



# Northeast False Creek

## Emerging Directions for the Area Plan

January 2017



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# GETTING STARTED

## How to read this document

This document outlines the Emerging Directions that have been developed as part of the Northeast False Creek Area Planning Process.

### 1. INTRODUCTION

A brief overview of the chapter.

### 2. WHAT WE'VE HEARD

The comments provided represent a broad sampling of the feedback we received for each of the NEFC engagement themes.

For more information on What We've Heard and to learn more about the public engagement process, see the "Phase 1: NEFC Engagement Summary" at [vancouver.ca/nefc](http://vancouver.ca/nefc)

### 3. SUPPORTING POLICY

Approved City policies that guide policy development in Northeast False Creek and respond to specific neighbourhood considerations identified through the planning process.

### 4. DIRECTIONS

Emerging policies developed from a variety of sources, including but not limited to:

- Community input (open houses, workshops, questionnaires, meetings with focus groups and stakeholder organizations, meeting with City of Vancouver Advisory Boards and our Northeast False Creek Stewardship Group and Park Design Advisory Group)
- City-wide and Regional Policy (listed in the *Supporting Policy* section)
- City Staff technical work



Aerial view of Northeast False Creek with Stanley Park and the North Shore mountains in the background.





# 1 INTRODUCTION

Northeast False Creek (NEFC) represents approximately 50 hectares of mostly undeveloped land and water along Downtown's False Creek waterfront. As Vancouver continues to grow, demand increases for mixed housing and job space, along with the parks, open spaces and amenities that are needed to support a livable and vibrant new community. The Northeast False Creek Area Plan will set the direction to ensure new growth contributes to a new waterfront district reconnecting the downtown, waterfront, historic neighbourhoods of the Downtown Eastside and Citygate.

This document represents the emerging directions that build upon the progress to date, extensive public consultation, and lessons from previous planning processes. The draft directions will contribute to be refined through subsequent phases of the planning process.

The Plan complements City initiatives on livability, affordability, environmental sustainability, economic vitality and other improvements to the well-being of Vancouver residents. The Plan focuses on people and our urban environment, addressing infrastructure in our daily lives: housing that is too expensive, climate change, heritage resources that are at risk, local businesses that are struggling and the need for public amenities that support a growing

population. Not addressing these challenges will undermine our quality of life.

NEFC represents an opportunity to embrace the rich culture and history of the area, local assets and access to water, to create a new community that represents a step forward in city-building. The planning process challenges our traditional design practices through innovation and learning from new ideas that can ultimately establish a new place of inclusivity, accessibility and community celebration. NEFC provides an opportunity to showcase how sustainability can be woven into building, park and public realm design to benefit residents, visitors and the environment.

The Northeast False Creek Area Plan will act as a framework for guiding new growth, development, and public investment within Northeast False Creek. The plan will be implemented over the years to come through development, partnerships, and City initiatives.

# DEVELOPING THE PRINCIPLES



## COUNCIL-APPROVED GUIDING PRINCIPLES

In October 2015, Vancouver City Council approved 11 guiding principles for the removal 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 focussing on improving public life.



# GUIDING PRINCIPLES

## 1) Reconnect Historic Communities and the False Creek Waterfront.

The Viaduct structures, combined with the Skytrain guideway, create a physical and visual barrier between the historic communities of Chinatown, Gastown, Strathcona, Thornton Park, Victory Square, the DTES Oppenheimer District and the False Creek waterfront. Removal of the viaducts provides an opportunity to rethink how these communities connect to the water and each other.

## 2) Expand Parks and Open Space.

Increase the amount of parks and open space in current plans. Removal of the viaducts and a more efficient street network (combination of Pacific and Expo Boulevards, closure of a portion of Union and Carrall Streets) results in a potential park increase of 13% (approx. 3 acres) and presents the possibility of a more coherent open space system with greater flexibility for a variety of programming opportunities. A Dunsmuir 'elevated plaza' and open space on the Hogan's Alley block may provide additional park spaces.

## 3) Repair the Urban Fabric.

Forty years ago, buildings on the blocks between Quebec and Gore Streets were demolished to make way for the viaduct structures. Removal of the viaducts allows for restoration of shops and services along the Main Street corridor and the mixed-use development of the two city-owned blocks.

## 4) Explore Housing Development and Place-Making Opportunities on the City Blocks.

Utilizing a building form and development pattern consistent with the historic community of Chinatown (to the north) and the more contemporary buildings of the Creek (to the south), the City-owned blocks could generate approximately 850,000 square feet of density, potentially representing 1,000 units, including 200-300 affordable housing units, depending on the final density and unit mix. Ongoing planning must find ways to remember the historic neighbourhood of Hogan's Alley. Building heights, density, unit mix, uses, open space patterning and other potential public benefits will be refined through further study and consultation with the neighbouring communities.

## 5) Create a Vibrant Waterfront District.

Ensure that future build-out of the area creates a mixed-use entertainment, recreational and residential district considering urban design principles such as view cone protection and providing a strong urban edge to the new Creekside Park Extension.

## 6) Increase Efficiency of the Street Network.

By replacing the Georgia and Dunsmuir Viaducts with a new network of at-grade streets. The replacement street network requires a bi-directional connection, suitable for essential movement of goods, especially between the Eastern Core area and downtown, and reduces traffic along Prior Street.

## 7) Improve Connectivity between Downtown, NEFC and the Waterfront.

The replacement street network would retain sufficient goods movement routes to and from the downtown, maintain vehicular capacity, provide new opportunities for bus transit routing and better integrate future development of NEFC and surrounding communities to downtown.

## 8) Enhanced Pedestrian and Cyclist Movement.

The Dunsmuir Viaduct currently provides a direct east-west connection for cyclists between the Adanac bike route and Dunsmuir bike route through the downtown core. The future network of streets and pedestrian and cyclist pathways would improve through the use of a ped/bike bridge or other means.

## 9) Develop a Fiscally Responsible Approach.

Consider the short- and long-term financial implications of redeveloping the area and ensure an equitable sharing of costs and benefits between the City, the Province and private landowners/developers.

## 10) Engage Residents and Stakeholders in a Meaningful Way.

Do all of the above while consulting the public and other stakeholders in a meaningful way at all stage of the planning process including design of the engagement process.

## 11) Strengthen the Festival and Entertainment Function of the Area.

Acknowledge the importance of BC Place and Rogers Arena and improve access, loading and event management plans to ensure that these facilities continue to function efficiently.





Canadian Pacific  
AirLines

CAHR

Yukon

SALAD BAR



# 2 HISTORY

Today, Northeast False Creek (NEFC) is a largely undeveloped portion of downtown's False Creek waterfront. Its history is diverse and plays an important role as part of Vancouver's evolving story.

## 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 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.



First Nations canoe race in Burrard Inlet, 1880



## Canadian Pacific Railway



View from old Georgia Viaduct looking north

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. 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 Streets.

Major railway expansion in False Creek took place during the First World War. 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.



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

## 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

## 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, 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."

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

## 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 with Prior and Union Streets.

The proposed Carrall Street 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 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.



Millennium Gate in Chinatown



Georgia Viaduct Construction

## 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)*



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).



## 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.

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



Legacy projects from Expo 86



North side of False Creek during 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 bylaws, programs and agreements. The development of the area provides housing and requires the construction of parks, seawall and amenities for public use.

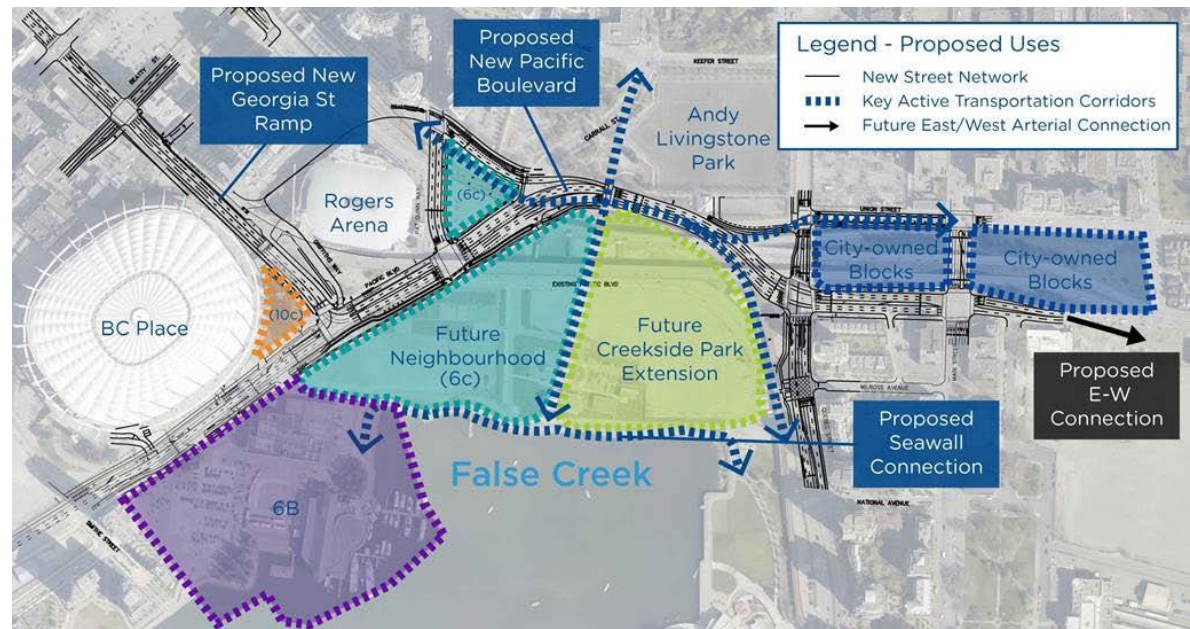
## Viaducts and Northeast False Creek Area Plan

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 and will better accommodate future options for moving around the area.



Northeast False Creek (NEFC) Planning Area





ONE  
PACIFIC

ONE  
PACIFIC

# 3 PLACES

## Introduction

Located at the geographic centre of Vancouver's Metropolitan Core, Northeast False Creek is a largely undeveloped 50 hectare portion of the downtown waterfront along False Creek. It is bisected by the Georgia and Dunsmuir Viaducts and is adjacent to the Central Business District and historic neighbourhoods of Yaletown, Gastown, Strathcona and Chinatown.

The area plan will create a canvas to guide the continued evolution of downtown's False Creek waterfront, including a vibrant and convivial mix of land uses, and new parks and open spaces to reconnect the historic neighbourhoods to the east, the downtown and the False Creek waterfront.

The future Northeast False Creek will reconnect the downtown and historic neighbourhoods to the east, to the waterfront with a series of distinct places for public life. The 10 distinct places outlined within this chapter will be the backbone of Northeast False Creek and help reconnect people and community. Each of the 10 places identified also includes 10 possible experiences that will make each unique and special, and be the connective tissue that also connects the new neighbourhood. While still early in the planning process, it's expected that the new neighbourhood could include approximately 8,000 - 10,000 new residents and 6,000 - 8,000 new jobs as part of a vibrant and diverse mixed-use community.

## What we've heard

Ranked favourite places -

1. Seawall - Bike Path
2. Seawall at Science World
3. Vancouver Skate Plaza
4. Dr. Sun Yat-Sen Garden
5. Andy Livingstone Park

*"In the future, we want small intimate sitting areas on the ground around the stores and residences"*

*"I think what the city is missing most is a large public, all weather, square where people go regularly to eat and drink outdoors (patios) and hangout. Can also be used for special events and protests."*

*"Surrounded on three sides by vibrant neighbourhoods - Chinatown, Gastown, and Yaletown - NEFC is a perfect place to create an all season outdoor hub."*

*"Public realm along corridors should be well lit and provide lots of opportunity to sit and visit and mingle."*



## Supporting Policy

- False Creek North Official Development Plan (1990)
- Northeast False Creek Conceptual Plan (2015)
- NEFC Directions for the Future (2009)
- Downtown Eastside Local Area Plan (2013)

In 2009 Council also approved a series of guiding principles that are applicable to creating new places in Northeast False Creek:

“Establish an urban structure that enhances access, connecting and integrating with the downtown with strong connections to Robson Street and Georgia Street, as well as linkages to other adjacent areas.”

- Principle 7, NEFC Directions for the Future

“Providing connected, active and convivial public spaces and places”

Create a hierarchy of active streets, pedestrian and bicycle routes, open space and parks that connect a series of lively and varied experiences.”

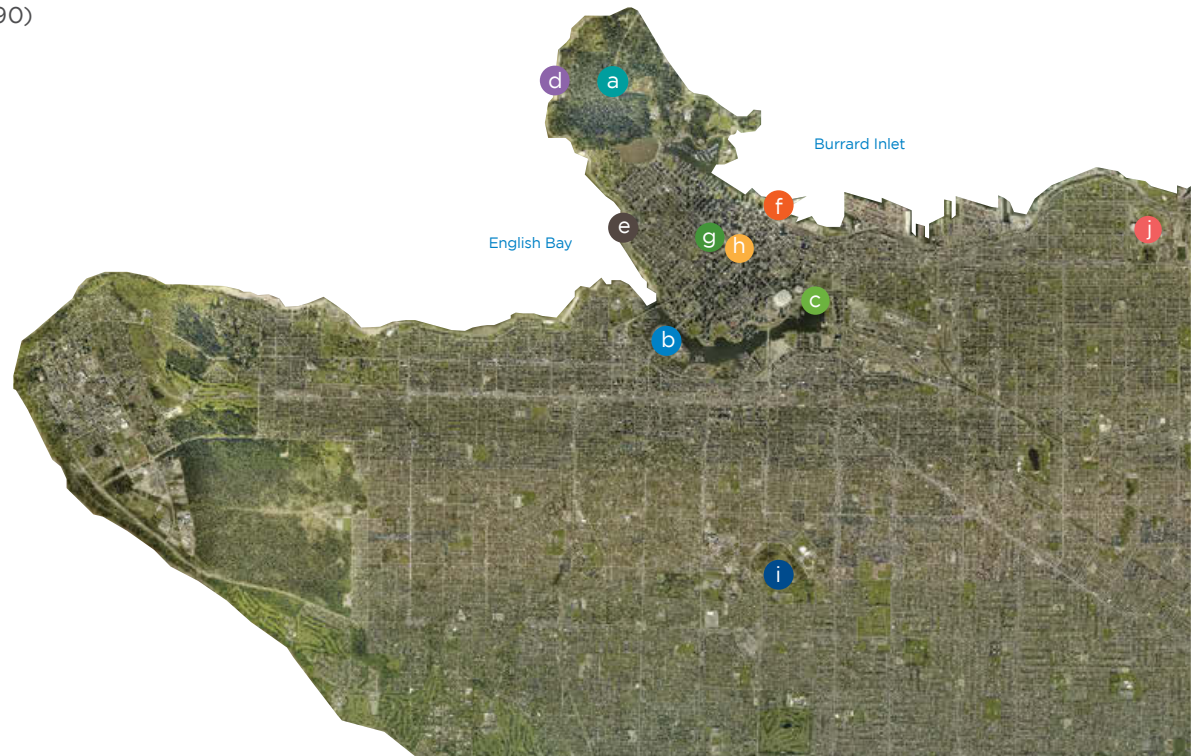
- Principle 9, NEFC Directions for the Future

“Reconnect the Historic Communities and the False Creek Waterfront.”

The Viaduct structures, combined with the Skytrain guideway, create a physical and visual barrier between the historic communities of Chinatown, Gastown, Strathcona, Thornton Park, Victory Square and the DTES Oppenheimer District, and the False Creek waterfront. Removal of the viaducts provides an opportunity to rethink how these communities connect to the water and each other.”

- Principle 1, NEFC Conceptual Plan (2015)

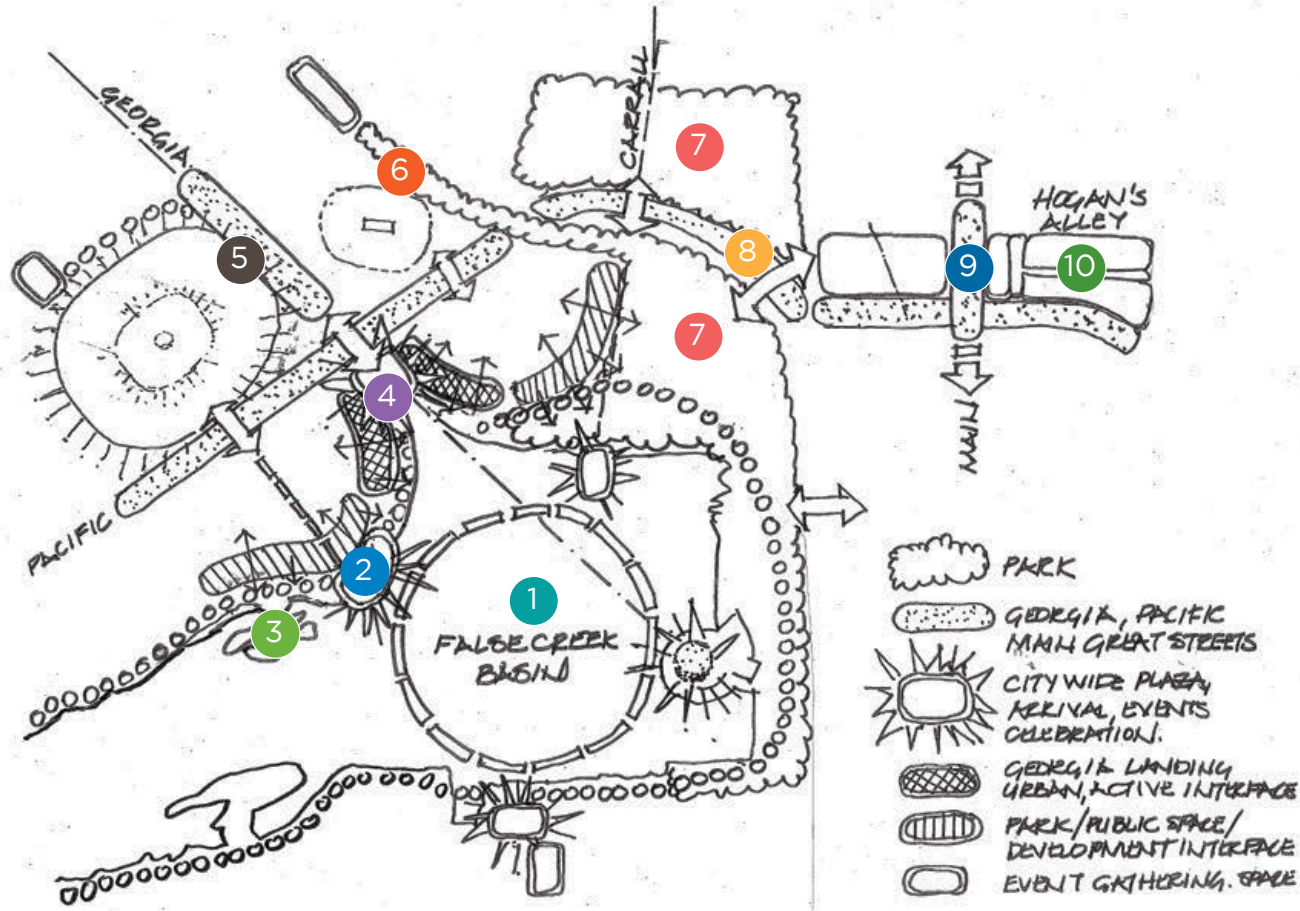
## Public Spaces in Vancouver



- |                                |                                |
|--------------------------------|--------------------------------|
| <b>a</b> Stanley Park          | <b>f</b> Canada Place          |
| <b>b</b> Granville Island      | <b>g</b> Robson Street         |
| <b>c</b> Northeast False Creek | <b>h</b> Vancouver Art Gallery |
| <b>d</b> Seawall               | <b>i</b> Queen Elizabeth Park  |
| <b>e</b> English Bay           | <b>j</b> Hastings Park         |



# 10 Places for Public Life in NEFC



- |  |  |                               |                            |                         |
|--|--|-------------------------------|----------------------------|-------------------------|
| <b>1</b> False Creek Public Basin            | <b>2</b> Arts Pavilion and Plaza             | <b>3</b> Habitat Water's Edge | <b>4</b> Georgia Plaza     | <b>5</b> Georgia Steps  |
| <b>6</b> Dunsmuir Connection – Elevated Park | <b>7</b> Creekside and Andy Livingstone Park | <b>8</b> Pacific Boulevard    | <b>9</b> Chinatown Gateway | <b>10</b> Hogan's Alley |

## 10 possible experiences in each place

### 1. False Creek Public Basin

- Go for a kayak
- Swim in the floating pool
- Watch the Dragon Boat Festival
- Watch the fireworks
- Watch a floating movie
- Go paddle boarding
- Relax on the beach
- Watch the sunset
- Enjoy the dancing fountains
- Take a ferry tour

### 2. Arts Pavilion and Plaza

- Take a panoramic photo of the iconic architecture and False Creek waterfront
- Check out a local band playing on the waterfront
- Enjoy a drink before/after an event at BC Place
- Participate in activities at a cultural festival
- Rent a bike
- Enjoy breakfast on a patio in the sun
- Sip a coffee with friends
- Watch the light show
- Take a stroll along the waterfront
- Interact with public art

### 3. Habitat Water's Edge

- Go birdwatching
- Sit in nature
- Have a picnic amongst the trees
- Watch the fireworks
- Watch the herring swim along the shoreline
- Cheer for your favourite Dragon Boat team
- Relax with friends
- Stargaze
- Go fishing
- Relax in the sun

### 4. Georgia Plaza

- Meet up with friends
- Celebrate pre-game and post-game
- Attend the weekend farmers market
- Go for a drink
- Enjoy a meal
- Touch the water
- Interact with public art
- Relax on a bench and enjoy the lights
- Watch outdoor movies
- Spend an evening watching the fireworks

### 5. Georgia Steps

- Relax on the steps
- Enjoy the view to Science World and False creek
- Check out the Sunday morning farmers market
- Get your face painted
- Take a tour of the lights
- Watch a parade along Georgia Street
- Learn about district energy
- Go to the BC Sports Museum
- Celebrate with post-game drinks
- Hop on a sightseeing bus

### 6. Dunsmuir Connection — Elevated Park

- Relax in the Dunsmuir Plaza
- Celebrate pre-game with friends
- Take a photo with the Olympic gold-medal-winning statue
- Enjoy the lookouts to mountains and False Creek along the park
- Take a public art walking tour
- Relax at a coffee shop with amazing views
- Get married!
- Bike to Science World
- People watch
- Take a food walking tour

## 7. Creekside and Andy Livingstone Park

- Relax/lounge in the sun
- Take your kids to the playground
- Experience nature
- Stroll along the seawall
- Meet up with friends at the Skate Plaza
- Play at the sports fields
- Stroll the Carrall Promenade
- Enjoy mountain views
- Celebrate at a festival
- Enjoy public art
- Watch the fireworks

## 8. Pacific Boulevard

- Grab a snack at a food truck
- Relax on a bench
- Meet up with friends before a Whitecaps game
- Watch people play chess as you walk by
- Listen to music from a pop-up festival
- Shop at a local business
- Enjoy the nighttime lighting along the Boulevard
- Stroll to a restaurant on Main Street
- Stop to take a panoramic photo of the city, waterfront and mountains
- Take your kids to interactive water features

## 9. Chinatown Gateway

- Learn about Chinatown and the history of the community
- Grab groceries at the local market
- Stop to admire the architecture
- Explore the weekend farmers market
- Sit on a patio and enjoy a meal with a friend
- Go shopping at a local business
- Take a photo of Chinatown with the mountain silhouette in the background
- Admire a local art installation
- Wander into the nearby shops, parks or plazas
- Attend a Canadian Chinese festival

## 10. Hogan's Alley

- Discover small pockets of activity and interest
- Explore small-scale arts spaces
- Listen to live music
- Go to a café for a coffee
- Take a wander and learn about the history
- Enjoy a meal
- Meet a local artist
- Meet up with friends
- Talk to a firefighter





# 4 SUSTAINABILITY AND RESILIENCY

*"seize the opportunity to achieve something unique in design to generate a thriving civic life informed by the water and environment"*

*"integrate natural systems back into the landscape"*

*"design to address climate change; do something unique, dramatic, and truly innovative!"*

*"Plan for healthier buildings - indoor air quality, access to natural light and nature."*

Northeast False Creek (NEFC) 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 and putting into policy, bylaws, and building code the lessons learned from Southeast False Creek and elsewhere.

NEFC will take the next steps in helping ensure the City we build today is healthy, vibrant, and minimizes its impact on the environment while ensuring it's resilient against future stresses. The Renewable City Strategy, with the goal for Vancouver to be powered only by renewable energy by 2050, will be a guiding force in the planning and design of NEFC. Planning today for the renewable city of the future will avoid costly retrofits later.

As one of the last stretches of False Creek waterfront to be developed, NEFC provides an exciting opportunity to improve the marine and foreshore habitat and biodiversity of the area. The return of herring spawn as a result of the creation of Habitat Island and other shoreline restorations in SEFC (along with significant volunteer efforts) show what is possible. NEFC will strive to further enhance the ecological quality of False Creek.

As an area that will be impacted by sea level rise over the coming decades, NEFC will integrate flood resilience into the fabric of development, using it as an opportunity to enhance liveability, be creative, and build a long-lasting neighbourhood.

NEFC will promote the implementation of sustainable development principles in an urban setting, and contribute to improving the mainstream practices of urban development throughout Vancouver and the region. These sustainable development directions are woven throughout this document, reflecting the integrated approach being used.

## Supporting Policy:

- [Greenest City Action Plan \(2011, 2015\)](#)
- [Renewable City Strategy \(2015\)](#)
- [Zero Emissions Building Plan \(2016\)](#)
- [Large Sustainable Site Rezoning Policy \(2010\)](#)
- [Green Buildings Policy for Rezonings \(2010\)](#)
- [Integrated Rainwater Management Plan \(2016\)](#)
- [Climate Change Adaptation Strategy \(2012\)](#)
- [Biodiversity Strategy \(2016\)](#)
- [Electric Vehicle Ecosystem Strategy \(2016\)](#)
- [Urban Forest Strategy \(2014\)](#)
- [Vancouver Food Strategy \(2013\)](#)







# 5 STREETS AND CONNECTIVITY

## Introduction

A replacement street network in Northeast False Creek will shape the new waterfront neighbourhood to better integrate with Creekside Park Extension. It is essential to align future development with the planning and construction of the temporary and permanent replacement street network.

Based on technical analysis completed between 2013 and 2015, staff determined that both viaducts are seismically at risk of collapse in the event of a moderate or severe earthquake. If the viaducts collapsed, nearby buildings could be severely damaged. The fallen viaducts would block the surface streets below and could potentially disrupt transportation on the Expo Skytrain line. To fully seismically upgrade to today's standards, the viaducts would need to be completely rebuilt which would be cost prohibitive.

Rather than the current disconnected network of roadways that pass through Northeast False Creek, a new series of connected and complete streets will replace the viaducts and offer accessible, convenient and resilient options for people and goods movement.

The new street network will form the backbone of the new Northeast False Creek mixed-use neighbourhood, and reconnect the nearby neighbourhoods to the waterfront, new parks and open spaces to come.

## What we've heard

*"Yes! This new street will eliminate the dead zones and infuse vibrancy"*

*"Provide many electric car charging stations"*

*"Please separate bike and walk paths"*

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

*"Can't wait for this awesomeness to happen - I Live in Strathcona and looking forward to better bike and walking routes (And more transit too!)"*

## Supporting Policy

- Transportation 2040 (2012)
- Greenest City Action Plan (2011)
- Healthy City Strategy (2014)
- Climate Change Adaption Strategy (2012)
- Urban Forest Strategy (2014)

Part of the current planning process is to ensure the street network performs for the new neighbourhood, and creates high quality public realm, spaces and places. Input from stakeholders and the broader public has been incorporated in developing a set of emerging principles for designing streets within Northeast False Creek.

**Principles for the NEFC Street Network:**

Through the planning process, we have incorporated input from stakeholders and the broader public to develop a set of emerging principles for designing streets within Northeast False Creek. The principles are as follows:



**Accessibility**

Streets will be accessible for people of all ages and abilities. Each street will balance a mix of movement and gathering, providing opportunities for safe, comfortable and enjoyable options to rest, celebrate and get around. The replacement street network will also support the essential movement of goods in to, from, and through the downtown, including for major events at both stadiums, recognizing that this area provides one of the critical connections to and from downtown.



**Adaptability and Resiliency**

Streets will be designed to be seismically resilient and accommodate future changes to infrastructure, transportation options (e.g. future streetcar), and rising sea levels.



**Character**

Public and private space design will reinforce the unique character and in some cases, the history of each street with interesting and unique active 'edges', quality materials, landscaping and street trees, lighting, and art. Streets should foster life enhancing opportunities.



**Environmental Sustainability**

Streets will incorporate large, healthy trees that help define the character and experience of the street (e.g. Pacific Boulevard should have grand unifying street trees that will in time, form a green canopy and contribute to a 'great

street' experience). Streets will also incorporate sustainable design elements such as green rain-water infrastructure and intelligent lighting systems.

**Experience and Place-making**

Street design will accommodate the day-time and night-time uses that line the street edges and help to create a sense of place amongst a series of interconnected spaces. Streets should be designed to allow for temporary event activation and pop-up destinations. Important and memorable views will be protected and enhanced through the design and axis of the street, and where possible, help emphasize special places (e.g. protecting the Georgia Street End View to Science World).



**Integrated Utilities**

Utilities will be located underneath the future street alignment. Where utilities are on or above the ground (kiosks, manholes, poles, etc.) they will be designed to integrate into the street design elements and limit impacts on key views.



**Permeability/Connectivity**

Streets will be designed to provide clear, legible and identifiable connections between neighbourhoods, parks, and the waterfront. Development adjacent to streets should also include well designed frontages that enhance pedestrian access and visual interest.

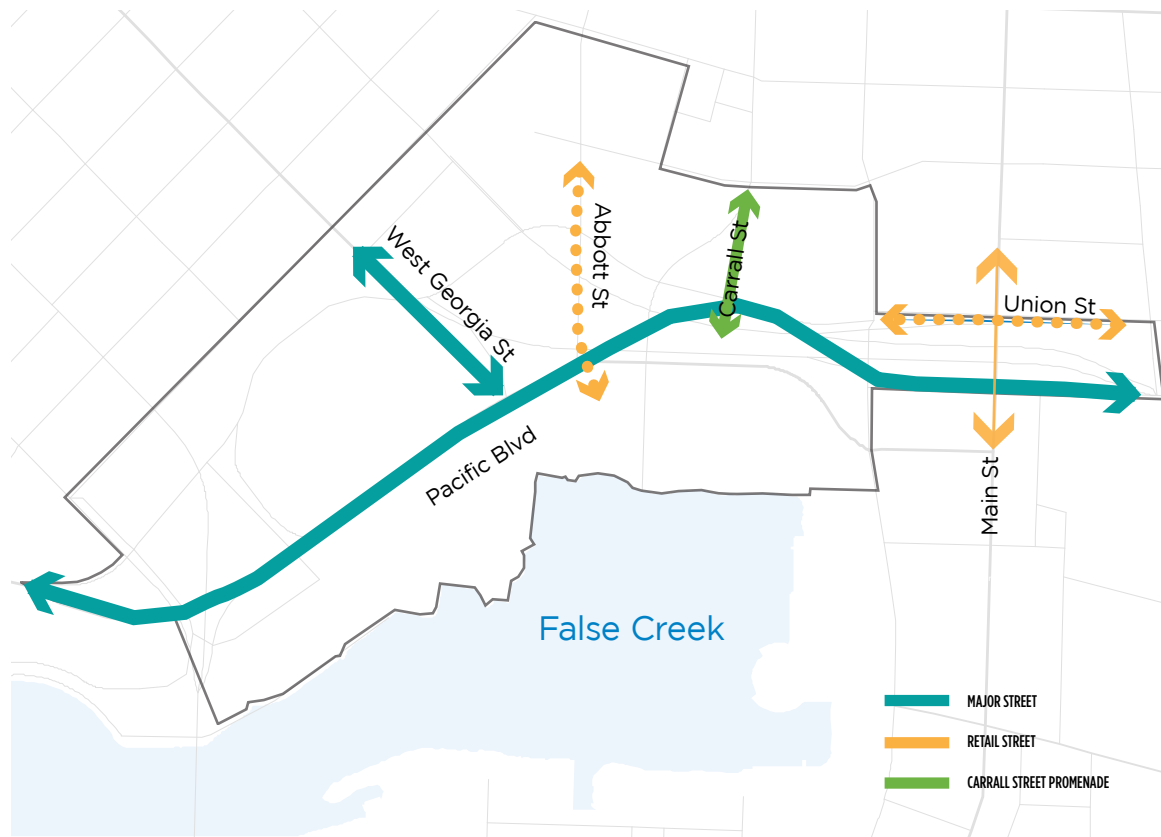


**Safe and Inclusive**

Street design will promote safety and inclusiveness for all people within or moving through Northeast False Creek over the 24-hour day.







Hierarchy of street network

## Directions

The design of public realm within Northeast False Creek should seek to reinforce the distinct character of each street:

### Georgia Street Extension

Vancouver’s ceremonial street, connecting Lost Lagoon to the False Creek waterfront. The extension of ceremonial Georgia Street will connect downtown to the water and Creekside Park. The public realm will be designed to be adaptable and resilient, ensuring the street can accommodate large crowds during day-time and night-time events, as well as temporary events and pop-up destinations to ensure that the street remains interesting and a great experience when events are not occurring.

Important and memorable views will be protected and enhanced through the design, and help emphasize the special connection it provides between downtown and False Creek.

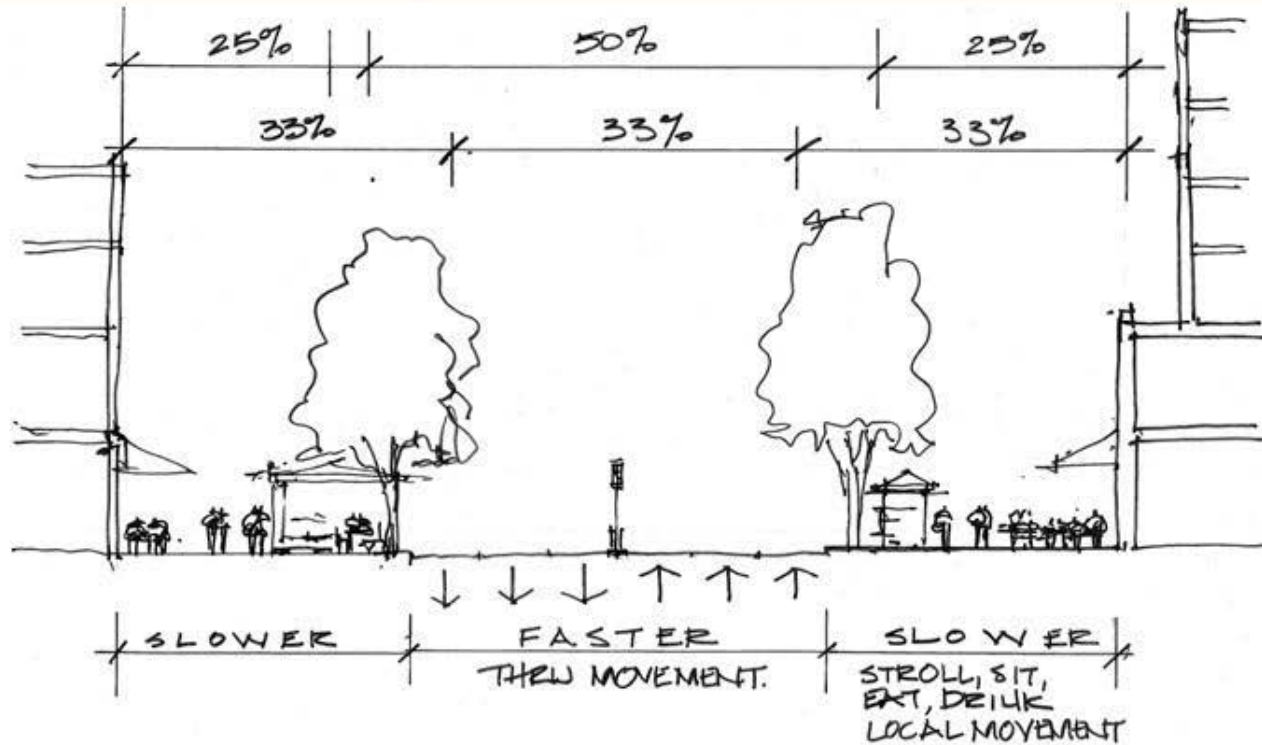
### Pacific Boulevard

Pacific Boulevard will be a multi-functional street; it is the backbone of the neighbourhood, and connects the Events, Arts and Park Districts to the Main Street Blocks and is a grand gateway into the Downtown. This great street will be accessible to all, encourage interaction and participation, be comfortable, safe and memorable, and accommodate day-time and night-time uses.

Using Great Street Principles, the design of Pacific Boulevard will taper in focus from faster through-movement of goods and vehicles towards the centre of the street and transition to slower movement and opportunities for people to gather along the street edges. Wide sidewalks, large trees and active street frontages will enhance the pedestrian experience and provide opportunities for inclusive interaction, temporary event activation, and pop-up destinations.



## Great Streets Proportions



The proportion of 'Great Streets' tends to allocate half to two-thirds of the street to slower movement and gathering activities.

### Pacific Boulevard (continued)

The public realm design will support uniform components such as a large row of street trees to ensure continuity through the three distinct districts. At the same time, street edges will feel unique in places where Pacific Boulevard intersects with different uses across the three distinct districts within NEFC.

### Main Street

Main Street is a historically important high street that connects Vancouver's historic communities to Mt. Pleasant, the False Creek Flats, SkyTrain and Pacific Central Station. Public and private space design will reinforce the extension of Chinatown and provide opportunities to strengthen the connection to the waterfront and more contemporary neighbourhoods to the south.

### Abbott Street and Pat Quinn Way

Abbott Street / Pat Quinn Way is the retail high street connecting Gastown, International Village and the False Creek waterfront. Its character is influenced by Rogers Arena and the Arts and Events District and anchors the International Village and new NEFC neighbourhoods to the False Creek waterfront.

### Changes to Andy Livingstone Park

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

### Carrall Promenade

Located at the 'neck' of the downtown peninsula, Carrall Promenade will replace the existing street as a major walking and cycling link, connecting water to water and establishing a seamless connection between Vancouver's historic communities to the False Creek waterfront. The green and leafy character will provide a natural linear connection from Keefer Street, through Andy Livingstone Park, and act as the primary entry to Creekside Park. The southern portion will be connected to the seawall and can accommodate pop-up commerce and small opportunities for satellite businesses to operate next to the park.

### Prior Street

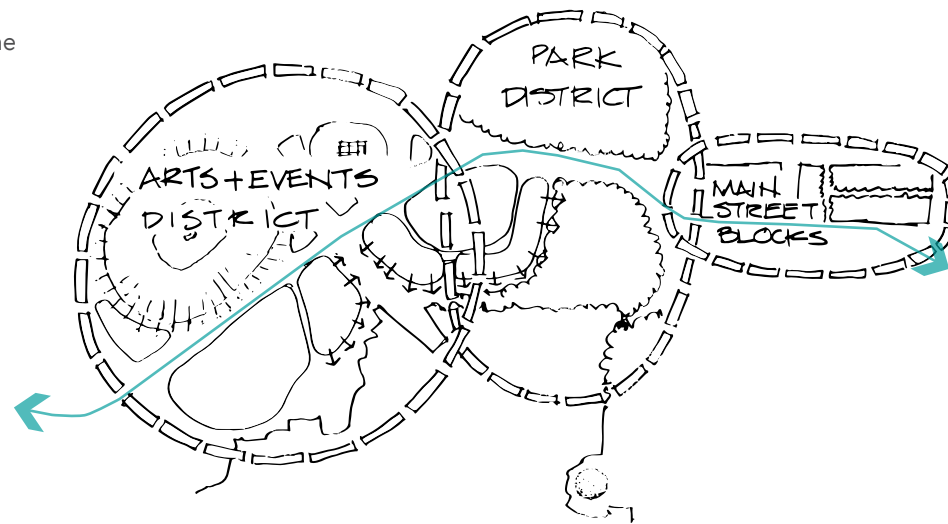
A continuation of Pacific Boulevard, Prior Street provides the third important connection to Creekside Park and the waterfront, from the east. Active uses along the street edge improve safety due to the increased number of eyes on the street. A significant, naturalised setback along the south side of the street will provide an enhanced walking and cycling experience and help mitigate impacts of vehicular traffic.

### Quebec Street

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

### Union Street

Continues its role as a retail street and part of a strong connection for pedestrians and cyclists between neighbourhoods to the east and Downtown.



Pacific Boulevard connects the three distinct districts within NEFC.



# New Street Network







# 6 URBAN DESIGN PRINCIPLES

## Introduction

These urban design principles focus on the key relationships, edges and interfaces between city and water, public places, supporting uses and built form of the future Northeast False Creek neighbourhood. They provide guidance and an overarching approach for more detailed directions for public spaces and development areas that will evolve through this process.

## What we've heard

*"Let's create a distinct identity!"*

*"Please include interesting architecture! No more grey towers"*

*"More funky architecture"*

*"Have commercial uses at the ground level on the stadium fronting Pacific Blvd"*

*"We want a place we love and want to bring people to!"*



## Supporting Policy

Council has approved a series of guiding principles that create the foundation for the Northeast False Creek urban design principles:

### Connecting to the Downtown

Establish an urban structure that enhances access, connecting and integrating with the downtown with strong connections to Robson Street and Georgia Street, as well as linkages to other adjacent areas. (Principle 7, NEFC Directions for the Future [2009])

### Providing Connected, Active and Convivial Public Spaces and Places

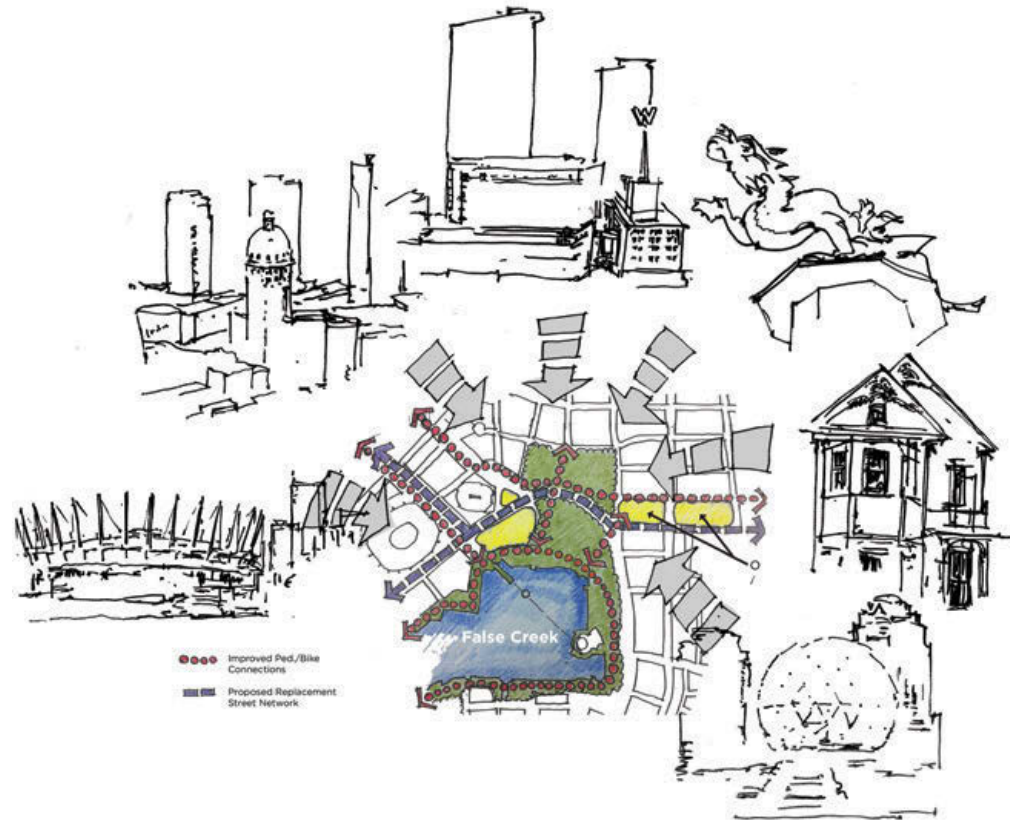
Create a hierarchy of active streets, pedestrian and bicycle routes, open space and parks that connect a series of lively and varied experiences. (Principle 9, NEFC Directions for the Future [2009])

### Reconnect the Historic Communities and the False Creek Waterfront.

The viaduct structures, combined with the Skytrain guideway, create a physical and visual barrier between the historic communities of Chinatown, Gastown, Strathcona, Thornton Park, Victory Square and the DTES Oppenheimer District, and the False Creek waterfront. Removal of the viaducts provides an opportunity to rethink how these communities connect to the water and each other. (Principle 1, NEFC Conceptual Plan [2015])

### Create a Vibrant Waterfront District.

Ensure that future build-out of the area creates a mixed-use entertainment, recreational and residential district considering urban design principles such as view cone protection and providing a strong urban edge on the new Creekside Park Extension. (Principle 5, NEFC Conceptual Plan [2015])

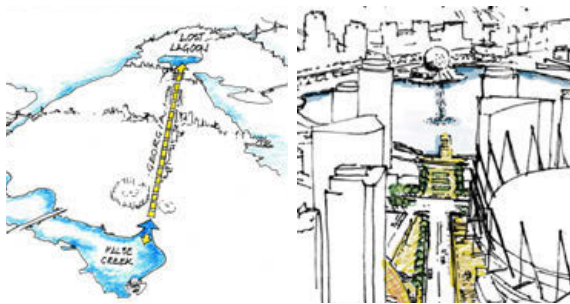


Connecting communities

## Directions

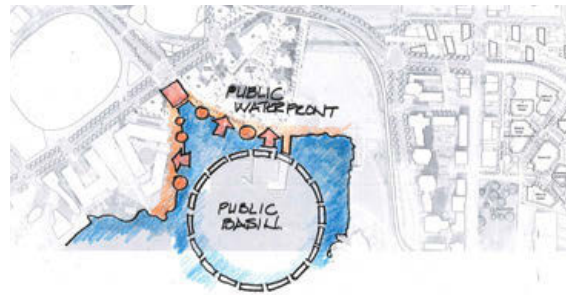
### Water to Water

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



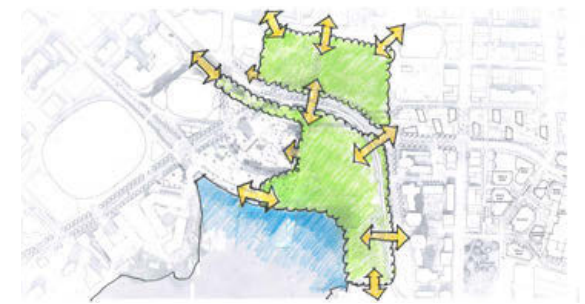
### False Creek Public Basin and Waterfront

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



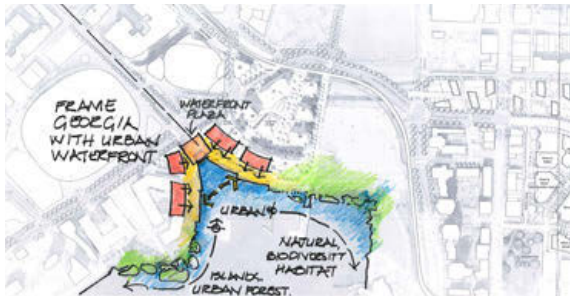
### Connected and Prominent Park

Configure the new Creekside Park Extension to expand and open up along the water enhancing the park presence and visual accessibility from surrounding communities and the seawall. Open up the views along Pacific Boulevard at the new Carrall Promenade to visually connect the park and open placemaking views to the water and Science World along the Carrall Promenade.



### Bring the Water to Georgia Street

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



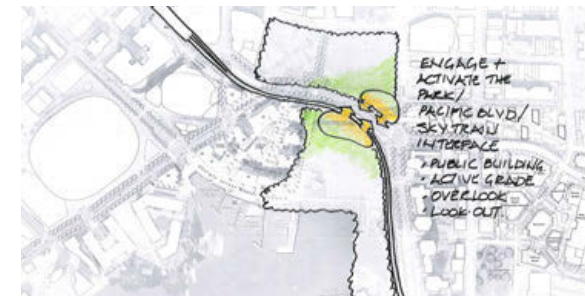
### An Urban Waterfront for Pedestrians

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



### Engaged Park / Pacific / SkyTrain interface

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



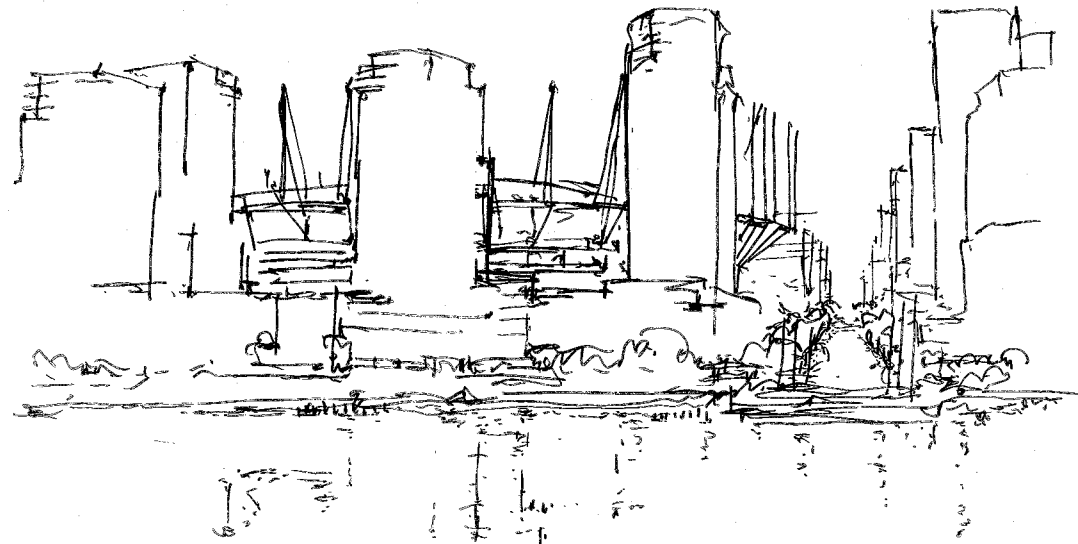
### **Pacific Boulevard Great Street**

Define and engage the space of this Great Street with buildings and uses that bring life and activity. Infill the edge of BC Place along this important frontage. Establish a significant tree canopy to further enhance the experience and comfort of the street.



### **Celebrate BC Place**

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





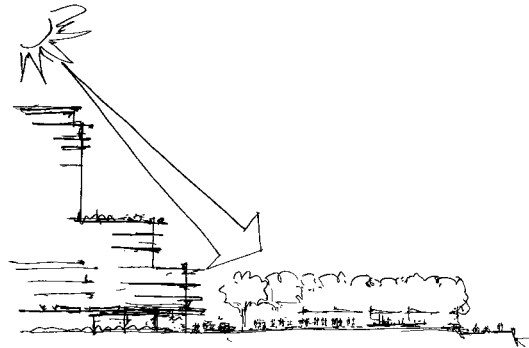
### **Water/Park/Mountain View**

Enhance and frame the view corridor from False Creek across the new park to the mountains.



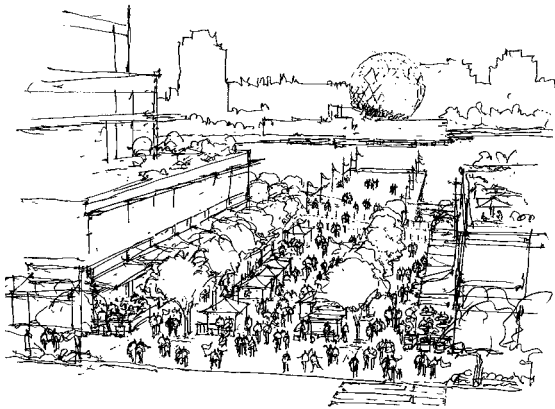
### **Sunlight on Public Places**

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



### **Public Life and Public Places**

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



### **A unique place and a new building typology for Vancouver**

Evolve new building typologies beyond the tower and podium of Vancouverism. Grow the new typology from:

- Exploration of fine grain fabric and high density forms to create a human scale
- 'Sticky edges' to linger, enjoy, socialize and engage
- Greater mix of uses
- Living spaces that offer a sense of ground, green and garden on upper building levels

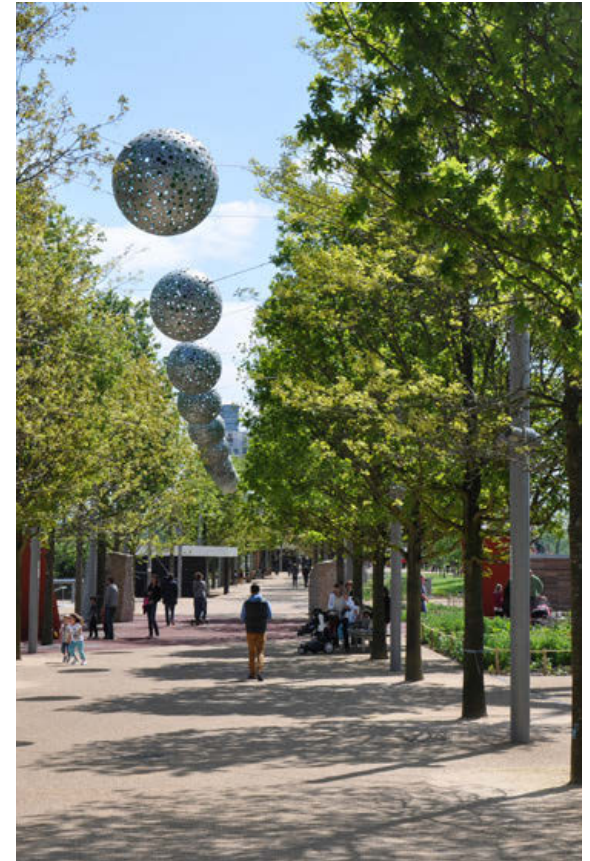




# 7 PARKS AND OPEN SPACES

## Introduction

Vancouver's identity and reputation as one of the world's most livable cities is strongly tied to its natural beauty and the quality of its public spaces. Whether it is our parks, plazas, waterfront walkways, vibrant commercial streets, or favourite beach, these spaces contribute to our sense of community. They provide places for recreation and play, gathering and socializing, and connecting with nature. As Northeast False Creek grows, and public space becomes more valuable, we need to anticipate how these spaces will be designed, improved, and maintained to meet future needs.



Queen Elizabeth Olympic Park in London, UK





Hinge Park in Southeast False Creek

### **Destination Park**

The replacement of the viaducts presents the opportunity to build a destination park in the heart of Vancouver that brings together new and renewed park spaces: Creekside Park, Andy Livingstone Park, the Skateboard Plaza and the new Dunsmuir Connection/ Elevated Park. This park will be a common place for people from local neighbourhoods to meet and mingle every day, and for other residents and visitors to come and enjoy a special event.

The park will be unique and will have a singular identity unlike any other park in Vancouver. Spaces will be designed for flexible and multi-purpose use that can easily change throughout the day, over the seasons and through the years. It will be an open, safe and welcoming place that will enrich everyday life and create community. Bringing nature into the city, the park will be an ecologically and visually rich environment that will bring people closer to the water and take in the view and sunsets over False Creek.

### **Open Spaces**

A quality public realm is essential to achieving an attractive and active neighbourhood experience at the human scale. It encourages people to use sustainable transportation modes – to walk, cycle or use transit – by creating accessible and memorable spaces. It nurtures community when it has appealing and functional spaces that people enjoy and care about. Most importantly, a well-designed and maintained public realm can enhance the neighbourhood character, and provide desirable places to live and work.

The following open spaces form the connective tissue of Northeast False Creek's urban landscape:

- A signature plaza at the foot of Georgia
- A continuous public waterfront edge that completes the seawall loop around False Creek
- A new all-weather gathering space integrated with public art/performance pavilion
- Pedestrian and cycling connections that connect the park and surrounding neighbourhoods to the waterfront
- Activated laneways to walk, live and work

## What we've heard

*"allow for the connection of city to water"*

*"rainy day spaces"*

*"spaces that share culture and cultural pride"*

*"a chance to create a new kind of space in Vancouver"*

*"elements of an engaged city - long tables, share sheds, spaces to use and share"*

## Supporting Policy

- Greenest City 2020 Action Plan (2011)
- Transportation 2040 Plan (2012)
- Healthy City Strategy (2014)
- Park Board Strategic Framework (2012)
- Biodiversity Strategy (2016)
- Culture Plan Strategic Directions (2013)
- Integrated Rainwater Management Plan (2016)
- Urban Forest Strategy (2014)



Spontaneous cultural event at the High Line, New York

## Directions

### History

Create a place that leverages history and celebrates its context:

- Create a strong sense of place through community engagement
- Find a variety of ways to honour the history of this part of Vancouver and integrate it into the public realm design
- Connect Northeast False Creek to its surrounding communities and its cultural and historical landmarks
- Celebrate Carrall Promenade as one of the oldest streets in Vancouver
- Celebrate historical and contemporary significance to Musqueam, Squamish and Tsleil-Waututh Nations and Urban Aboriginal community.

### Connectivity

- Connect the Main St blocks, Chinatown, Strathcona and Downtown to the waterfront through pedestrian and cycling connections
- Complete the Seaside Greenway (aka Seawall) as a continuous loop around False Creek
- Create an elevated linear walkway and bikeway from Dunsmuir Street that connects Downtown to Northeast False Creek
- Create an engaging and active interface between development with the waterfront and the park

### Integrated nature

Revitalize the False Creek ecosystem and anchor the waterfront in the local ecology while respecting the full urban nature of the site:

- Promote biodiversity and the use of green infrastructure (such as integrated rainwater management)
- Provide habitat for birds and urban wildlife, enhance the shoreline and improve aquatic habitat in False Creek
- Create a resilient waterfront edge and landscape that can adapt to sea level rise
- Provide access to the water's edge based activities, including non-motorized boating
- Celebrate the sun by taking advantage of southern exposure
- Manage and mitigate soil and groundwater contamination
- Improve False Creek's water quality

### Design Innovation

Design an ecologically innovative landscape that aligns with City of Vancouver's sustainable initiatives and objectives:

- Seek the highest levels of environmental and ecological performance
- Create a model of urban livability and sustainable open space design
- Seek innovative measures to place and encapsulate contaminated soils from adjacent lands
- Integrate walkways and bikeways seamlessly in the park and open spaces
- Explore opportunities for electrical and water supply and access for event spaces



## Culture

Showcase the richness of Vancouver's vibrant communities and culture:

- Accessible and flexible gathering spaces that can host community events during the day and at night
- Celebrate the arts and culture, and create opportunities for cultural expression
- Celebrate Musqueam, Squamish and Tsleil-Waututh Nations and Urban Aboriginal Communities
- Explore opportunities to integrate public art

## Inclusivity

Create safe and inclusive open spaces that foster social interaction among a range of diverse communities and users:

- Design safe and welcoming spaces for people of all ages, abilities and backgrounds
- Provide equal and open access to the waterfront and outdoor spaces for daily activities and for recreation
- Create flexible parks and open spaces that accommodate a wide range of activities and users
- Replace and improve the Skateboard Plaza
- Continue to support outdoor field sports



Evening event at Brooklyn Bridge Park, New York





# THE VANCOUVER SUN RUN

FINISH

BC PLACE  
Dairyland  
Global BC

HYATT REGENCY  
Dairyland  
Global BC

THE VANCOUVER SUN  
SERIOUSLY WESTCOAST

Event  
Parking

PLEASE  
KEEP  
MOVING

PLEASE  
KEEP  
MOVING

PLEASE  
KEEP  
MOVING

2:03



# 8 PLAY AND WORK

## Introduction

Northeast False Creek is a hub for entertainment and activity in Vancouver. Annual visitor numbers to Metro Vancouver continue to climb towards 10 million annually (Tourism Vancouver). An average of 9,000 people visit NEFC daily\*. Legacy events include Expo 86, the 2010 Winter Olympic and Paralympic Games and the Walk for Reconciliation (2013).

Science World averages 650,000 visitors annually while BC Place and Rogers Arena average one million visitors each annually. Some peak years at Rogers Arena saw 1.6 million visitors in a single year.

Additionally, Northeast False Creek is located adjacent to the Central Business District, which includes the largest concentration of job space in the Province and is also the centre of the region's arts and culture, transit and amenity spaces. The job space target for NEFC is a minimum of 1.8 million sq. ft. of job space which will help Vancouver achieve economic development objectives.

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

*Source: Tourism Vancouver*



BC Place at night



## What we've heard

*“Outdoor informal patio dominated eateries - not too fancy - like the walkway cafes along the Seine in Paris”*

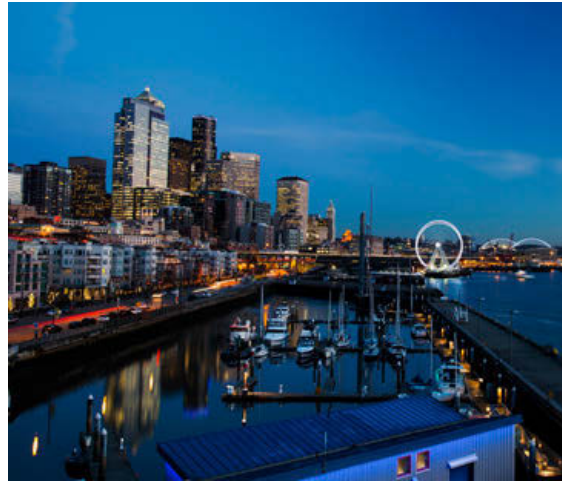
*“Waterfront promenade - theatres, clubs, art galleries, museums”*

*“Access to nutritious affordable food”*

*“Access to light and small storefronts, help support LOCAL business - not big box stores”*

## Supporting Policy

- Metropolitan Core Jobs and Economy Land Use Plan (2009)
- False Creek North Official Development Plan (1990)
- NEFC: Directions for the Future (2009)



Seattle, Washington waterfront



Laneway cafes in Melbourne, Australia

## Directions

- Establish a series of flexible and accessible public spaces throughout Northeast False Creek that support a variety of activities and programs adaptable over time to changing needs and population
- Ensure new public spaces are highly connected to neighbouring communities and collectively support the reconnection of downtown, False Creek waterfront, Citygate, False Creek Flats and diverse communities of the Downtown Eastside
- Ensure new public spaces have access to public washrooms
- Integrate public art and lighting into new public spaces and commercial/retail streets, particularly within the Arts and Events District
- Explore opportunities to utilize renewable energy to support street activities and filming
- Work with Vancouver's Black community through thoughtful and collaborative processes to explore redevelopment options for the 200 block of Prior Street, formerly Hogan's Alley (between Main Street and Gore Street)
- Encourage informal patios and eateries along commercial/retail streets
- Establish the Georgia Plaza as a community gathering space that anchors Georgia Street to the False Creek waterfront. Ensure that this space is flexible and accessible for a variety of community events throughout the year, designed with active edges, and includes the necessary infrastructure to support community gathering (i.e. public washroom, electrical, etc)
- All developments must demonstrate how they will enhance local employment and local procurement opportunities for inner-city residents and businesses
- Extend a waterfront promenade outwards along the False Creek waterfront from the Georgia Plaza that includes a variety of eateries, pubs, bars, performance and exhibition spaces. The promenade should be highly accessible and enjoyable during the day and evening hours
- Establish a new 'gateway' into Chinatown along Main Street between Prior and Union Streets
- Explore opportunities to establish an all-weather gathering space integrated with art/performance pavilion.
- The following streets should provide commercial/retail frontage:
  - Pacific Boulevard
  - Abbott Street and Pat Quinn Way
  - Main Street
  - Union Street
- Commercial/retail uses should support the integration of public uses, where possible, that contribute to an active and interesting streetscape
- Commercial street frontages should include a fine grain pattern with a maximum of 25-ft wide frontages along Abbott Street, Main Street, and Union Street. Larger commercial frontages should be established on upper level floors where possible
- Residential access points and lobbies should not be located on commercial/retail streets, but rather focussed along residential streets that are designed to include a 'green and leafy' character
- Ensure a minimum of 1.8 million sq. ft. of job space is built within Northeast False Creek to support long-term economic growth objectives
- Support a diverse range of employment from low threshold/entry level jobs to employment in the high tech and creative economies



Active storefronts on Robson Street





Keefe Pl

T&T Supermarket

大統華 T&T Supermarket

Albert St

i





## Introduction

We are at a critical time for housing in Vancouver where households along all parts of the housing continuum face increasing pressures that jeopardize their ability to remain in the city. The development of Northeast False Creek presents us with a unique opportunity to achieve a significant amount of affordable housing (social housing) to help address the issue. Providing a range of housing options in Northeast False Creek will contribute to a healthy, vibrant and inclusive neighbourhood, a strong downtown and a more equitable city for people with a range of income levels. The Northeast False Creek Area Plan will draw from existing and emerging city-wide policy on affordable housing, including the Housing and Homelessness Strategy.

Within the False Creek North ODP area, 542 units of affordable housing have been built. Significant new opportunities for affordable housing will be realised through the development of the remaining large land parcels in the ODP area, and outside of the ODP area through the development of the Main Street blocks. Beyond these opportunities there are 6 affordable housing sites (options sites) remaining in the ODP area that can accommodate approximately 600 units of affordable housing. The Northeast False Creek Area Plan creates an opportunity to help realize the build out of these affordable housing sites.

We've heard loud and clear that an emphasis on family housing within the anticipated new affordable housing, or market housing comes with a need for childcare, schools and related family friendly amenity spaces.

New residential and employment growth in the area requires consideration of new parks and amenities for the people who will be living in the area. New amenities, such as childcare centres, community spaces (which may include services for families, seniors, youth and other local communities), indoor arts and culture spaces, and recreation facilities are essential in realizing the vision of a healthy, connected, and complete neighbourhood. It is also important that local historical and cultural connections to nearby areas like Chinatown, the Downtown Eastside, and Main Street remain a central consideration.

## What we've heard

*"Affordable housing to have a diverse community of all socioeconomic groups. Not just for those that can afford price of condo purchases"*

*"Community Centre - family friendly"*

*"More housing for families - 3BR rentals"*

*"Access to affordable fresh local food"*

*"Seniors housing should be high priority"*

## Supporting Policy

- False Creek North Official Development Plan (1990)
- Housing and Homelessness Strategy (2011)
- Downtown Eastside Plan (2014)
- Rezoning Policy for Sustainable Large Developments (2010)
- Family Room Housing Mix Policy (2016)
- High Density Housing for Families with Children Guidelines (1992)
- Housing Design and Technical Guidelines (2015)
- Childcare Design Guidelines (1993)
- Electric Vehicle Ecosystem Strategy (2016)
- Climate Change Adaptation Strategy (2012)
- Renewable City Strategy (2015)
- Zero Emissions Building Plan (2016)

## Directions

Housing principles were developed early on in the process as a way to begin to shape the conversation with our community partners:

1. Maximize the delivery of affordable housing in a cost-effective way while capitalizing on the opportunity to increase the overall percentage of affordable housing within the False Creek North Official Development Plan (1990) area
2. Include a range of housing options along the housing continuum and seek innovative approaches to achieving a diverse level of affordability
3. Target 50% of social housing units for families (2 or more bedrooms), excluding housing developments designated for seniors or artists
4. Seek complete turn-key social housing units where possible
5. Rezoning applications intending to achieve new residential density above what is set out in the False Creek North Official Development Plan must target at least 20% of the new residential floor area as social housing within the ODP area

**Affordable Housing Opportunities:**

- Target 20% of new floor area delivered as affordable housing (social housing) within the ODP area consistent with Council approved policies
- Explore opportunities to deliver the remaining 6 affordable housing sites within False Creek North ODP area
- Additional opportunities outside the ODP area - Target between 200-300 new affordable homes on the Main Street Blocks as supported by the Downtown Eastside Plan
- While prioritizing the delivery of social housing as outlined, look for viable opportunities for affordable home ownership and/or market rental housing within the Plan area to address modest market housing
- Explore opportunities for the inclusion of artist studio and production space within affordable housing developments

**Family Housing:**

- In affordable housing target 50% of units for families (2 or more bedrooms)
- In market housing (strata or rental) target 35% of units for families to align with the new Family Room Housing Policy

**Sustainability and Resiliency:**

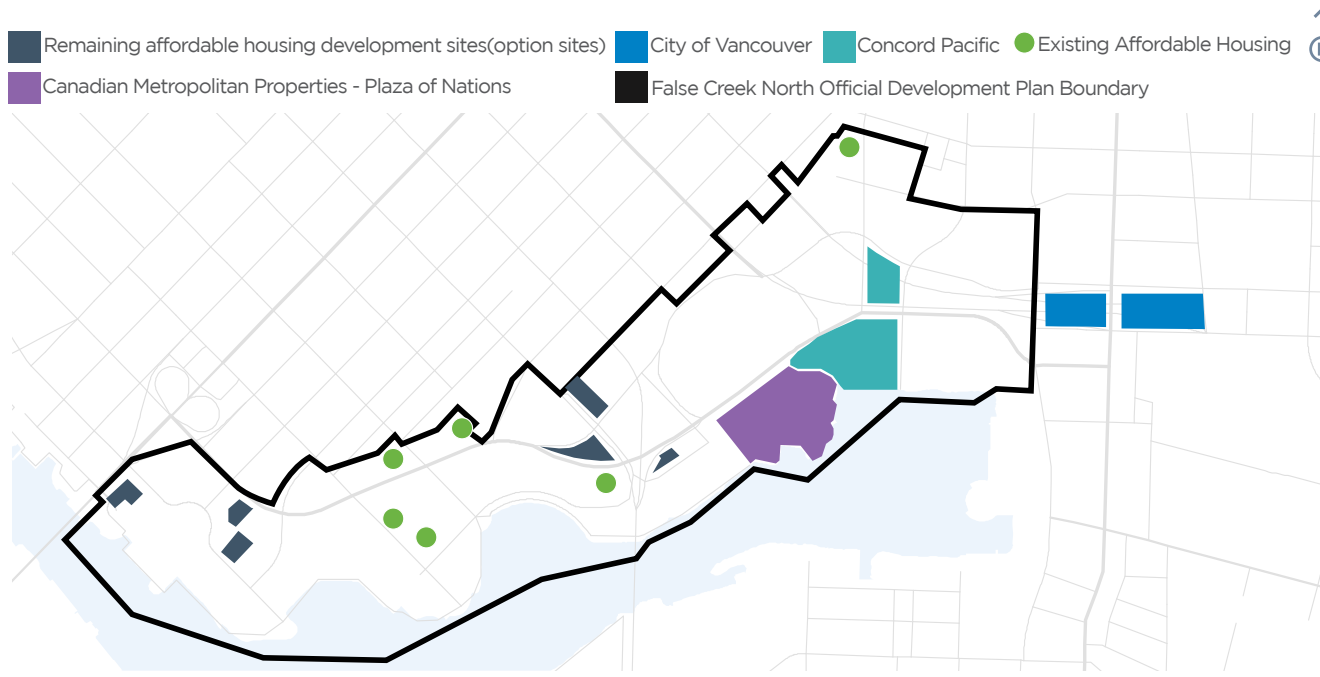
- Explore opportunities for sustainable building design
- Explore opportunities to maximize tree planting in public and private spaces to improve air quality and combat urban heat island effect
- Explore opportunities for electric vehicle charging stations

**Childcare:**

- Seek the development of group childcare centres to help meet new demand generated by residential and employment growth in the area
- Explore opportunities for family childcare in new residential developments

**Community Facilities:**

- Explore opportunities for a new Community Centre including a childcare centre, seniors centre, recreational facilities and general multipurpose functions
- Explore the opportunity to create a Neighbourhood House or other similar community facilities that promote inclusiveness and social connection, while enabling co-location and resource sharing with complementary social, cultural arts, health and housing organizations and businesses



Affordable housing sites in False Creek North and Northeast False Creek





# 10 ARTS AND CULTURE

## Introduction

As the meeting point between Downtown, the Downtown Eastside (DTES) and the False Creek Flats, Northeast False Creek acts as a hub tying together some of the city's most vibrant arts and culture neighbourhoods. NEFC will provide city-wide serving arts and cultural activities, and respond to the needs of a growing neighbourhood.

Adjacent to the culturally rich DTES, NEFC is an opportunity to support the depth of this existing neighbourhood cultural ecology as the underlining fabric that interconnects these communities. To explore the richness of this local ecology, First Nations, Urban Aboriginal and adjacent cultural communities will be engaged in the plan to identify further opportunities for acknowledgement, community connection, support and inclusion.

In addition, opportunities have been identified to meaningfully recognize the historic Hogan's Alley, secure indoor arts and culture spaces, including artist housing, and integrate new outdoor performance venues and public art in the expanded Creekside Park and the Arts and Events District.



Dr. Sun Yat-Sen Classical Chinese Garden



## What we've heard

*“Dedicated, culturally appropriate housing and studio space for Indigenous artists”*

*“Covered area for market like space for artists and artisans that encourages interaction, sales, education workshops”*

*“Outdoor music spaces - more live music!”*

*“Built in festival plaza”*

*“Culturally relevant spaces and programming for communities of colour - specifically Chinese elders, Indigenous and Black communities”*

## Supporting Policy

- Culture Plan Strategic Directions 2013
- City of Reconciliation (2014 - 2016)



Terry Fox Memorial by Douglas Coupland



Vancouver Especially by Ken Lum



Changing Times by Mahovsky and Wepler



Suan Phan: Abacus by Gwen Boyle



## Directions

### ***Meaningful cultural recognition and integration***

- Ensure fulsome engagement with Musqueam, Squamish and Tsleil-Waututh Nations, Urban Aboriginal and nearby cultural communities (e.g. Chinese Canadian and Black communities) in overall plan
  - Explore opportunities to uncover and to meaningfully recognize cultural sites of significance
  - Explore opportunities to support meaningful recognition of Hogan's Alley
  - Explore opportunities to create an Indigenous Peoples' gathering space
- Explore opportunities to integrate arts and culture as the fourth pillar of sustainability

### ***Partner to retain and enhance affordable cultural spaces for the long term***

- Explore strategies to partner with organizations to secure existing adjacent arts and culture spaces that provide inclusive, accessible public programming, for example: galleries, and artist-run, performance, and administrative spaces, as well as studios and rehearsal spaces

### ***Partner to create new arts and culture spaces that balance neighbourhood and city-wide needs***

- Explore opportunities to partner on creation of operationally sustainable arts and culture spaces that are affordable, inclusive, and accessible to the public. For example:
  - Non-profit operated hubs that enable co-location and resource sharing with arts and culture, social, health, and housing organizations, and locally-serving businesses
  - New indoor performance or community arts and culture spaces
  - Arts and culture spaces that are identified as key gaps in 2017 study on City-wide cultural infrastructure
  - Indigenous arts and culture spaces
  - Flexible, accessible space with requisite infrastructure in new expansion of Creekside Park that can be used for outdoor performances
  - Multipurpose, partially covered, hard surface plaza with infrastructure that can accommodate small-to-large scale day-and-night uses including: performances, festivals, events, market vending opportunities for artists and artisans, screenings, projections, etc
- Explore opportunities to co-locate with affordable housing and provide access to False Creek
- Consider support of a sound/noise study for outdoor performance venues

### ***Partner to create artist housing and/or live-work-sell studios***

- Consider innovative models of artist studios with associated residential units in all NEFC areas (built form, co-location possibilities with affordable housing, co-ops, etc.)
- Explore opportunities to support vulnerable artist populations, including low-income, senior, and those with culturally specific practices, and/or families

### ***Arts-friendly regulations***

- Explore market vending opportunities to support artists selling their work on site in public spaces
- Consider reducing regulatory barriers to flexible, adaptive interdisciplinary spaces

### ***Places for public life***

- Encourage opportunities for water access, streetscape, architecture, and public realm design that reflect the neighbourhood's cultural and political histories
- Explore opportunities to support the creation and design of public spaces that are welcoming to users of all ages, abilities, income-levels, and backgrounds
- Undertake Public Art Plan to identify strategic opportunities



# 11 PUBLIC BENEFITS STRATEGY

## Introduction

Public amenities and services — such as parks, childcare, affordable housing, transportation facilities, fire halls as well as recreational, cultural and social facilities — are important elements of a vibrant and livable community.

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



Firehall #8 in Downtown Vancouver

During the planning process we will:

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

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



## What we've heard

*"Please separate bike and walk paths"*

*"Provide many electric car charging stations."*

*"Can't wait for this awesomeness to happen - I Live in Strathcona and looking forward to better bike and walking routes (And more transit too!)"*

*"I think what the city is missing most is a large public, all weather, square where people go regularly to eat and drink outdoors (patios) and hangout."*



Creekside Community Centre



Andy Livingstone Park

## Supporting Policy

### Housing

- Housing and Homelessness Strategy (2011)

### Childcare

- Childcare Design Guidelines (1993)
- Healthy City Strategy (2014)
- The Vancouver Economic Action Strategy (2011)

### Parks and Open Spaces

- Park Board Strategic Framework (2012)
- Greenest City Action Plan (2011)

### Community Facilities

- Capital Strategic Outlook for 2011-2021
- Downtown Eastside Plan (2014)
- Vancouver Food Strategy (2013)
- Healthy City Strategy (2014)

### Civic Facilities

- Capital Strategic Outlook for 2011-2021

### Civic Facilities

- Culture Plan Strategic Directions (2013)

### Transportation

- Transportation 2040 Plan (2012)
- Greenest City Action Plan (2011)

### Utilities

- Neighbourhood Energy Strategy (2012)
- Electric Vehicle EcoSystem Strategy (2016)

## Directions

### **Housing**

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

### **Childcare**

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

### **Parks and Open Spaces**

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

### **Community Facilities**

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

### **Civic Facilities**

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

### **Transportation**

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

### **Utilities**

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

### **Heritage**

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





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# 12 IMPLEMENTATION AND MONITORING

## How the plan will be implemented

The policy framework in the plan will provide clarity on the appropriate character, scale and land uses in Northeast False Creek. The policy identifies areas for growth, revitalization and change, and identifies strategies for providing new amenities and renewing or expanding existing public facilities. The Northeast False Creek Area Plan will be designed to help guide future decision-making on a broad range of issues that are important to all people living and working here.

Rezoning for undeveloped sites in Northeast False Creek may be considered concurrent to the Northeast False Creek Area Plan process, including amendments to the False Creek North Official Development Plan in an effort to expedite the delivery of amenities and the future Creekside Park expansion.

The Public Benefits Strategy will be delivered through rezonings within Northeast False Creek. Items to be delivered through rezonings include but are not limited to:

- Street Network/Viaducts Removal
- Creekside Park Extension
- Affordable Housing

## Monitoring and evaluation

As the Northeast False Creek Area Plan process moves forward the following methods can be used to monitor and evaluate:

- Social Impact Assessment
- Evaluate the status of community assets (Community Asset Management Program)
- Capital Plan updates

## Timing

- The Northeast False Creek Area Plan will be drafted and ready for City Council's consideration by the end of 2017.

The Northeast False Creek Area Plan will act as a framework for guiding new growth, development, and public investment within Northeast False Creek. The plan will be implemented over the years to come through development, partnerships, and City initiatives.

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*Page 10 and 16 - North side of False Creek during Expo 86 (City of Vancouver Archives)*

*Page 11 - First Nations canoe race in Burrard Inlet, 1890 (City of Vancouver Archives)*

*Page 12 - View from old Georgia Viaduct looking North (City of Vancouver Archives)*

*Page 12 - West Coast Ship Building during WW2 - with City Hall in the background (City of Vancouver Archives)*

*Page 13 - Georgia Viaduct Construction (City of Vancouver Archives)*

*Page 14 - 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 16 - North side of False Creek during Expo 86 (City of Vancouver Archives)*

*Page 41 - Queen Elizabeth Olympic Park in London, UK. Photo by James Corner Field Operations*

*Page 42 - Hinge Park, Southeast False Creek. Photo by PWL Partnership*

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