



URBAN DESIGN Sub-area 6B

NORTHEAST FALSE CREEK

Draft Area Plan

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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 Blvd. 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 St. to the Habitat Water's Edge. Development will terrace down in height from Georgia St. west to 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 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 arena 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 and/or on the waterfront.

Overall Policies

- » This sub-area should contain a maximum floor area of 1.7 M sq. ft. of residential and non-residential uses. Public amenities such as the community centre, ice arena and childcare facilities are additional to this floor area. Additional density may be considered, subject to urban design performance and alignment with the Northeast False Creek Area Plan Urban Design Principles.
- » 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.
- » Buildings should be a range and variety of heights up to the view corridors (approximately 30 storeys).
- » Target approximately 2.7 acres of new parks and open space.

CONNECTING BC PLACE TO THE WATER

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

PACIFIC BOULEVARD

- » Pacific Boulevard: Provide active uses along Pacific Blvd., and design lower residential levels with consideration for noise and proximity to gathering places, outdoor seating, etc. Design in accordance with the Northeast False Creek Streetscape Design Guidelines for adjacent ground levels.

FALSE CREEK WATERFRONT

- » 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.
- » Floating restaurants will further activate and engage the waterfront. Consideration will be given to connecting bridges and docks for public access to the water.
- » 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.
- » 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.
- » 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.

RELATIONSHIPS WITH ADJACENT SITES

- » 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.
- » Provide for a shared street and vehicular access between Sub-Area 6B and Sub-Area 6C.