



NORTHEAST FALSE CREEK

Refined Area Plan | November 2017



The Northeast False Creek Area Plan provides an opportunity to reconnect through reconciliation, replacing the Georgia and Dunsmuir viaducts with strong cultural, social and physical linkages.




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



An aerial photograph of a coastal city, likely Vancouver, showing a dense urban area, a large harbor with several ships, and mountains in the background. The image is partially obscured by a blue overlay on the right side.

1 INTRODUCTION

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 next 20 years through development, partnerships, and City initiatives.

1.0 INTRODUCTION

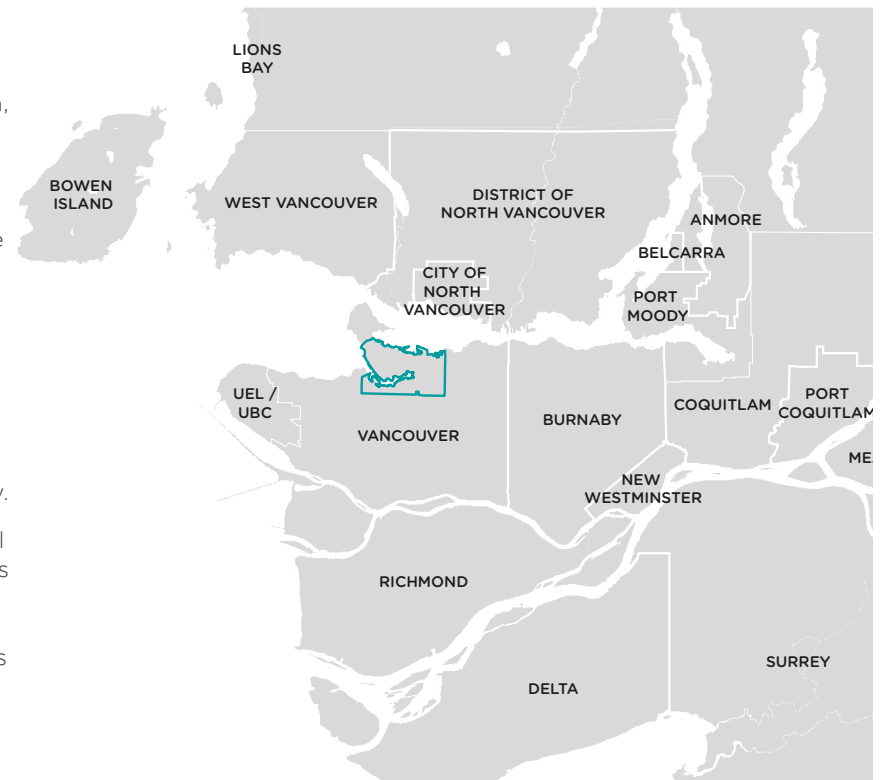
In 2015 Vancouver City Council chose to move forward with a plan to replace the Georgia and Dunsmuir viaducts with a new complete street network that would better serve the area. This decision is dependent on a new Area Plan for Northeast False Creek. This new area plan will allow us to reconnect downtown,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

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 next 20 years through development, partnerships, and City initiatives.

Northeast False Creek (Northeast False Creek) represents approximately 58 hectares of mostly undeveloped land along downtown's False Creek waterfront. This is equivalent to approximately 10% of the downtown peninsula (not including Stanley Park). 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 plan complements City initiatives on liveability, affordability, environmental and social sustainability, economic and cultural vitality and other improvements to the health and 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 and resilience, heritage resources that are at risk, local businesses that are struggling and the need for arts and culture opportunities, and public amenities that support our growing population to connect with each other and the spaces around them. Not addressing these challenges will undermine our quality of life.

Northeast False Creek represents an opportunity to embrace the rich culture and history of the area, local assets and access to water, to establish a new community that represents a step forward in city-building and knits the east and west sides of Vancouver together. 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. Northeast False Creek provides an opportunity to showcase how sustainability can be woven into building, park and public realm design to benefit residents, visitors and the environment.



Northeast False Creek is at the centre of Vancouver's Metro Core, a regional hub for business and culture.



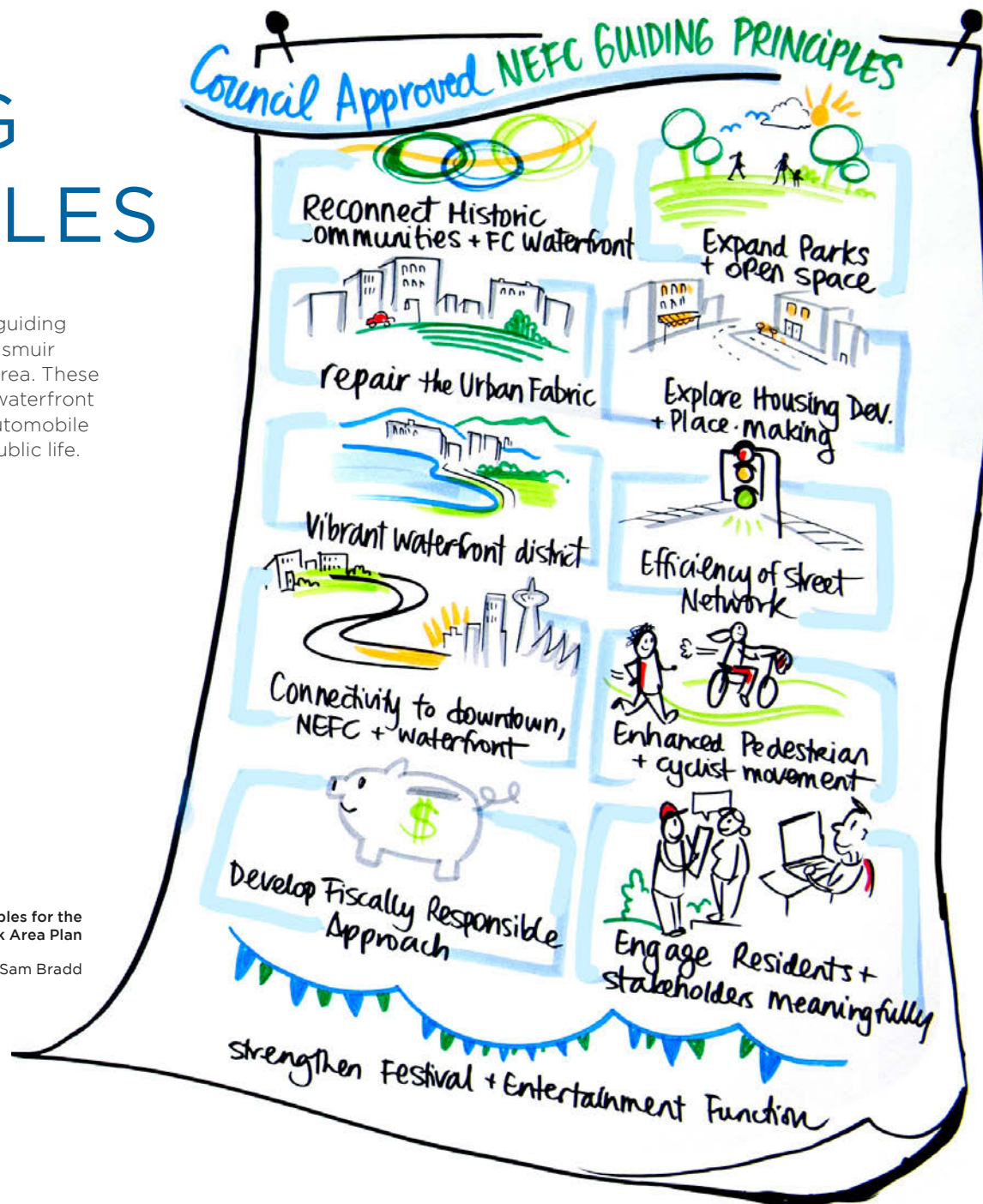
Northeast False Creek
Area Plan Boundary

2 GUIDING PRINCIPLES

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

11 guiding principles for the
Northeast False Creek Area Plan

- Illustration by Sam Bradd



COUNCIL APPROVED 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 two-way 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, Northeast False Creek 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 Northeast False Creek 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.

False Creek near Science World during Expo 86
(Credit: City of Vancouver Archives)





3 HISTORY

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

3.0 HISTORY



First Nations canoe race in Burrard Inlet, 1890 (Credit: City of Vancouver Archives)

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

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

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

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



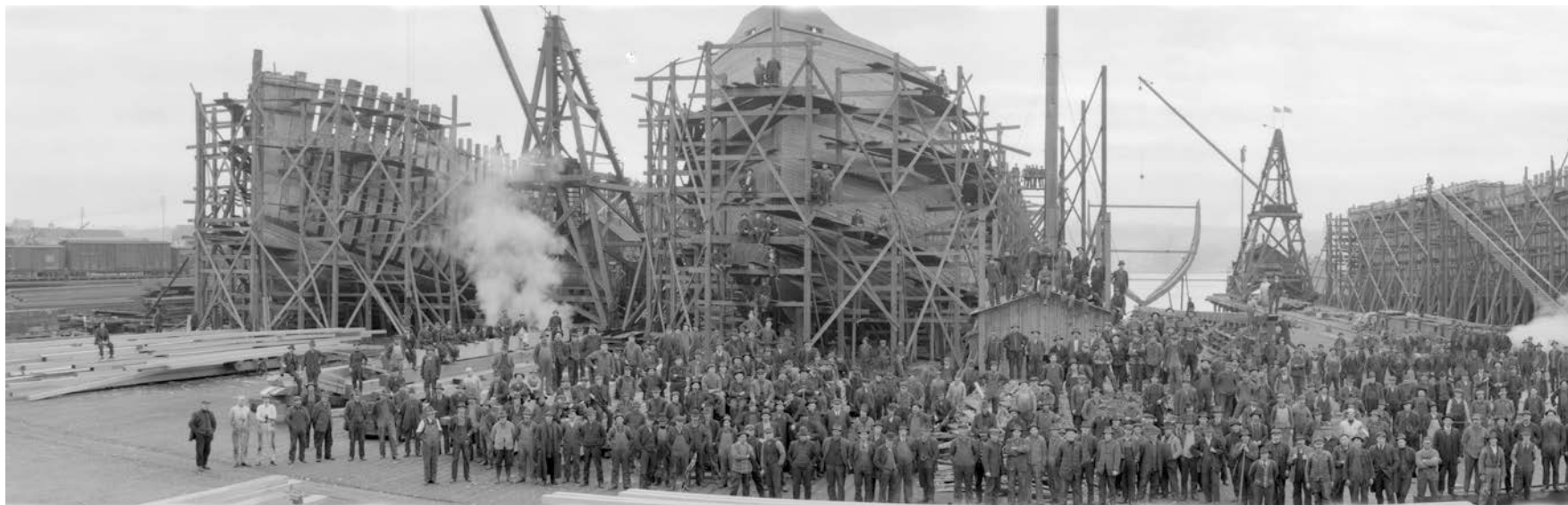
View from the original Georgia Viaduct looking north (Credit: City of Vancouver Archives)

3.2 CANADIAN PACIFIC RAILWAY

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

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

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



Western Canada Shipyards during WW1 (Credit: City of Vancouver Archives)

3.3 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.



West Coast Ship Building during WW2 - with City Hall in the background (Credit: City of Vancouver Archives)



Millennium Gate in Chinatown

3.4 CHINATOWN

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

1923 saw immigration to Canada closed for the vast majority of Chinese with the passing of the Chinese Exclusion Act. This Act, combined with the Great Depression in the 1930s 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 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."¹

¹The nomination package for Chinatown's designation as a National Historic Site, February 2009



Construction of Georgia Viaduct in 1970. (Credit: City of Vancouver Archives)

3.5 FREEWAY FIGHT

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

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

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

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

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



Hogan's Alley, 1958 (Credit: City of Vancouver Archives)

3.6 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.

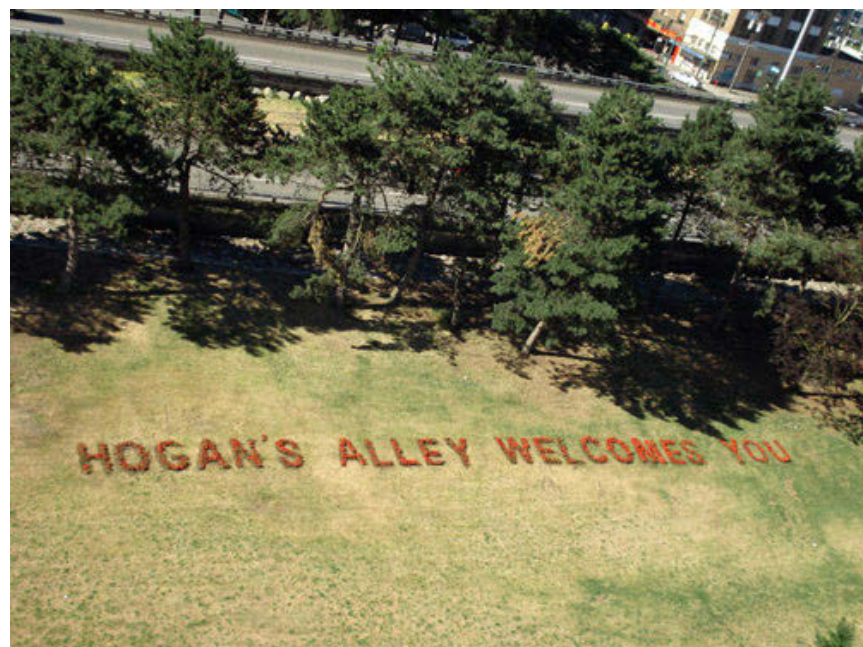
The Black community had established itself in the area by 1923 with the founding of the African Methodist Episcopal Fountain Chapel. Black settlement in the area was due to the neighbourhood's close proximity to the Great Northern Railway station where many of the men in the community worked as porters.

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.¹



Construction of the Georgia and Dunsmuir viaducts across Main Street, January 1971 (Credit: City of Vancouver Archives)



Hogan's Alley Welcomes You, July 2007 (Credit: City of Vancouver Archives)

¹"Hogan's Alley" article written by Wayde Compton for Canadian Encyclopedia, March 4, 2015



Legacy infrastructure from Expo 86

3.7 EXPO 86

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

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

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

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

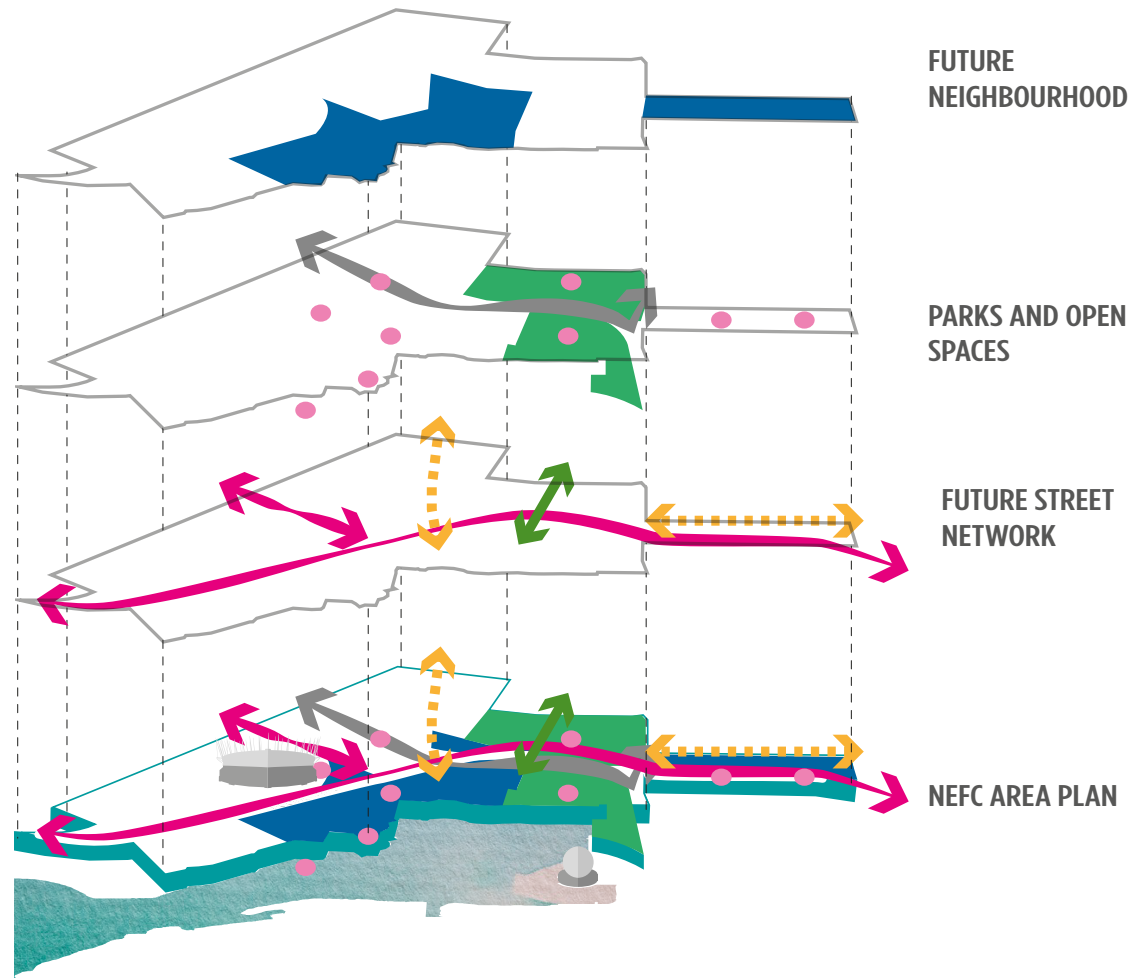


North side of False Creek during Expo 86

3.8 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 as 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.



3.9 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 City Council approved a conceptual plan for Northeast False Creek, including replacing the Georgia and Dunsmuir viaducts with a new complete street network. Council also directed City staff to continue detailed planning and design of the area.

Replacing 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. Multiple 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.



2017 Walk for Reconciliation on the Georgia Viaduct (Credit: Reconciliation Canada)



4 RECONCILIATION AND CULTURAL REDRESS

“Reconciliation is an opportunity for all Canadians to renew relationships, based on a shared understanding of our histories and our cultures and walk a path together for a shared tomorrow. To ‘reconcile’ is to weave a stronger and more vibrant social fabric, supported by the unique and diverse strengths of Canadians and their communities.”

- *Reconciliation Canada*

4.0 RECONCILIATION AND CULTURAL REDRESS

Introduction

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

Framework for City of Reconciliation

The framework for City of Reconciliation has three foundational components that further strengthen our services and ongoing relationships with the Musqueam, Squamish, and Tsleil-Waututh Nations, and Urban Indigenous communities:

- Cultural competency
- Strengthening relations
- Effective decision-making

Reconciliation is a foundational component of the Northeast False Creek Area Plan and engagement process. The City and Park Board are committed to seeking ways to further its Reconciliation efforts and to strengthen their relations with both local First Nations and Urban Indigenous peoples.

The area plan recognises that Northeast False Creek is:

- located within the traditional homelands of the Musqueam, Squamish and Tsleil-Waututh Nations;
- adjacent to the Downtown Eastside and significant Urban Indigenous Community;
- adjacent to, and previously part of, the Chinatown Community and
- historically the heart of Vancouver's Black Community (formerly known as Hogan's Alley).



Gathering of Canoes in False Creek, 2013 (Credit: Reconciliation Canada)

Policies

4.1 MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH NATIONS

Northeast False Creek is located on the unceded traditional homelands of these three Local First Nations.

The plan provides an opportunity to strengthen relations with the Musqueam, Squamish and Tsleil-Waututh Nations by meaningfully engaging and integrating input and feedback into the street and park designs as applicable.

- 4.1.1 Strengthen relations with the Musqueam, Squamish and Tsleil-Waututh Nations by meaningfully engaging and integrating input and feedback into the street and park designs as applicable.
- 4.1.2 Create an Indigenous Peoples' gathering space, including opportunities for community gathering (e.g. Walk for Reconciliation), water access and First Nations canoes.
- 4.1.3 Recognize the importance of physical and spiritual access to the waterfront for First Nations and the impact that the industrial uses in this location had on access to the area and resources. The design of the waterfront and gathering space should reflect coastal village principles, where the gathering space is oriented toward the water.
- 4.1.4 Ensure the design of the gathering space accommodates activities that support cultural practice and expression. Recognize that the expression of First Nations culture is innately tied to health, wellness, spiritual and personal healing.
- 4.1.5 Design the waterfront to accommodate a celebratory traditional canoe landing reflecting the use of marshland.
- 4.1.6 Consider First Nations plant cultivation methods when designing landscapes. Traditional use of this area was for fishing and hunting and included planting for food and medicine.

- 4.1.7 In the design of spaces, enhance the sense of welcome and belonging to have presence of Musqueam, Squamish and Tsleil-Waututh culture.
- 4.1.8 Explore creative ways to use Musqueam, Squamish and Tsleil-Waututh Nations culture to inform design (e.g. single-pitched roofs, oriented to face the waterfront).
- 4.1.9 Seek opportunities to normalize indigenous language in Vancouver, through wayfinding and place/asset naming.
- 4.1.10 Seek opportunities to integrate Indigenous art and designs as a permanent part of the public realm.

4.2 URBAN INDIGENOUS COMMUNITIES

British Columbia is home to 203 First Nations, about one third of all First Nations in Canada. Many Indigenous people from these communities call Vancouver home. In addition to the policies outlined in 4.1 these policies provide an opportunity to strengthen relations with Vancouver's Indigenous communities by meaningfully engaging and integrating input and feedback into the street and park designs as applicable.

- 4.2.1 Engage with the Urban Indigenous Community to design an Indigenous People's Gathering Space that accommodates the program needs of these communities.
- 4.2.2 Design public spaces with Urban Indigenous user groups in mind to ensure everyone feels welcome in that space.
- 4.2.3 Explore opportunities to provide space for traditional, spiritual, health and healing practices.

4.3 CHINESE CANADIANS

IF the traffic issues can be resolved or managed ... the removal of the viaducts is a huge opportunity to heal the scars on the historic Chinatown from a failed urban renewal project of an other era.

The construction of the Viaducts displaced an eclectic mix of warehouses, small storefronts with residential above, single family homes and rooming houses. These buildings and uses made an easy and logical transition from Chinatown core and the other neighbourhoods. These blocks were sort of the suburbs of Chinatown.

- Henry Tom, Vancouver Chinatown Revitalization Committee (2013)

The Chinatown Community was instrumental in the fight against urban renewal and displacement resulting from a proposed freeway network in the 1960s and 70s. The construction of the Georgia and Dunsmuir viaducts impacted Chinatown by displacing Chinese-Canadians, businesses, and disconnected Chinatown from the waterfront and communities to the south.

The Northeast False Creek Area Plan puts in place a more connected transportation system and seeks to heal the scars on historic Chinatown.

- 4.3.1 Conserve, commemorate and enhance living heritage and cultural assets in Chinatown by securing heritage funding in the public benefits strategy that can be used for capital and cultural funding.
- 4.3.2 Support the Keefer Memorial Square redesign and ensure the Andy Livingstone Park redesign and policies for Quebec and Keefer Street enhance the design context.
- 4.3.3 Seek opportunities to name assets within Northeast False Creek based on the history and contribution of the Chinese Community.
- 4.3.4 Explore opportunities to designate cultural space within Northeast False Creek for story-telling and other activities.
- 4.3.5 Continue to translate materials and offer interpretation services at public events and information booths whenever possible.
- 4.3.6 Support the Chinatown Community with cultural programming and walking tours in Chinatown.

4.4 BLACK COMMUNITY

From the 1920s to the 1960s, Vancouver's Black community clustered in the East End, with its nucleus at a site known as Hogan's Alley. Forming a T out of two intersecting alleys – Park Lane and one that was unnamed – Hogan's Alley lay behind a series of houses, cabins, and storefronts that faced Main, Union, and Prior streets, and extended on to Jackson Avenue. It was socially a part of the multicultural East End, including immigrants from Europe and Asia. But for Vancouver's Black community, it had a particular significance. As an immigrant enclave close to the railway station, where many Black men worked as porters in the early twentieth century, it was a welcome neighbourhood for people of colour in a time when Black renters faced racist hostility elsewhere. A Black presence in Hogan's Alley flourished there by 1923 when the African Methodist Episcopal Fountain Chapel was founded there. And the operation of the Pullman Porter Club there, from 1927-28, accommodated Black porters during trans-Canada jobs that terminated in Vancouver. Later Black Vancouver institutions that coalesced around Hogan's Alley included multiple successful "chicken houses" – restaurants and sometimes nightclubs run by Black female entrepreneurs the most enduring of which was Vie's Chicken and Steaks, open from 1948-80 at 209 Union Street.

This vibrant Black presence at Hogan's Alley was ultimately shattered by political planning schemes first "slum clearance" and later "urban renewal" each regarded by Black residents as methods of what was sardonically called "Negro removal." The neighbourhood was ultimately slated to be replaced by an eight-lane freeway, and residents were to be moved into one of several tower block apartment "projects" elsewhere in the East End – which was itself renamed "Strathcona" in this plan. The institutionally racist nature of this targeting compares to the continent-wide destruction of Black communities for freeway building in this same period. However, for reasons particular to Vancouver, and to its Black community's unique character, the Black residents of this area took this moment in the city's history to integrate rather than relocate together. By the time the city began building the Georgia and Dunsmuir viaducts – the first phase of the freeway project that ultimately failed due to social pressure – Vancouver's Black community had already largely left the area, integrating into other neighbourhoods. What was lost in this process were cultural and social assets in the community, and the chance to develop its institutions as a new generation grew into professionals, artists, and community builders. The community also lost the chance to integrate on its own terms.

With the viaducts coming down as part of this new Northeast False Creek plan, a unique opportunity exists to bring a Black community presence and influence back to this area. An acknowledgement of the place that was once Hogan's Alley, at the level of design, and in a way that facilitates an ongoing Black cultural presence there, makes possible the bridging of a Black past to a Black present and future in Vancouver.

- Wayde Compton, Hogan's Alley Working Group (2017)



Hogan's Alley Charrette Day 2

- 4.4.1 Acknowledge and work to further the Hogan's Alley Working Group 'Principles of Development' that include Recognition, Honouring, Access and Inclusion, Security of Tenure, and Investment.
- 4.4.2 Establish a Cultural Centre of approximately 27,000 sq.ft. on the 898 Main Street block (Hogan's Alley block). The Cultural Centre will be a focal point for the Black Community, and will be welcoming and inclusive to all – a place 'from the community, for the community'.
- 4.4.3 Continue to work with the Hogan's Alley Working Group to establish the long term involvement and investment of the Black Community in the future life of the block through the exploration of land trusts, long term leases, or other arrangements as appropriate.





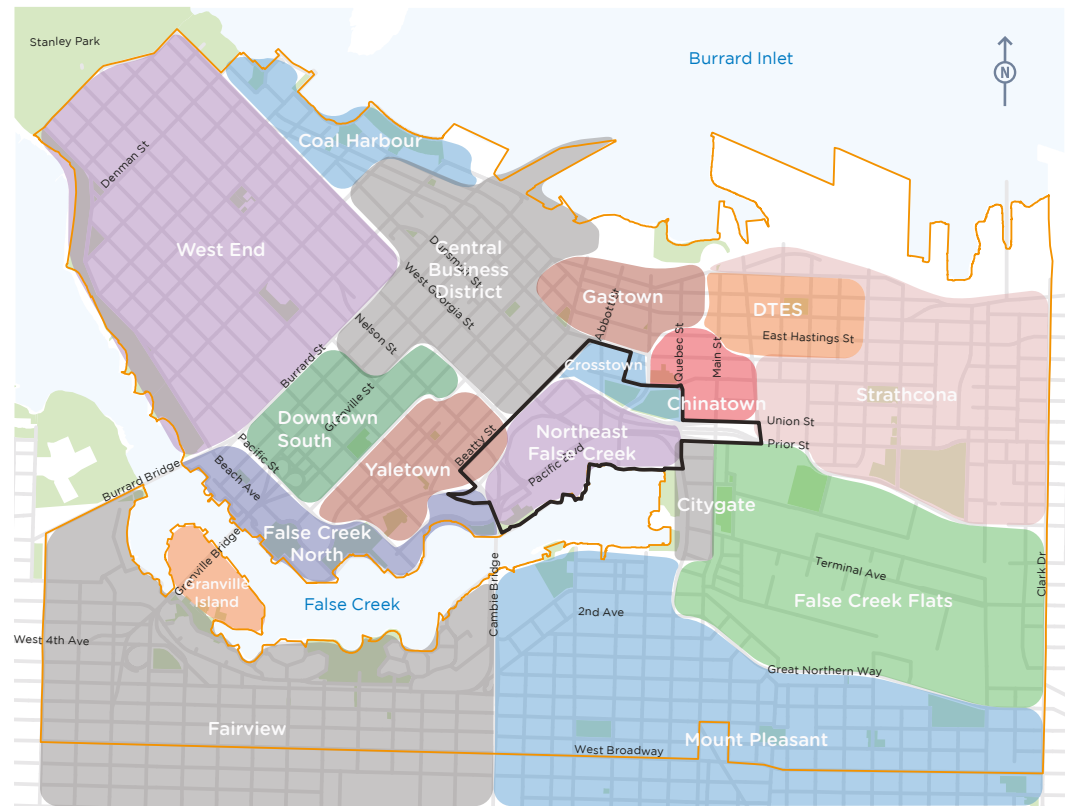
5 COMMUNITY CONTEXT

The Northeast False Creek area comprises of approximately 10% of the downtown peninsula (not including Stanley Park).

5.0 COMMUNITY CONTEXT

Introduction

Located at the geographic centre of Vancouver's Metropolitan Core, Northeast False Creek represents approximately 58 hectares of mostly undeveloped land along the False Creek waterfront in downtown Vancouver. The area is bisected by the Georgia and Dunsmuir viaducts and is adjacent to the Central Business District, Citygate, and historic neighbourhoods of Yaletown, Gastown, Strathcona and Chinatown. The Northeast False Creek area comprises of approximately 10% of the downtown peninsula (not including Stanley Park).



Surrounding neighbourhoods



5.1 EVENTS AND ENTERTAINMENT

Northeast False Creek is a hub for entertainment and activity in Vancouver, with an average of 9,000 people visiting the area daily¹. The community has around 6,300 residents² and 4,170 jobs³.

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 available.

Science World averages 650,000 visitors annually while BC Place and Rogers Arena average each average 1,000,000 visitors 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.

In addition to this, recent development of parq Vancouver will add 518 hotel rooms, conference space, a ballroom, as well as 8 restaurants and lounges to provide an additional anchor for Vancouver's key events and entertainment destination.

¹ Average of BC Place, Rogers Arena, Plaza of Nations and Science World visitor counts per day

² Statistics Canada: 2016 Census

³ Statistics Canada: 2011 Census

⁴ Tourism Vancouver

5.2 LOCAL ECONOMY

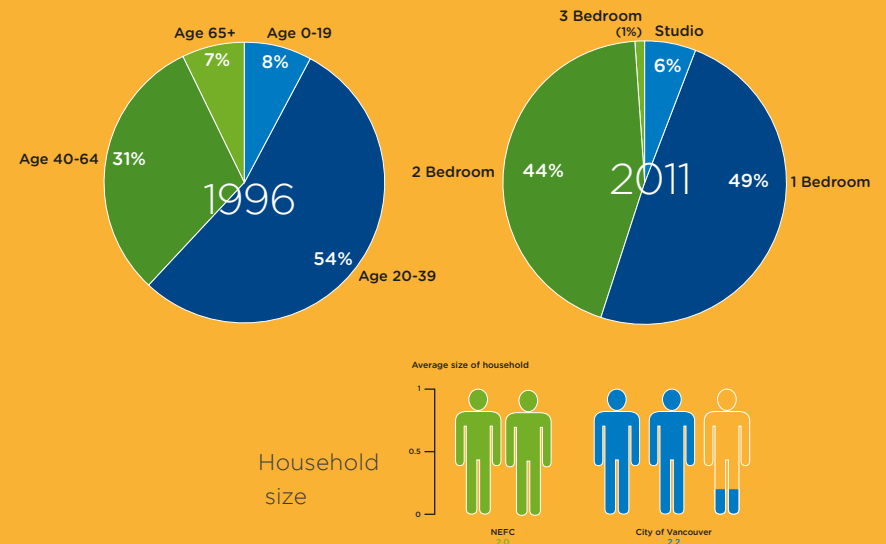
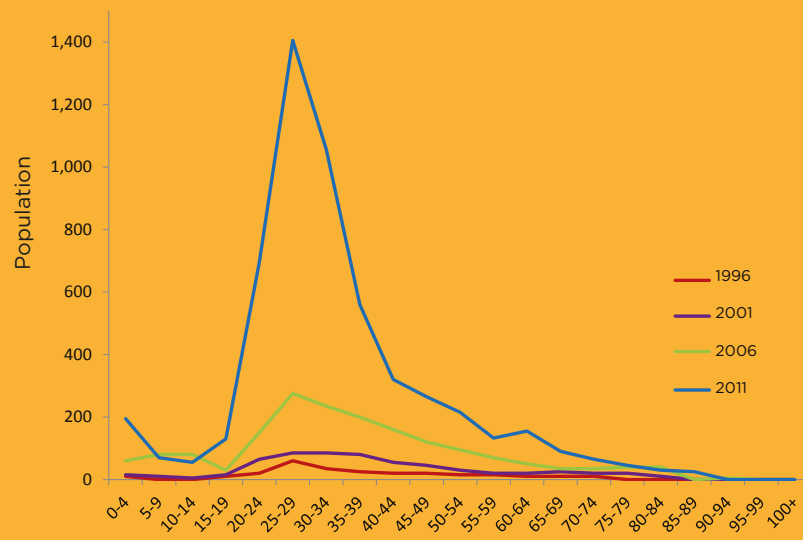
Northeast False Creek is located adjacent to the Central Business District, which includes the largest concentration of job space in British Columbia and is also the centre of the region's arts and culture, transit and amenity spaces.

The two retail high streets in Northeast False Creek provide important retail and service opportunities to the existing neighbourhood. Main Street is a historically important high street that connects Vancouver's historic communities at the Downtown Eastside to Mount Pleasant, the False Creek Flats, SkyTrain and Pacific Central Station. Abbott Street is the retail high street connecting Gastown, Crosstown and International Village to the False Creek waterfront.

Union Street is a strong connection for pedestrians and cyclists between neighbourhoods to the east and downtown. In 2016, 910,000 cyclists used the Adanac bike route between January to December⁵. The Union Street storefronts are a popular stopping point along this route.

Overall, there is a need to maintain, extend and enhance the character, viability and vibrancy of these commercial streets.

⁵ City of Vancouver bike lane stats by month



5.3 POPULATION

Northeast False Creek is home to a diverse range of people of all ages, incomes and ethnicities. Over the last 20 years, the population has grown from 260 residents in 1996 to 6,303 in 2016. The 20-39 age group is consistently the largest and is almost double the proportion (67%) of the city overall (34%). This age group has continued to increase each census count with the largest concentration increase in 2011.

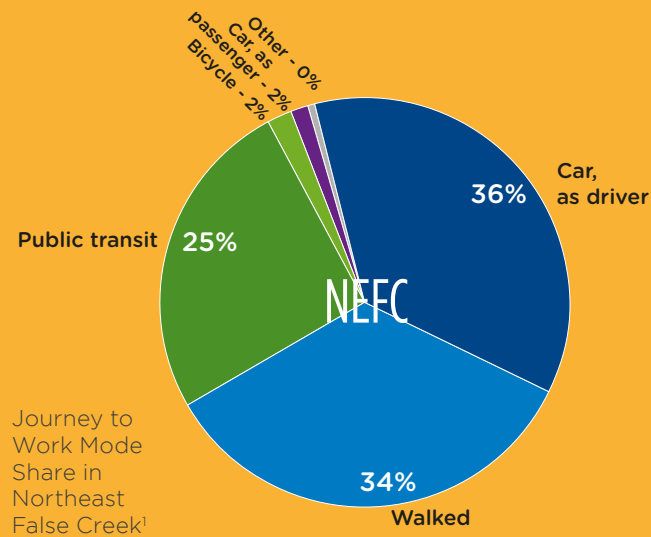
The proportion of residents whose mother tongue is English is similar in Northeast False Creek (53%) to the city overall (52%).

5.4 HOUSING

While still largely undeveloped, recent growth in Northeast False Creek has been a result of the buildout of the Spectrum buildings, International Village, and development on the western edge of the area. Towers underway around Rogers Arena will provide over 600 new units of rental housing, with two of three buildings complete or under construction. While Northeast False Creek is primarily made up of stratified market units, census data shows a high number of rented condos in the area, consistent with other parts of downtown. Market rental and non-market housing units currently comprise 9% of the total housing units in False Creek North, which is much lower than the city overall (32%).

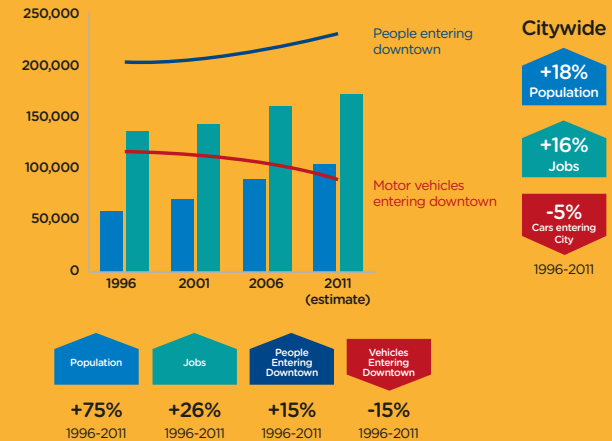
Northeast False Creek has a mix of unit types where 55% are built as studios and one bedroom units, and 45% with two or more bedrooms.

Source: Statistics Canada census data



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

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



5.5 TRANSPORTATION

Walking

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% city-wide).

Cycling

The journey to work mode share for cycling is 2% (compared to 4% city-wide). The area has two of the top three busiest bike routes in Vancouver. In 2016, the Ontario/Seawall route accommodated 1.38 million bike trips, with an average of 4,058 mid week bike trips per day. The Union-Adanac route accommodates 910,000 bike trips per year, with an average of 2,933 mid-week bike trips per day².

Transit

Transit helps enhance walkability, especially for seniors. 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% city-wide).

Emergency vehicles

Accommodating the movement of emergency vehicles is crucial to the Northeast False Creek area, given its direct correlation to emergency response times. Emergency Service Providers do not use the viaducts due to concerns that they can easily become stranded on the elevated roadways if there is an incident. 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.

Goods movement

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 important truck routes.

Private automobiles

The Georgia and Dunsmuir viaducts accommodate 6% of all vehicles entering the downtown. Vehicle trips entering the downtown have decreased on average by 1% per year for the past 20 years.

Parking

Northeast False Creek has a significant amount of event parking within the area. However, the proximity to transit and other modes of accessible and convenient transportation options minimizes the need for additional parking.

¹ 2011 National Household Survey (NHS) data

² Bike lane stats by month



5.6 ARTS

Vancouver is one of Canada's key arts centres and home to the highest concentration of artists of any major city in the country.¹ The city is home to internationally renowned artists and some of the first and largest artist run centres.

Despite these successes, this sector earns on average 35% less than the overall labour force, and faces Vancouver's affordability challenges more intensely than some other sectors. However, art can play an important role in contributing to the quality of life as well as the social and economic vitality of cities. Art and culture helps our citizens to develop, learn, and participate in the life of the city. It attracts business, workers, and tourists while boosting the local and regional economy.

Vancouver has the highest percentage of its labour force in arts occupations in Canada with creative sector growth rate three times the general labour force (1.1 million cultural workers in BC, 7.7% of all jobs in Vancouver).² Market research suggests that BC residents' participation in performing arts, performances and festivals exceeded the Canadian average in 2010.³



Myfanwy MacLeod, Birds, 2010. Southeast False Creek Plaza.
(Credit: Robert Keziere. Image courtesy of the artist)

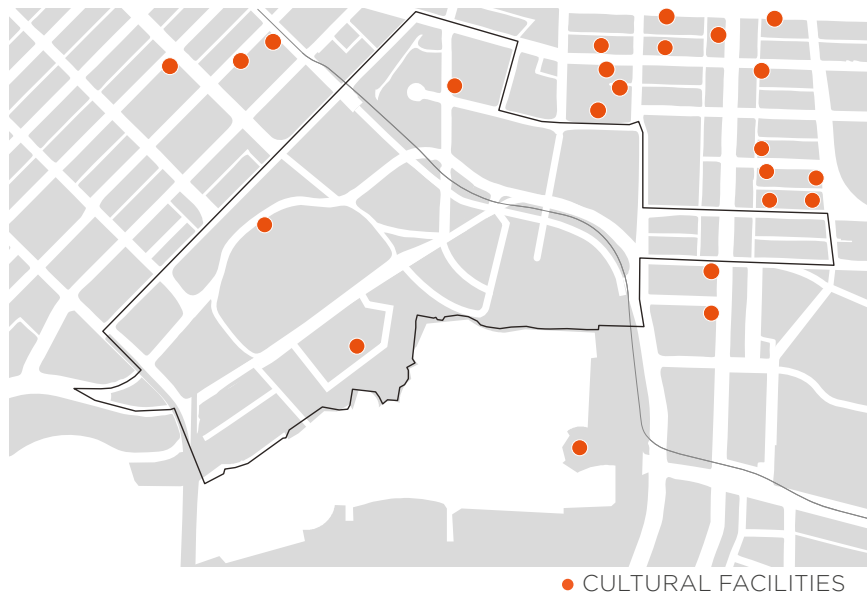
Northeast False Creek borders some very lively arts and culture neighbourhoods. The proximal Downtown Eastside (DTES) and the False Creek Flats neighbourhoods contain some of Vancouver's most important arts presentation and production spaces and 25% of the City's artists and cultural workers live in the surrounding neighbourhoods of downtown, Strathcona and Mount Pleasant.

Northeast False Creek itself is currently one of the last underdeveloped areas of the Downtown peninsula, with few arts and culture venues within its boundaries.

¹ Artists and Cultural Workers in Canadian Municipalities, Hill Strategies Research Inc., 2014

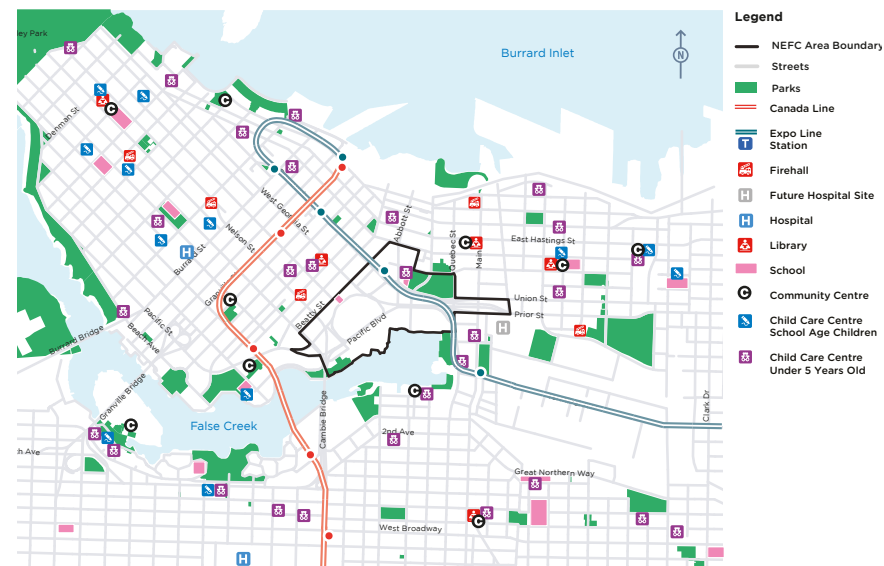
² City of Vancouver Social Indicators and Trends 2013 "Expressing Ourselves: Vancouver's diverse and thriving cultural ecology that enriches the lives of residents and visitors" and 2010 Hill Strategies "Mapping Artist and Cultural Workers in Canada's Large Cities" (including Vancouver, Calgary, Toronto, Ottawa and Montreal)

³ BC Arts Presenting Association



5.7 CULTURE

Northeast False Creek has a rich historic legacy of Indigenous, Chinese Canadian and Black cultural communities. Bordering on Chinatown in the Downtown Eastside, Northeast False Creek was once home to the displaced Black community in Hogan's Alley, and continues to be part of the Unceded homelands for the Musqueam, Squamish and Tsleil-Waututh Nations.



5.8 COMMUNITY FACILITIES

Community facilities fulfill a range of social, cultural and recreational functions and tend to primarily serve the communities in which they are situated. Community facilities can include: social facilities (e.g. neighbourhood houses, seniors centres, family Centres), cultural facilities (e.g. theatres, presentation spaces, artist studios, cultural centres, administrative spaces), recreational facilities (e.g. community centres) and childcare. Collectively, these facilities are vital components of healthy, complete communities and further help to ensure opportunities for social connection.

As much of Northeast False Creek is currently undeveloped, there are few community facilities located within the area boundaries. Surrounding neighbourhoods have a number of social, cultural and recreation facilities and childcare, however many of these nearby facilities are currently at full-capacity. With the influx of new growth, many of these facilities would be subject to additional pressure and possible displacement.

Site model and reference materials at International village storefront
(Credit: Elena Doyle)

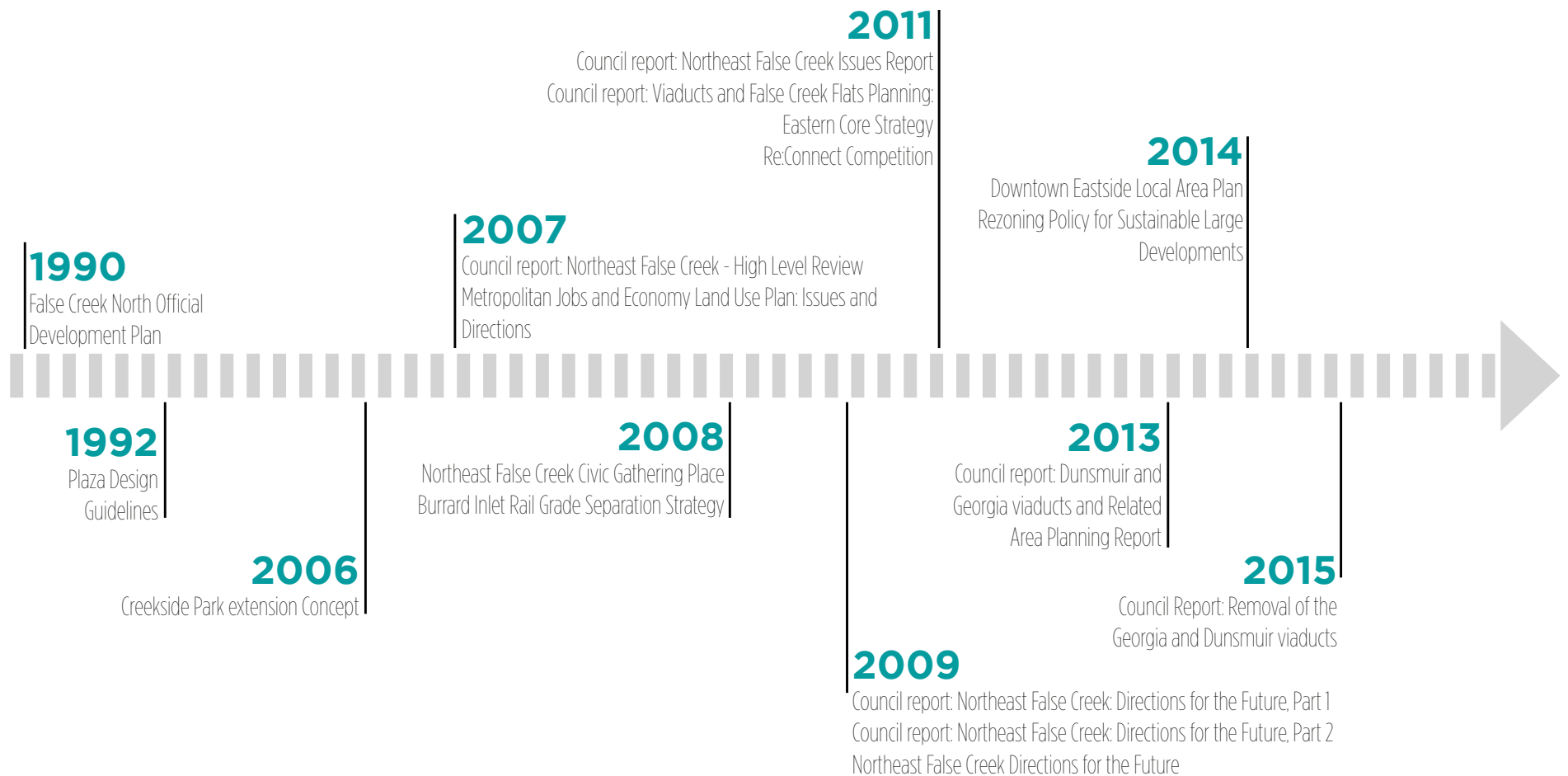


6 PLANNING PROCESS

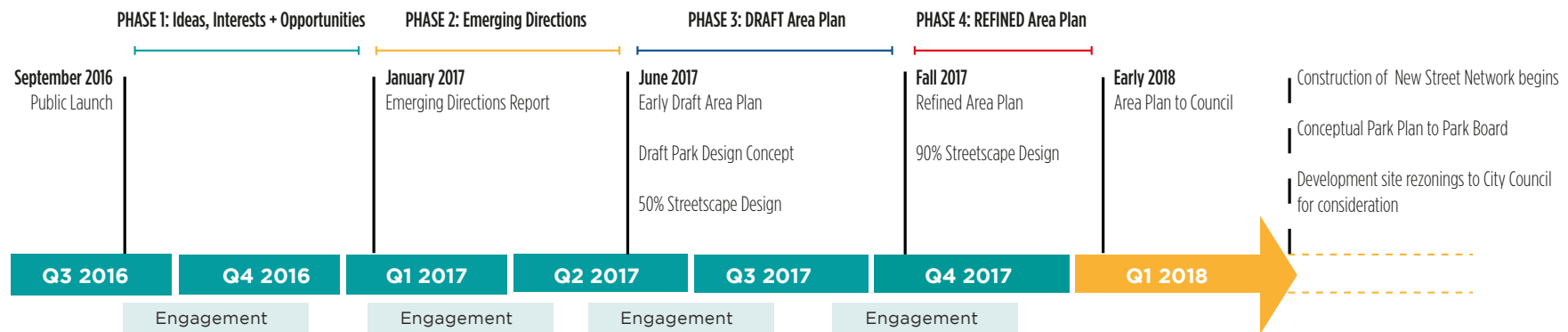
Since the project launch in September 2016, over 14,000 people have participated in over 70 different public events, open houses, workshops, online surveys and online engagement tools.

6.0 PLANNING PROCESS

Approved planning documents that shape the area and Northeast False Creek Area Plan.



Northeast False Creek Area Planning Timeline



Northeast False Creek Area Planning Process

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

The Area Planning process launched publicly in September 2016 with the Area Plan expected to go to Council for consideration in early 2018.

Consultation and Outreach

Since the project launch, we have engaged over 14,000 people and offered over 70 opportunities to engage through public events, open houses, stakeholder workshops, online surveys and online engagement tools.



Students watching videos on False Creek history at the International Village storefront in February 2017

Partners and Stakeholders



Members of the Northeast False Creek Stewardship Group and Park Design Advisory Group on orientation day in 2016.

Indigenous Engagement

In order to ensure the Northeast False Creek planning and design process meaningfully engages and reflects the voices of the Musqueam, Squamish and Tsleil-Waututh Nations, and urban Indigenous community - an Indigenous Engagement Working Group has been created to help steward the process. This working group consists of staff from Public Engagement, Parks, City Manager's Office and Cultural Services.

The Indigenous Engagement Working group works within the City of Reconciliation framework (Adopted by City Council July 8, 2014) and the three foundational components that further strengthen our services and ongoing relationships with the Musqueam, Squamish, and Tsleil-Waututh Nations, and urban Indigenous community:

- Cultural competency
- Strengthening relations
- Effective decision-making

Northeast False Creek Stewardship Group

A citizen group appointed by City Council to provide advice on key planning and engagement approaches during the Northeast False Creek Area plan process. The group responds to documents and policy developed by staff - providing high-level advice and direction. The members are asked to act as ambassadors and are expected to activate social and professional networks throughout the planning process. This group falls under the 'Collaborate' column on the IAP2 Spectrum.

Park Design Advisory Group

A citizen group appointed by Park Board to provide advice and input on the Northeast False Creek Park design and engagement process. The group responds to documents and policy developed by staff - providing high-level advice and direction. The Park Design Advisory Group members are asked to act as project ambassadors and expected to activate social and professional networks throughout the planning process. This group falls under the 'Collaborate' column on the IAP2 Spectrum.

Area Landowners and Developers

Includes landowners and developers, including government agencies (Province of BC) who will be consulted during the area planning process. This group falls under the 'Collaborate' Column on the IAP2 spectrum. The group is provided regular updates (bi-monthly) and is expected to provide input and background information during the planning and engagement process (i.e. renderings, building information etc.).

Stakeholders

Consisting of area residents, business owners, groups and individuals who have been identified as having, or have expressed a direct interest in the Northeast False Creek Planning process. This could include community and residents associations, business improvement associations and residents of Northeast False Creek and neighbouring areas. This group falls under the 'Involve' column on the IAP2 Spectrum and will be regularly informed about the process, opportunities to engage through multiple direct channels (Listserv, email, telephone) during the planning process.

Residents

Comprised of all City of Vancouver Residents. It is understood the Northeast False Creek area planning process will both communicate information out to-and seek input from a City-wide audience. This group falls between the 'Consult' and 'Involve' columns of the IAP2 spectrum. The interest and level of participation within this group will vary and the methods of engagement will be chosen to reflect the diverse needs of the audience.

Throughout the planning process, and in addition to the broad community engagement, focused workshops and round table discussions were held in the following topic areas:

Affordable Housing

The stakeholder workshop on housing in Northeast False Creek refined a set of draft principles for housing. Attendees discussed and provided input and direction on the emerging directions of the policies.

Arts and Culture

Stakeholders from the arts and culture community attended a workshop to learn about the area plan and to provide their professional and community-based input. Attendees discussed the three areas of the new neighbourhood, including:

- Main Street District
- Adjacent Areas to the NEFC neighbourhood
- Parks and Entertainment Districts

Chinatown

Stakeholders from the Chinatown Community attended a workshop to provide their professional and community-based input related to the new neighbourhood and how the plan will interface with Chinatown, including:

- Main Street District
- Parks and Open Space
- Streets and Transportation

Events and Entertainment

Stakeholders from the Events and Entertainment community workshopped the strengths, weaknesses challenges and opportunities for the Events and Entertainment district in Northeast False Creek. Feedback generally fell into the following categories:

- Connectivity
- Infrastructure
- Capacity
- Programming

Great Streets

The stakeholder workshop on Great Streets in Northeast False Creek refined a set of draft principles for the street network in Northeast False Creek. Attendees discussed and provided input and direction on the emerging directions of the streets and connectivity policies.

Hogan's Alley

As part of the planning process, two Northeast False Creek Stewardship Group members who have a direct interest in Hogan's Alley formed the Hogan's Alley Working Group. The group of 25 members of the Black Community includes people who lived on Hogan's Alley, descendants, activists and academics. The group meets twice monthly, with City Staff invited to every second meeting. The group holds community forums on a frequent basis and conducts surveys to engage the broader black community and ensure their voice is represented as part of the Working Group's discussions.

Local Families

Local area families took part in a workshop to discuss the area plan, including street and park design. Discussions included opportunities for children and youth in the area, need for housing and safe streets and parks.

Parks and Open Space

Stakeholders were engaged on five main themes about the parks and open spaces in Northeast False Creek: integrated nature, history, design innovation, inclusivity as well as arts and culture. The feedback received help shape the emerging directions and policies for the park and open spaces.

Skateboarding

Over 2,000 people responded to the online survey and engagement activities. The feedback gathered helped to understand the needs and expectations of people who use the Downtown Skateboard Plaza and shaped the Northeast False Creek planning process and park policies.

Sustainability

Experts from a number of disciplines related to sustainability discussed their big idea for Northeast False Creek. Ideas touched on the physical space as well as the social interactions, form the broad strokes of form and function to specific infrastructure proposals. Theme based discussions included:

- Environment and Climate Change
- Green Transportation
- Green Architecture and Urban Design

Phase 1 – Ideas, Interests + Opportunities



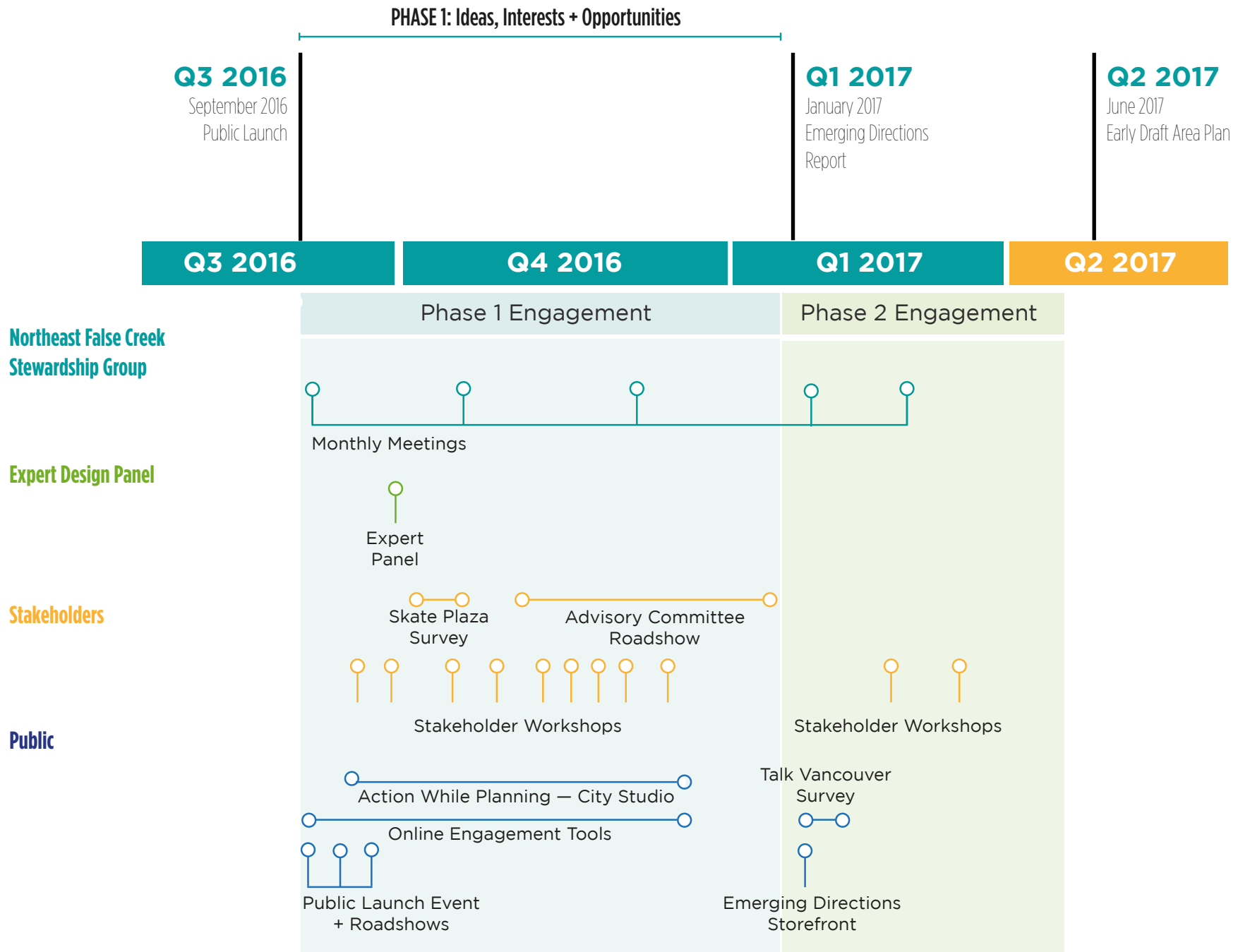
Walk-on map and display boards at the Northeast False Creek Area Plan Launch Party



Between September 2016 and January 2017 there were 28 opportunities to engage in the Northeast False Creek Area Planning process, reaching over 5,900 members of the public.

Opportunity to Engage	# of Participants
Public Launch Event	~1,000
Roadshow #1 — VPL	~300
Roadshow #2 — Carnegie CC	~100
Online Engagement Tools	1,576
Stakeholder Workshops	339
Skate Plaza Survey	2,248
Advisory Committee Meetings	79
City Studio	~300
TOTAL	5,942

Engagement during Phase 1 and 2 of the Northeast False Creek Area Planning Process



Phase 2 – Emerging Directions



Display boards at International Village storefront (Credit: Elena Doyle)

Between January and May 2017 there were 16 opportunities to engage in the Northeast False Creek Area Planning process, reaching over 2,600 members of the public. Input received in Phase 2 helped shape the Core community Values that were the foundation for the Draft Area Plan.



Visitors looking at the 3D model at the Emerging Directions Storefront in International Village (Credit: Elena Doyle)

Opportunity to Engage	# of Participants
Storefront - Play + Work	64
Storefront - Live	101
Storefront - Open House 1	287
Storefront - Parks + Open Space	80
Storefront - Open House 2	335
Storefront - Streets	105
Storefront - Arts + Culture	196
Talk Vancouver Survey	1,235
Stakeholder Workshops+Advisory Committees	214
TOTAL	2,617

Core Community Values



Phase 3 – DRAFT Area Plan



Block Party attendees at the 3D model (Photo credit: Elena Doyle)



Hogan's Alley Charrette Day 1 (Photo Credit: Sahisna Chitrakar)



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

Between May and October 2017 there were 26 opportunities to engage in the Northeast False Creek Area Planning process, reaching over 5,600 stakeholders and members of the public. This included the Area Plan Block Party, associated Talk Vancouver Survey and the Hogan's Alley Charrette.

Opportunity to Engage	# of Participants
Draft Area Plan Block Party	~3500
Roadshow #1 — Vancouver Public Library	~300
Roadshow #2 — Sun Wah Building	50
Talk Vancouver Survey	1407
Stakeholder Workshops	345
TOTAL	5,602

Thematic Results from Phase 3

Talk Vancouver Survey

Over 1,400 people completed the Talk Vancouver Survey - providing feedback on the Draft Area Plan. The thematic results from the survey were similar to the Core Community Values that emerged in Phase 2: Emerging Directions with minor variations. These are the following themes in order of prevalence:

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

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

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

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

Sustainability - there were many comments offering suggestions on how to make Northeast False Creek the most sustainable neighbourhood in the city, including: using solar glass on buildings, increased certification standards, sustainable transportation models and planning for Sea Level Rise and Climate Change.

Access + Inclusion - respondents wanted to ensure that Northeast False Creek and the new public spaces were welcoming to all, including the most vulnerable members of the community. There is a strong desire to see lively, programmable public spaces and access to local, healthy, affordable food.



Architect Zena Howard leading a precedent exercise at the Hogan's Alley charrette



Youth Collaborative for Chinatown hosting community Mahjong at the Draft Area Plan Block Party



Northeast False Creek at night (Credit: GoToVan on Flickr)

A vertical strip on the left side of the slide shows a nighttime city skyline with illuminated buildings and their reflection in the water.

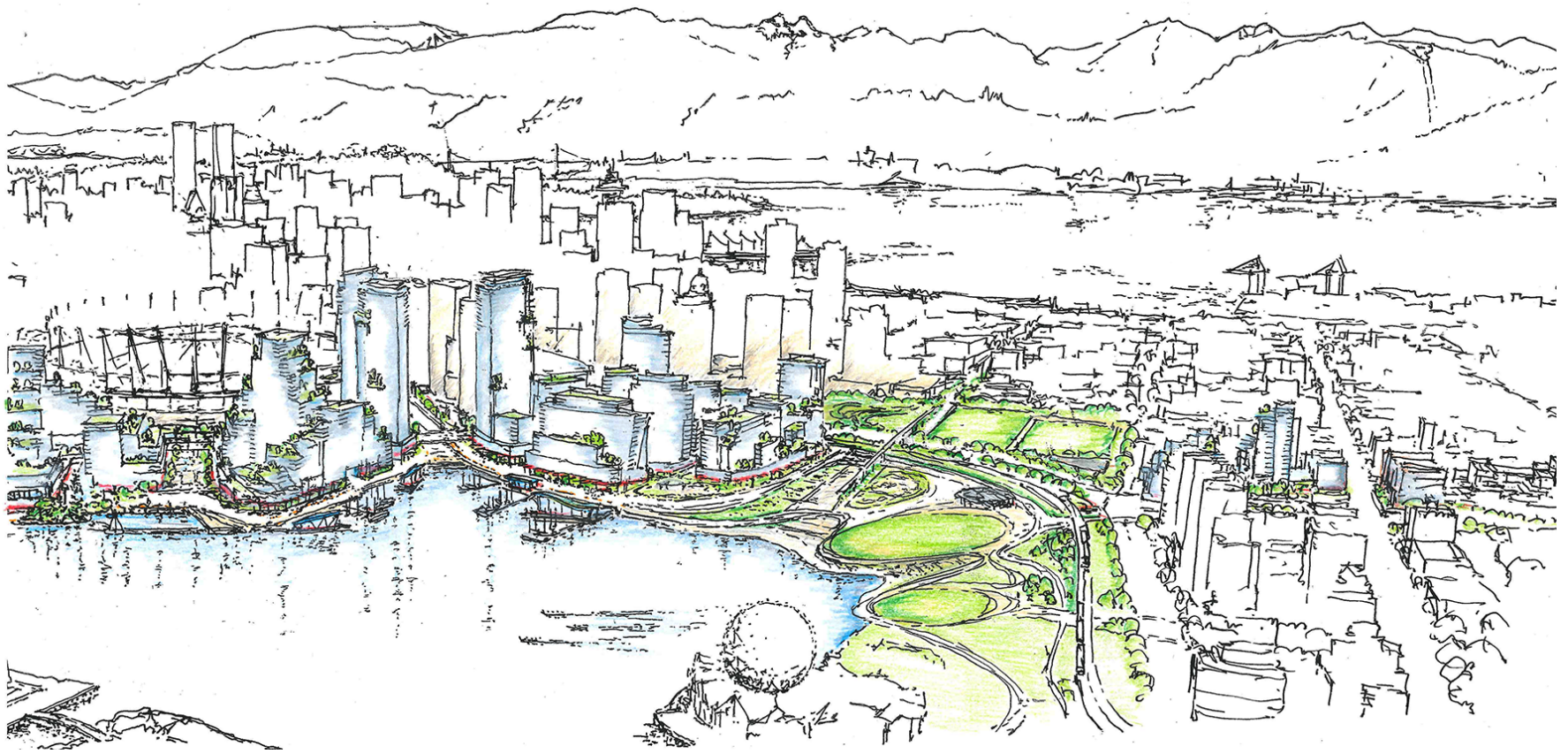
7 PLAN SUMMARY

The Northeast False Creek Area Plan is a transformative project that will result in one of Vancouver's most significant city-building opportunities in a generation.

7.0 PLAN SUMMARY

Vision

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



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

Overview of the Plan

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 next 20 years through development, partnerships and City initiatives.

The replacement of the viaducts is a transformative project that will result in one of the most significant city-building opportunities in a generation. The future street network identified in this plan will be an improved, more resilient and safe transportation network that fixes the seismically vulnerable viaducts.

The replacement of the viaducts presents an opportunity to achieve a substantial gain in public amenities, including an opportunity to deliver one of the largest social housing packages in the city's history: a larger Creekside Park, a new iconic waterfront district, new childcare facilities, community facilities, fire hall renewal and expansion and contribution toward the retention and restoration of nearby heritage buildings.

The area planning process launched in September 2016 and over 8,300 people have provided input on the key ideas, interests and opportunities for the plan, to form the core community values and an early draft of the Area Plan. The core community values that have emerged are affordability, accessibility and inclusion, honouring history, connectivity, vibrancy and creativity in design.

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

The development of Northeast False Creek presents us with a unique opportunity to achieve a significant amount of social housing to help address affordability. The plan identifies opportunities to deliver a range of housing options in Northeast False Creek that 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 area is already a major destination for events and entertainment. As Northeast False Creek becomes a destination for people locally, regionally and internationally, it will be important to ensure that the area remains inclusive and accessible for all. At the foundation of this plan is the need to ensure free and equal access to public places, parks and open spaces, including a range of retail and entertainment options for people of all ages,

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

Northeast False Creek is an area with a rich and diverse history. The area holds many stories, from the original Indigenous inhabitants, Chinese and Black communities who called Northeast False Creek home, to the railway and industrial movements that helped shape the landscape. It is imperative that the redevelopment of Northeast False Creek honours these stories. This will be achieved by involving the Musqueam, Squamish and Tsleil-Waututh Nations, and the Chinese and Black communities, in meaningful dialogue throughout the ongoing development of the area.

Northeast False Creek will continue to evolve as the beating heart of the downtown core, connecting the downtown, Central Business District and historic neighbourhoods to the waterfront and to each other. Through the delivery of this area plan, a new network of connected and complete streets will replace the viaducts and offer accessible, convenient and resilient options for people and goods movement.

Northeast False Creek will be a vibrant and active place to play, work and live during the day and night. Building off of legacy events in the area including Expo 86, the 2010 Winter Olympic and Paralympic Games and Molson Indy, Northeast False Creek will be the home to festivals of all sizes within a series of public spaces, plazas and programmable space. The plan supports and strengthens the local economy by enhancing the existing commercial area and supporting the region's long term economic performance by including a minimum of 1.8 million sq. ft. of job space.

Northeast False Creek is the last major undeveloped area in downtown Vancouver's False Creek waterfront. The area's unique location along the waterfront and conduit for views towards the mountains, BC Place stadium and Science World, provides a strong opportunity to 'think outside the box' when it comes to the design of the buildings, parks and public spaces in the neighbourhood. The plan aims to ensure unique and responsive architecture and innovative and inclusive public spaces and parks to help affirm Northeast False Creek's role as an accessible and inclusive part of our city.

It is critical that new developments in Vancouver contribute toward the sustainability and resiliency of Vancouver. The Northeast False Creek Area Plan aims to take the next steps in helping ensure the city we build today is healthy, vibrant, and minimizes its impact on the environment while ensuring resilience to future stresses.



Community
Garden



8 HEALTHY COMMUNITY

8.0 HEALTHY COMMUNITY

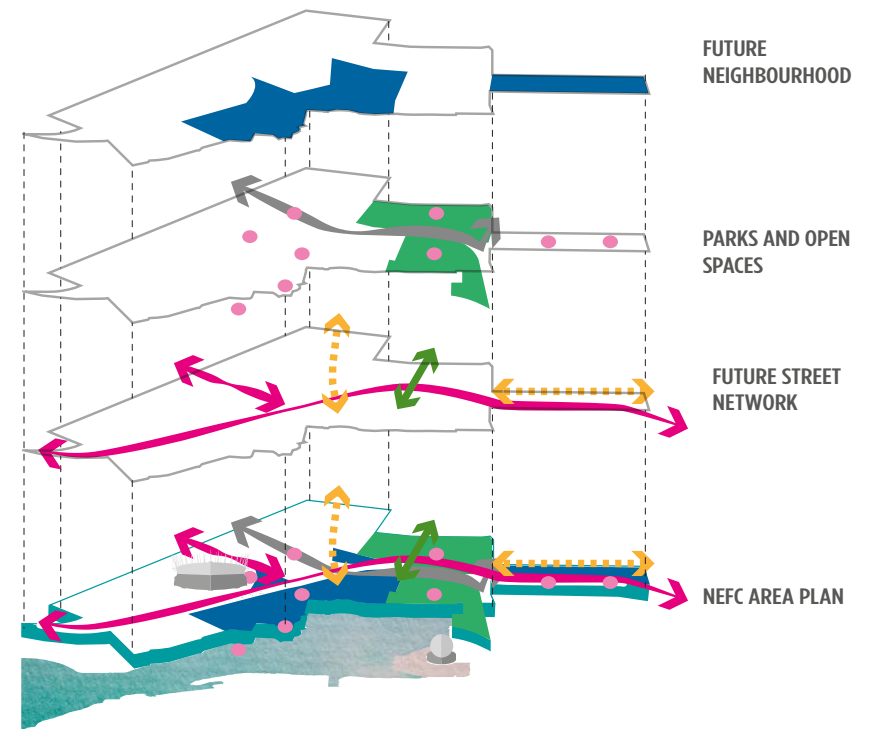
Introduction

The Healthy City Strategy (2014) is Vancouver's strategy for well-being and equity that integrates initiatives related to social determinants of health. Healthy outcomes for individuals and communities are shaped by social factors such as: social isolation; poverty; access to nature; and educational and employment opportunities. The City's efforts as a City of Reconciliation will also have a significant role to play in achieving Healthy City outcomes.

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

Social impacts are often cumulative (a combination of past, present and 'reasonably foreseeable' future actions) and may result from a single development, multiple developments, or from the incremental development of an entire area, over time.

The framework that informs the Healthy City Strategy is made up of three main focus areas: healthy people, healthy communities, and healthy environments. The strategy also includes 12 distinct but connected goal areas that address everything from childhood development and healthy environments to social connection and community economic development. A Social Impact Assessment (SIA) was undertaken with the intention of engaging residents and all sectors of the local community to help shape the development of a healthy community for all.



Social Impact Assessment

A Social Impact Assessment (SIA) is a process for analyzing, monitoring and managing the intended and unintended social impacts of a development project. It prioritizes people living and working around a new development and builds upon their knowledge, values and experience.

The goal of the SIA is to identify and document potential social impacts in order to help mitigate the negative and maximize the positive impacts. The SIA helps create a baseline for future reference, monitoring and action. It is a tool that helps to inform decision-makers and lead to policies that enhance the potential for development and community change. SIAs also act as a catalyst for improving the health and well-being of those living and working in and around the area undergoing change.

Northeast False Creek – Cumulative Impacts

In 2016, the City of Vancouver engaged a consultant to begin collecting data and information and build upon the SIA conducted for the new St. Paul's Hospital and Health Campus, as well as the extensive, multi-year Downtown East Side (DTES) SIA. This initial piece of work focused on social impacts that could occur as a result of new development in the area, in particular: Georgia and Dunsmuir viaducts/100-200 Block Union/Prior Streets and Andy Livingstone Park. With vulnerability defined as the degree to which a population is able to cope with, resist and recover from the impacts of change, an emphasis was placed on the impacts to vulnerable populations. Vulnerable populations living in the study area included (but were not limited to) people who are homeless, people living in single room occupancy hotels (SROs) and social housing, low-income individuals and families including the working poor, Indigenous people, people with disabilities, drug users, people affected by mental illness, survival sex workers, and seniors. It was also recognized that certain groups who may not fall into these categories are also vulnerable to neighbourhood changes and pressures that come from new development, including small businesses, cultural communities, renters, and some middle-income earners.

In addition to the initial social impact work undertaken in 2016, the City also considers the ongoing engagement with local groups and communities as key contributors to the assessment, including:

- Musqueam, Squamish and Tsleil-Waututh Nations
- Urban Indigenous communities
- Chinatown Community
- The Black Community
- Advisory committees, including
 - » Northeast False Creek Stewardship Group,
 - » Northeast False Creek Park Design Advisory Group, and
 - » other civic advisory committees
- Local residents, and
- Local business owners

Most SIAs are focused on how an individual community, with a set of particular issues, will be affected by a single new development coming into their community. As Northeast False Creek is a larger development it must be considered along with adjacent development, including the Downtown Eastside, the new St. Paul's Hospital and Health Campus, and False Creek Flats. A cumulative approach assesses the impacts to diverse, local communities as a result of the multiple, large-scale, developments within the area. The impacts resulting from the changes taking place in adjacent areas, and the social impacts to neighbouring communities were assessed and a mitigation strategy was proposed.

Impacts, Mitigation and Monitoring

The SIA is ultimately viewed as an ongoing process, one that aims to collect baseline information and establish an effective framework that can help to mitigate and monitor change over the long-term. The objective is to provide a description of the potential impacts, present mitigation strategies, as well as identify strategies for ongoing monitoring.

Impacts

The Northeast False Creek SIA is intended to identify the social impacts resulting from the replacement of the Georgia and Dunsmuir viaducts and new development in the area. Identifying a single, or even multiple specific impacts within a rapidly changing and large area is challenging. Many of the key impacts are cumulative and are expected to result from a variety of neighbourhood and demographic changes.

Mitigation

Proposed mitigation strategies appropriate for the Northeast False Creek study area identify key opportunities to maximize benefits and mitigate negative impacts resulting from the replacement of the viaducts and new development in the area. These mitigation measures are intended to be considered by the City of Vancouver, senior levels of government, community partners (developers, local agencies, service providers and businesses) and the surrounding communities when moving forward with design, policy and programming.

The following graphic presents a high-level summary of the potential mitigation strategies presented in the SIA. The potential mitigation strategies are overlaid on the 12 Healthy City Strategy goal areas. Mitigations placed within the first ring are conceived as potential mitigation strategies that could occur on-site, or mitigation strategies that could apply to development within Northeast False Creek. Mitigation strategies outside of the first ring are viewed as those that are more likely directly impactful and meaningful to communities adjacent to Northeast False Creek area.

Potential Monitoring

Monitoring strategies are suggested so that baseline and recurring data collection can occur as part of ongoing social impact management. By tracking this data, the effectiveness of the management strategies can be assessed, and new or revised initiatives/policy may better be directed at ongoing or emergent issues.

Social Impact Mitigation Strategies



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

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

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



Quartier de spectacles (Photo Courtesy of Daoust Lestage)



9 PLACES FOR PUBLIC LIFE

9.0 PLACES FOR PUBLIC LIFE

Introduction

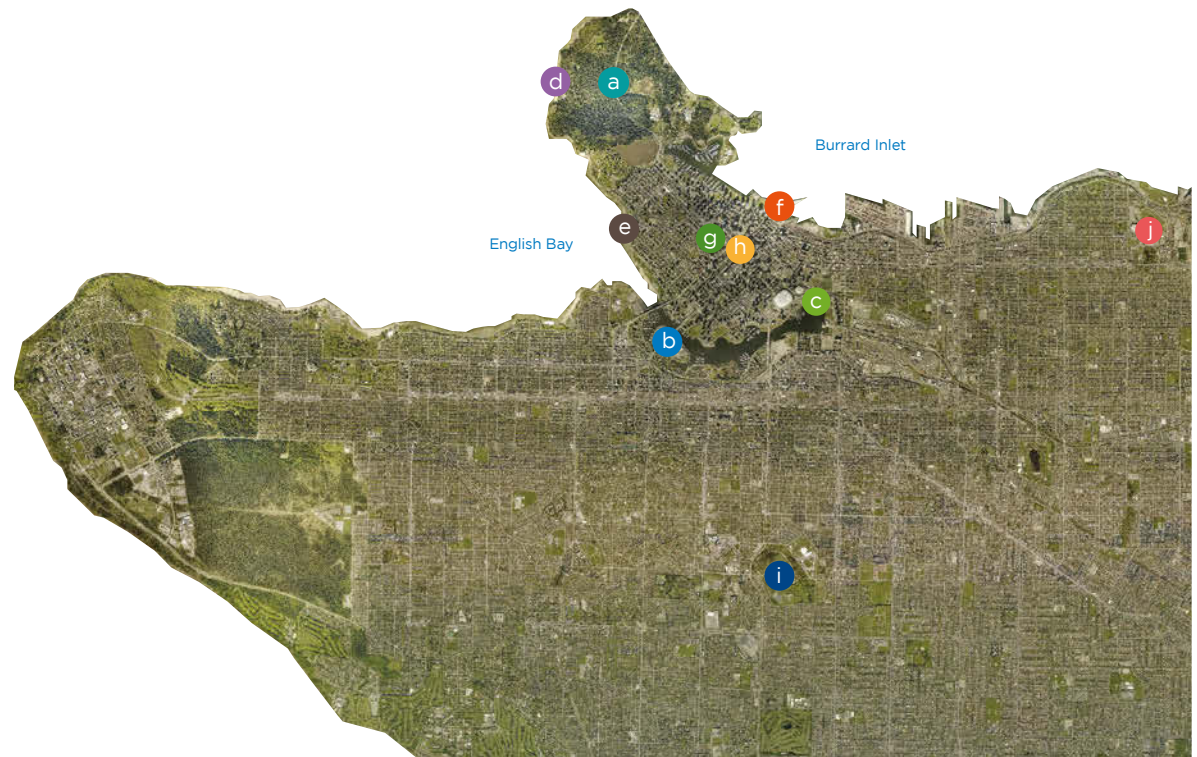
Northeast False Creek has the opportunity to become one of the top 10 destinations in Vancouver.

This plan provides a canvas to guide the continued evolution of downtown's False Creek waterfront, including a vibrant and convivial mix of land uses, and series of new and renewed parks and open spaces. These distinct places for public life will reconnect the historic neighbourhoods to the east, the downtown and the False Creek waterfront.

A community of three distinct districts and a network of flexible and accessible spaces for public life will help define the character of this area. The three districts outlined within this chapter will provide an overall framework for how the community can grow, while recognizing the distinct characters within each of these areas. These districts will form the backbone of Northeast False Creek and help reconnect people and community.

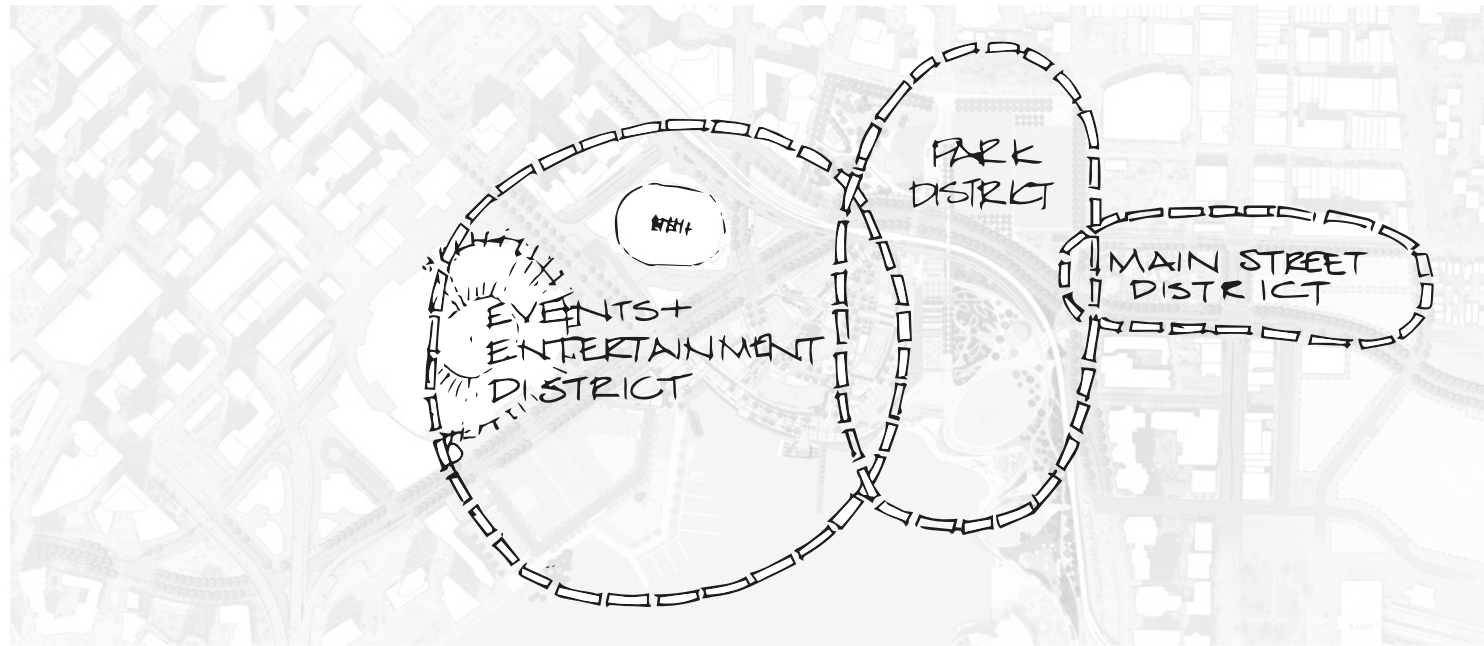
It is expected that the new neighbourhood could include approximately 10,000-12,000 new residents and 6,000-8,000 new jobs as part of a vibrant and diverse mixed-use community.

Public Spaces in Vancouver



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

Three Districts



Events and Entertainment District

This district will continue to serve as a major destination for thousands of local, regional, domestic and international visitors each day and will become an iconic and memorable place that locals choose to be and visitors want to experience.

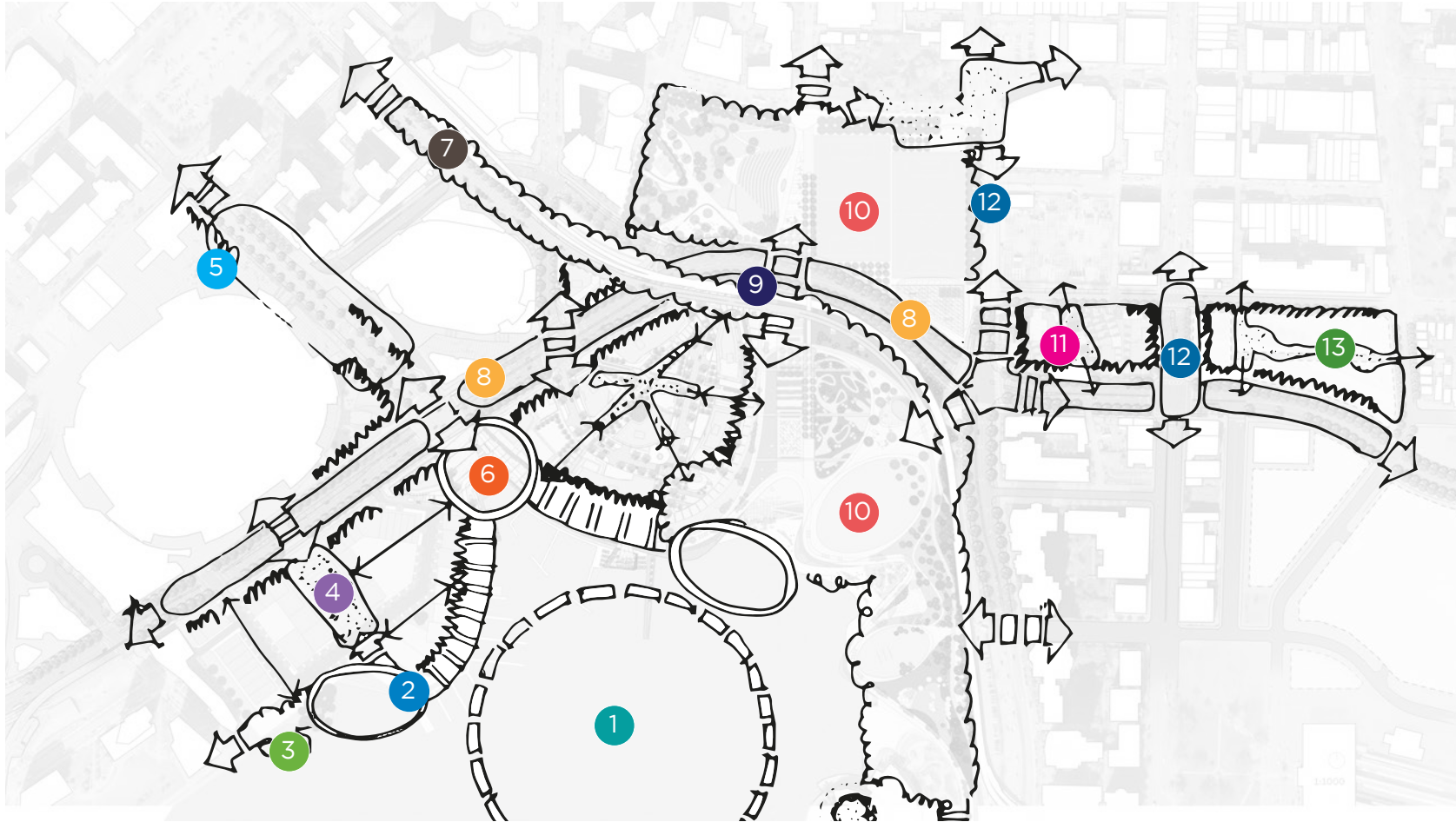
Park District

The Park District will be a commons for people from local neighbourhoods to meet and mingle every day, and for other residents and visitors to come and enjoy or celebrate a special event.

Main Street District

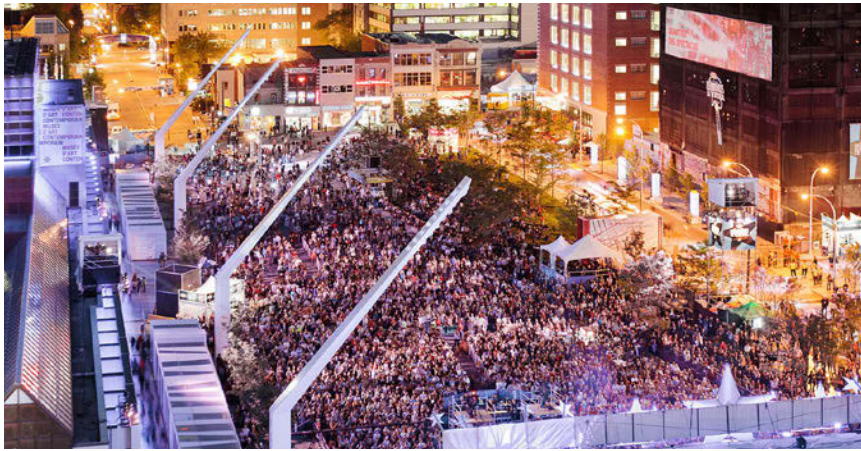
These blocks will contribute to the social and cultural connectivity of the area. They will connect the historic communities of the Downtown Eastside, Citygate and the False Creek Flats to the new Creekside Park and False Creek Waterfront.

Places for Public Life in Northeast False Creek



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

An area of three distinct districts



Quartier de spectacles (Photo Courtesy of Daoust Lestage)



9.1 EVENTS AND ENTERTAINMENT DISTRICT

Georgia Street will anchor the Events and Entertainment District, including the stadia and cultural facilities in the area, to the waterfront and serve as a major destination for thousands of local, regional, domestic and international visitors each day. A series of inclusive and accessible public spaces along the waterfront cater to people of all ages and backgrounds, including neighbouring residents, through a broad range of programming. This district is an iconic and memorable place that locals choose to be and visitors want to experience.

Policies

- 9.1.1 Establish a vibrant and celebratory events destination for locals and visitors that includes a mix of job space and mixed housing opportunities.
- 9.1.2 Require new residential buildings to meet higher standards of acoustic performance to maximize liveability and mitigate impacts from local events and entertainment noise including through:
 - » Triple Glazed windows
 - » Enclosed balconies
 - » Air conditioning or other means to cool interior spaces
 - » Increased noise insulation
 - » Locating job space on lower building floors
 - » Other innovative approaches to noise mitigation

- 9.1.3 Require notice to purchasers and residents that their residence is part of an events and entertainment district, through amendments to the Noise By-Law and notices on title.
- 9.1.4 Improve placemaking opportunities for events and entertainment functions through the use of colour and lighting and as a space for nightlife, celebration, events, gathering and community programming. Lighting elements should be both decorative and functional.
- 9.1.5 Explore opportunities to expand and enhance the iconic and integrated lighting system within Northeast False Creek further into the Downtown through the Public Space Strategy for Downtown Vancouver.
- 9.1.6 Explore partnership opportunities to set up a coordinated programming management body for public and privately-owned public spaces to ensure vibrancy during occasions when large events are taking place, as well as periods when no major events occur.
- 9.1.7 Explore suitable opportunities for built-in and/or dedicated on-site infrastructure to be made available to event organizers to reduce setup costs, duration and noise (e.g. purpose built fencing, stage equipment, power, lighting, load-in locations).
- 9.1.8 Provide a series of dedicated spaces and integrated utilities along Georgia Street and the waterfront to allow for pop-up and semi-permanent kiosks, markets, vendors or other arts and culture installations, reducing the need for generators.



Bryant Park, New York

9.2 PARK DISTRICT

The replacement of the viaducts presents the opportunity to build a new destination park in the heart of the community that brings together new and renewed park spaces: Creekside Park, Andy Livingstone Park, the Skateboard Plaza and the new Dunsmuir Connection. The Park District will be a commons for people from local neighbourhoods to meet and mingle every day, and for other residents and visitors to come and enjoy or celebrate 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 multipurpose use that can easily change throughout the day, over the seasons and through the years. It will be an inclusive, 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. Innovative design at multiple scales (ecologically, socially, materially) will create a place of extraordinary experience and be a model of sustainable open space. Art will play a central role in the park through a range of public art projects at many scales, including permanent artworks on significant sites, temporary projects, and socially engaged events.

Policies

- 9.2.1 Ensure a minimum of 13.75 acres of new parks and open space within the new Creekside Park extension, Georgia Wharf, Carrall Street conversion to park, and Dunsmuir Connection.
- 9.2.2 Create a strong visual cohesiveness across this district to express the unique identity of the park through consistent design standards of repeating elements (e.g. furniture, lighting and signage).
- 9.2.3 Develop physical and visual connections with all the parks and open spaces throughout Northeast False Creek, including the public spaces in the Events and Entertainment District and Main Street blocks.
- 9.2.4 Support, reflect and honour the contemporary significance of the site to Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous Community.
- 9.2.5 Celebrate the history of this part of Vancouver and integrate it into the public realm design.
- 9.2.6 Create a vibrant waterfront destination with animated building frontages.
- 9.2.7 Explore opportunities to support local arts and culture through programs in the park as well as through interactive public art installations.
- 9.2.8 Design an inclusive Park District that is accessible to all ages and abilities.
- 9.2.9 Integrate the Crime Prevention through Environmental Design (CPTED) principles into new and renewed park design to encourage safe use of the park and open spaces and respectful interaction between users.
- 9.2.10 Seek a high level of environmental and ecological performance as well as integrate green infrastructure in the park and open spaces.
- 9.2.11 Explore partnerships to create stewardship and educational opportunities for the park.
- 9.2.12 Secure operating funds to ensure a high level of on-going care, maintenance and operation of the park and open spaces.
- 9.2.13 Celebrate the seasons by encouraging a diverse range of event programming for all times of the day and year.



Existing Main Street

9.3 MAIN STREET DISTRICT

The removal of the viaducts provides an opportunity to reconnect the north and south sides of Main Street between Prior Street and Union Street. Two full city blocks will offer an integrated and accessible new city building opportunity that will advance significant cultural reconciliation and inclusivity. These blocks will connect the historic communities of the Downtown Eastside, Citygate and the False Creek Flats to the new Creekside Park and False Creek Waterfront.

These blocks will contribute to the social and cultural connectivity of the area. They will include new local businesses along the ground floor and a mix of market and social housing opportunities above and behind, integrated with new community spaces and support local food systems.



Illustration of Main Street without the viaducts

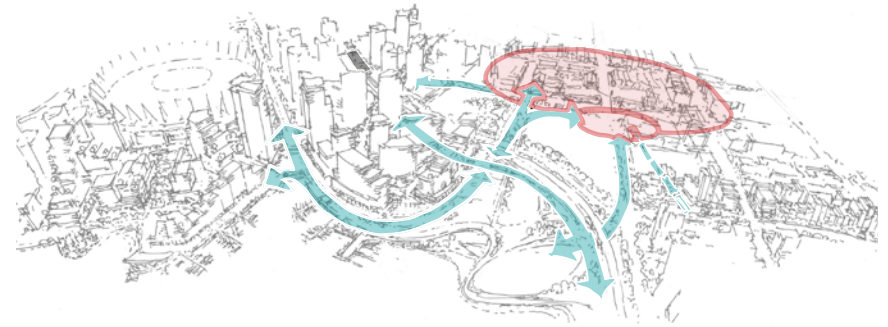
Policies

- 9.3.1 Require small scale local business street edges that contribute to an interesting and convivial street experience.
- 9.3.2 Explore opportunities to honour the heart of Vancouver's Black community as part of the redevelopment of the site at 898 Main Street, referred to in this plan as Hogan's Alley.
- 9.3.3 Provide a variety of housing options including:
 - » 300 units of social housing
 - » artist live-work-sell spaces
 - » a mix of housing for families and singles, consistent with Council policies as set out in the Downtown Eastside Local Area Plan (2014). (For more information refer to 15.0 Community and Homes).
- 9.3.4 Explore options to locate a cultural centre on site.
- 9.3.5 Establish new 'gateways' into Chinatown along Main Street, Quebec Street and Gore Avenue.



9.4 PLACES FOR PUBLIC LIFE

- 9.4.1 Develop a Public Space Framework and Toolkit for Northeast False Creek.
- 9.4.2 Encourage opportunities for water access, streetscape, architecture and public realm design that reflect the area's environmental, cultural and political histories.
- 9.4.3 Explore opportunities to support the creation and design of public spaces that are welcoming to users of all ages, abilities, income-levels and backgrounds.
- 9.4.4 Conduct a sound/noise study for outdoor performance venues.
- 9.4.5 Explore opportunities to provide access to False Creek waterways for culturally-specific programming.
- 9.4.6 Encourage food as a key component of public life through culturally relevant food assets, which could include food businesses, community kitchens, public markets and spaces that enable food-sharing, gathering and celebration.



9.5 CHINATOWN CULTURAL DISTRICT

- 9.5.1 Enhance cultural programming and walking tours in Chinatown.
- 9.5.2 Create or designate cultural space for story-telling and other activities.
- 9.5.3 Strengthen communication and cultural competency.
- 9.5.4 Conserve, commemorate and enhance living heritage and cultural assets.
- 9.5.5 Provide input to Civic Assets Naming.
- 9.5.6 Support Keefer Memorial Square redesign.
- 9.5.7 Ensure street closures for events are possible with necessary infrastructure and traffic mitigation plans.



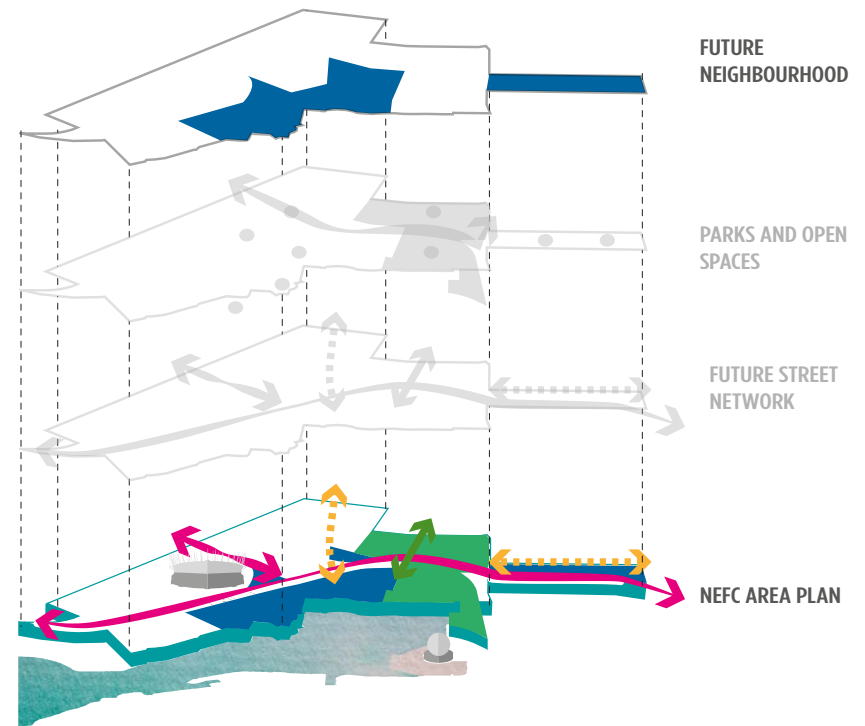
10 URBAN DESIGN



10.0 URBAN DESIGN

Introduction

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



City-wide Context and Policies

The False Creek North Official Development Plan (1990) looks to preserve views and also create views, including views of designed focal points. With the renovated BC Place stadium roof, spires and lighting, the stadium has become an icon in the city skyline and a focal point of Northeast False Creek. The area plan outlines the parameters of built form and patterning of public space that will retain and frame key views to the stadium. Similarly, the Georgia Street end view will ensure that views to Science World and False Creek are focused and framed along the new Georgia Street and landing.

Northeast False Creek Directions for the Future (2009) envisions enhanced access, connection and integration with the downtown and calls for the provision of connected, active and convivial public spaces and plazas. The area plan builds on these directions with the connection of Georgia Street to Pacific Boulevard, the Dunsmuir connection, and the necklace of places, spaces, and park of the waterfront. On the Main Street blocks a sunny south facing new Pacific Boulevard connects a network of new public spaces including a contemporary recognition of Hogan's Alley.

A guiding principle of the Northeast False Creek Conceptual Plan (2015) is to reconnect the historic communities and the False Creek waterfront. Removal of the barrier of the viaducts provides an opportunity to rethink how these communities connect to each other and the waterfront. The design of the Creekside Park extension, Andy Livingstone Park, the new Carrall Greenway, the activation and enhancement of Quebec Street park edge, Main Street and the new Pacific Boulevard as outlined in this plan are all important elements in creating these connections. The 2015 Conceptual Plan also emphasizes the creation of a vibrant waterfront district and the urban design policies in this document direct the creation of public realm framework supported by active uses that together will make Northeast False Creek a welcoming and engaging place for residents and visitors alike.

The Council-approved View Protection Guidelines (2011) define view cones to protect selected threatened public views. There are nine view cones that cross Northeast False Creek, creating a variety of maximum potential

heights across the sites. The developments in Northeast False Creek will be designed to comply with the view cones, with a recommended exception at the new intersection of Georgia Street and Pacific Boulevard as described below.

The General Policy for Higher Buildings (2014) identifies locations and criteria for the consideration of higher buildings. While the tallest buildings are in the Central Business District, the policy also identifies important entries to the downtown as gateway sites – Burrard Bridge Gateway and Granville Bridge gateway. The completion of Georgia Street, Vancouver's premier ceremonial street, at Pacific Boulevard and False Creek warrants marking with higher buildings as a third gateway. These buildings would be reviewed in accordance with the General Policy for Higher Buildings for architectural creativity and excellence, contribution to the beauty and visual power of the city's skyline, and leadership in sustainable design and energy consumption.

The Healthy City Strategy (2014) set a goal for all Vancouverites to be engaged in active living and have incomparable access to nature, as well as a right to a healthy environment and equitable access to livable environments with high neighbourhood walk scores. The form and pattern of development, connectivity to public places and spaces, active and engaging ground floors, connections to water, park, and views to the mountains are all elements of the area plan, that will support Healthy City Strategy goals.

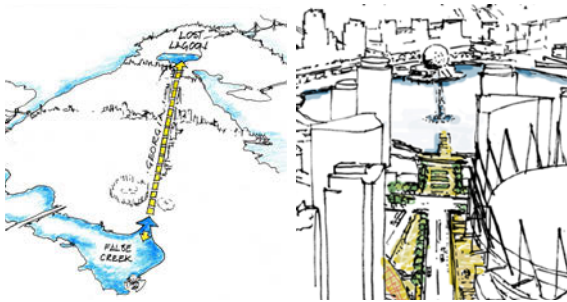
Greenest City Action Plan (2015) and Vancouver's Urban Forest Strategy (2014) set an objective to deliver 150,000 new trees planted by 2020. In addition to the significant tree canopy that will be added in the streets and parks of Northeast False Creek, the urban design principles seek to establish building typologies that expand opportunities for tree plantings on useable green roofs, rooftop and terraced plantings, as well as facades and balconies of buildings designed to support appropriate selected trees and vertical greening.

Urban Design Principles

The plan uses a principled approach to shape how and where development occurs and the appropriate built form. The following urban design principles provide structure and guidance to the more detailed policy, guidelines and regulations to be applied throughout the Northeast False Creek neighbourhood.

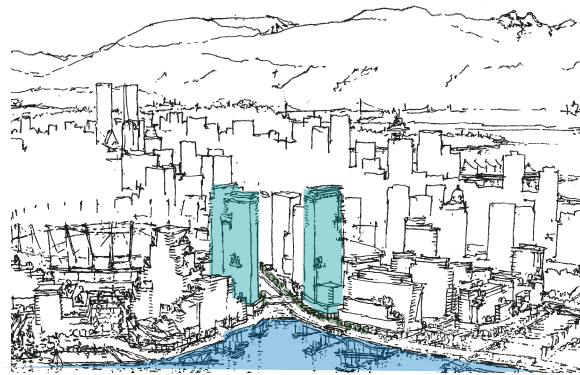
WATER TO WATER

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.



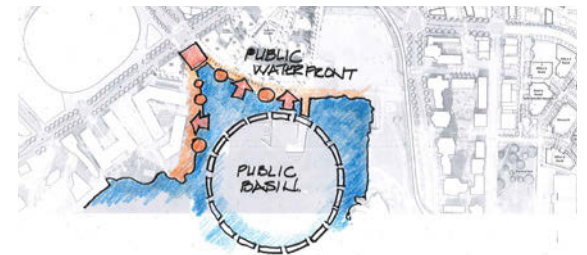
GEORGIA GATEWAY

Mark the significance of the new intersection of Georgia Street and Pacific Boulevard with higher buildings that contribute to the beauty and visual power of the city's skyline and frame street end views to the False Creek Basin.



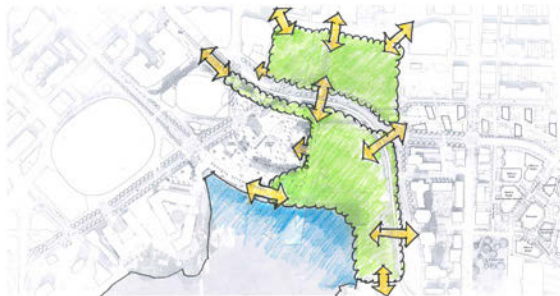
FALSE CREEK PUBLIC BASIN AND WATERFRONT

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, cafés, pavilions and shelters that create opportunities to engage the water at all times of year, and in all types of weather.



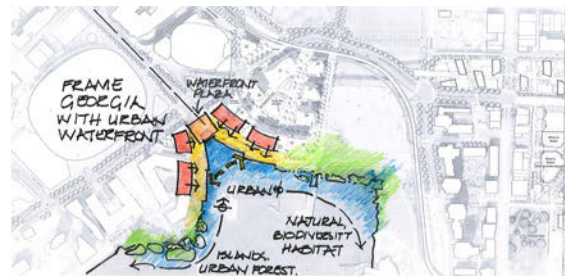
CONNECTED AND PROMINENT PARK

Configure the new Creekside Park extension to expand and open out 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 Greenway to visually connect the park and open placemaking views to the water and Science World along the Carrall Greenway.



BRING THE WATER TO GEORGIA STREET

Explore opportunities to reconfigure the water and shore to bring water to the Georgia Landing, 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 approximately 130,000 SkyTrain trips per day for whom this section of park is the first and last view of the city before the tunnel to downtown.



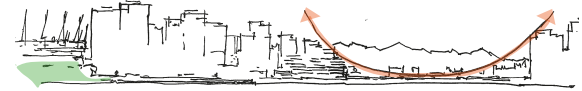
PACIFIC BOULEVARD 'GREAT STREET'

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.



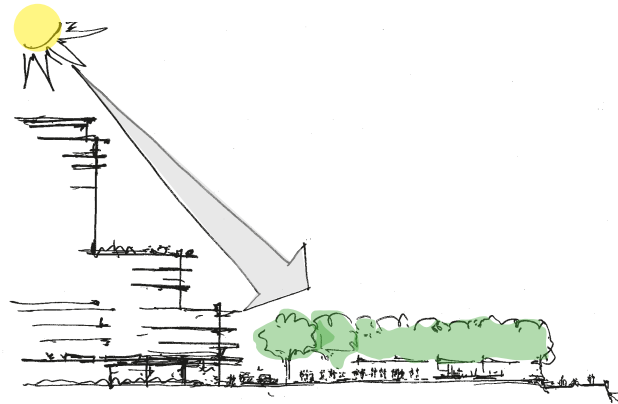
WATER/PARK/MOUNTAIN VIEW

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



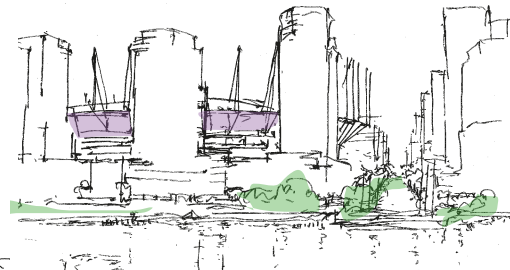
SUNLIGHT ON PUBLIC PLACES

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



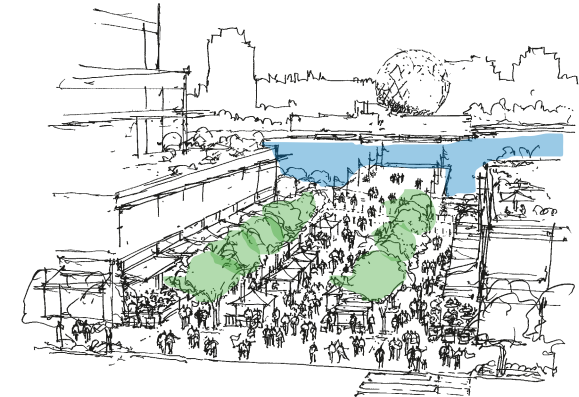
CELEBRATE BC PLACE

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.



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.
Strategies should include:
 - » An emphasis on publicly accessible uses and amenities at grade and opening out to public streets, places and spaces (shops, restaurants, cafés, services, meeting spaces, etc.)
 - » Frequent entrances.
 - » Visual interest, outdoor displays and display windows.
 - » Places to sit, linger, enjoy the sun, and people watch.
 - » Building design at the edges to create comfort and a sense of human scale with protection from the elements, lower scale street walls with higher forms setback to enhance daylight and to reduce wind and improving local microclimate.
- Greater mix of uses.
- Living spaces that offer a sense of ground, green and garden on upper building levels. Strategies should include:
 - » Vertical and horizontal green creating habitat on buildings and blurring the line between inside/outside and built/natural.
 - » Selecting plantings to enhance sustainability and local climate modification, passive solar shading of interior spaces, etc.
 - » 'Topographic' buildings suggesting landforms and creating opportunities for connection and interplay of building levels.
 - » Advancing the social life and livability of high density forms through multiple level or multiple exposure units, common areas and green spaces on upper levels, places to gather and meet, and design that foster casual encounters.
 - » Providing for balconies and terraces that can accommodate trees and landscaping to enhance biodiversity, roof top gardening and rainwater runoff.
- Consideration of floorspace exclusions for additional vertical circulation (exit stairs), and horizontal roof top exiting that enable new building typologies that push beyond the boundaries of the tower and podium, and the slab form.
- Seek opportunities to compose blocks and frontages in a way that facilitates participation of multiple architects to contribute to the uniqueness of Northeast False Creek.



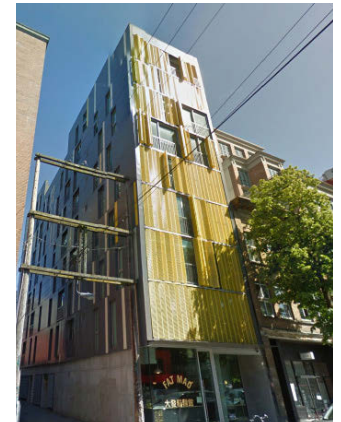
Bosco Verticale Building. Credit: Papa Horza on Flickr



Photo Courtesy of Jean-Marc Bonfils Architects, Beirut Lebanon



Evergreen Building, designed by Arthur Erickson



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



Oslo waterfront (Credit: José M P Sanchez)

How This Chapter Works

For each sub-area within Northeast False Creek, the following information is provided:

- » A high level description of the sub-area character, including public space and built form elements.
- » Policies regarding the massing of new development and relationship to public places and spaces, streets and adjacent context.
- » Heights, densities and land uses for each sub-area.
- » Illustrations of selected aspects of the sub-area.





10.1 SUB-AREA 6B

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

As the site sits between BC Place and False Creek, its form of development will be key to the relationship between the stadium and water. One of the key organizing principles for the site is the creation of a central public space that connects BC Place visually and physically to the water. The form of development will step back and up from this central space to create a bowl, framing views of the stadium spires from False Creek. A light roofed structure over a portion of this public space will provide for year-round all-weather events.

A pedestrian crossing on Pacific Boulevard will be created connecting to a renovated and activated ground level and new central access gate at the field level of BC Place.

The False Creek waterfront of the site will be comprised of two distinct experiences: Georgia Wharf and Habitat Water's Edge. Georgia Wharf will be an active vibrant waterfront area with shops and waterfront restaurants along a promenade for pedestrians from the foot of Georgia Street to the Habitat Water's Edge. Development will terrace down in height from Georgia Street west to the Habitat Water's Edge (Refer to #3 on p. 58). The waterfront promenade building(s) will offer many public uses including a hotel and a concentration of restaurants, shops, upper level offices and amenities. The building(s) will be designed with a series of publicly

accessible roof-top terraces ascending and connecting to upper level restaurants and gardens.

The Habitat Water's Edge will form the western waterfront of the site, retaining and enhancing the legacy forest plantings from Expo 86.

The juncture between the Georgia Wharf and the Habitat Waters' Edge will be a promontory that is highly visible east, west and south along the creek, and aligned with the public space connecting to the stadium. Consideration should be given to the provision of cultural performing arts space in this area.

A focal point of public life will be a community centre and ice rink that will be provided in the blocks between the waterfront and the stadium. The community centre will be designed with a clear presence in the public realm on the connection to the stadium, the waterfront and Georgia Landing.

Policies

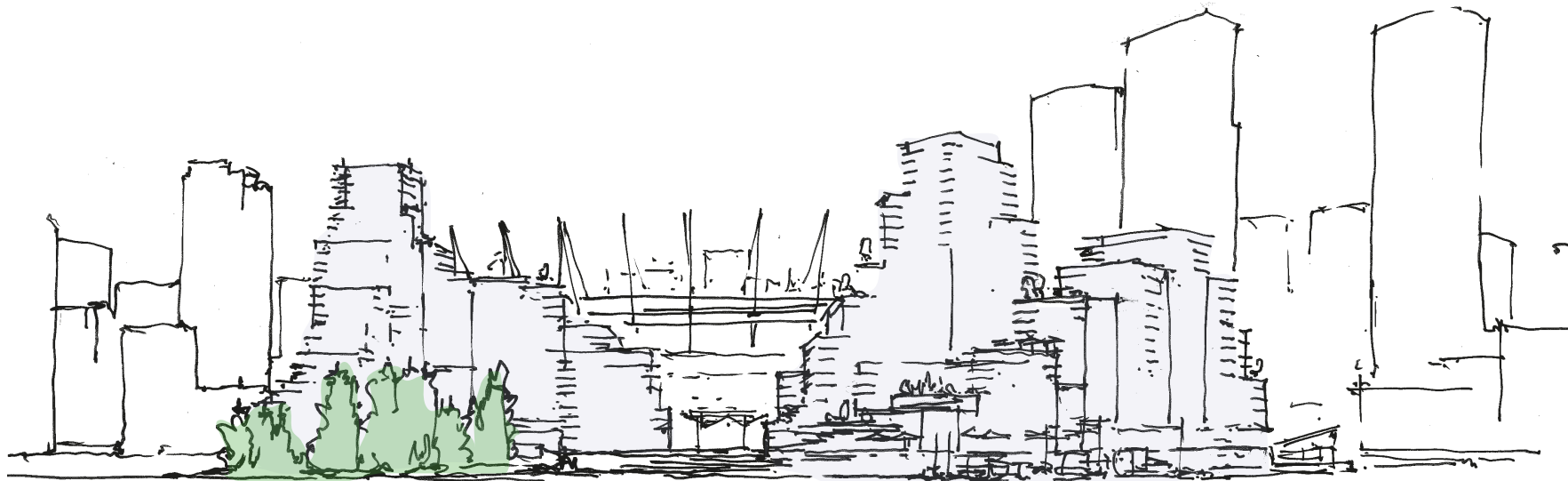
Overall Policies

- 10.1.1 This sub-area should contain a maximum floor area of 1.7 million sq. ft. of residential and non-residential uses. Additional density may be considered, subject to urban design performance, delivery of public amenities and alignment with the Northeast False Creek Area Plan Urban Design Principles.

Final maximum densities will be determined through the rezoning process.
- 10.1.2 Ensure a minimum of 350,000 sq. ft. of new non-residential job space is delivered. This job space is intended to anchor the Events and Entertainment District to the False Creek Waterfront and contribute toward meeting the goals of the Metro Core Jobs and Economy Land Use Plan.
- 10.1.3 Buildings should be a range and variety of heights up to the view cone (approximately 30 storeys).
- 10.1.4 Target approximately 2.7 acres of new parks and open space.

Connecting BC Place to the Water

- 10.1.5 BC Place/Waterfront Connection: Provide a central public space, pedestrian connection and view corridor on the alignment between BC Place Stadium, False Creek, and Olympic Village Plaza. Consider provision of a light, roof structure over a portion of this space for year-round all-weather events.
- 10.1.6 Views to the stadium: shape the form of development to step back and up from the central public space to create a bowl, framing views of the stadium spires from Southeast False Creek Village Plaza, Science World and other key public viewpoints around the creek.



Perspective sketch showing Sub-area 6B within Northeast False Creek

- 10.1.7 Terraced Massing: Building forms will terrace down to the centre of the site and from Pacific Boulevard to the water. The highest forms will be located along Pacific Boulevard at the western and eastern ends of the site.

Pacific Boulevard

- 10.1.8 Pacific Boulevard: Provide active uses along Pacific Boulevard, and design lower residential levels with consideration for noise and proximity to places of gathering, outdoor seating, etc. Design in accordance with the Northeast False Creek Streetscape Urban Design Framework.

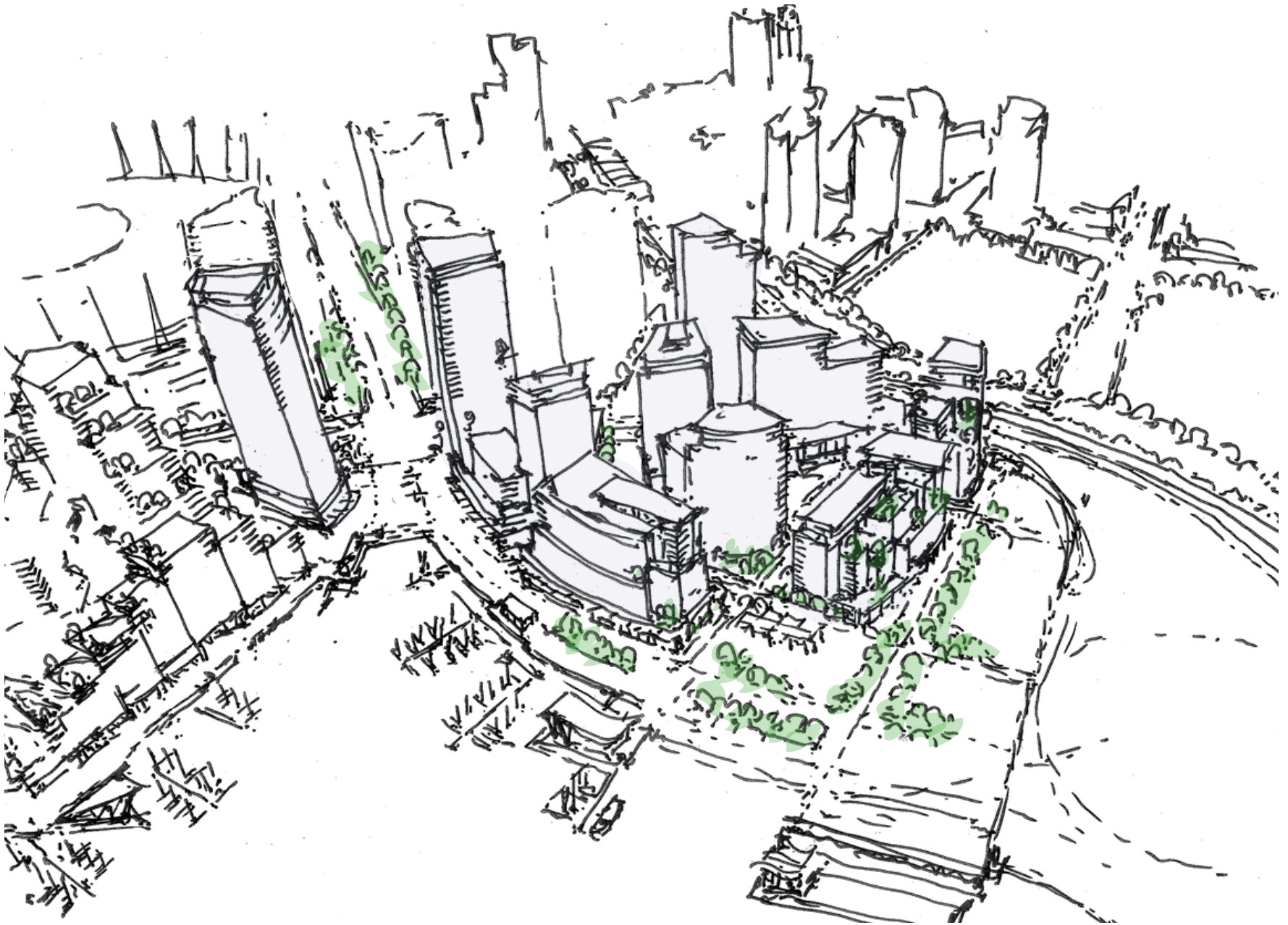
False Creek Waterfront

- 10.1.9 Georgia Wharf and Waterfront Promenade Building: An active urban pedestrian waterfront will be formed by a stepped and terraced building that descends westward toward the Habitat Water's Edge. The waterfront promenade building(s) will offer many public uses including a hotel and a concentration of restaurants, shops, upper level offices and amenities. The building(s) will be designed with a series of publicly accessible roof-top terraces ascending and connecting the seawall to upper level restaurants and gardens.
- 10.1.10 Floating restaurants will further activate and engage the waterfront. Consideration will be given to connecting bridges and docks for public access to the water.
- 10.1.11 Promontory – Arts pavilion: The prominent point on False Creek will be acknowledged in use and form. Consideration will be given to arts and performance space and public art.

- 10.1.12 Habitat Water's Edge: The Habitat Water's Edge will retain existing trees and extend this area for habitat and nature in the city, in and at the waters' edge.
- 10.1.13 Fine Grain and Permeability: Create a finer grain of movement and light through the larger building blocks of Sub-area 6B. Support building design that encourages frequent breaks in the street frontage and allows connections to the neighbourhood and waterfront.
- 10.1.14 Design the larger blocks such that they may be composed of distinct buildings, designed by different architects.

Relationships With Adjacent Sites

- 10.1.15 Ensure a neighbourly relationship with the adjacent residential building to the west (Cooper's Lookout) including a minimum tower separation of 80 ft. and consideration of outlook. Step and terrace the building down towards the water opening out views to the Creek.
- 10.1.16 Provide for a shared street and vehicular access between Sub-area 6B and Sub-area 6C.



Perspective sketch showing Sub-area 6C within Northeast False Creek



10.2 SUB-AREA 6C

Sub-area 6C spans the Events and Entertainment District and the Park District of the Northeast False Creek Area Plan. This area is pivotal in the meeting of city and water at the landing of Georgia Street at False Creek, and in the shaping and activation of the new Creekside Park extension. It bounds several block frontages of the new Pacific Boulevard, and will be a critical part of creating and activating two major city to park connections — Carrall Greenway and the Dunsmuir Connection.

The replacement of the Georgia and Dunsmuir viaducts with a new street network creates a substantial opportunity for significant mixed-use development in Sub-area 6C, however the development lands have irregular parcelization and are owned by multiple landowners, including the City of Vancouver. The densities, heights and urban design parameters described in this Sub-area are based on the requirement that all lands be jointly developed to create a cohesive and integrated waterfront district, which would not otherwise be possible through the development of individual land holdings.

Development of the site will reshape the waterfront to bring water closer to Georgia Street and Pacific Boulevard. The south-facing Georgia Wharf will set direction for the unique and urban waterfront experience that people are envisioning for Northeast False Creek. Pedestrian priority will be emphasized in this area.

The significance of the new intersection of Georgia Street and Pacific Boulevard warrants consideration of a strategic intervention to the Council-approved View Cone 9.1 (Cambie Street to North Shore Mountains) which limits buildings in this area to approximately 300 ft. in height. The new intersection will mark the meeting of city and water, and the urban connection of Vancouver's prime ceremonial street with Pacific Boulevard,

False Creek and neighbourhoods to the east. It will be a focal point of the regionally significant Events and Entertainment District at the juncture of the two stadiums. Allowing the buildings immediately adjacent to this intersection to exceed the View Cone would mark the significance of this place and act as counterpoint in the skyline to the tallest towers at 1100 block Georgia Street. The height should punctuate the skyline without exceeding the line of the mountains as viewed from the Cambie Street viewpoint origin.

Aside from the defined Cambie View Cone, the most prominent views of the three buildings sites at this intersection will be from locations in and around the basin of False Creek and the seawall. From these vantage points, the two towers of 6C are foreground elements that frame the alignment of Georgia Street and views to False Creek and Science World. To emphasize this framing and establish a hierarchy between the towers that form the gateway, a height of up to 425 ft. could be achieved on sub-area 6C through:

- establishing significant and recognizable new benchmarks for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline.
- achieving a higher level of environmental sustainability, and
- ensuring the additional height and value generated supports the public benefits in Northeast False Creek.

While the development is adjacent to downtown and the large forms of the stadia buildings, it also defines the western edge of the new park and frames the bowl of the view corridor from False Creek to the new park and mountains beyond. It forms the edge of the downtown peninsula and traces the path of past water connections from False Creek through the neck of the Downtown Eastside and historic districts to Burrard Inlet. It engages the edge of the Carrall Greenway that is a central organizing element in the new park and a reflection of the past water course. The form, uses, and design of the buildings in relation to the park will be of primary importance in activating the park and optimizing sunlight and potential for enjoyment in its spaces. The buildings along the park edge are some of the most prominent buildings in Northeast False Creek. They set the foreground for the development and the downtown, and are most visible from the SkyTrain, Creekside Park, Southeast False Creek, and Citygate.

Policies

Overall Policies

- 10.2.1 For any development to occur, all landowners need to proceed collectively with a single, comprehensive redevelopment of the Sub-area, consistent with the urban design principles of this plan, in order to achieve the heights and densities anticipated below.
- 10.2.2 This sub-area should contain a maximum floor area of 2.1 million sq. ft. of residential and non-residential uses. Additional density may be considered, subject to urban design performance, delivery of public amenities and alignment with the Northeast False Creek Area Plan Urban Design Principles.
- Final maximum densities will be determined through the rezoning process.
- 10.2.3 Ensure a minimum of 220,000 sq. ft. of new non-residential job space is delivered. This job space is intended to anchor the Events and Entertainment District to the False Creek waterfront and contribute toward meeting the goals of the Metro Core Jobs and Economy Land Use Plan.

False Creek Waterfront and Georgia Wharf

- 10.2.4 Reshape the waterfront to bring an inlet of water closer to Georgia Street and Pacific Boulevard, and mark the meeting of the city with the water with a public square—Georgia Landing, and a wide public promenade—Georgia Wharf.
- 10.2.5 Frame the Georgia Landing and the alignment of Georgia Street with the two tallest buildings of the development. Ensure that the building forms are shaped and designed to respect the Georgia Street End view, and to create a comfortable space and human scale for pedestrians. Design and shape the west tower to retain views to BC Place.
- 10.2.6 Mark the intersection of Georgia Street and Pacific Boulevard with higher buildings that may exceed View Corridors 9.1 and 9.2, Cambie Street to North Shore Mountains, to a height of approximately 425 ft.
- Review these buildings in accordance with the General Policy for Higher Buildings which seeks to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the city's objective for carbon neutrality.

- 10.2.7 Provide for a shared vehicular access between Sub-area 6C and the adjacent Sub-area 6B.
- 10.2.8 Georgia Wharf and waterfront promenade buildings: Line the wharf and landing with active uses with a particular focus on a variety of restaurant, café and bars. Design the buildings to create sunny south facing outdoor seating areas.
- 10.2.9 Create smaller scale food and beverage outlets and pavilions along the waterfront edge.
- 10.2.10 Create floating restaurants and pavilions on the water to further activate and engage the waterfront. Ensure that buildings on the water are located, scaled and designed so as not to work against visibility and presence of water in the inlet, and public views of the creek. Consideration will be given to docks for public access to the water.
- 10.2.11 Design the wharf area to prioritize pedestrians, while accommodating dedicated cycling as part of the seawall. Design waterfront buildings so that vehicular access is not needed along the waterfront, but consider the inclusion of limited vehicular access to the frontage in the off-season.

Creekside Park Frontage

- 10.2.12 Bring park and green planting up onto buildings along the Creekside Park frontage. Shape, sculpt, step back from the park edge and step down toward the water, to optimize sunlight access to the park.
- 10.2.13 Design the base of development along the park edge to create an inviting and permeable interface with the park, with a sense of visual accessibility to the public, even when spaces are private. Express human scale at the lower levels of buildings and design to create 'sticky' edges with activities and uses to encourage people to linger and enjoy.

Pacific Boulevard

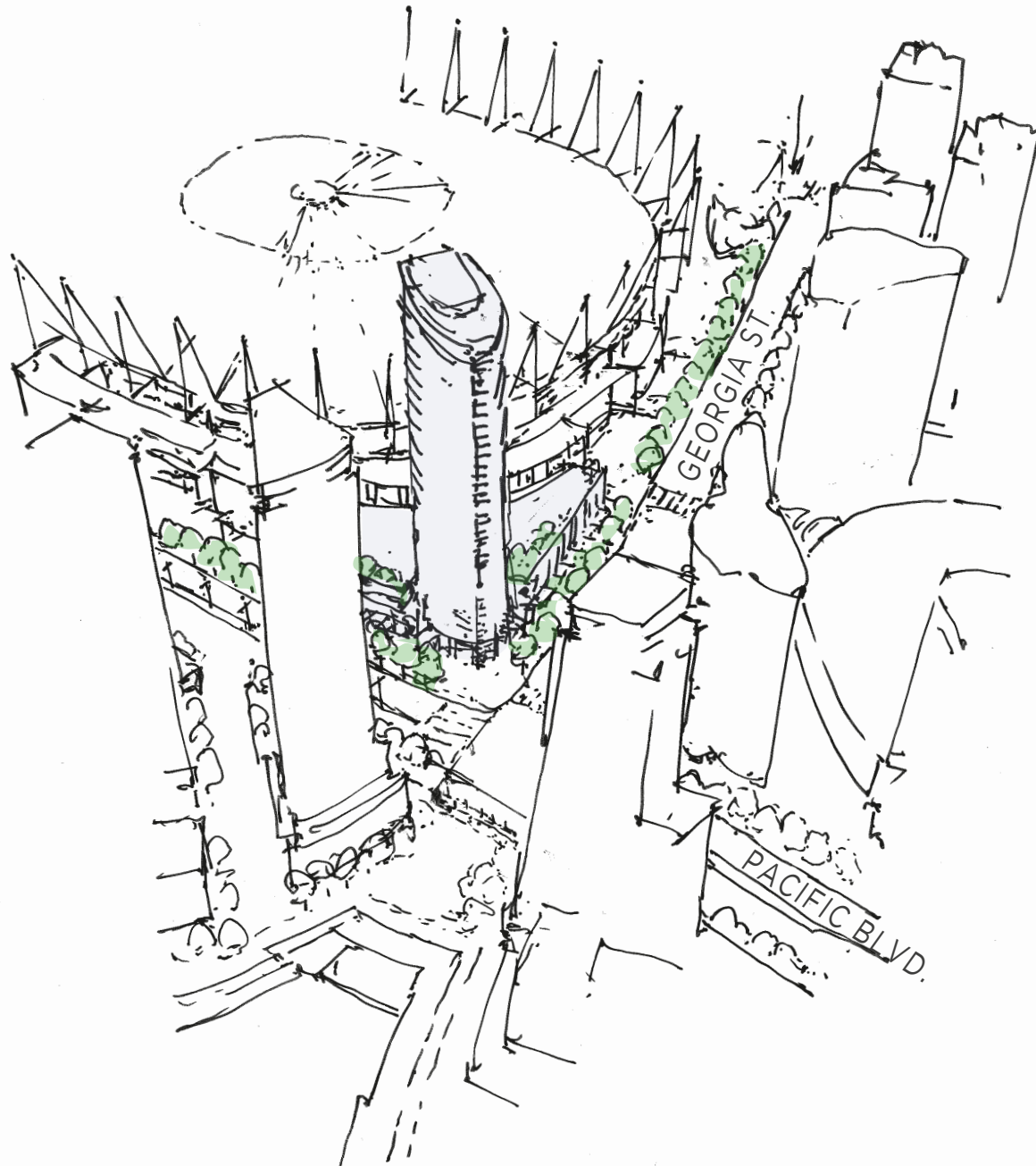
- 10.2.14 Provide active uses along Pacific Boulevard and design lower residential levels with consideration for noise and proximity to places of gathering, outdoor seating etc. Design in accordance with the Streetscape Urban Design Framework.
- 10.2.15 Support building design that encourages frequent breaks in the street frontage and allows connections to the neighbourhood and waterfront.
- 10.2.16 Design, shape, and optimize the height and length of buildings to facilitate morning sun on sections of Pacific Boulevard, afternoon sun on the interior areas of the site, and to allow views and permeability through the site.
- 10.2.17 Design the heights and forms of buildings to limit shadowing on Andy Livingstone Park, Crosstown Elementary and childcare facility.

Dunsmuir Connection

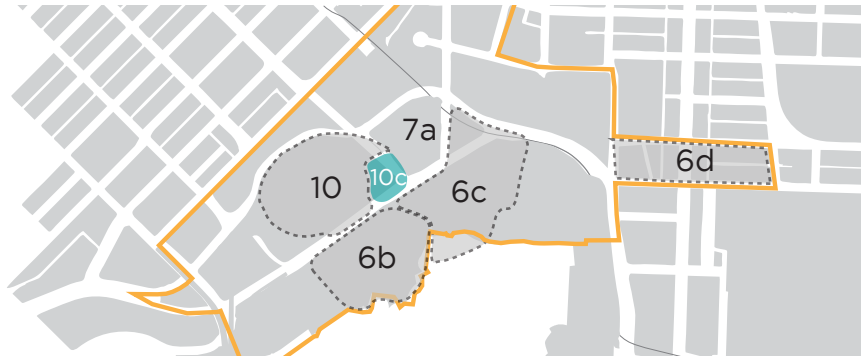
- 10.2.18 Design the buildings that interface the Dunsmuir Connection with the same considerations given an active, vibrant at-grade-street. Elements to integrate and activate the linear park connections should include: retail, amenities, outdoor patios, connection points to grade, benches, plantings and overlook by inhabited space.
- 10.2.19 Design and landscape with consideration for safety, comfort and clarity of pedestrian and cyclist movement. Consider providing viewpoints north to mountains for pedestrians stepped up above the level of cyclists.
- 10.2.20 Consideration may be given to building forms over portions of the active connection.

Central Lanes

- 10.2.21 Create a network of finely scaled commercial and publicly active pedestrian lanes providing a unique experience in the city.
- 10.2.22 Program the lanes to support small scale enterprises, independent retailers, start-ups, food stalls, arts spaces and a continually changing scene to bring people back again and again to fresh experiences (For more information refer to 13.0 Play and Work).



Perspective sketch showing Sub-area 10C within Northeast False Creek



10.3 SUB-AREA 10C

When the False Creek North Official Development Plan (ODP) was first created, the stadium had not been renovated to include the spires and lights that are now seen as an iconic element in the Vancouver skyline. At the time, the simple inflated roof and prominent concrete structural ring were not valued visually, and the ODP specifically sought to wrap the stadium with other buildings. This approach led to the design and form of the new casino/hotel complex and other buildings to the south and west of the stadium.

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

The significance of the new intersection of Georgia Street and Pacific Boulevard warrants consideration of a strategic intervention to the Council-approved View Cone 9.1 (Cambie Street to the North Shore Mountains) which limits buildings in this area to approximately 300 ft. in height. The new intersection will mark the meeting of city and water, and the urban connection of Vancouver's prime ceremonial street with Pacific Boulevard, False Creek and neighbourhoods to the east. It will be a focal point of the regionally significant Events and Entertainment District at the juncture of the two stadiums. Allowing the buildings immediately adjacent to this intersection to exceed the View Cone would mark the significance of this place and act as counterpoint in the skyline to the tallest towers at 1100 block of Georgia Street. The height should punctuate the skyline without exceeding the line of the mountains as viewed from the Cambie Street viewpoint origin.

Aside from the defined Cambie View Cone, the most prominent views of the three buildings at this intersection will be from locations in and around the basin of False Creek and the seawall. From these vantage points, the two towers of 6C are foreground elements that frame the alignment of Georgia Street and views to False Creek and Science World. To emphasize this framing and establish a hierarchy between the towers that form the gateway, a height of up to 400 ft. could be achieved through outstanding architectural design and leadership in sustainable design in accordance with the General Policy for Higher Buildings for Sub-area 10C.

Policies

- 10.3.1 This sub-area should contain a maximum floor area of 400,000 sq. ft. of residential and non-residential uses. Additional density may be considered, subject to urban design performance and alignment with the Northeast False Creek Area Plan Urban Design Principles.

Final maximum densities will be determined through the rezoning process.
- 10.3.2 Mark the intersection of Georgia Street and Pacific Boulevard with higher buildings that exceed View Cone 9.1, Cambie Street to North Shore Mountains, to a height of approximately 400 ft. on Sub-area 10C.

Review these buildings in accordance with the General Policy for Higher Buildings which seeks to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline, and demonstrating leadership in sustainable design and energy consumption towards the city's objective for carbon neutrality.
- 10.3.3 Ensure that the Georgia Street frontage of the building is designed to accommodate the pedestrian flow associated with major events, and to respect and enhance the new role of Georgia Street as a ceremonial street connecting water to water. Design to activate and engage the street with stepped terraces that transition to the building edge and enable seating areas for restaurants and commercial spaces. Consider the inclusion of water in the transition between steps and sloped areas as a continuation of landscape elements further north and west along Georgia Street.
- 10.3.4 Support Pacific Boulevard as a 'Great Street' with a commercial base opening out to and activating the street. Introduce further commercial uses westward along the base of BC Place where possible.
- 10.3.5 Design and shape the residential tower above the podium to maximize the retention of views to the spires and lights of BC Place from Georgia Landing, Georgia Wharf, and along Pacific Boulevard.
- 10.3.6 Consideration will be given for additional non-residential uses that support the Events and Entertainment District function.
- 10.3.7 Design the residential building with consideration for the noise and vibrancy of the stadiums and the Events and Entertainment District of Northeast False Creek.
- 10.3.8 Acknowledge the Stadium Upgrade Agreement for BC Place, which does not require Community Amenity Contributions from developments on the Stadium beyond the Stadium upgrade itself.



Perspective sketch showing Sub-area 6D (800 Quebec Street & 801 Main Street, and 898 Main Street) within Northeast False Creek.



10.4 SUB-AREA 6D

The redevelopment of each of the blocks to the east and west of Main Street represents an unprecedented opportunity to redress a moment in history, that is fundamentally at odds with Vancouver today, and the future to which we aspire — the destruction of a diverse community to facilitate a car dominated city of freeways.

The two blocks are part of several communities; needing to speak socially and physically to this rich and varied context — Chinatown, Strathcona, False Creek, Citygate, False Creek Flats and the emerging hospital precinct.

The redevelopment of the blocks is a cornerstone in reconnecting Main Street, Chinatown and the communities to the south and a significant opportunity to re-establish a focal point for the Black community in Vancouver. The east block was the nucleus of the Black community prior to its deliberate displacement with the construction of the viaducts. The Northeast False Creek Area Plan provides an opportunity to meaningfully honour the Black community that existed prior to the building of the viaducts while celebrating the contributions of the contemporary Black community. Please refer to 4.0 Reconciliation and Cultural Redress and 6.0 Planning Process for more information on the history of the block and the process that has led to the policies in this area plan.

The western block, prior to the filling in of False Creek, was perched at the edge of the water, with the shoreline running through the centre of the block. The eastern half of the block between the shore and Main Street was subdivided into 25 ft. lots fronting Main Street. The Hogan's Alley block to the east of Main Street was also subdivided into 25 ft. lots with a T-shaped lane. This subdivision pattern remains today, despite the occupation of the two blocks with the highway forms of the Georgia and Dunsmuir viaducts.

The future of these blocks is as an inclusive, diverse and equitable community including indoor and outdoor places to gather, a focus on local access to healthy food, and a diverse tenure including opportunities for family and affordable housing.

Overall Policies

- 10.4.1 A maximum of 900,000 sq.ft. of new residential and non-residential floor area is anticipated in Sub-area 6D, including a minimum of 100,000 sq .ft. of non-residential floor area. Additional density may be considered, subject to meeting the policies of this plan, and in the interests of achieving the significant public interest and benefits redevelopment of this sub-area presents.

Final maximum densities will be determined through the rezoning process.
- 10.4.2 Provide 300 units of social housing, a cultural centre and a childcare centre in Sub-area 6D.

898 Main Street (Hogan's Alley block)

Porches Passages and Thresholds

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

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

The porches will become those places between the intimate life of a tight-knit community and their welcoming acts of kindness offering shelter to strangers. They will be places for friends to gather, sharing stories and facing challenges together. High and low, large and small, the porches will embody the spirit of the community past and present and will honour those values that make it strong.

Policies

Main Street Cultural Centre

- 10.4.3 Establish a Cultural Centre of approximately 27,000 sq.ft. on the 898 Main Street block. The Cultural Centre will be a focal point for the Black Community, and will be welcoming and inclusive to all – a place 'from the community, for the community'.
- 10.4.4 Locate the Cultural Centre on Main Street for visibility and connectivity to the city, and with a clear presence on the Alley. Create a passage/connection into the Alley as part of how the Centre is organized and designed. In either abstract or literal ways, this passage should tell a story and also be a welcoming, celebratory gateway.
- 10.4.5 Program the Cultural Centre to support community building through food, gathering and celebration, education and empowerment, art music and dance, and research and knowledge of Black Canadian history.
- 10.4.6 Design the Cultural Centre to reach outward with sheltered gathering- a 'front porch', open space for music dance and celebration, outdoor dining associated with a community kitchen, and rooftop gardens. Consider opportunities for components of the Cultural Centre to be located and integrated throughout the block.



Children on a porch in Hogan's Alley (Credit: Tracey McDougall)

Hogan's Alley

- 10.4.7 Organize development of the block around Hogan's Alley, a public and pedestrian space.
- 10.4.8 Design the block, its public spaces and buildings with a character, scale, personality and overall experience that is unique and distinct from the city outside the block. This block interior should be a focus of life, small scale local businesses, music, oasis, a safe place and community. Emphasize culturally-centred retail, food/market (African Diaspora specific), social enterprise, live/work/sell, co-working spaces, and maker space. If larger, more typical businesses and retail are part of the future of the block, they should be designed to primarily address the surrounding street frontages. Consider colour, texture, aroma, and sound as an integral part of the design.
- 10.4.9 Organize the Alley around the three historic entry points, with a varied path within that need not be the rectilinear 'T' form of the original subdivision. The Alley can be more organic, rhythmic, curvilinear in its path, and/or incorporate geometry of the circle that reflects more African influence.
- 10.4.10 Create two plazas toward the west and east ends of the alley connected by a narrower more intense and urban section centrally within the block.
- 10.4.11 Line the alley with doors and openings that swing wide, roll-up, or fold away to let activity and life spill out.
- 10.4.12 Stitch community together across the alley with bridges as places for social connection and vantage points to watch people and activity. Design homes to terrace up and offer balconies, roof gardens overlooking the Alley. Recall the former 'H-frame' structures that use to line the alley in the form and structure of the bridges, or as other framework elements along the alley.
- 10.4.13 Open out the Alley connection to the south and west to provide a clear and visible connection from Main Street. Explore the potential of this location for public art that speaks to the history of the block and the Black community in Vancouver.
- 10.4.14 Connect the Alley to the surrounding streets with passages that are an opportunity for storytelling, and which can be powerful moments of transition.
- 10.4.15 Ensure that the Alley and the buildings and uses that line it are designed to invite and include all ages, with particular consideration for youth and intergenerational opportunities.

Building Typologies and Scale

- 10.4.16 Configure and design the block, including individual buildings and open spaces between buildings, to support social life and connections – porches, terraces, rooftops, balconies, inside and outside circulation, common areas, gathering spaces and other building forms that support social life and connection and that offer glimpses of life within. Create a range of scale of spaces for a variety of activities.
- 10.4.17 Extend and lift the existing 25 ft. lot pattern up to create a finely scaled rhythm of building and uses reflecting the historic patterning of the block and Chinatown, and creating opportunities for roof gardens on multiple levels overlooking the Alley.
- 10.4.18 Vary and offset the heights along the two east/west sections that form Hogan's Alley, referencing the mountain skyline and the sawtooth height pattern of historic Chinatown.
- 10.4.19 Vary the heights and setbacks along the Alley creating opportunities for a variety of scales of outdoor places, and terraced roof gardens overlooking the alley from multiple levels.
- 10.4.20 Draw inspiration from the African Diaspora in form, detail, colour, texture, and material. Introduce organic, circular, and curvilinear forms in key building elements, projections, canopies, and balconies within the centre of the block and Hogan's Alley.
- 10.4.21 Support a vibrant life within the block and along the alley. Develop strategies for opening out and closing off areas that generate noise to adapt to different times of day and different weather conditions. Design residential units with particular consideration for livability in relation to noisy uses.
- 10.4.22 Explore design strategies to support community building through intergenerational housing for extended families.
- 10.4.23 Establish a height pattern that responds to the existing and future context of the block:
 - » Main Street – together with the Main Street frontage of the west block, a 90 ft. maximum reflecting the proposed maximum Main Street height for Chinatown, and developed with a sawtooth roof pattern.
 - » Union Street – primarily 90 ft. or less, with up to approximately 120 ft. centrally and toward the west end of the block.
 - » Prior Street – primarily 90 ft. or less with up to approximately 150 ft. centrally and toward the east end of the block, referencing the transitional height in the Council approved policy for new St. Paul's across the street.
 - » Gore Street and Strathcona - transition down to approximately 60 ft. to 65 ft. in height.

800 Quebec Street and 801 Main Street

Recall the layers of history

- 10.4.24 Draw upon the rich social and cultural history of the site; xʷməθkʷəŷəm (Musqueam), Skwxwú7mesh (Squamish), and mi ce:p kʷətxwíləm (Tsleil-Waututh), Chinatown, Strathcona and the Black community.
- 10.4.25 Recall the lot pattern that still exists today despite the viaducts.
- 10.4.26 Reflect and celebrate the original shoreline through public space improvements and architectural design.
- 10.4.27 Consider traces of the viaducts (e.g. through look outs, projections, alignments, fragments).

Main Street

- 10.4.28 Create a genuine fine grain fabric that picks up on the narrow lot pattern and establishes an interwoven pattern of buildings, spaces, and connections that draws upon the Chinatown history and form of development.
- 10.4.29 Repair the Urban Fabric on Main Street by restoring the continuity of shops and services. Reflect the 25 ft. subdivision pattern in the form and patterning of buildings along Main Street and provide a variety of urban streetwall heights that reflect the sawtooth roof pattern of Chinatown buildings. Emphasize uses and small scale enterprises that provide high visual interest and frequency of shop entrances.

Historic Shoreline Mid-Block Space

- 10.4.30 Create a finely-scaled mid-block public space that recognizes the historic shoreline that passed through the centre of this block prior to the filling in of False Creek for industrial land.
- 10.4.31 Reflect the shoreline in the landscape and public realm including consideration of rainwater and other water elements, plantings, and varied relationships of water to building.
- 10.4.32 Work with xʷməθkʷəŷəm (Musqueam), Skwxwú7mesh (Squamish), and mi ce:p kʷətxwíləm (Tsleil-Waututh) and Urban Indigenous communities in expressing the natural and cultural significance of the historic water's edge.
- 10.4.33 Activate the space with retail, building entries and amenities.

- 10.4.34 Explore the potential to reinforce local identity for Chinatown through programming and activation of the space.
- 10.4.35 Explore opportunities to establish an international food market in the central mid-block public space and include opportunity for connection to Chinatown's existing food businesses.
- 10.4.36 Explore opportunities to extend the mid-block public space connection from Union Street through to Chinatown Memorial Square through future development.

Quebec Street Park Edge

- 10.4.37 Develop the Quebec Street frontage to draw people up along the street and act as a gateway into Chinatown.
- 10.4.38 Design the park fronting buildings to enhance and frame the bowl of the view corridor from False Creek across the new park to the mountains. Consider upper level restaurant space with roof-top decks overlooking the park, and view down False Creek, mountains and downtown skyline.
- 10.4.39 Take advantage of and respond to the park frontage and outlook. Design the park fronting buildings to bring park and green up onto buildings; to be shaped, sculpted, step back from the park edge. Consider creating vantage points at upper levels for common amenities.

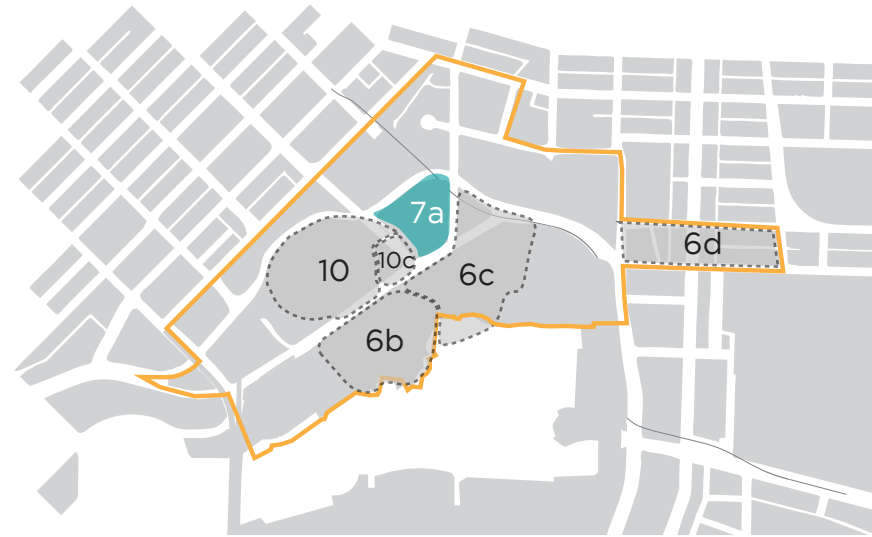
Prior Street.

- 10.4.40 Engage and respond to Prior Street. Build an active and animated street edge to capitalize on the southern orientation and create wider sidewalks to enhance the pedestrian experience and provide opportunities for interaction and opportunities for activation.

Building Typologies and Scale

- 10.4.41 Draw upon the typologies of the surrounding context to create an urban block and built form that is a meeting point of the narrow 25 ft. vertically proportioned forms of Chinatown, the tower forms of Citygate and International Village and the mid-rise forms of Southeast False Creek. Locate the highest building form as part of the family of towers in Citygate at the central south side of the west block.
- 10.4.42 Incorporate a variety of heights up to the view cones (approximately 20 storeys).

- 10.4.43 Create stepped and terraced building forms that respond to the park frontage, create opportunities for vertical green at upper levels, take best advantage of views from the site, and optimize built form and density within the several view corridors that cross the site.
- 10.4.44 Locate tall building forms off Main Street to enable the strong urban streetwall scale of Chinatown to dominate. Limit the size and floor plate of taller buildings and express the narrow 25 ft. lot patterning in upper level building forms.
- 10.4.45 Establish a height pattern that responds to the existing and future context of the block, and transitions in building height from Citygate north and east to Chinatown and Strathcona:
 - » Main Street – together with the Main Street frontage of the 898 Main Street block, a 90 ft. maximum reflecting the proposed maximum Main Street height for Chinatown, and developed with a sawtooth roof pattern
 - » Union Street – primarily 90 ft. or less, with up to approximately 130 ft. or view cone height centrally at the west side of the shoreline mid-block space.
 - » Prior Street – primarily 90 ft. or less, with up to approximately 220 ft. or view cone height centrally at the east side of the shoreline mid-block space.
- 10.4.46 Create a contiguous active retail frontage along Main Street, Quebec Street, Union Street and Prior Street. Emphasize active 25 ft. retail frontages.
- 10.4.47 Program the block to accommodate shops, restaurants and amenities that support the life and culture of Chinatown.



10.5 SUB-AREA 7A

In 2012, City Council approved a rezoning for three towers on the Rogers Arena site. The rezoning was approved for a mixed-use development including 401,698 sq. ft. of residential floor area for 614 secured market rental units, 275,814 sq. ft. of commercial floor area and 406,176 sq. ft. of arena floor area.

The development is underway with the completion and occupation of the west tower and south tower.

Policies

- 10.5.1 Ensure development accommodates crowd marshaling requirements and performance of open space during event times.
- 10.5.2 Minimize shadowing on Andy Livingstone Park, Crosstown Elementary and childcare facility.
- 10.5.3 Maximize vertical pedestrian circulation from the 300 level of the Arena concourse to the 100 level through improved connections, public realm treatment, activation and engagement.
- 10.5.4 Explore opportunities to maximize access to the Stadium-Chinatown SkyTrain Station from the 100 and 300 levels of Rogers Arena.





11 SUSTAINABILITY AND RESILIENCY

11.0 SUSTAINABILITY AND RESILIENCY

Introduction

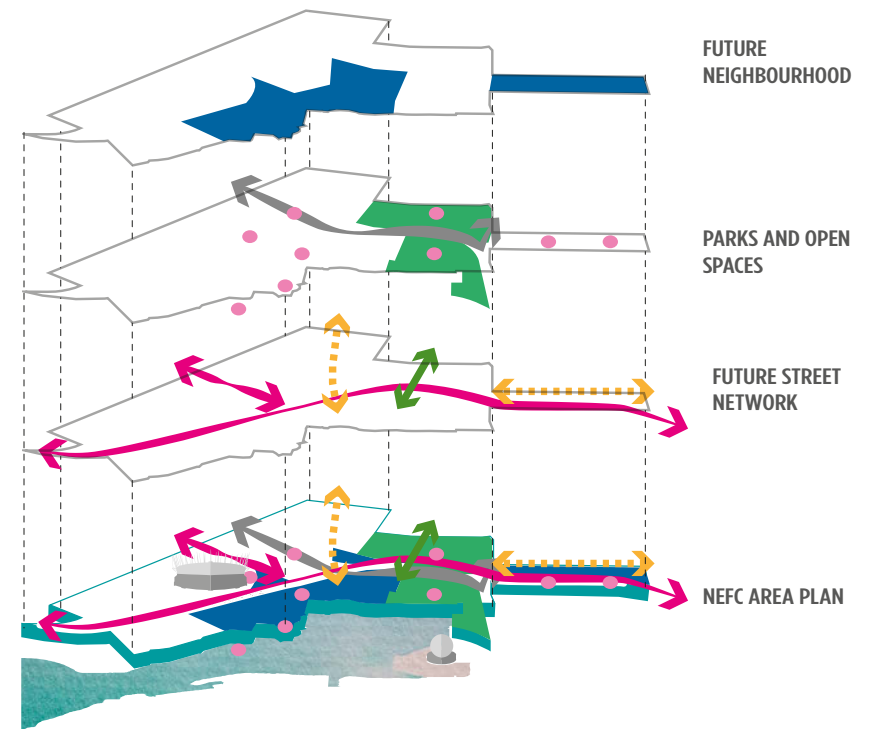
Northeast False Creek will build on the legacy of Southeast False Creek, a neighbourhood designed to push the envelope for sustainable development in Vancouver. Since the construction of Southeast False Creek, the City has continued advancing on sustainability by setting the goal of being the Greenest City in the world and putting into policy, By-laws and building code the lessons learned from Southeast False Creek and elsewhere.

The Northeast False Creek Area Plan will provide guidance to ensure the community we build is healthy, vibrant and minimizes its impact on the environment while ensuring its resilience against future stresses. The Greenest City Action Plan and 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 Northeast False Creek. 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, Northeast False Creek provides an exciting opportunity to improve marine and foreshore habitat and biodiversity of the area. The ecological health of False Creek has improved with decline of industrial activities and improvements to shoreline habitat such as the creation of Habitat Island. Water quality is also gradually improving over time. False Creek supports spawning herring, marine birds, and increasing populations of harbour seals and river otters. The plan will enhance the ecological quality of False Creek.

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

Northeast False Creek will promote the implementation of sustainable development principles in an urban setting; contributing to improving 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.



City-wide Context and Policies

The Northeast False Creek neighbourhood presents an amazing opportunity to implement city-wide policies to eventually eliminate reliance on fossil fuels and work towards zero carbon goals in transportation, buildings and waste. Zero Carbon is a major component of the Greenest City Action Plan framework. The City of Vancouver set a goal in the Renewable City Strategy to be entirely powered by renewable energy before 2050. Northeast False Creek is an opportunity to showcase what a renewable city looks like.

Northeast False Creek developments should be leaders in sustainable building design—to provide healthy, efficient and affordable homes for residents. Buildings must meet the most up to date versions of the Zero Emissions Building Plan, Green Building Policy for Rezoning and the Rezoning Policy for Sustainable Large Developments.

As Vancouver shifts to renewable powered vehicles to meet our long-term air quality and emissions targets, guided by the Electric Vehicle Ecosystem Strategy, Northeast False Creek will set a standard for new development in providing greater access to electric vehicle charging and car share, as well as transit, walking and cycling opportunities.

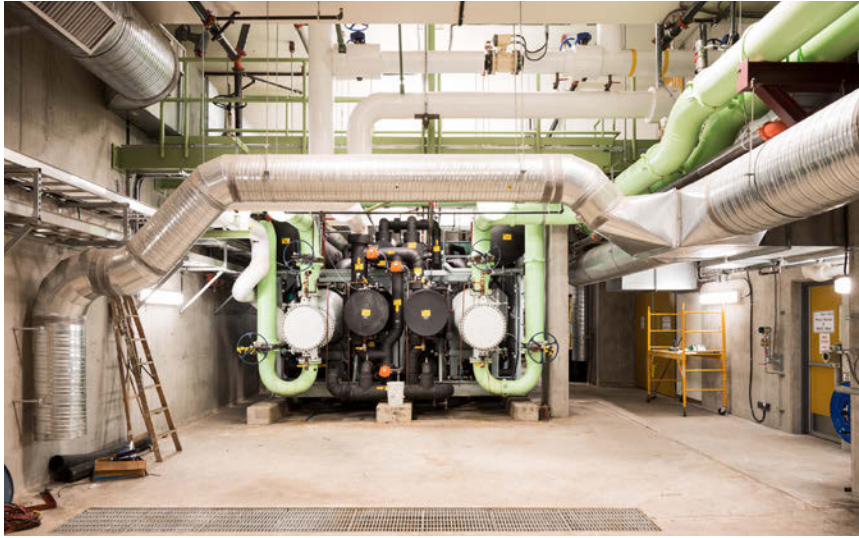
Transportation is a major contributor to GHGs in Vancouver. A major goal of “Transportation 2040” is for the majority of short trips to be made by walking, biking or transit. Northeast False Creek will take a leadership role in reducing the number of car trips and supporting lots of transportation choices. For more information refer to 12.0 Streets and Connectivity.

The Northeast False Creek Area Plan will establish a high standard for habitat creation and enhancement of biodiversity from the marine and inter-tidal zones of False Creek to the urban fabric of City neighbourhoods. The neighbourhood will reflect the goals and strategies of the Biodiversity Strategy, Vancouver Bird Strategy and Urban Forest Strategy, and will seek to balance the need for habitat protection and human access to water.

Currently Vancouverites are amongst the highest water users in the world. Population growth and climate change will stress our drinking water reserves in the future and conservation will become increasingly important. The Northeast False Creek Area Plan will encourage a reduction in per-capita potable water use. Water quality and treatment of rainwater on site in accordance with the Integrated Rainwater Management Plan are critical design considerations.

The City intends to address objectives from the Vancouver Food Strategy that align with the economic goals of Greenest City Action Plan by empowering residents, encouraging food production that is accessible and sustainable.

Northeast False Creek will exemplify strategies to address the risks and vulnerabilities identified in the Climate Change Adaptation Strategy such as sea level rise and hotter, drier summers. A significant increase in canopy cover, potable water conservation and green infrastructure measures will be a priority in planning for public and private realms. Engineered flood protection solutions will be integrated into the road, park and public spaces in the neighbourhood. Flood levels are predicted to rise substantially in the coming century and Vancouver is planning ahead to prevent expensive retrofits. New flood level protection will be built to meet City standards that incorporate sea level rise projections.



11.1 LOW CARBON NEIGHBOURHOOD ENERGY SYSTEMS WITHIN NORTHEAST FALSE CREEK.

Buildings in Northeast False Creek will be expected to demonstrate city leadership in reducing greenhouse gas emissions. The energy consumed in providing heating and hot water to buildings is one of the highest contributors to Vancouver's greenhouse gas emissions (GHGs). Low-carbon neighbourhood energy systems provide the flexibility to utilize a wide range of waste heat and other renewable energy sources that would otherwise not be available to buildings. Neighbourhood energy works in tandem with other approaches such as improved insulation, windows, and heat recovery ventilation which reduce the overall energy use.

For more information refer to Chapter 17.0 Utilities and Services.



11.2 GREEN BUILDING DESIGN

Policies

- 11.2.1 Ensure exceptional sustainable building design, with a focus on envelope efficiency, including air-tightness, improved insulation, minimizing thermal bridges, appropriate glazing ratios to avoid excessive heat gain/loss, and shading. These approaches will improve occupant comfort, significantly reduce heating and cooling costs and reduce carbon pollution.
- 11.2.2 Maximize access to electric vehicle charging in parking structures.
- 11.2.3 Design buildings and systems to be easy to retrofit to expand electric vehicle charging access to all parking stalls in future.
- 11.2.4 Design buildings to accommodate and encourage cycling by exceeding By-law requirements for bicycle facilities, considering design features such as providing easy access to interior bike storage from entrances, access separated from vehicle access, bike parking on ground level or no lower than P1, wider aisles and hallways, accommodating non-standard bicycle types, enhanced end of trip facilities.



A False Creek by Rhonda Weppeler and Trevor Mahovsky (Credit:Trevor Mahovsky)

11.3 CLIMATE CHANGE ADAPTATION AND FLOOD PROTECTION

Policies

- 11.3.1 All new developments must meet or exceed the 4.8 m Greater Vancouver Regional District datum or Flood Construction Levels specified by City staff as informed by the Building By-law.
- 11.3.2 Ensure all elements of Northeast False Creek are designed with the latest sea level rise projections in mind. A continuous line of flood protection built to the City's Building By-law requirements and in accordance with direction from City staff will extend across the site, designed such that it could be raised an additional metre in the future.
- 11.3.3 Any flood management infrastructure put in place to serve as flood defense (e.g. seawall) will be built to the appropriate structural standards to meet Provincial requirements.
- 11.3.4 Design flood management infrastructure to enhance the public realm and improve foreshore habitat by incorporating a naturalized, "Green Shores" approach.
- 11.3.5 Ensure no residential levels or critical infrastructure will be placed below the Flood Construction Level. Buildings in the designated flood plain are encouraged to consider additional flood defense design approaches to ensure resilience through the life of the building.
- 11.3.6 Provide a generous tree canopy where possible within Northeast False Creek to combat urban heat island effect which will be exacerbated by the hotter, drier summers expected in the future. A diversity of tree species is encouraged for resiliency.
- 11.3.7 Landscaping should be designed to greater climate variability including to handle hotter, dryer summers and more intense storm events. Irrigation needs should be minimized or eliminated.
- 11.3.8 Ensure generous public access to drinking water to aid in cooling during dry hot summer conditions (see chapter 17.1 Water).





11.4 RENEWABLE CITY

Policies

- 11.4.1 Strive to design Northeast False Creek as a model of Renewable City development. Build in support for future widespread electric vehicle ownership, including making it easy to retrofit to add access to charging.
- 11.4.2 Explore opportunities to incorporate public electric vehicle fast charging station(s) into the street and park designs.
- 11.4.3 Design utilities and public spaces to ensure festivals, events, vendors and film crews have easy access to electricity to eliminate the need for portable generators.
- 11.4.4 Explore opportunities to incorporate solar hot water systems and solar photovoltaic systems into buildings.



11.5 BIODIVERSITY AND HABITAT

Policies

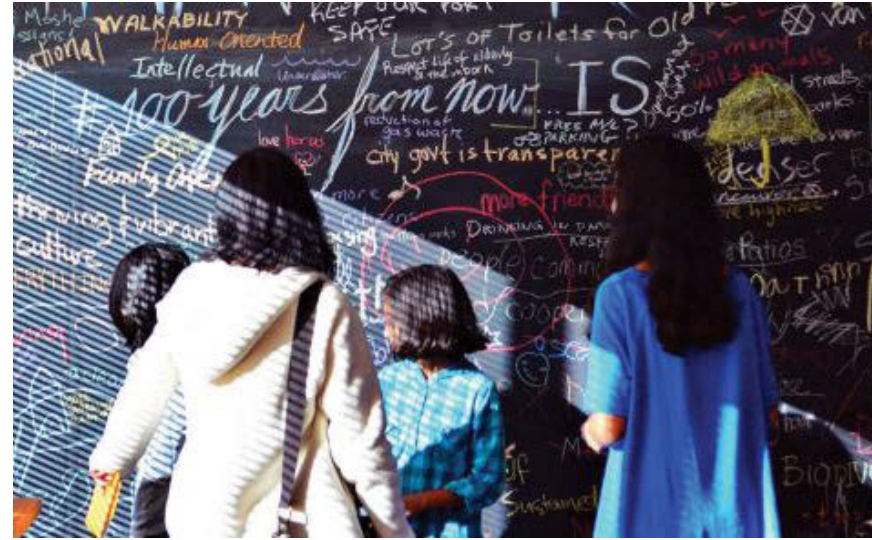
- 11.5.1 Maximize tree planting in public and private spaces to improve air quality, solar shading of buildings, combat urban heat island effect, and assist in natural storm water management.
- 11.5.2 Create significant new areas of high quality shoreline, which includes upland to intertidal and subtidal habitat areas for flora and fauna while facilitating some access for people to the water's edge, through modifications to the existing shoreline within Northeast False Creek.
- 11.5.3 Implement Bird Friendly Design Guidelines recommendations into plant species selection and landscape design.
- 11.5.4 Create quality habitat for marine birds (and other bird species as appropriate) which may include areas for foraging, resting, perching, nesting.
- 11.5.5 Provide habitat viewing opportunities that combine as viewing opportunities for water based events such as fireworks and dragon boat events.



11.6 WATER: CONSERVATION AND QUALITY

Policies

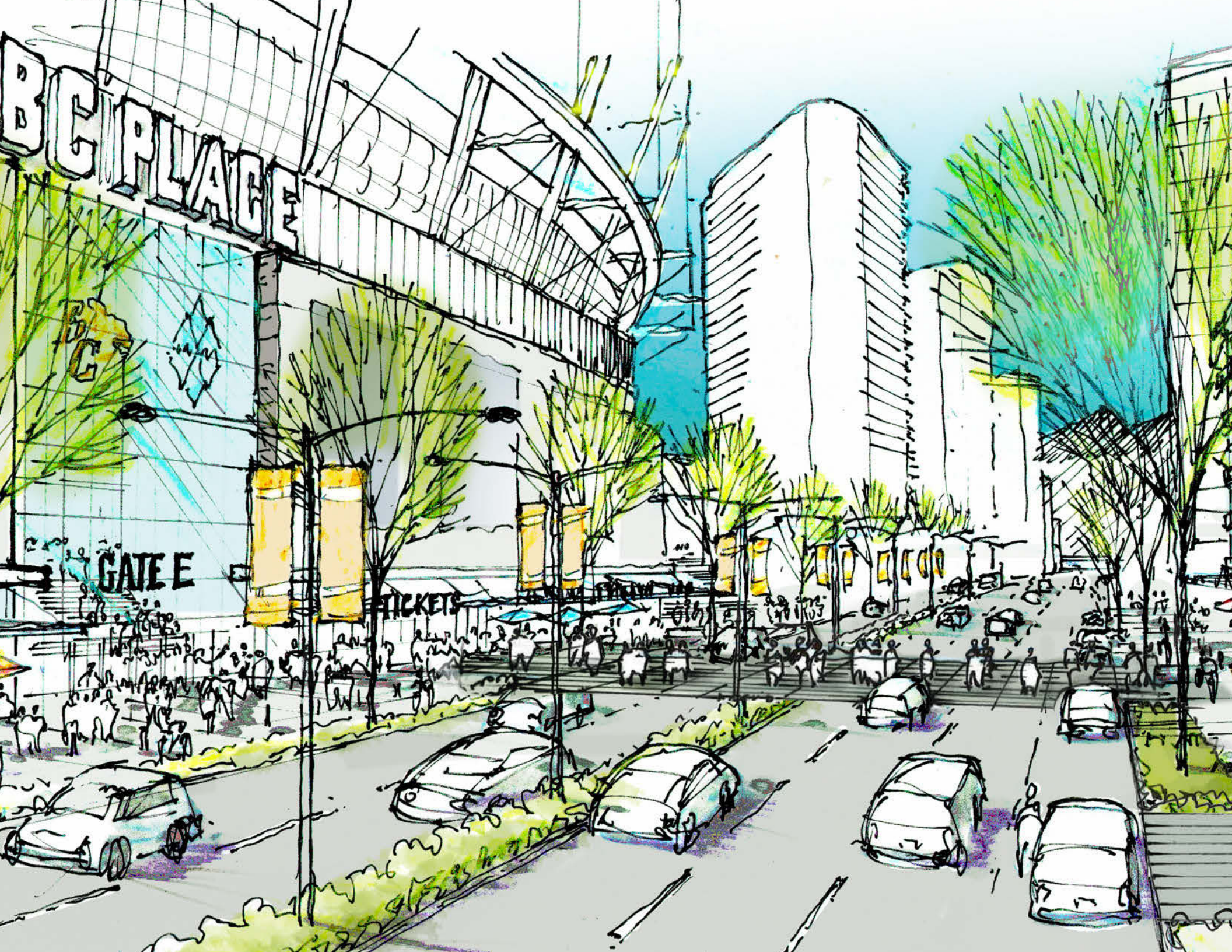
- 11.6.1 Strive for Northeast False Creek to become a leader in residential water conservation, through the use of high-efficiency fixtures and elimination of potable water for decorative water features and outdoor irrigation, with exceptions related to public health. Reduce residential per-capita potable water use as laid out in the Greenest City Action Plan.
- 11.6.2 Strive to become a leader in building and neighbourhood scale water management to include sub-metering of all residential and commercial units. Maximize rainwater and grey water resources to offset potable water use and to reduce the impact on our receiving waters and liquid waste collection and treatment systems.
- 11.6.3 Strive to meet or exceed the requirements set out for rainwater management in the Rezoning Policy for Sustainable Large Developments and the Integrated Rainwater Management Plan by ensuring rainwater is treated as a resource. Recognizing that the techniques used to address site contamination may constrain how rainwater can be managed on site.



11.7 ENVIRONMENTAL EDUCATION

Policies

- 11.7.1 Demonstrate for the general public how the neighbourhood has worked toward the goals outlined in various policies to create a cutting edge sustainable neighbourhood.
- 11.7.2 Integrate signage, public art, wayfinding and environmental design to illustrate sustainable systems and design principles at work in the area.
- 11.7.3 Seek opportunities to educate residents and visitors about the sustainability and resiliency design features of the area and their benefits.



An architectural sketch on the left side of the slide. It depicts a modern building with a prominent green wall on its left side. The building has multiple floors with balconies and large windows. In the foreground, there is a busy street scene with people walking, a person on a bicycle, and a person sitting on a bench. There are also some red umbrellas, possibly for outdoor seating. The sketch is done in a loose, artistic style with visible lines and some color washes.

12 STREETS AND CONNECTIVITY

The new complete street network will form the backbone of the Northeast False Creek mixed-use neighbourhood; reconnecting the downtown and nearby neighbourhoods to the waterfront and new parks and open spaces.

12.0 STREETS AND CONNECTIVITY

Introduction

A new complete street network will shape the Northeast False Creek and contribute to connecting people with the waterfront, new parks and neighbourhood.

Based on technical analysis completed between 2013 and 2015, 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 at a significant cost.

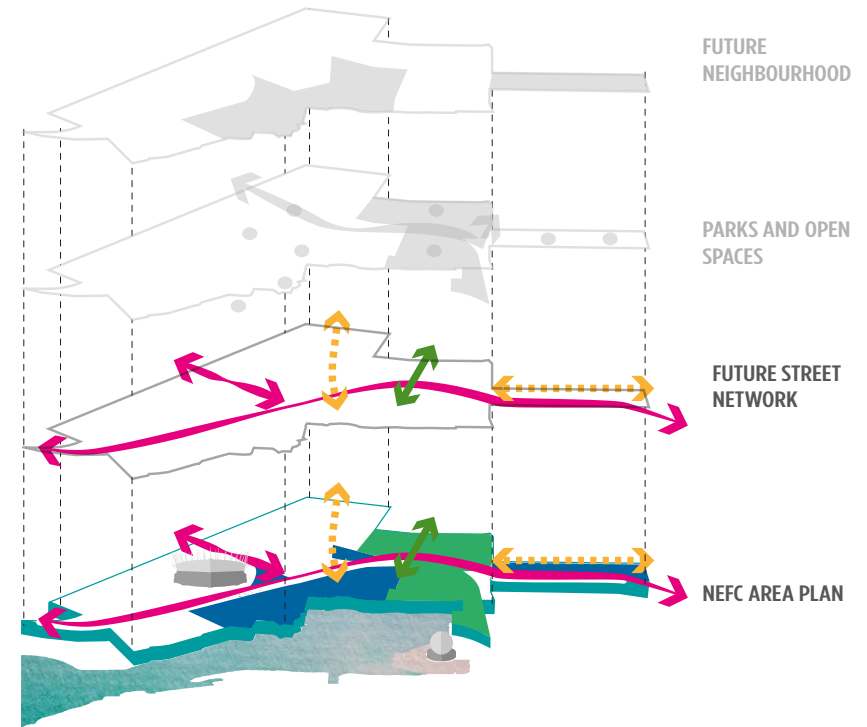
The existing SkyTrain infrastructure creates a challenge considered as part of this planning process. The infrastructure is owned by Translink and the City has been working with them to explore options to remove the 'dip' in the network, resulting in better connections to the waterfront. However, there are no plans to change the SkyTrain guideway alignment as it would be cost prohibitive and cause significant impacts to approximately 130,000 trips per day.

Rather than the current disconnected network of roadways that pass through Northeast False Creek, a new network of complete streets is proposed to replace the viaducts and offer safe and accessible, convenient and resilient options for people, emergency vehicles and goods movement.

With this new urban street network Vancouver's ceremonial street, Georgia Street, will be extended to connect the downtown with Pacific Boulevard and the False Creek waterfront.

Georgia Street and the new Pacific Boulevard will not only meet the requirements of transit, goods movement and vehicular circulation, but will deliver a positive, memorable and welcoming 'Great Street' experience for people of all ages and abilities—one to which people gravitate to because of their scale, character and uniqueness.

As 'Great Street's', the significant street edges of Georgia Street and Pacific Boulevard will provide comfortable places for people to stay a while and participate in urban life. Quality materials, lighting, landscaping and trees, will be selected to contribute to the unique character and visual enjoyment of these streets.



WHAT IS A 'GREAT STREET'?

Around the world, great city-serving arterial streets reflect a set of similar attributes. Proportionally, these streets typically dedicate as much space overall to pedestrians and slower movement on side boulevards as to the faster vehicular through-movement in the centre of the street. These slow movement side boulevards are defined by large legacy scale trees that structure the space of the street, create a sense of security and comfort, and establish a unifying character.

City-wide Context and Policies

The Transportation 2040 Plan (2012) sets out ambitious targets for sustainable transportation and improved safety in Vancouver. The following are the key principles from Transportation 2040:

- » Make walking safe, convenient and delightful, ensuring streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles and social connectedness.
- » Make cycling safe, convenient and comfortable for people of all ages and abilities. Prioritize connections to important destinations such as schools, community centres, transit stations and shopping areas.
- » Support transit improvements to increase capacity and ensure service that is fast, frequent, reliable, fully accessible and comfortable.
- » Support the efficient movement and delivery of goods and services, while reducing negative impacts to the community and the environment.
- » Manage the road network efficiently to improve safety, minimize congestion, and support a gradual reduction in car dependence. Make it easier to drive less. Accelerate the shift to low-carbon vehicles and car share alternatives.
- » Support shorter trips and sustainable transportation choices by creating compact, walkable, transit-oriented neighbourhoods.

Transportation 2040 also established that the City's transportation decisions will generally reflect a 'hierarchy of modes' for moving people, as prioritized below:

1. Walking
2. Cycling
3. Transit
4. Taxi/Commercial, Shared Vehicles
5. Private Automobiles

Transportation 2040 affirmed the Greenest City 2020 target to make at least half of all trips by foot, bike and transit by 2020 and sets a 2040 target to make at least two-thirds of all trips by these modes.

In 2015, City of Vancouver developed a Complete Streets policy framework that builds on existing transportation policies to create a holistic approach to street design for all modes of travel. It is intended to help achieve Transportation 2040 mode share and safety targets for people of all ages and abilities. A Complete Streets approach is a holistic approach to street network planning and design. In a complete street, all aspects of street function are well integrated, thoughtfully responding to the surrounding land use context as well as the street's role within a broader transportation network.

The Downtown Transportation Plan (2002) was created with the vision of ensuring that downtown Vancouver is the most accessible place in the region. The plan contains a set of transportation initiatives that focus on pedestrian and public realm improvements, new bicycle facilities and routes, bus routes and rapid transit, goods movement, parking, and the street network.

Within Northeast False Creek, the plan encourages extending the downtown street grid into Northeast False Creek to help integrate this area into the rest of downtown. It also outlines potential 'spot' improvements to improve the public realm and to help achieve other pedestrian, cycling, and transit objectives, and a future streetcar network along Pacific Boulevard and Quebec Street.

The Georgia Viaduct and Main Street are both part of the region's Major Road Network (MRN), playing an important role in moving people, and goods across the region. The City will work collaboratively with TransLink to ensure that modifications required to this section of the MRN minimize the impact to goods delivery and people who use these key routes.

Greenest City Action Plan (2015) and Vancouver's Urban Forest Strategy (2014) set an objective to deliver 150,000 new trees planted across the city by 2020.

The Healthy City Strategy set a target to increase public participation in culture by 25 percent over 2014 level. The future street network in Northeast False Creek will provide significant opportunities to increase public participation, community engagement and healthy transportation in the area. The streets will be designed to be accessible and inclusive to all ages and encourage social interaction and participation. The Events and Entertainment district and a network of public spaces will provide a significant public platform for arts and cultural programming opportunities.

Transportation 2040 addresses parking management as one of the City's biggest opportunities to support a smart and efficient transportation system. Parking policies influence travel choice, affect housing and business costs, and significantly shape the public realm.

Principles for the Northeast False Creek Street Network

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



ACCESSIBILITY

Streets will be inclusive, accessible and welcoming 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), climate change 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 daytime and nighttime 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.



PUBLIC LIFE

Public life, created by people's daily activity outside of their homes, workplaces and cars, keeps us connected to others by offering a range of ways to interact, observe and build community ties. Collective participation in the shared spaces of the city should be measured to improve the quality and quantity of public life over time. It helps create a healthy, liveable and enjoyable city



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.



New Street Network

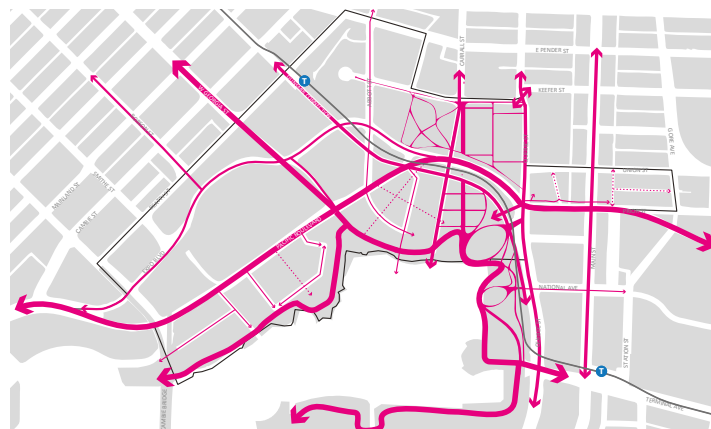
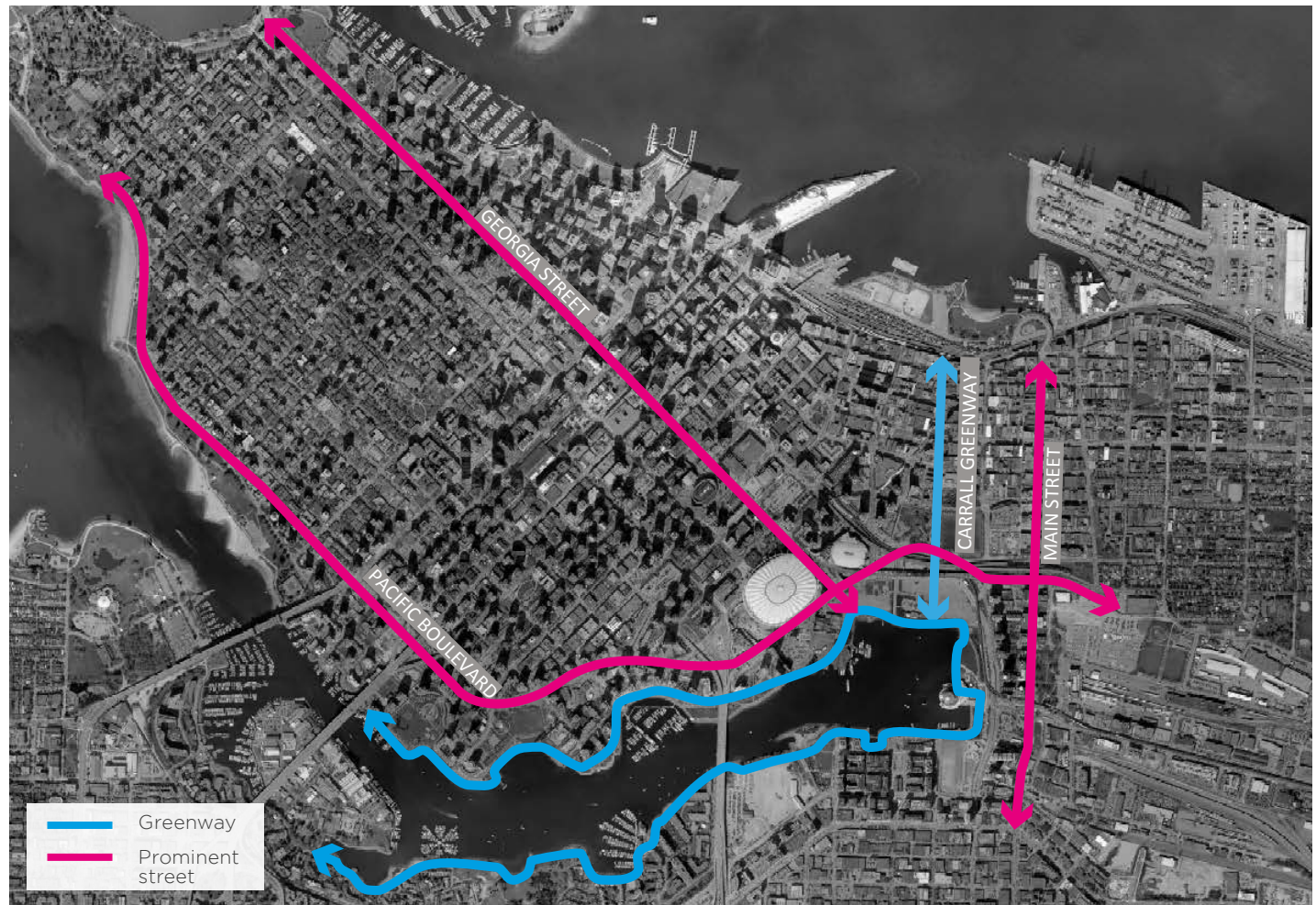


Illustrated plan of new street network

Improved Connections to the False Creek Waterfront

With the new urban street network in Northeast False Creek, Vancouver's ceremonial street, Georgia Street, will be extended to connect the downtown with Pacific Boulevard and the False Creek waterfront.

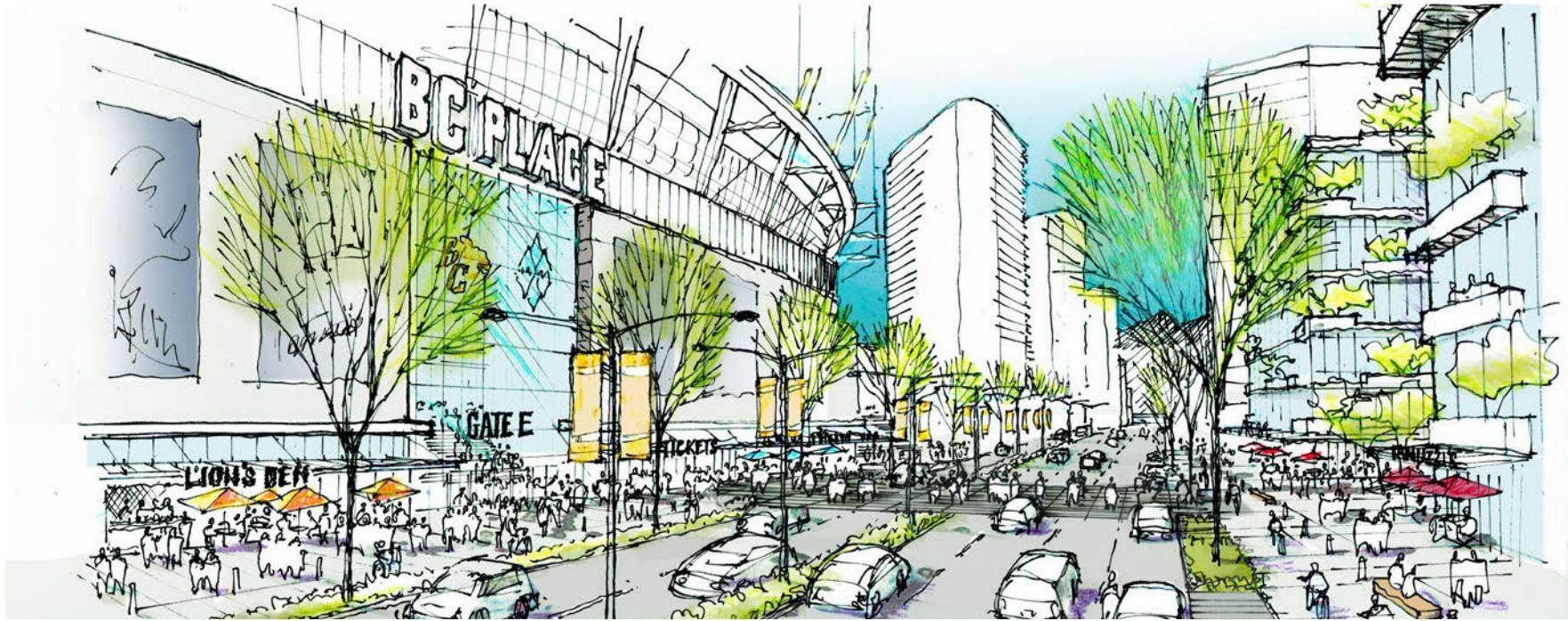
Carrall Greenway will be extended, providing a natural connection from Keefer Street, through Andy Livingstone Park, and act as a strong link to Chinatown and primary entry to Creekside Park and the False Creek Waterfront.



□ Northeast False Creek Boundary ↔ Flow and Connections



□ Northeast False Creek Boundary ● Places for Gathering



Illustrative sketch of Pacific Boulevard

12.1 PACIFIC BOULEVARD

Pacific Boulevard will be a multi-functional street that is a grand gateway into the downtown. It is the backbone of the neighbourhood, connecting the Events and Entertainment and Park District to Main Street. This 'Great Street' will be accessible and inclusive to all and encourage interaction and participation. The edges of the street will be designed for people, provide protection from harsh elements, be comfortable, safe and memorable while accommodating daytime and nighttime 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, transitioning toward slower movement and gathering opportunities along the street edges. Wide sidewalks, large trees and active street frontages will enhance the pedestrian experience and provide opportunities for interaction, temporary event activation, and pop-up destinations.

The public realm design will support uniform components such as grand 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.

Policies

- 12.1.1 Ensure Pacific Boulevard is inviting, accessible, inclusive and safe by providing thoughtful and intuitive separation between movement modes and gathering spaces without creating barriers that limit connectivity.
- 12.1.2 Improve circulation and access to and through the area by transforming Pacific Boulevard into a two-way street.
- 12.1.3 Ensure the design of the street meets the vehicle capacity needs of today, including transit, emergency services and goods movement, while balancing with safety, accessibility and enjoyment for all users.
- 12.1.4 Ensure street design incorporates 'Great Street' proportions where one third to half of the overall street width is dedicated to slower movements and people-focused street edges.
- 12.1.5 Ensure the street is designed for all ages, abilities and modes of travel. Comfortable, inclusive access for people walking, cycling, taking transit and persons with mobility challenges is integral to its design.

- 12.1.6 Explore opportunities for Pacific Boulevard to be designed to provide emergency vehicles with a post-disaster response route through Northeast False Creek.
- 12.1.7 Accommodate large events through the implementation of an Events Management Strategy.
- 12.1.8 Ensure street lighting is continuous and designed to respond to adjacent character (e.g. dragon lighting in Chinatown).
- 12.1.9 Work with TransLink to accommodate existing transit service and to explore options to enhance future transit connections and services.
- 12.1.10 Ensure street design is resilient to allow for a range of transit technologies including frequent bus services and future streetcar technologies.
- 12.1.11 Design the street to minimize crossing distances, while providing central medians to break up the street by allowing for ceremonial vertical elements.
- 12.1.12 Ensure the street design allows for daily operations of the adjacent stadia.
- 12.1.13 Provide a continuous row of grand street trees for pedestrian protection, comfort and enjoyment as well as creating a uniform and distinguished character that separates the through-movement vehicular lanes from slower, people focused boulevards on the street edges.
- 12.1.14 Ensure street design contains uniform elements that determine Pacific Boulevard as a continuous street and that its varying edges are seamlessly integrated as it connects with the distinct districts within Northeast False Creek (e.g. buildings, park, SkyTrain guideway).
- 12.1.15 Establish a strong sense of arrival at key intersections along False Creek (e.g. Georgia Street, the Georgia Landing and waterfront, Carrall Greenway, Quebec Street and Main Street).
- 12.1.16 Ensure buildings provide visual interest and a comfortable atmosphere with large transparent windows and narrow frontages.
- 12.1.17 Maximize opportunities for continuous weather protection along all streets and public spaces (i.e. for patio's and pedestrians).
- 12.1.18 Design for integrated and purposefully designed utilities and wayfinding elements that are both aesthetic and functional (e.g. lighting, utilities).
- 12.1.19 Enhance the segment of street adjacent to the SkyTrain guideway to ensure Pacific Boulevard continues as safe, comfortable, and engaging street edge.

WHAT IS A 'POST-DISASTER RESPONSE ROUTE'?

A route designed to high standards of resiliency. The surface streets and structures along the route will remain functional for moving people and goods following a major seismic event.



Illustrative rendering of Georgia Street at Pacific Boulevard



Illustrative rendering of Georgia Street

12.2 GEORGIA STREET

Georgia Street is Vancouver's ceremonial street and connects Stanley Park and Lost Lagoon to the False Creek waterfront. The extension of ceremonial Georgia Street from Beatty Street will connect the downtown to the False Creek Basin. The public realm will be designed to be adaptable and resilient, ensuring the street can accommodate large crowds during daytime and nighttime 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; help emphasize the special connection between downtown and False Creek.

Policies

- 12.2.1 Ensure the design of the street meets the vehicle capacity needs of today, including transit, emergency services and goods movement, while balancing with safety, accessibility and enjoyment for all users.
- 12.2.2 Explore opportunities for Georgia Street (between Beatty Street and Pacific Boulevard) to be designed to provide emergency vehicles with a post-disaster response route through Northeast False Creek.
- 12.2.3 Create clearly defined, high capacity pedestrian connections between BC Place and Rogers Arena that continue to the Stadium-Chinatown SkyTrain Station.

- 12.2.4 Explore opportunities to further enhance the intersection at Pacific Boulevard to ensure the transportation mode hierarchy is clear.
- 12.2.5 Accommodate range of crowd sizes before and after events.
- 12.2.6 Ensure street design can accommodate large events through the implementation of an Events Management Strategy.
- 12.2.7 Ensure street design provides capacity, space and dedicated infrastructure for placemaking and gathering opportunities, including periods when no events are being held in adjacent stadiums.
- 12.2.8 Design the public realm to ensure this extension of Georgia Street connecting the downtown to the waterfront looks and feels like a street and allows for large crowds to enter and exit the stadia safely, with seamless integration to the adjacent properties and across Pacific Boulevard to Georgia Landing.
- 12.2.9 If vehicle volumes decrease, optimize intersections to improve pedestrian crossings and reduce crossing distances.
- 12.2.10 Provide significant furnishing and seating opportunities, both formal and informal to allow the large number of people using the street to sit, stay, rest and enjoy the publicly accessible events, activities and views.



Illustrative sketch of Carrall Greenway at Pacific Boulevard

12.3 CARRALL GREENWAY

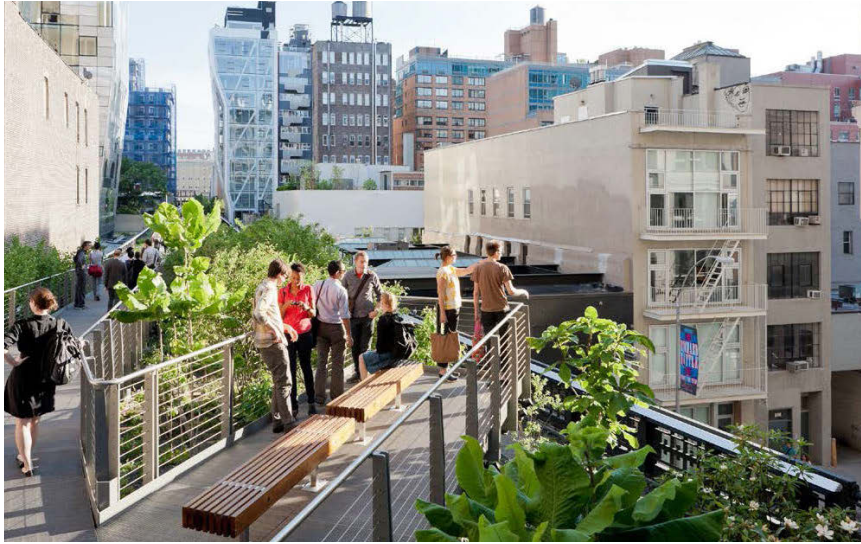
Located at the 'neck' of the downtown peninsula, Carrall Greenway will be part of the Carrall Greenway and replace the existing street between Keefer Street and Expo Boulevard as a major walking and cycling link.

The new alignment of the Carrall Greenway will become the spine of the new integrated park, part of a future connection between Burrard Inlet/CRAB Park and connect Vancouver's historic communities to the False Creek waterfront while celebrating Carrall Street's important role as one of the first streets in historic downtown Vancouver.

The Carrall Greenway will be an important entrance to the new Creekside Park extension and will maximize views to False Creek. The green and leafy character will provide a natural connection from Keefer Street, through Andy Livingstone Park, and act as a strong link to Chinatown and the primary entry to Creekside Park. The portion south of Pacific will be connected to the seawall and could accommodate pop-up commerce and small opportunities for satellite businesses to operate next to the park.

Policies

- 12.3.1 Recognize, emphasize and reposition the importance of the Carrall Greenway as one of the first streets of Vancouver, and a threshold between the mainland and the downtown peninsula
- 12.3.2 Providing a major and unique pedestrian and separated cycling connection between Chinatown and the False Creek waterfront
- 12.3.3 Design the cycling connection to encourage slower, meandering speeds through the park.
- 12.3.4 Celebrate the historic water-to-water connection between Burrard Inlet and False Creek through the programming of the park along this axis.
- 12.3.5 Celebrate the connection of the two parks under the SkyTrain (e.g. through public art and lighting).



High Line New York

12.4 DUNSMUIR CONNECTION

A new connection that will provide a place to pause, gather and enjoy elevated views of the city, parks and the Events and Entertainment District. The Dunsmuir Connection will serve as a programmable gathering space for the portion adjacent to Rogers Arena. The Dunsmuir connection will be a linear park that provides an all ages and abilities connection for people getting between the downtown, creekside park and the rest of the city.

The connection will replace an important connection into the downtown for people on bikes. Two of Vancouver's busiest bike facilities, the Union/Adanac and Ontario bike routes, will join at this connection.

For more information refer to 14.2 Dunsmuir Connection.



Illustrative sketch of Main Street at Prior Street

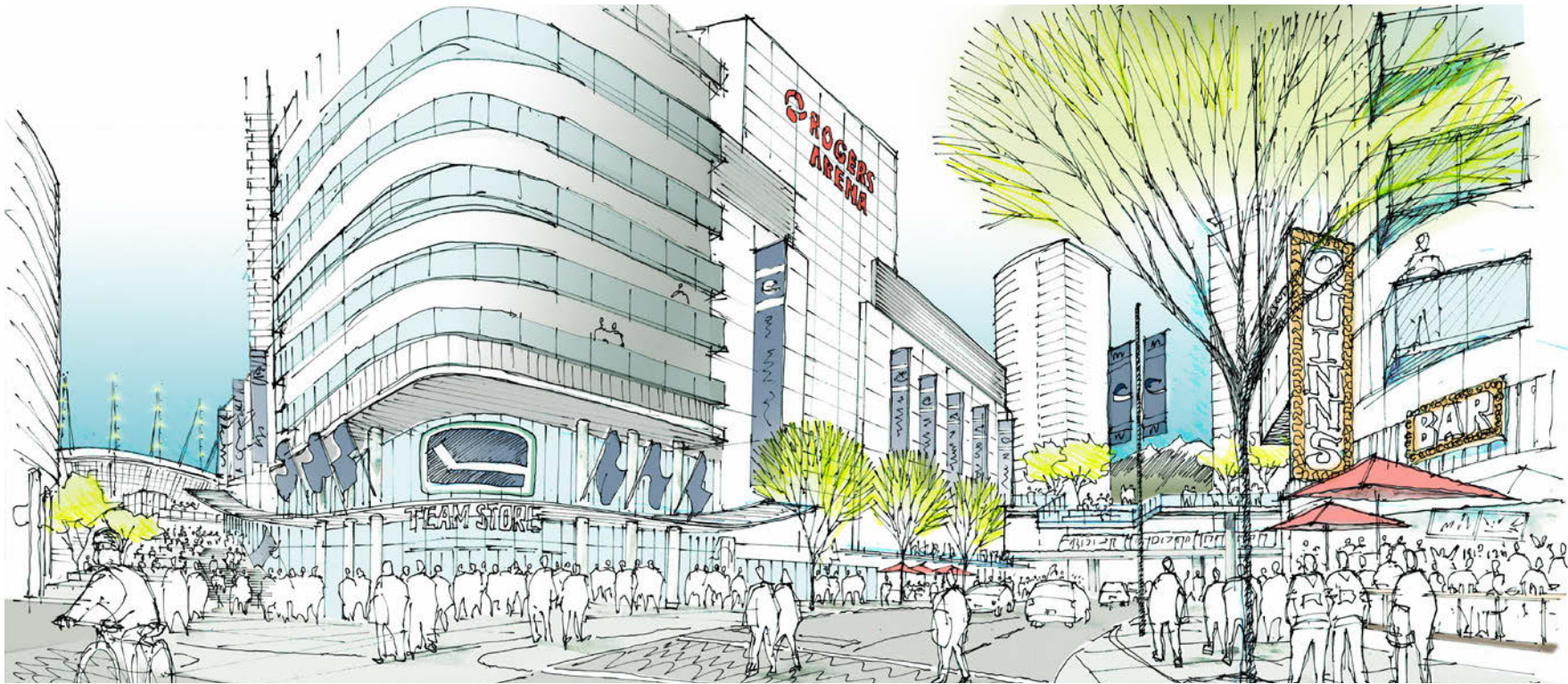
12.5 MAIN STREET

Main Street is a historically important high street that connects Vancouver's historic communities to Mount Pleasant, the False Creek Flats, SkyTrain and Pacific Central Station.

The removal of the viaducts provides an opportunity to recognize the impacts resulting from the construction of these structures, and reconnect people through cultural, social and physical elements. This includes public and private space design that will reinforce the extension of Chinatown to Pacific Boulevard and provide opportunities to strengthen the connection to the waterfront and more contemporary neighbourhoods to the south.

Policies

- 12.5.1 Improvements along Main Street between Prior and Union Streets will include new sidewalks and street trees that allow for comfortable walking through the area. The sidewalk will be designed to include spaces for active frontages and utilities.
- 12.5.2 Ensure buildings provide visual interest and a comfortable atmosphere with large transparent windows, narrow frontages and light canopies or awnings that provide protection for a significant portion of the sidewalk.
- 12.5.3 Create accessible places and spaces with opportunities for refuge (e.g. seating).
- 12.5.4 Ensure the design of the street meets the goods movement requirements, while balancing other modes of movement.
- 12.5.5 Ensure street lighting is continuous and designed to respond to adjacent character (e.g. dragon lighting in Chinatown).



Illustrative sketch of Pat Quinn Way at Pacific Boulevard

12.6 ABBOTT STREET/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 the Events and Entertainment District and anchors International Village and new neighbourhoods south of Pacific Boulevard to the False Creek waterfront.

Policies

- 12.6.1 Extend Abbott Street to the waterfront area and strengthen it as a local retail street with continuous active commercial frontages and a focus on street level vibrancy and activity.
- 12.6.2 Explore opportunities for streetscape improvements (e.g. street trees, wide sidewalks, patio opportunities) along Abbott Street, north of Expo Boulevard, to reinforce its role as a local commercial street.
- 12.6.3 Ensure buildings provide visual interest and a comfortable atmosphere with large transparent windows, narrow frontages and light canopies or awnings that provide protection for a significant portion of the sidewalk.
- 12.6.4 Accommodate large events through the implementation of the Events Management Strategy.
- 12.6.5 Establish a pedestrian connection from Pat Quinn Way to the Dunsmuir Connection.



Illustrative rendering of Quebec Street at Pacific Boulevard

12.7 QUEBEC STREET

Quebec Street plays an important role as a north-south connection between the historic communities to the north and Creekside Park, Science World and Mount Pleasant to the south. Its character is influenced by the connection to Chinatown to the north, the interface with the Park and Main Street Blocks as well as the existing Citygate developments south of Prior Street.

North of Pacific Boulevard, Quebec Street will play an important role as a gateway into Chinatown.

Policies

- 12.7.1 Ensure Quebec Street is a strong access point to Chinatown by exploring opportunities to create a welcoming connection to and from Chinatown between Keefer Street and Pacific Boulevard.
- 12.7.2 Support engaging mixed-use and street edges, including small scale, active retail for new developments along Quebec Street.
- 12.7.3 Explore opportunities for Quebec Street to act as a welcoming transition between:
 - » historic communities (Chinatown, Gastown, DTES, Strathcona)
 - » Citygate
 - » new park and waterfront.
- 12.7.4 Transform the park along Quebec Street with treed allees, wide sidewalk and seating to accommodate diverse programming.
- 12.7.5 Ensure street design is resilient to allow for future street car technologies.
- 12.7.6 Ensure street lighting is continuous and designed to respond to adjacent character (e.g. dragon lighting in Chinatown).



Illustrative sketch of the 100 Block of Prior Street

12.8 PRIOR STREET

A continuation of Pacific Boulevard, Prior Street provides an important connection between Northeast False Creek, Strathcona and the new St. Paul's Hospital. As a 'Great Street', active uses along the street edge will 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 improved liveability for adjacent residents.

Policies

- 12.8.1 Support engaging mixed-use street edges, including small-scale, active retail and residential frontages.
- 12.8.2 Ensure Prior Street is designed to provide emergency vehicles with a post-disaster response route between downtown and the proposed new St. Paul's Hospital.
- 12.8.3 Strengthen connections for people walking and cycling between the proposed New St. Paul's Hospital, Main Street Blocks, Creekside Park extension and the False Creek waterfront.
- 12.8.4 Ensure street design incorporates 'Great Street' proportions where one third to half of the overall street width is dedicated to slower movements and people-focused street edges.
- 12.8.5 Include a minimum 10.5 m buffer between the street edge and the existing residential building frontages between Quebec Street and Gore Avenue. This buffer area will be designed with input from residents living in the adjacent buildings.
- 12.8.6 Maintain or improve overall liveability by incorporating significant naturalised features in an enhanced setback.

12.9 EXPO BOULEVARD

Expo Boulevard will be retained as a one-way street that serves as a critical service route to the major stadia and accommodates staging for day-to-day operations and major events.

Policies

- 12.9.1 Ensure goods movement and critical access for loading and functioning of the major stadia is retained, and improved where possible.
- 12.9.2 Ensure access to Crosstown Elementary School (i.e. pick-up and drop-off) is safe and accessible, recognizing its proximity to the roadway and bicycle route.
- 12.9.3 Explore opportunities to add vitality and life to Expo Boulevard through strategic lighting and art installations.
- 12.9.4 Retain Expo Boulevard as a one-way street for vehicles.
- 12.9.5 Explore opportunities to expand sidewalk widths and provide two-way protected cycling connections where possible.
- 12.9.6 Encourage opportunities to enhance functional and decorative lighting to enhance the pedestrian experience.
- 12.9.7 Explore opportunities to support non-residential uses accessed from Expo Boulevard.

12.11 KEEFER STREET

Keefer Street presently features welcoming public realm elements such as robust trees and open, green edges. However, the present relationship to Andy Livingstone Park can be improved to better integrate with Chinatown and the historic neighbourhoods to the north and east.

Policies

- 12.11.1 Explore opportunities to strengthen the connection between the renewed Andy Livingstone Park and Dr. Sun Yat-Sen Classical Chinese Garden.
- 12.11.2 Explore opportunities to strengthen wayfinding and connections between Stadium-Chinatown Station and Chinatown.
- 12.11.3 Ensure street lighting is continuous and designed to respond to adjacent character (e.g. dragon lighting in Chinatown).

12.10 UNION STREET

Union Street will continue its role as part of a strong connection for people walking and on bikes between neighbourhoods to the east and downtown via the Adanac Bikeway. The Union Street storefronts are a popular stopping point along this route.

Policies

- 12.10.1 Strengthen Union Street as a local business area with continuous active commercial frontages and light, yet significant weather protection on both sides of the street.
- 12.10.2 Ensure all modes of transportation are supported including wider sidewalks with additional seating, street trees, decorative and functional lighting, separated cycling facilities and parking for vehicles where possible.
- 12.10.3 Support the addition of parklets by working with business owners.
- 12.10.4 Explore opportunities to close vehicular access west of Main Street and increase accessible walking routes to the Park.
- 12.10.5 Ensure street lighting is continuous and designed to respond to adjacent character (e.g. dragon lighting in Chinatown).

12.12 GREEN MOBILITY

The Greenest City Action Plan set a 'Green mobility' goal to make the majority of trips in Vancouver (over 50%) on foot, bicycle and public transit. Walking and cycling are healthy and sustainable alternatives to driving or taking transit. Increasing the proportion of walking and cycling trips is key to accommodating more growth and reducing traffic congestion.

Land Use

Northeast False Creek will be a mixed use community, offering a diverse mix of services, amenities, jobs and housing types in an area that is well served by the existing rapid, high-capacity transit in the SkyTrain, and will be better served by the new street network that safely accommodates people of all ages abilities and modes of movement.

- 12.12.1 Create a well-connected, fine grain pedestrian network that enables shorter, more direct walking connections.
- 12.12.2 Design buildings and public realm to create interesting places where people feel safe to walk and cycle.
- 12.12.3 Support for developments to provide convenient, sustainable transit programs and related technologies that encourage green mobility options for residents and visitors to the area.

Walking

- 12.12.4 Ensure streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.
- 12.12.5 Promote walking by designing streets and public spaces to contribute to a public realm that feels interesting and safe.
- 12.12.6 Ensure wayfinding is clear and intuitive, including through public realm design (e.g. paving and lighting).

Cycling

- 12.12.7 Design the new Northeast False Creek replacement street network as a complete street network for people of all ages and abilities.
- 12.12.8 Upgrade and expand the cycling network to efficiently connect people to destinations (e.g. Downtown to the waterfront and east).
- 12.12.9 Ensure the cycling network is easy to navigate.
- 12.12.10 Consider locating bike share facilities in convenient locations where possible.
- 12.12.11 Support improved cycling infrastructure with end-of-trip facilities, bike racks, bike corrals, and other measures.
- 12.12.12 Support temporary, convenient and secure bike parking facilities during events.

Transit

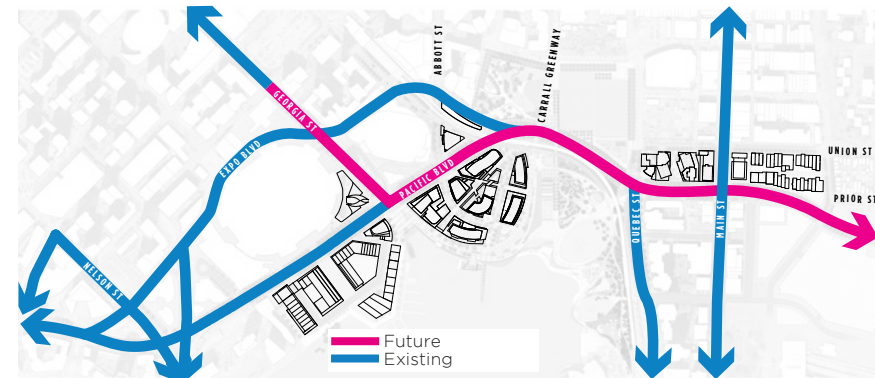
- 12.12.13 Design transit stops to accommodate future transit technologies (e.g. Street Car technology).
- 12.12.14 Support transit improvements to increase capacity and ensure service that is fast, frequent, reliable, fully accessible, and comfortable.

12.13 GOODS MOVEMENT AND LOADING

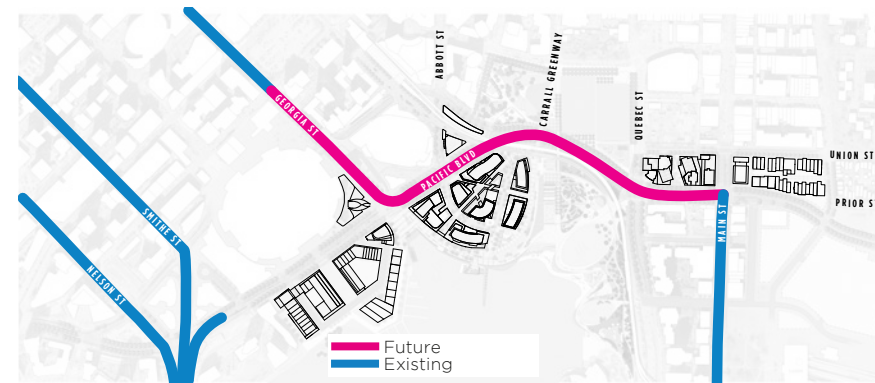
To support the economic vitality of businesses and their ability to serve residents and visitors to the area, goods and services must be delivered to Northeast False Creek as efficiently as possible; however, these deliveries must also be made in a manner that minimizes impacts on all street users as well as area residences.

Policies

- 12.13.1 Accommodate loading activities, including truck manoeuvring, for new development off-street, and explore the ability for existing development to accommodate loading activities off-street.
- 12.13.2 Allow off-peak loading zones on-street in instances where the space can be shared with other uses (e.g. pick-up/drop-off, parking, events management uses).
- 12.13.3 Locate access points for large vehicles in locations that minimize impacts on the pedestrian and cycling environment.



Truck routes in the new street network



Streets part of the Major Road Network in the new street network

12.14 PARKING

Northeast False Creek provides an opportunity to create a smart and efficient transportation system. Parking policies influence travel choice, affect housing and business costs, and significantly shape the public realm.

Policies

Bicycle Parking

- 12.14.1 Ensure that there are many convenient and secure short-term bike parking opportunities.
- 12.14.2 Provide convenient and secure long-term bike parking spaces for residents and people working in Northeast False Creek.

Vehicle Parking

Northeast False Creek will be a truly mixed-use neighbourhood that will generate both short-term and long-term vehicle parking demand. The number of vehicle parking spaces constructed in the area should take into the overall goals of the Transportation 2040 plan related to travel mode choice as well as the significant transit and active transportation infrastructure that supports the area.

Given the amount of different types of vehicle parking demand in the area, an overarching parking strategy for the area is to approach parking as a shared district resource. To help minimize the amount of parking required for the entire area, the shared use of all parking spaces, including parking spaces planned for long-term residential use, should be considered.

Short-term Vehicle Parking Demand Management

- 12.14.3 Manage on-street parking as a flexible resource using performance-based pricing strategies (e.g. parking meter pricing adapted to create vehicle turnover where needed).
- 12.14.4 Provide accessible parking for persons with disabilities in the most convenient, comfortable, and usable spaces possible
- 12.14.5 Locate passenger pick-up/drop-off areas in convenient locations that are readily apparent to drivers.
- 12.14.6 Integrate and increase car sharing in the area to serve different uses and reduce stress on available parking by providing both one-way and two-way car share parking spaces in new developments.
- 12.14.7 Incorporate the management of on-street parking resources into the Events Management Strategy.

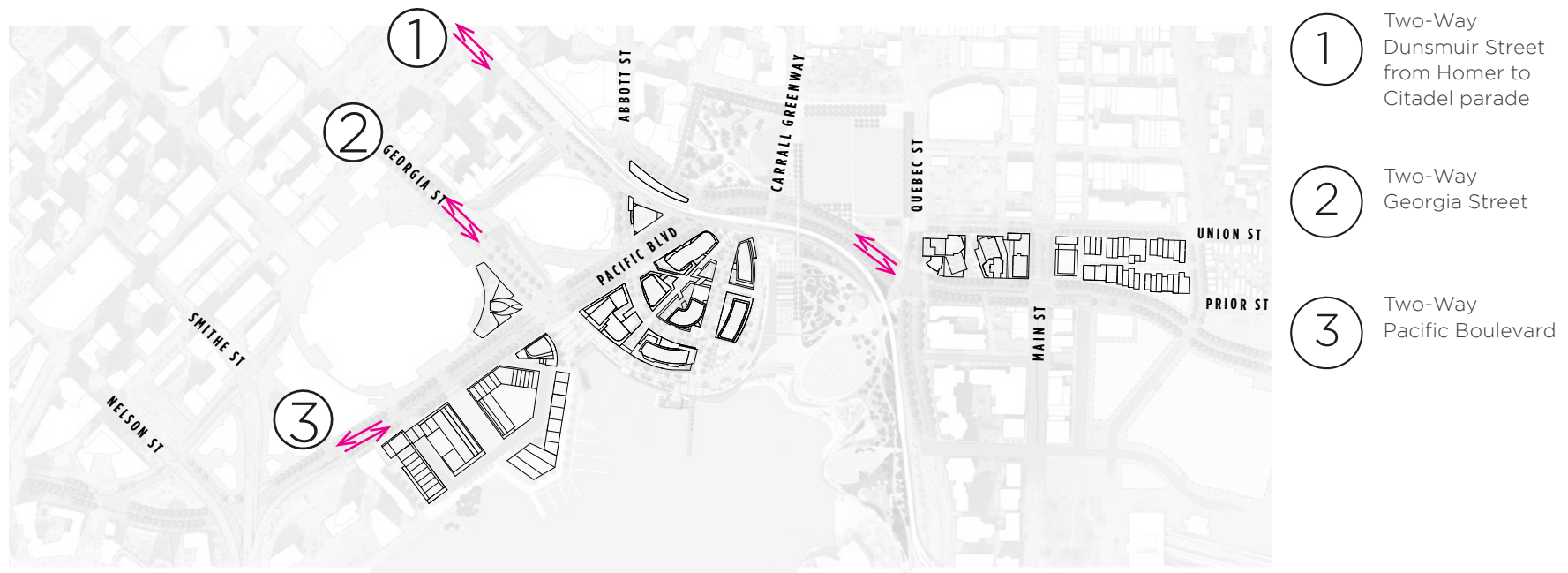
- 12.14.8 Require strategies that make it easier to find available parking spaces to minimize traffic congestion caused by “cruising for parking”.

Long-term Vehicle Parking Demand Management

- 12.14.9 For residential uses in buildings, vehicle parking for persons with disabilities, visitors and car share vehicles (both one-way and two-way) is required; no other residential parking is required.
- 12.14.10 If parking is constructed to serve primarily residential uses, it must remain permanently unbundled and only available for rent, not purchase.

12.15 OTHER NETWORK IMPROVEMENTS

In order to replace the Georgia and Dunsmuir viaducts with a new complete street network, a number of street improvements are proposed to further improve connectivity in the downtown. This includes sections of the existing Dunsmuir Street, Georgia Street and Pacific Boulevard to be converted from one-way to two-way operation. This conversion will require refinements to laning and intersection configurations on Georgia and Dunsmuir streets, between Citadel Parade and Richards Street. These changes will be designed with stakeholder input.



Other network improvements in Northeast False Creek



13 PLAY AND WORK



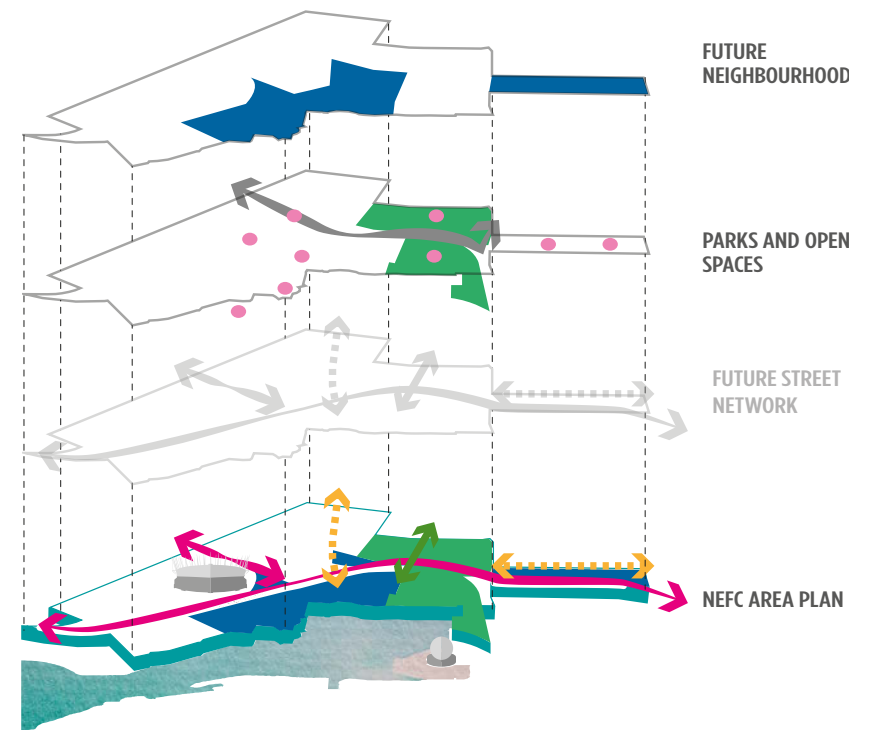
13.0 PLAY AND WORK

Introduction

Northeast False Creek will be a truly mixed-use neighbourhood that balances housing with opportunities to have fun and support regional economic performance.

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. Legacy events include Expo 86, the 2010 Winter Olympic and Paralympic Games and the Walk for Reconciliation (2013). An average of 9,000 people visit the Northeast False Creek area daily. Science World averages 650,000 visitors annually while BC Place and Rogers Arena each average one million visitors 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 British Columbia and is also the centre of the region's arts and culture, transit and amenity spaces.

The job space target for Northeast False Creek is a minimum of 1.8 million sq. ft. which will contribute to regional economic development objectives.



City-wide Context and Policies

The False Creek North Official Development Plan (1990) supports economic initiatives to provide opportunities for local economic activity and jobs to support social development.

The False Creek North: Land Use Policy – Special Event, Festival and Entertainment Functions (2005) aims to:

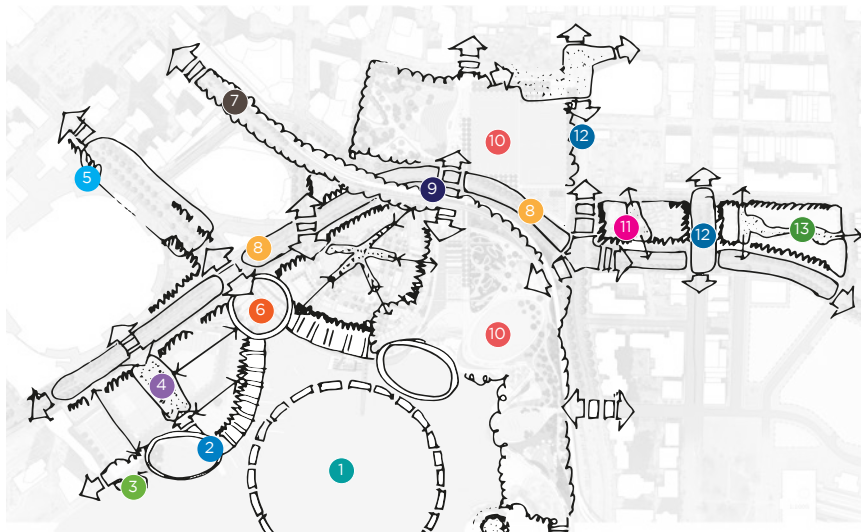
- » Provide sufficient areas for special event, festival and entertainment functions
- » Animate the waterfront, including opportunities for waterfront events for a variety of ages and cultures
- » Ensure compatibility between special event, festival and entertainment functions and adjacent residential development
- » Address the provisions of better access and connectivity for special event, festival and entertainment functions.

The Metropolitan Core Jobs and Economy Land Use Plan was adopted by City Council in 2009 and put in place the land use framework needed to support the City's long term job space needs. Northeast False Creek is a part of achieving the long term job space needs. Its role is to accommodate 1.8 million sq .ft. of job space close to the Central Business District, transit and other supporting amenities.

The Northeast False Creek Area Plan supports the Vancouver Economic Commission's Vancouver Economic Action Strategy (2011) and its three strategic areas of focus:

- » A Healthy Climate for Growth and Prosperity
- » Support for Local Business, New Investment and Global Trade
- » A Focus on People: Attracting and Retaining Human Capital

Northeast False Creek will continue to be a key destination in British Columbia. The plan supports Tourism Vancouver's Vancouver Tourism Master Plan (2013) and its objectives to establish an Entertainment District and Tourism Corridor with public meeting places, restaurants, bars, shops and exciting nightlife.



13.1 NETWORK OF PUBLIC SPACES

- 13.1.1 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.
- 13.1.2 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.
- 13.1.3 Ensure new public spaces have access to public washrooms.
- 13.1.4 Ensure public art and lighting in Northeast False Creek is integrated and connected within public spaces and commercial/retail streets.
- 13.1.5 Extend a waterfront promenade outwards along the False Creek waterfront from the Georgia Landing 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
- 13.1.6 Explore opportunities to establish an all-weather gathering space integrated with an art/performance pavilion located within Sub-area 6B.
- 13.1.7 Explore partnering with community members or organizations to program and maintain open space within the Events and Entertainment District, where appropriate.
- 13.1.8 Ensure all streets and public spaces are lined with active edges.



13.2 SPECIAL EVENTS

- 13.2.1 Ensure access to renewable energy to support street activities, filming and major events.
- 13.2.2 Ensure opportunities for a range of special events and community gatherings can be accommodated.
- 13.2.3 Ensure street closures for major events are possible with necessary infrastructure and traffic mitigation plans.
- 13.2.4 Design Georgia Street to allow for parades, including large floats and appropriate set-up/take-down.
- 13.2.5 Support the direction of Tourism Vancouver's Tourism Master Plan, endorsed by Council and the Vancouver Economic Commission, to create a year round special events destination for locals and visitors.
- 13.2.6 Create a public space framework for Northeast False Creek that defines the desired experience for each space. Through the frameworks implementation, develop a public space toolkit for event organizers.

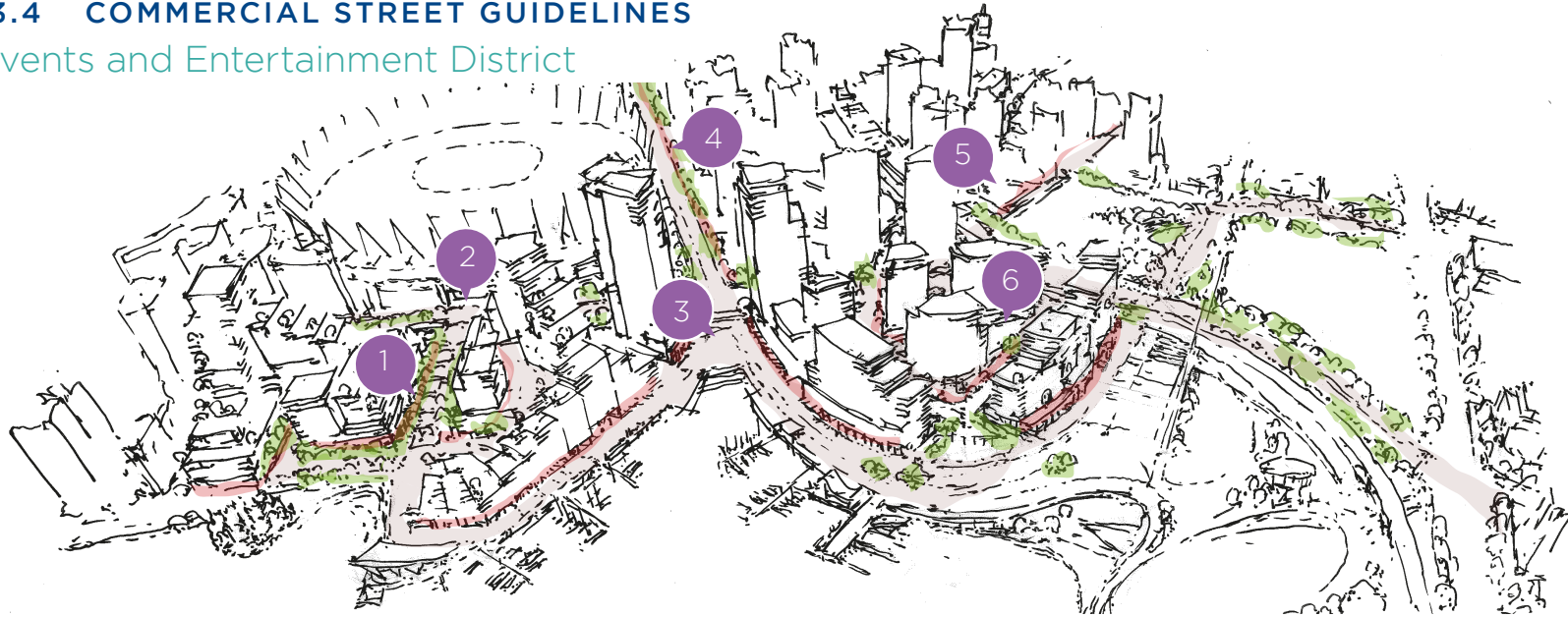


13.3 JOB SPACE AND LOCAL EMPLOYMENT

- 13.3.1 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.
- 13.3.2 Support a diverse range of employment from low threshold/entry level jobs to employment in the high tech and creative economies.
- 13.3.3 Subject to City approval, all rezoning development sites must demonstrate how they will enhance local employment and local procurement opportunities for inner-city residents and businesses, with particular attention to social enterprises in or connected to the inner-city.
- 13.3.4 Consider office or other non-residential uses above the ground floor adjacent to gathering and event spaces to minimize noise impact and transition to residential uses.
- 13.3.5 A Retail Curation Strategy will be required for each development upon submission of a development permit and needs to align with the Area Plan.
- 13.3.6 On Sub-area 6D, emphasize culturally-centred retail, food/market (African Diaspora specific), social enterprise, live/work/sell, co-working spaces, and maker space.

13.4 COMMERCIAL STREET GUIDELINES

Events and Entertainment District



1

13.4.1 Plaza of Nations

- Encourage active uses to create a sense of day and nightlife.
- Encourage a mix of Commercial Retail Unit (CRU) size and scales
- Encourage flexible and movable patios to accommodate regular programming within the Plaza of Nations.
- Encourage at least one live music venue within the overall CRU mix.
- Provide pedestrian access to the Community Centre from the Plaza of Nations, in addition to the access from the Georgia Landing.

2

13.4.2 Pacific Boulevard “Great Street”

- Support non-residential uses primarily at grade.
- Encourage patios along the street edge within the patio zone.
- Encourage a mix of sizes and scales of Commercial Retail Units (CRUs), including small scale local businesses as well as medium scale business (e.g. grocery store, drug store, brewery, etc.).

3

13.4.3 Georgia Wharf

- Encourage a mix of indoor and outdoor food and beverage options adjacent to the highly public waterfront.
- Require continuous outdoor patios on the Georgia Landing between Pacific Boulevard and the Carrall Plaza.
- Consider small-scale and temporary kiosks/pop-up commerce along the water's edge.
- Encourage a mix of sizes and scales of Commercial Retail Units.

4

13.4.4 Georgia Street

- Street design with ‘sticky edges’.
- Seamlessly integrate with adjacent development for better connectivity and opportunities for pop-up commerce.

5

13.4.5 Abbott Street “Retail High Street”

- Require continuous retail/food/beverage uses on the ground floor.
- Ensure a maximum Commercial Retail Units (CRUs) frontage of 25 ft. wide.
- Encourage patios and interesting store displays.
- Minimize residential lobbies and parkade entries on Abbott Street.

6

13.4.6 Laneways Precinct

- Encourage live/work/sell spaces throughout the laneways precinct.
- Ensure work and sell spaces are located on the ground floor with living portion of space on upper levels.
- Encourage opportunities for local business start-ups, maker-spaces, and small scale artisan spaces that are highly visible from the public laneways.

Main Street District



7

13.4.7 Quebec Street

- a. Encourage commercial and cultural uses on the ground floor that reinforces a strong connection to Chinatown.

8

13.4.8 Historic Shoreline

- a. Explore opportunities for a curated hub of local food production, sales, distribution and/or manufacturing. This hub should provide opportunities for cultural identity building, knowledge sharing and skills development (e.g. International food market).
- b. Encourage local business start-ups and food related businesses.

9

13.4.9 Main Street

- a. Establish a gateway to Chinatown through design, scale of frontages and local business opportunities.
- b. Require a maximum 25 ft. Commercial Retail Units (CRU) frontage.
- c. Encourage patios and interesting store displays.
- d. Encourage small scale, locally owned business.
- e. Establish a mix of eateries and cultural businesses that are integrated into the ground floor of new buildings.

10

13.4.10 Hogan's Alley

- a. Establish a laneway on the 898 Main Street that includes a mix of local businesses and cultural uses that help honour Vancouver's Black Community.
- b. Encourage opportunities for local business start-ups market spaces and small artisan spaces that are highly visible.

11

13.4.11 Prior Street "Great Street"

- a. Support non-residential uses primarily
- b. Encourage patios along the street edge within the building setback





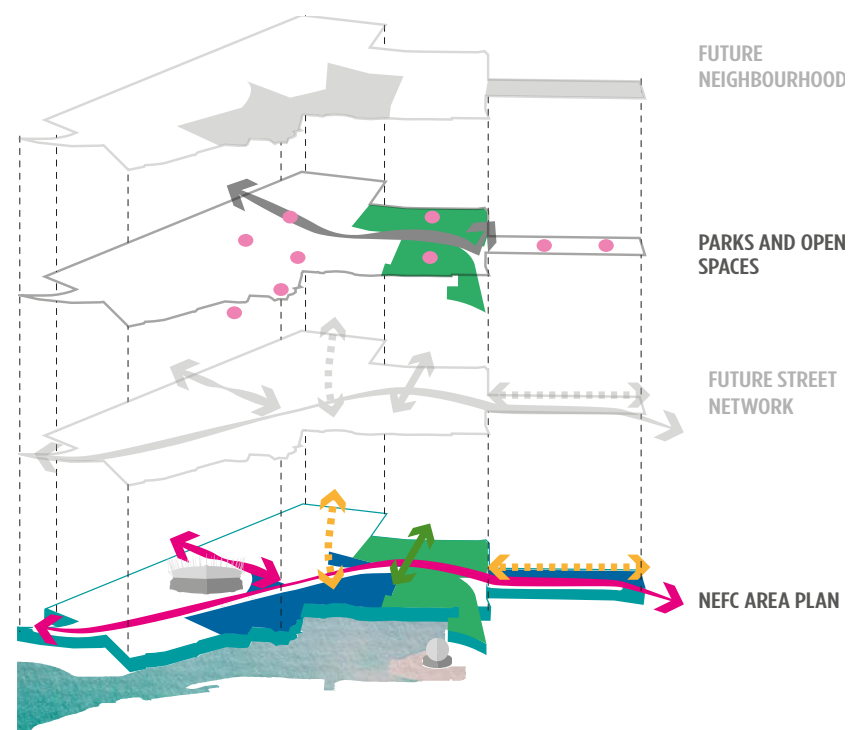
14 PARKS

14.0 PARKS

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.

Northeast False Creek will have a major waterfront park and new open spaces for gathering, events, and recreation. This new, prominent park will extend from the existing Creekside Park by Science World to the south up to Andy Livingstone Park in the north. The Park will complete the series of public spaces along the False Creek waterfront and reconnect the seawall as a continuous and engaging loop.



City-wide Policies and Context

The Greenest City Action Plan (2015) sets a goal for Vancouver residents to enjoy incomparable access to green space, including the world's most spectacular urban forest. Furthermore, the Healthy City Strategy (2014) identifies active living and getting outside as a key goal. The parks and in Northeast False Creek will contribute to achieving these goals by providing access to additional public green space on the waterfront, as well as renewing parks adjacent to new and existing residential developments.

The Park Board Strategic Framework's (2012) directions are to provide parks and recreation for all and to be a leader in greening to excel in resource management. The parks in Northeast False Creek will align with the framework's directions by providing great experiences for all ages and abilities, building healthy ecosystems, and delivering relevant programs and services that respond to the needs of the community in a sustainable manner.

The Biodiversity Strategy's (2016) goal of increasing the amount and ecological quality of Vancouver natural areas to support biodiversity in the city. In Northeast False Creek, the parks will contribute to meeting this goal and where possible, habitat and local species will be restored and biodiversity will be celebrated through education and stewardship in this urban environment.

Vancouver Bird Strategy (2015) set out the goals to be a bird friendly city. Where possible, the parks in Northeast False Creek will provide conditions for native birds to thrive in Vancouver, located on the Pacific Flyway (migratory path), using the Bird Friendly Landscape Design Guidelines.

Aligning with the Vancouver Urban Forest Strategy (2014), new trees will be planted in parks and open spaces in Northeast False Creek, therefore increasing the urban forest's canopy in the downtown area. In addition, healthy and mature trees will be protected at Andy Livingstone Park where possible.

The vision of the Integrated Rainwater Management Plan (IRMP—April 2016) is to celebrate Vancouver's rainwater as a resource, to filter excess runoff and to connect people to the function of rainwater in the urban and natural ecosystems. Opportunities for infiltration in Northeast False Creek are limited due to the natural grade, and will be capped to manage existing environmental contamination. The main rainwater management goal in the park and open spaces of Northeast False Creek will be to reuse rainwater, to detaining and filtering it where possible before reaching False Creek.

One of the goals of the Healthy City Strategy is to cultivate connections between Vancouverites so that they are connected and engaged in places that matters to them. The parks in Northeast False Creek will support the development of recreation, environmental, arts and cultural programs, in partnership with community organization.

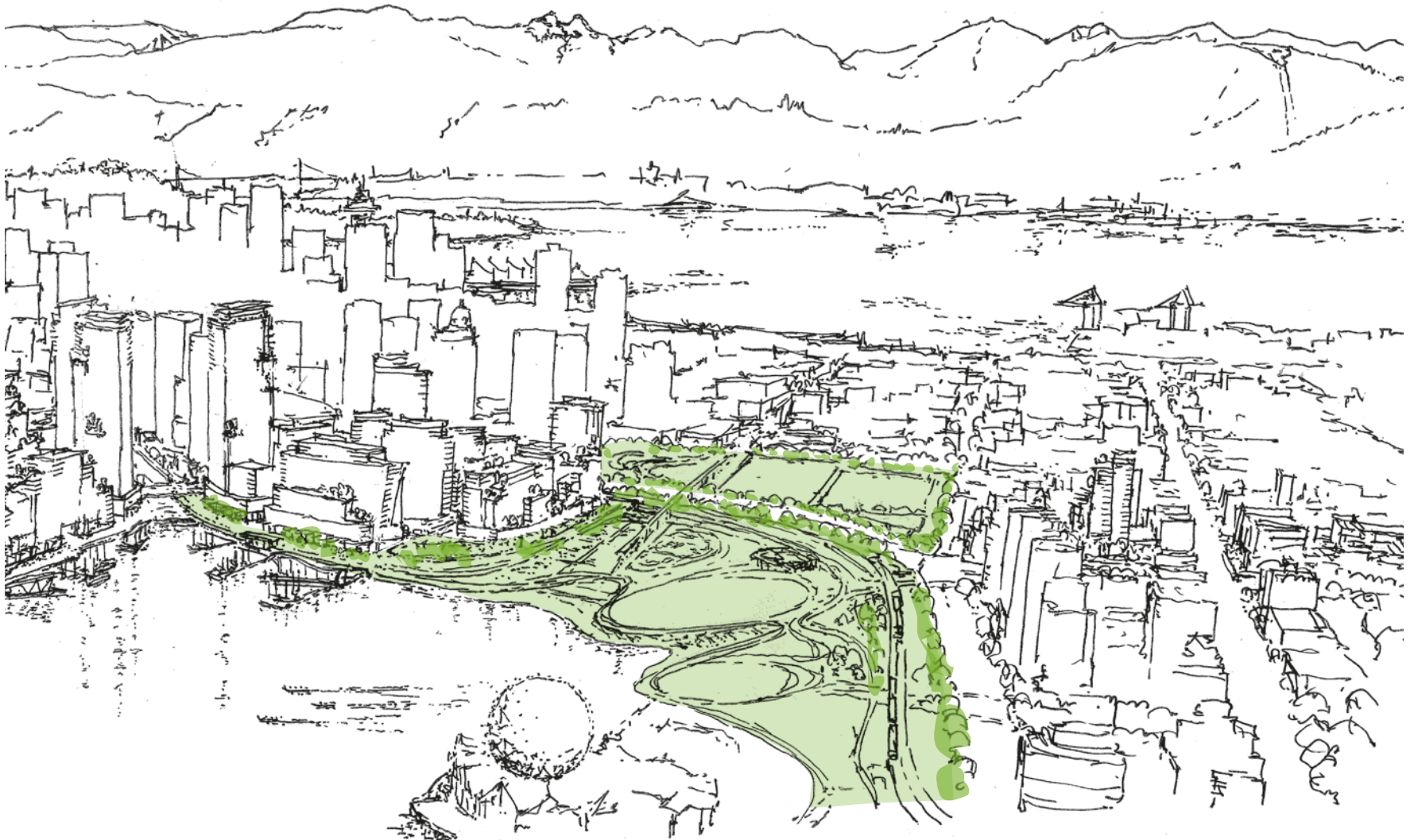
Another goal of the Healthy City Strategy is for Vancouver to be a safe city in which residents feel secure. A key design principle for the parks in Northeast False Creek is to create open, safe and inclusive spaces that are welcoming to a diverse demographic.

The Transportation 2040 Plan (2012) sets a vision for healthy citizens who are mobile in a safe, accessible and vibrant city. The parks within Northeast False Creek will support this vision by providing convenient paths for people of all ages and abilities to walk and cycle safely, comfortably and delightfully around the area. The walking and cycling paths in Northeast False Creek will be connected to the wider City network.

The Culture Plan Strategic Directions (2013) sets a vision to create a diverse and thriving cultural ecology that enriches the lives of residents and visitors. The parks within Northeast False Creek will contribute to creating vibrant and creative public spaces in providing flexible spaces to support artistic and cultural expression and celebration.

In 2005 the Vancouver Park Board adopted a Skateboarding Strategy, aiming to assist in guiding capital investments and programming through a participatory process to ensure skateparks are successful in the short and long term for all involved. The strategy acts as a framework to guide decisions and establish a complete, diverse and accessible network of skateparks, that are equitably and geographically distributed throughout the City. Each facility is approved and built on a case-by-case basis in order to ensure skateboarders, residents and key stakeholders are included in a meaningful way at all stages of the planning process.

The People, Parks and Dogs Strategy (2017) provides a framework to deliver parks that accommodate park users with and without dogs and minimize conflict. Strategy recommendations fall into four themes: Access, Design, Stewardship and Enforcement, each designed to promote the comfort and safety. The strategy outlines a variety of attractive and easy-to-access dog off-leash areas that reduce off-leash activity outside of designated areas, clarify the rules and etiquette for using dog off-leash areas, manage dog waste, protect the environment, promote responsible dog ownership, and foster the health and wellbeing of all park users.



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



14.1 CREEKSIDE AND ANDY LIVINGSTONE PARKS

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

The Park will have multi-purpose and flexible spaces that will be used as neighbourhood amenities on a daily basis and as spaces to host civic, cultural and community events on special occasions.

The Policy related to sustainable and resilient park design is incorporated into Chapter 11.0 Sustainability and Resiliency.

Policies

Reconciliation

- 14.1.1 Integrate elements of Musqueam, Squamish, Tsleil-Waututh Nations and Urban Indigenous Peoples history and living culture into the design of the park.
- 14.1.2 Create an Indigenous Peoples' gathering space in Creekside Park including opportunities for water access for traditional canoes.

Connections and Park Edges

- 14.1.3 Develop welcoming park edges through well-defined inviting gateways and plazas.
- 14.1.4 Create strong physical connections between the park and surrounding neighbourhoods.
- 14.1.5 Enhance the linkages from the new Events and Entertainment District and the False Creek waterfront to Chinatown.
- 14.1.6 Expand the experience of the park by greening the Keefer Street edge where it fronts the Dr. Sun Yat-Sen Classical Chinese Garden and Public Park.

Park Design

- 14.1.7 Maximize park elements that allow for multi-purpose programs/uses.
- 14.1.8 Select a variety of planting that creates an ecologically and visually rich environment and encourages environmental stewardship.
- 14.1.9 Explore opportunities to establish multi-purpose spaces that enhance the use and enjoyment of the park by the Chinatown community.
- 14.1.10 Provide multi-generational fitness area and play spaces.
- 14.1.11 Provide robust, durable and modular/removable park elements to allow for a variety of park uses.
- 14.1.12 Provide dedicated utility connections (e.g. electrical and water outlets) to be available for special and community events.
- 14.1.13 Renew existing program elements such as the two sports fields, a skate plaza, and a fenced dog off-leash area.
- 14.1.14 Replace the fieldhouse and Park Ranger station to support field sport activities and general park use.
- 14.1.15 Renew washrooms at Andy Livingstone Park as part of the fieldhouse replacement and provide new washrooms at Creekside Park.
- 14.1.16 Improve public access to the water for non-motorized boating.
- 14.1.17 Maximise opportunities for views to the water, mountains, surrounding landmarks and open spaces.
- 14.1.18 Minimize visual barriers between park spaces and the surrounding streets. Required safety barriers (e.g. around children's playground, dog park and sport fields) should be designed to maintain visual continuity across fences and to allow partial opening of fences when needed.

14.2 DUNSMUIR CONNECTION

The Dunsmuir Connection will be a linear extension of Creekside Park, allowing opportunities to enjoy views of the area and to relax.

This accessible connection will be purposefully designed to be integrated and beautiful. It will provide a key east-west link for pedestrians and cyclists and will directly connect the east side of Vancouver to the downtown core at a moderate grade (5%) to accommodate the difference in elevation between Dunsmuir and Quebec Streets (approximately 15m).

Several vertical access points will be integrated to the Dunsmuir Connection Structure to provide access to and from Pacific Boulevard below and surrounding neighbourhoods. The developments directly adjacent to the Dunsmuir Connection should include active, public uses.

Policies

- 14.2.1 Provide an all ages and abilities connection for people walking and cycling between the downtown, Creekside Park and the rest of the city.
- 14.2.2 Allow for safe and separated pedestrian and cyclist circulation as well as places to safely stop and enjoy the view.
- 14.2.3 Provide seating nooks, rest areas and viewpoints to False Creek and the mountains.
- 14.2.4 Building frontages adjacent to the Dunsmuir Connection should integrate and provide opportunities for active, public uses.
- 14.2.5 Establish a pedestrian walkway between the Dunsmuir Connection and the Chinatown-Stadium SkyTrain Station that allows seamless access to and from the connection, as well as to the 300 level entry of Rogers Arena.
- 14.2.6 Integrate design principles of Crime Prevention Through Environmental Design (CPTED).
- 14.2.7 Provide weather protection at building interfaces such as awnings and rain canopies.
- 14.2.8 Explore opportunities to integrate public art.
- 14.2.9 Provide lighting that is functional, aesthetic and integrated with the rest of the park.
- 14.2.10 Integrate landscaping and planters on the elevated structure to allow healthy growth of small trees, shrubs, perennials and grasses.



Brooklyn Bridge Park (Credit: Felicella)

14.3 FALSE CREEK BASIN

An iconic waterbody in Vancouver's downtown, the False Creek Basin is a focal point that provides breathing space and programming opportunities for water-based recreation, events and entertainment.

Given the current use and configuration of False Creek and decades of industrial use, the basin can no longer be restored to its original condition. It can, however, reclaim ecological functions within the creek, establishing habitat for fish and aquatic birds while still balancing the needs of Vancouverites.

False Creek Basin will continue to be a hub for active water uses, such as motorized and non-motorized boating activities. These uses can connect users to the site in a meaningful way, which may ultimately evolve into a form of stewardship. The new waterfront and shoreline will be resilient and will adapt to sea level rise

Policies

- 14.3.1 Develop an engaging and diverse waterfront with a variety of hard and soft edge conditions that provide an enjoyable opportunity to see, feel and interact with the water.
- 14.3.2 Create an inclusive and accessible waterfront that provides opportunities for all people to access the water's edge for daily activities, recreation and to enjoy water views.
- 14.3.3 Explore opportunities to improve access for non-motorized boating in the False Creek Basin.



14.4 PARK STEWARDSHIP

The Creekside and Andy Livingstone Parks will be a major public green space in the heart of the city. Located at the water's edge and surrounded by historic neighbourhoods and an emerging vibrant Events and Entertainment District, the park will be a very busy destination for both locals and visitors. The anticipated high intensity of use will require high standards of maintenance, programming and stewardship to keep the park clean, safe and inclusive at all times. As such, the park will require an innovative operating model to ensure its long-term success.

Current experience in Andy Livingstone Park has shown that partnerships between the City, Park Board, Vancouver Coastal Health and local non-profit organizations have been invaluable to collect discarded needles several times a day, and sustain regular maintenance and oversight of park spaces. The addition of a Park Rangers satellite station in Andy Livingstone Park in 2017 has greatly assisted in this effort, especially in keeping play spaces safe for children.

The intent of a new operating model is to ensure the park can sustain the anticipated high intensity of daily use by local communities and visitors, and to support special events that will take place in the park, in nearby stadia and waterfront neighbourhoods. With the park's proximity to event venues and location within walking distance of two Skytrain stations, large numbers of sports fans, concert goers or participants in a community event will flock to the park at peak times throughout the year. This intensity of use will require a higher level of on-going maintenance and surveillance than in other downtown parks.

In addition, there is a need for a park experience that fosters deep connections between local residents; Musqueam, Squamish and Tsleil-Waututh Nations; and Urban Indigenous Peoples. Staff will explore opportunities to tailor a new approach to park stewardship and programming that fosters strong partnerships with existing neighbours and local organizations (such as the Dr. Sun Yat-Sen Classical Garden, Crosstown Elementary School and Science World) and new neighbours, recognizing that the park will function as a local living space, a place for cultural gathering, and a city-wide and tourist destination.

Policies

- 14.4.1 Establish an innovative park operating model that supports a high standard of programming, maintenance, stewardship and surveillance in Creekside and Andy Livingstone Parks.
- 14.4.2 Ensure sustained capital investment in the phased construction of the park and on-going budget to support the park's operating model.
- 14.4.3 Maintain the Park Board Ranger satellite station to ensure a high level of surveillance of park spaces, in partnership with the Vancouver Police Department.
- 14.4.4 Ensure dedicated, on-site maintenance and operations staff.
- 14.4.5 Explore opportunities for activation, programming and stewardship of the park through diverse partnerships.





15 COMMUNITY AND HOMES

15.0 COMMUNITY AND HOMES

Introduction

Vancouver is in the midst of a serious housing crisis, where households all along the housing continuum face increasing pressures that jeopardize their ability to remain in the city, threatening the diversity of our city. The development of Northeast False Creek presents us with a unique opportunity to achieve a significant amount of affordable housing.

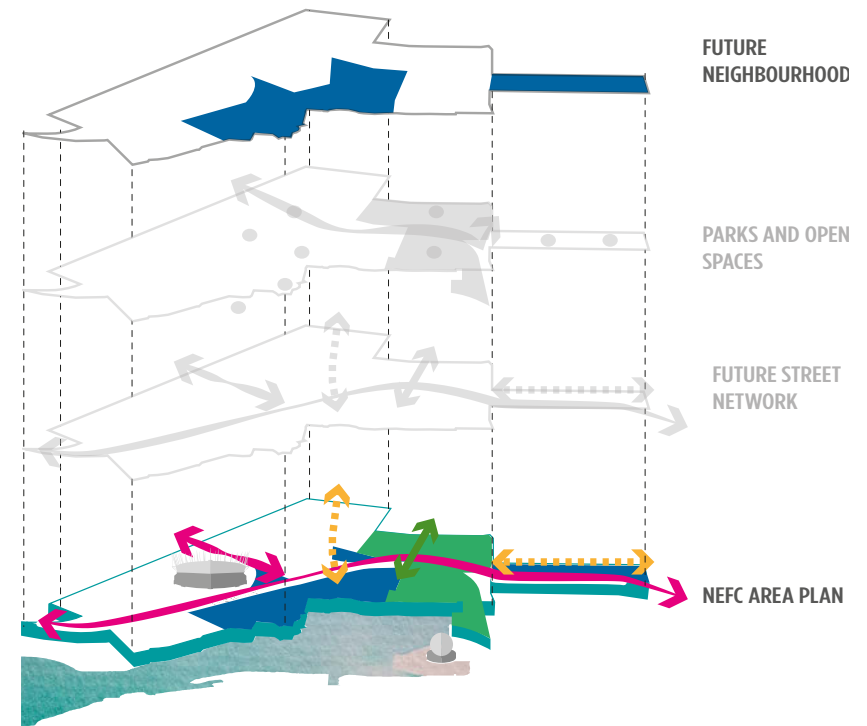
Providing a range of diverse housing options in Northeast False Creek will contribute to a healthy, vibrant and inclusive neighbourhood; a strong downtown and a more equitable city for people with a range of income levels. The Northeast False Creek Area Plan will draw from existing and emerging city-wide policy on affordable housing, including Housing Vancouver.

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

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 facilities, 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 such as Chinatown, the Downtown Eastside, and Main Street remain a central consideration.

Easy access to affordable, healthy food should be considered for both the existing nearby communities as well as for future residents in Northeast False Creek.

The City continues to work with Vancouver School Board for the long term needs of families with children.



City-wide Context and Policies

The False Creek North Official Development Plan (1990) is the guide to development in the part of the City of Vancouver described as False Creek North, which includes the Northeast False Creek area. In addition to guiding the policies, strategies and By-Laws for this area, this document also shapes planning for housing programs and community facilities.

The Downtown Eastside Plan (2014) provides a vision, policies, and strategies for the Downtown Eastside that focus on ways to improve the lives of low-income Downtown Eastside residents and community members. Some key directions include:

Community Well-being

- Support for children, youth, families and seniors
- Access to affordable, nutritious food
- Access to high-quality and inclusive health, social and community services
- Promoting inclusion, belonging and safety

Housing

- Access to affordable housing choices in the Downtown Eastside and across the City is available for low-income working people, including the homeless and the working poor, children, families and seniors
- A housing mix in the neighbourhood continues to be encouraged
- Conditions of existing low-income housing in the Downtown Eastside are improved
- A range of supports to provide basic needs such as food and health services, as well as inclusion and belonging

The following plans or studies will be required for the development sites in Northeast False Creek to meet the Rezoning Policy for Sustainable

Large Developments:

1. Access to Nature
2. Sustainable Food Systems
3. Green Mobility
4. Rainwater Management
5. Zero Waste Planning
6. Affordable Housing
7. Low Carbon Energy Supply

The Healthy City Strategy (2015) includes 13 long-term goals for the well-being of the city and its people, including ambitious targets to reach by 2025. The strategy is focused on the 'social determinants' that shape well-being in a broader sense. Three focus areas form a holistic framework that informs the Healthy City Strategy:

- **Healthy people:** Our health and well-being begins with basic needs—clothing, shelter, food, transportation and employment. We need ways to express ourselves, to be safe and included, supportive services, and to learn and grow.
- **Healthy communities:** Community connections build a healthy city and working together makes us resilient and sustainable. We enjoy better health when we connect with our neighbours and are engaged in our communities.
- **Healthy Environments:** Ecologically, economically and socially sustainable environments directly impact our physical and mental health—the built environment, networks of movement, natural spaces, biodiversity and freedom from pollution are key to building a healthy city.

The Childcare Design Guidelines (1993) guide the design and development of childcare facilities throughout the city. The intent of the guidelines is to create safe and secure urban childcare facilities that provide a range of opportunities for the social, intellectual and physical development of children.

The Vancouver Food Strategy (2013) sets five city-wide goals towards more just and sustainable food production, distribution, access and waste management, identifying a roadmap for action. The comprehensive list of action serves to integrate individual food policies into a more coordinated food system approach and aligning food system goals within a broader City plans and processes. In the case of Northeast False Creek, food assets and initiatives are supported through policy creation, supportive land use, infrastructure and grants aimed to increase capacity-building and local food jobs.

City Council is resetting the Housing and Homelessness Strategy to focus on creating the right types of homes to meet the needs of the people who live and work in Vancouver. The new strategy, Housing Vancouver, will be a 10-year plan to improve housing affordability for every resident.

The Housing and Homelessness Strategy describes the City's overall direction for housing, including what we need and how we will achieve it over the next ten years. It identifies the different kinds of housing necessary to meet the needs of our citizens, as well as ways to improve and better preserve the housing we currently have. The goals of the strategy are to end street homelessness and to provide more affordable housing choices for all Vancouverites.

The Family Room: Housing Mix Policy for Rezoning Projects (2016) provides new requirements and targets for family units in rezoning projects for residential strata housing and secured market rental housing. Family units are defined as units that have two or more bedrooms.

The High Density Housing for Families with Children Guidelines apply to developments within Northeast False Creek and the intent of the guidelines is to address the key issues of site, building and unit design which relate to residential liveability for families with children.

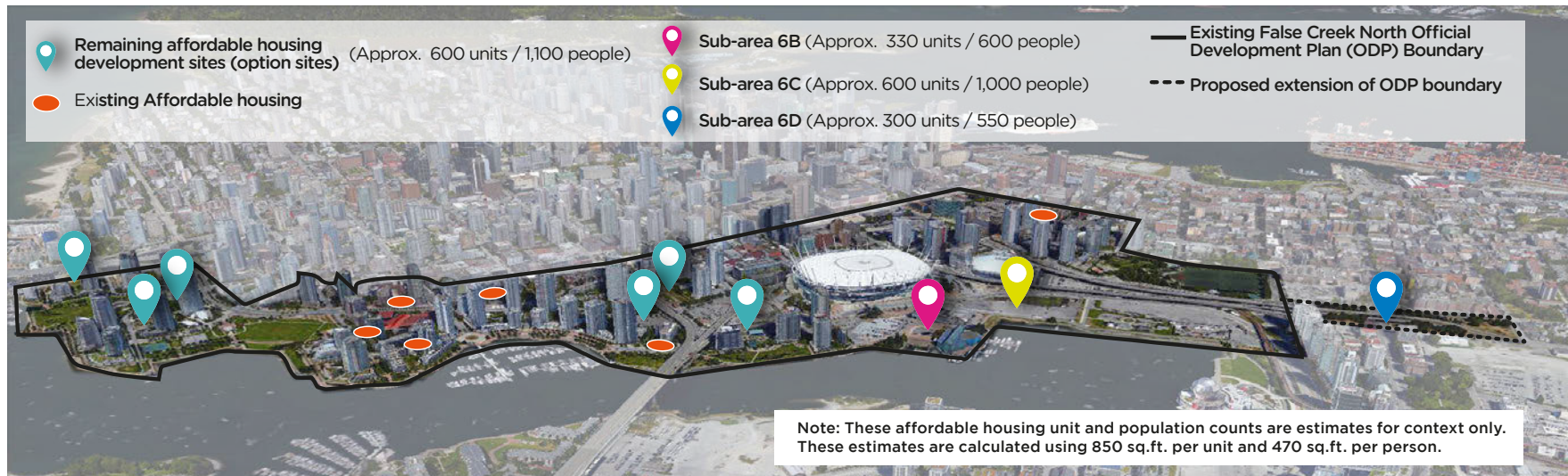
The Housing Design and Technical Guidelines were created to help guide housing partners through the project development process on social housing projects secured by the City. The guidelines outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Standardization, through the use of the guidelines, are intended to balance immediate environmental, energy and space efficiencies, ensuring an emphasis on long-term durability and resilience of the City asset over the life of the building.

Housing Principles for Northeast False Creek

Northeast False Creek will include a mix of housing opportunities that are affordable, accessible and inclusive. The following principles were developed to help shape the conversation with key stakeholders and community partners and will guide the overall housing strategy for Northeast False Creek:

- » 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.
- » Include a range of housing options along the housing continuum and seek innovative approaches to achieving a diverse level of affordability.
- » Target 50% of social housing units for families (2 or more bedrooms), excluding housing developments designated for seniors or artists.
- » Seek complete turn-key social housing units where possible.
- » Rezoning applications intending to achieve new residential density above what is set out in the False Creek North Official Development Plan (ODP) must target at least 20% of the new residential floor area as social housing within the ODP area.





Affordable housing supply in False Creek North and Northeast False Creek

15.1 SUPPLY AND AFFORDABILITY

Policies

- 15.1.1 Ensure 20% of new residential floor area is delivered as social housing within the existing Official Development Plan area.
- 15.1.2 Through the rezoning of Sub-area 6C, work with the applicant to expedite the delivery of the remaining six affordable housing sites within the existing False Creek North Official Development Plan area.
- 15.1.3 Work with senior government partners and the rezoning applicants for sub-area 6C to explore strategic partnerships to construct and deepen the level of affordability on the six affordable housing developments referenced in policy 15.1.2.
- 15.1.4 Ensure a minimum of 300 new social housing units are delivered on the Main Street Blocks, as supported by the Downtown Eastside Plan.
- 15.1.5 While prioritizing the delivery of affordable housing as outlined, explore viable opportunities for affordable home ownership and/or market rental housing within the plan area to address modest market housing.
- 15.1.6 Consider rental opportunities that align with the emerging directions from Housing Vancouver.
- 15.1.7 Track the overall supply of affordable housing (i.e. social, secured rental etc.).
- 15.1.8 Explore opportunities for the inclusion of artist studio and production space within affordable housing developments.

15.2 HOUSING DIVERSITY

A diversity of housing options is needed to accommodate a range of populations, targeting both singles and families.

Policies

- 15.2.1 Offer a variety of housing choices and community facilities to attract and retain a vibrant workforce, including families with children.
- 15.2.2 Require 50% of all social housing units to be two and three bedroom units for families (except for seniors and artist studios intended for singles), designed in accordance with the High Density Housing for Families with Children Guidelines.
- 15.2.3 In market housing, require a minimum of 35% family units (having two or more bedrooms). In residential strata housing projects, include a minimum of 25% two bedroom and a minimum of 10% three-bedroom units in each project, in accordance with the Family Room: Housing Mix Policy for Rezoning Projects.

Northeast False Creek provides a significant opportunity to contribute to city-wide targets for affordable housing. Increasing the supply of affordable housing will ensure that the community offers opportunities for residents of all income levels to find accommodation in the area.



Mount Pleasant Community Centre

15.3 CHILDCARE

Access to quality childcare and early learning opportunities help to foster healthy children and communities plays a crucial role in the social and economic stability of the city. City-wide, approximately only 32% of childcare need is currently being met. The need is particularly acute for infants and toddlers (children under the age of three). New residential and employment uses in Northeast False Creek will directly result in new demand for childcare.

The City's childcare policies and guidelines outline strategies for childcare facility development and support for families with children. While the City does not directly deliver childcare services, it advocates, forms partnerships, and invests in childcare spaces through direct operating grants, capital grants, maintenance and financing growth policy and tools.

Policies

- 15.3.1 Develop new licensed non-profit childcare facilities to help meet anticipated demand generated by residential and employment growth in the area, with a particular emphasis on serving children under the age of 3.
- 15.3.2 Explore opportunities to develop additional childcare spaces for children aged 5 to 12.
- 15.3.3 When developing community facilities, explore opportunities to co-locate childcare centres (for children aged 0-4) and school age care spaces (5-12 years), to provide children and families better access to a wide range of services.
- 15.3.4 Explore opportunities for licensed family childcare in new residential developments.



Creekside Community Centre (Credit: Claudette Carracedo)

15.4 COMMUNITY, SOCIAL AND RECREATION FACILITIES

New residents in the area will need spaces and amenities to support their social, physical and cultural well-being. Community facilities typically offer low-barrier access to programs and services that support a wide range of the population, particularly vulnerable groups within the community. Common examples of social facilities include cultural centres, family places, seniors centres, non-profit centres and a host of other community oriented uses. Social facilities may be either City-owned or privately owned, but are frequently operated by non-profit organizations.

Community Centres are hubs of the community where people gather to participate, get active and engage with their community through recreation. Typically jointly operated with Community Associations, Community Centres provide significant social development, health and wellness, child development, arts and culture, and sport activities to the public.

Policies

15.4.1 Explore opportunities for the development of a new Community Centre, which would include recreational facilities for all ages and abilities, a dedicated community space for seniors, a childcare centre, ice rink, arts presentation space, and other multipurpose functions.

- 15.4.2 Explore the development of a non-profit hub by taking advantage of co-location and resource sharing opportunities for non-profit organizations (including organizations with complementary cultural, social, arts, health and housing objectives).
- 15.4.3 Explore opportunities to develop new cultural and social spaces on Sub-area 6D that provide low-barrier access to services which promote cultural identity, social inclusion and community connectivity.
- 15.4.4 Deliver a non-motorized boating support facility that includes opportunities for general public access, dragon boating and work with the First Nations to accommodate traditional canoes.
- 15.4.5 Replace the existing Downtown Skate Plaza within the Northeast False Creek Park, with a facility of similar size and with 'street skate' features, lighting and cover.
- 15.4.6 Provide an interim skateboard park during the construction process, with similar features and generous size, located within reasonable proximity to the existing Skate Plaza.
- 15.4.7 Ensure fulsome engagement with the skateboard community during the design of skateboard facilities.



A local grocery store in Chinatown

15.5 SUSTAINABLE FOOD SYSTEMS

Access to sufficient, healthy and affordable food is critical for communities. A sustainable food system can strengthen the green economy, boost local food production and enhance community connections. Vancouver takes a food system approach to policy and planning that involves all aspects of the food system, including production, processing and distribution, food access, and waste management.

The need for food infrastructure and community based food programs in Northeast False Creek is a priority given high density living expected in the neighbourhood. Supportive policies and programs are required to maximize opportunities for residents to access local, healthy food. Additionally, nearby neighbourhoods with rich food culture and infrastructure provides unique synergies to increase opportunities for residents to grow and access healthy and culturally diverse foods close-to-home.

Policies

- 15.5.1 Enhance access and increase neighbourhood food assets: including community gardens, community kitchens and other community-based food programs, particularly for vulnerable and isolated groups.
- 15.5.2 Improve access to healthy and affordable food for all by increasing the number of healthy food retail option, including locally-based small-scale grocers, farmers markets, community food markets and healthy food programs.
- 15.5.3 Increase food growing opportunities in parks, open spaces, private land, streets and other City-owned property where appropriate, whether through community gardens, urban farms, fruit trees or edible landscaping.
- 15.5.4 Encourage green spaces in new buildings that complement and support food production as outlined in the Guidelines for Urban Agriculture for the Private Realm.
- 15.5.5 Explore opportunities for a curated hub of local food production, sales, distribution and/or manufacturing. This hub should provide opportunities for cultural identity building, knowledge sharing and skills development.





16 ARTS AND CULTURE

16.0 ARTS AND CULTURE

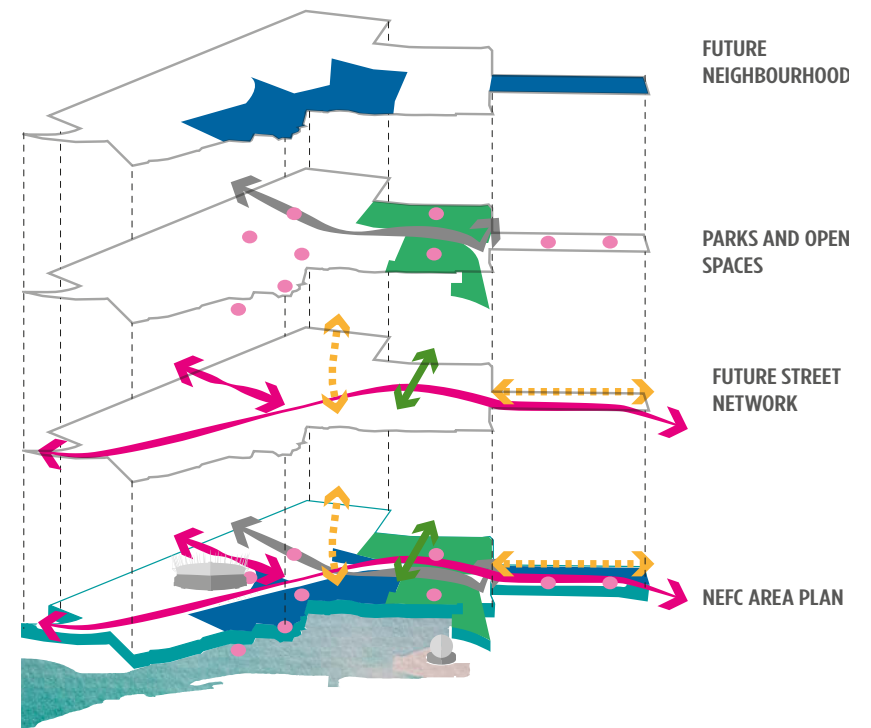
Introduction

Northeast False Creek is the site for a rich and diverse range of contemporary and historical cultural communities. The area is on the unceded traditional homeland of the Musqueam, Squamish and Tsleil-Waututh Nations and overlaps a portage route that once bridged False Creek and Burrard Inlet. Rooted in historical and contemporary significance for the three First Nations, it is also important to several cultural communities. Once the heart of Vancouver's Black community, Hogan's Alley, and the people and businesses located there, were displaced during the construction of the viaducts. Today the Chinese-Canadian community and Vancouver's largest Urban Indigenous population continue to enrich the Downtown Eastside and Chinatown neighbourhoods.

Northeast False Creek provides an opportunity to recognize Vancouver's complicated colonial history, as well as celebrate the area's cultural significance. Planned arts and cultural spaces, spaces for low-barrier access to services, public art, housing, parkland, and connections to the waterfront will serve the diverse communities in the area and encourage connections between cultures, histories and identities. This includes meaningful recognition of the unceded Musqueam, Squamish and Tsleil-Waututh homelands and the First Nations' peoples, the historic Hogan's Alley neighbourhood, and the cultural contributions of the Black, Chinese Canadian and Urban Indigenous communities.

With an aim to create an accessible and inclusive neighbourhood, Northeast False Creek will address the overlapping needs of the Downtown Eastside's arts and cultural communities. The area will also serve city-wide needs as a major arts and culture destination with the creation of new indoor and outdoor event and performance sites.

A comprehensive public art plan is being developed for the area to explore the area's history, ecology, communities, and landscape, identify significant sites within its cultural history and opportunities for public artworks. Artist projects incorporated into the art plan itself will begin to explore many of these possibilities.



City-wide Context and Policies

The City of Vancouver has supported the arts and cultural sector for over 125 years. Currently the City provides grants and awards, and supports cultural spaces as well as commissions of public art. The central vision in Vancouver's Culture Plan: Strategic Directions (2013) is to cultivate and enhance a diverse and thriving cultural ecology that enriches the lives of residents and visitors. Key objectives relevant to Northeast False Creek include:

- » Partnering to retain and develop affordable sustainable arts and cultural spaces
- » Enhancing sustainability of organizations
- » Increasing public participation and engagement opportunities
- » Improving access for new and underserved communities

The City of Vancouver's 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.

The Park Board envisions a city where the arts are an integral part of everyday life, where people are able to learn and express creativity in ways that build healthy communities. The Park Board runs an artist studio residencies program in park fieldhouses across the city.

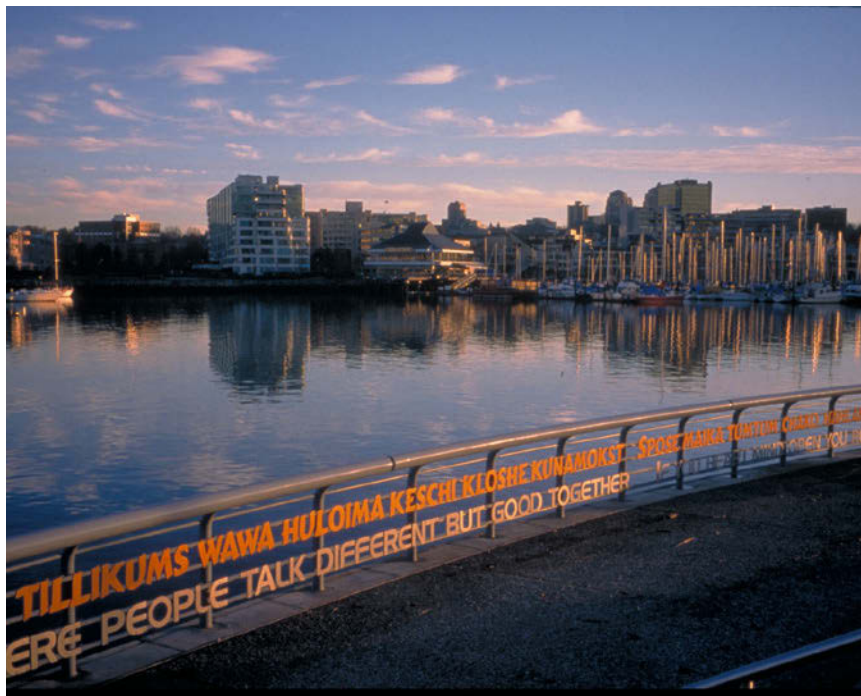
The Healthy City Strategy (2014) includes a goal for 'Expressing Ourselves' and to ensure Vancouver has a diverse and thriving cultural ecology that enriches the lives of all residents and visitors. It includes a target to increase public participation and community engagement in arts and culture by 25% over 2014 levels by 2025.

The Northeast False Creek Area Plan provides an opportunity to integrate the City of Reconciliation framework goals of strengthening local First Nations and Urban Indigenous relations; promoting Indigenous peoples arts, culture, awareness and understanding; and incorporating First Nations and Urban Indigenous perspectives for effective City services.

Northeast False Creek overlaps the Downtown Eastside area Plan Boundary, and incorporates outlined policies in the Downtown Eastside (DTES) Plan (2014) that address the needs of the Chinese Canadian and Urban Indigenous communities. In 2015, City Council directed staff to explore ways to honour the historic neighbourhood of Hogan's Alley through the Northeast False Creek area planning process. Hogan's Alley, once home to Vancouver's Black community was demolished during the construction of the viaducts. City staff have been working with the local Black community to use the Area Plan and design of the East block of Sub-area 6D as an opportunity to create a legacy of acknowledging and honouring the history while promoting and emphasizing the contributions of the contemporary Black community.

Relevant policies from the DTES Plan include:

- » recognize and honour the former Black community of Hogan's Alley that existed prior to the viaducts construction;
- » attract or facilitate the establishment of culturally appropriate, affordable food retail in areas of the neighbourhood;
- » preserve and secure key cultural spaces in the public domain through ownership by non-profits, foundations, government or other agencies;
- » retain/create flexible, multi-use and accessible neighbourhood spaces such as studios, offices, rehearsal/production and indoor/outdoor event space
- » pursue co-location (i.e. cultural hub) opportunities for cultural space as appropriate.
- » provide strategic support to the community towards the retention and enhancement of key cultural anchors including the Dr. Sun Yat-Sen Classical Chinese Garden, the Chinese Cultural Centre of Greater Vancouver including their museum and archives, as well as the Chinatown Society Heritage buildings.



Welcome to the Land of Light- Public art by Henry Tsang

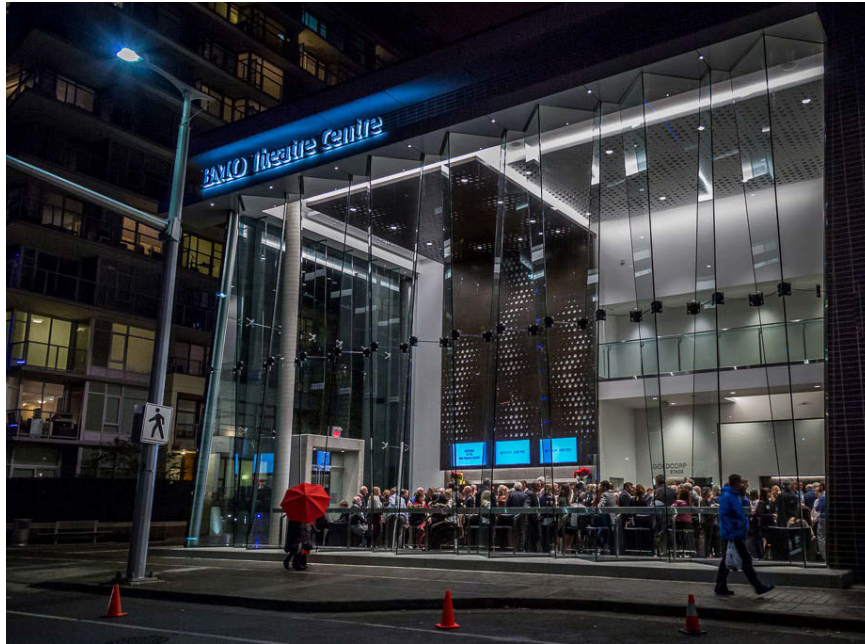


Gathering of Canoes, 2013 (Credit: Reconciliation Canada)

16.1 MEANINGFUL CULTURAL RECOGNITION AND INTEGRATION

Policies

- 16.1.1 Ensure ongoing engagement with Musqueam, Squamish and Tsleil-Waututh Nations, as well as the Urban Indigenous, Chinese-Canadian, and Black communities with deep histories and contemporary presence in the project area.
- 16.1.2 Explore opportunities to create an Indigenous Peoples' gathering space in Northeast False Creek, including opportunities for water access for traditional canoes.
- 16.1.3 Explore opportunities for integration of local First Nations Design Principles, as well as local First Nations naming and plant concepts throughout public spaces and parks.
- 16.1.4 Continue to honour the displaced Black Community through meaningful recognition integrated into the redevelopment of what was known as Hogan's Alley (200 block of Prior Street) by working with Vancouver's Black Community through thoughtful and collaborative processes.
- 16.1.5 Explore opportunities to develop new cultural and social spaces on Sub-area 6D that provide low-barrier access to services promoting cultural identity, social inclusion and community connectivity.
- 16.1.6 Establish new gateways into Chinatown along Main Street, Quebec Street and Gore Avenue, integrating culturally significant sites from the Chinatown Cultural Precinct, such as the Dr. Sun Yat-Sen Gardens and the Chinese Cultural Centre.
- 16.1.7 Create accessible and comfortable connections between Chinatown and Northeast False Creek's public spaces, parks and waterfront.
- 16.1.8 Explore opportunities to co-locate cultural spaces with affordable housing, as well as other community spaces.



BMO Theatre Centre (Credit: David Cooper)

16.2 SECURING AFFORDABLE ARTS AND CULTURAL SPACES

Partner to secure, affordable arts and cultural spaces, for the long term, that balance neighbourhood, district, and city-wide needs.

Policies

- 16.2.1 Partner with non-profit organizations to retain and secure, or expand and enhance, existing adjacent arts and cultural spaces in the DTES and the False Creek Flats areas that provide accessible public programming (e.g. culturally-specific programming, presentation, and administrative spaces), or artist studio, production and rehearsal space.
- 16.2.2 Partner on creation of operationally sustainable arts and cultural spaces that are affordable and accessible to the public. For example:
 - » Culturally-specific programming spaces;
 - » Non-profit operated hubs that enable co-location and resource sharing with arts and culture, social, health, and housing organizations, and locally serving businesses;
 - » Locally-serving and culturally-specific retail businesses (including grocery stores and restaurants) and services;
 - » Indoor music presentation spaces;
 - » Flexible, inclusive, accessible space with requisite infrastructure in parks and plaza spaces that can be used for small-to-large scale (up to 15,000 people), day-and-night, amplified outdoor uses including: performances, festivals, events, market vending opportunities for artists and artisans, screenings, projections, etc.



16.3 ARTIST HOUSING

Over 65% of artists earned under \$40,000 in Vancouver in 2011, with average incomes about \$35,000—approximately 30% lower than Vancouver's overall labour force.¹ The Downtown Eastside (including Strathcona) has a high population of low-income artists, including Indigenous artists.

Policies

- 16.3.1 Create social housing for artists with associated production space (For more information refer to 15.0 Community and Homes).
- 16.3.2 Support social housing for diverse or historically underrepresented artist populations, including seniors, those who are low-income, and those with culturally-specific practices, or with families.

¹ Average employment income for Vancouver's labour force was approximately \$50,000, 2011 National Household Survey. BC Housing 2017 Housing Income Limits (HILS) threshold identifies \$40,000 as the minimum income required to pay for an average bachelor suite in Vancouver.



The Birds by Myfanwy Macleod (Credit: Robert Keziere)

16.4 ARTS-FRIENDLY REGULATIONS

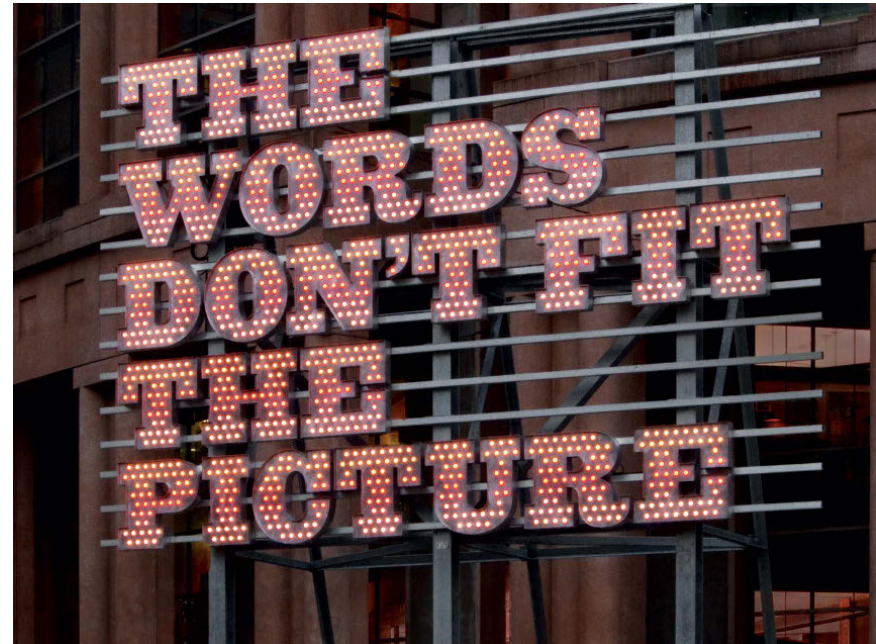
Create a supportive, arts-friendly regulatory environment to allow arts practice to thrive and evolve in Northeast False Creek.

Policies

- 16.4.1 Explore market vending opportunities to support artists selling their work on site in public spaces.
- 16.4.2 Explore options to allow artists to sell and display works created on-site in artist studios.
- 16.4.3 Reduce regulatory barriers to flexible, adaptive and interdisciplinary spaces.



Time Top by Jerry Pethick (Credit: Trevor Mills)



The Words Don't Fit The Picture (Credit: Robert Keziere)

16.5 PUBLIC ART MASTER PLAN FOR NORTHEAST FALSE CREEK

Policies

- 16.5.1 Develop a detailed Public Art Master Plan for Northeast False Creek, including parks, private development sites, the Main Street blocks, and the connections between Northeast False Creek and its surrounding neighbourhoods.
- 16.5.2 Explore opportunities for public art relating to Reconciliation and recognition of Musqueam, Squamish and Tsleil-Waututh Nations.
- 16.5.3 Consider places of congregation as well as places of connection with communities, including Urban Indigenous, Chinese-Canadian, and Black communities with deep histories and contemporary presence in the project area.
- 16.5.4 Explore opportunities to uncover and meaningfully recognize cultural sites of significance.
- 16.5.5 Add to the City's public art collection with a cohesive body of work that speaks to the unique conditions and situation of Northeast False Creek.
- 16.5.6 Propose an animated range of public art projects of different durations and scale, from socially engaged projects and temporary works to permanent artworks.
- 16.5.7 Identify opportunities and potential sites for major permanent artworks.
- 16.5.8 Reflect the evolving nature of Northeast False Creek through the commissioning of artworks that have the capacity to have lasting significance and/or change over time.





17 UTILITIES AND SERVICES

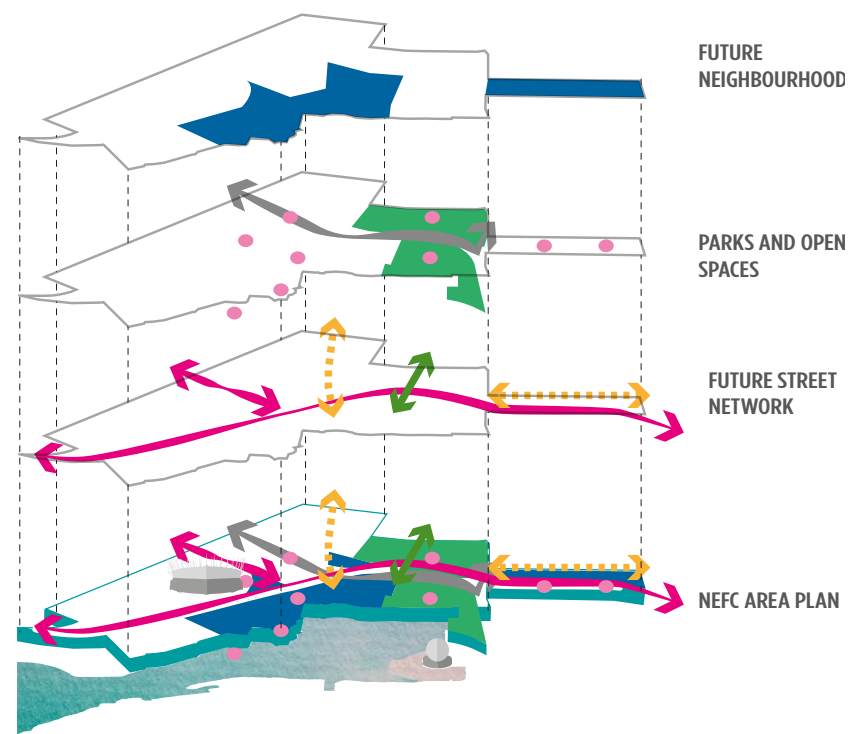
17.0 UTILITIES AND SERVICES

Introduction

Northeast False Creek is planned to become home to 10,000-12,000 new residents and will provide work space for 6,000-8,000 new jobs. Maintaining and upgrading utilities and services are essential for the health and well-being of the residents, workers and visitors to the area. The relocation of Northeast False Creek's water and sewer networks are required to integrate with the new street network and accommodate future growth. In addition, expansion of rainwater management infrastructure (green infrastructure) and neighbourhood energy systems are required to service the proposed developments and meet the City's sustainability objectives.

This plan also includes waste management policies to ensure that new developments meet the City's objectives to increase recycling and composting and that the implementation of this plan, specifically the demolition of the Georgia and Dunsmuir Viaducts and construction of the proposed street network, minimize waste.

Maintaining, relocating and upgrading Northeast False Creek utilities and services is an essential component of implementing the area plan.



City-wide Policies and Context

One of the key objectives of the City's corporate business plan is that: "Vancouver's asset and infrastructure are well-managed and resilient." Further, a city's infrastructure plays an important role in its overall sustainability and resiliency. A number of Vancouver's policies specifically relate to matters of utilities and services:

The City set an ambitious overall goal to become the greenest city in the world by 2020. Specific objectives for Vancouver's utilities and services include:

- » Reduce solid waste going to the landfill or incinerator by 50% from 2008 levels
- » Provide the best drinking water of any city in the world
- » Reduce potable water consumption by 33% from 2006 levels
- » Reduce community-based greenhouse gas emissions by 33% over 2007 levels
- » Protect Vancouver's waterways

The City is currently developing the Zero Waste 2040 Plan which aims to build on the Greenest City Action Plan zero waste target and will allow Vancouver to become a zero waste community by 2040. A zero waste community is one in which:

- » Citizens and businesses value solid waste materials as finite resource
- » Consumption of those resources are minimized to the fullest extent possible
- » Resources that cannot be avoided, remain in closed loop, circular economic and community networks involving robust sharing, reuse and recycling systems
- » Actions taken to achieve zero waste result in co-benefits to the environment, the economy and the members of the Vancouver community

The City's Neighbourhood Energy Strategy (2012) outlines a strategic approach to the expansion and development of neighbourhood energy systems to support GHG reduction targets. The policy focuses on high-density mixed-use neighbourhoods with the greatest carbon reduction potential, particularly those undergoing large and rapid development. Northeast False Creek was identified as an opportunity area for the establishment of low-carbon neighbourhood energy.

The vision in the City's Integrated Rainwater Management Plan (2016) describes a Vancouver where rainwater is valued as a resource – a place surrounded by clean water; where natural and urban ecosystems are created, protected and enhanced and where water infrastructure is adaptable and resilient.



17.1 WATER

Vancouver's drinking water originates from rain and snow melt collected in the Capilano, Seymour and Coquitlam reservoirs. On an average day, the 1460 km long water system delivers 310 million litres of high quality water throughout the city.

As part of this area plan, the relocation and upgrade of water mains will ensure that existing and new development has sufficient access to water for household consumption and fire protection. As Northeast False Creek is an area with poor ground conditions and will include a critical water line for the area, this plan will provide opportunities to create an improved and resilient water system that would be more likely to remain intact following a seismic event.

The City is committed to increasing outdoor public access to drinking water through the Access to Water program. There are currently four drinking fountains within the existing parks in Northeast False Creek. There are opportunities for additional drinking fountains or bottle filling stations in the community that can be leveraged from adjacent development and new and revitalized parks.

It is expected that new development across the city will integrate water efficiency as an overarching design imperative. This includes the use of high efficiency water fixtures and systems, permeable surfaces to reduce the loads on our storm sewer system; and alternate sources of water to reduce the overall demand for drinking water for non-potable uses such as irrigation.

Policies

- 17.1.1 Ensure that the street design accommodates the relocation and upgrade of the water system to suit the proposed relocation/reconfiguration of Pacific Boulevard.
- 17.1.2 For new developments, work with developers to expand water distribution service into the future neighbourhoods in streets to be dedicated to the City.
- 17.1.3 Incorporate new drinking fountains, bottle filling stations and bulk water fill stations into the area; prioritizing locations along cycling routes, in parks, public plaza, community centres and other areas with a high demand for water.
- 17.1.4 Ensure a resilient network of water mains and community fill stations that have a higher probability of remaining in service during and after a seismic event.



17.2 WASTE MANAGEMENT

The collection and proper management of solid waste, including garbage, compostable organic materials and recycling, is one of the most important municipal services the City provides.

Northeast False Creek provides a great opportunity for the City to facilitate the reorientation of habits and practices toward the City's zero waste target by fostering waste reduction; by increasing diversion of products and materials from the waste stream through repair, reuse, composting and recycling and by reducing operations-related environmental emissions, notably GHG emissions, through strategies such as reduced service-vehicle trips.



Group from Keep Vancouver Spectacular

Polices

- 17.2.1 Encourage and support a system of repair and reuse to minimize the amount of materials from being disposed of as garbage.
- 17.2.2 Explore opportunities to implement innovative and leading edge measures to encourage waste diversion and minimize the environmental impacts of waste collection activities, such as use of a pneumatic collection system, communal composting, etc.
- 17.2.3 Support building deconstruction through permitting and approvals processes to ensure materials are reused and recycled.
- 17.2.4 Work with development applicants to ensure all new buildings are able to accommodate waste as a resource, including opportunities to reuse/donate/exchange materials.
- 17.2.5 Explore opportunities to reuse and recycle the waste material generated by the removal of the Georgia and Dunsmuir viaducts.
- 17.2.6 Seek opportunities with charities and/or non-profit organizations to create a system where surplus nutritious food can be donated and distributed instead of being thrown away.



17.3 SEWERS

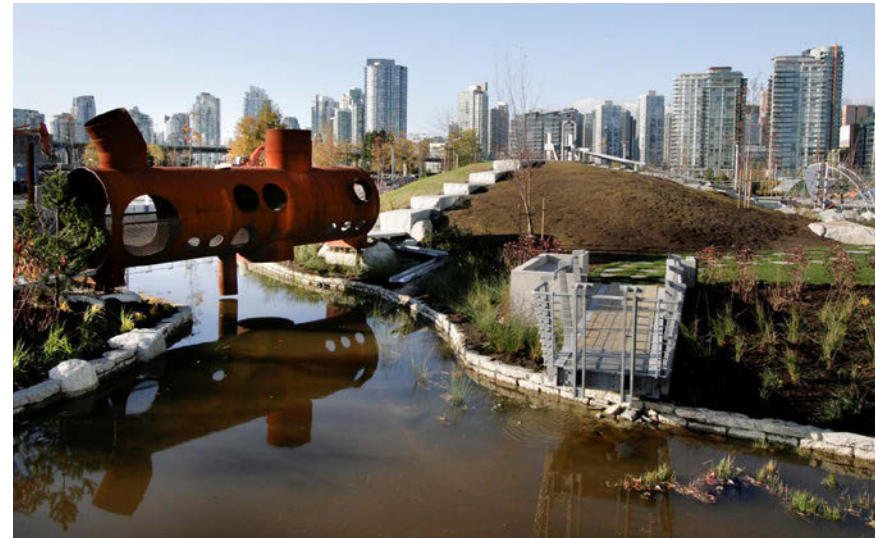
All of the sewers are separated in Northeast False Creek. They were primarily separated in the 1980s and 1990s during the last major development in the area.

There are two sanitary sewer sub-catchment areas in Northeast False Creek. One is part of the Downtown South catchment which is serviced by the Nelson Pump Station, at Pacific and Nelson Streets, and the other is part of the Terminal catchment which is serviced by the Thornton Pump Station, at Station Street and Terminal Avenue. As part of the area plan, the sanitary sewers along the existing Pacific Boulevard will be upgraded to service future growth and will be relocated into the new street network.

There are two storm sewer sub-catchments servicing Northeast False Creek. One extends from Smithe Street to the existing Carrall Street and from Beatty Street to False Creek, draining through four existing storm outfalls. The second sub-catchment includes the study area east of Carrall Street and the Main Street sites and drains to an outfall south of Science World. As part of the area plan, all storm sewers in the area will be upgraded and relocated into the new street network. In addition, the four existing outfalls will be consolidated into a single outfall. The storm sewer system will be supported by green infrastructure throughout the area which will collect, clean and safely convey rain water and street runoff.

Policies

- 17.3.1 Upgrade and relocate the area sanitary systems to service existing and proposed development.
- 17.3.2 Seek opportunities to clean storm water in advance of discharge into False Creek.
- 17.3.3 Partner with regulatory bodies and landowners to design and construct a new storm water outfall to replace existing outfalls in Northeast False Creek.
- 17.3.4 Ensure that street design accommodates the relocated and upgrade of storm and sanitary sewers.
- 17.3.5 Explore opportunities to design and construct a new sanitary force main to provide an alternate and resilient feed from the Nelson Baker Pump Station to the Metro Vancouver sewer system.
- 17.3.6 Ensure that the sewer systems in Northeast False Creek can be effectively maintained and operated over the lifespan of the infrastructure.
- 17.3.7 Explore opportunities to integrate the drainage system in Northeast False Creek with climate change resilient infrastructure. Recognize that the area drainage is highly affected by increased rainfall and sea level rise.



17.4 INTEGRATED RAINWATER MANAGEMENT

In Northeast False Creek, green infrastructure will be part of the proposed street network and the development sites as guided by the Integrated Rainwater Management Plan (IRMP) and the Rezoning Policy for Sustainable Large Developments. Green infrastructure will collect and/or clean and infiltrate, where possible, street and site run-off before discharge to False Creek. Designs will strive to maximize integration and co-benefits with other City policy direction in this document. Opportunities are to be explored at the site and district/area scale.

Resiliency to climate change can also be supported by integrated rainwater management. Specifically green infrastructure can address the climate projections calling for longer periods of dry and hot weather and more frequent and intense storms. For example, during drought periods, water that is collected and stored by green infrastructure could be used for irrigation and potable water would be conserved. For intense storms, green infrastructure can provide additional and/or secondary flow paths to safely convey run-off away from people and property.

Policies

- 17.4.1 Implement green infrastructure in Northeast False Creek to meet targets set out in the City's Integrated Rainwater Management Plan.
- 17.4.2 Maximize co-benefits and integration of function. For example, corner bulges increase pedestrian safety, can contain a rain garden for water quality improvements, can store water for reuse and provide for public green space.
- 17.4.3 Explore and consider opportunities to collect rainwater for reuse on a site and district-wide scale in Northeast False Creek to replace and/or supplement potable water use.
- 17.4.4 Integrate green infrastructure into public space, including plazas, for rain water management while maximizing surface expression. Designs should consider engaging the public on the function of the green infrastructure through interactivity or other means.
- 17.4.5 Explore and consider climate change adaptable and resilient designs and opportunities.
- 17.4.6 Explore opportunities to educate the public on water conservation and integrated storm water management.
- 17.4.7 Encourage stewardship of public space infrastructure such as green infrastructure (e.g. the City's existing Green Streets Programme).



Integration of public art and neighbourhood energy infrastructure in South East False Creek



Sewage heat recovery at the South East False Creek Energy Centre.

17.5 NEIGHBOURHOOD ENERGY

A high-density mixed-use area such as Northeast False Creek provides an ideal context for a low-carbon neighbourhood energy system. Neighbourhood energy maximizes system efficiency by consolidating energy production to centralized locations, thereby eliminating the need for a boiler or furnace in individual buildings.

The sewage waste heat recovery system developed in Southeast False Creek is a leading example of a low-carbon neighbourhood energy system, demonstrating that it is possible to significantly reduce GHG emissions in a cost-effective manner, while making use of renewable local resources and enhancing community resiliency. Northeast False Creek presents a significant opportunity to build on the legacy of Southeast False Creek.

Policies

- 17.5.1 Support the City's emission targets by developing a low-carbon neighbourhood energy system in Northeast False Creek and seek to connect new or existing high density developments to such a system.
- 17.5.2 Ensure new developments meet low-carbon objectives set out in the Rezoning Policy for Sustainable Large Developments and the Zero Emissions Building Plan, where applicable.
- 17.5.3 Ensure all new developments are designed to connect to a City-designated low carbon neighbourhood energy system where available.
- 17.5.4 Require new large developments to provide adequate space for neighbourhood energy system infrastructure, when appropriate through rezoning, subdivision and road re-alignment.
- 17.5.5 Pursue waste heat recovery and other potential resource recovery opportunities with local businesses.



17.6 THIRD PARTY UTILITIES

The City of Vancouver works with Third Party Utilities such as electricity and telecommunications providers and manages infrastructure installations within the street right-of-way that services development and buildings.

As part of the area plan, existing third-party utilities will be relocated into the new street. Some utility networks will also be expanded to service new development.

Policies

- 17.6.1 Continue to work with third-party utilities to ensure regional infrastructure is installed and that existing and new developments are serviced in the area.
- 17.6.2 Partner with third-party utilities to provide servicing for City assets such as street lighting, event infrastructure, traffic signals and trolley bus lines.



18 PUBLIC BENEFITS STRATEGY



18.0 PUBLIC BENEFITS STRATEGY

Introduction

A Public Benefit Strategy (PBS) provides strategic direction for future capital investments in an area or neighbourhood over the long-term (20+ years). It covers key areas that support livable, healthy and sustainable communities: affordable housing, childcare, parks and open spaces, community facilities, civic facilities, transportation, utilities, and heritage. The PBS takes into account the existing network of amenities and infrastructure needed to support the area, as well as district-serving and city-serving amenities which provide services beyond the planning boundary.

There are four key steps in preparing a PBS:

1. Assessing local need within a city-wide context
2. Developing a strategy (including outcomes and/or targets) for addressing the identified needs
3. Providing a rough order-of-magnitude cost to fulfill the strategy
4. Outlining a financial strategy to support the outcome-based strategy

In planning for an optimal network of amenities and infrastructure that supports service and program delivery at local, district and city-wide levels, the needs assessment considers the following:

- Existing amenities and infrastructure to be renewed over the life of the plan
- Current gaps, deficiencies or shortfalls in service and program delivery
- New demands anticipated from population and job growth

The outcome based strategy for the local community is developed within an overall city-wide framework that includes the following guiding principles:

- Partner strategically with senior levels of government, charitable and non-profit organizations, and the private sector

- Optimize service delivery through business transformation, co-location and functional integration
- Maximize value for investments through creative design and planning, and strategic procurement and resourcing
- Be opportunistic and nimble
- Rationalize network of public amenities and services across agencies (City, Vancouver School Board, charitable and non-profit organizations, etc.) to enhance collaboration and synergies
- Consider repurposing, right-sizing, relocation, co-location and decommission of existing assets as part of a renewal strategy
- Build flexible, adaptable and expandable spaces to accommodate changing demographics and future growth
- Phase in large-scale, high impact capital programs/projects to mitigate financial impact
- Synchronize multi-project timing to maximize efficiencies and economy of scale

When the City makes decisions on how to fund the maintenance of existing City owned facilities/ infrastructure and the development of new facilities, the following financial principles are used:

- Deliver services that are relevant and result in desired public outcomes
- Maintain facilities and infrastructure assets in good condition
- Consider long term implications in all decisions
- Keep property tax and fees affordable
- Keep municipal debt at a manageable level
- Optimize capital investments to meet public and economic needs while achieving value for the investment

The PBS is also viewed in the following context:

- Local-serving: benefits only the immediate community
- District-serving: benefits the community and neighbouring areas
- City-serving: benefits the entire City
- Regional-serving: benefits areas beyond the City including neighbouring municipalities

Who funds amenities and how?

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

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

What is considered when making public benefit decisions?

Decisions about public benefits involve the responsible allocation of limited funds to deliver on priorities. The City has recently put in place a long-term planning horizon, which provides a structure to prioritize investment and sustainment of infrastructure and amenities. In an effort to optimize our spending to most effectively deliver amenities and services throughout the city and in each neighbourhood, considering:

- Population, demographics and trends (e.g. growth)
- Community input
- City standards (quantitative and qualitative)
- Council and Park Board approved policies and strategies
- Existing public benefits

Growth estimates

Northeast False Creek is planned to become home to 10,000-12,000 new residents and 6,000-8,000 new jobs. Maintaining and upgrading utilities and services is essential for the health and well-being of the residents, workers and visitors to the area.

Plans for Northeast False Creek

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.

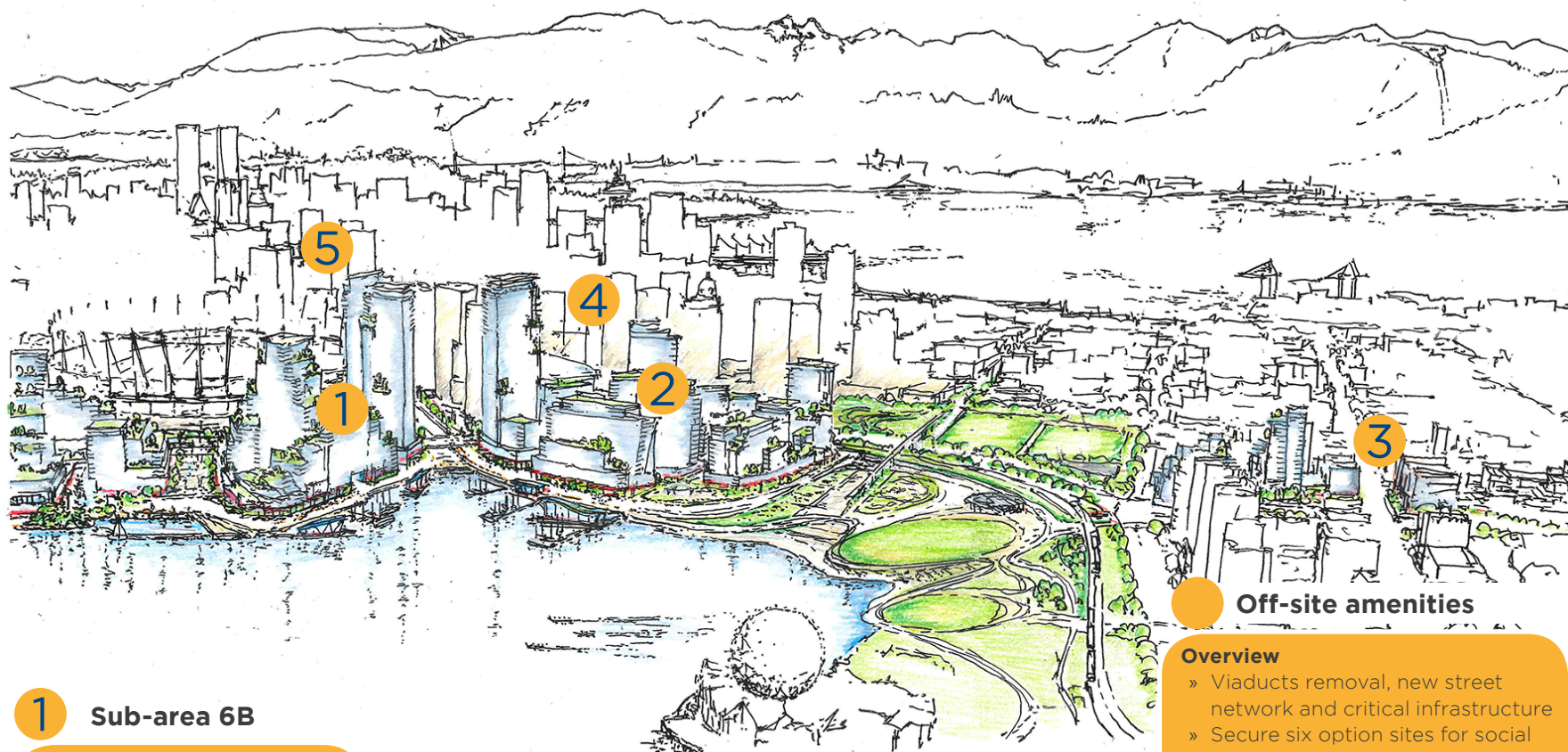
While residents and businesses on the periphery of Northeast False Creek are currently served by amenities in those communities, additional amenities and services are needed to serve a growing population. As Northeast False Creek grows, one of our principles is to foster resilient, sustainable, safe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

The Northeast False Creek Area Plan:

- Strategically integrates delivery of on-site and off-site amenities with the development of the sub-areas within Northeast False Creek
- Establishes a framework for partnerships with communities, senior governments and other agencies to ensure appropriate social infrastructure and amenities are in place and funded for residents.
- Prioritizes amenities and facilities that support a range of programs and activities to accommodate evolving needs:
 - » Viaducts replacement and critical infrastructure to support growth in the area and mitigate impacts to adjacent communities.
 - » Secure land to deliver affordable housing (objectives in Chapter 15) and construct new parks
 - » On-site amenities: delivered on-site during construction.
 - » Off-site amenities, funded through development, located outside of the development (e.g. heritage, non-profit space etc.)
- Establishes a framework to explore opportunities for partnerships and co-location to maximize public benefits in the delivery of amenities
- Maintains and provides opportunities to renew existing amenities as they age

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

Public Benefits Summary



1 Sub-area 6B

On-site amenities

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

4 Sub-area 7A

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

2 Sub-area 6C

On-site amenities

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

3 Sub-area 6D

On-site amenities

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

Off-site amenities

Overview

- » Viaducts removal, new street network and critical infrastructure
- » Secure six option sites for social housing (see Chapter 15)
- » Andy Livingstone Park and Creekside Park renewal
- » Firehall #8 renewal and expansion on option sites
- » Heritage contribution
- » Non-profit cultural space
- » Contribution toward Firehall #1 and #2 replacement/expansion

5 Sub-area 10C

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

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

Public Benefits Cost Estimates

Category	Amenities and Infrastructure	Approximate Cost
Transportation/Utilities	Viaducts replacement and critical infrastructure	\$360M
Flood Protection	Flood protection	\$30M
Affordable Housing	Land for and approximately 600 units of social housing on the remaining Option Sites	\$219M
	Sub-area 6B (20% of residential floor area as social housing)	\$116M
	Sub-area 6C (20% of residential floor area as social housing)	\$156M
	Sub-area 6D (300 social housing units)	\$94M
Childcare	Three 69-space childcare facility for 0-4 year olds	\$29M
	One 30-space childcare facility for 5-12 year olds	\$1M
Parks and Open Spaces	Plaza of Nations	\$21M
	Andy Livingstone Park renewal	\$65M
	Dunsmuir Connection	\$9M
	Creekside Park extension	\$82M
	Creekside Park renewal	\$25M
	Georgia Landing and Wharf	\$17M
	Non-motorized boating support facility	\$5M
	Public art	\$9M
Community Facilities	Community centre	\$37M
	Ice rink	\$34M
	Arts pavilion	\$24M
	Communal artist production space and storage supporting artist social housing	\$8M
	Cultural centre	\$32M
	Social impact assessment mitigation/monitoring	\$1M
Civic Facilities	Contribution toward Firehall #1 and #2 replacement/expansion	\$74M
	Firehall #8 replacement/expansion on option sites	\$27M
	Community policing centre	\$1M
Heritage	Heritage contribution	\$15M
Total		\$1,491B

Public Benefits Descriptions

Transportation

Viaducts replacement includes cost estimates related to deconstructing the Dunsmuir and Georgia viaducts and replacing them with an new complete street network. The cost estimate includes relocation of third party utilities, some environmental remediation on land required for the street network, including amounts for cost escalation and contingency.

Environmental remediation

Environmental remediation includes costs of removing and relocating or disposing of contaminated soils from the former-industrial use of the sites. The cost estimate covers remediation on City land, developers' land and parks within the Area Plan including existing Creekside Park.

Flood protection

Flood protection includes cost estimates to construct barriers up to a required 4.8 m height to guard against sea level rise. This protects shoreline running along False Creek in the Area Plan.

Affordable Housing

Affordable Housing includes approximately 1,800 social housing units. For more information refer to 15.0 Community and Homes.

Childcare

The cost estimate includes three 69-space childcare centres for children between 0-4 years of age. These are distributed across Sub-area 6B, Sub-area 6C and Sub-area 6D. There is also a plan to provide one 30-space childcare for children between 5-12 years of age within the community centre on Sub-area 6B.

Parks and open space

Parks and open space includes delivering the new Creekside Park extension adjacent to Sub-area 6C, as well as the Dunsmuir Connection for people walking and on bikes, located next to Rogers Arena.

The plan also includes the redevelopment of Andy Livingstone Park and the existing Creekside Park to be integrated with the new park space into one large waterfront park. An open plaza on Sub-area 6B is also planned along with public art contributions within the area plan.

Community facilities

The community facilities cost estimate includes a community centre, an ice rink, a covered plaza, and a music presentation centre located on Sub-area 6B. A cultural centre integrated with office space for both cultural and social non-profit organizations will be located on Sub-area 6D. Additionally, artist communal production space with storage to support artist social housing is to be provided. Offsite, there are plans to fund contributions to help preserve cultural presentation and production space located within Downtown Eastside.

Civic facilities

Civic Facilities includes the relocation and expansion of Firehalls #1 and #2 along with the Vancouver Fire and Rescue Headquarters outside of Northeast False Creek. Also included are plans to relocate and expand Firehall #8 at Nelson Street and Beatty Street. Additionally, a community policing centre within the vicinity of the new park area is planned.

Utilities

Relocating and expanding municipal and third party utility networks are required to service existing and proposed developments. Funding for this work is included in the viaducts replacement cost estimate.

Heritage

The heritage cost estimate includes contributions to heritage retention.



19 IMPLEMENTATION AND MONITORING



19.0 IMPLEMENTATION AND MONITORING

Introduction

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 next 20 years through development, partnerships and City initiatives.

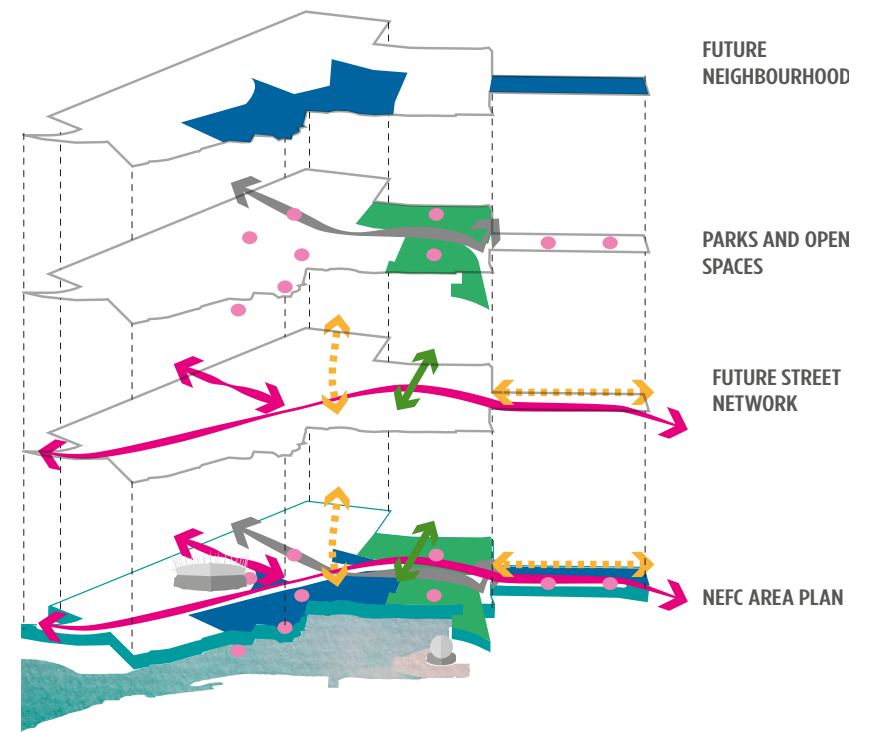
How the plan will be implemented

This plan provides clarity on the appropriate character, scale and land use 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 people living and working in the area. Following adoption of the area plan, a number of updates and amendments to the False Creek North Official Development Plan (ODP) will be undertaken to reflect the new plan.

Providing Guidance on Design

Further studies and plans will be developed following the adoption of the area plan that will provide additional direction in and around Northeast False Creek.

- Design Guidelines for Development Sites
- Development model for Sub-area 6D
- Northeast False Creek Public Space Framework
- Proposed Georgia and Dunsmuir Viaducts Replacement Strategy
- Waterfront Design Guidelines and Flood Protection Parameters
- Park Design Concept Report
- Parking and event traffic management strategies
- Health Impact Assessment for viaduct removal and construction of the replacement street network



Rezoning and Development Applications

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

The following strategies are required to be submitted for each development upon submission of a development permit application:

- » Retail Curation Strategy that aligns with the Area Plan.
- » Public Space Stewardship Strategy that identifies how ongoing management, maintenance, operations and enforcement aligns with the goals of the Area Plan.

For 898 Main Street, continue to work with the Hogan's Alley Working Group to establish the long term involvement and investment of the Black community in the future life of the block through the exploration of a land trust, long term leases, or other arrangements as appropriate.

Public Benefits

The Public Benefits Strategy will be delivered through rezoning applications within Northeast False Creek. The timing and delivery of public benefits in Northeast False Creek are dependent upon rezoning applications from landowners.

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

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

Constructing the New Street Network

Subject to approval of the area plan by City Council, designs associated with the infrastructure works to replace the Georgia and Dunsmuir viaducts will be finalized. This will lead to a procurement process for construction services. It is estimated that construction could commence as early as late 2018, subject to City Council approval and a viable financing strategy.



Existing Street Network



Future Street Network

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

During this time, the most significant traffic implications are expected over a 12-month period. A comprehensive plan is in place to ensure that traffic is managed appropriately without significant impacts on surrounding neighbourhoods.

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

In 2017, a Health Impact Assessment (HIA) was completed for the removal of the viaducts and the construction of the new Street network. The HIA will address the mitigation of negative impacts associated with the deconstruction of the Viaducts and the construction of the new street network. The HIA outlines how the construction phase may impact various determinants of health and proposes a mitigation strategy to address and minimize these impacts on nearby residents, business owners and other impacted stakeholder groups.

Restrictive Covenant

The future alignment of Pacific Boulevard will slightly encroach on the southern edge of Andy Livingstone Park. The plan proposes to offset this loss by closing Carrall Street between Expo Boulevard and Keefer Street, and converting this area to park. Overall, this results in a net gain of 0.3 acres to the overall park area.

Andy Livingstone Park is owned by the Province and permanently stores contaminated soils from the development of the former Expo '86 lands. Currently under a 999-year lease to the City, the park is under a restrictive covenant that limits the use of the land for park purposes and utilities. Upon registering the covenant in 1995, the surrounding development parcels were identified as beneficiaries. Now that the sites have been developed and stratified, there are approximately 1,100 beneficiaries to the covenant. Any changes to the covenant must either have their unanimous consent, or be ordered by the BC Supreme Court.

Before the new street network can be built, the False Creek Official Development Plan (ODP) must be amended and brought to City Council for approval. Only after the changes to the ODP have been approved, may the lease and restrictive covenant on Andy Livingstone Park be altered to allow for the new configuration of street and park. Temporary conditions will be in place to maintain the circulation and current uses in the park.

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

Constructing new and renewed park spaces

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

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

Neighbourhood Energy

- Develop a low-carbon strategy for heating and hot water in Northeast False Creek and utilize a Neighbourhood Energy System where viable.
- Maximize energy recovery opportunities in Northeast False Creek, including the identification, assessment, and recovery of viable waste heat sources using a Neighbourhood Energy System.
- Undertake annual monitoring and reporting of the Northeast False Creek Neighbourhood Energy System to ensure low carbon performance.

Signage and Lighting

- A holistic strategy for signage in the Events and Entertainment District will be developed.
- Further exploration is needed on the role of signage as part of this unique area of Vancouver.
- A lighting strategy is needed to plan for new programmable lighting within Northeast False Creek and how this lighting system connects with existing lighting in the downtown and the existing iconic lighting around False Creek (BC Place, Science World, Southeast False Creek Neighbourhood Energy Utility).

Partnerships

Plan implementation will involve ongoing partnerships with community-based groups, current and future Business Improvement Associations, service agencies, residents and businesses in order to deliver amenities and to create a vibrant community.

Monitoring and Evaluation

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

- sustainability and low carbon goals with a community-wide sustainability update that will be presented to City Council every five years
- social impacts with ongoing monitoring
- the status of community assets (Community Asset Management Program)
- the delivery of social housing in False Creek North
- social and cultural educational programs
- health initiatives
- progress on the Envision sustainable infrastructure rating.



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Printed November 2017