

# **WELCOME !**

## **Plaza of Nations Site Future Development Open House**

**Roundhouse Community Centre, Yaletown**

**Thursday, June 9, 6:30 - 9:00pm, walking tour 7:30pm**

**Saturday, June 11, 2:00 - 4:30pm, walking tour 3:00pm**

**Rio Tinto Alcan Dragon Boat Festival, Olympic Village**

**Sunday, June 12, 10:00 - 6:00pm**

Plaza of Nations  
**Northeast False Creek**

[www.vancouver.ca/nefc](http://www.vancouver.ca/nefc)

**June 2011**



# Purpose & Timeline

The purpose of this Open House is to provide an update on planning work on the Plaza of Nations site and seek public commentary on key topics in advance of a report to Council in early July.

Council will be asked to provide direction on the following topics:

- The demolition of Enterprise Hall in order to provide a new civic plaza
- Whether to pursue a Sports Centre (including an ice rink, indoor recreation space and a childcare)
- Public benefit priorities and potential trade offs related to the addition of a sports centre

## Where are we in the planning process for the Plaza of Nations site and how can you be involved?

**Nov 2009**

↓

**December 2009  
to  
July 2011**

↓

**July 2011  
to ?**

Policy Statement: Key  
Directions for NEFC Overall

- Public open houses
- City council meetings
- Park board meetings

NEFC Bridging Work  
Exploration of issues and ideas  
Issues report: Council decision on  
the sports centre and civic plaza  
location

**we are here**

- Public open houses

Rezoning process: detailed  
review of the Plaza of Nations  
rezoning proposal

- Public open house
- Park board meeting
- Public Hearing



# NEFC Vision Statement

In 2009 City Council approved the Northeast False Creek: Directions for the Future. The Directions recognize that NEFC presents a unique opportunity to extend downtown Vancouver to the waterfront.

Northeast False Creek will:

- have a mix of uses that is a place to play, work and live
- create a great place to be an urban, high-energy and fun hub for the city and the region
- be visually distinctive from other waterfront areas
- be an active waterfront with a series of public open spaces for public celebration and opportunities for everyday use
- advance sustainability in the city through mixed-use, high density development in a highly suitable location

NEFC will include:

- 1.8 million square feet of job space (5000 jobs)
- up to 4 million square feet of residential development (7200 people)
- An open space network that includes: the completion of Creekside Park, a major pedestrian & bicycle connection from Georgia St. to False Creek, a new civic plaza & event space on the Plaza of Nations Site and the completion of the waterfront walkway along False Creek



## Recent council decisions regarding NEFC rezoning applications - Spring 2011

### 1. Area 10 (BC Place Stadium Hotel/ Entertainment/ Casino)

- Council approved the rezoning application for 777 Pacific Boulevard, allowing a mixed use hotel/entertainment/casino complex on the site.
- Council approved the relocation of the Edgewater Casino from the Plaza of Nations to this site, but limited the number of slot machines and gaming tables to the numbers allowed in the existing Edgewater casino; and
- Council placed a moratorium on expansion of gaming in the City of Vancouver pending further public consultation by the BC Lottery Corporation and implementation of internationally recognized best practices in the management of gambling issues.

### 2. Area 5b East (North End of Cambie Bridge, East of Smithe St. Ramp)

Council approved the rezoning of the site to permit a primarily residential development but did not approve amendments to the False Creek North Official Development Plan (required for the development) until they were informed in regard to the plans for proceeding with the application for 777 Pacific Boulevard.

### 3. Area 5b West (North End of Cambie Bridge, West of Smithe St. Ramp)

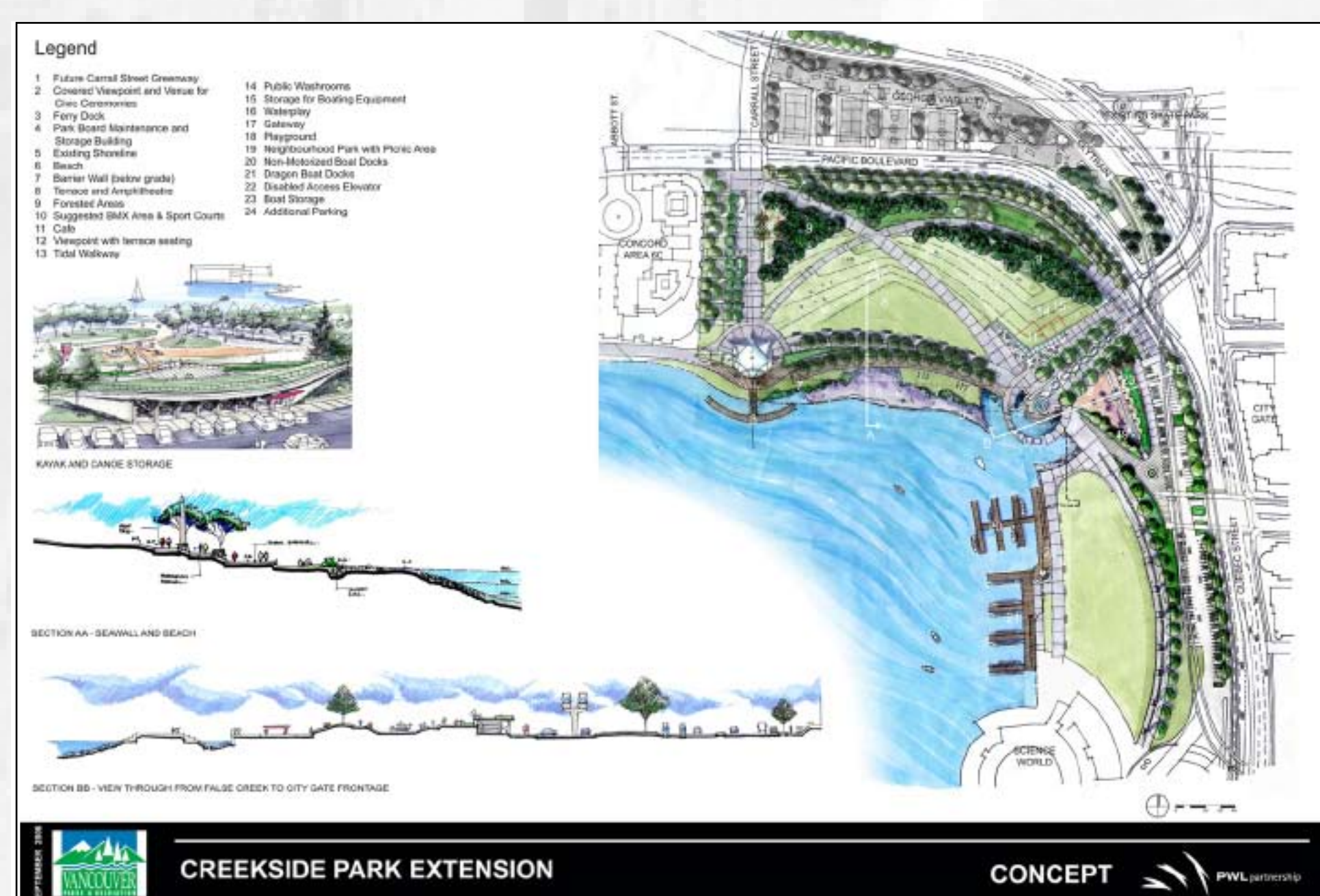
Council directed that the rezoning application for 5b West be referred back to staff for further work with Concord on a public amenity package which will include a clear commitment within a reasonable time-frame for the development of the permanent 9 acre Creekside park extension. Council also directed staff to enter into discussion with Concord regarding other amenities to be offered as part of a revised community amenity contribution.

### 4. False Creek North Official Development Plan Amendments

Council approved amendments that specify new requirements for district energy, local jobs and procurement, event noise mitigation and thermal comfort. These requirements will apply to all of the undeveloped sites in Northeast False Creek.



# Other relevant NEFC area work



2006 concept plan



2010 option for further evaluation

## Creekside Park

A concept plan for the Creekside Park extension was developed in 2006 following a series of community workshops. The plan provided for a range of activities (see plan below).

In the fall of 2009, Concord Pacific proposed a change to the shape of the park and the adjacent development sites. The NEFC DIRECTIONS allow for the possible reconfiguration of the park and development sites.

A facilitated process took place in Summer and Fall of 2010 involving City of Vancouver staff, members of the False Creek Residents Association and Concord Pacific. It resulted in an additional option for the shape of the park and adjacent development site. All participants agreed that the jointly produced option was worthy of further evaluation and consideration.

## Boathouse Facility

As part of the DIRECTIONS, Council asked staff to accommodate a new facility for paddlers and rowers somewhere in Northeast False Creek. The location of this new facility will be determined as part of the ongoing planning work.

At this time the preferred location is at the east end of the creek either on land (Creekside Park) or on the water.

## Marinas

- Existing policies and Council decisions points to a future with limited motorized activity east of the Cambie Bridge.
- There is currently an existing marina at the Plaza of Nations and the FCN ODP allows for marina use at the foot of Abbott Street adjacent to Area 6c south.
- Existing Blue Ways policy encourages "non-motorized" boating east of Cambie Bridge.
- South East False Creek does not accommodate motorized boats
- Council instructed staff to accommodate a boat house for paddlers/rowers in NEFC



## Georgia Viaducts Study

In June 2010 Council approved staff to undertake the Georgia and Dunsmuir Viaducts Study to assess the transportation impacts of potential modifications to the viaducts ranging from partial to complete removal.

Findings to date:

- minor modifications such as bringing the viaducts down to Main St. could be completed in the short term with no impacts on traffic.(5 years)
- capacity reductions of 50% could be accommodated with capacity on adjacent streets and some adjustments to bus routes.(5-10years)
- complete removal would require the development of an alternate truck route, alternate cycling routes and additional transit infrastructure including Hastings B-line, Evergreen Line, UBC Line. (10-15 years)

Next Steps:

- Report back to Council - late summer
- Pending Council approval of the next steps integrate further work into the False Creek Flats overall vision for the eastern core.



# Land Use & Open Space

## Context

In November 2009, City Council approved the following policy advice for the Plaza of Nations site through the NEFC Directions:

1. Job space minimum: 350,000 sq. ft.
2. Residential space maximum: 1,405,000 sq. ft.
3. Public open space minimum: 80,000 sq. ft.

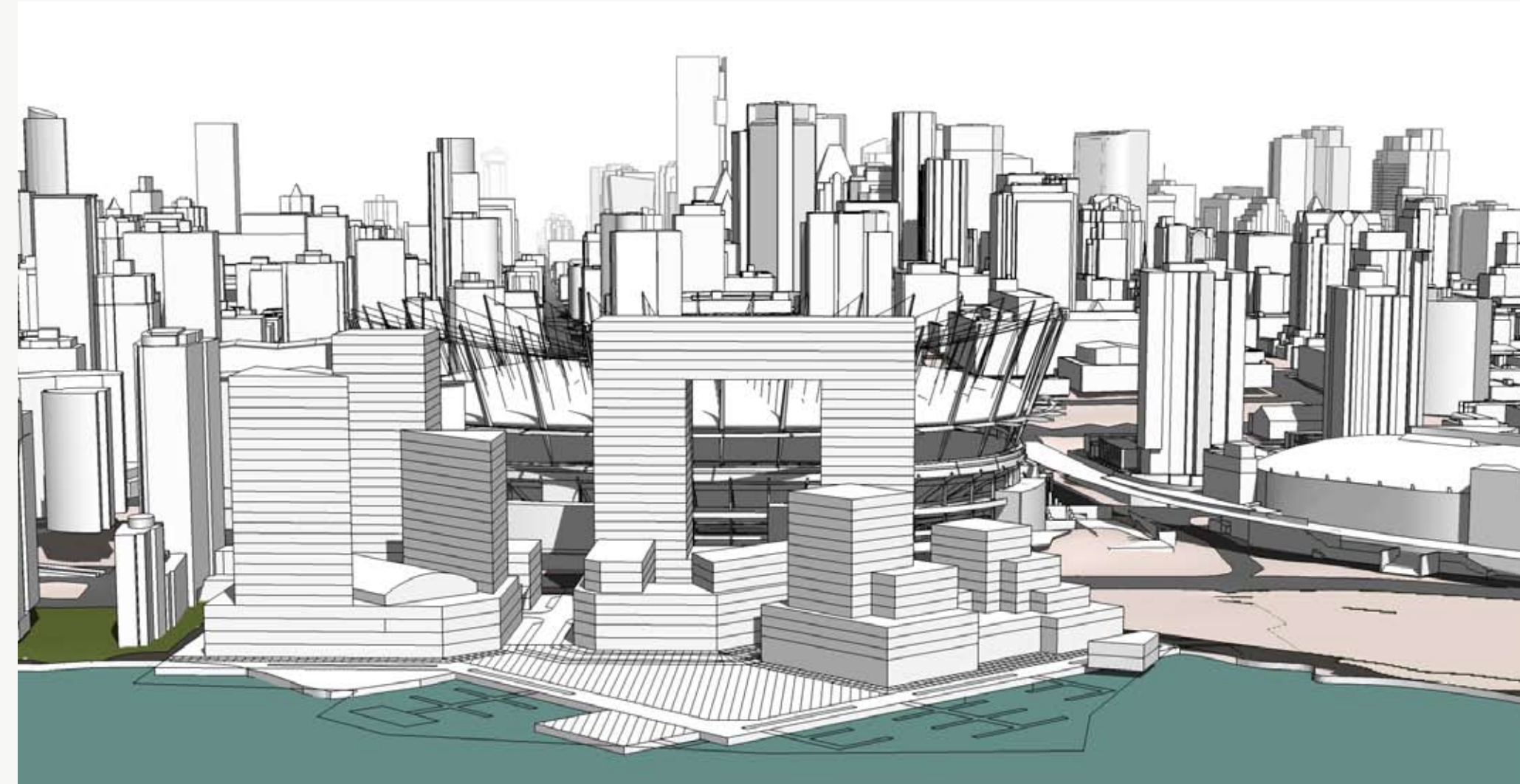


\* James Cheng Architecture illustrative purposes only

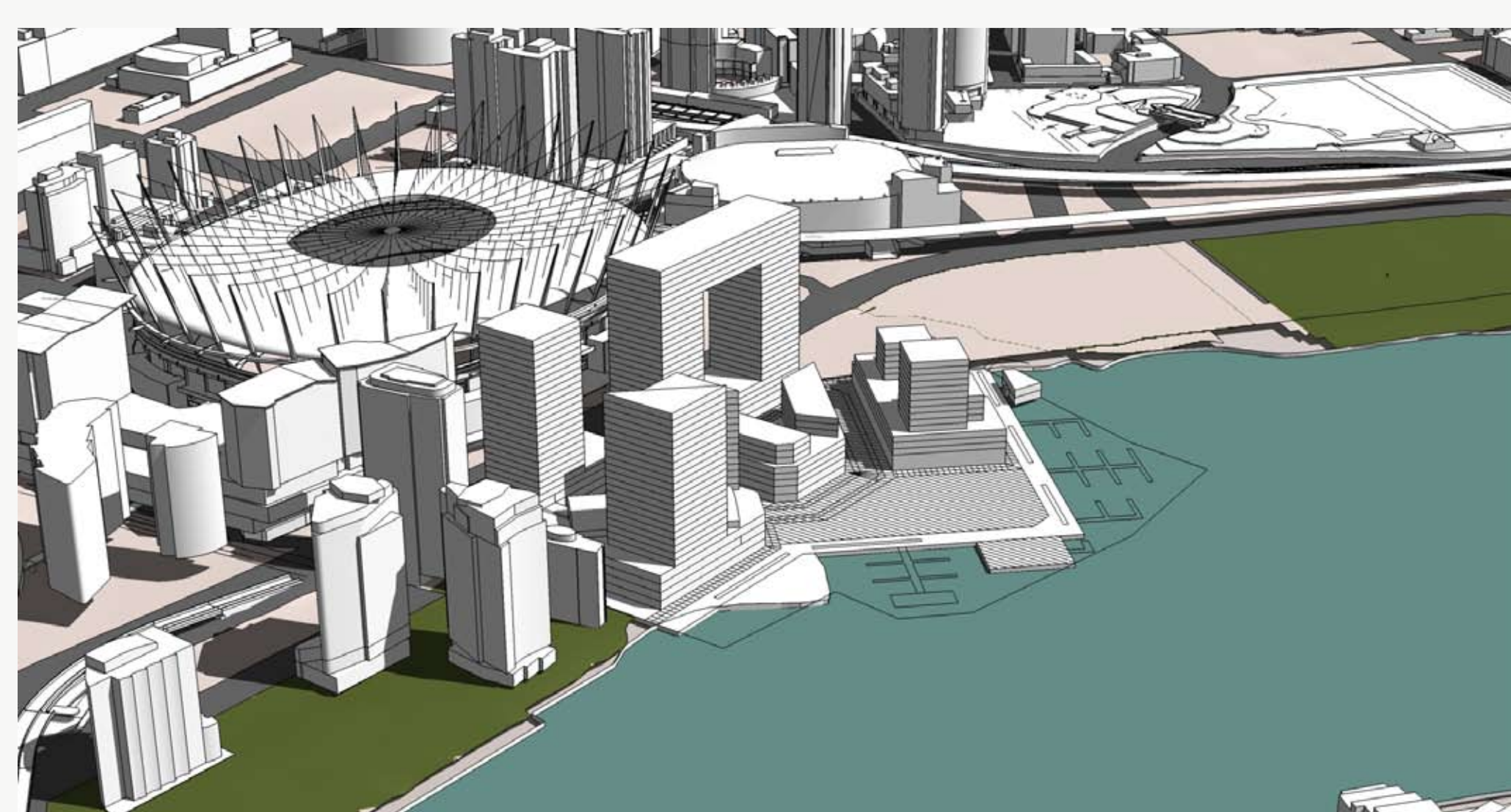
## The current proposal by Canadian Metropolitan Properties is to provide:

- 1,405,000 sq. ft. of Residential Space (approximately 2,400 new residents)
- 352,000 sq. ft. of Commercial Job Space (approximately 1,000 new workers)
- Dedicated public open space of 70,062 sq. ft. which includes a public events plaza of approximately 48,000 sq. ft., 10,613 sq. ft. of additional dedicated public space and semi public space of approximately 24,000 sq. ft.
- A Plaza Sports Centre, to be constructed in partnership with Aquilini Development as a Canucks training facility and sports science centre as well as a publicly accessible community space, including an ice rink, community meeting rooms and daycare centre.

- |                           |                       |
|---------------------------|-----------------------|
| ① Cambie Bridge           | ⑦ Pacific Boulevard   |
| ② Coopers Park            | ⑧ West Georgia Street |
| ③ Expo Forest (Retained)  | ⑨ Rogers Arena        |
| ④ Proposed Community Ctr. | ⑩ Creekside Park      |
| ⑤ Proposed Public Plaza   | ⑪ Olympic Village     |
| ⑥ BC Place                |                       |



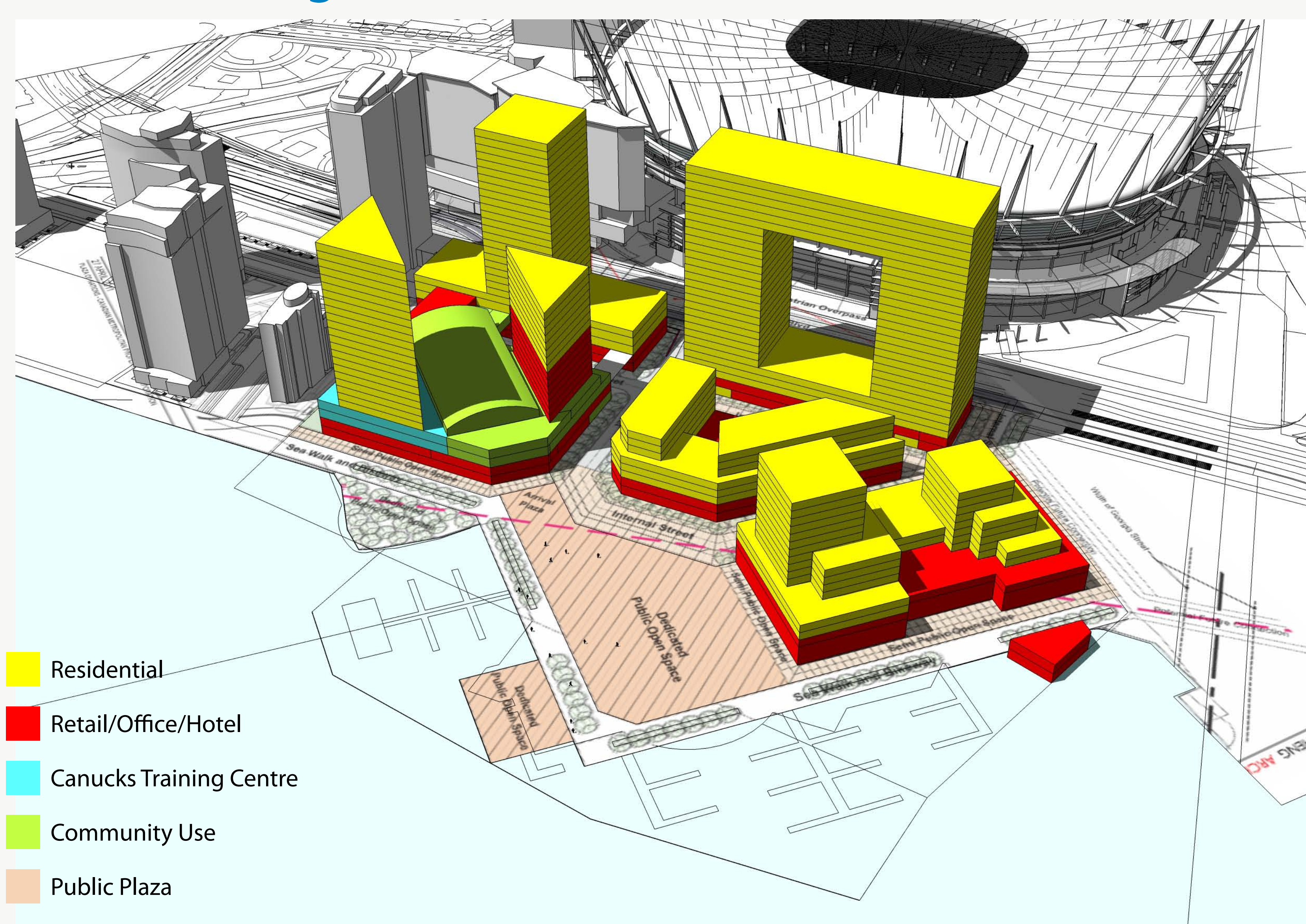
View from South East



View from South West

\* James Cheng Architecture illustrative purposes only

## Land Use Diagram



\* James Cheng Architecture illustrative purposes only

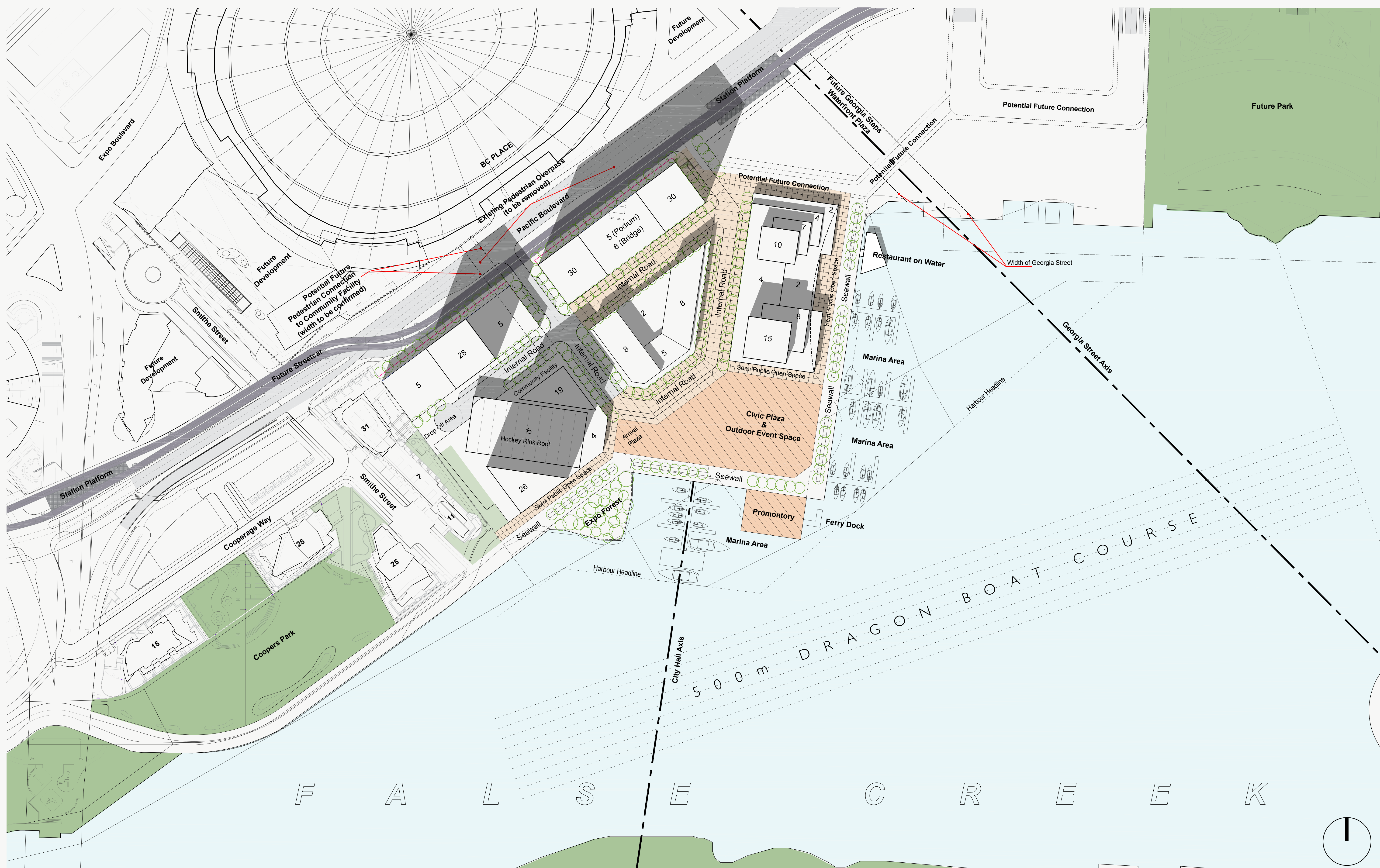


# Land Use & Open Space

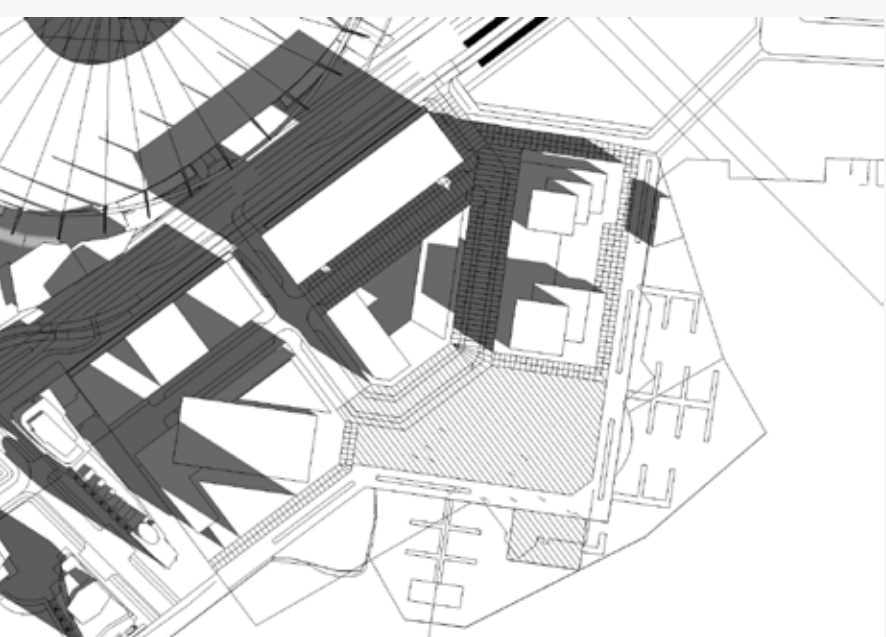


Canadian Metropolitan Properties Corp.

JAMES KM CHENG ARCHITECTS



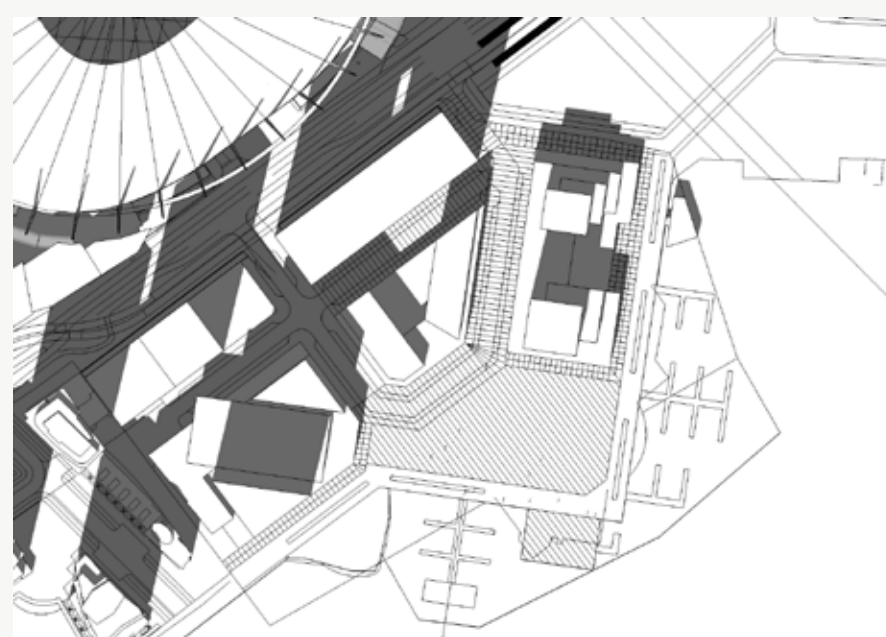
## Shadow Studies



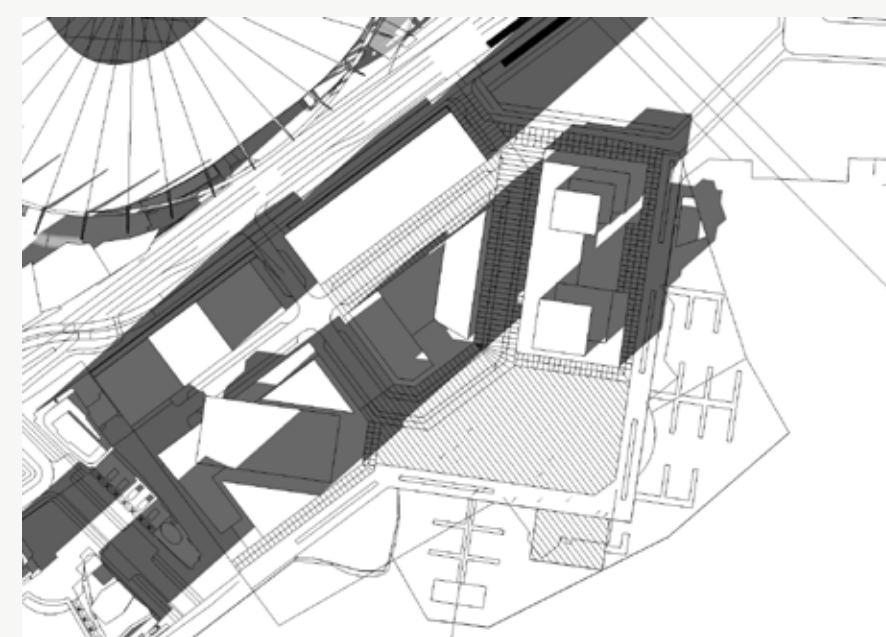
March 22nd, 10am



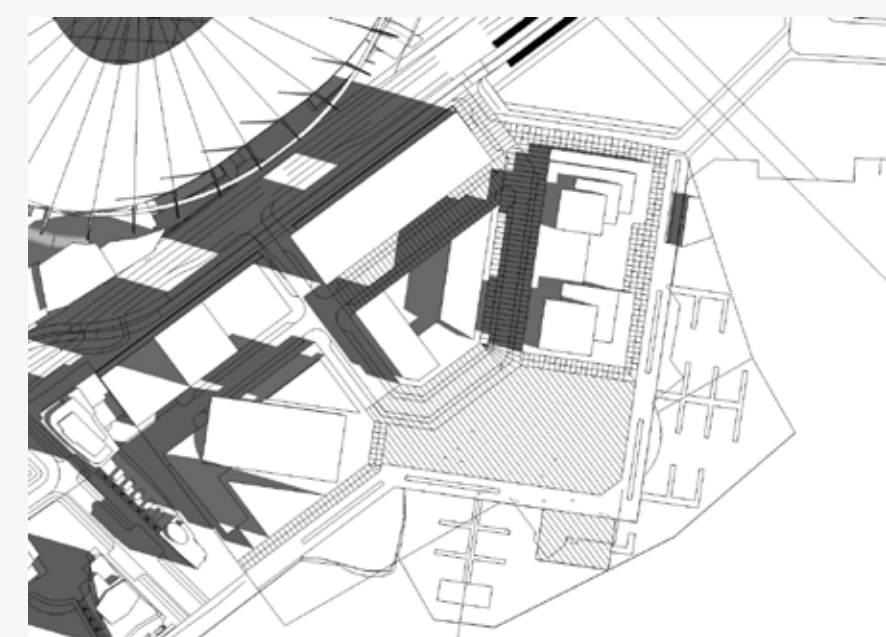
March 22nd, 12pm



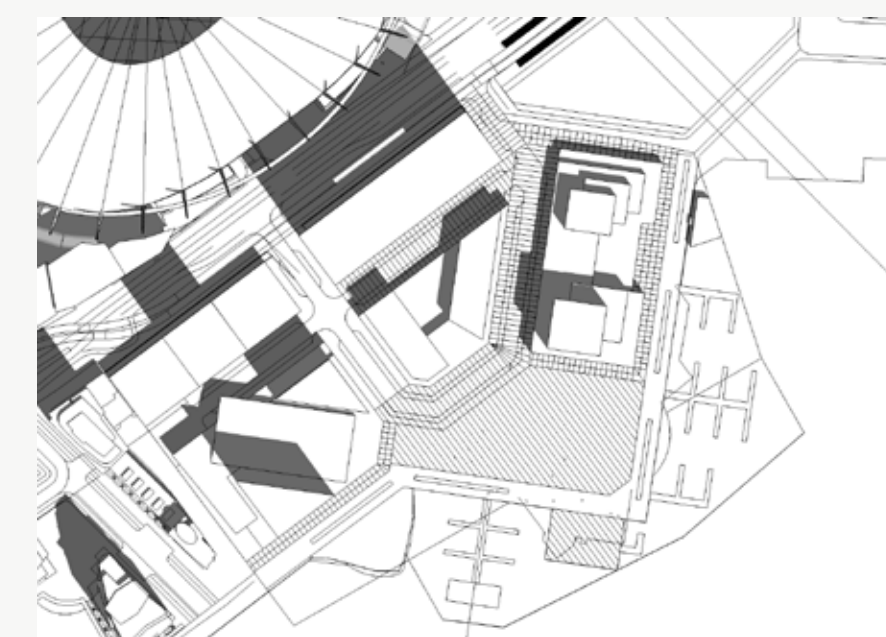
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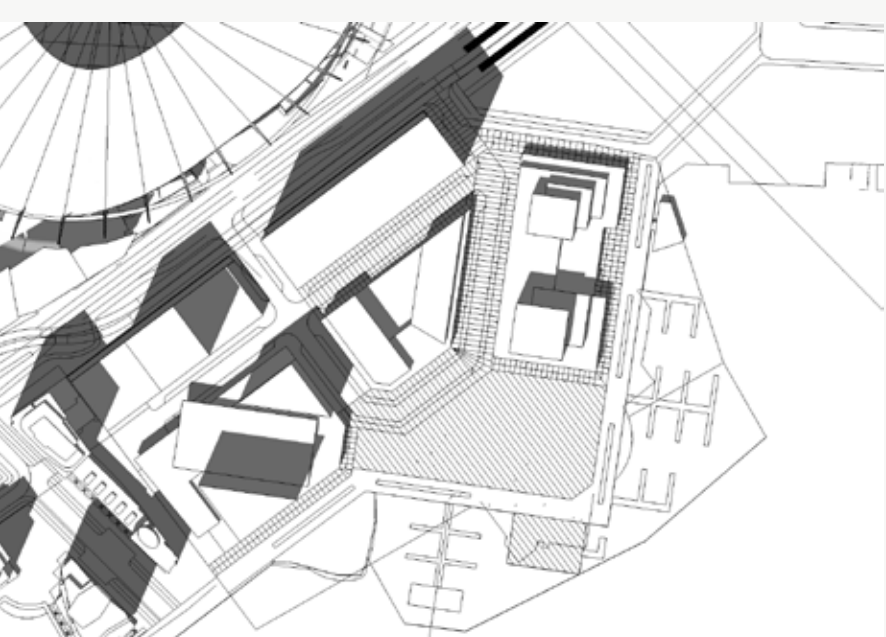
March 22nd, 4pm



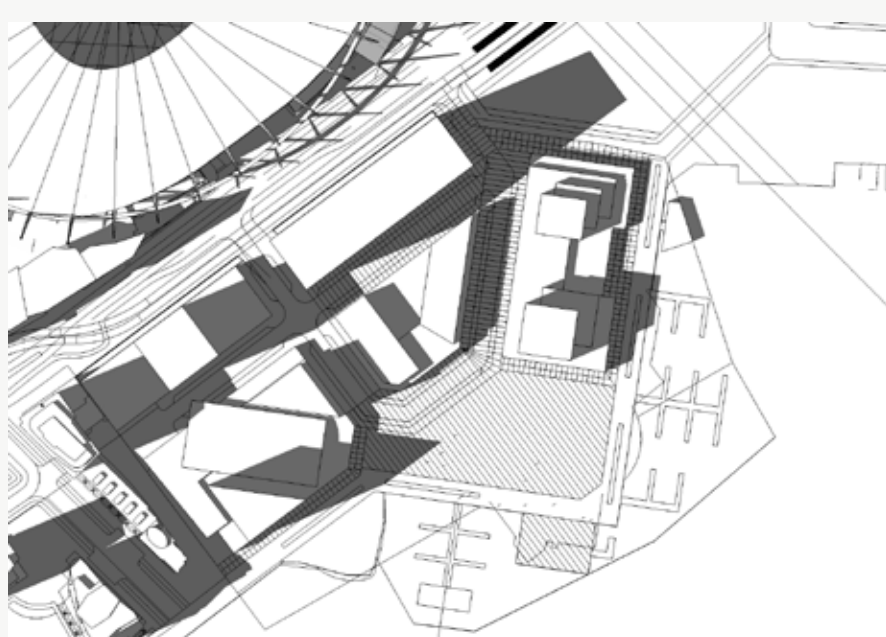
June 21st, 10am



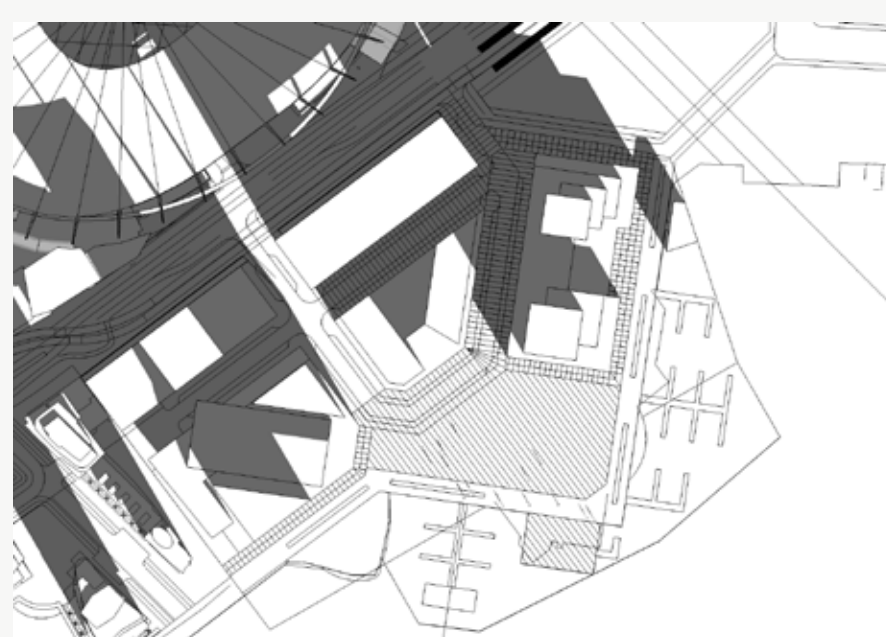
June 21st, 12pm



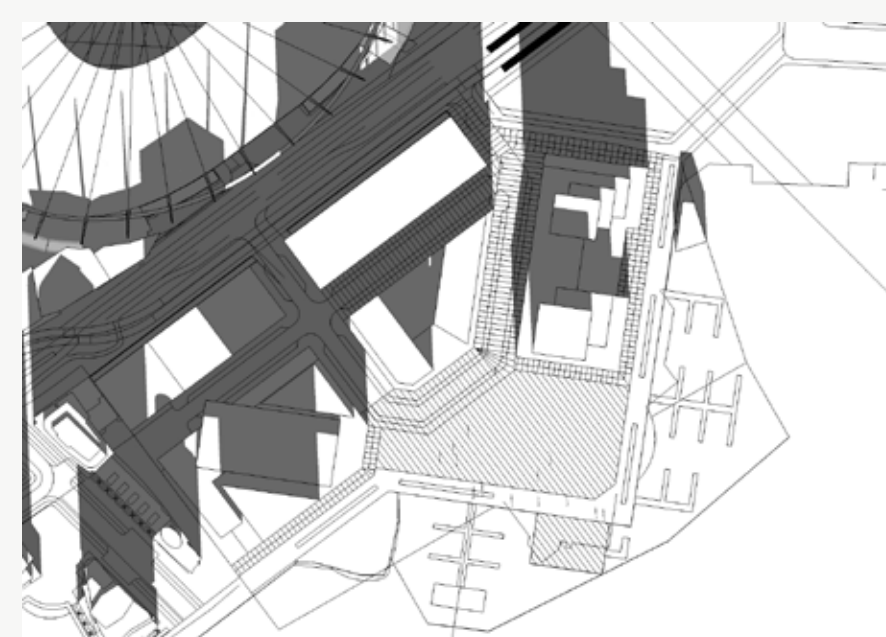
June 21st, 2pm



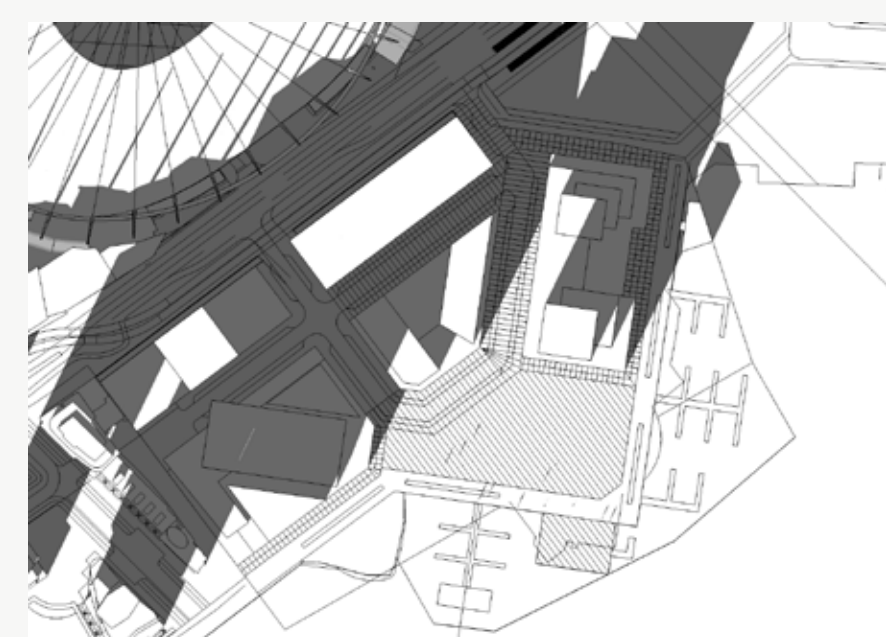
June 21st, 4pm



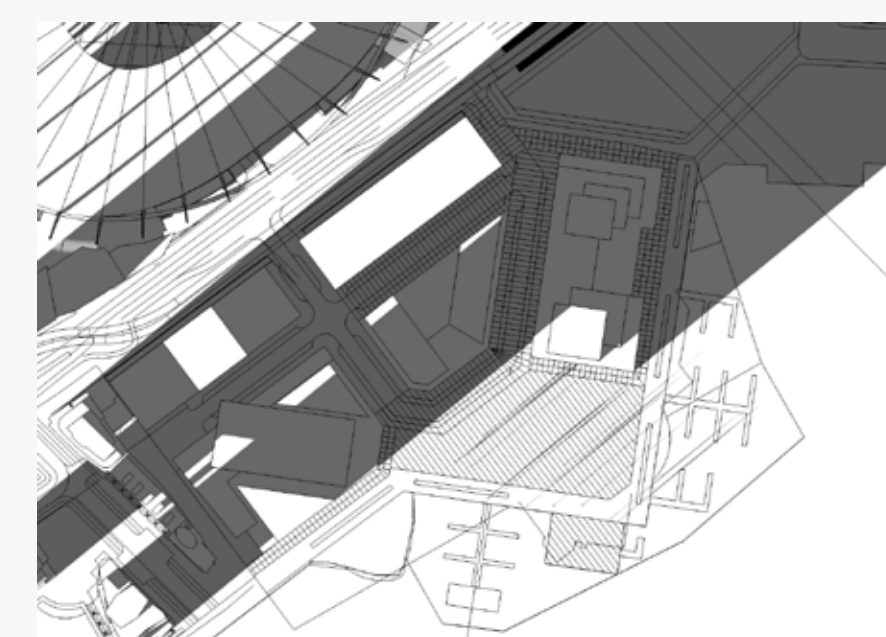
December 21st, 10am



December 21st, 12pm



December 21st, 2pm



December 21st, 4pm

Plaza of Nations  
Northeast False Creek

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# Civic Plaza & Event Space

## Open Space

The 2009 NEFC Directions recommend that a minimum of 80,000 sq. ft. of open space be located on the waterfront at the Plaza of Nations site and that staff explore the feasibility of creating additional public open space in NEFC.

## Enterprise Hall Study

In November, 2009, City Council requested that staff "evaluate retention in light of other public objectives for the site".

Staff completed an evaluation in 2010 and are recommending that Enterprise Hall not be retained for the following reasons:

- Primary public objective is securing open space, site is a prime location (solar orientation/views)
- The building requires upgrades and renovations of \$10 million or more
- Recent public investment in other heritage buildings: Science World & the Salt Building



## Civic Plaza Study

The City recently completed a comprehensive study of the demand and supply of outdoor event and performance space in Vancouver to inform the development of a new plaza proposed on the Plaza of Nations site. The study recommended:

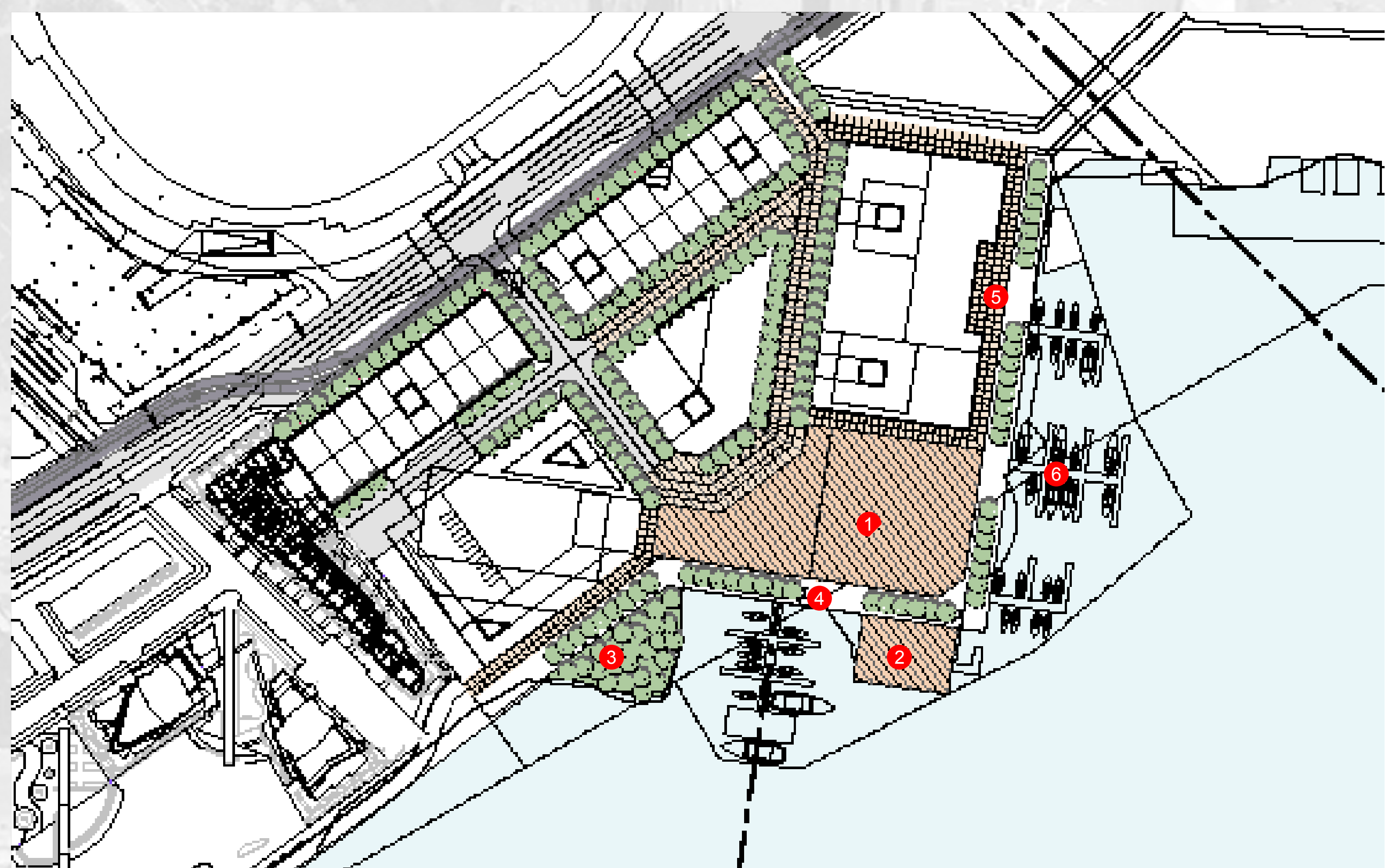
- A publicly owned space for 4,000 people of approximately 48,000 sq. ft.
- Provide a flexible space designed accommodate a range of cultural, civic events and performances and sporting events as well as day to day use
- Provide front and back of house infrastructure necessary for events & performances



# Civic Plaza & Event Space

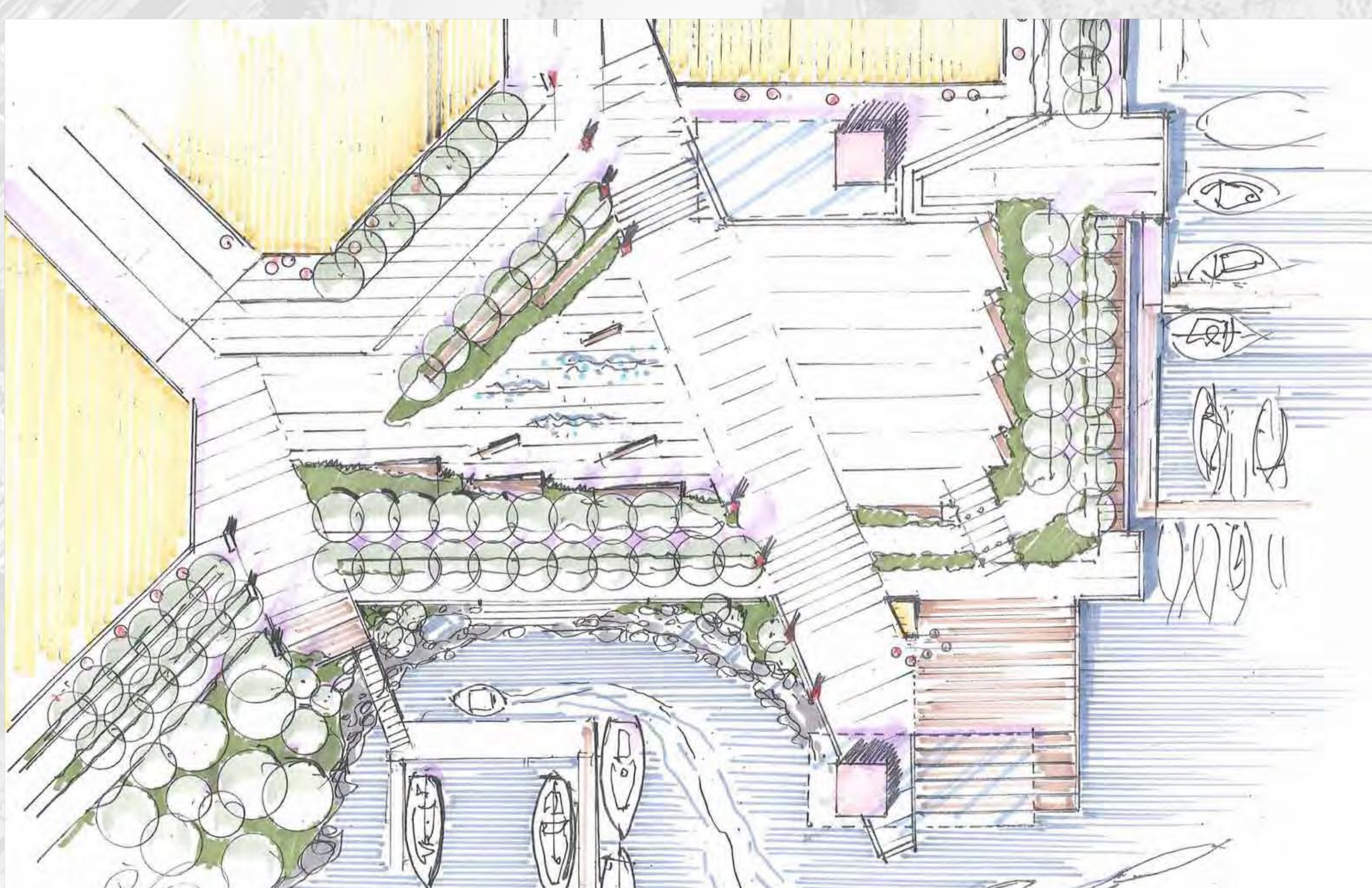
The illustrations on this board provide an update on the plaza concept as currently proposed by the applicant. Staff will continue to work with the applicant to advance the design as part of work involved in the future rezoning application.

## open space concept plan (illustrative only)

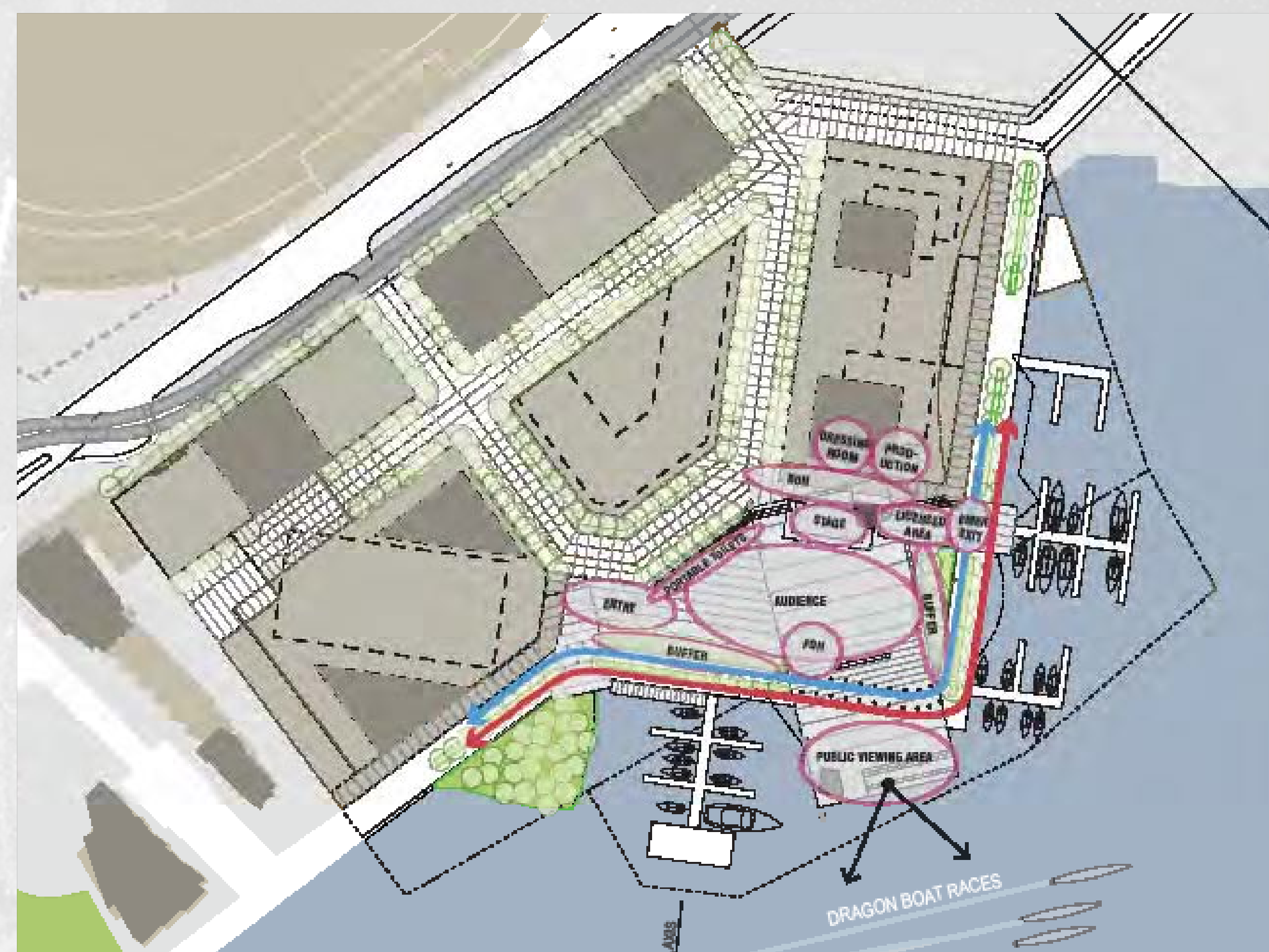




- open space concept plan
- 1 Civic Plaza
  - 2 Promontory
  - 3 Expo Forest
  - 4 Seawalk
  - 5 Semi Public Open Space
  - 6 Marina

## plaza concept plan (illustrative only)



## circulation and use (illustrative only)



- pedestrian circulation (seawall)   
cyclist circulation (seawall) 

To be truly successful the plaza must be designed to meet the needs of events and performances as well as a range of everyday activities.

### Events

The design objectives for the plaza will be to accommodate a range of events and performances for up to 4,000 people as well as market layouts and trade fairs.

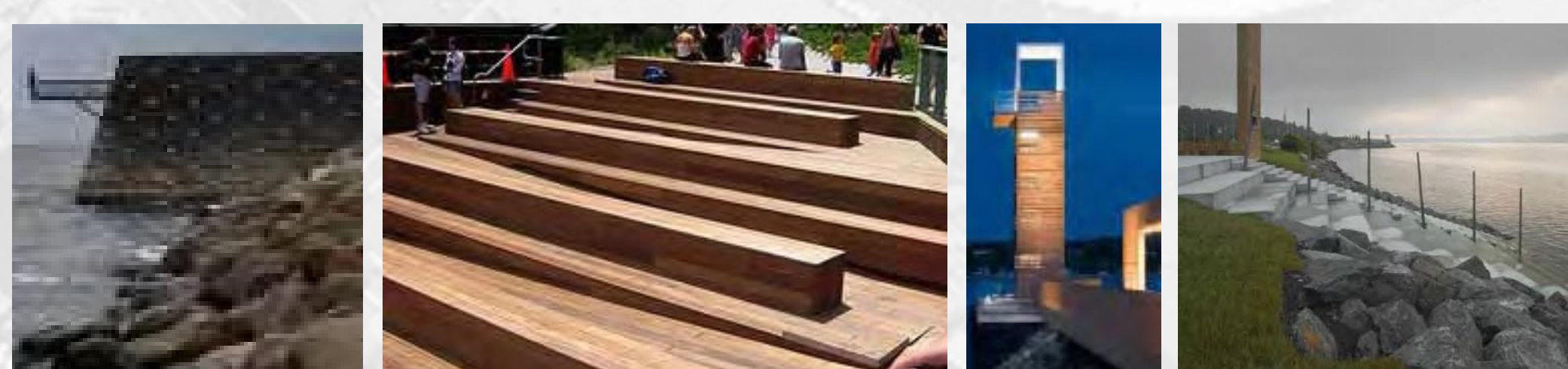
### Everyday Use

The civic plaza is intended to serve as an engaging open space during non-event times. A number of factors will encourage this:

- Adjacency to the proposed sports centre and the potential synergies of activities and programs
- Adjacent ground floor building edges, retail uses, outdoor terraces
- The good solar aspect
- Adjacency to the Seawalk
- Range of non-event programming of the space
- Provision of social gathering and seating opportunities



perspective- water to promontory



perspective - sports centre to plaza



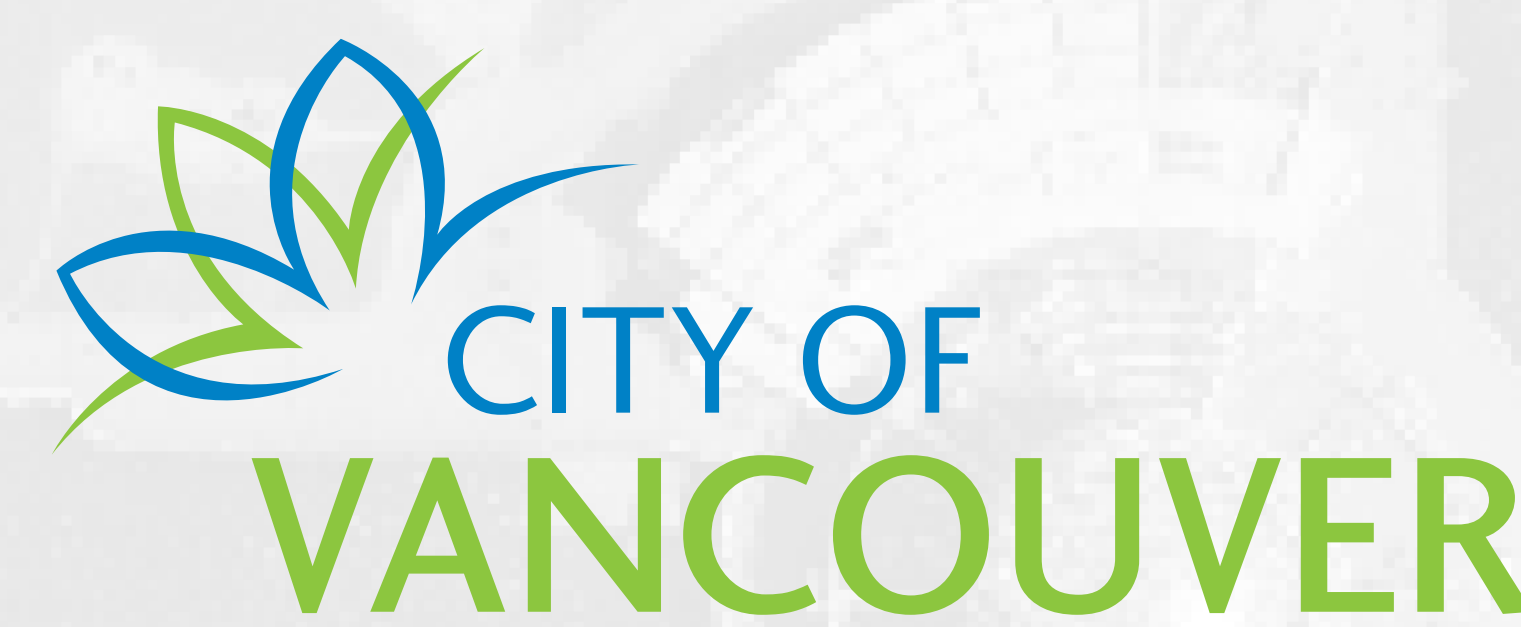
# Plaza of Nations Northeast False Creek

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# Civic Plaza - Have Your Say



## Question 1:

The new civic plaza will be designed for events and performances and for day to day use. How do you want to use the new civic plaza on a day to day basis?

*\*Grab a marker to describe the activities and share your ideas with others in the space below*

Plaza of Nations  
**Northeast False Creek**  
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# Civic Plaza - Have Your Say

## Question 2:

The city of Vancouver has different public realm treatments between the building edges and the water, as illustrated in the following images. What waterfront elements and features of the public realm do you prefer for the public places to the north and west of the proposed Event Plaza?

*\*Use the sticky dots provided to vote for your favourite feature below.*





# Plaza Sports Centre

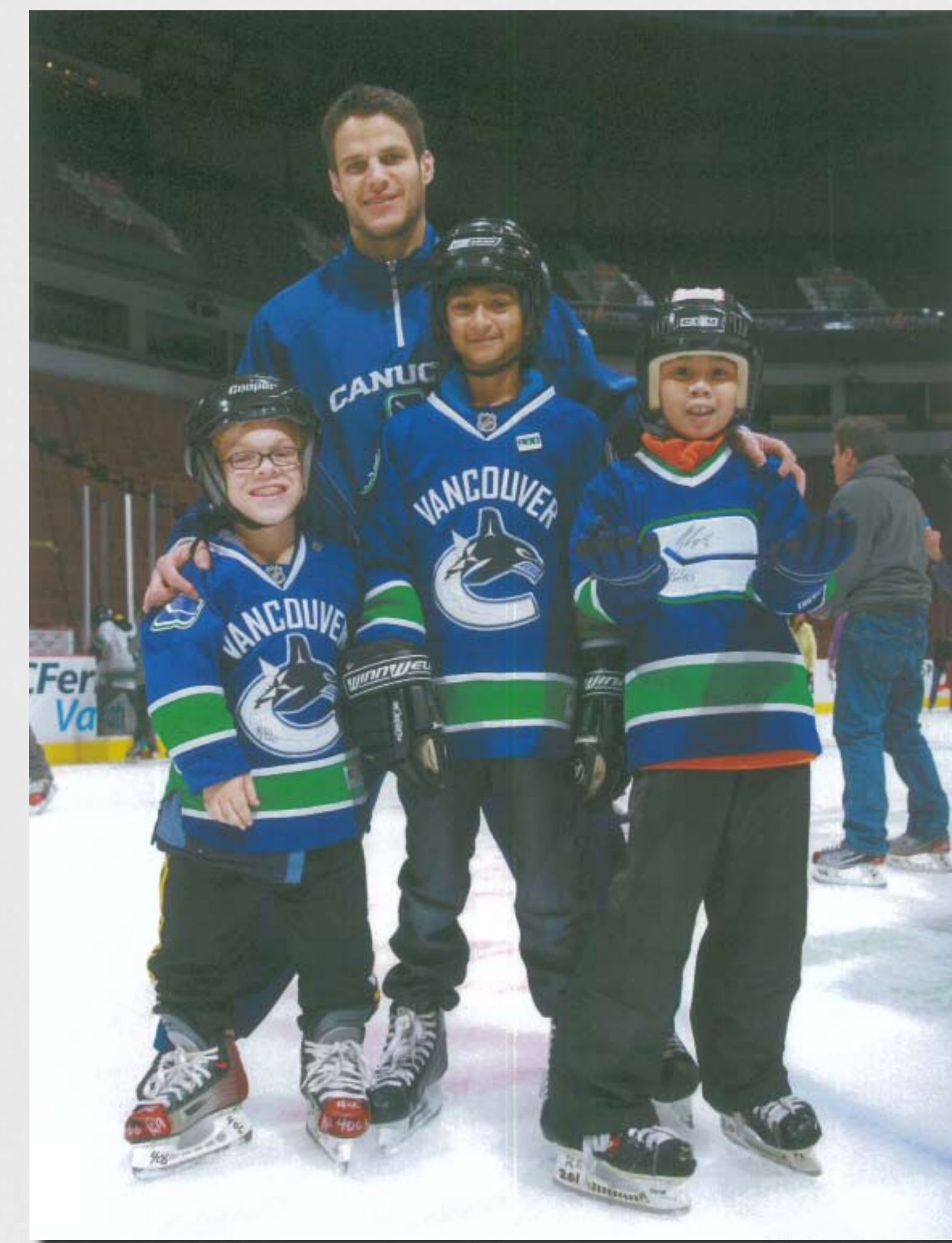
## Sports Centre Proposal

In June 2010, Canadian Metropolitan Properties (CMP) in partnership with Aquilini Development, approached the City to discuss a proposal to develop a sports centre on the plaza of Nations site that would include an ice rink, indoor recreation space and a child care centre.

CMP and Aquilini are proposing that the construction costs of the sports centre be added to the list of public benefits to be delivered in NEFC and be eligible to be funded through community amenity contributions from the rezoning of Area 6b (Plaza of Nations) and Area 7a (sites surrounding Rogers Arena).

## Details of the proposal include:

- Approximately 54,000 sq. ft. of publicly accessible spaces including an ice rink, indoor community space and childcare
- Approximately 33,000 sq. ft. for a Vancouver Canucks private training facility
- The city would own the publicly accessible components (air space parcel within the building)
- Vancouver Canucks would have exclusive access to the ice rink for approximately 20% of each day (until noon each day).
- CMP and Aquilini would fund the operating costs.



## Why Do The Canucks Want a Sports Centre?

The Vancouver Canucks first priority is to locate a new Canucks practice facility within the City of Vancouver. From an operations standpoint, it is imperative that the Vancouver Canucks have all of their training and support services in one location near Rogers Arena.

Some potential community benefits are:

- Teaching component (training, medical and education) for amateur and high school coaches and athletes
- Opportunities for special groups to view practices to promote greater player/community interaction
- Further expansion of grassroots programs such as the Canucks First Strides and Female Jamboree programs
- Community outreach to support a diversified and active community



# Plaza Sports Centre

## Update on the City's Evaluation of the Sports Centre Proposal

The proposed Sports Centre is new opportunity that warrants further investigation. The highlights of assessment to date include:

- Staff has evaluated the proposal in light of design and opens space considerations and are confident that there is a workable design solution.
- Staff are in the process of evaluating the costs, proposed operating model and risks associated with the proposal
- The facility should provide similar services offered at comparable costs to other publicly operated community centres.
- The public component of the proposed facility is anticipated to cost in the range of \$25 to \$30 million (a consultant has been hired to review costs).
- Staff are working to estimate the CAC value that would be anticipated for the rezoning of the Area 6b (Plaza of Nations) and Area 7a (the sites surrounding Rogers Arena) to determine whether the CAC value will be greater than initially estimated and if we can afford to add items to the Council approved list of public benefits for the area (see box below).
- It is very likely that trade-offs with other public benefits will be needed, requiring Council to revise the approved NEFC public benefits (see box below).

In an upcoming Issues Report to Council, staff will provide an update on all the work done to evaluate the Sports Centre proposal and will ask Council whether to further pursue the Sports Centre as part of the future rezoning of the Plaza of Nations site (Area 6b).



## Context - Public Benefits

Public Benefits are achieved at the rezoning stage through Community Amenity Contributions (CACs); voluntary in-kind or cash contributions provided by developers when City Council grants additional development rights at the rezoning stage. CACs help to address the increased demands that may be placed on City facilities as a result of a rezoning (from new residents and/or employees), as well as mitigate the impacts of a rezoning on the surrounding community.

In November 2009, City Council approved Public Benefits for NEFC that include:

- Sites for Affordable Housing (20% of units)
- Inclusion of Rental Housing (10% of units)
- Heritage Bank Density Transfer
- Contributions towards the Vancouver Aquatic Centre Renewal
- The Georgia Steps
- Civic Plaza and Event Space
- Child Care Centres
- Outdoor Recreation Space under Viaducts
- Out of School Care Facility at Elsie Roy
- Library Contributions
- Upgrades to Existing FCN Parks and Open Spaces
- Street Upgrades
- Inner City Employment, Procurement & Training



# Plaza Sports Centre



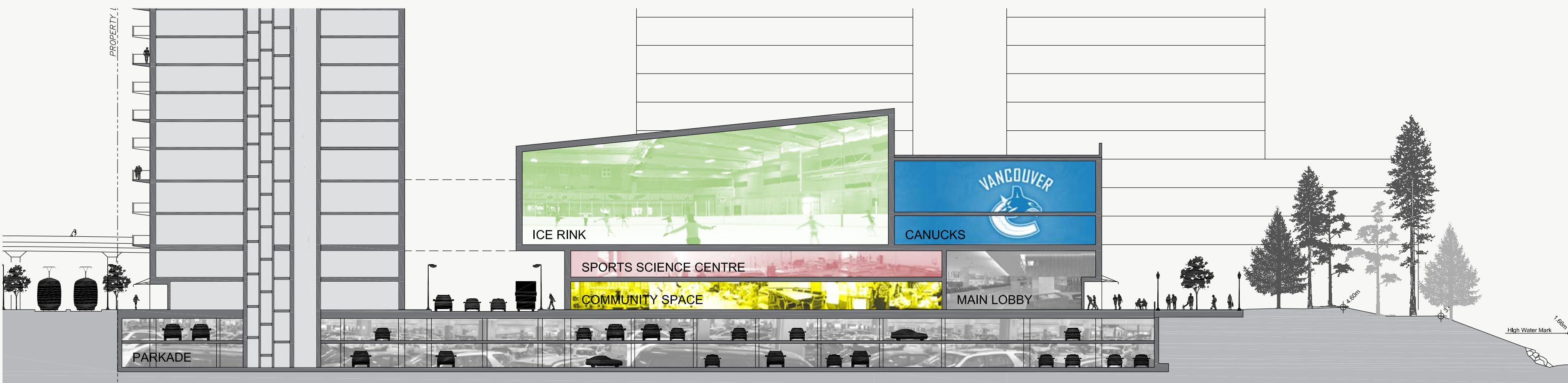
Canadian Metropolitan Properties Corp.

JAMES KM CHENG ARCHITECTS

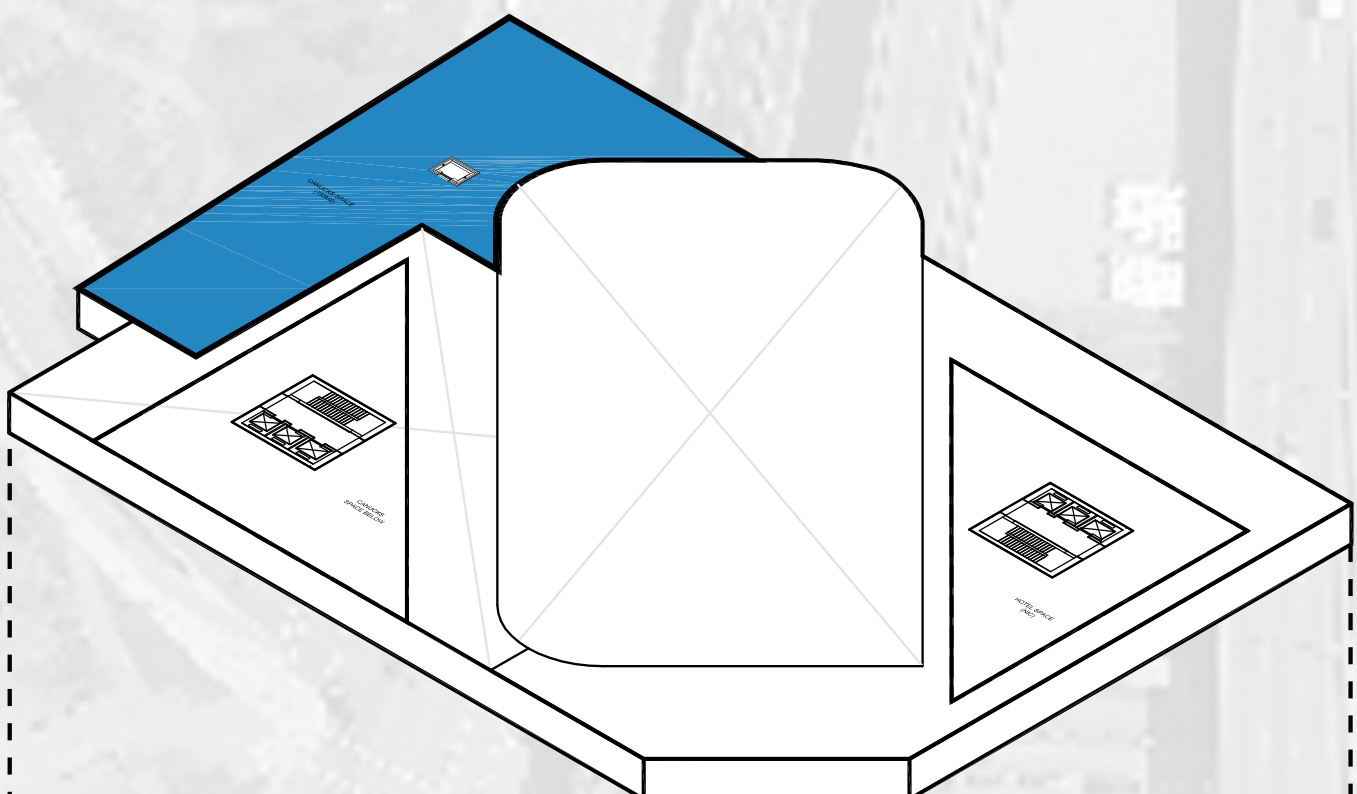
WALTER  
FRANCL  
ARCHITECTURE INC

AQUILINI  
DEVELOPMENT AND  
CONSTRUCTION INC.

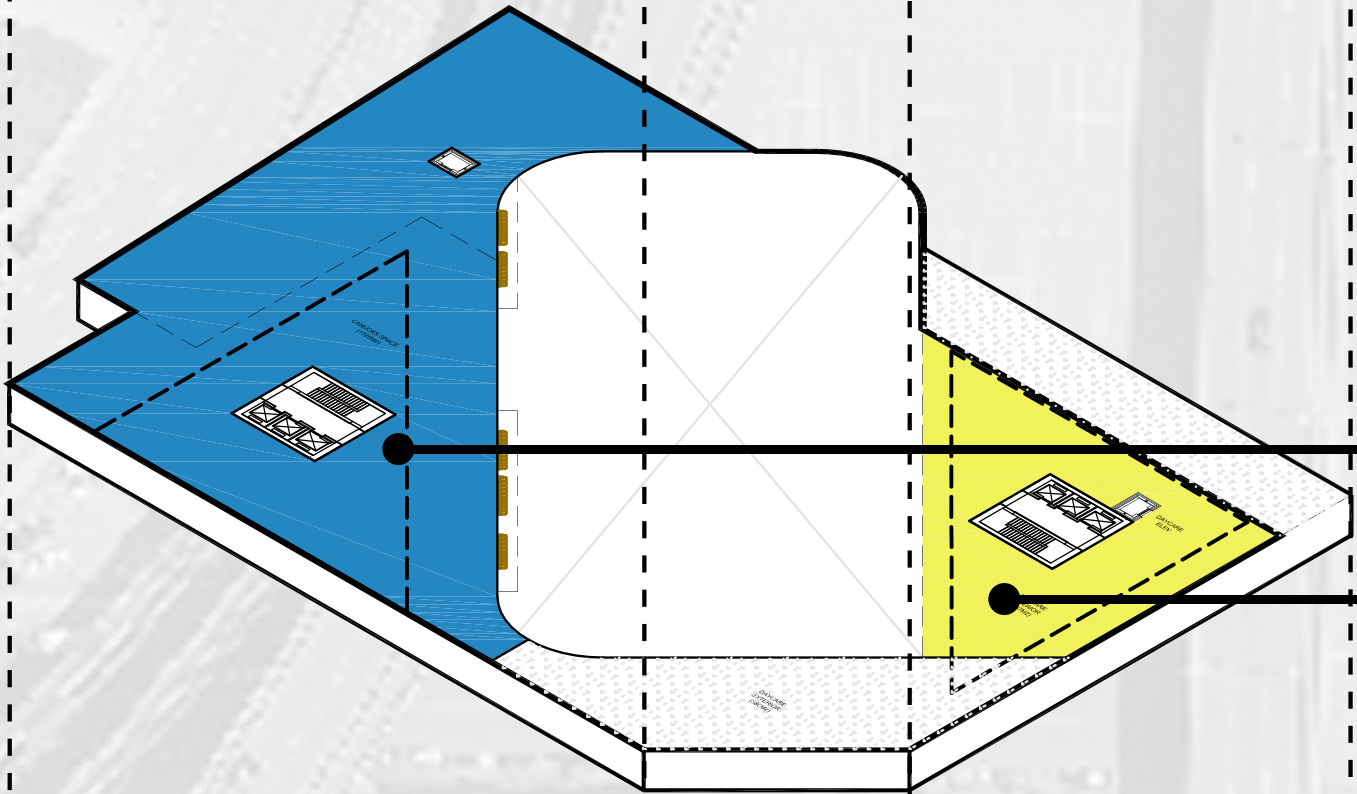
Diagrammatic Section



Level 5

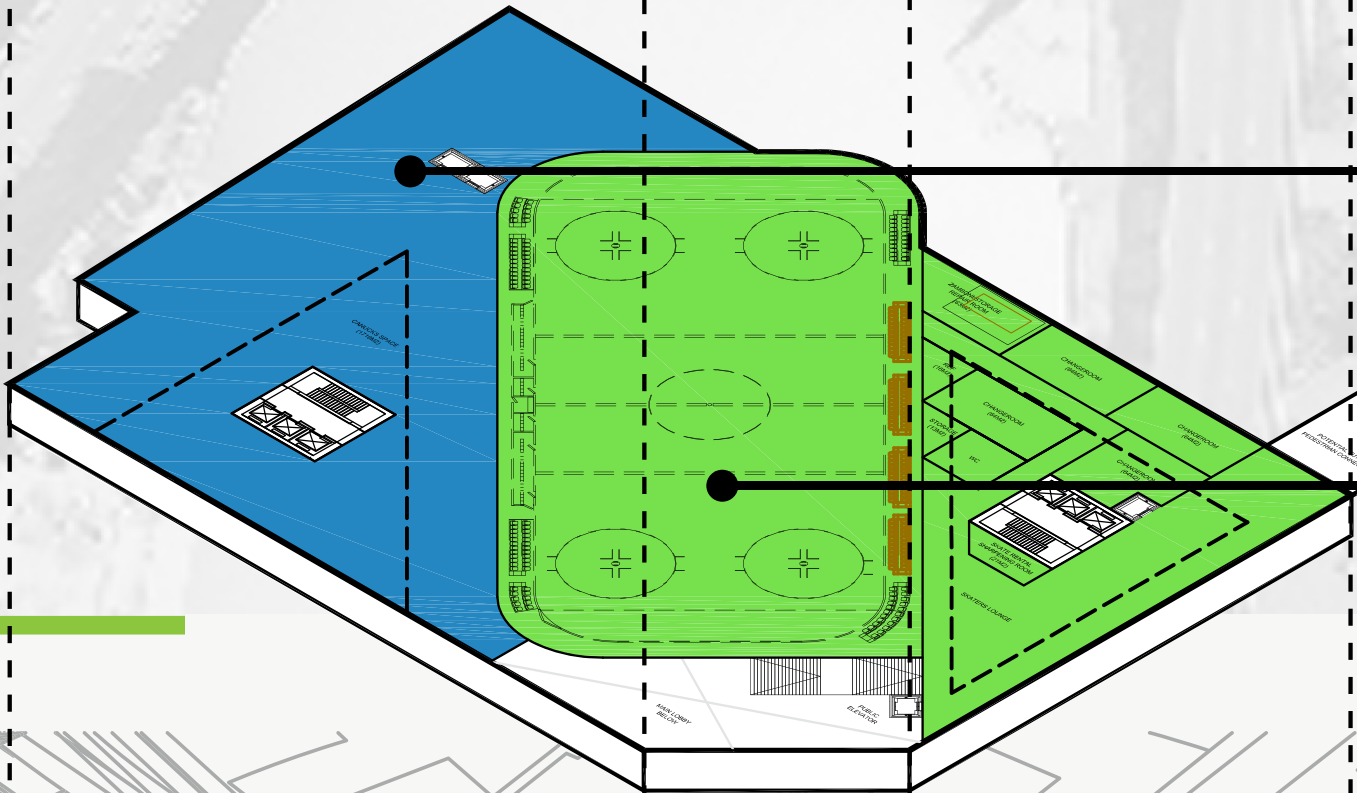


Level 4



Canucks Training Facility  
Daycare Facility

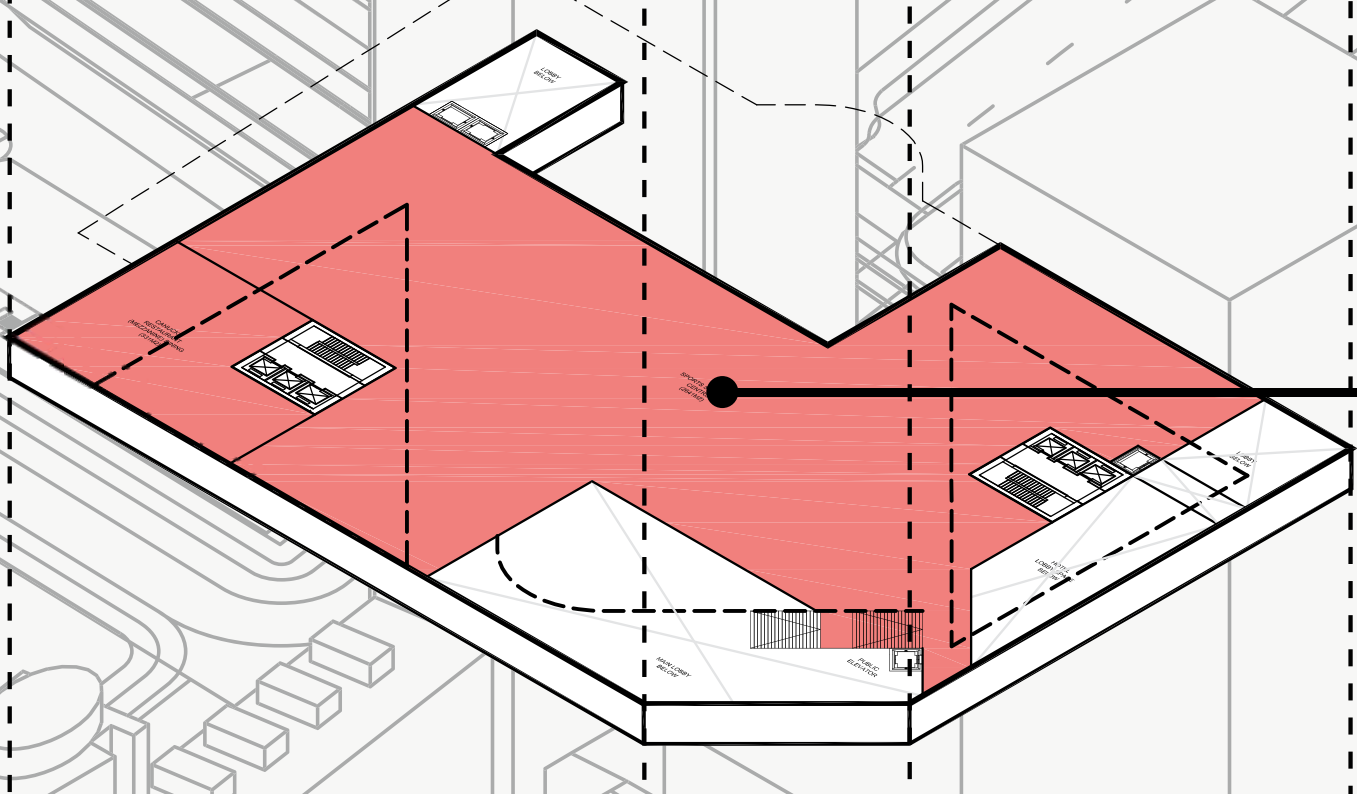
Level 3



Canucks Training Facility  
Connecting Walkway to BC Place  
Community Ice Rink (Shared)

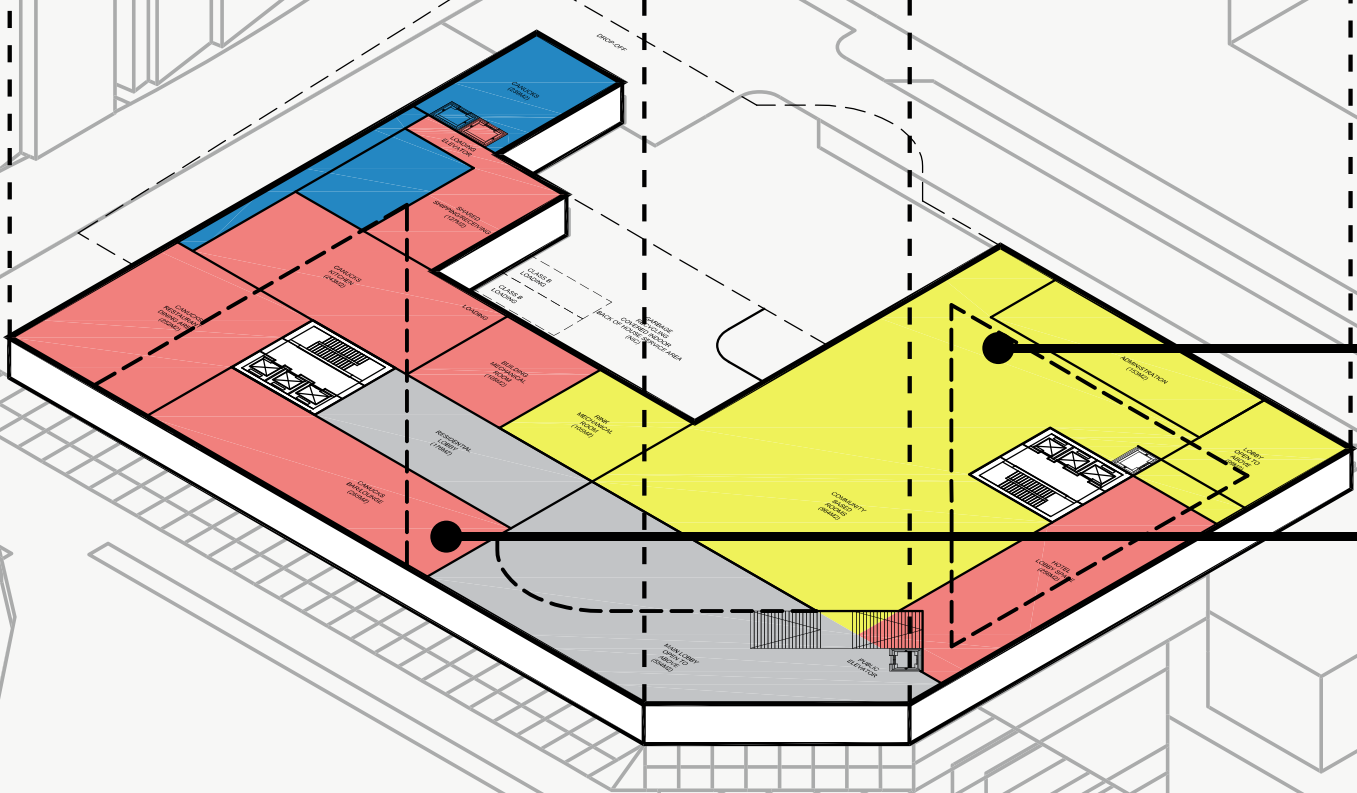


Level 2

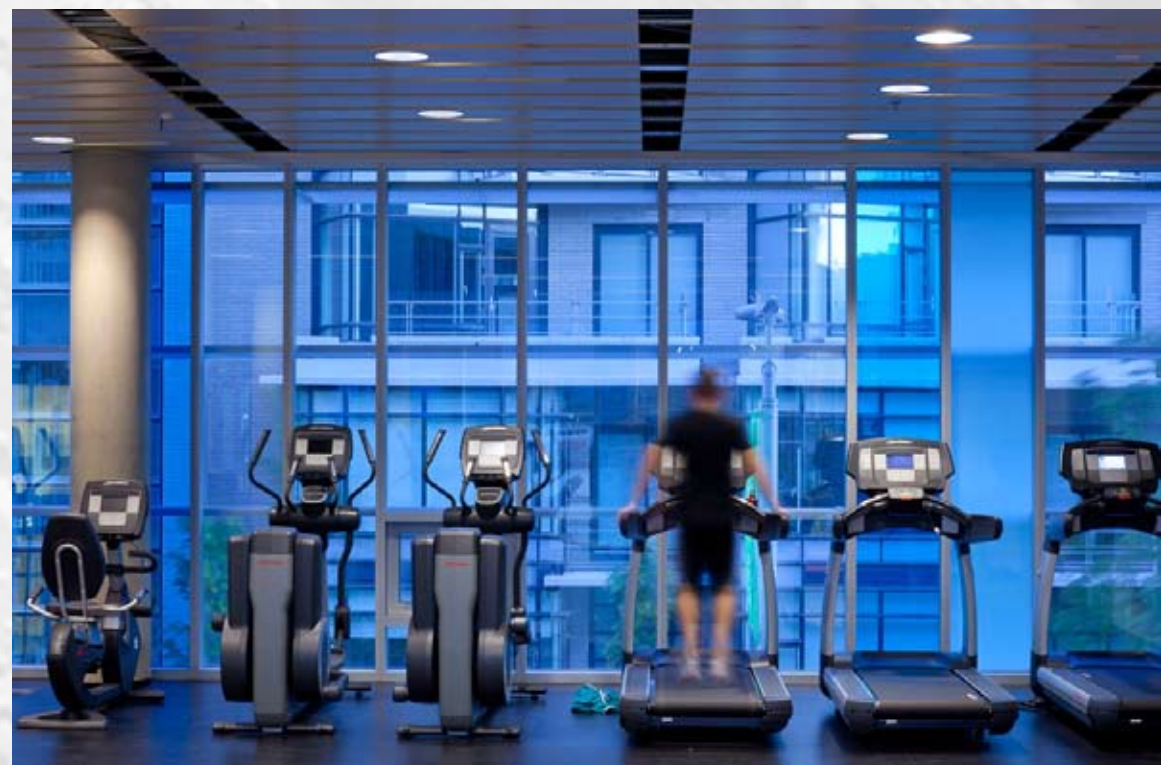
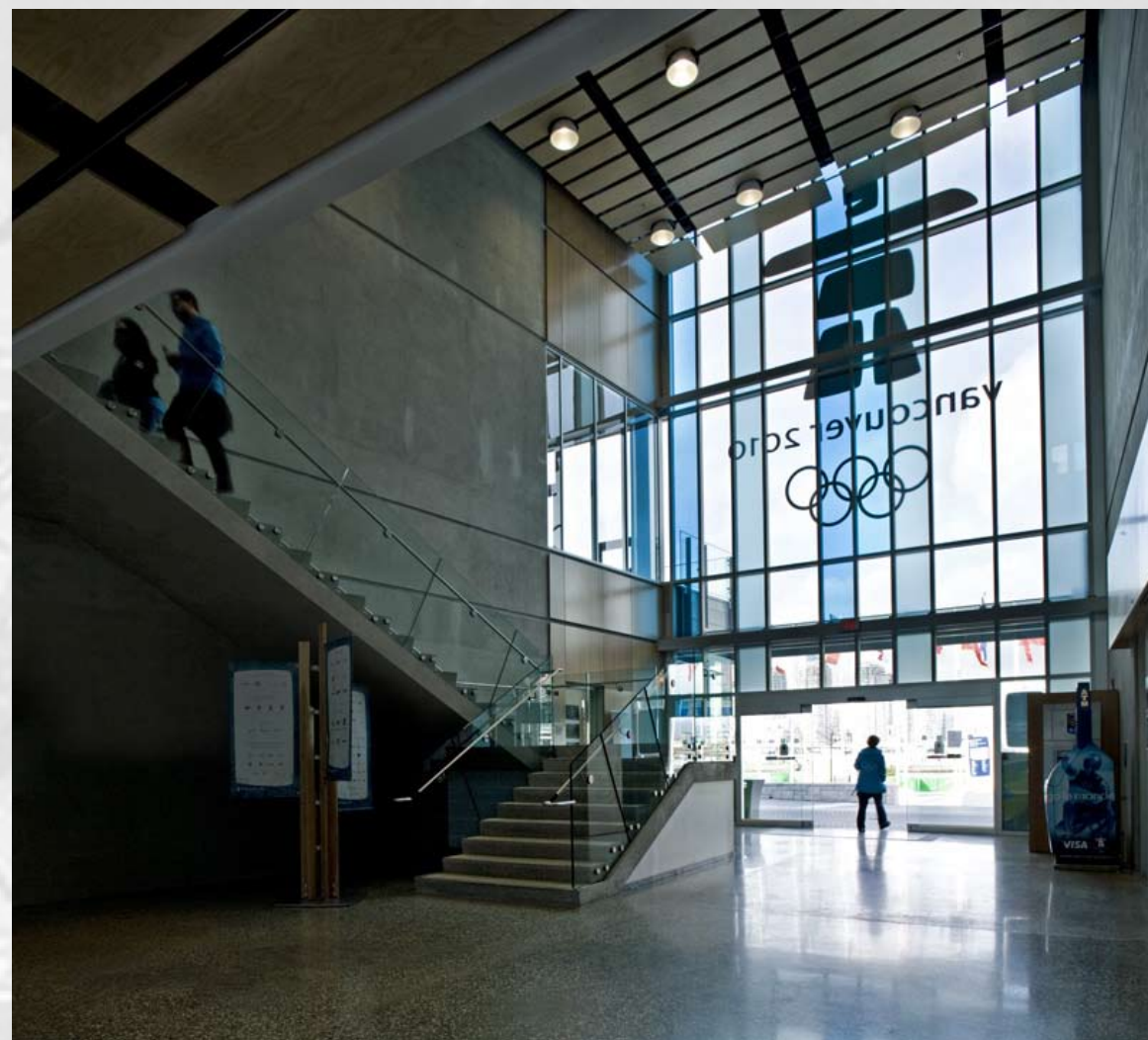


Sports Science Centre

Level 1



Community Rooms  
Restaurant/Lounge



Plaza of Nations  
Northeast False Creek

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

June 2011



# Next Steps

**Issues report to Council: July 12, 2011**



**Rezoning Application Submission: Late July 2011**



**Rezoning Application Open Houses: Late Fall 2011**



**Public Hearing: To be Determined**