

Northeast False Creek Plan and Viaducts Replacement Project

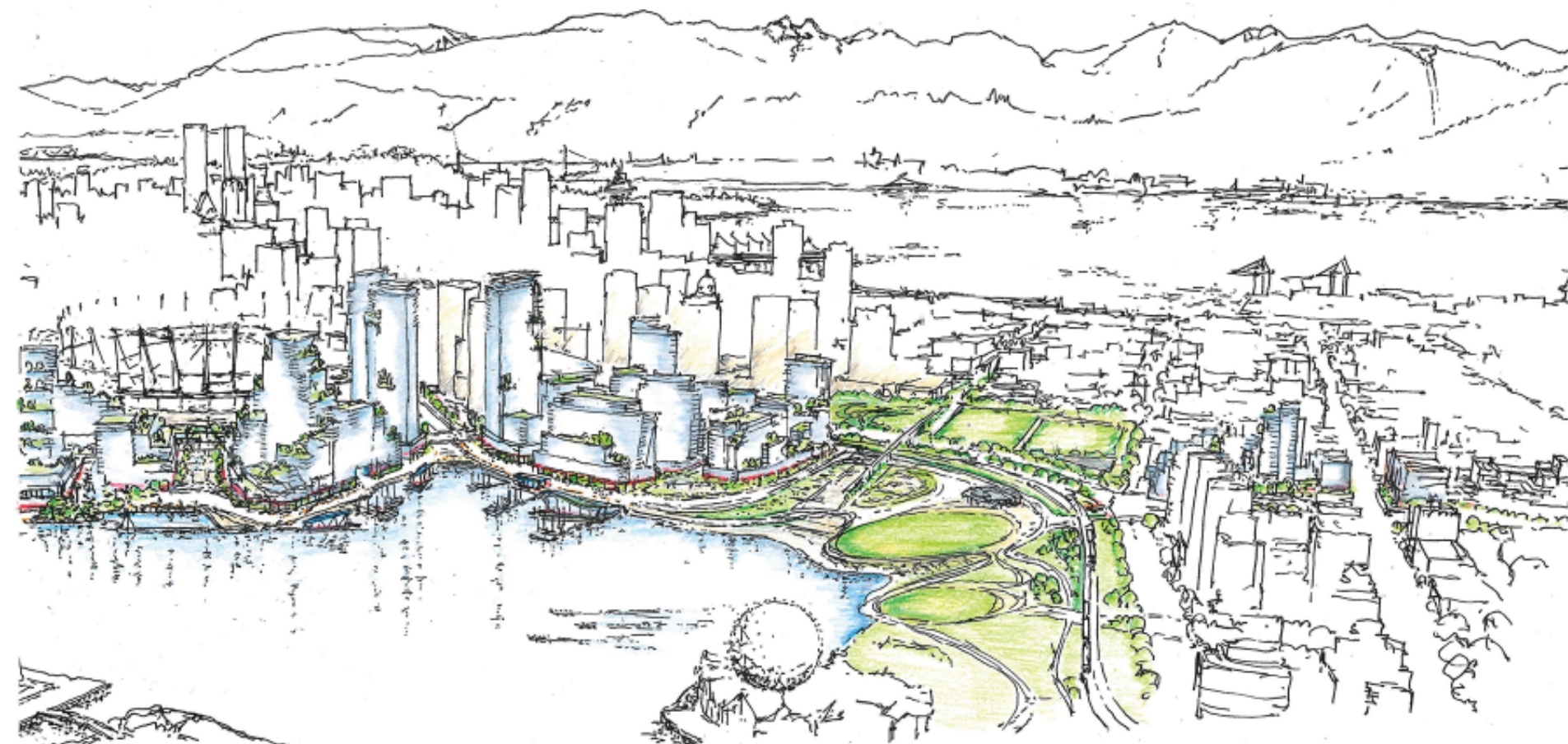
Standing Committee on City Finance and Services
January 31, 2018

Summary of Recommendations

THAT Council:

- Approve the Northeast False Creek Plan and associated Public Benefits Strategy
- Direct staff to seek to permanently secure long-term sustainable affordability, of all future social and affordable housing units
- Amend the General Policy for Higher Buildings to allow for the consideration of three higher buildings at the new Georgia Street and Pacific Boulevard intersection to create a 'Georgia Gateway'
- Support the scope and estimated costs required to deliver the "Viaducts Replacement Project"
- Direct staff to continue to work with the Vancouver Park Board on the design of the Northeast False Creek parks and open spaces in accordance with the Northeast False Creek Plan, and report back within 6 months

Plan Summary



10,000 - 12,000
new residents

~1,800 social
housing units
~3,250 people

6,000 - 8,000
new jobs

~32 acres of
new+renewed
parks and
open space

~1km of new
waterfront

\$1.7B total
public benefit
value

Plan Summary



Reconciliation
and Cultural
Redress

Social Impact
Assessment and
Mitigation &
Monitoring

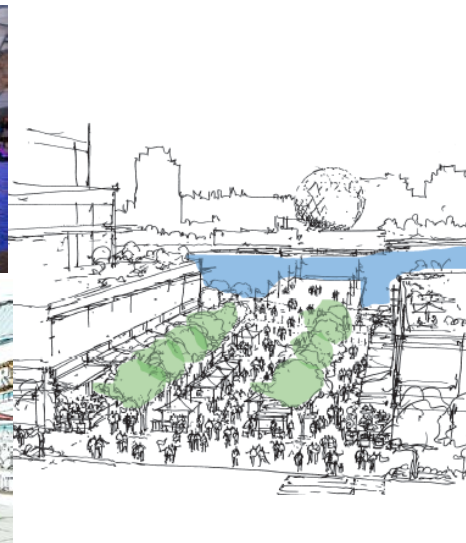
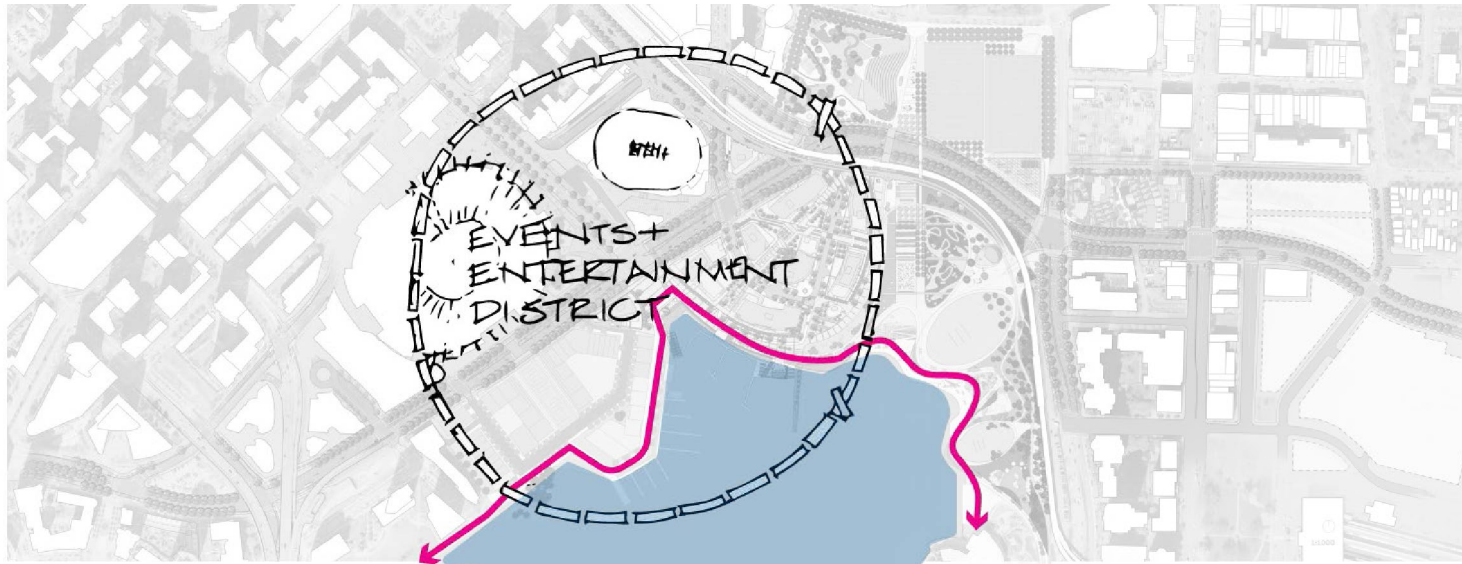
Chinatown
Cultural
District

Hogan's
Alley

Artist
Live/work

Live Music,
Event &
Cultural Space

Waterfront and Wharf

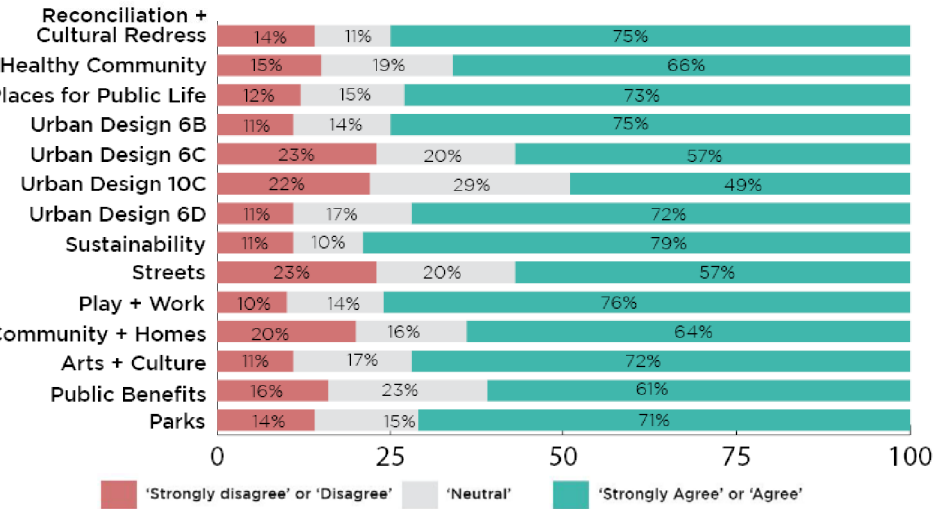


Public Engagement Since 2015

Engagement Opportunity	# of events	# of participants
Online Surveys	7	5,738
Public Workshops/ Open Houses	20	10,289
Other Stakeholder events	65	1,462
TOTAL	92	17,489



Do you agree or disagree with the changes made to the Area Plan policies for NEFC?



Core Community Values:



Chinatown Workshop – January 27, 2018

Engagement Opportunity	# of participants
Chinatown Workshop	90
Chinatown Workshop Public Pop-up	30
TOTAL	120



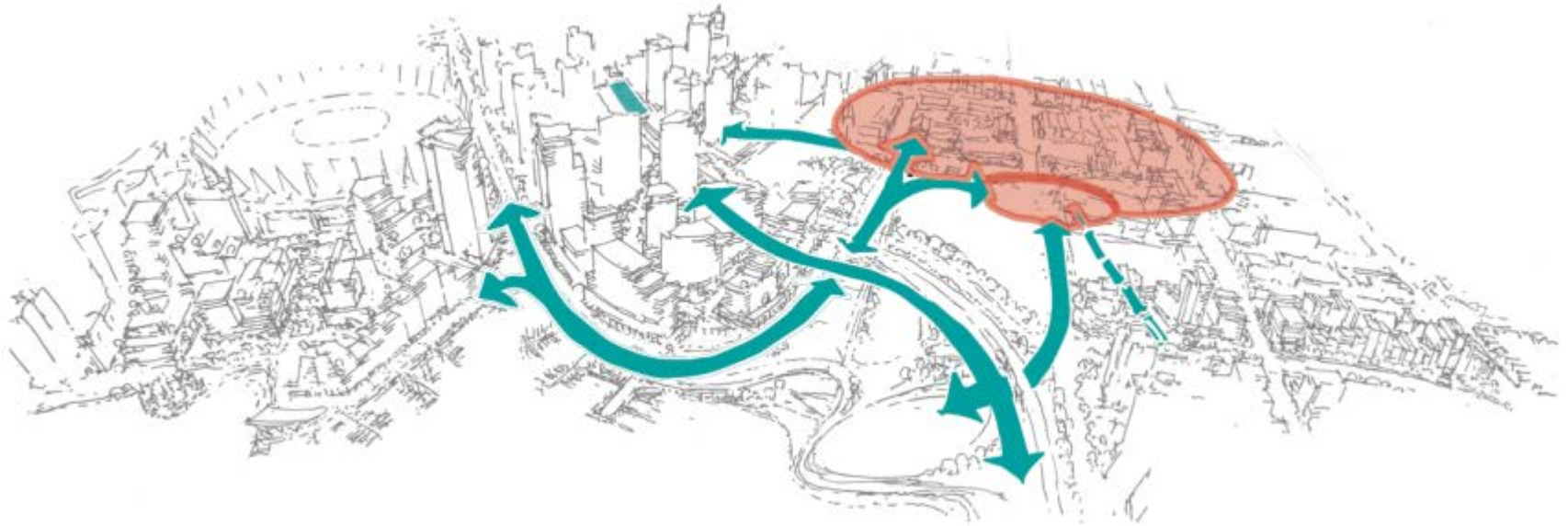
Key Themes

- **Connectivity** to and through Chinatown for all ages and abilities, including concern about closing Carrall St
- **Distinctly Chinatown** design for the gateways, architecture, park design
- **Multi-generational** important to focus on seniors, need to draw in youth (housing, small business, and amenity)
- The **Park** needs to accommodate activities and uses by the Chinatown community, especially seniors
- **Community** intangible and tangible Chinatown culture needs to be part of NEFC

Engagement with Chinatown

- **Jan 2013** Vancouver Chinatown Revitalization Committee (VCRC) Workshop
- **Jun 2013:** Letter from VCRC
- **Jul 2015:** Workshop with Chinatown Organizations
- **Feb 2017:** Pop-up open house in Chinatown
- **Apr 2017:** Chinatown Workshop
- **Jun 2017:** Pop-up open house in Chinatown
- **Nov 2017:** Pop-up open house in Chinatown
- **Dec 2017:** Presentation to Chinatown Historic Area Planning Committee
- **Jan 2018:** Chinatown Workshop with Chinese Benevolent Association

Chinatown Workshop – January 27, 2018



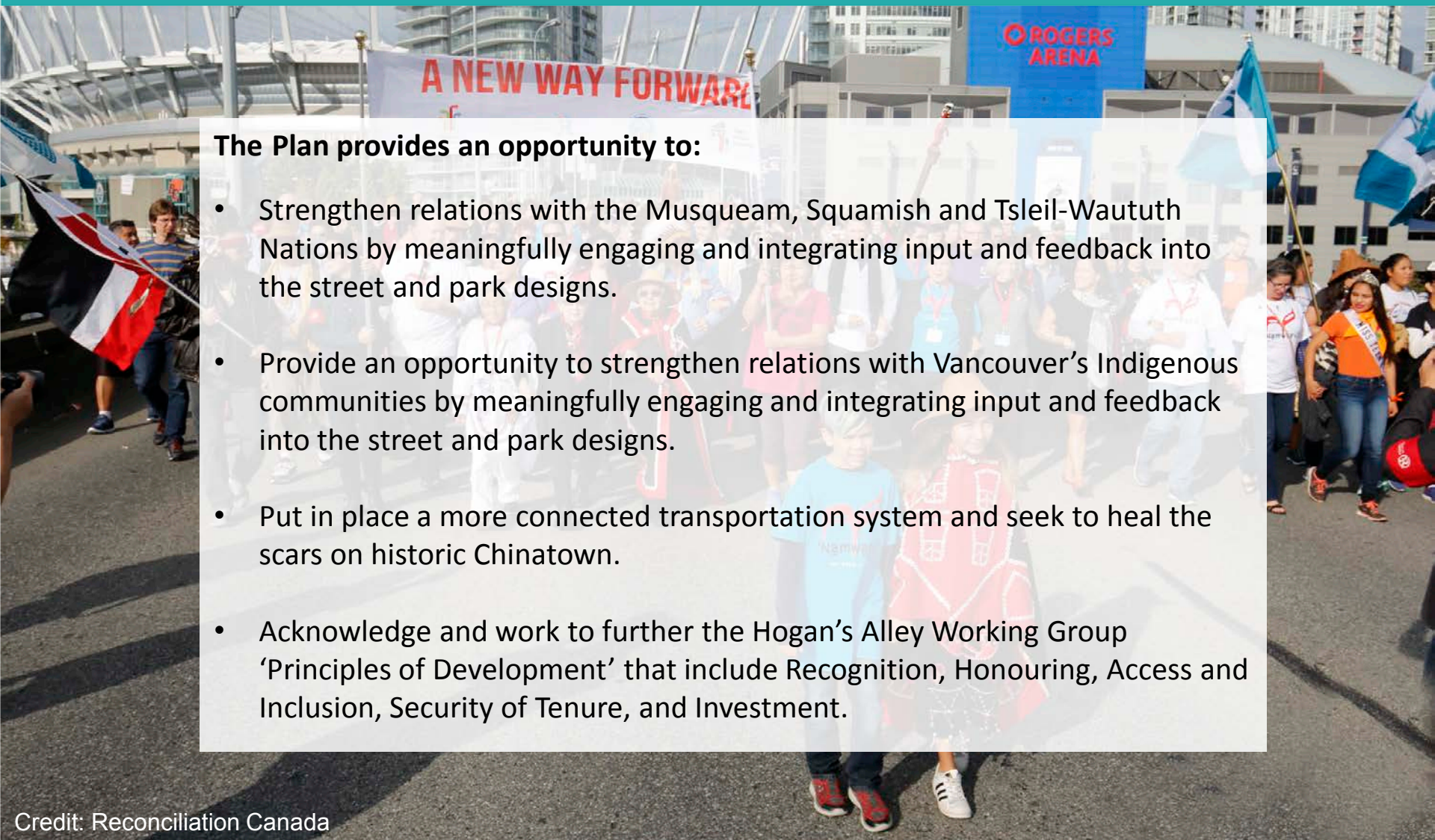
Summary of Plan directions for Chinatown

- Establish new gateways to Chinatown at the southern edge of the Main Street blocks (Sub-area 6D) and include a target of 300 social housing units, including a priority for Chinese seniors
- Improved access to Chinatown
- New “front door” to Chinatown established in park with opportunities for community and cultural programming
- Strengthen the Heart of Chinatown through improvements to the Chinatown Cultural District

NEFC Plan implementation to address detailed concerns

- Continued work on the detailed land use plan for Main Street blocks through the rezoning of Sub-area 6D through 2018
- Park and Street designs underway and expected to be completed mid-2018. Further work with Chinatown stakeholders needed as part of both engagement processes, including future considerations for Carrall Street.

Reconciliation and Cultural Redress



The Plan provides an opportunity to:

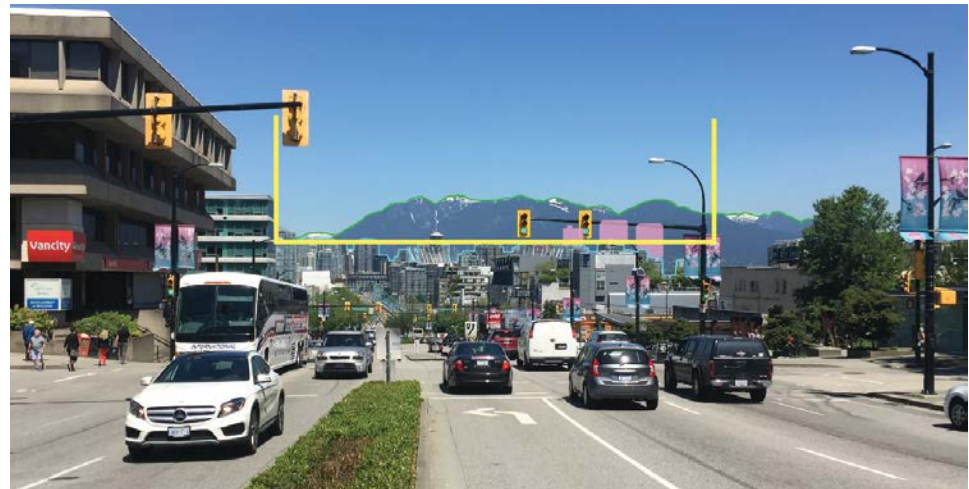
- Strengthen relations with the Musqueam, Squamish and Tsleil-Waututh Nations by meaningfully engaging and integrating input and feedback into the street and park designs.
- Provide an opportunity to strengthen relations with Vancouver's Indigenous communities by meaningfully engaging and integrating input and feedback into the street and park designs.
- Put in place a more connected transportation system and seek to heal the scars on historic Chinatown.
- 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.

Credit: Reconciliation Canada

Healthy Community (Social Impact Assessment)



Higher Buildings



The intersection of Vancouver's ceremonial street with the grand Pacific Boulevard creates another opportunity for an iconic gateway into the downtown.

Objectives achieved through Georgia Gateway:

- Enhance the downtown skyline while ensuring mountain views are protected.
- Additional height and value generated supports public benefits in NEFC.
- Achieves Council objective to step buildings down to the water and park.
- Ensure Higher Buildings establish 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.
- Achieves a higher level of environmental sustainability.

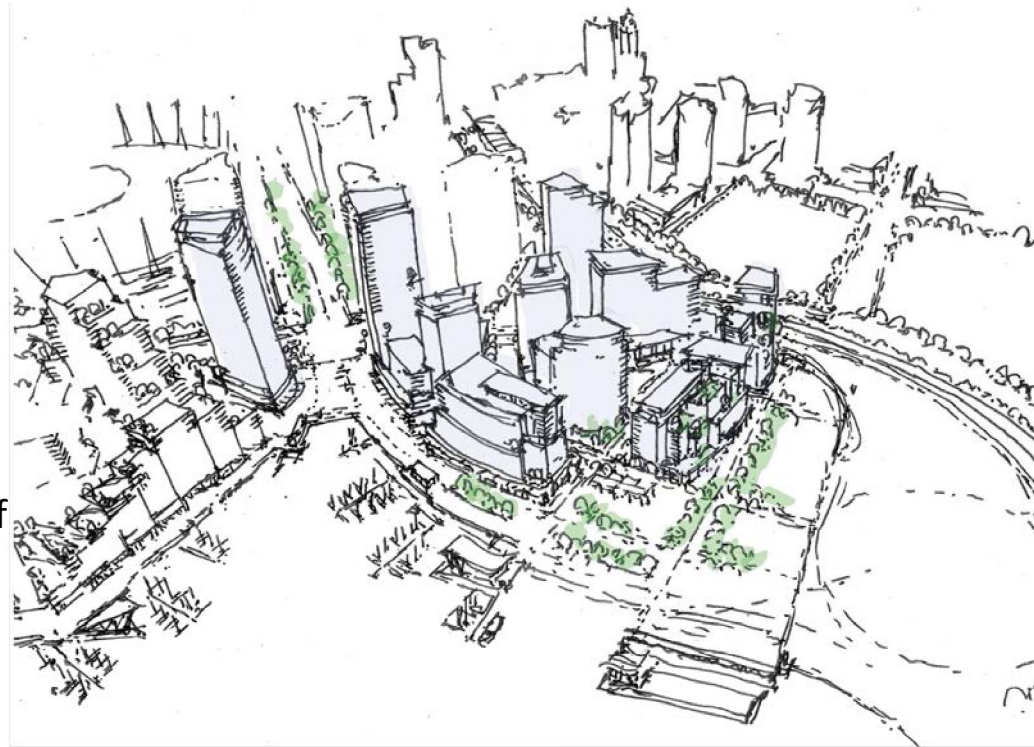


Overview

- 1.7M sq.ft of mixed-use development (additional density can be considered through meeting urban design and Public Benefit Strategy contributions)
- 20% of residential floor area to be delivered as social housing (approx 350 units)
- 350,000 sq.ft. of job space
- Childcare facility
- Community Centre including seniors space and ice rink
- Covered/open plaza
- Arts Pavilion (Music Centre), Artist Production Space
- Heritage contribution

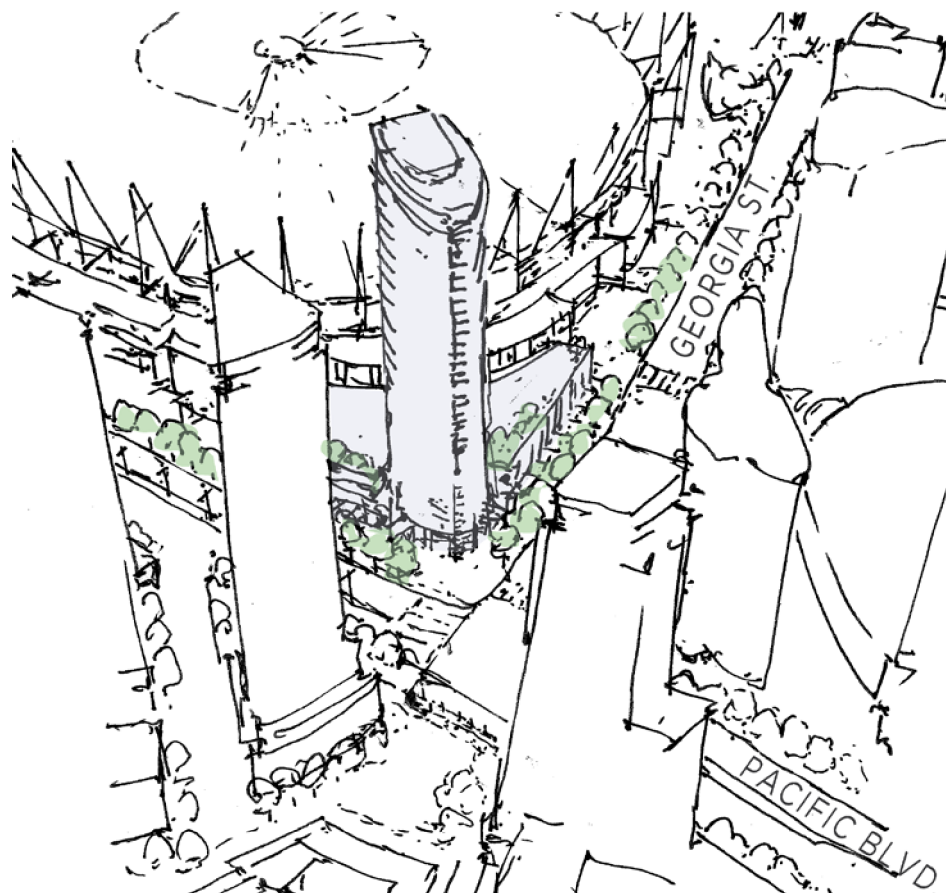
Overview

- 2.1M sq.ft of mixed-use development (additional density can be considered through meeting urban design and Public Benefit Strategy contributions)
- 20% of residential floor area to be delivered as social housing (approx 550 units)
- Creekside Park Extension, Dunsmuir Connection, Georgia Landing and Wharf
- Childcare facility
- Non-motorized support facility
- Community policing centre
- Artist production space
- Heritage contribution

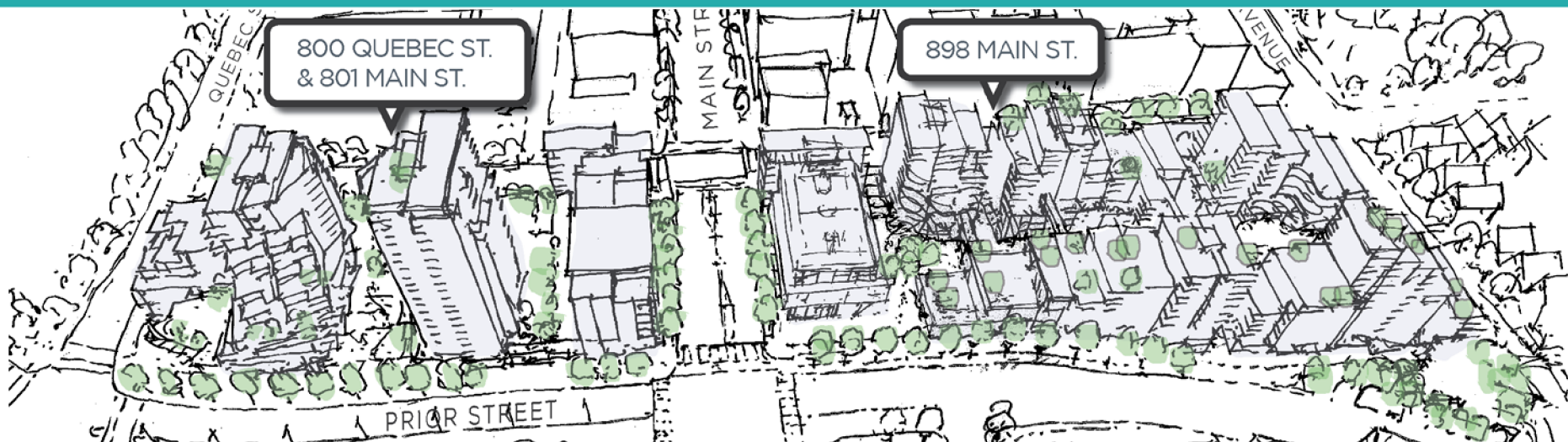


Overview

- In 2015, Council directed the Director of Planning to apply to rezone PavCo's Area 10C lands (adjacent to BC Place) on conditions, including PavCo granting the City a Satutory Right-of-Way for the extension of Georgia Street
- 400K sq.ft of mixed-use development (maximum of 300K residential with the balance as job space)
- Integration of Georgia Street Extension, BC Place Concourse and 10C development



Sub-area 6D



Overview

- 900K sq.ft of mixed-use development (additional density can be considered through meeting urban design and Public Benefits Strategy contributions)
- Target 300 social housing units (approx 30% of floor area)
- Meaningful recognition of Hogan's Alley
- Cultural Centre
- Childcare facility
- Non-profit office space
- Social Impact Assessment mitigation/monitoring
- Artist Production Space
- Heritage contribution

New Street Network



Overview

- Accommodates 100% of vehicle volumes (today and in the future)
- Replacement street network better handles the future traffic volumes and travel patterns once the NEFC neighbourhood is built-out
- More comfortable, accessible and better connected walking and cycling connections, with new transit route opportunities (including provision for future streetcar)
- Great Streets: over half of the street width dedicated to slower movement and gathering
- Post-disaster Resilient Roadway link between downtown and future St. Paul's
- Coordinated utility network upgrades and expansions (City and Third Party)



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-motorized boating support facility
- » Community policing centre
- » Artist production space
- » Public art

3 Sub-area 6D

On-site amenities

- » Target 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

Public Benefits Strategy

Category	Approximate Cost
Critical Infrastructure	\$360M
Environmental and Flood Protection	\$177M
Affordable Housing	\$602M
Childcare	\$30M
Parks and Open Spaces	\$233M
Community Facilities	\$180M
Civic Facilities	\$102M
Heritage	\$15M
TOTAL	\$1.7B

New Street Network Costs

Category	2015 Conceptual Estimate	2018 Detailed Estimate		Additional Coordinated Scope Details
		2015-18 Scope Comparison	New Additional Scope (since 2015)	
Structures	\$73 M	\$77 M	\$19 M	Ramp integration included (coordinated opportunity for Third Parties – eg. parkade, concourse integration)
Streets	\$10 M	\$14 M	\$45 M	40% increase in study area
City Utilities	\$9 M	\$13 M	\$8 M	Coordinated network expansion/upgrade opportunity
Non-City Utilities	\$1 M	\$1 M	\$23 M	Coordinated network expansion/upgrade opportunity
Other <i>(Traffic management, park impacts, soil remediation, contingency etc.)</i>	\$87-\$107 M	\$133 M	\$27 M	40% increase in study area
TOTAL	\$180-200 M	\$238 M	\$122 M	Majority of new costs associated with upfront Third Party coordinated works and cost recovering
		\$360 M		Actual sunk costs to date included in 2018 estimate



Design and Engagement Process

- Design and engagement started in Fall 2016, led by Park Board staff
- Draft Concept Design presented in June 2017
- Currently in Extended Engagement stage:
 - In-depth conversations with Musqueam, Squamish and Tsleil-Waututh Nations, and Urban Indigenous peoples.
 - Focus on ensuring that Indigenous principles of cultural practice, ecological stewardship and First Nations visibility is reflected in the park design.
 - Further conversations with Chinatown and other area stakeholders
- Concept Design timeline subject to First Nations engagement:
 - Share design with the public in Q2 of 2018
 - Bring to Park Board consideration mid-2018

Next Steps

Early 2018

- Implementation report to Council including construction procurement for streets, public art plan, public space framework
- Official Development Plan Amendments

Mid-2018

- Park Design
- Street Design
- Northeast False Creek site rezoning applications
- Temporary publicly accessible open space on waterfront complete (mid 2018)

Summary of Recommendations

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