

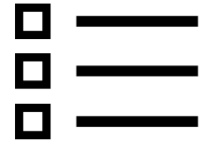






# Northeast False Creek Area Plan Update

Council Update  
October 5, 2016



# Agenda

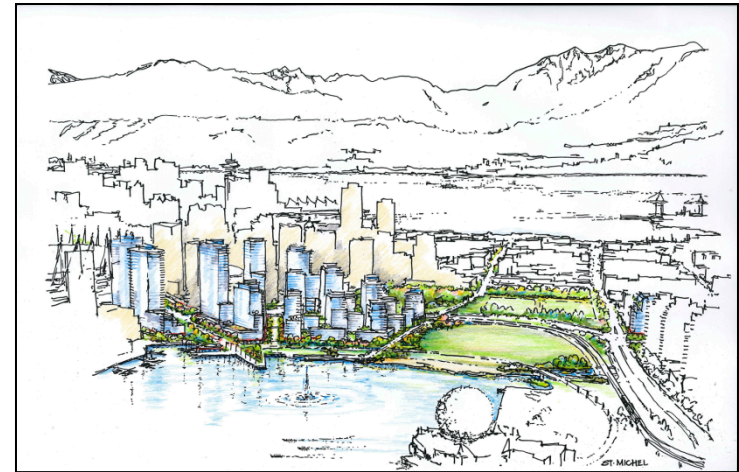


-  Previous Council decision
-  Process update
-  Project updates
-  Next steps

# Previous Council Decision

## Previous Council Decision

October 2015 – Council approved the NEFC Conceptual Plan and directed Staff to advance detailed area planning and design for the new neighbourhood, streets, and parks.



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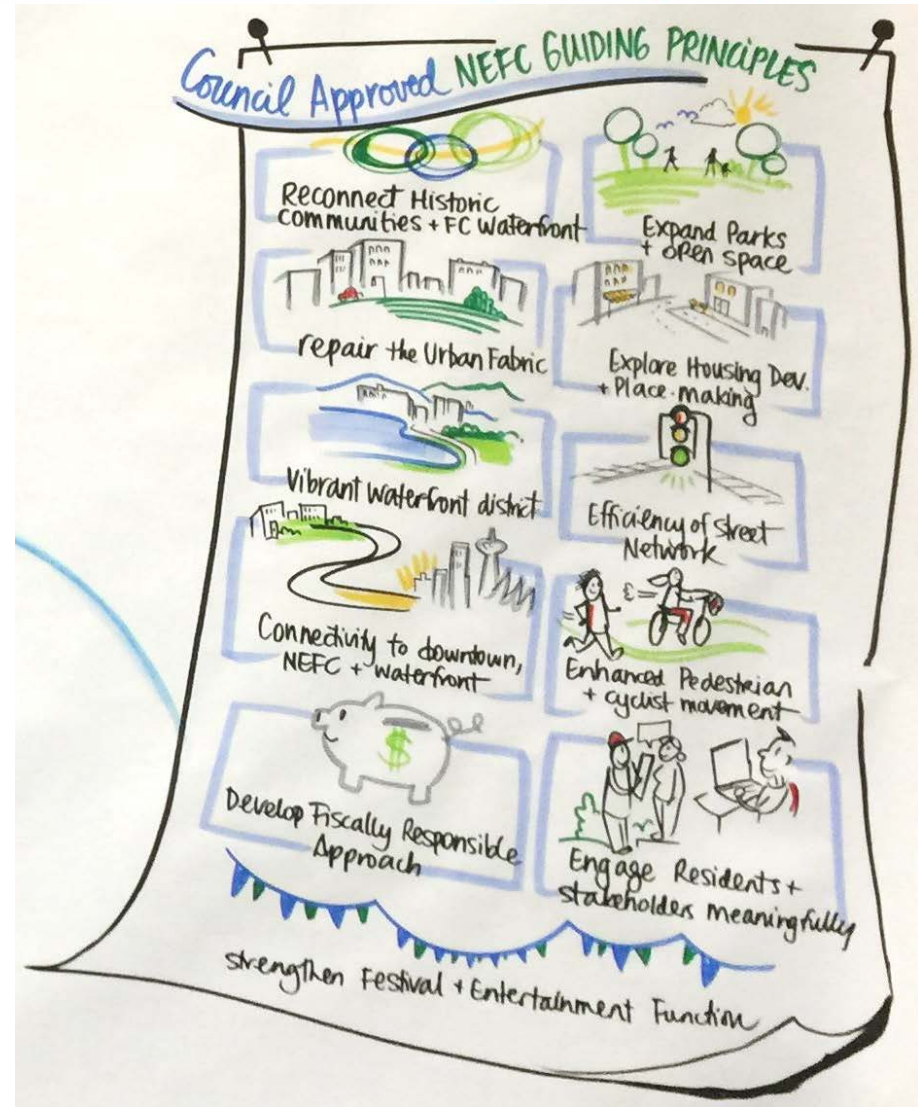
Northeast False Creek Area Plan

Northeast False Creek Area Plan



## Previous Council Decision

Planning and design work will advance Council's 11 Guiding Principles that will be stewarded by the newly created Stewardship Group.



# **Process Update**

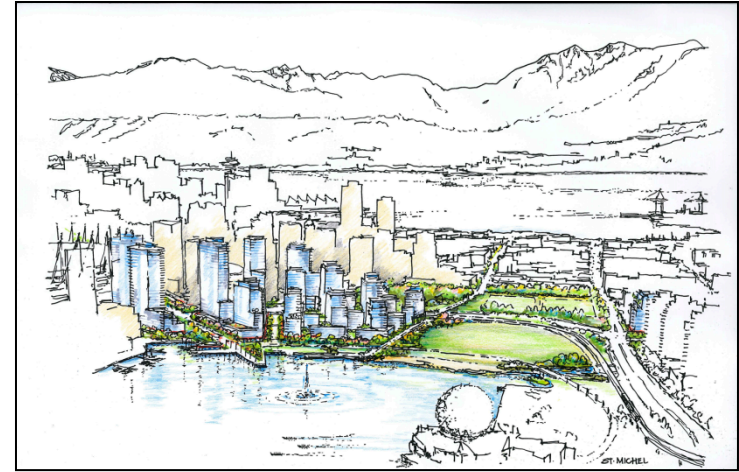
# Process Update

## Reframing

In 2015, City Council chose to move forward with a plan to replace the viaducts with a new street network that will better serve the future area.

It will allow better connections between Downtown, Yaletown, Crosstown, Citygate, Chinatown, Gastown, and Main Street, and draw the neighbourhoods to an extensive and inviting waterfront.

Already a hub of events, culture, and sports, Northeast False Creek is the last major undeveloped area in downtown Vancouver.



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Northeast False Creek Area Plan

Northeast False Creek Area Plan

# Process Update

## Project Office



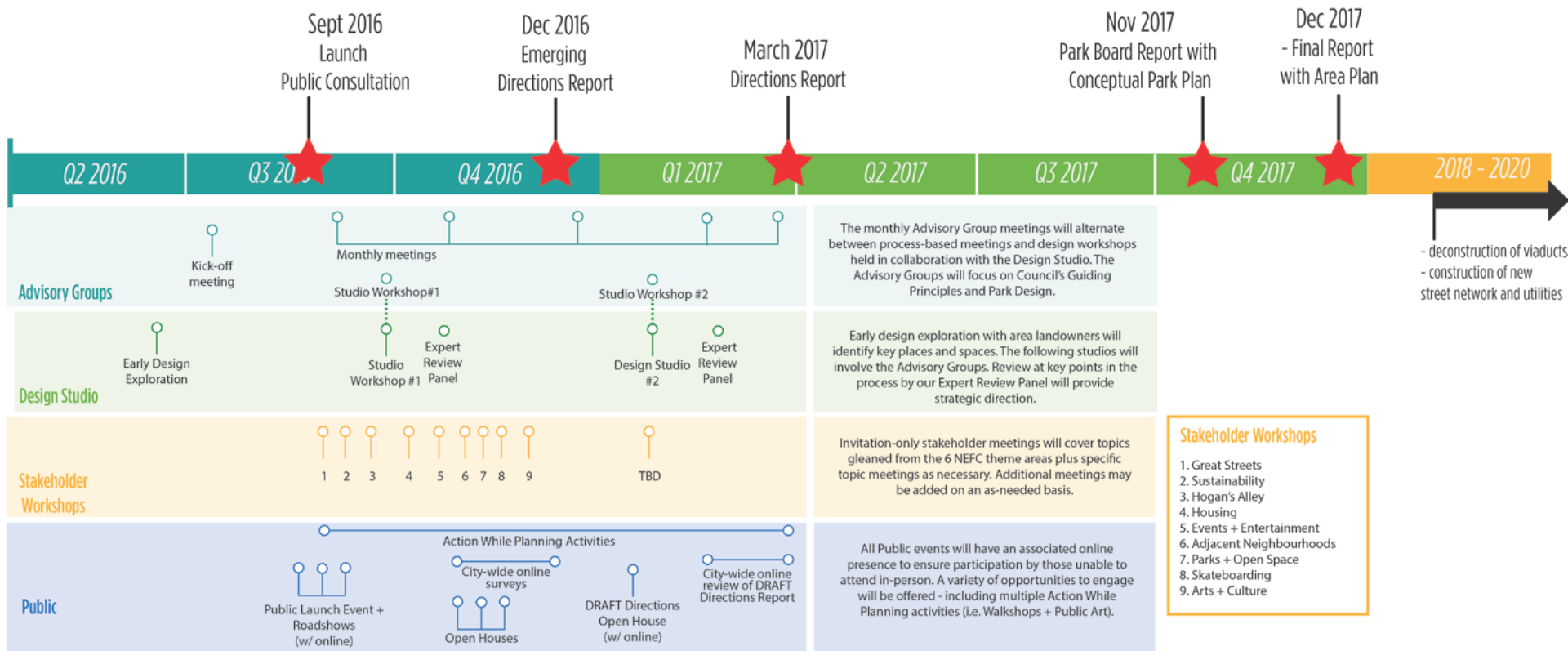
Project office set up and hiring almost complete.

Integrated office with staff from planning, engineering and parks collaborating in a shared space from start to finish.



# Process Update

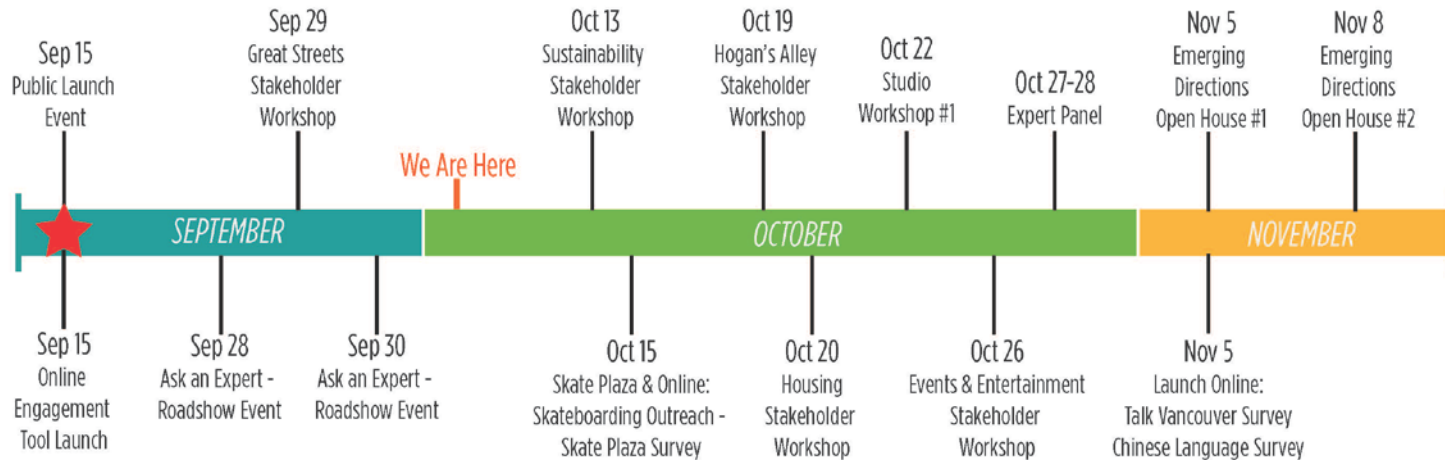
## Timeline



A meaningful and integrated planning process that will result in a comprehensive Area Plan for Northeast False Creek.

# Process Update

## Engagement Timeline – Fall 2016



### Fall Stakeholder Meetings:

- Sustainability
- Housing
- Great Streets
- Hogan's Alley
- Events + Entertainment
- Skateboarders
- Adjacent Neighbourhoods/Businesses
- Arts + Culture
- Parks + Open Space

### Government Meetings

- First Nations
- Province of BC

### Tools/Methods of engagement

- Online idea wall and maps
- Talk Vancouver
- Chinese language survey
- Skate Plaza Survey (with Park Board)
- Expert Panel
- CityStudio Collaboration (Imagination Zone)
- SCARP Studio Class

# Process Update

## Stewards & Advisors

### NEFC Stewardship Group

Michael Alexander, SFU City Conversations  
Deborah Carlson, West Coast Environmental Law  
Wayde Compton, Hogan's Alley Memorial Project  
Janine de la Salle, Food Security  
Bruce Haden, Architect  
Landon Hoyt, Hastings Crossing BIA (HXBIA)  
Vincent Kwan, Dr.Sun Yat Sen Garden  
Bob Laurie, Lawyer  
Patsy McMillan, False Creek Residents Association (FCRA)  
Ross McMillan, TIDES Canada  
Amy Nugent, Artspeak Gallery/Inclusion BC  
Anthonia Ogundele, VanCity Sustainability Manager  
Ann Phelps, Dragon Boat BC  
Ericka Stephens-Rennie, Co-Housing Policy  
Sinead Stinson, B.E.S.T.  
Henry Tom, Chinatown Merchants Assoc.

### Expert Panel

Larry Beasley  
Beasley & Associates

Brent Brown  
buildingcommunityWORKSHOP

Helle Lis Sørholt  
Jan Gehl Architects

Roger Hughes  
Vancouver Urban Design Panel Chair

# Process Update

## Stewards & Advisors

### Park Design Advisory Group

Michael Alexander, SFU City Conversations

Debra Barker, Resident

Spencer Hamilton, Skateboarder

Maggie Ip, S.U.C.C.E.S.S.

Wendee Lang, Vancouver Public Space Network

Ted Lee, Tourism Vancouver

Joni Low, Artist

Patsy McMillan, False Creek Residents Association (FCRA)

Ann Phelps, Dragon Boat BC

Shira Stanfield, Landscape Architect

Anne Thompson, Vancouver Field Sports Federation

Erin Udal, Environmental Youth Alliance (EYA)



# Process Update

## NEFC Stewardship Group + Park Design Advisory Group

Appointed by Council + Park Board in July 2016  
Monthly meetings - alternating process/design

### Orientation Session - July 23

- Project background
- Asset mapping exercise (led to online tool)
- Roles + responsibilities

### Meeting #1 – September 7

- Engagement plan review + approval
- Visioning exercise

### Meeting #2 – October 22

- Studio Workshop
- Presentations from landowners
- Design Studio led by City staff





# Process Update

## Public Launch Event + Online Engagement Launch

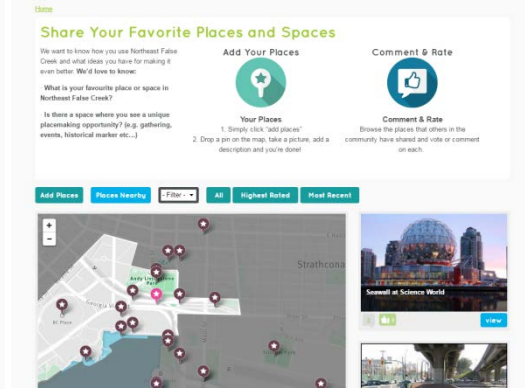
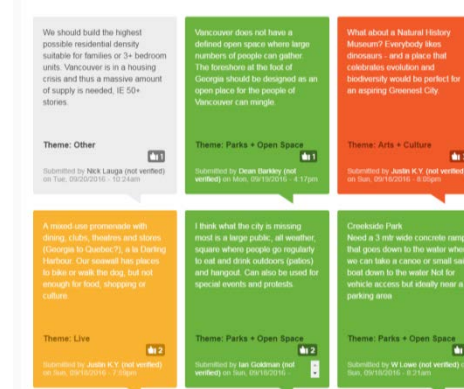
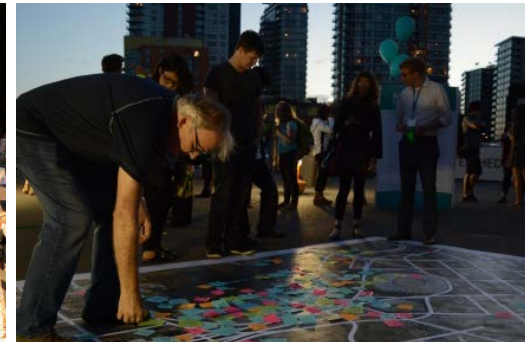
September 15, 2016

### Launch Event at Plaza of Nations

- ~1000 people attended
- Gathered 100's of comments across all themes
- Positive media + social media coverage

### Online Engagement Tools

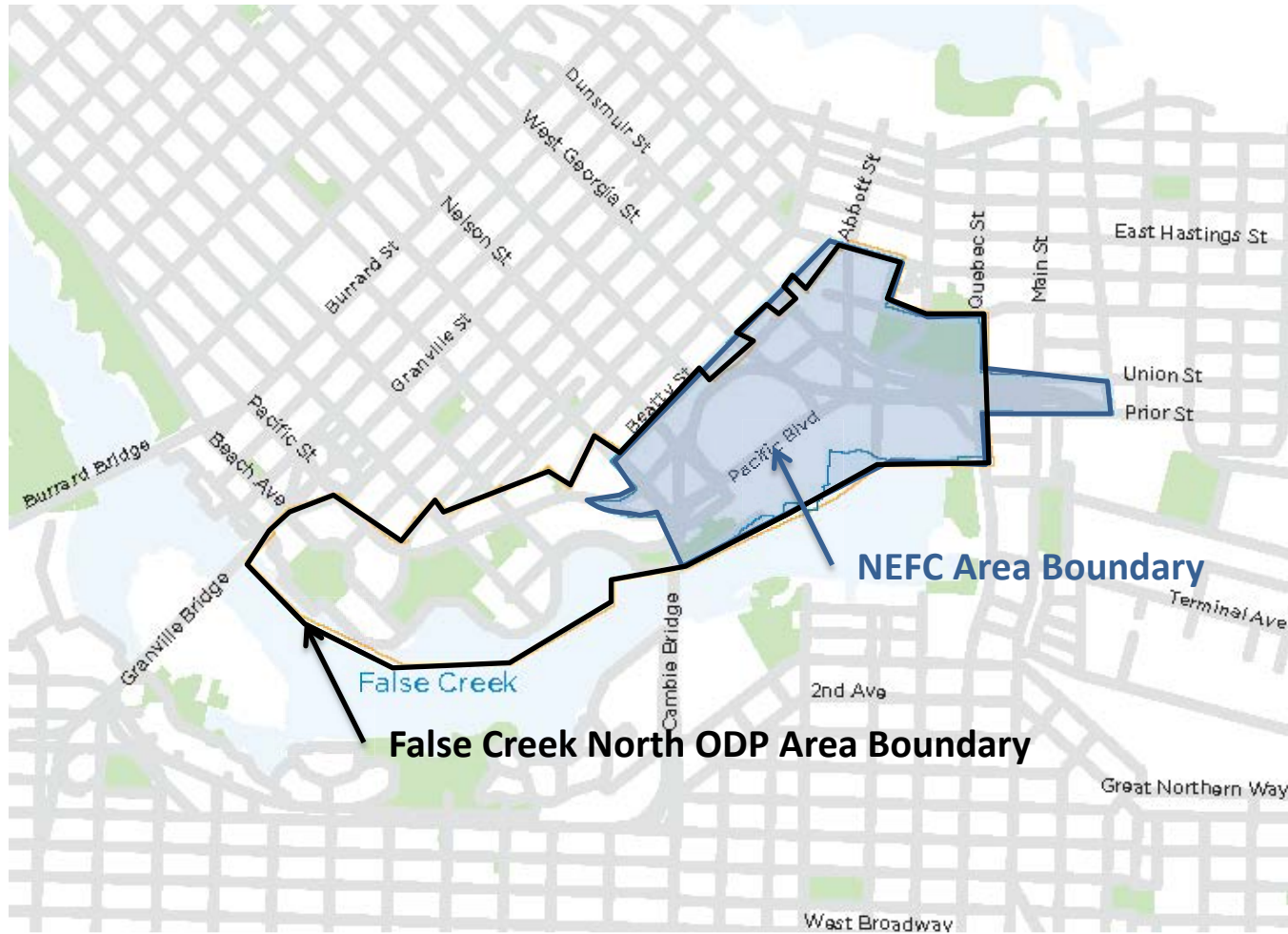
- Idea Wall
- Places + Spaces Asset Map



# **Project Update**

# Project Update

## Planning Area and Official Development Plan Boundary





# Project Update

## Public Consultation is going very well

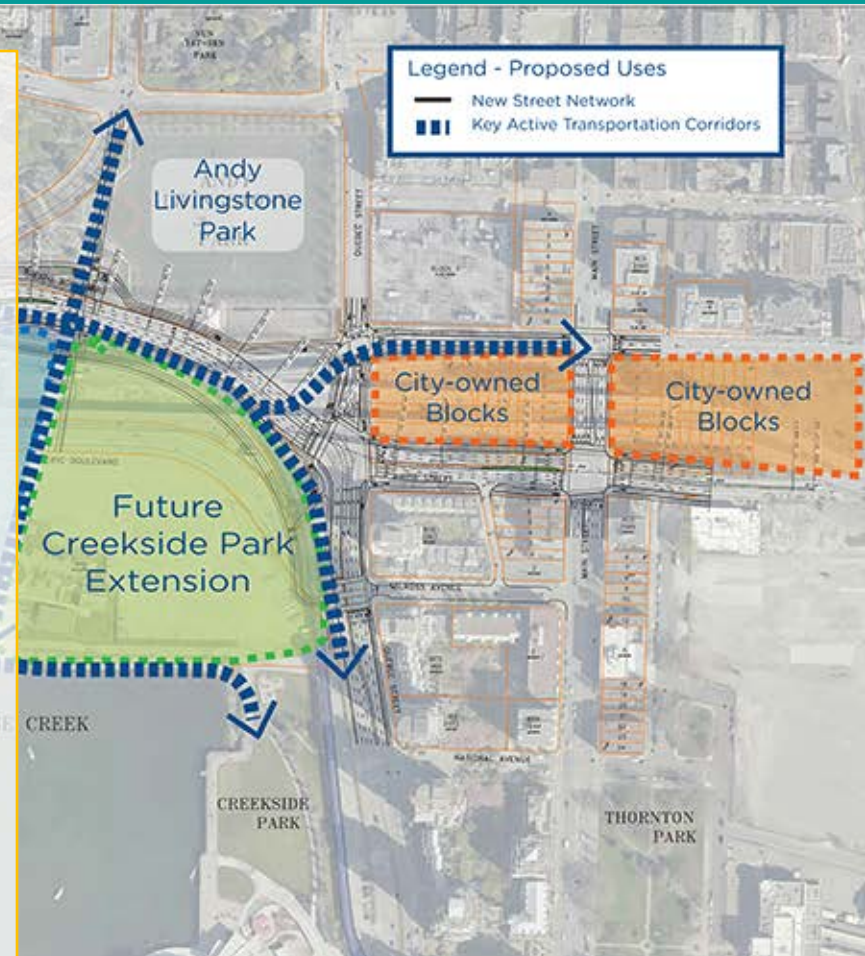
Successful public launch  
Engaged and thoughtful NEFC Stewardship Group  
and Park Design Advisory Group  
Extremely busy consultation schedule in Fall 2016

## Technical and design work is progressing rapidly

Pacific Boulevard “Great Street”  
Park Designers about to be appointed  
Engineering Design Contract to be let in Q4 2016  
Integrated Design Studio and Expert Design Panel  
sessions

## Negotiations with Landowners and Provincial Agencies are progressing

**All deliverables will be before Council at the end of 2017, and anticipate rezoning applications to accompany this work**

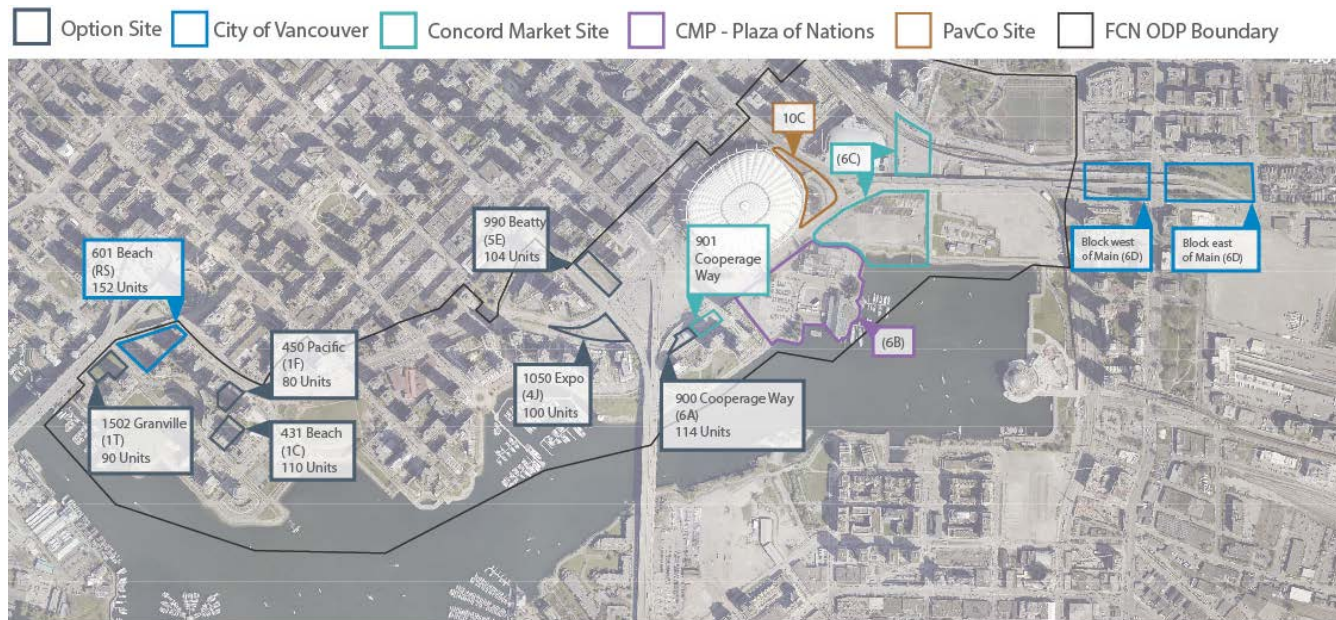


# Project Update

## Housing

Preliminary needs assessment for Northeast False Creek complete

1. Objectives to achieve:
  1. 20% of *new* residential floor area for affordable housing
  2. 200-300 units on the City-owned Blocks located between Quebec Street, Gore Avenue, Union Street and Prior Street
2. Unlock and develop the 6 remaining False Creek North affordable housing sites





# Project Update

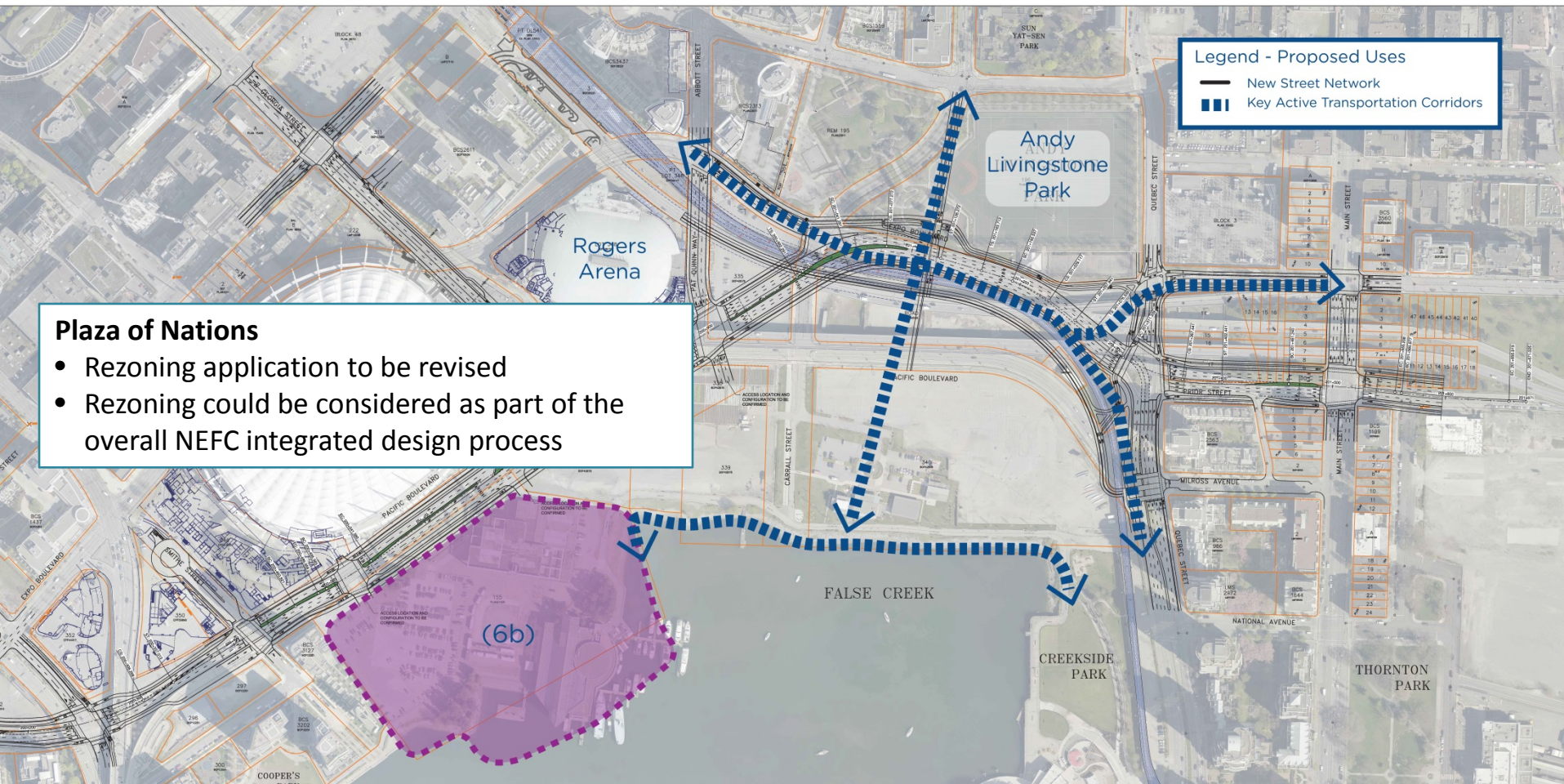
## Street Design



1. Preliminary (30%) streetscape design to be completed in October 2016
2. Final (100%) streetscape design to be completed in October 2017



# Project Update

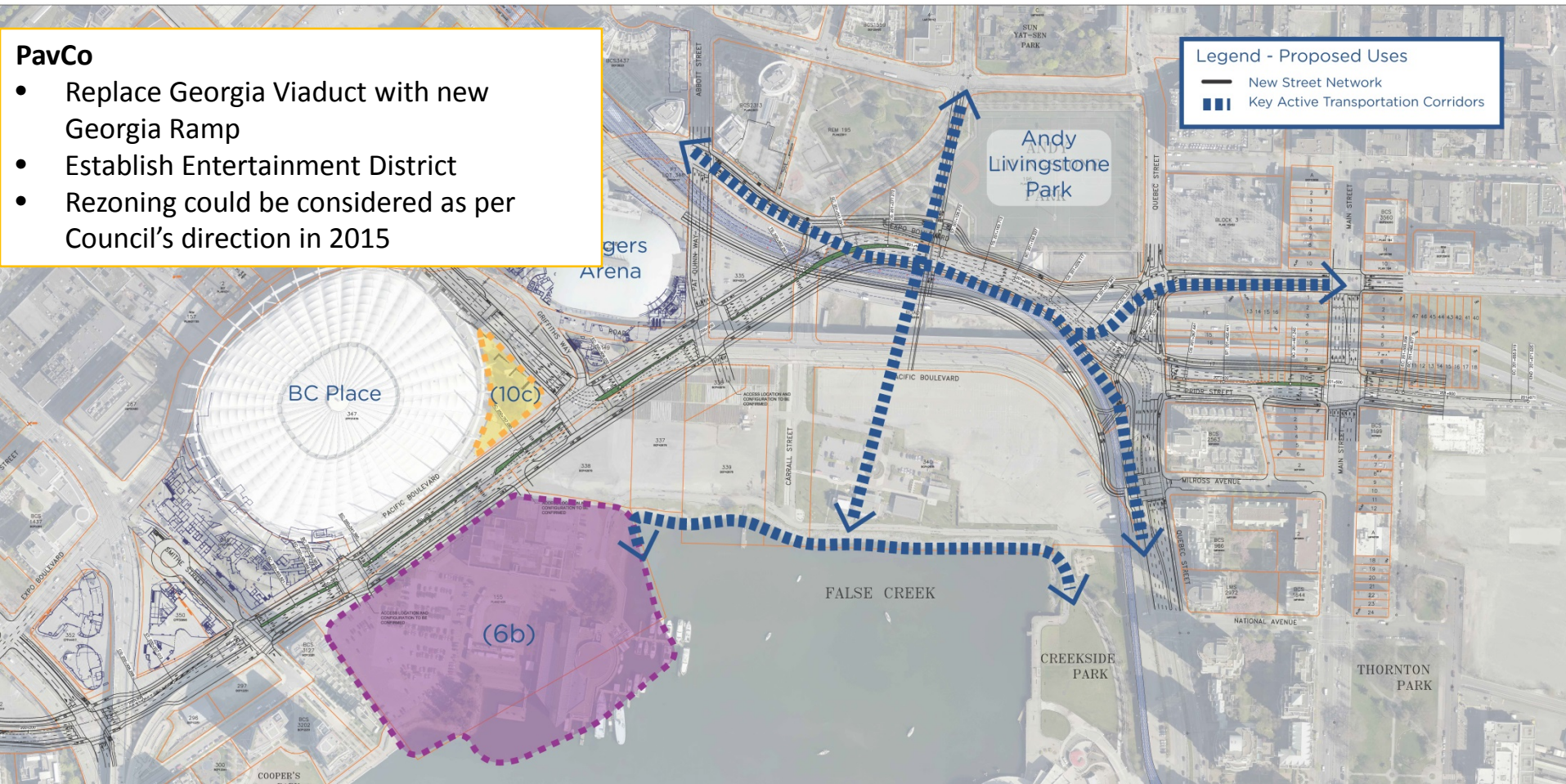




# Project Update

**PavCo**

- Replace Georgia Viaduct with new Georgia Ramp
- Establish Entertainment District
- Rezoning could be considered as per Council's direction in 2015





# Project Update

## Concord Pacific + COV

- Rezoning could be considered as part of the overall NEFC integrated design process.
- A vibrant mixed-use waterfront community
  - Min. 220,000 sq.ft. commercial
  - Affordable Housing
  - Entertainment District and Georgia Wharf
- A new Pacific Blvd alignment.
- Creekside Park Extension (expedited where possible).

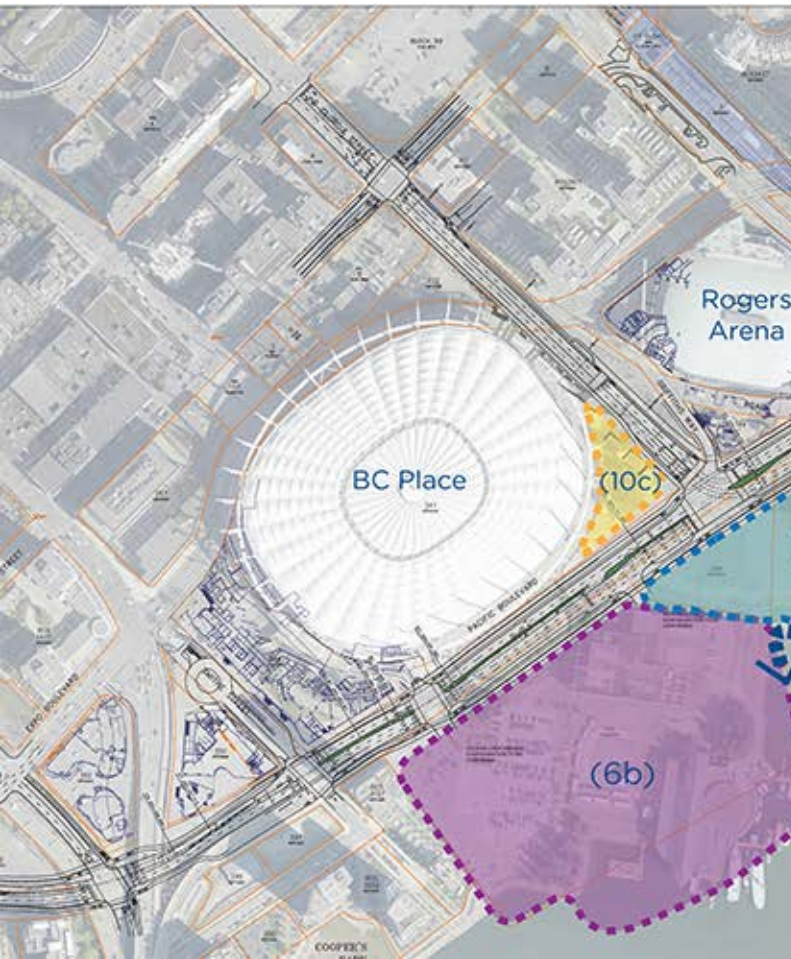


Legend - Proposed Uses

- New Street Network
- Key Active Transportation Corridors



# Project Update



## City-owned Blocks

- Rezoning could be considered as part of the overall NEFC integrated design process.
- A mix of new job space, housing and possibly civic and/or community uses. New business opportunities will front onto Main Street and allow for a contiguous retail frontage.
- Can be leveraged to achieve City objectives (i.e. affordable housing, recognizing Hogan's Alley, and funding the project).
- Public Benefit package to be determined through Area Plan process.





# **Next Steps**

## Next Steps

### **Update/amendments to False Creek North Official Development Plan to reflect Council-approved directions:**

- Reconfigured Street Network
- Land use on sub-area 10C (PavCo)

### **Park and Open Space Design (Park Board)**

- Firm selection expected in mid-October, 2016

### **Rezoning applications can be submitted for consideration (6B & 6C)**

- Post October 11, 2016

### **Street Design (Council)**

- Firm selection expected in December, 2016