



Northeast False Creek



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Introduction

The Northeast False Creek Area (NEFC) Profile highlights key aspects of Northeast False Creek as of July 2016. This background information is intended to help inform discussions about the various planning issues that will be addressed through the area planning process.

2011 Statistics Canada census data are used where available. Throughout the Profile, comparisons are made to 1996 census data as this was the first census year since the enactment of the False Creek North Official Development Plan.

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Introduction & Context

1



Metro Vancouver



NEFC and Context Area



Legend

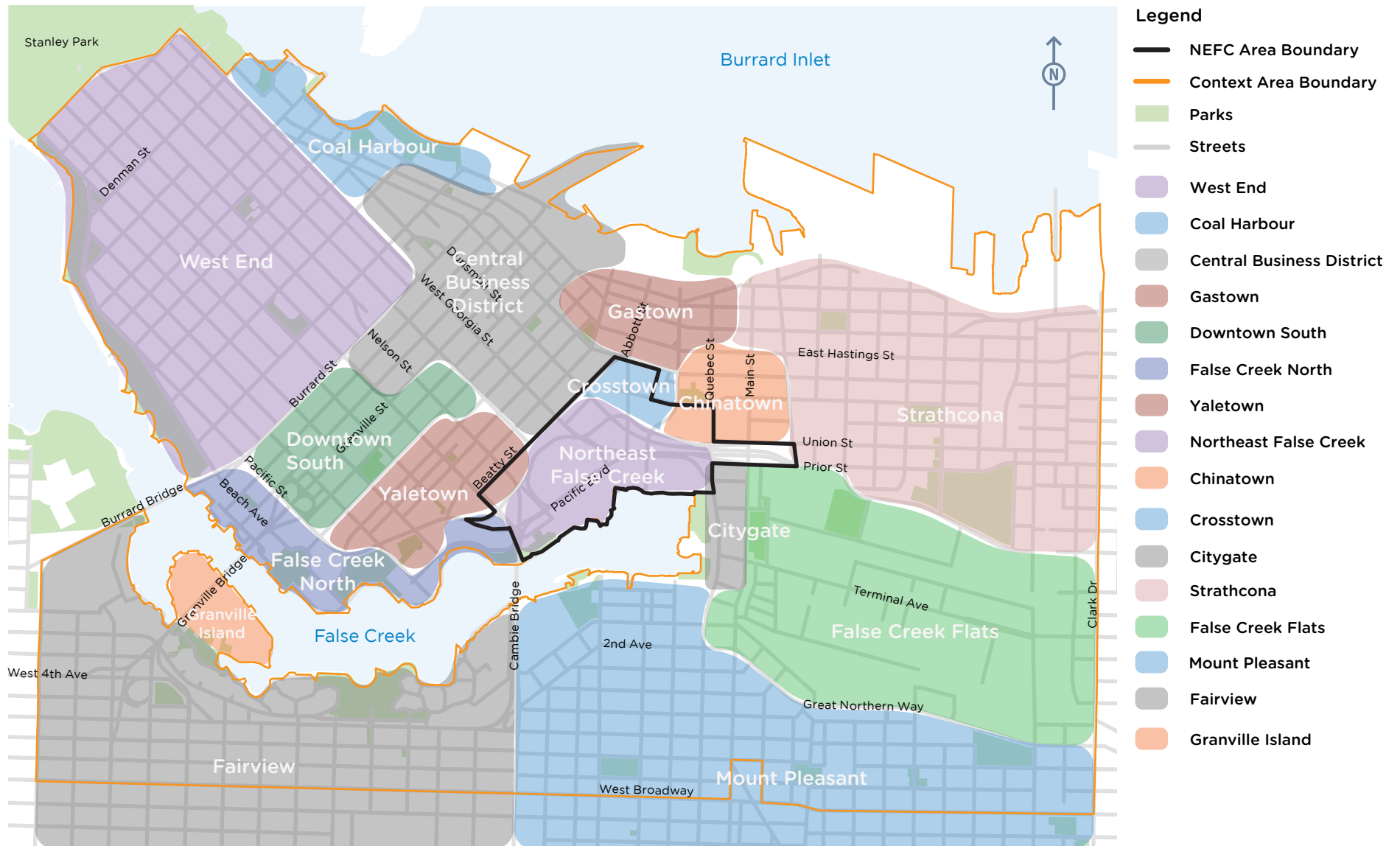
- NEFC Boundary
- Context Area Boundary

Comments:

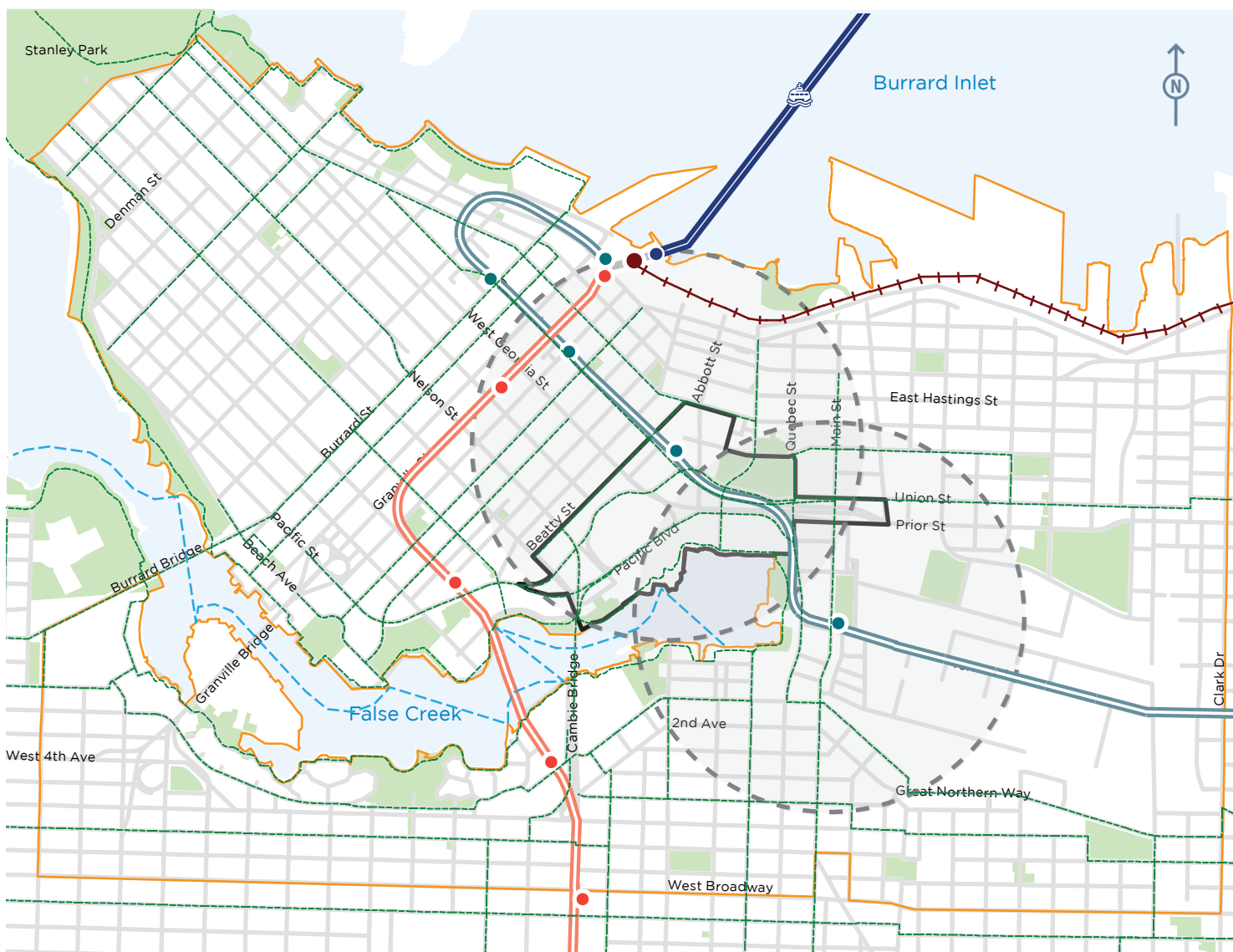
Northeast False Creek (NEFC) is at the centre of Vancouver's Metro Core and adjacent to the Central Business District, Waterfront, and historic neighbourhoods of Yaletown, Gastown, and Chinatown.

The NEFC area comprises of 58 hectares or 10% of the downtown peninsula (not including Stanley Park).

Character Areas

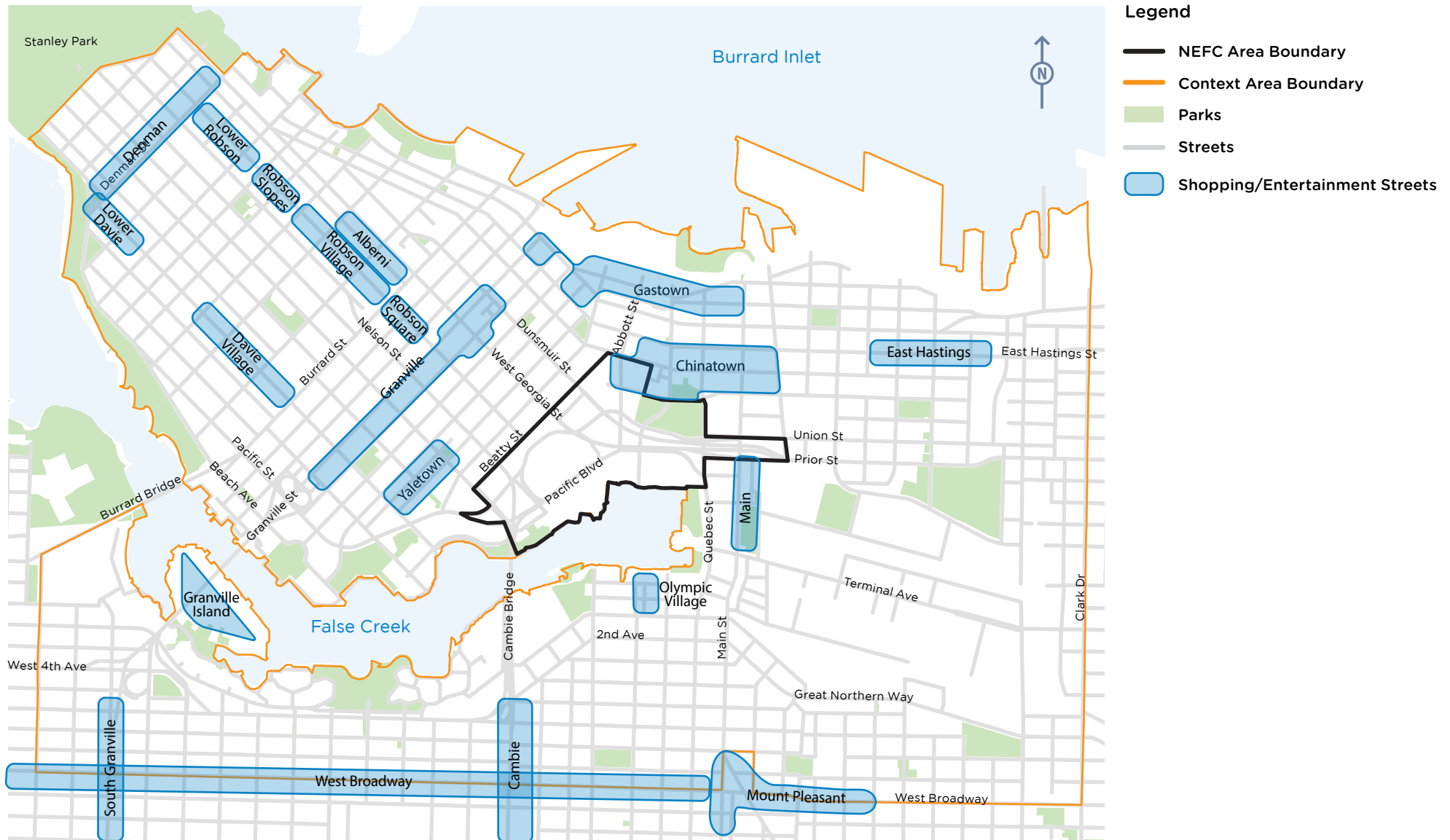


Downtown Transportation

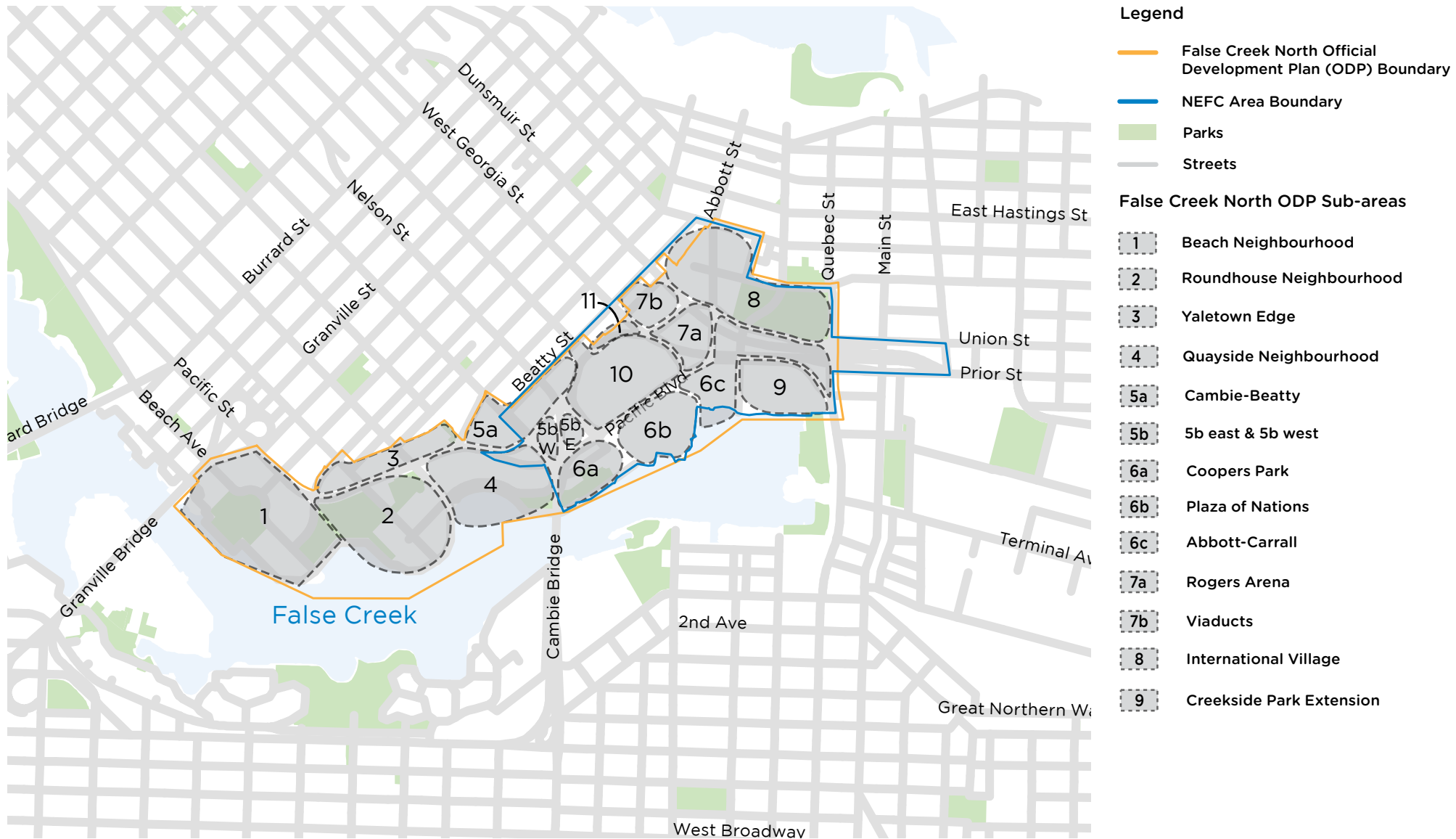


- Legend**
- NEFC Area Boundary
 - Context Area Boundary
 - Parks
 - Streets
 - Bike Lanes
 - Passenger Ferry Route
- Regional Transit**
- Canada Line
 - Canada Line Station
 - Expo / Millenium Line
 - Expo / Millenium Line Station
 - Seabus
 - Seabus Station
 - West Coast Express
 - West Coast Express Station
 - 10 minute walking radius from Main Street Station & Chinatown-Stadium Station

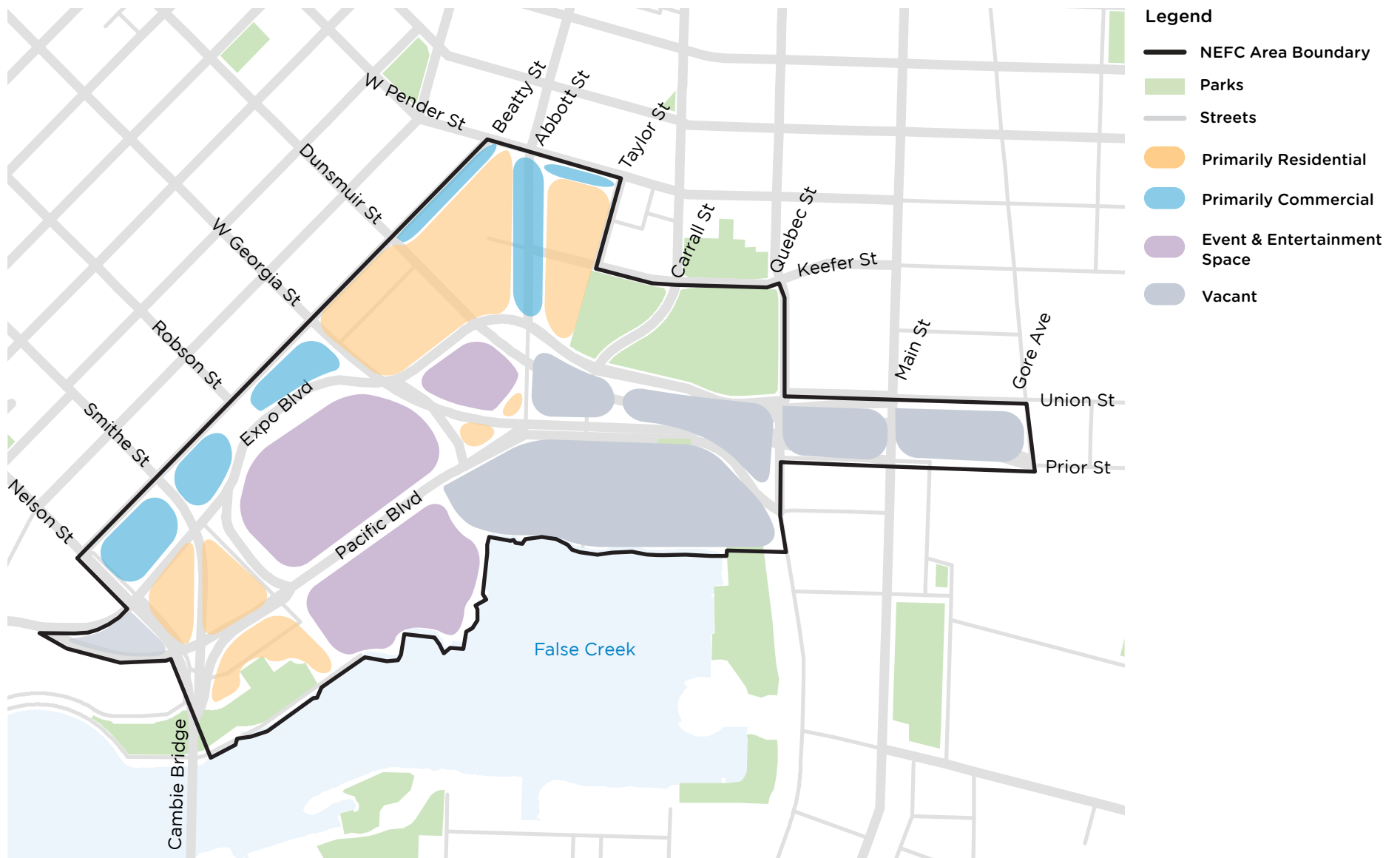
Shopping and Entertainment Streets



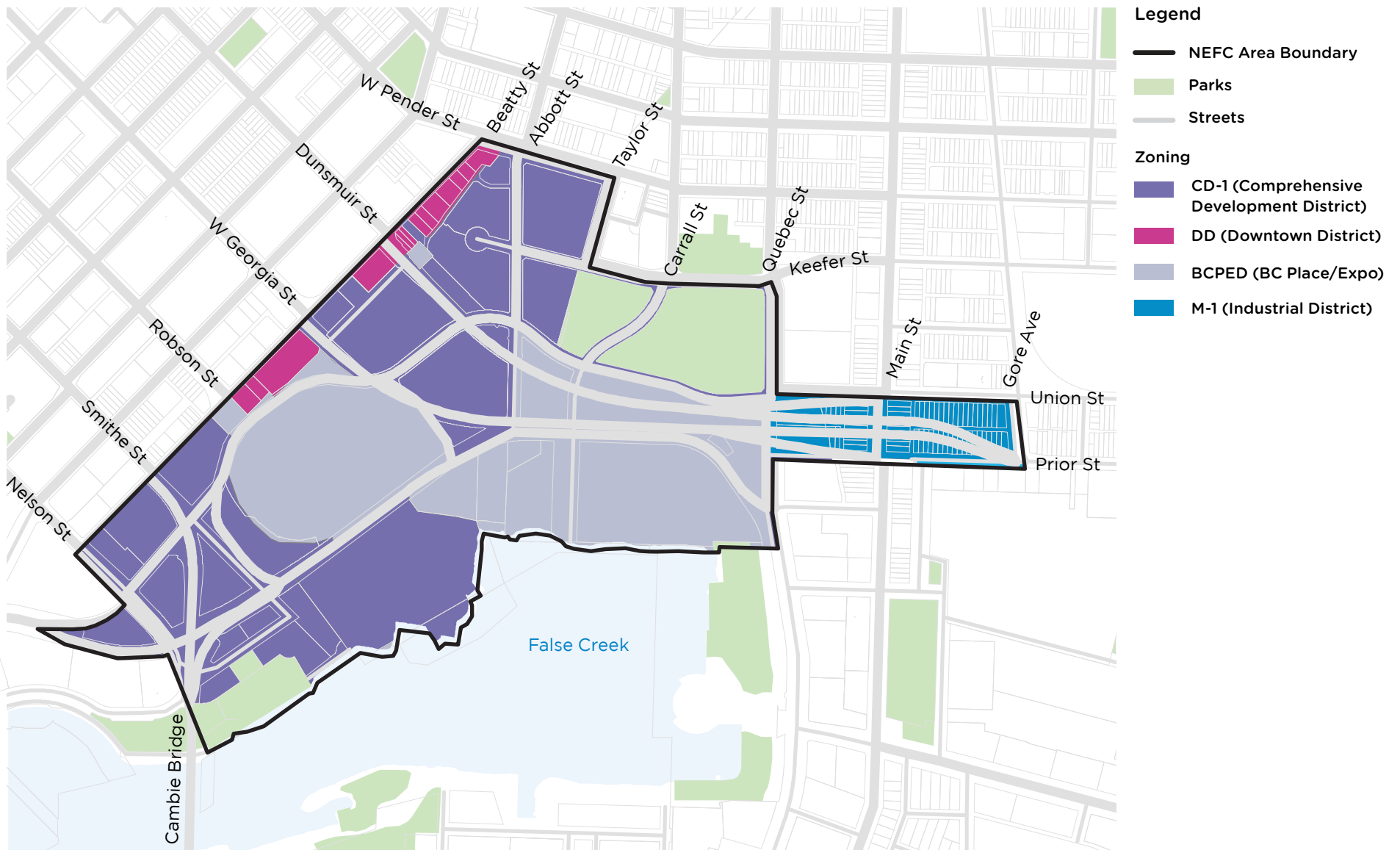
False Creek North Sub Areas (est. 1990)



Generalised Land Use



Zoning (2016)



Zoning Descriptions

Comprehensive Development Districts

DD (Downtown)

The intent of this District and accompanying official development plan is to ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users who shop, live, work or visit the Downtown.

BCPED (BC Place / Expo)

The intent of this District and its two accompanying official development plans (False Creek North and Southeast Granville Slopes) is to achieve a high standard of design and development within a number of residential neighbourhoods, parks, public facilities and commercial areas on the north side of False Creek.

CD-1

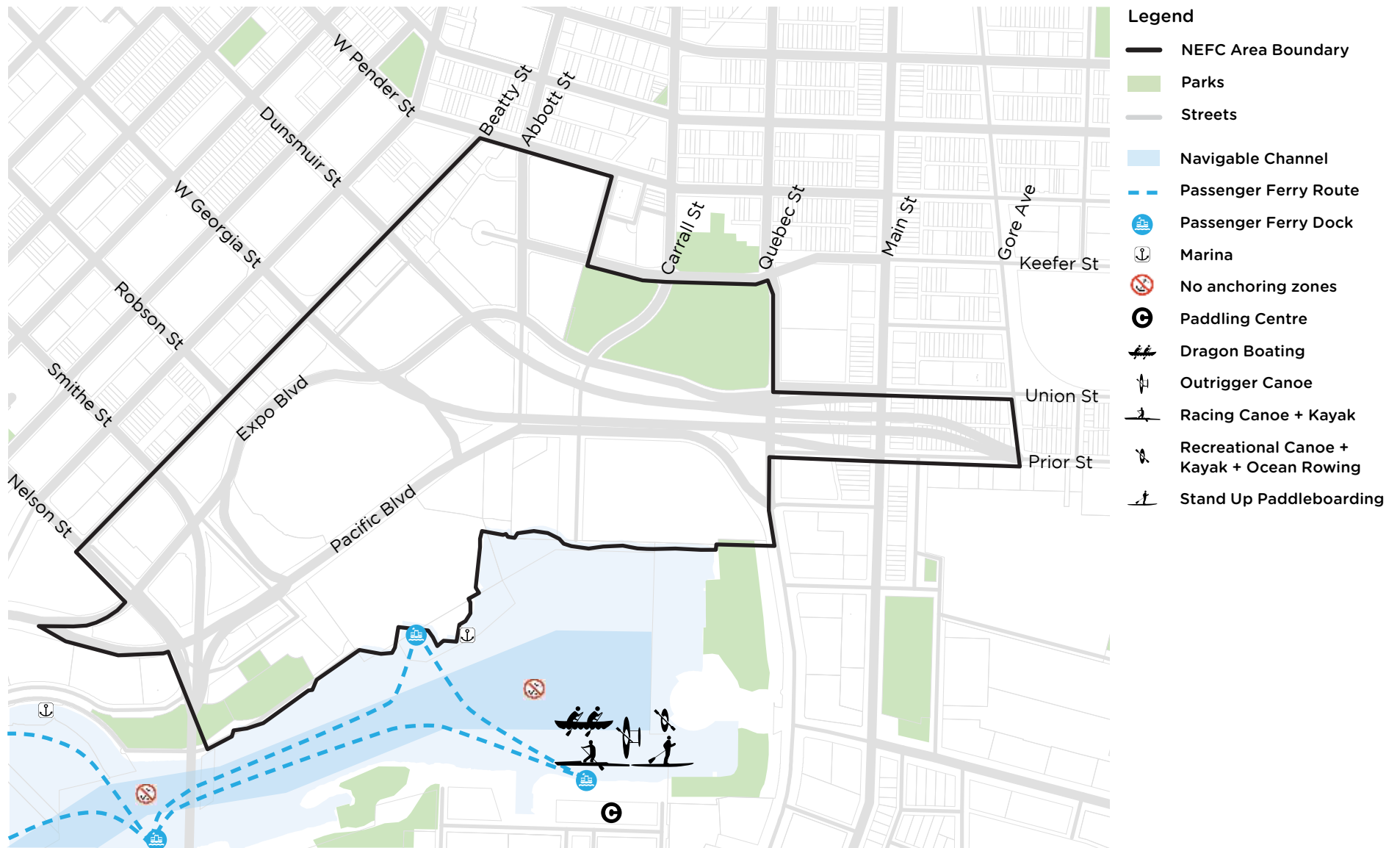
A separate CD-1 bylaw exists for each area or site zoned CD-1, tailor-made to the intended form of development.

Industrial Districts

M-1

The intent of M-1 is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

False Creek: Water Use



False Creek Water Use and Quality

False Creek is used safely by a rapidly increasing number of non-motorized boating enthusiasts throughout the year, including dragon boaters, kayakers, and rowers. Each week, thousands of dragon boat paddlers practice in False Creek and every June, thousands compete in the annual Canadian International Dragon Boat Festival. In June 2016, an accessible kayak and paddle boarding launch opened at the Creekside Paddling Centre, operated by the BC Mobility Opportunities Society.

Water quality is a challenging issue in False Creek due to poor naturalized flushing, stormwater discharge, occasional combined sewer overflows, discharge from boats, and other marine activities. Metro Vancouver and Vancouver Coastal Health test the water regularly to monitor E. coli levels, and high coliform counts are measured in False Creek, especially during summertime. The City and the Park Board have established a technical working group to review the issues, identify contamination sources and identify possible solutions alongside partners from Vancouver Coastal Health, Metro Vancouver, Transport Canada, and Port Metro Vancouver.

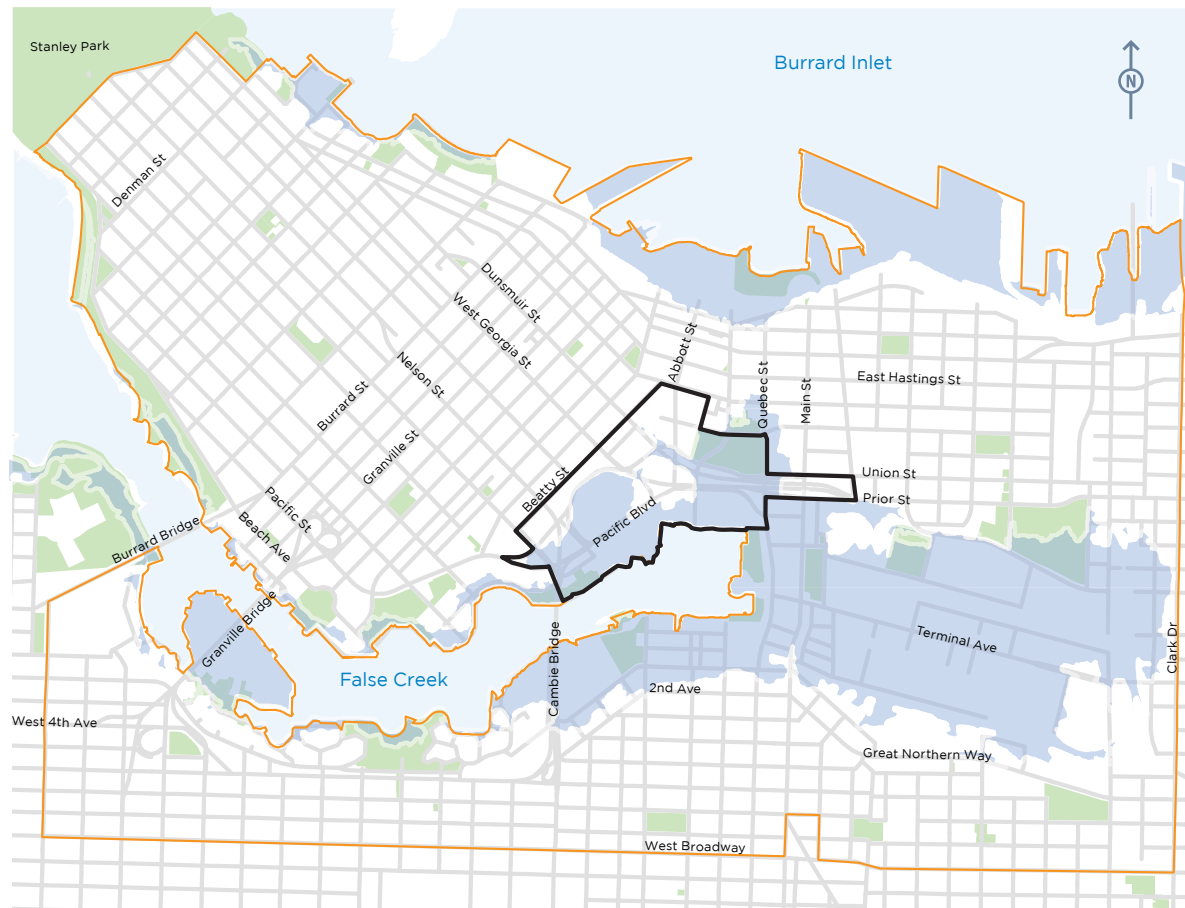


Dragon boat paddlers in east False Creek

Sea Level Rise

To ensure that Vancouver remains a liveable and resilient city in the face of climate change, the City developed a comprehensive Climate Change Adaptation Strategy (CCAS) to address increasing flood risk; buildings built today should be designed for flood resilience throughout their lifespan. The map illustrates a model of flood prone areas and wave zones in the year 2100. As such, Northeast False Creek is identified as an area which is subject to flood construction level (FCL) requirements.

Protection planning could include raising buildings to prepare for an increase flood plain, strategically designing seawall, and naturalisation of the shoreline.

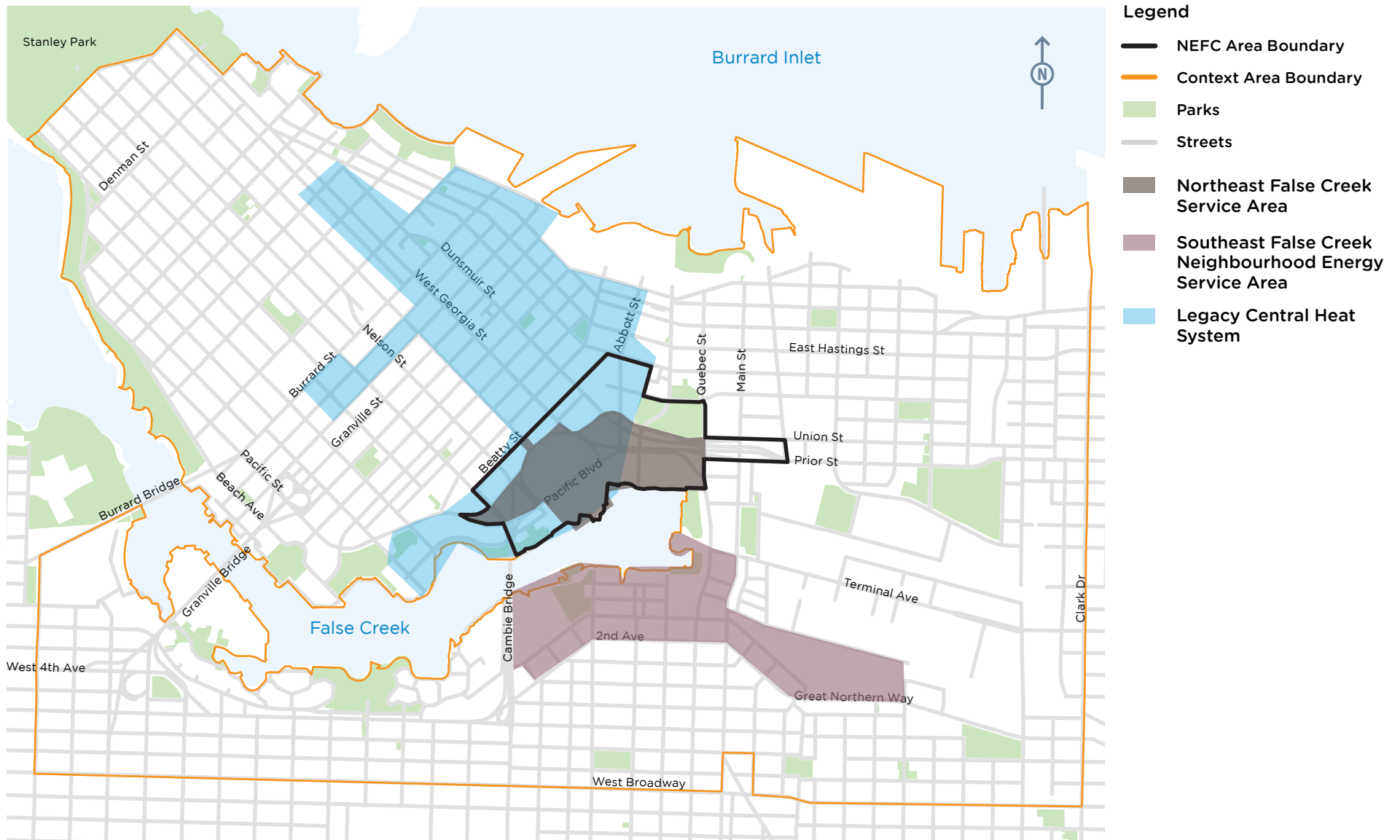


- Legend**
- NEFC Area Boundary
 - Context Area Boundary
 - Parks
 - Streets
 - Flood prone areas and wave zones in the year 2100

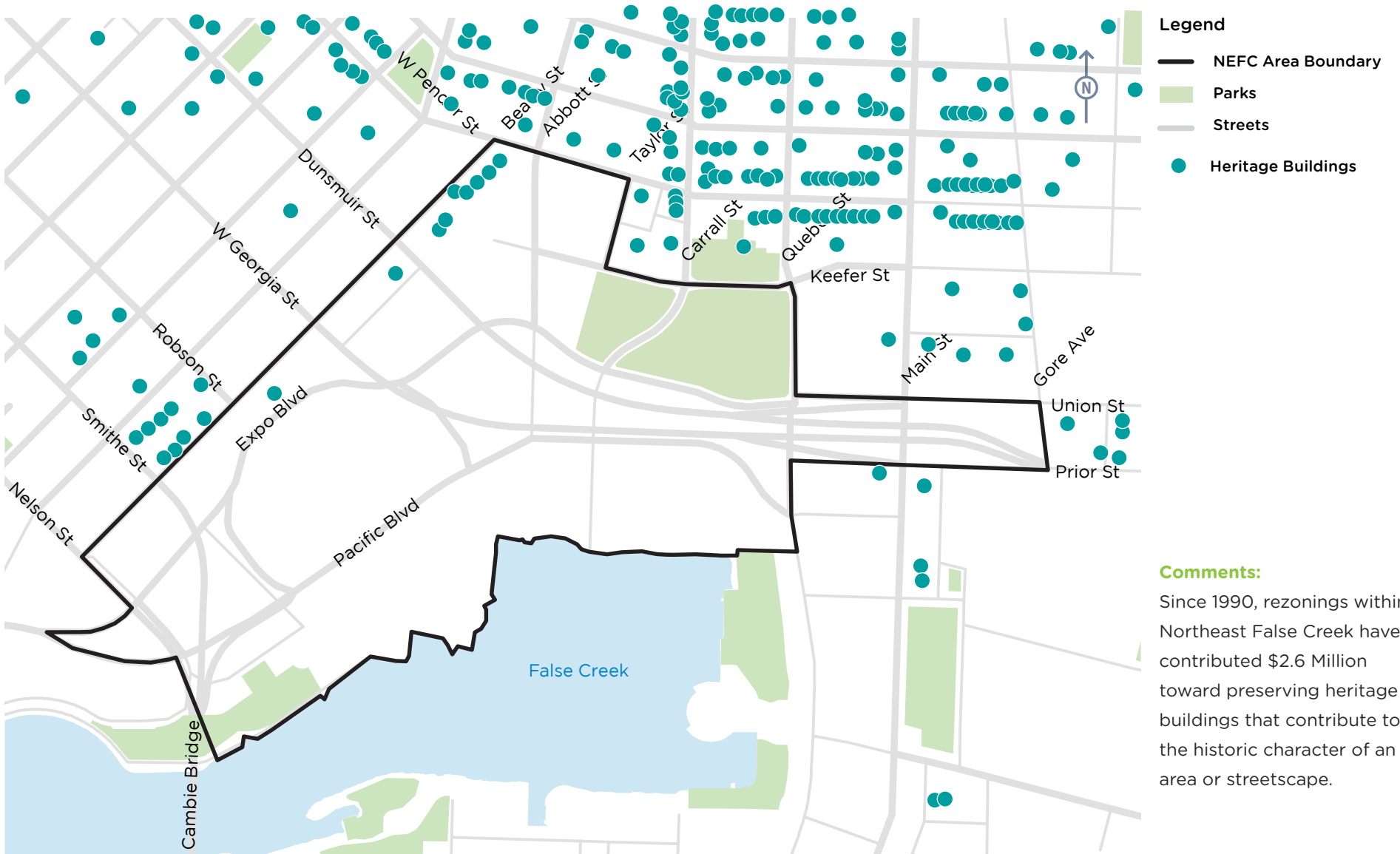
Comments:

The following floodplain scenario for 2100, assumes 1m of sea level rise, during a 1 in 500 probability storm event at high tide, assuming no mitigation efforts.

Neighbourhood Energy Service Areas

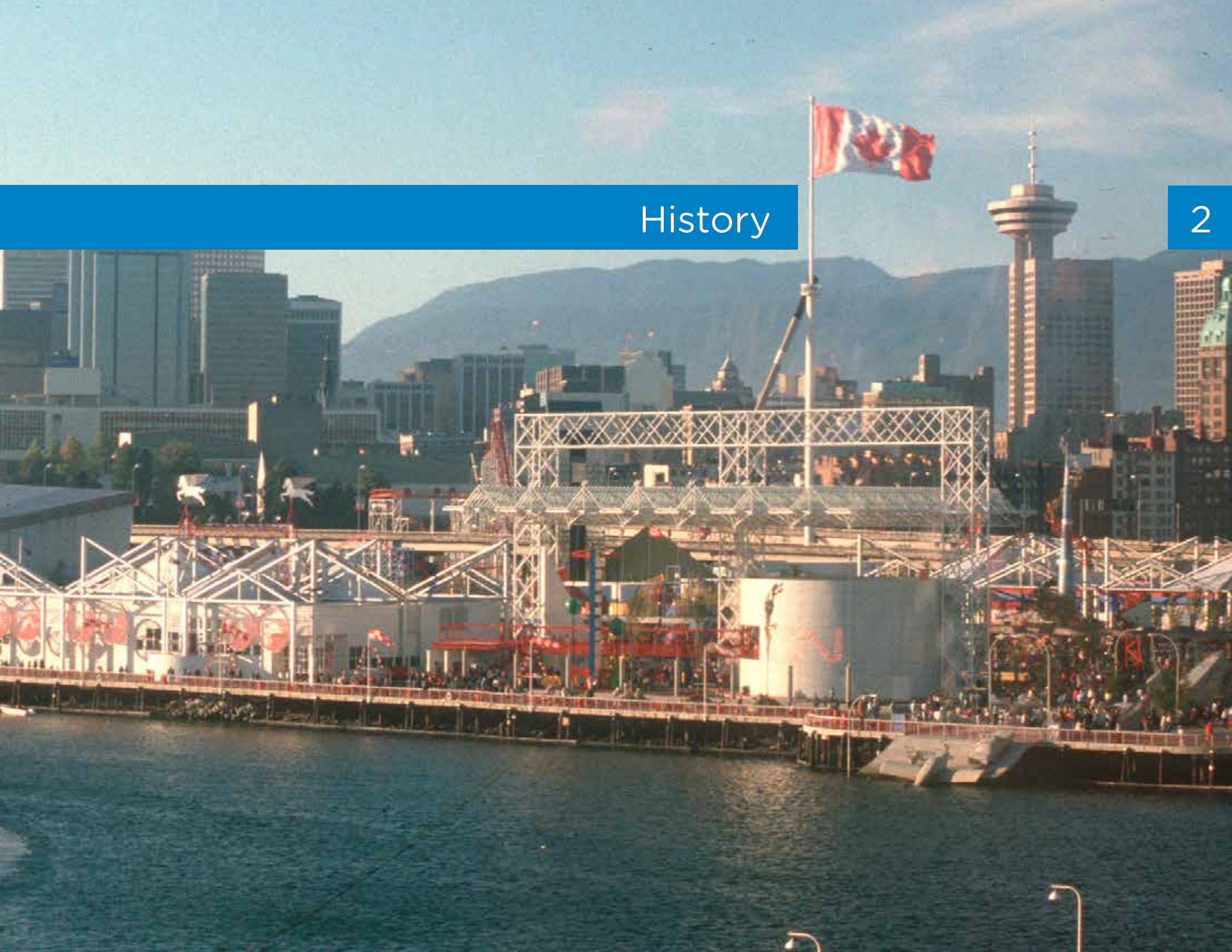


Heritage Buildings



History

2



Musqueam, Squamish, Tsleil-Waututh

Vancouver is situated on the unceded traditional homelands of the Musqueam, Squamish, and Tsleil-Waututh First Nations. The False Creek area was an abundant area for fishing, harvesting, and hunting for these Nations, each who had their own relationship to the area, with place names and usages for the lands and resources there.

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



First Nations canoe race in Burrard Inlet, 1880

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 Round House Community Centre on Pacific Boulevard.

The first Georgia Viaduct opened on July 1, 1915. It was 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.

During The First World War years there was major railway expansion in False Creek. This brought 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.



View from old Georgia Viaduct looking North

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 World War One, 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 World War Two and beyond.

The city suddenly became a ship building and war industry centre and tens of thousands of new workers were employed in the industry.



West Coast Ship Building during WW2 - with City Hall in the background

Chinatown

Between 1886 and 1920 Vancouver's Chinatown became 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 one thousand Chinese residents.

1923 saw immigration to Canada closed for the vast majority of Chinese with the passing of the Chinese Exclusion Act. This Act, commonly called the "Chinese Exclusion Act", combined with the Great Depression in the 1930s lead 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 returns 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 the remaining buildings.

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

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



Millenium Gate in Vancouver's Chinatown

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 at least before 1914.

The Black community had established itself in the area by 1923, when the African Methodist Episcopal Fountain Chapel was founded. Black settlement there was due to the neighbourhood's proximity to the Great Northern Railway station nearby, 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 was begun in earnest in the 1990s, with increased public recognition in the early 21st century.

(Excerpt from "Hogan's Alley" article written by Wayde Compton for Canadian Encyclopedia - March 4, 2015)



FROM TOP: Hogan's Alley, 1958 (CoV Archives); Construction of Viaducts, Jan 1971 (CoV Archives); Hogan's Alley Welcomes You, July 2007 (Hogan's Alley Memorial Project).

Freeway Fight

The City of Vancouver was not immune to the 'Interstate freeway boom' of the 1950's and 60's. 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 routes being considered 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 with Prior and Union Streets.

The proposed Carrall and Gore Street Freeway options and the Georgia and Dunsmuir viaducts would significantly impact the Strathcona neighbourhood. From the start it was the focus for Vancouver's 'urban renewal'. This area was home to many 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 meter elevated freeway along Carrall Street. Strathcona led the fight against the freeway proposal. In the end, the only elements of this plan to be completed were the Granville Street Bridge, and Georgia and Dunsmuir viaducts.

In 1967 the Federal Government announced there would not be any further freeways without community support.

The Freeway Fight achieved success through the mobilization of public support around the idea that neighbourhoods should be at the heart of City Planning. The resulting end to freeways in Vancouver significantly shaped the city's future evolution.



Georgia Viaduct Construction

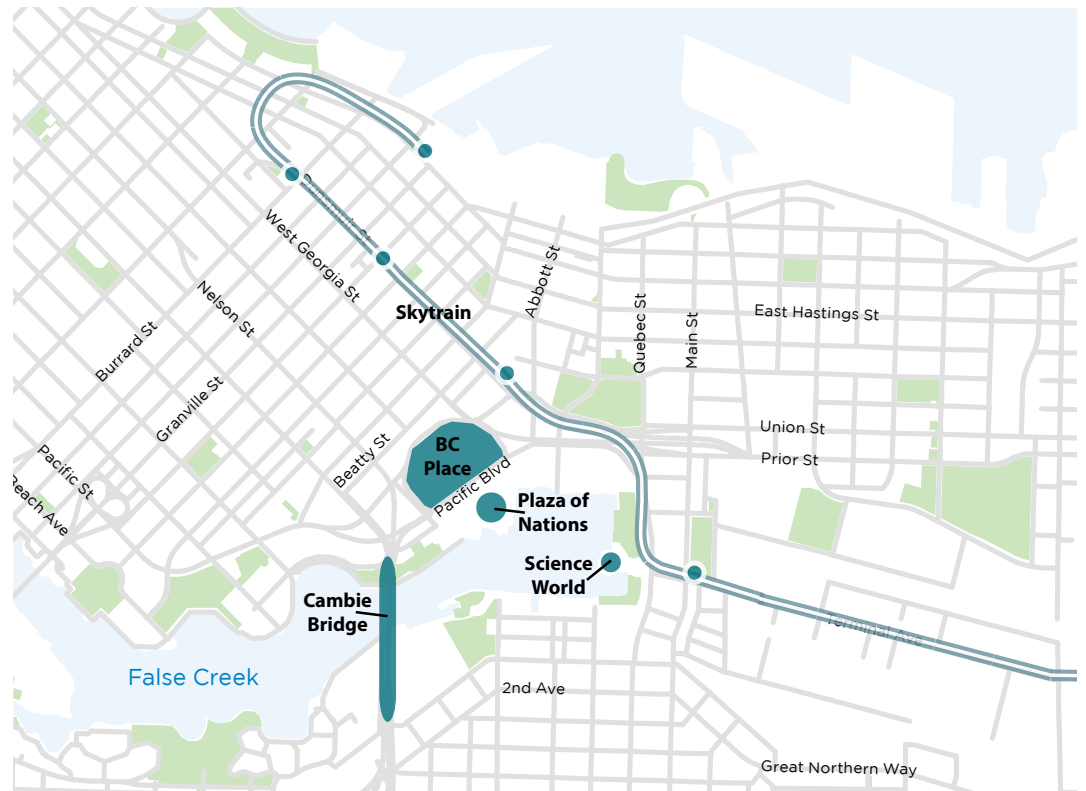
Expo 86

“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, will 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.

25 million people visited Expo 86, in what was a playground in an urban environment, a fair that put Vancouver on the World map and left a legacy for the City. BC Place, SkyTrain, Cambie Bridge, Plaza of Nations and Science World are all legacies of Expo 86 (see map).



Legacy infrastructure from Expo 86

False Creek North

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

In 1990, the False Creek North Official Development Plan was enacted with the intent to be an overall guide to development and the preparation of zoning By-laws, programs and agreements. The development of the area provided housing, and required the construction of parks, seawall and amenities for public use. This plan is still in place today.



North side of False Creek during Expo 86

Viaducts and Northeast False Creek Area Plan

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

In 2015 Council approved a Conceptual Plan for the eastern undeveloped portion at False Creek North, including replacing the Georgia and Dunsmuir Viaducts with a new street network built on the ground. 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 a new Pacific Boulevard and Georgia Street. Studies have confirmed that this new street network can handle 100% of the current and future traffic volume and will be better adapted to accommodating improved options for moving around the area.



Conceptual rendering of Northeast False Creek with the viaducts removed, illustrating approximately 2.0-2.5 million gross sq.ft. of residential and non-residential space on NEFC Area 6C, and 13.75 acres of parks and open space, consistent with the urban design policies of the Northeast False Creek Conceptual Plan (2015)



Events and Entertainment

Major Event Facilities



BC Place



Plaza of Nations



Science World



Rogers Arena

Opening Date

1984

BC Place is currently home to the BC Lions and Vancouver Whitecaps. It served as the main stadium for the 2010 Winter Olympics & Paralympics and hosted the 2015 FIFA Women's World Cup. It also hosts large scale events including concerts such as AC/DC, Taylor Swift, Paul McCartney. BC Place hosted 60 events in 2015.

1986

The Plaza of Nations was originally built as part of the BC Pavilion during Expo 86. The Plaza was an open-air venue that played host to a number of top-drawing acts over the years, including David Bowie, The Foo Fighters, and The Strokes. While no longer functioning as a music venue, it does host summer markets on occasion and is a popular location for filming.

1989

Science World was designed for Expo 86 to serve as the fair's Expo Centre. Following Expo, it was transformed into a science centre run by a non-profit organization. Annually there are over 650,000 visitors.

1995

Rogers Arena is home to the Vancouver Canucks of the NHL. The venue also hosts large-scale concerts such as Madonna, U2, and Rihanna. In 2010, the Stadium hosted ice hockey events during the 2010 Winter Olympics and was previously home to the Vancouver Grizzlies NBA franchise from 1995 to 2001. Rogers Arena hosted 90 events in 2015.

Annual Visitor Numbers

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

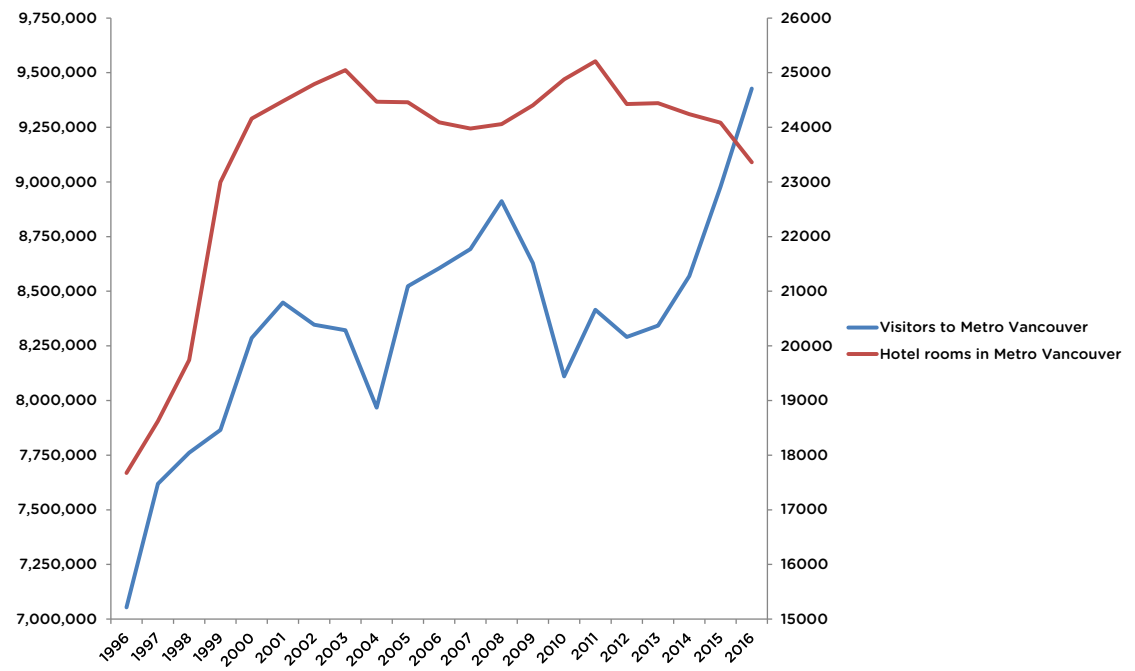
With the vast majority of these visitors wanting to stay downtown, there is a necessity for hotel rooms in the area. The hotel room inventory in 2016 shows an increasing gap between the growing number of visitors and number of rooms to available. This is partly due to the increasing trend of converting hotels to residential space.

Science World averages 650,000 visitors annually while BC Place and Rogers Arena average 1,000,000 visitors each annually. Some peak years at Rogers Arena, such as 2011 when the Vancouver Canucks went to the Stanley Cup Finals, saw 1,600,000 visitors in a single year.

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

Source: Tourism Vancouver

9,000
average # of people
who visit NEFC daily*



Historical Events



Expo 86 and SkyTrain

1986

Expo 86 was a World's Fair held in Vancouver from May 2 until October 13, 1986. By the end of the fair 25 million people had attended. It is widely held as the start of the city's transformation into an international metropolis. The Skytrain, BC Place, Science World, Cambie Bridge, and Plaza of Nations were conceived as legacy projects of Expo 86.



Gay Games III 'Celebration 90'

1990

'Celebration 90' was the first Gay Games to occur outside of the US from August 4-11, 1990. 25,000 people attended the opening ceremonies at BC Place Stadium. With over 2,500 volunteers and 7,000 athletes, the Vancouver spectacle was the largest organized sports event of 1990.



Molson Indy

1990 - 2004

Molson Indy Vancouver was an annual championship race held in a street circuit near BC Place. The original route was built on the former Expo 86 lands (Expo Boulevard & Pacific Boulevard). Over one weekend, the event would draw in over 300,000 visitors.



2010 Winter Olympics & Paralympics

2010

The 2010 Winter Olympics & Paralympics was a major international multi-sport event in February/March of 2010. Venues stretched from Richmond to Whistler with the majority of venues, pavilions, hospitality houses, and celebration zones being located in downtown Vancouver.

Historical Events



Walk for Reconciliation

2013

The Walk for Reconciliation was an event to bring people from all Canada's cultures together to show a shared commitment to reconciliation. In Vancouver, the walk lead people across the Georgia and Dunsmuir viaducts. A celebration awaited participants at the finish line in NEFC which included live entertainment.



FIFA Women's World Cup

2015

Vancouver hosted the 2015 FIFA Women's World Cup in June and July 2015. Over 30 days, 52 matches took place with an average attendance of 26,000 spectators per match. There were almost 54,000 spectators at the Canada vs. England quarter-final match at BC Place in Vancouver, the biggest attendance for any National Team event in the history of Canada.

Annual Events



Filming

Vancouver has become a top destination for film and television production. Over time, Vancouver has earned the nickname “Hollywood North”. This high growth industry had a record setting year in 2015. It continues to be a substantial contributor to the Vancouver economy.



Canucks, Whitecaps and BC Lions

Rogers Arena is home to the Vancouver Canucks of the NHL and hosts 41 home games in each regular season. BC Place is home to the Whitecaps FC of the MLS and the BC Lions of the CFL. The teams host 20 home games and 10 home games respectively.



Vancouver Sun Run

A 10-kilometre road running event which has been held each year in Vancouver since 1985. The race started with 3,700 participants and has grown to upwards of 50,000 and 60,000 participants. The race course begins on Georgia Street downtown and finishes outside BC Place Stadium.



World Rugby Sevens Series

Vancouver's inaugural Rugby Sevens event in 2016 was a huge success. Over 60,000 people attended the weekend competition from around the world. Vancouver is committed to four more years of hosting the HSBC World Rugby Sevens Series in Vancouver.

Annual Events



Cirque du Soleil

The immensely popular Cirque du Soleil is a Canadian entertainment company and the largest theatrical producer in the world. The circus themed show travels the world to perform dancing and acrobatics. Each year Cirque du Soleil returns to Vancouver to set up their colourful tents in Northeast False Creek.



LatinCouver Carnaval de Sol

An annual celebration of Latin American culture with food and music. The event takes place in downtown Vancouver and is held by the organization, LatinCouver. This organization assists Latin Americans in connecting through culture and business in Vancouver.



Vancouver Dragon Boat Festival

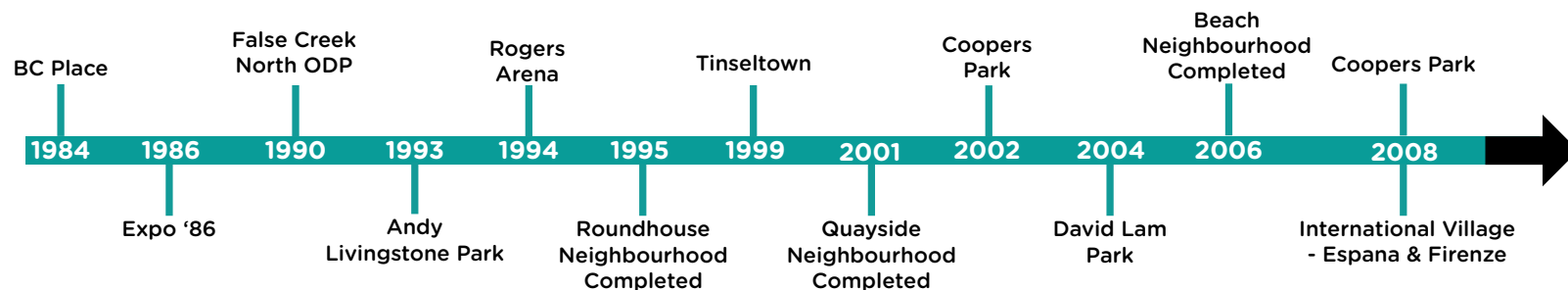
The Vancouver Dragon Boat Festival is a 3-day series of dragon boat races and festivities which takes place every summer in False Creek. It is among the oldest and largest dragon boat festivals held outside Asia. In addition to the dragon boat races, the festival also includes a number of on-land festivities such as food trucks and live music.

Character Areas



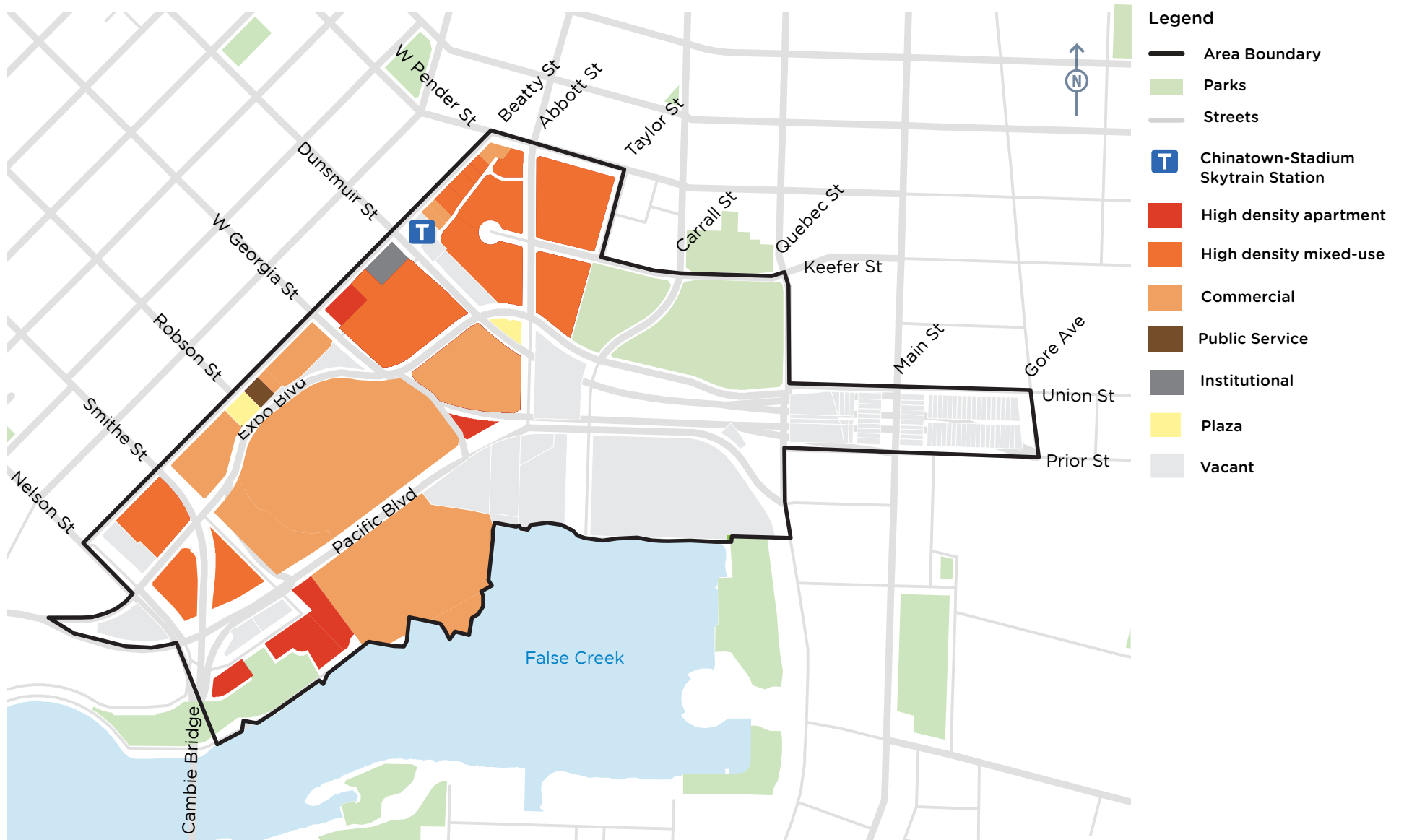
Evolution of False Creek North

In preparation for the Expo 86 World's Fair, the Province purchased land on the north shore of False Creek. By 1990, a master plan was approved for False Creek North called the False Creek North Official Development Plan (FCN ODP). The plan provided a public waterfront and places and spaces to play, work and live. It included substantial public benefits including parks and other amenities such as community centres and affordable housing. The intention of the ODP was to bring the downtown to the waterfront. The build out of each neighbourhood is shown in the timeline below and generally consists of tower podium forms.

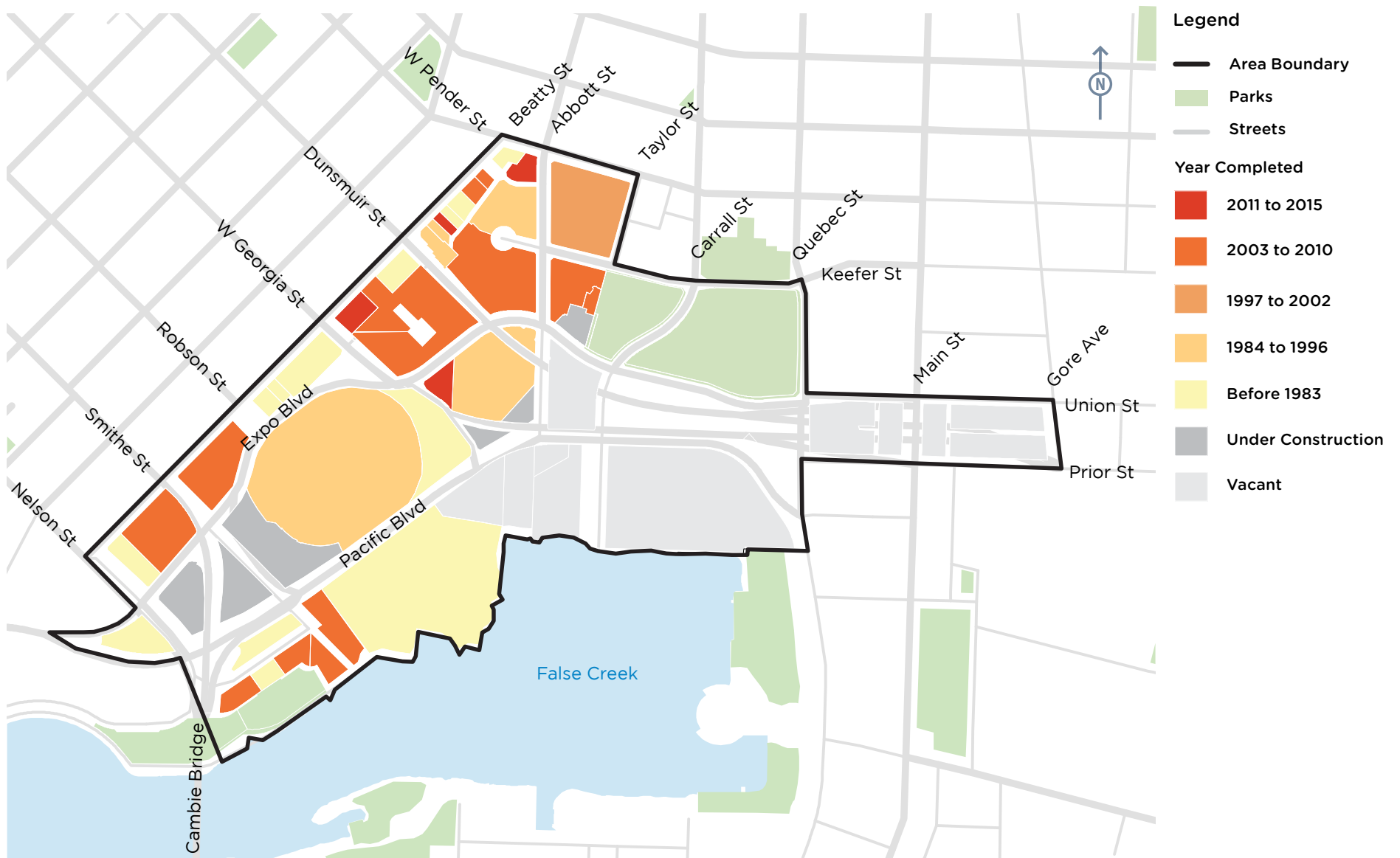


Map of corresponding neighbourhoods in False Creek North

Detailed Land Use



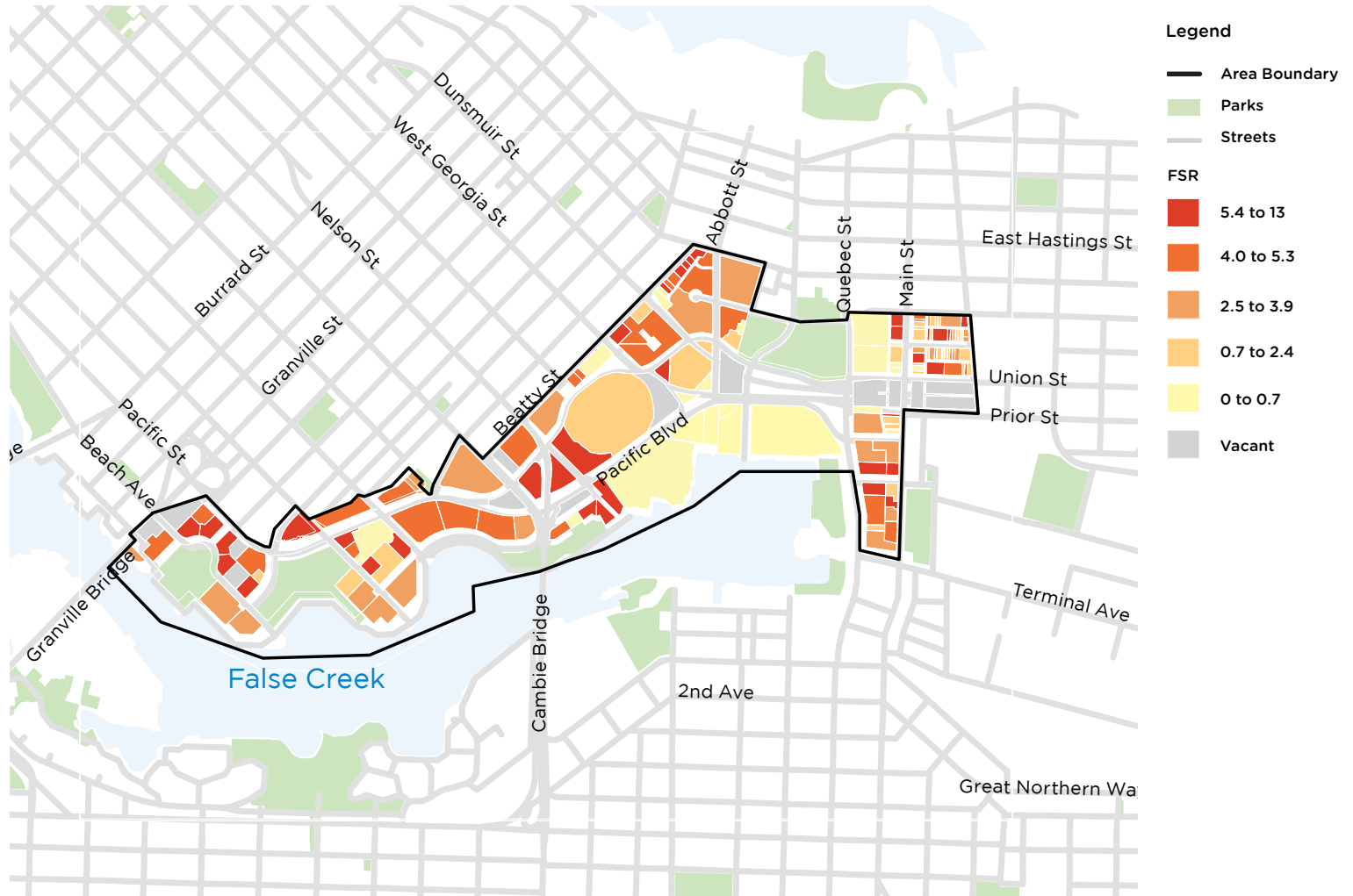
Year of Construction



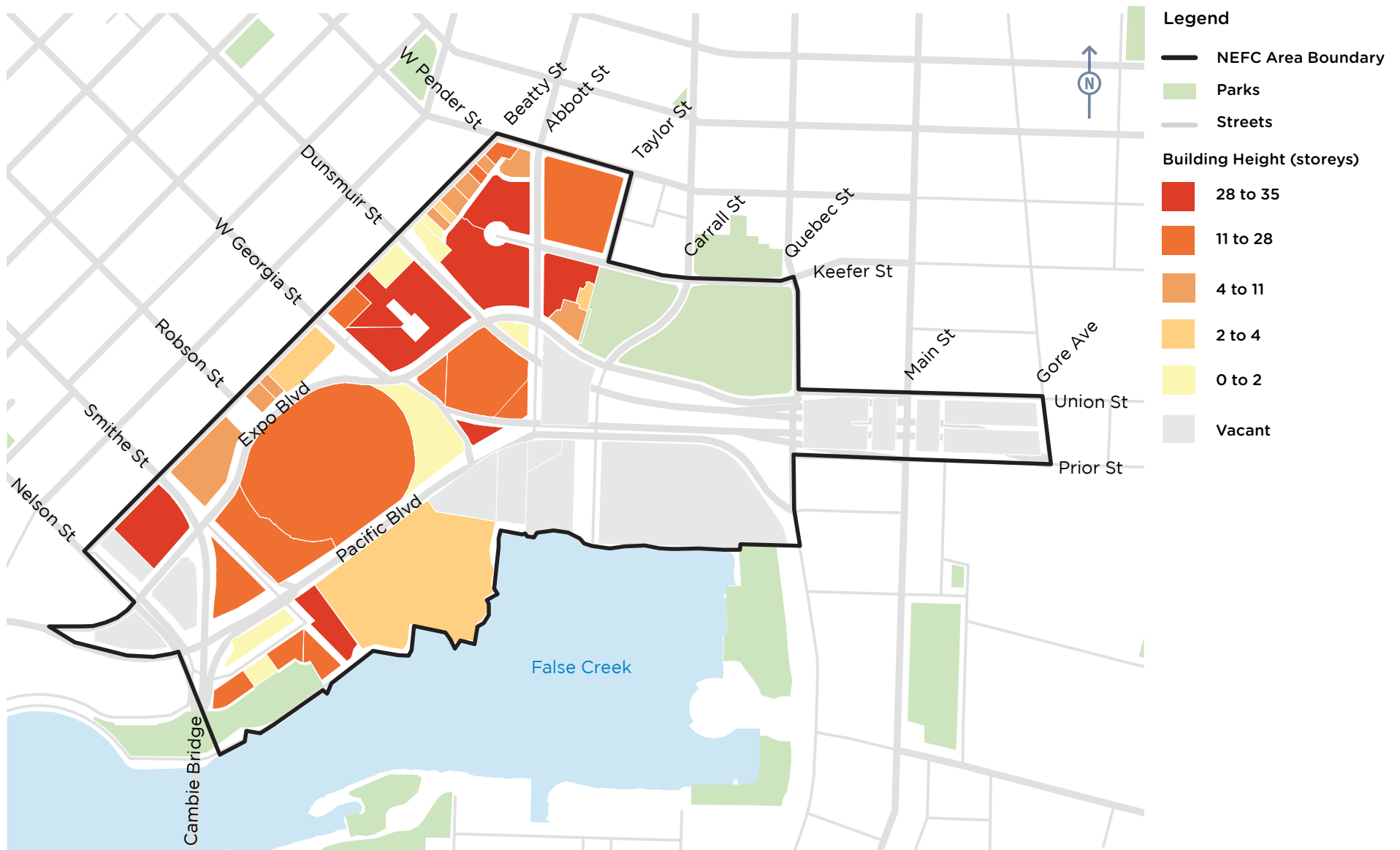
Built Form Density - Floor Space Ratio*

In general, densities in False Creek North are similar to those found in other areas of the downtown.

**Note: Floor Space Ratio (FSR) is a way of measuring the density of a developed site or area. For a site, FSR is calculated by dividing the gross floor area of the building by the total area of the lot. Thus, an FSR of 2.0 indicates that the total floor area of a building is two times the area of the lot on which it is constructed, as would be the case with a multiple-storey building.*



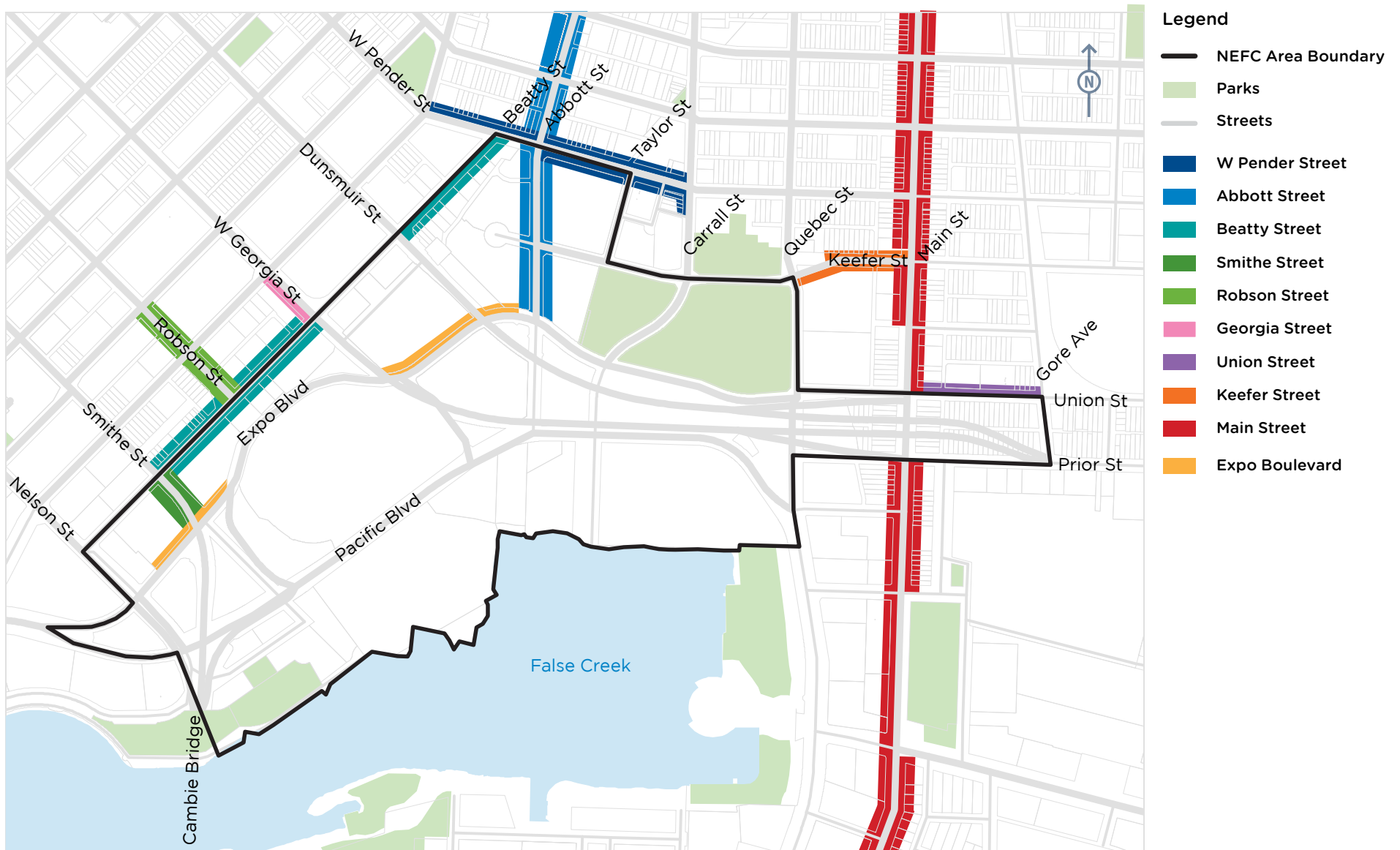
Building Heights



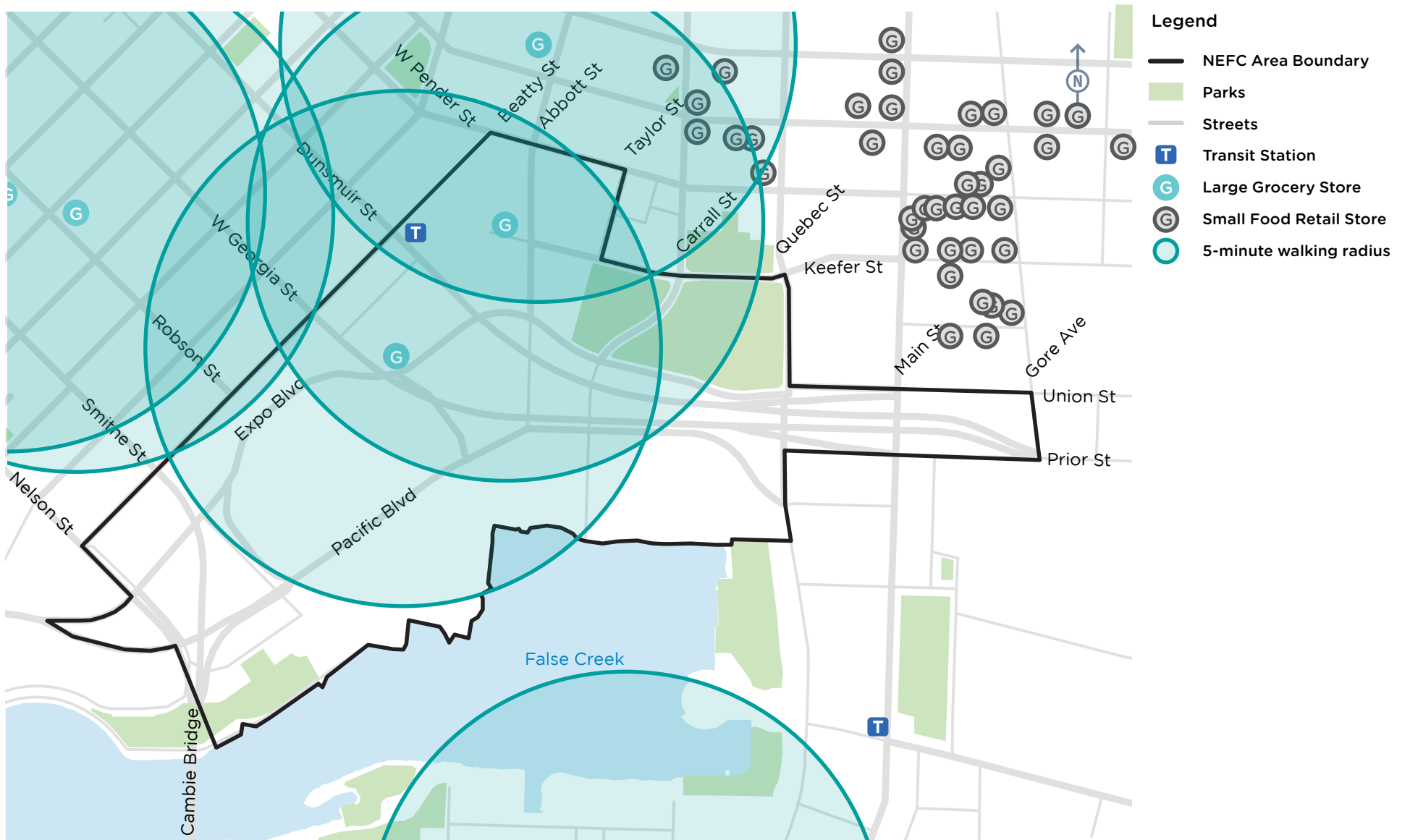
Local Economy



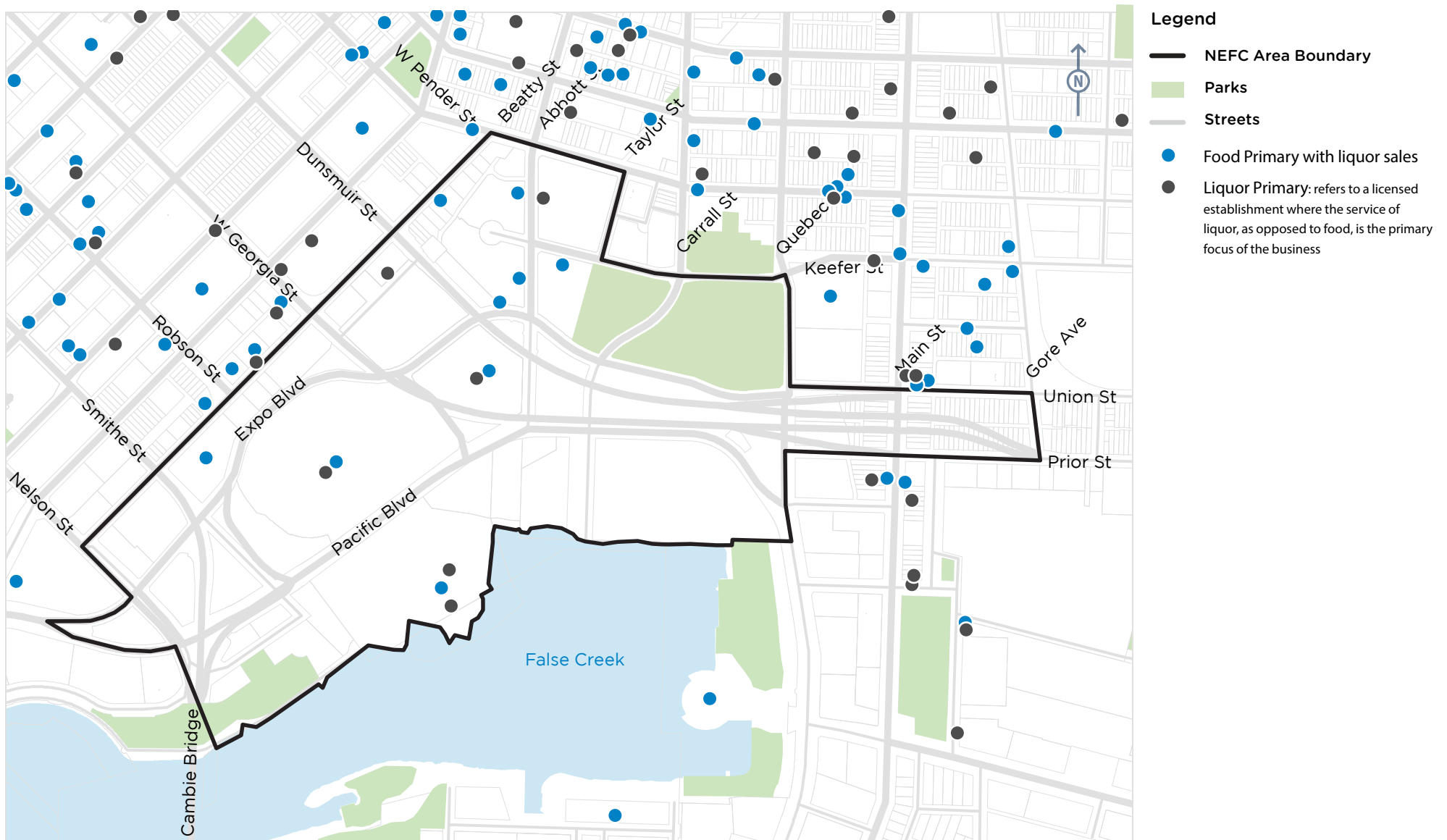
Shopping Streets



Grocery Stores



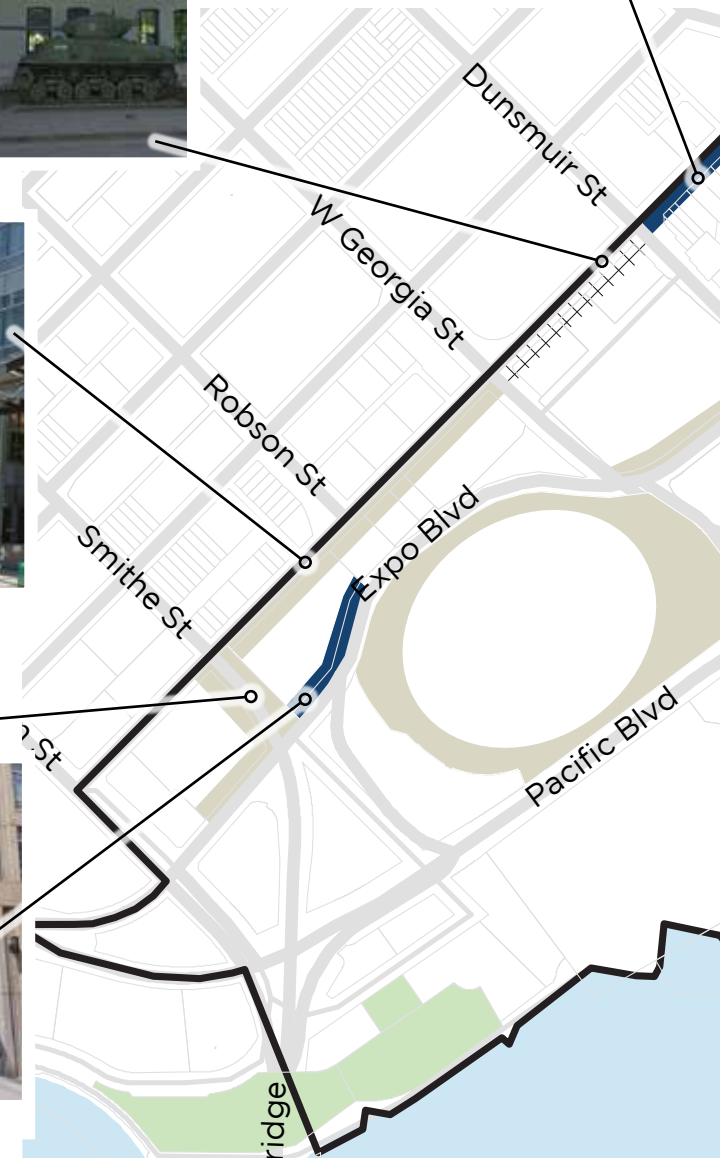
Nightlife



Weather Protection

Weather protection, such as awnings, overhangs and canopies, is a key element of pedestrian comfort in a city with a wet climate. Adequate weather protection allows for all-weather, all-season use of sidewalks, which supports local business.

To be effective, awnings need to extend far enough over the sidewalk and be at the right height to ensure pedestrians can stay dry in the rain, even with some wind. Sandwich boards and other sidewalk elements can take up valuable pedestrian space under awnings.



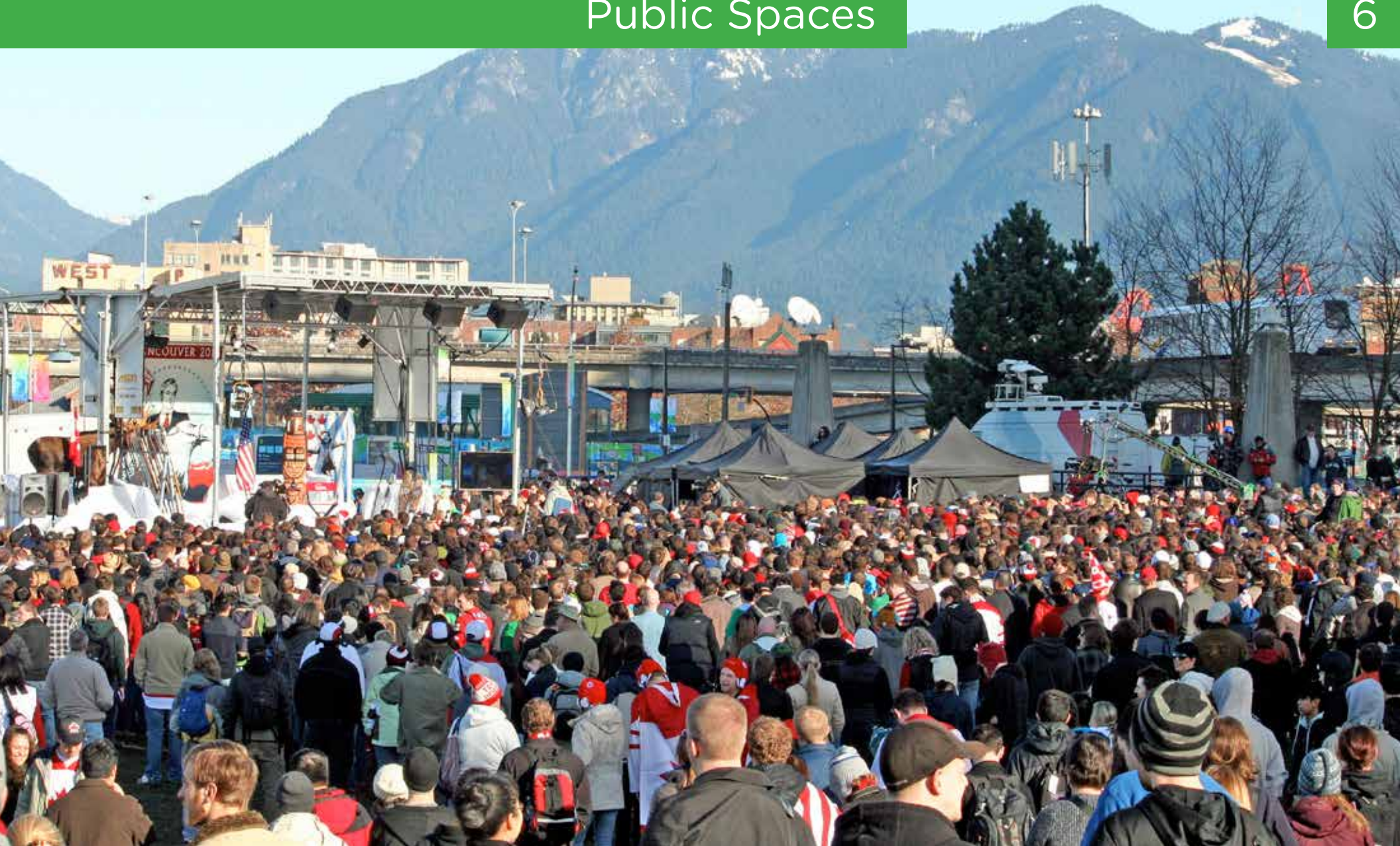


Legend

- Desired Coverage
- Partial Coverage
- Inadequate/No Coverage
- Empty Lot/No Commercial Frontage

Public Spaces

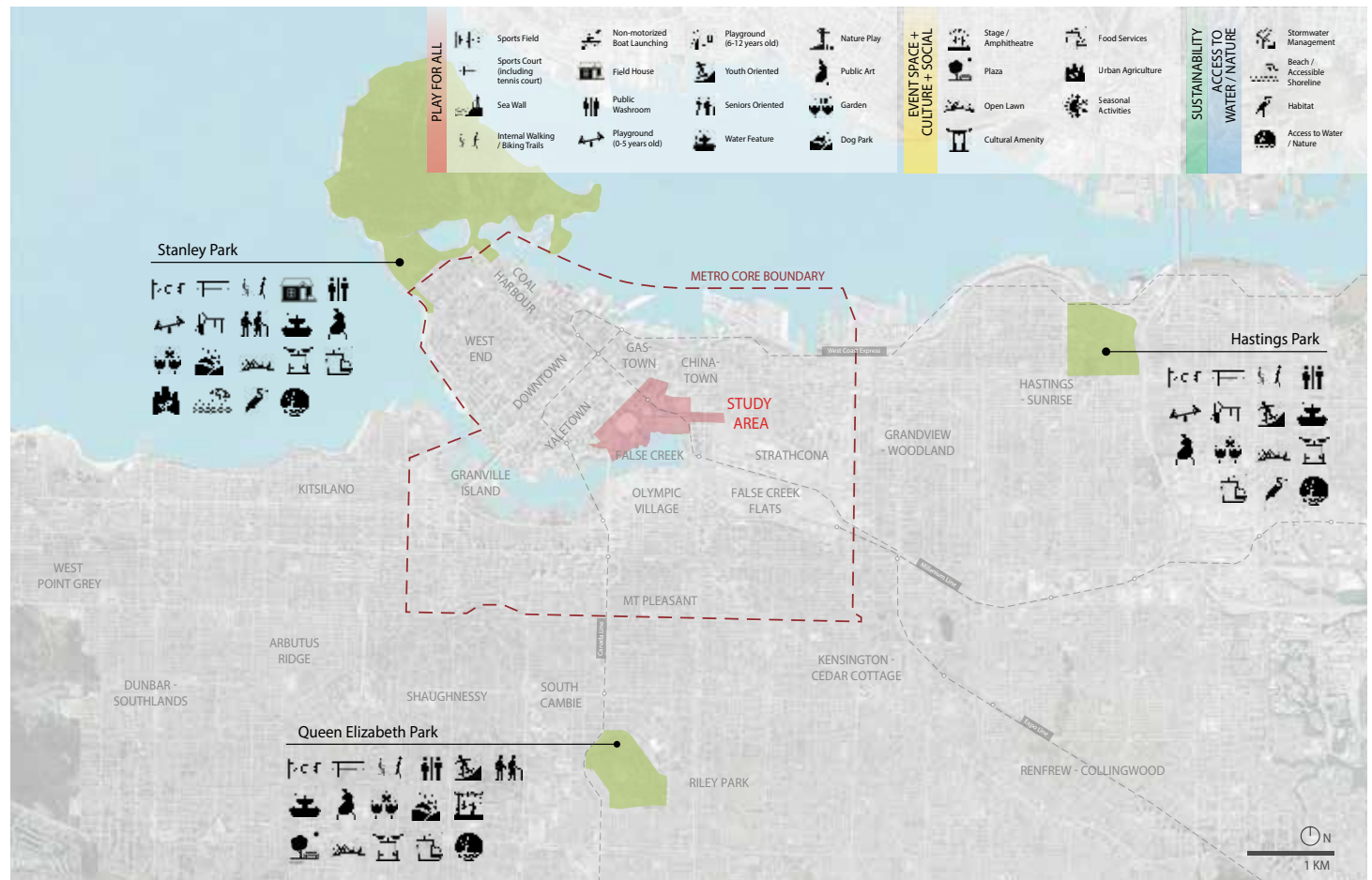
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Destination Parks

Destination parks are the well-known parks that draw people from far and wide. Examples of destination parks in Vancouver are Stanley Park, Queen Elizabeth Park, and Hastings Park.

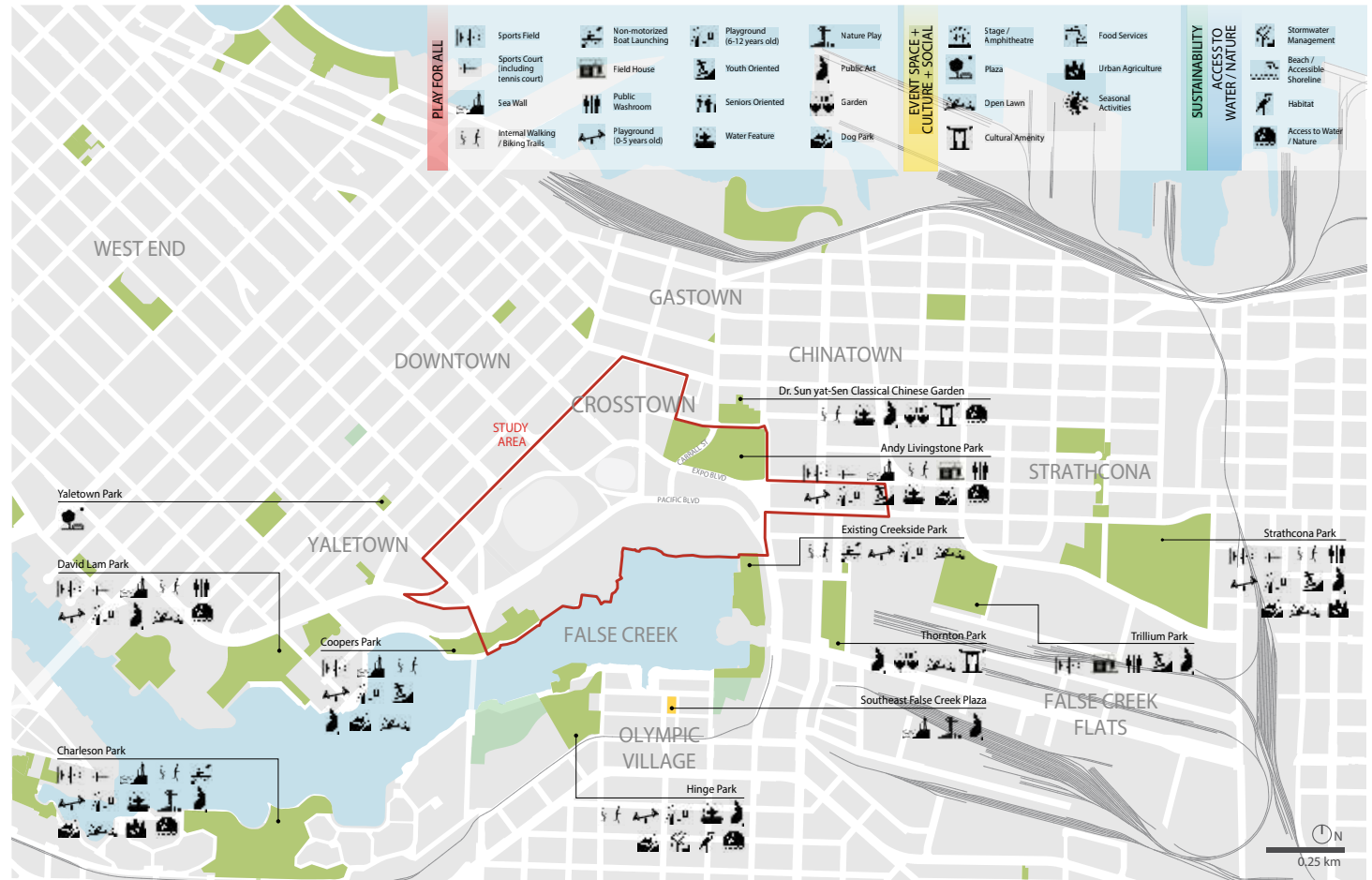
The future extension of Creekside Park with NEFC has the potential to be another destination park. While it will not be the largest park in Vancouver, it is unique in its central location, use and complement to other local and neighbourhood parks.



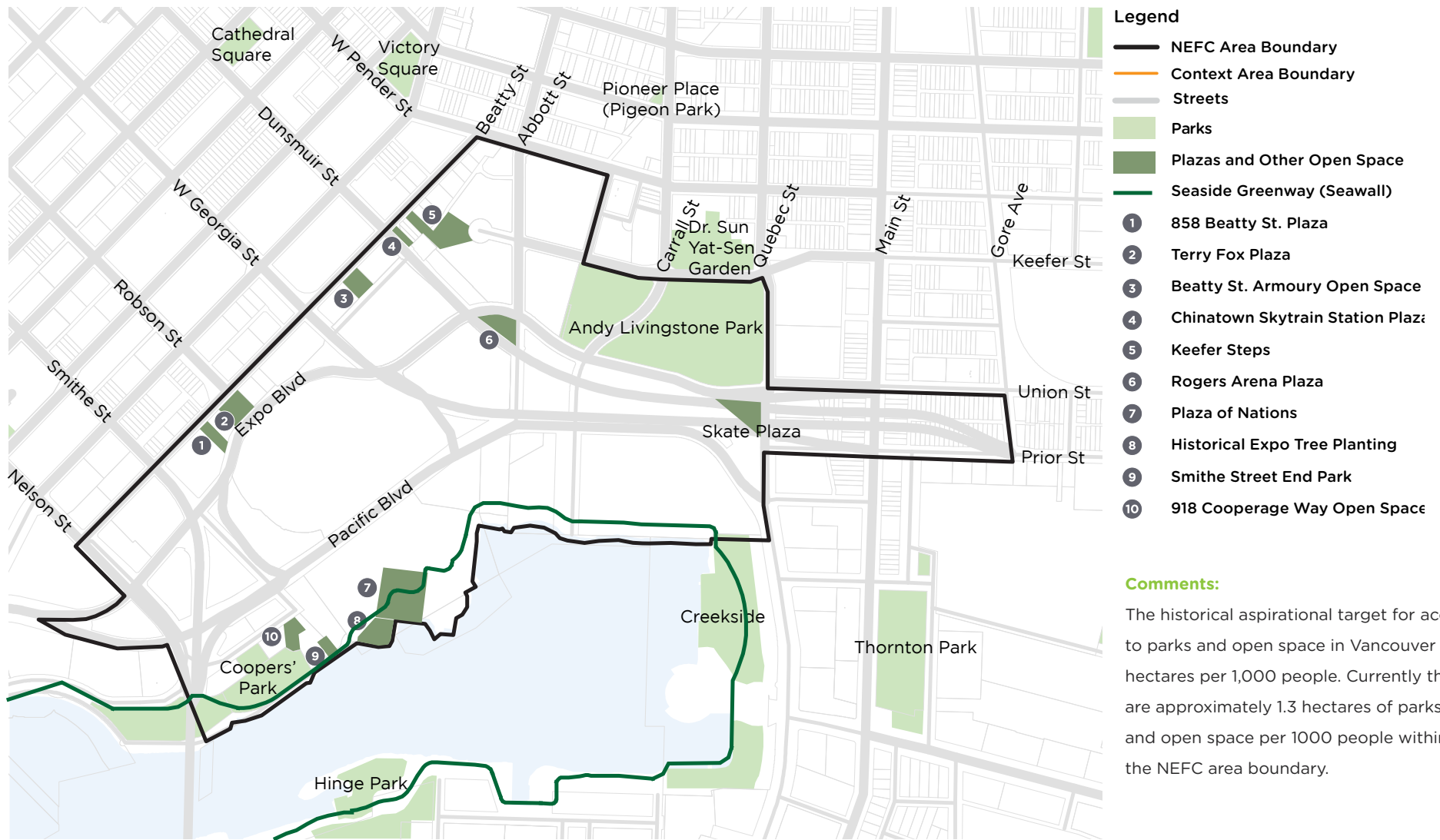
Local Parks

Local parks can range from community to neighbourhood scale. Community parks support recreation and social activities for multiple neighbourhoods. For example, parks may include recreation facilities such as sports fields and skate parks. Community parks in NEFC include Andy Livingstone Park and Strathcona Park. Neighbourhood parks, like Hinge Park, are usually within walking distance of local neighbourhoods and meet local needs.

When examining the amenities in local parks surrounding NEFC there are a few programming gaps such as spaces for events, youth recreation space, accessible shoreline and habitat enhancement.



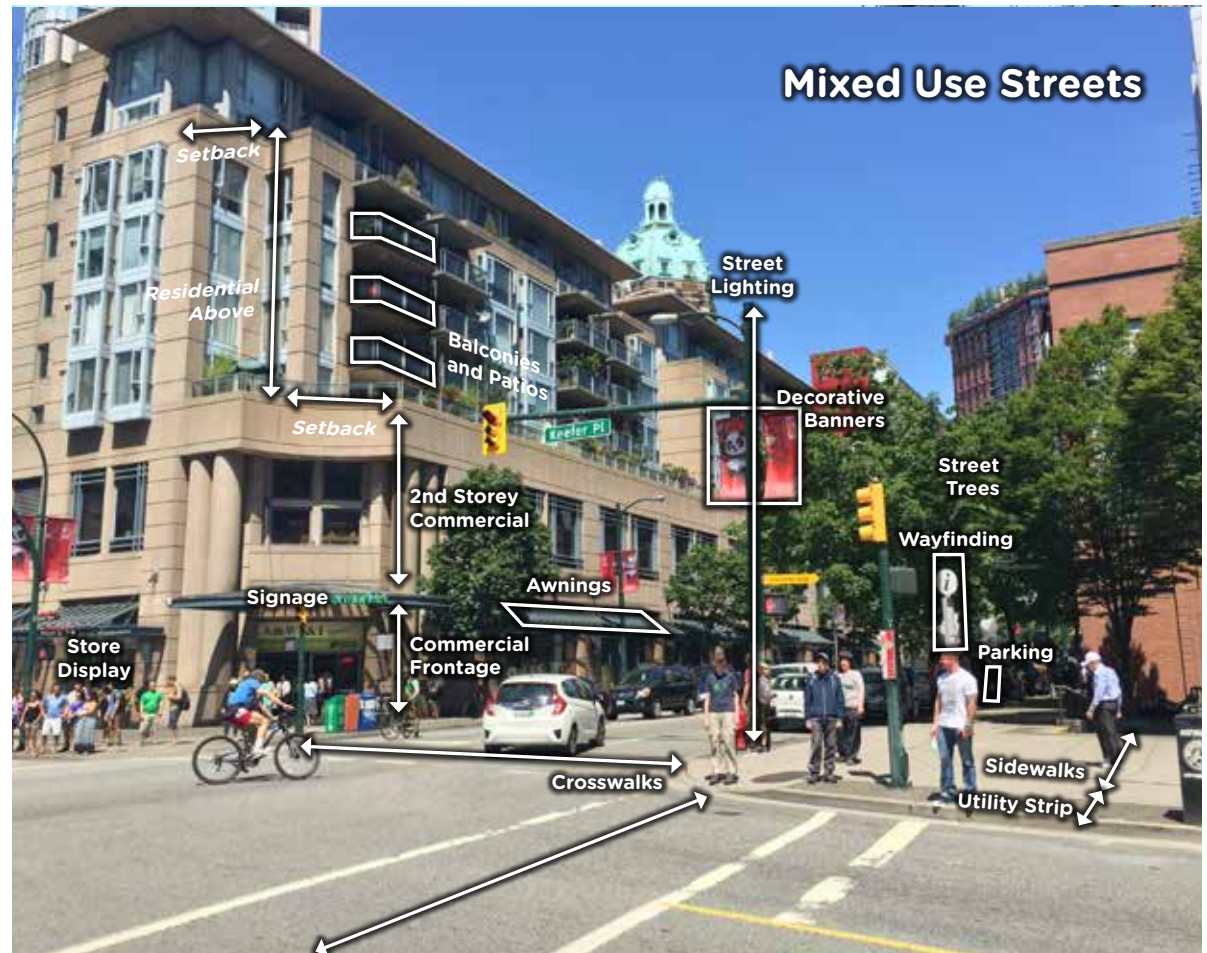
Parks & Open Space



Mixed-Use Streets

Northeast False Creek has multiple mixed-use streets, including Abbott, Smithe, Beatty and connections with Robson Street. The mixed-use form includes commercial frontages at grade, with homes above. It adds an additional layer of vibrancy to the street as well as strengthens public safety by having more eyes on the street through various times of night and day.

Differences in built form, retail mix, commercial uses, streetscape elements and neighbourhood demographics give each street and their sub-areas a unique character.



Residential Streets

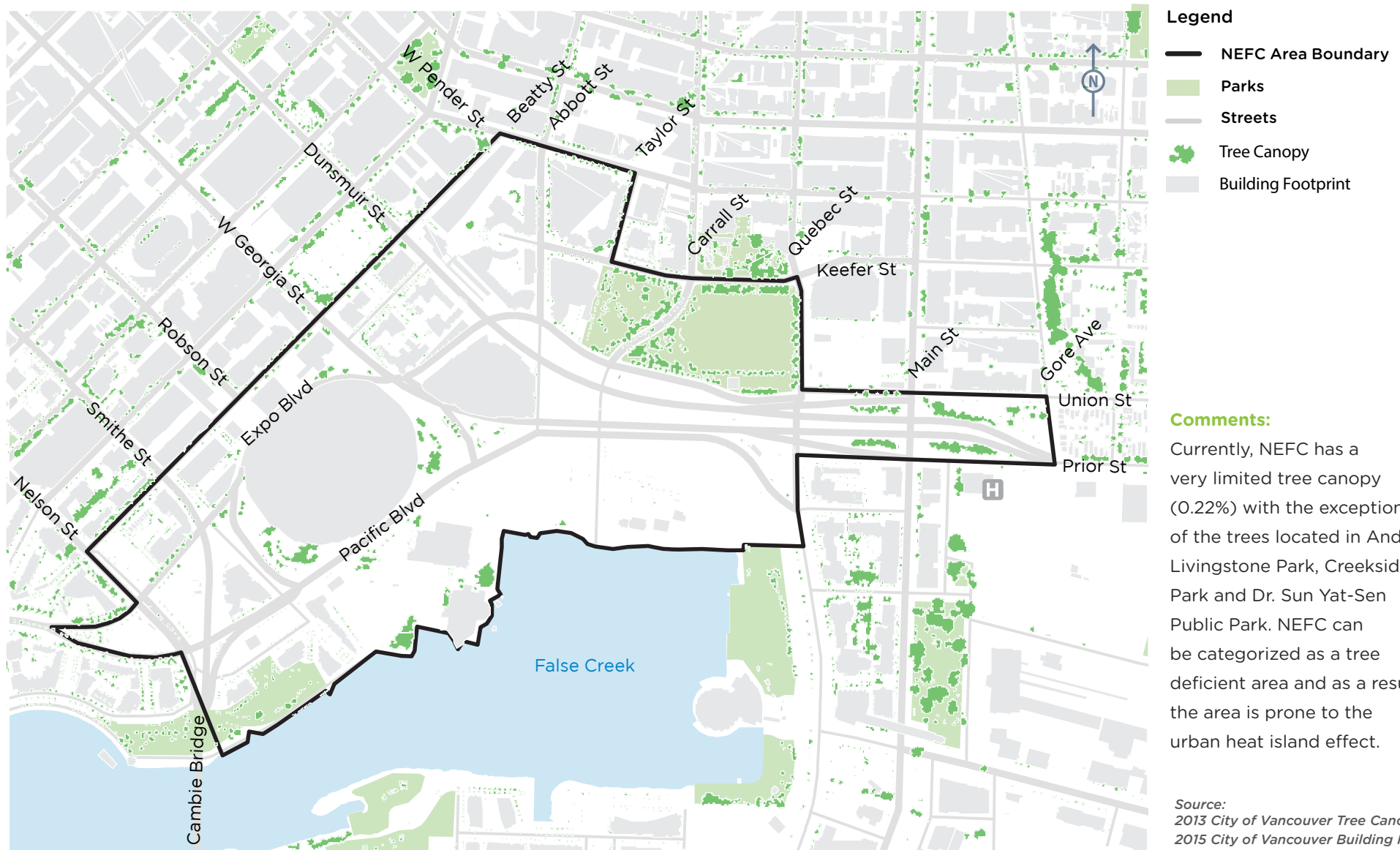
Green, leafy residential streets are a key aspect of the Coopers Neighbourhood within Northeast False Creek. Various elements contribute to the streetscapes and walking experience in the community's residential areas, including its connections to the seawall and park spaces.

There are only a few residential street frontages in Northeast False Creek, all of which have a continuous street tree canopy. Various species of deciduous trees provide shade during the summer and allow sunlight penetration during the winter.

Building setbacks create space for display gardens, shrubs, hedges, and other landscaping elements in front of residential buildings, adding to the green character of the streets. The variety of building forms and architectural styles provides additional visual interest.



Tree Canopy



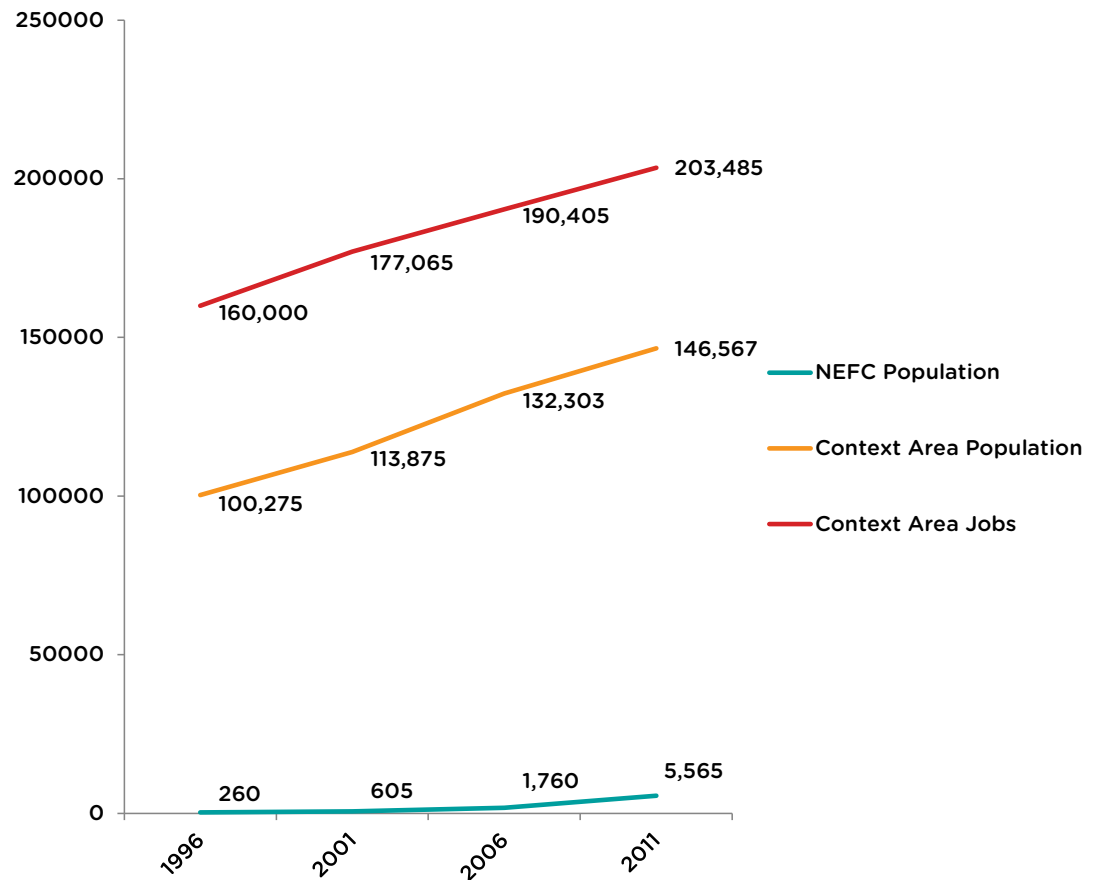
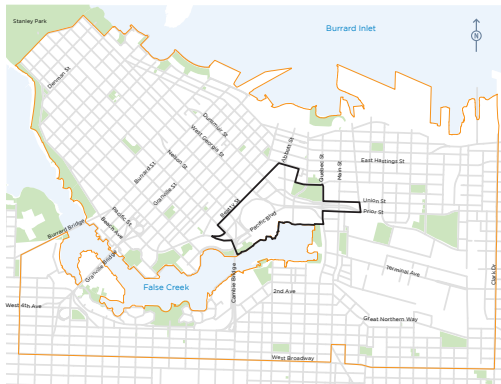
Demographics



Population & Job Growth

The census population for NEFC was 5,565 in 2011. From 1996 to 2011 the population in NEFC continues to grow like the Context Area and the city overall.

NEFC and Context Area

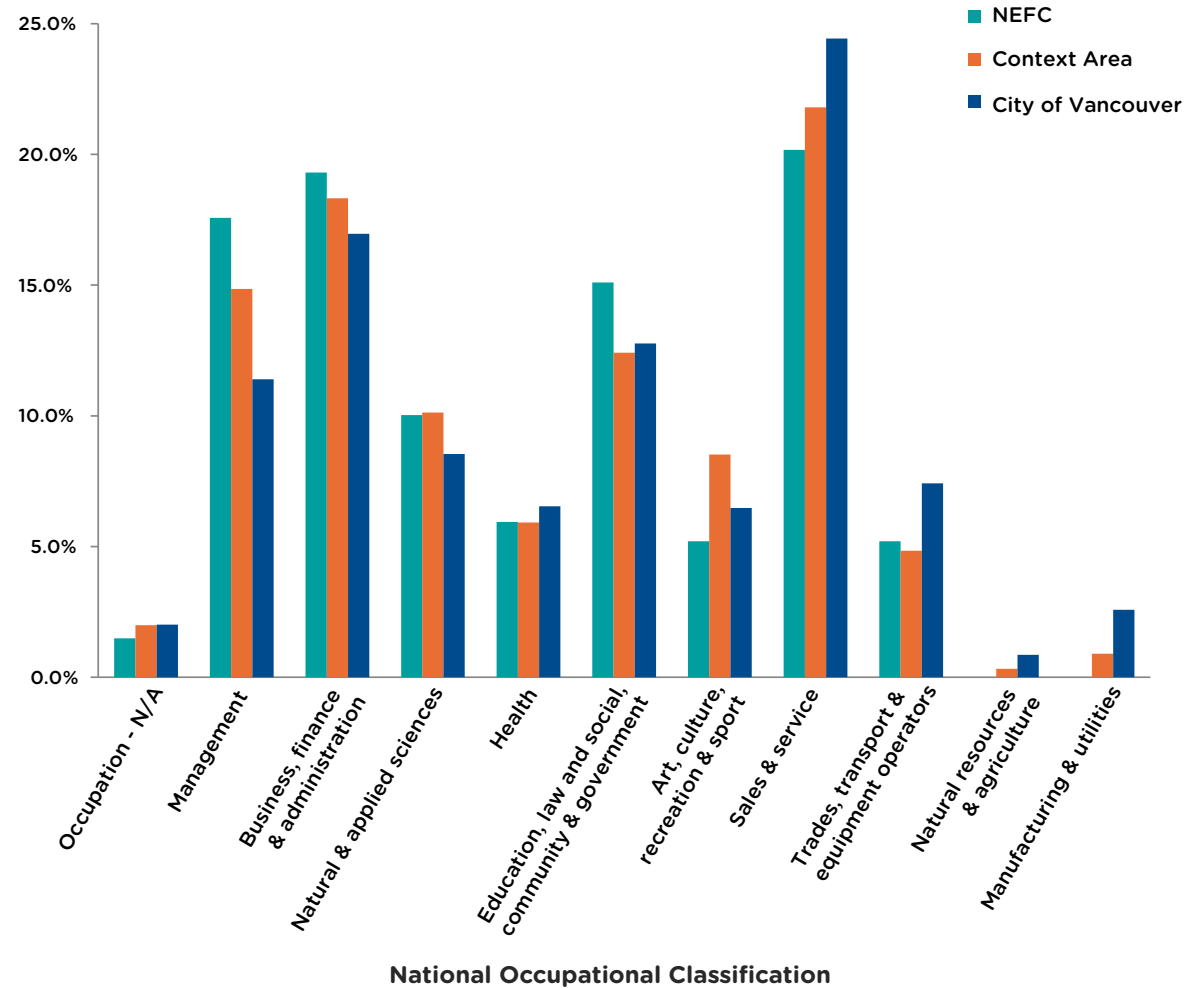


Source: Statistics Canada census data

Employment

There are a total of 4,170 jobs in NEFC and approximately 73% of NEFC residents are in the employed labour force. The area outweighs the city and context area in sales & service; business, finance & administration; management; and education, law & social, community & government.

The unemployment rate of NEFC residents was 6.3% in 2011, which was slightly lower than in the city overall (7.0%).

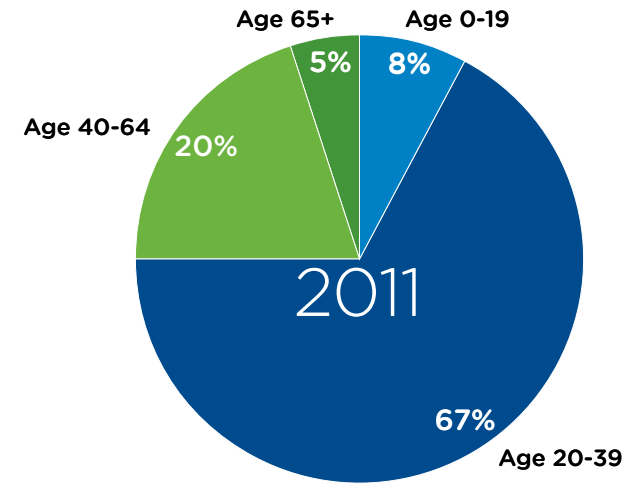
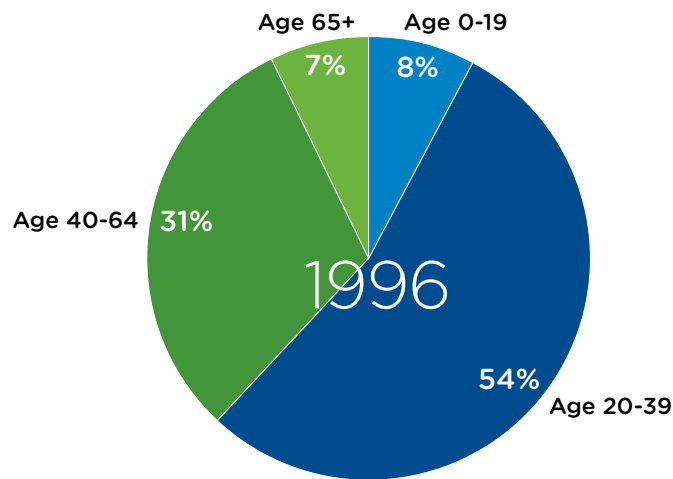


Source: 2011 Statistics Canada census data

Age Profile

In NEFC, the 20-39 age group is consistently the largest, and is a much higher proportion compared to the city overall.

There has been some decrease in the proportion of seniors in NEFC and is a lower proportion than the Context Area and city overall.

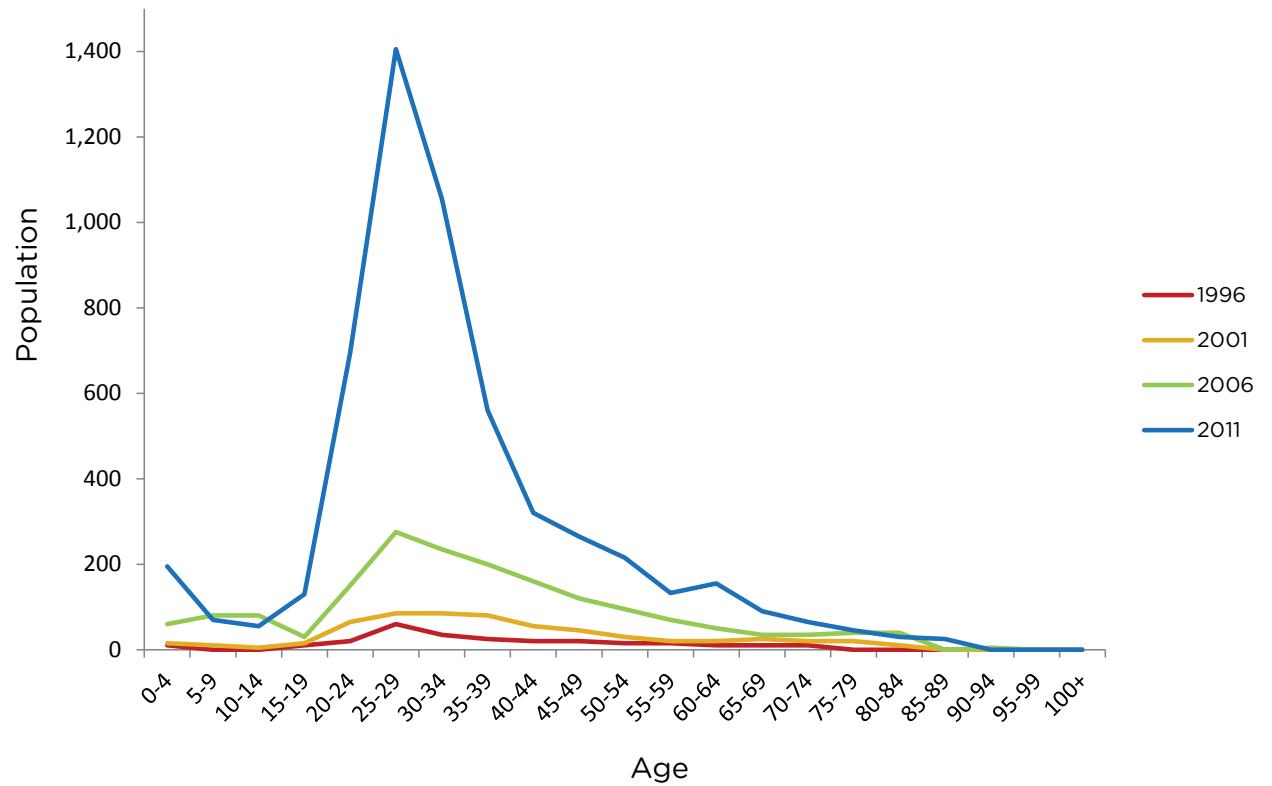


	2011	NEFC	Context Area	City of Vancouver
Age Groups				
19 and under		8%	8%	17%
20-39		67%	46%	34%
40-64		20%	35%	36%
65 and over		5%	11%	13%

Source: Statistics Canada census data

Age Profile Over Time

The age profile of NEFC has a structure that changes very little over time. The 20-39 age group has continued to increase in each census year with the largest increase in 2011. This peak is assumed to be a result of the completed Spectrum residential building as well as new residences in International Village.



Source: Statistics Canada census data

Children

Population & Density

There are 315 children (ages 0-14) in NEFC. The proportion of children in the population (5.7%) is lower compared to the city overall (11.8%). NEFC has one of the lowest density of children of any Local Area in the city, with an average of 5.7 children per hectare. This compares to 10.0/ha in Sunset, 9.7/ha in Kensington-Cedar Cottage, and 9.1/ha in Downtown. The city overall has an average of 6.4 children per hectare.

Local Area	Children/Hectare
Downtown	9.1
Renfrew-Collingwood	8.7
City of Vancouver	6.4
NEFC	5.7
South Cambie	5.1
Kerrisdale	3.3
Strathcona	2.6

Household Size

Average household size is lower in NEFC (2.0 persons) than in the city overall (2.2).

Of note, one person households comprise 41.1% of NEFC households, compared to 38.3% in the city overall.

Looking at household size by dwelling type, rowhouses/townhouses have the highest average household size at 1.9 persons. All other dwelling types (low/mid/high-rise apartments and detached houses) have average household sizes around 1.8 persons.

Average size of household

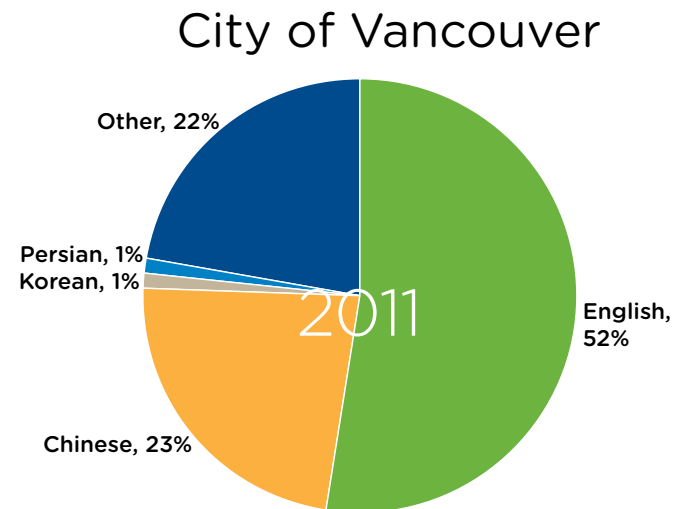
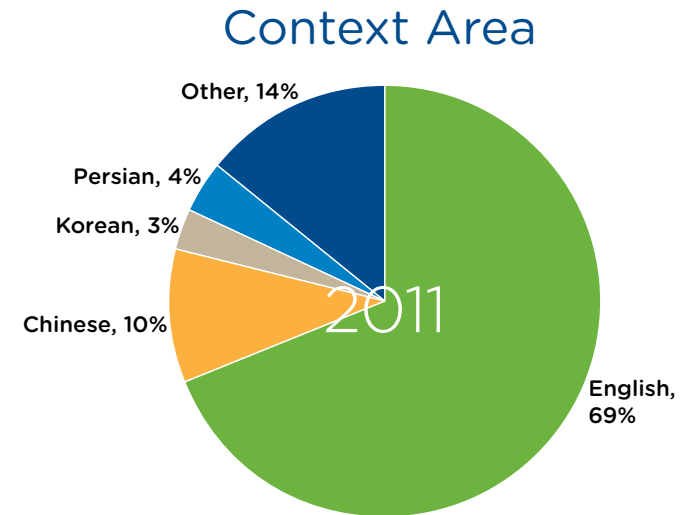
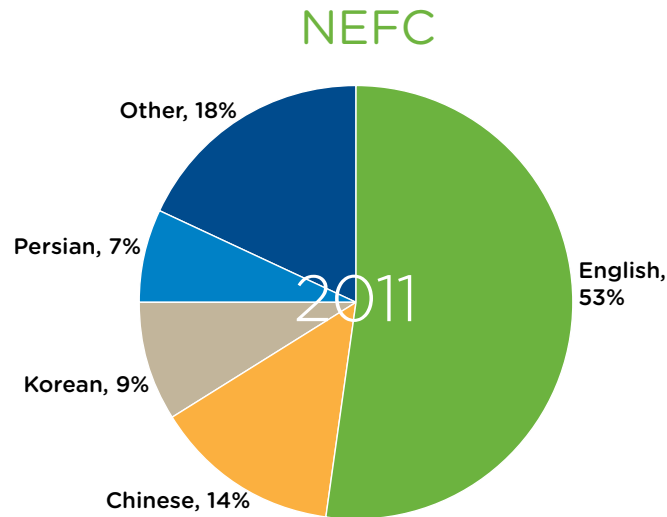


Source: 2011 National Household Survey (NHS) data

Mother Tongue

The proportion of residents whose mother tongue is English is similar in NEFC (53%) and the city overall (52%). Residents whose mother tongue is English is much more predominant in the Context Area (69%).

NEFC has a slightly lower proportion of residents whose mother tongue is Chinese (14%) compared to the city overall (23%). The Context Area is even lower at 10%.



Source: 2011 Statistics Canada census data

Key Demographic Facts

More than two thirds of residents (87.2%) in NEFC moved since the last census, which is a much higher proportion than in the city overall (46.2%).

Median household income (\$70,031) is much higher than in the city overall (\$56,113).

The percentage of the population in low income households (18.6%) is lower than in the city overall (20.5%).

	NEFC	Context Area	City of Vancouver
Age			
Median Age	31.5	37.9	39.7
Language - Mother Tongue			
English	52.9%	69.2%	52.2%
Cantonese	5.4%	4.1%	11.0%
Chinese	4.8%	3.7%	7.8%
Korean	8.6%	3.1%	1.4%
Mandarin	3.8%	2.5%	4.1%
Persian	6.5%	3.5%	1.4%
Other	18.1%	14.0%	22.4%
Mobility			
Population who moved since last census	87.2%	61.9%	46.2%
Households			
Number of private households	3,045	9,660	264,575
One-person households	41.1%	53.4%	38.3%
Average size of household	2.0	2.0	2.2
Median household income*	\$70,031	\$46,047	\$56,113
Population in low income households	18.6%	26.5%	20.5%
Families			
Number of families	1,340	31,405	151,335
Children living at home	600	15,825	146,430
Single parent families	11.2%	16.2%	16.3%

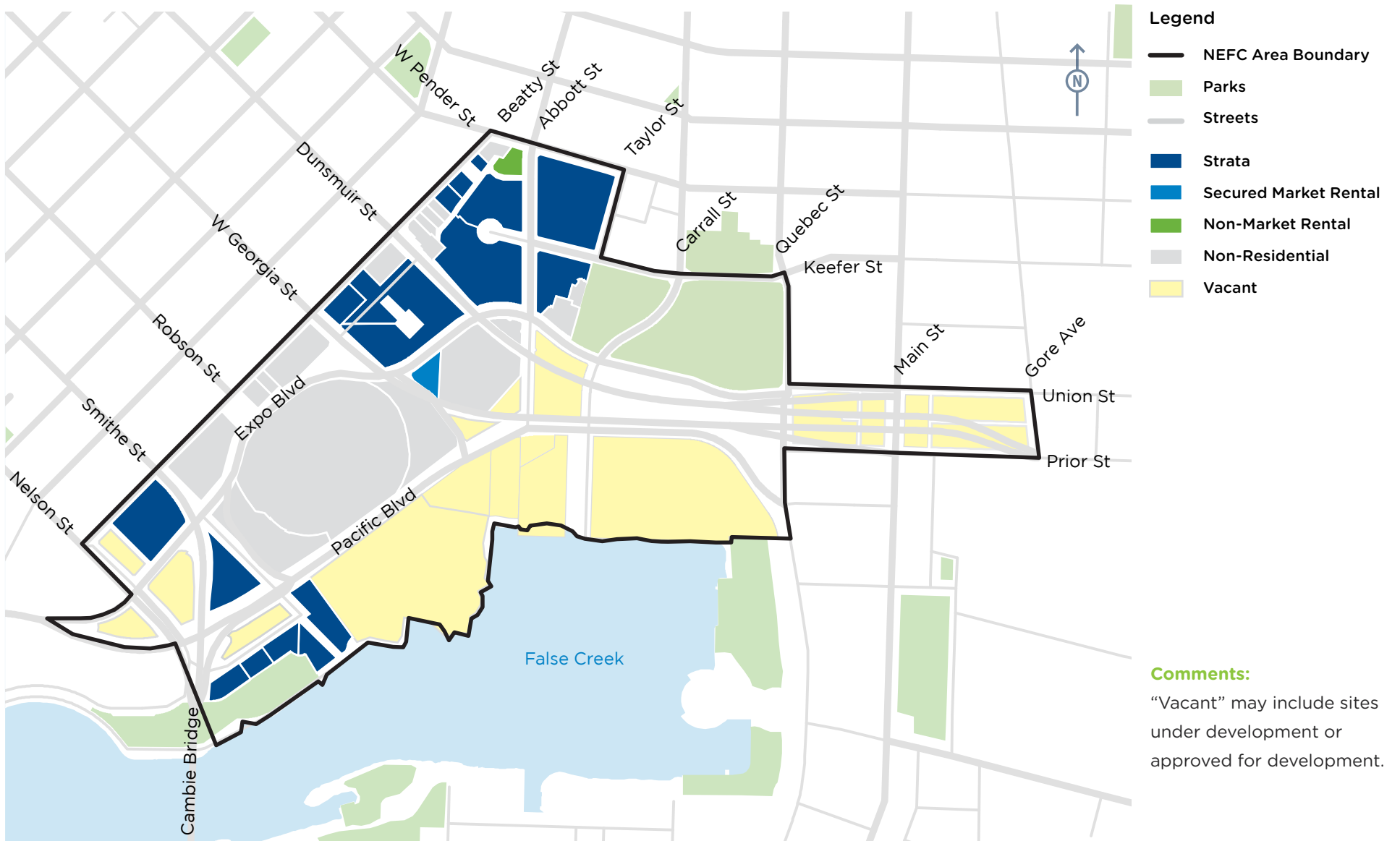
Sources:
2011 Statistics Canada census data
2011 National Household Survey (NHS) data

Housing

8



Housing Type



Overall Housing Mix

False Creek North is primarily made up of stratified market dwellings. Market rental and non-market units comprise 9% of the total housing units in False Creek North, which is much lower than in the city overall (32%).

A portion of All Other Housing Units, which are primarily condominiums, are part of the secondary rental market.

Housing Type	False Creek North	% of Total	Context Area	% of Total	City of Vancouver
1. Non-Market Units	108	3%	14,383	16%	25,621
2. Market Rental Units	197	6%	27,748	30%	52,393
3. All Other Housing Units*	3,132	91%	49,156	54%	193,466
TOTAL	3,437	100%	91,287	100%	287,185

Comments:

1. “Non-market” housing is subsidized rental housing, and includes public housing, non-profit housing, and co-operative housing.
2. “Market rental” is where units operate as rental housing in the long-term at market rates.
3. “All Other Housing Units” include owner occupied units and secondary rental market units such as rented condos.

Sources:
Coriolis Consulting Corp. - Purpose Built unsecured Market Rental Inventory 2009
City of Vancouver, Non-Market Housing Inventory 2016
City of Vancouver, Market Rental Inventory 2015
2011 Statistics Canada census data

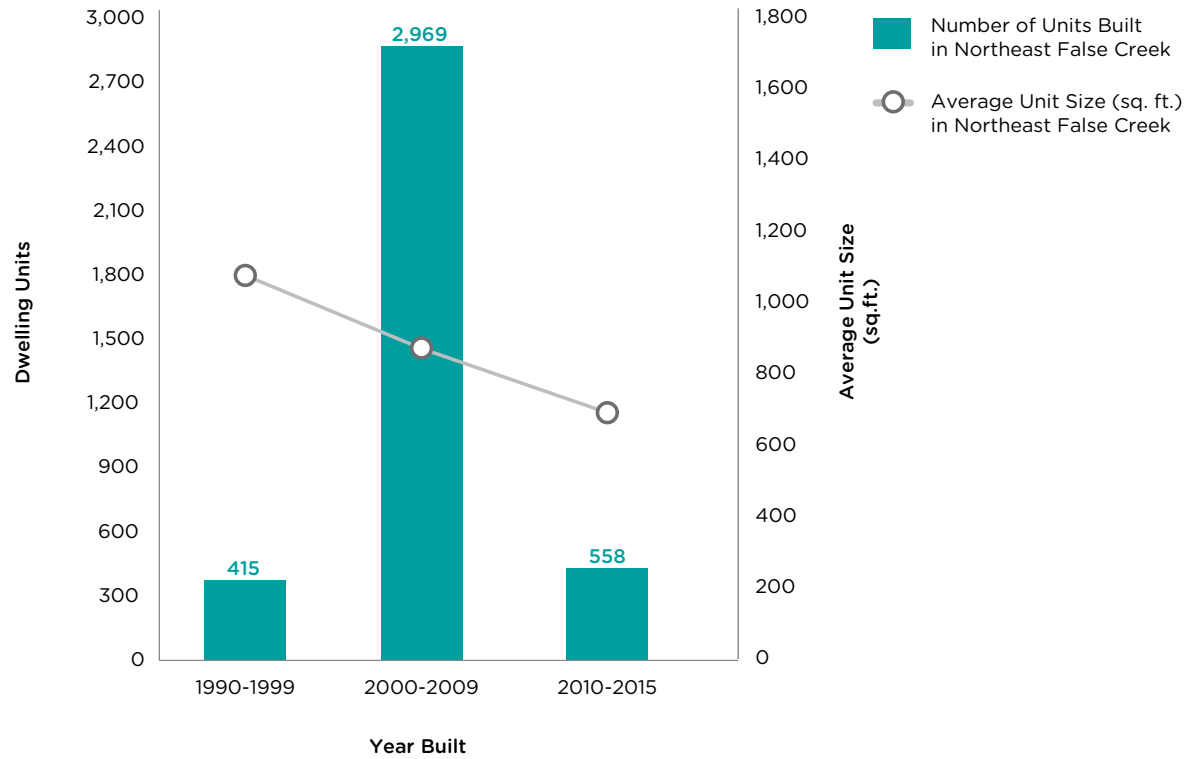
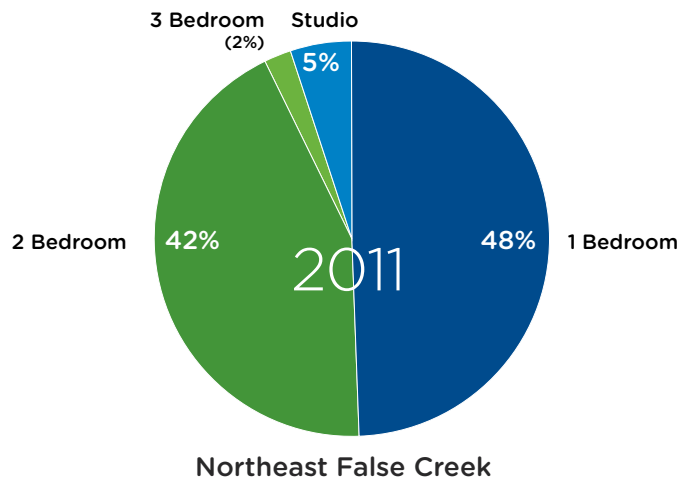
Unit Size

Square Footage Over Time

Since 1990, almost 4,000 housing units have been constructed in Northeast False Creek. The vast majority (75%) of construction has occurred since 2000.

The average unit size has gradually decreased over time, and now sits at approximately 690 sq.ft.

Northeast False Creek has a mix of unit types with 54% Studio and One Bedroom units, and 46% of all units having Two Bedrooms or more.



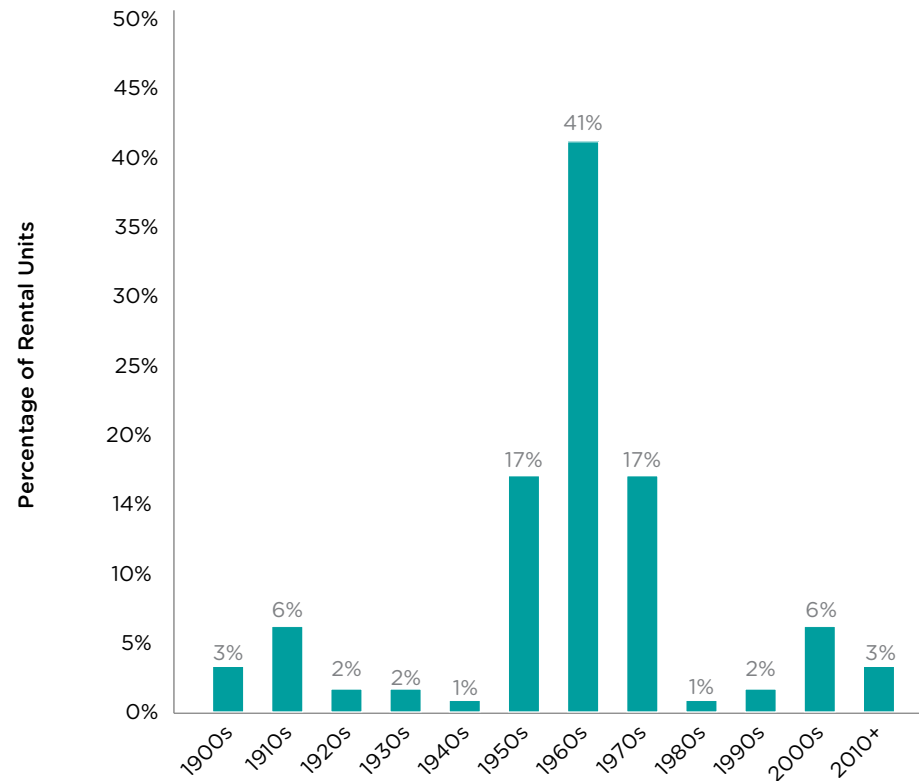
Source: 2011 National Household Survey (NHS) data

Market Rental Housing

Most of the purpose-built rental housing in the Metro Core was built from the 1950s to the 1970s. Since 2000, over 2,500 purpose built rental units have been built within the Metro Core (& NEFC) areas, with an additional 2,100 units either approved or are under construction in Metro Core since 2012.

In Northeast False Creek, three buildings with secured purpose built market-rental housing have been approved since 1996, providing 601 market rental units.

Percentage of Rental homes Built By Decade within the Metro Core



New Rental Units In Northeast False Creek Since 2010

Zoning	Address	Name	Storeys	Year Approved/ Completed	Units
CD-1	89 W Georgia Street	Rogers Arena West	25	2012/2015	197
CD-1	800 Griffiths Way	Rogers Arena East	28	2012	134
CD-1	685 Pacific Blvd	Rogers Arena South	30	2012	270

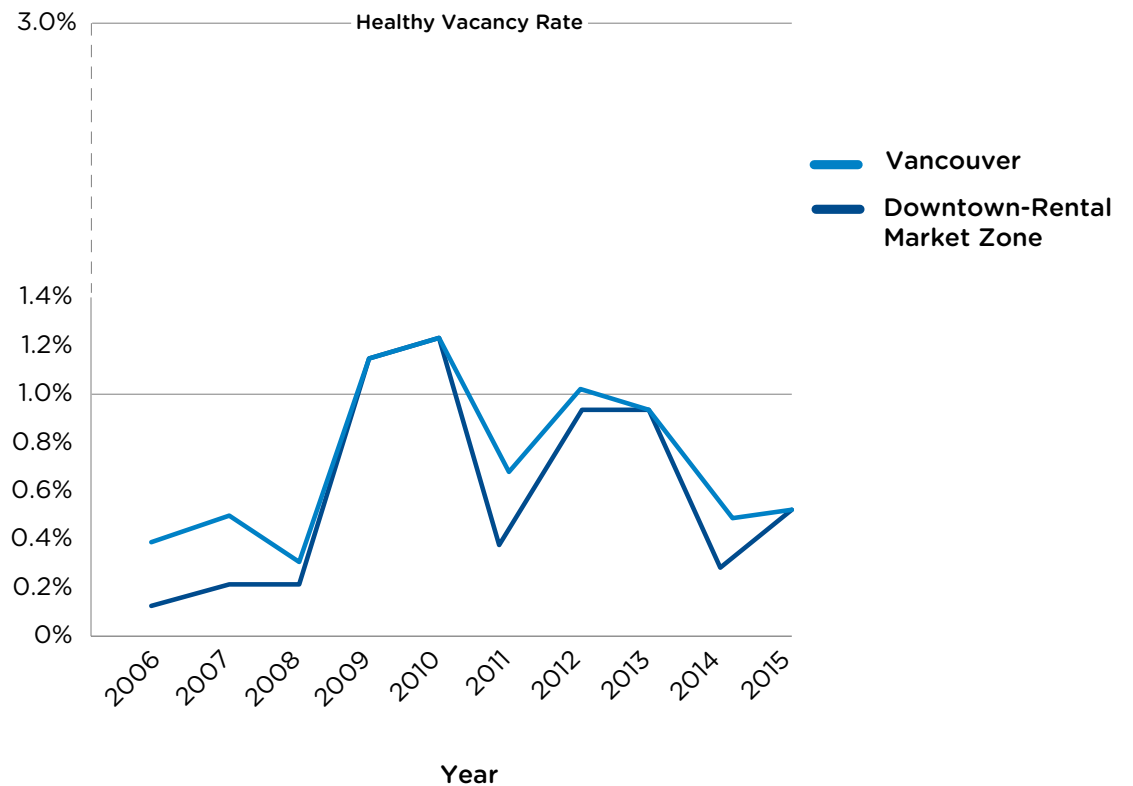
Source: City of Vancouver development permit summary information

Market Rental Vacancy Rate

In 2015, the market rental vacancy rate for the Downtown was 0.6%. From 2006 to 2015 the vacancy rate averaged 0.6%, which was lower than Vancouver Overall (0.7%).

The vacancy rate in the City of Vancouver and the Downtown rental market (CMHC zone) has remained primarily at or below 1.0% over the last 10 years, dipping as low as 0.2% in 2007 and 2008.

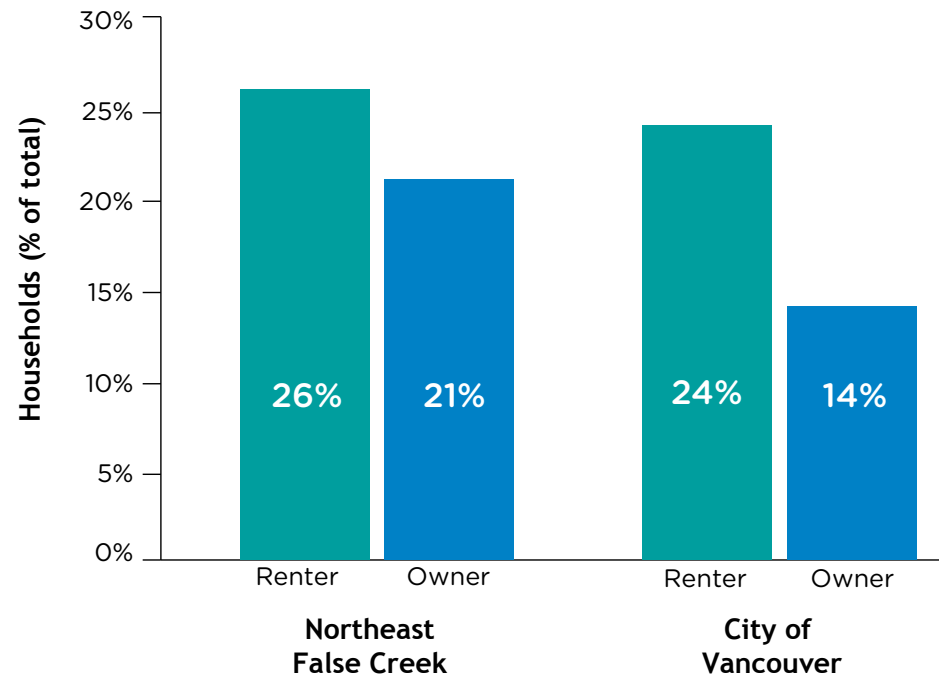
A vacancy rate below 1.0% indicates most rental units in an area are being occupied shortly after becoming vacant. A vacancy rate of 3-5% is considered to be a healthy balance between supply and demand.



Source: Canada Mortgage and Housing Corporation Rental (CMHC) Market Surveys

Affordability

In NEFC, 26% of renting households spend over 30% of their household income on housing*, compared to 21% of households that own their dwellings. In total, 47% of households in NEFC spend over 30% of their income on housing.



*Housing requiring less than 30% of household income is considered affordable.

Sources:
2011 Statistics Canada census data
2011 National Household Survey (NHS) data

Key Housing Facts

	Northeast False Creek	Context Area	City of Vancouver
Dwellings			
Occupied private dwellings	3,250	81,730	264,565
Dwellings per hectare	58.25	45.61	24.77
Type of dwelling			
Single-detached house	-	1%	18%
Semi-detached house, detached duplex, and Rowhouse	3%	3%	22%
Apartment, under 5 storeys	1%	25%	33%
Apartment, 5 or more storeys	96%	71%	26%
Type of tenure			
Rental	49%	51%	65%
Owner	51%	49%	35%

Comments:

The predominant unit type in NEFC is strata titled market housing, with less than 10% of all units built as market or non-market rental. The data shows a very high percentage of rented condos in the area with 49% of households renting. In the downtown area, 43% of condos are rented out.

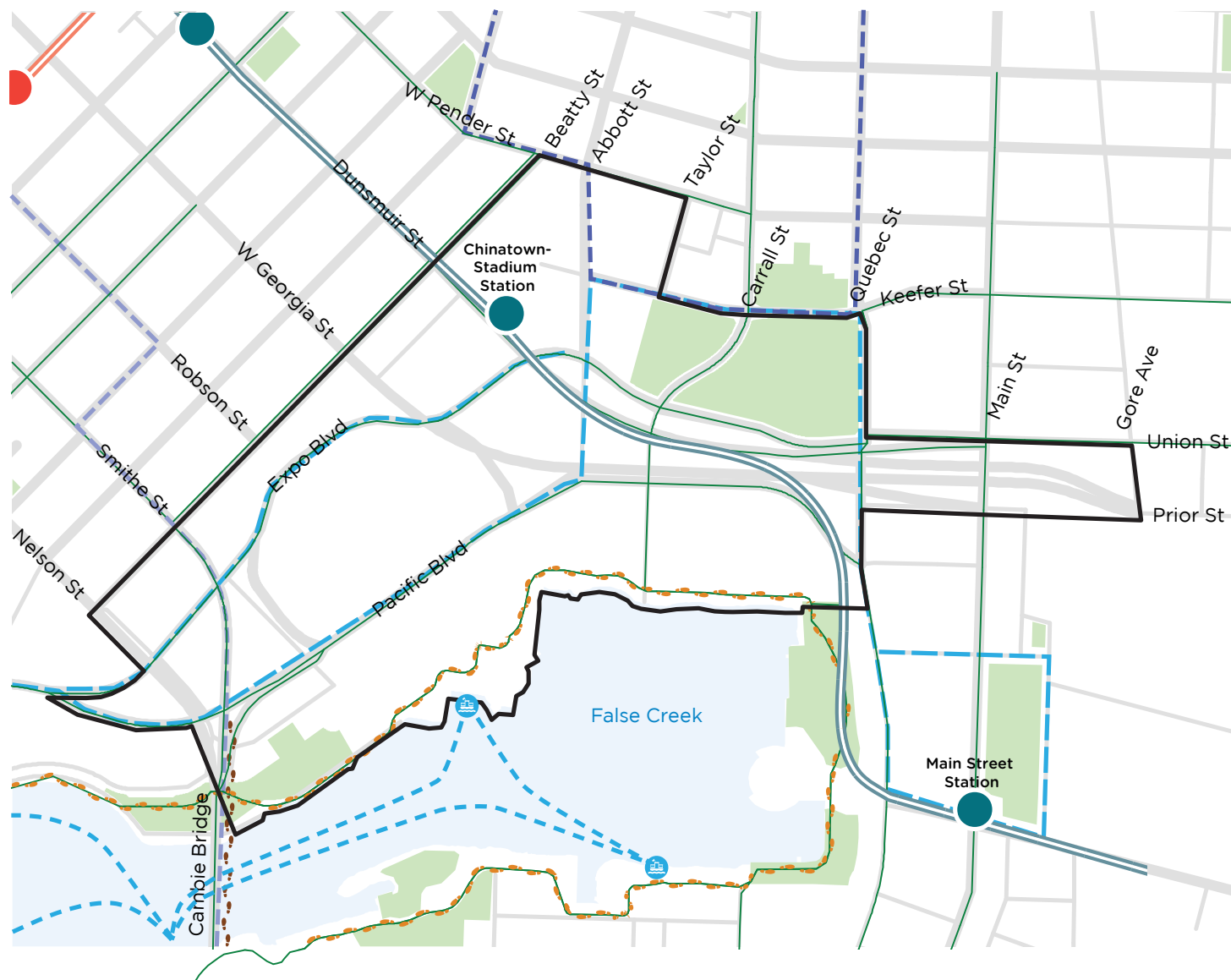
Source: 2011 Statistics Canada census data



Transportation



Key Walking, Cycling and Transit Routes



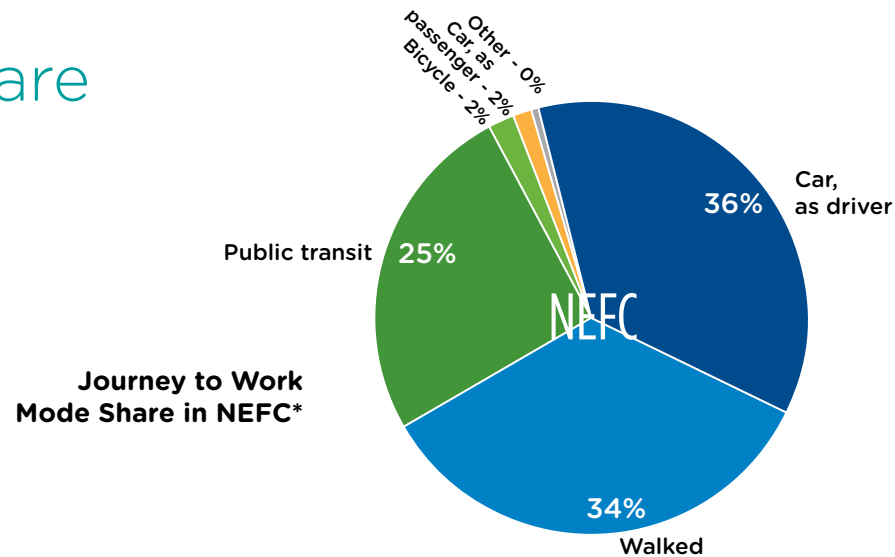
- Legend**
- NEFC Area Boundary
 - Parks
 - Streets
- Transit**
- Canada Line Station
 - Canada Line Station
 - Expo/Millennium Line Station
 - Expo/Millennium Line Station
 - Bus Route 50
 - Bus Route 17
 - Community Shuttle C23
 - Passenger Ferry Route and stops
- Walking**
- Seawall
- Cycling**
- Bike Routes and Greenways

Comments:
 Vancouver bike share launched the summer of 2016 with 1,500 bikes at 150 stations to enhance the active transportation network.

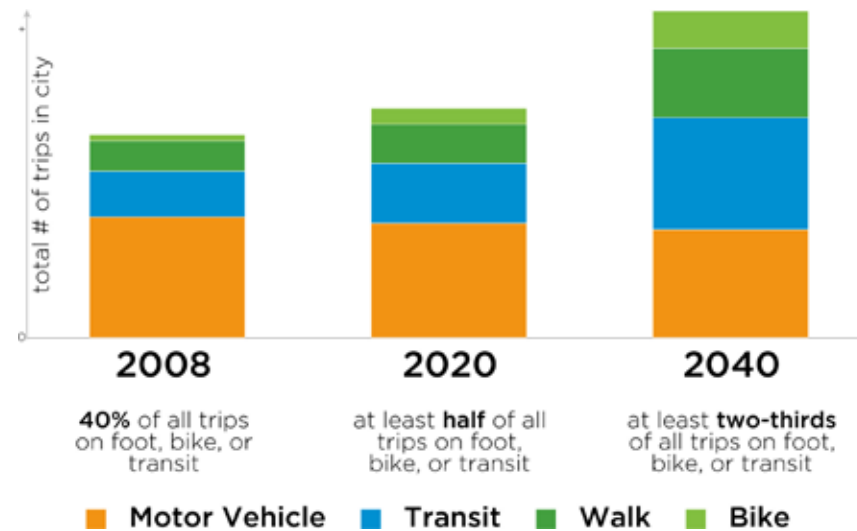
Transportation Mode Share

Overall, Downtown Vancouver has grown significantly over the last 15 years, resulting in a 75% increase in population and a 26% increase in employment. Although total trips into the downtown area have increased by 15%, vehicle trips entering the downtown have actually declined by 15%. Census data shows that most of the new commuter trips into Downtown over the past 15 years were by transit, walking and cycling.

Northeast False Creek has one of the highest walk to work mode share of any community in the city at 34%. Only 36% of residents travel to work by car (compared to 48% citywide).

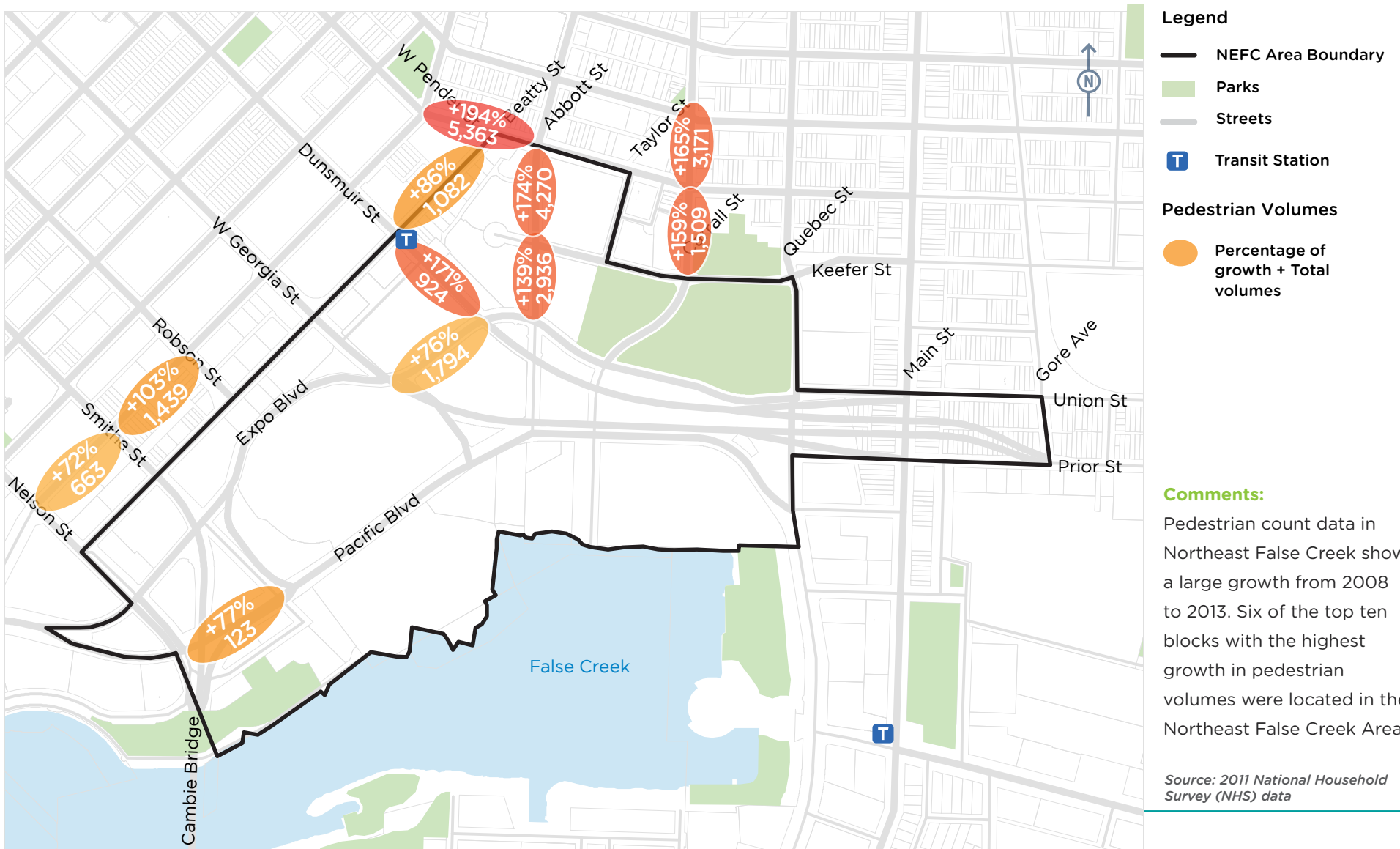


Transportation 2040 Mode Share Target for City of Vancouver



Source: 2011 National Household Survey (NHS) data

Walking



Cycling

An established bikeway/greenway network support cycling as a way of getting to and throughout Northeast False Creek.

The journey to work mode share for cycling is 2% (compared to 4% citywide). The area has the busiest bike route in the City passing right along Science World. In 2015, this segment of the seawall accommodated 1.38 million bike trips, with an average of 4,117 mid-week bike trips per day.

Key cycling routes in Northeast False Creek include the Seaside Greenway, Dunsmuir Viaduct, Carral Street Greenway, Beatty Street and Cambie Bridge. The Seaside Greenway is a popular recreational cycling route for residents and visitors alike.



Bike route on Union Street

Transit

Northeast False Creek has frequent rapid transit service via the Stadium-Chinatown SkyTrain station. This rapid transit service connects the region to the downtown, and the Entertainment District.

The journey to work mode share for transit is 25% (compared to 30% citywide). Transit helps enhance walkability, especially for seniors.

The C23 community shuttle route provides access along Pacific and Expo Boulevard. The shuttle connects the Yaletown and Main Street SkyTrain Stations then continues along Davie Street to English Bay.

The #50 bus route which serves International Village and the Dr. Sun-Yat Sen gardens, connects Granville Street, Granville Island and the south side of False Creek



A westbound SkyTrain heading towards Chinatown-Stadium Station

Goods Movement and Loading

Northeast False Creek is home to large entertainment venues such as BC Place and Rogers Arena. Events at these facilities frequently require large loading and unloading capacity. An example is the Taylor Swift concert in 2015, which required 26 semi-trailer trucks and 11 buses.

While many local truck trips move goods between East Vancouver and Downtown via Northeast False Creek, the area is also connected to the regional network by several truck routes.

Accommodating the movement of emergency vehicles is crucial to the Northeast False Creek area, given its direct correlation to emergency response times. Emergency response connections through Northeast False Creek are utilized by the Vancouver Police Department, Fire and Rescue Services, BC Emergency Health Services, Transport Canada and others.



Truck convoy for Taylor Swift concert at BC Place

Source: NEFC Transportation Study, undertaken by Parsons in 2015

Motor Vehicles

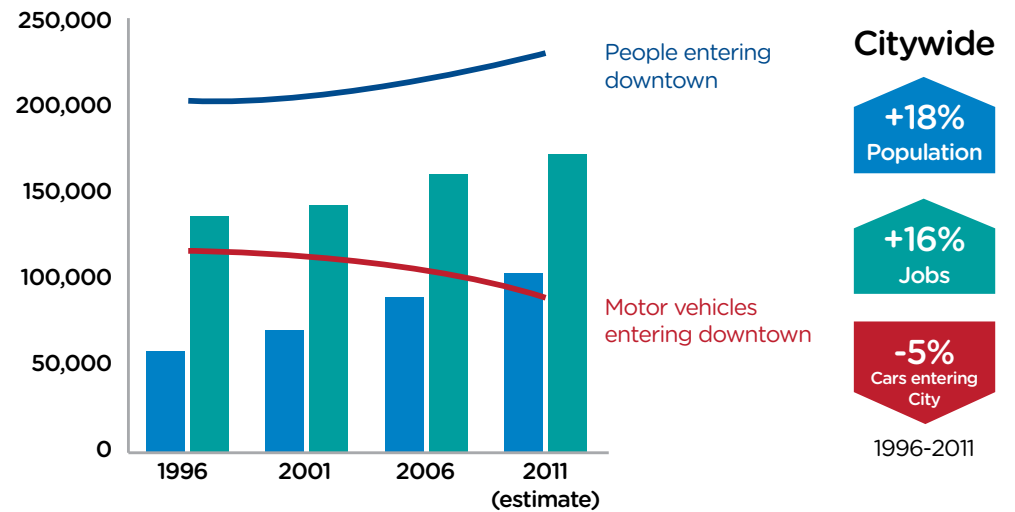
Vancouver's downtown population and number of jobs increased significantly from 1996 to 2011 while the number of motor vehicles entering the City (-5%) and downtown (-15%) decreased over this time.

Currently, vehicles typically enter the Northeast False Creek area from Quebec Street / Main Street, Pacific Boulevard, and the Cambie bridge off-ramp. Expo Boulevard and Pacific Boulevard provide an essential east west link through the Northeast False Creek neighbourhood, while both the Viaducts bypass the area completely, providing a direct connection to downtown and the east.

Typical volumes for Expo Boulevard are 20,000 vehicles per day, while Pacific Boulevard generally has 20,000 each day. Volumes on the Viaducts range from a typical 14,000 on the Dunsmuir Viaduct to 21,000 on the Georgia Viaduct. All four of these routes provide important arterial access for vehicles entering the area and downtown.

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

(Peak Periods: 6-9am, 11am - 1pm, 3-6pm)

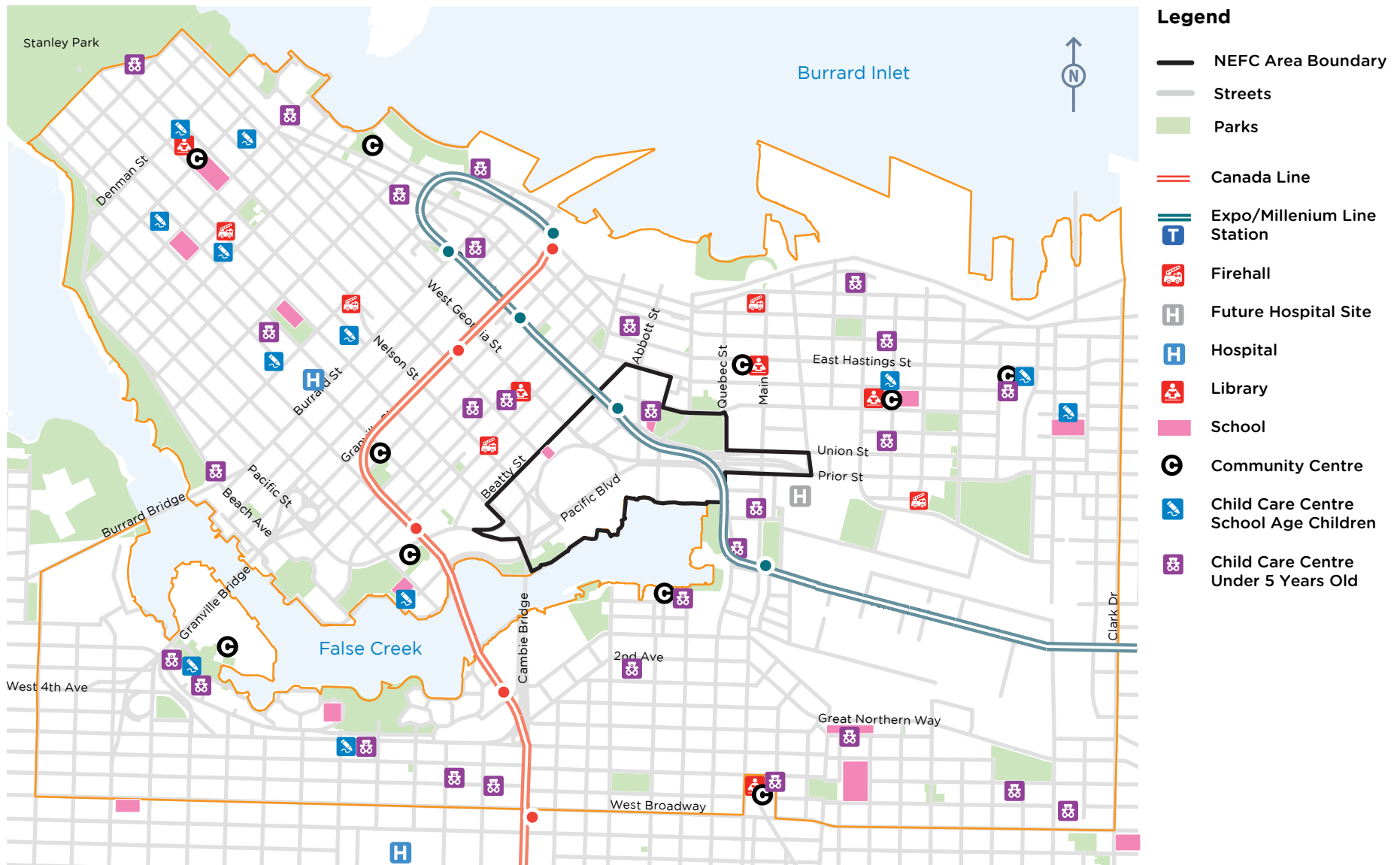


Source: NEFC Transportation Study, undertaken by Parsons in 2015

Community Facilities



Community Facilities - Context Area



Community Facilities - NEFC



Community Facility Descriptions

Some community facilities are City-owned. In most cases the City leverages available tools and partnerships with other agencies, levels of government, and non-profit organizations to provide a range of funding for facilities and programs.

Recreation Facilities

Recreation facilities or community centres are spaces in the community that are typically managed by the Vancouver Park Board and local Community Centre Associations. They focus on recreational, social and cultural activities for all residents. Examples of activities and programs include, fitness, fine arts, dance, swimming and skating. Community centres may also incorporate childcare facilities.

Civic Facilities

The City's Civic Facilities include Libraries, Fire Halls, Police and Public Safety buildings, Administrative Offices, Animal Control and Shelter facilities and Service Yards. All of these facilities fulfil very diverse functions in the life of the city. Addressing issues such as public safety, or enabling effective management of city assets, these important facilities play a critical role in their respective communities.

Childcare Facilities

The City supports a range of early childhood services, with a priority on early care and learning programs that support working families, including full-day licensed childcare programs for children younger than elementary age (under 5 years - including infants, toddlers, and ages 3-5), as well as licensed before-and-after school childcare for elementary school aged children (5-12 years).

Social Facilities

Social facilities are spaces in the community that are typically operated by non-profit organizations. They offer programs and services that support a wide range of the population, particularly vulnerable groups within the community. Common examples of social facilities include:

- **Non-profit Spaces:** Shared space and services to help improve efficiencies and collaboration of nonprofit groups to enhance services for the community.
- **Seniors Centres:** Spaces with social, cultural and recreational programs and activities for seniors.
- **Family Places:** Provide programs, activities and support aimed at parents and caregivers of infants and young children (ages 0-5 years).
- **Neighbourhood Houses:** Facilities run by non-profit organizations and provide a broad range of low-cost or free social and cultural programs that are specific to the needs of the local community, and may also include childcare.

Community Facilities

Firehall #8



International Village
Children's Centre



Dr. Sun Yat-Sen Classical
Chinese Gardens



Central Library



International Village
School (rendering)



Creekside
Community Centre



Arts and Culture

Public Art

The City of Vancouver Public Art Program commissions a range of public art that encompasses the diversity, values, and poetry of place that collectively define Vancouver. Through new civic and private sector commissions, the Public Art Program supports excellence in art making by emerging and established artists, in new and traditional media.



Terry Fox Memorial by Douglas Coupland
Photo by Martin Tessler



Vancouver Especially by Ken Lum
Photo by Dennis Ha



Trans Am Totem, by Marcus Bowcott
Photo by GoToVan



Changing Times by Mahovsky and Wepler
Photo by Trevor Mahovsky

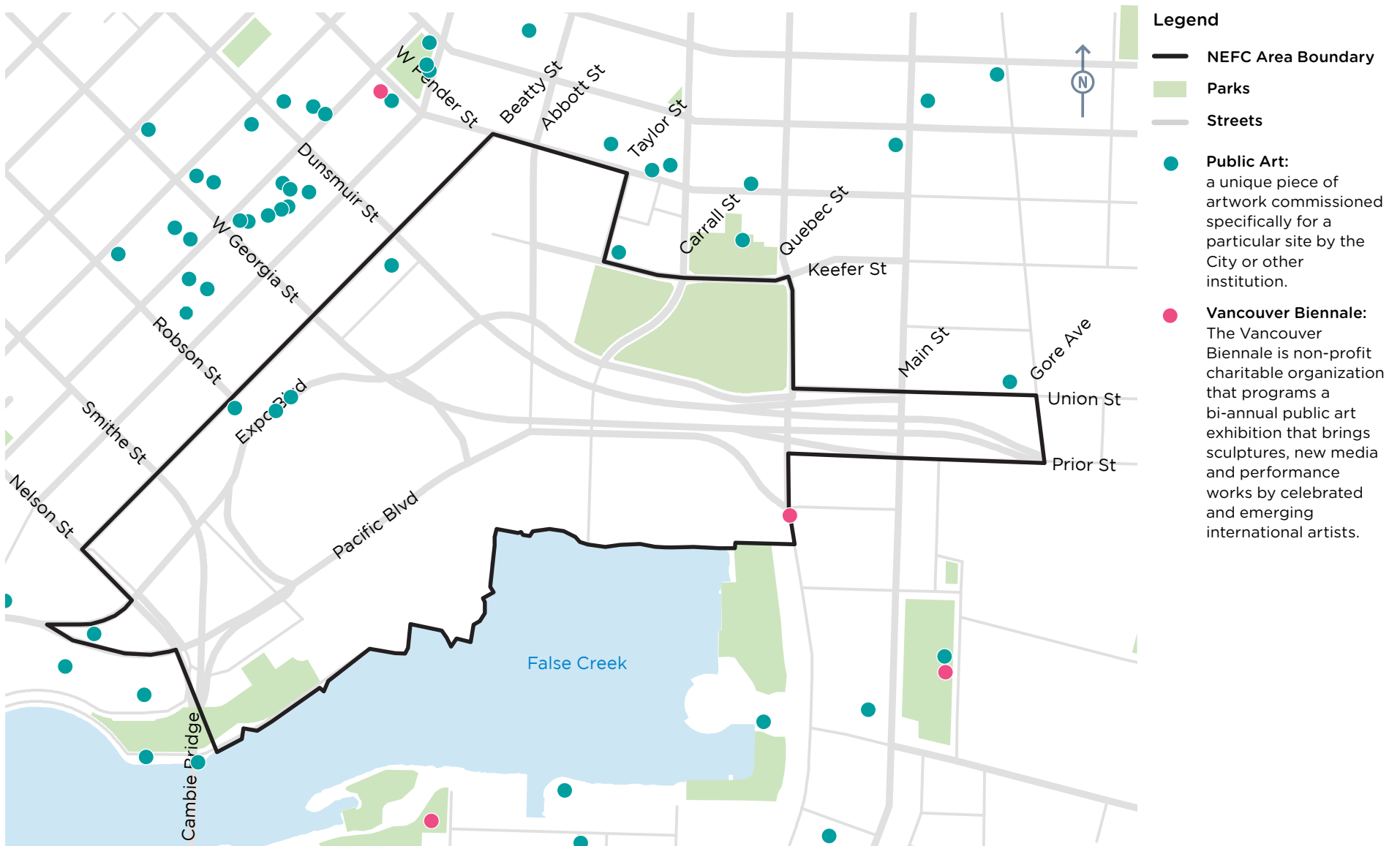


Coopers Mews, by Alan Storey



Suan Phan: Abacus, by Gwen Boyle

Public Art



Cultural Facilities

Arts and cultural spaces are vital to every community. They serve residents, attract tourists, enable business development and enhance the quality of life. Artists, cultural workers and creative commercial businesses contribute to our local economy. The spaces in which creative work is undertaken also enable connections and opportunities for people to learn, share, and participate in their community and city. Cultural spaces or facilities include discipline specific venues such as theatres as well as multi-use flexible spaces such as outdoor event areas. At the neighbourhood level, all communities seek access to multi-use, flexible, affordable and accessible spaces for creation, production and presentation of arts and culture.

Cultural spaces may be large or small, and may serve the city and the entire region beyond the neighbourhood audiences. Cultural spaces include: artists' studios, live-work studios, artist-run centres, cinemas, commercial galleries, performing arts venues, cultural centres, back of house production spaces, outdoor event areas, community centres with arts and cultural programming, and more.



Dr. Sun Yat-Sen Classical Chinese Garden

Cultural Facilities

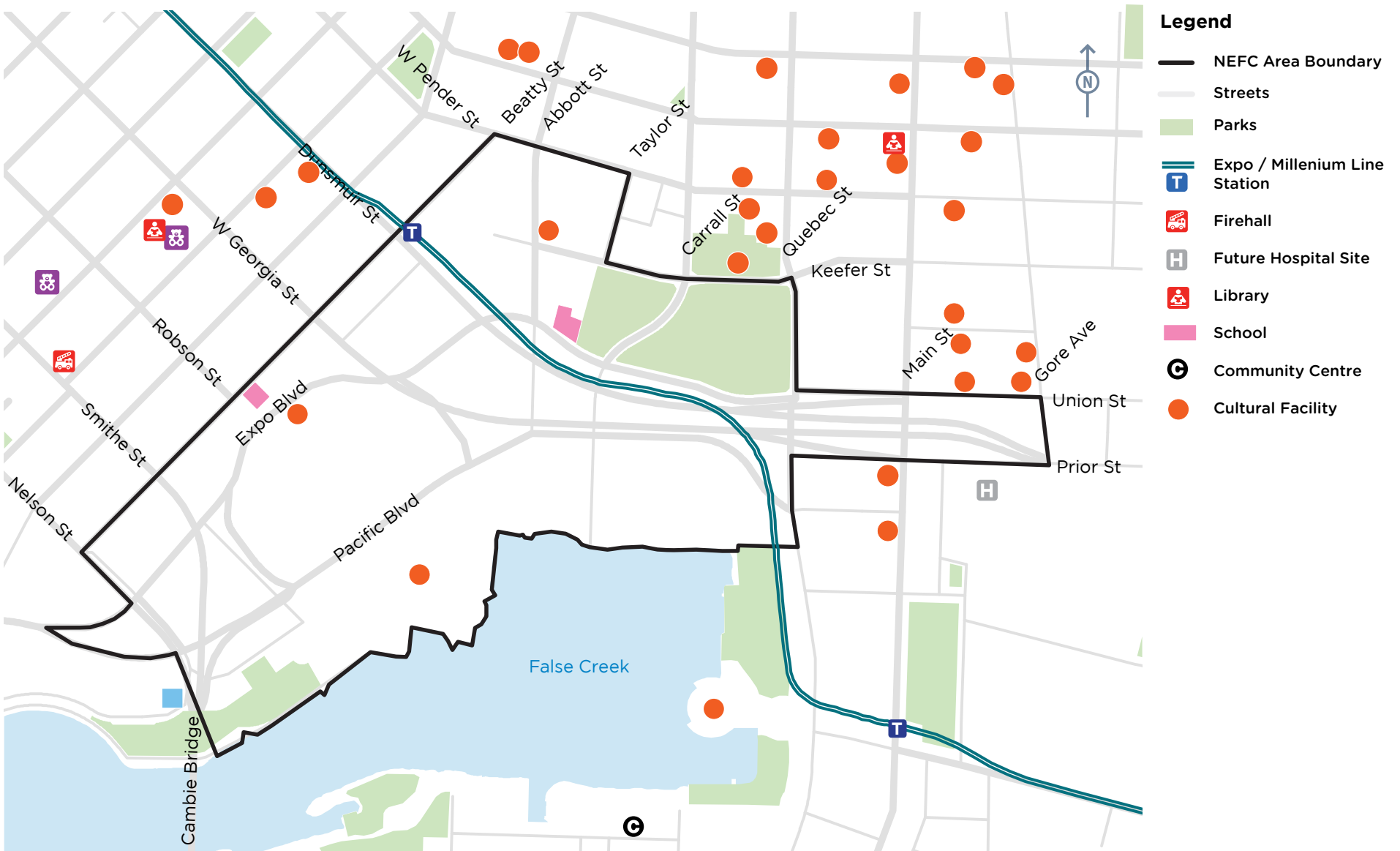


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Page 21 - First Nations canoe race in Burrard Inlet, 1890 (City of Vancouver Archives)
Page 22 - View from old Georgia Viaduct looking North (City of Vancouver Archives)
Page 23 - West Coast Ship Building during WW2 - with City Hall in the background (City of Vancouver Archives)
Page 25 - Hogan's Alley, 1958 (City of Vancouver Archives); Construction of Viaducts, 1971 (City of Vancouver Archives); Hogan's Alley Welcomes You, 2007 (Hogan's Alley Memorial Project)
Page 26 - New Georgia Viaduct Construction, 1970 (City of Vancouver Archives)
Page 28 - North side of False Creek during Expo 86 (City of Vancouver Archives)
Page 31 - BC Place. Photo by GoToVan on Flickr
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Page 43 - Outdoor Vancouver patio. Photo by Gord McKenna on Flickr
Page 49 - Vancouver 2010 Winter Olympics. Photo by Megan Cole on Flickr
Page 77 - Union Street bike route. Photo by Paul Krueger
Page 79 - Taylor Swift concert truck convoy. Photo by kdayel on Reddit
Page 81 - Rendering of Vancouver School Board's International Village School: Francl Architecture

