



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



Illustration showing the change in streetscape from today

URBAN DESIGN Sub-area 10C

NORTHEAST FALSE CREEK

Draft Area Plan

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When the Official Development Plan (ODP) for False Creek North (including Northeast False Creek) 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 ring of the structure 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 casino, hotel and other buildings to the south and west of the stadium structure.

Since the renovation of the stadium roof and introduction of the light ring, the stadium has become an important and valued icon of the Vancouver skyline. As such, one of the key urban design principles for Northeast False Creek that has emerged through this process is to shape, locate and design future development to retain views to the stadium where possible. Another important influence in the design of buildings close to the stadium is the appropriate recognition of Georgia St. as the ceremonial street of the city connecting water to water, and the activation of this street and public space both during major events and at other non-programmed times.

The significance of the new intersection of Georgia St. and Pacific Blvd. warrants consideration of a strategic intervention to the Council-approved View Cone 9.1 (Cambie St. to North Shore Mountains) which limits buildings in this area to approximately 300 ft. in height. The new intersection of Georgia St. and Pacific Blvd. will mark the meeting of city and water, and the urban connection of Vancouver's prime ceremonial street with Pacific Blvd., False Creek, and neighbourhoods to the east. It will be a focal point of the regionally significant Events and Entertainment district of Northeast False Creek at the juncture of the two stadiums. Allowing the buildings on sites immediately adjacent to this intersection to exceed the view cone to a height of approximately 425 ft. to mark the significance of this place, and act as counterpoint in the skyline to Vancouver's current two tallest towers at 1100 block Georgia St. downtown. This height would punctuate the skyline without exceeding the line of the mountains as viewed from the Cambie St. viewpoint origin.



Policies

- » Mark the intersection of Georgia St. and Pacific Blvd. with higher buildings that exceed the View Cone 9.1, Cambie St. 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.
- » Ensure that the Georgia St. 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 St. 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 St.
- » Support Pacific Blvd. as a 'great street' with a commercial base opening out to and activating Pacific Blvd. Introduce further commercial uses westward along the base of BC Place where possible.
- » 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 Blvd.
- » Ensure the building at this location contributes toward marking the iconic intersection of Georgia St. and Pacific Blvd.
- » Consideration will be given for additional non-residential uses that support the Events and Entertainment District function.
- » Design the residential building with consideration for the noise and vibrancy of the stadiums and the Events and Entertainment District of Northeast False Creek.
- » Acknowledge the Stadium Upgrade Agreement for BC Place, which does not require any Community Amenity Contributions from developments on the stadium beyond the stadium upgrade itself.