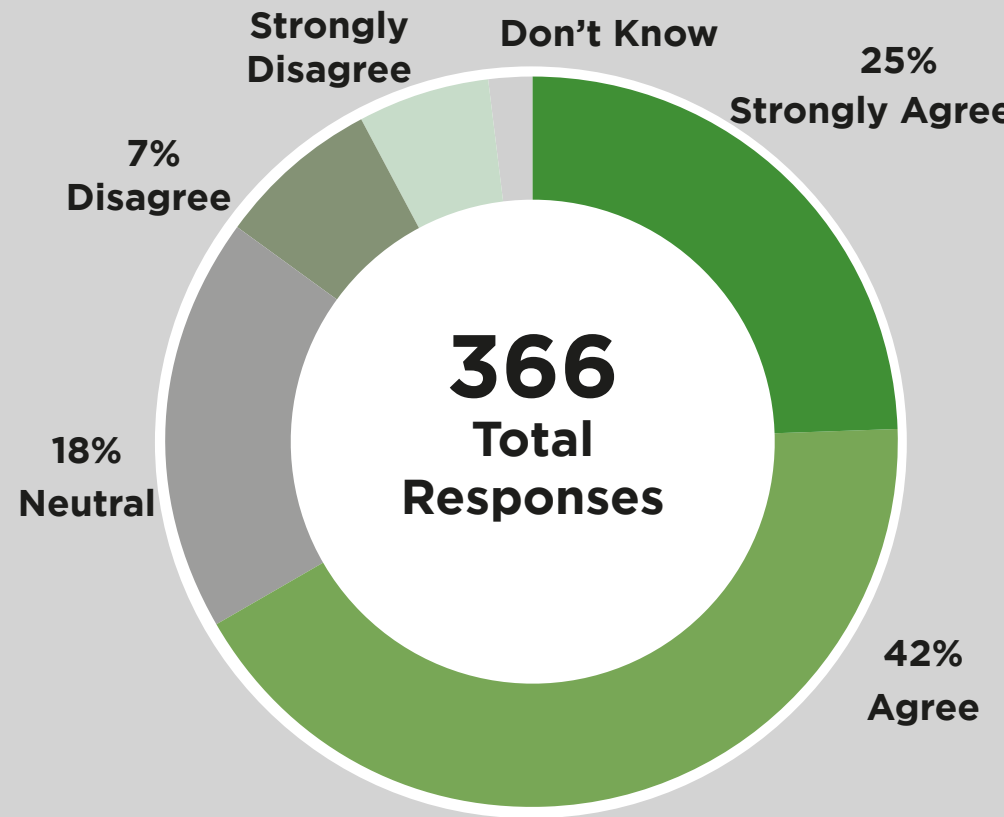
WHAT WE HEARD

- » Concern about lack of access to water and opportunities to celebrate for First Nations.
- » Concern about disconnect of Chinatown from Waterfront and Events and Entertainment District.
- » Opportunity to re-establish the heart of Vancouver’s Black Community in Vancouver.
- » Concern around affordability for artists.
- » Interest in adjusting regulations to allow for live/work/sell.
- » Desire to see dynamic and community building opportunities for public art (i.e. more than just permanent art installations).

Do you agree or disagree with the draft arts policies for NEFC?



Do you agree or disagree with the draft culture policies for NEFC?



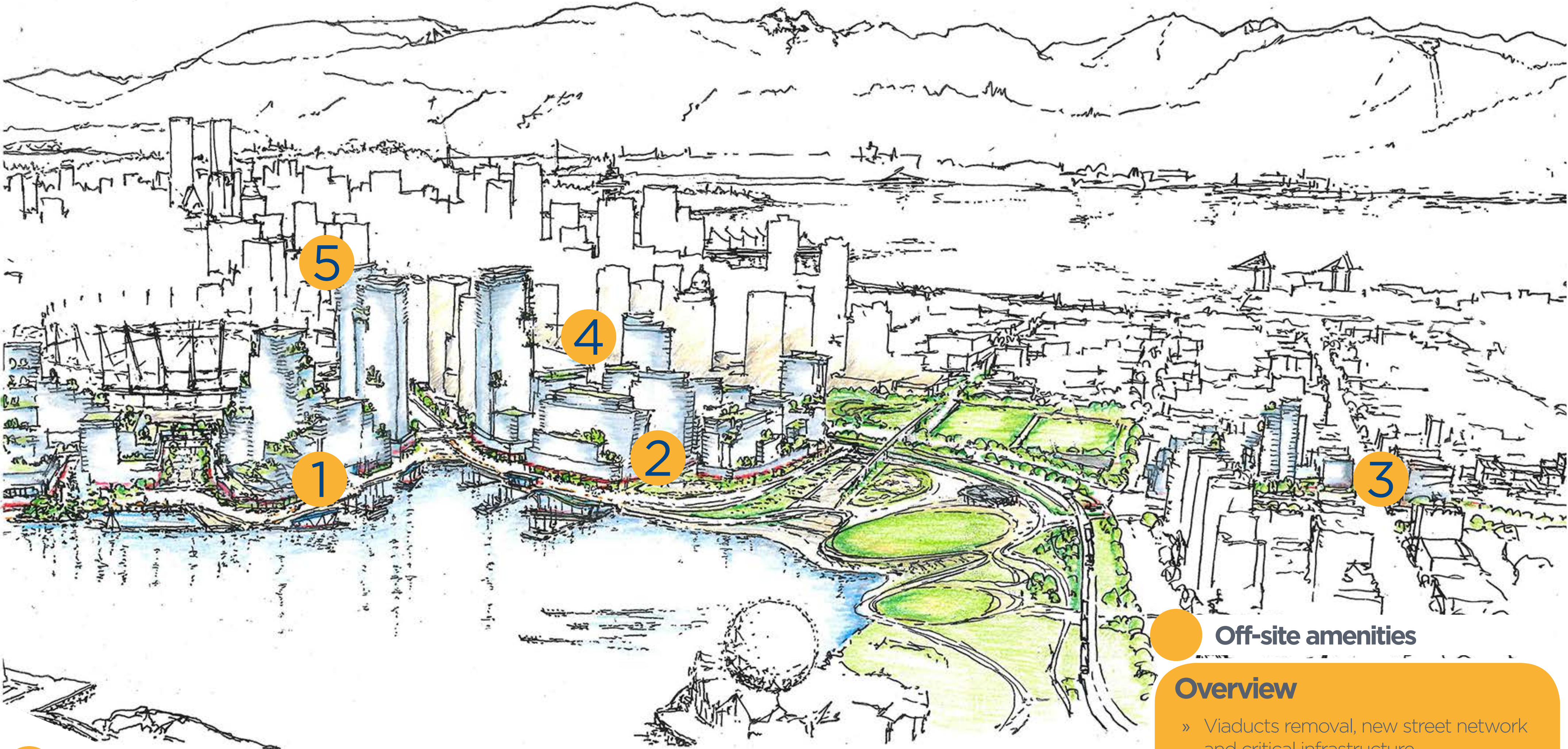
WHAT HAS CHANGED

- » Included artist housing and production space in the 20% social housing target.
- » Piloting policy to support live/work/sell opportunities.
- » Public art plan initiated, including opportunities for performance and temporary art programs that can evolve and change.
- » Integration of local First Nations Design Principles.
- » Opportunities for public art relating to Reconciliation and recognition of Musqueam, Squamish and Tsleil-Waututh Nations

Public Benefit Strategy

For more information please refer to the Refined Area Plan.

Public Benefits Summary



1

Sub-area 6B

On-site amenities

- » Social housing (20% of residential floor area)
- » Childcare facility
- » Covered/open plaza (Plaza of Nations)
- » Arts pavilion
- » Community centre including seniors' space and ice rink
- » Artist production space
- » Public art

4

Sub-area 7A

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

2

Sub-area 6C

On-site amenities

- » Social housing (20% of residential floor area)
- » Creekside Park extension, Dunsmuir Connection, Georgia Landing and Wharf
- » Childcare facility
- » Non-motorised boating support facility
- » Community policing centre
- » Artist production space
- » Public art

3

Sub-area 6D

On-site amenities

- » 300 social housing units (incl. First Nations post-secondary students, Chinese seniors and family housing)
- » Childcare facility
- » Cultural centre
- » Non-profit office space
- » Social impact assessment mitigation/monitoring
- » Artist production space
- » Public art

Off-site amenities

Overview

- » Viaducts removal, new street network and critical infrastructure
- » Secure six option sites for social housing
- » Andy Livingstone Park and Creekside Park renewal
- » Firehall #8 renewal and expansion on option sites
- » Heritage contribution
- » Non-profit cultural space
- » Contribution toward Firehall #1 and #2 replacement/expansion

5

Sub-area 10C

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

OVERVIEW

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

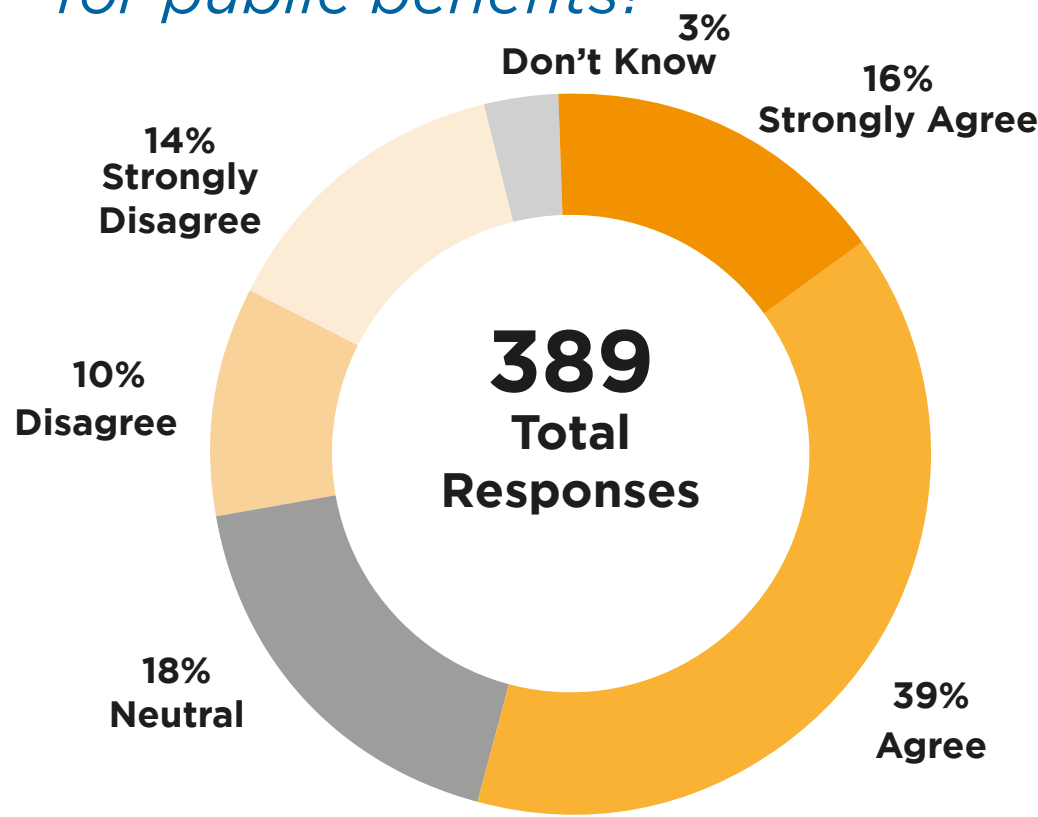
WHO FUNDS AMENITIES AND HOW?

Amenities are delivered from a variety of sources using different tools. The City provides funds for childcare facilities, parks, community centres, libraries, cultural facilities, affordable housing, utility upgrades (water and sewer) and street improvements. Funding for public amenities comes through the coordinated allocation of funds from the following:

- » Property taxes, utility fees and user fees
- » Contributions related to development:
 - Development Cost Levies (DCLs)
 - Community Amenity Contributions (CACs)
- » Contributions from other levels of government and non-profit partners

WHAT WE HEARD

Do you agree or disagree with the draft urban design policies for public benefits?

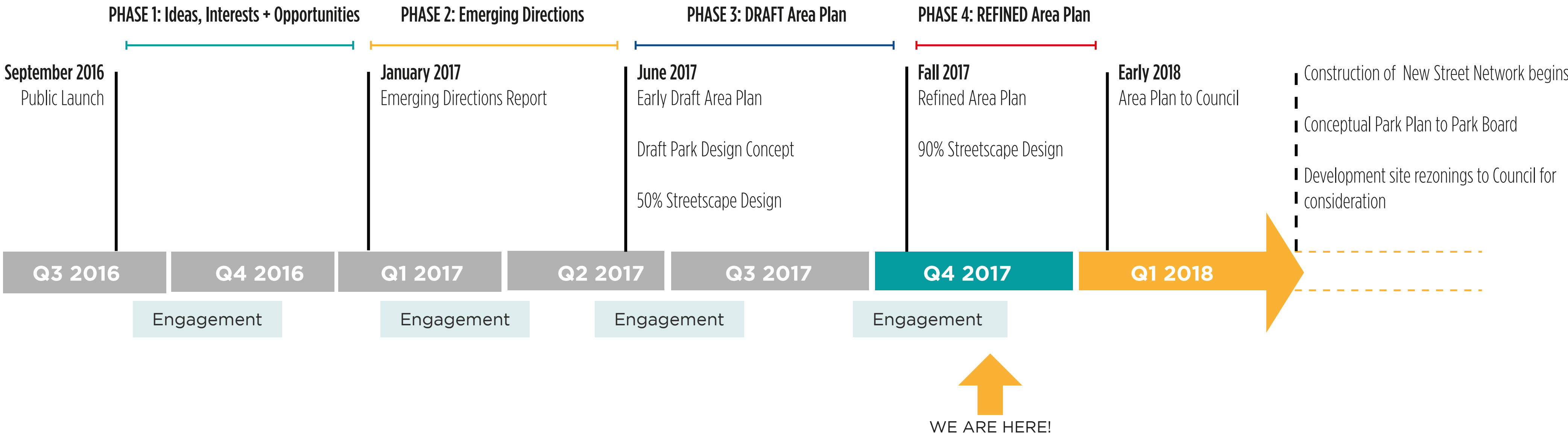


Note: The timing and delivery of public benefits in Northeast False Creek are dependent upon rezoning applications from landowners.

Next Steps

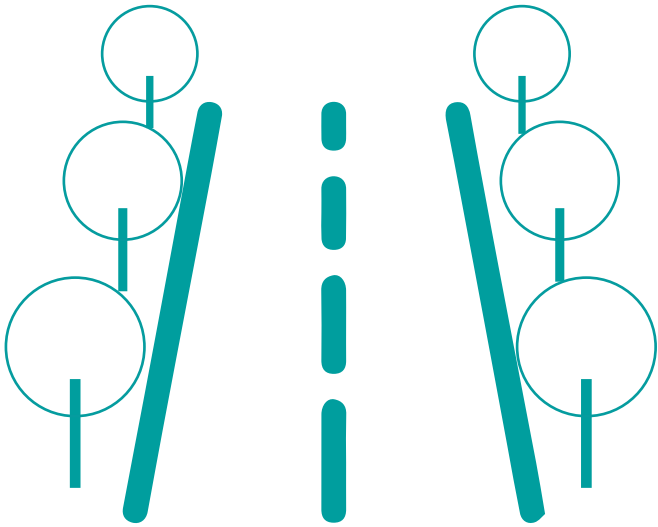
For more information please refer to the Refined Area Plan.

PLANNING TIMELINE



REZONING AND DEVELOPMENT APPLICATIONS

The False Creek North Official Development Plan requires all sites be rezoned prior to development. All rezoning applications will be required to meet the policies of the Northeast False Creek Area Plan. Each large site rezoning area (Sub-areas 6b, 6c, 6d and 10c) will include design guidelines that will shape future development on each site, including density, heights, form of development, sustainable building and site design, landscaping and land use.



CONSTRUCTING THE NEW STREET NETWORK

Subject to approval of the Area Plan by Council, designs associated with the infrastructure works to replace the Georgia and Dunsmuir viaducts will be finalized. It is estimated that construction could commence as early as late 2018, subject to Council approval and a viable financing strategy.

Phasing of this project will commence with utility relocations and other minor infrastructure changes to prepare for the demolition of the Georgia Viaduct and the construction of the new Georgia St. extension.

During this time, the most significant traffic implications are expected over a 12-month period.

The total expected timeline for the construction project is 3 years.



CONSTRUCTING NEW AND RENEWED PARK SPACES

The timing of the Park delivery is dependent on the timing of the buildout of the neighbourhood based upon a number of existing agreements related to environmental contamination between the landowners, the City and the Province. The detailed design of the Northeast False Creek Park will commence under new procurement services, subject to approval of the conceptual park plan by the Park Board, as well as approvals by required provincial and federal agencies, and the completion of legal agreements with landowners and the Province.

The construction of the new and renewed parks and open spaces in Northeast False Creek is linked to the construction of the new street network and the development of the adjacent parcels.