

SE False Creek Waterfront

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SE False Creek Design Team:

- Via Architecture
- Hotson Bakker Boniface Haden Architects
- Stantec Architecture
- PWL Partnership Landscape Architects Inc.

Left: SE False Creek Plan with Olympic Village. Courtesy of City of Vancouver. Below: Central Population Areas of Vancouver



Southeast False Creek (SEFC) has been an industrial area since the late 1800s. In 1990, Vancouver Council approved the release of SEFC from the industrial land base in order to give priority to housing and amenity space near downtown jobs. The Olympic Village area (2A) was planned by the city in preparation for the 2010 Winter Olympics, as a model sustainable community based on environmental, social and economic principles where people can live, work, play and learn. SEFC is mixed-use development area, with a focus on residential use that maintains its heritage ties. As a complete community SEFC will ensure that goods and services are within walking distance and housing is linked by transit in close proximity to local jobs.

Initial meetings were held with the adjacent communities, business owners and groups actively interested in the redevelopment of this site. An advisory group was established representing these and other interests. City staff drafted a policy statement with the help of an advisory group and consultants. Formal public review commenced in June 1998 with open houses, public workshops, and meetings with adjacent landowners, surrounding communities, interest groups, senior governments and academics.

Development continues beyond the 2010 Olympic Games. When fully built out, SEFC will have 6.5 million square feet of residential development, with family housing a priority. The housing stock will be comprised of approximately 6,200 units with an estimated total population ranging from 10,000 – 12,000 people.

Planning at a Glance:

SEFC Policy Statement
- Adopted October 19, 1999

The Official Development Plan
- Adopted July 19, 2005 and amended March 7, 2006

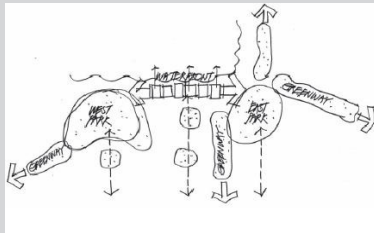
SEFC Public Realm Plan
- Approved by Council on July 20, 2006

Various CD-1 Rezoning
- Adopted during individual Public Hearings through 2006

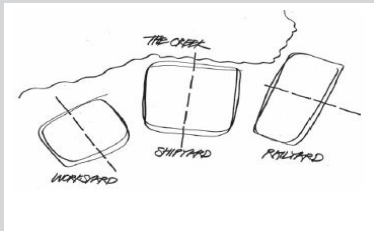
"SEFC, as a sustainable urban neighbourhood, will integrate into its urban context while protecting/enhancing the social and economic health of its community, as well as the health of local and global ecosystems."

SEFC Policy Statement

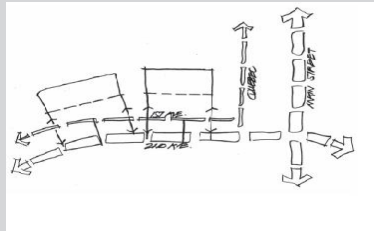
Structuring Principles including the five shown below, were highlighted in the development plan for SEFC and formed a "framework" for the future development.



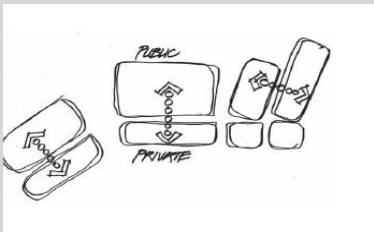
Connected Open Space



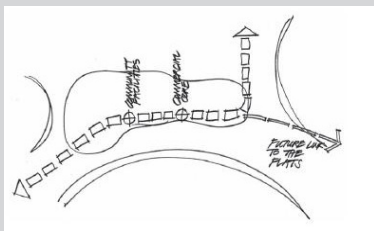
Distinct Neighbourhoods



Street Hierarchy



Public/Private Integration



Integrated Transit

PRINCIPLES TO GUIDE DEVELOPMENT IN SEFC

SEFC prioritizes a diversity of built form, including high-rise, medium-rise, and low-rise buildings. Building height and density is influenced by the site's context. At the eastern end of the site, higher buildings initially adhered to a 1984 plan for East False Creek, with the Citygate development to the north. In 2010 the plan was amended to allow for increased building heights and greater density along the eastern edge. Throughout the planning process, "sustainability" remained a living term that appeared over and over. Four key principles were identified to guide development within the site:

1) Implementing Sustainability

SEFC should promote the implementation of sustainable development principles in an urban setting, and thereby contribute to improving the mainstream practices of urban development throughout Vancouver and the region.

2) Stewardship of Ecosystem Health

The development of SEFC should improve the ecological health of the False Creek Basin. It should recognize the need for conservation, restoration and management of local, regional and global ecosystems. Therefore, resource conservation and waste reduction measures should be implemented to a level that will meet the needs of present and future generations.

3) Economic Viability and Vitality

Development in SEFC should ensure economic viability without subsidy so the knowledge gained will be relevant to other development projects.

4) Social and Community Health

The development in SEFC should seek ways to strengthen social networks and enhance the quality of life for all in the neighbourhood. This can be achieved by creating a livable, complete community which: enhances cultural vitality and diversity; provides a wide range of accessible housing and employment choices; and encourages participation of residents and visitors in stewardship of the neighbourhood.

In addition to a clearly stated broadly-scaled vision, planners and policy makers recognized the importance of finer-scale, quantifiable goals. The following targets were recommended in the report *Visions, Tools and Targets: Environmentally Sustainable Development Guidelines for Southeast False Creek*. These targets were not adopted by the City, but were created to be referenced in discussion and during development planning to identify technologically feasible, but generally aggressive, levels of performance.

Solid Waste Targets

- No more than 200 kg per person per year of solid waste is sent to disposal.
- No more than 80 kg per person per year of organic waste is produced by SEFC households, of which 100% of that waste is processed within the SEFC site.
- No leaves or organic debris are transported off the SEFC site.



Building Targets

- 75% of dwelling units/commercial spaces in SEFC with good solar orientation.
- 30% of the materials used in SEFC buildings are salvaged, reused or have recycled material and components in them.

Transportation and Accessibility Targets

- 100% of dwelling units are located within 350 m of basic shopping needs and personal services.
- A minimum of 60% of street area in SEFC is dedicated to walking, cycling and transit uses.
- 30% of dwelling units in SEFC are affordable to a population segment relative in income distribution and family size to those working in the downtown core and along the Broadway Corridor.
- 100% of residential units in SEFC are located within 350 m of transit service.

Energy Targets

- In multi-unit residential buildings, no more than 288 kilowatt hours per year of energy from non-renewable sources is used per m² of floor area.
- In office buildings, no more than 284 kilowatt hours per year of energy from non-renewable sources is used per m² of floor area.
- A minimum of 5% of the energy consumption in SEFC comes from renewable sources generated on site.
- 90% of all buildings in SEFC are connected to a district heating system.
- Buildings in SEFC have a maximum peak electrical demand of 33 watts/m².

Air Emission Targets

- Residents of SEFC travel no more than 3 392 km per year for daily shopping and commuting.
- No more than 1 498 kg per year of carbon dioxide are emitted from transportation-related activity in SEFC.
- 25% of buildings are designed and built with basic features that minimize indoor pollutant levels.

Soil Targets

- A minimum of seven strategies are addressed to deal with contaminated soils.

Water Targets

- A maximum of 100 liters of potable water is consumed per person per day.
- No more than 54% of the overall site is covered in impervious material.
- 25% of the sewage produced in SEFC is treated on site.
- A former creek near Columbia Street should be daylighted.

Open Space Targets

- A range of habitats for at least 30 species of birds are provided in SEFC.
- 60% of the open space in SEFC has significant habitat value.
- 25% of the roof area in SEFC is designed to carry plant life.
- 80% of the foreshore in SEFC has habitat value.
- 12.5% of the produce consumed by SEFC residents is grown on site.

Amenities

Approximately 26 acres of park land, including habitat, playgrounds and opportunities for urban agriculture.

One community centre and recreational (non-motorized) boating facility.

One elementary school, requirement for 3 child care facilities, 2 out-of-school care centres and 8 family day care centres.

Mid-size grocery store and community serving retail/ services.

Five heritage buildings and an opportunity for an Inter-faith Spiritual Centre.

Mixed housing component to provide diversity in housing type and tenure.

Centrally located in terms of pedestrian, cyclist and transit connections

All buildings will be built to a minimum standard of LEED™ silver equivalent with a goal of LEED™ gold for the Olympic Village and one LEED™ platinum building (Community Centre).



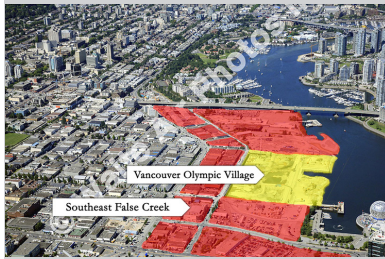
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"This should be a source of pride for residents and an example to the rest of the world."

Vancouver Mayor Gregor Robertson

"After the Olympics the buyers of the Village's apartments and rowhouses will be given the names and nationalities of the athletes who stayed in their homes while competing. I think that's a nice touch."

Blogger,
skyscraperpage.com



"This development is unprecedented. I've never seen a whole new city district built as the SE false creek flats is being developed. this is something more akin to what you would see as part of whats going on in middle eastern cities, not North America."

Blogger,
skyscraperpage.com



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The 2010 Olympics and SEFC

The \$1-billion-plus Vancouver Olympic and Paralympic Village in Southeast False Creek hosted 2,800 world-class athletes for the Vancouver 2010 Winter Games. Millennium Development Corporation developed the property, also known as Millennium Water. Millennium Group worked with the City of Vancouver to develop the first phase of Southeast False Creek (SEFC) that is home to Vancouver's last downtown waterfront community, framed with extraordinary views of the city's downtown skyline with a dramatic backdrop of the North Shore mountains.

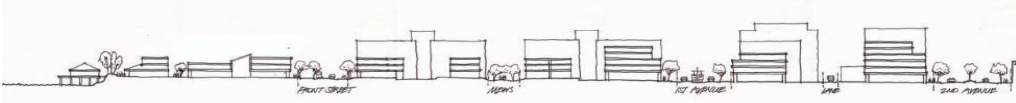
Millennium Water:

Completed in November of 2009, the new 14 acre landmark development, Millennium Water, is an urban centre for residential, commercial/retail and public use and a ground breaking sustainable community that will set a precedent for future projects in Canada and North America. SEFC buildings will be a showcase of sustainable development; the lavishly landscaped development comprises a total of 1,122 low- and mid-rise apartment buildings to be converted to condo units, with 60% marketing housing and 20% rental and social housing. As of late January, 2010, 90% of the homes in the first phase have been sold and the second phase is already 50% sold.

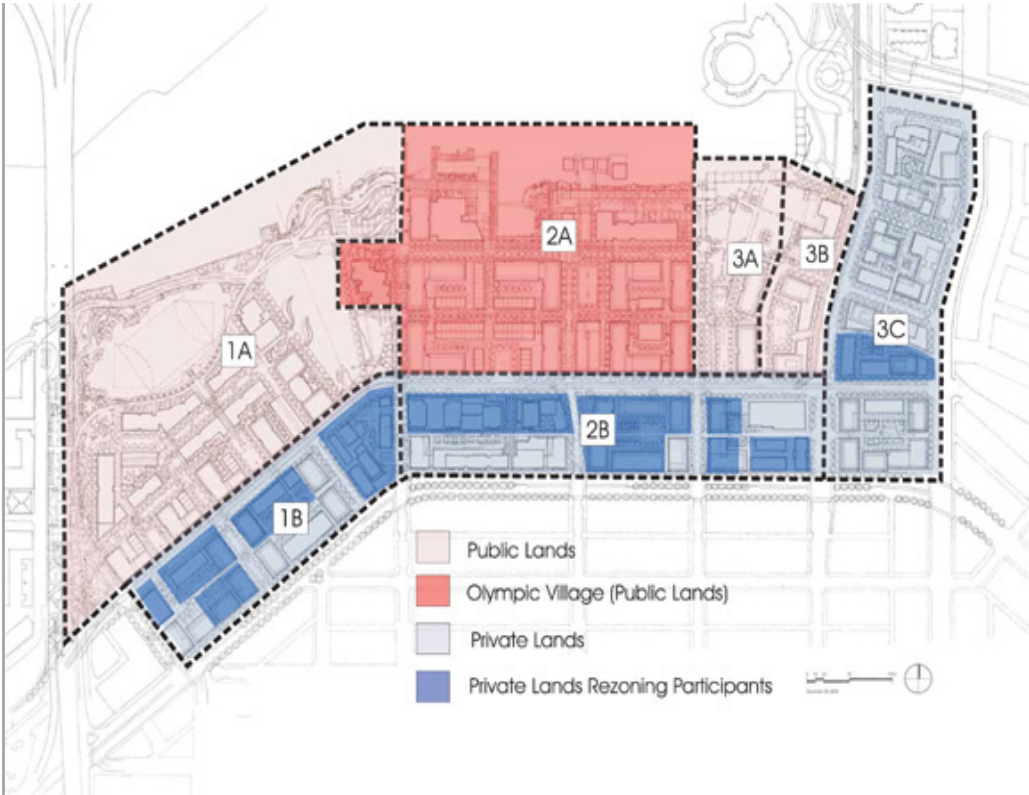
The City of Vancouver required the development to have 50% coverage of living roofs; greenroofs are one of the most visible green aspects of the Olympic Village, and at least half of the 22 buildings' roofs are greened. "Many other sustainable features are included - The buildings also reuse rainwater to flush toilets and irrigate landscaping, and the project is built close to mass transit. And the most innovative green project is a \$28 million system that takes heat from untreated sewage to provide heating and hot water to the village and surrounding neighborhood — all while reducing greenhouse gases," (MSN Real Estate).

Residents moving to Southeast False Creek after the 2010 Winter Games will benefit from the City's Neighbourhood Energy Utility (NEU) project. The first of its kind in North America, NEU will supply hot water and heating to residents by garnering heat from the sewer system. This initiative will reduce carbon emissions by 7,700 tons a year, which is equivalent to taking over 1,900 cars off the road, (City of Vancouver). On February 16, 2010, the Canadian Green Building Council announced the Gold certification of all residential buildings on the Millennium Water site. In addition, the US Green Building Council awarded LEED® Platinum ND to the Olympic Village in Vancouver's Southeast False Creek community as a whole

Source: <http://www.greenroofs.com/projects/pview.php?id=523>



Above Center: North to south section through SEFC.



Left: The carefully designated development zones within SEFC each respond to the challenge of density, building heights, and open space in a manner that is responsive to the area's context and historic character.



Public parks (above) carefully frame the waterfront areas of SEFC along the northern edge of the development. The waterfront is both a public amenity and a critical part of the pedestrian/bicycle transportation infrastructure for the city.

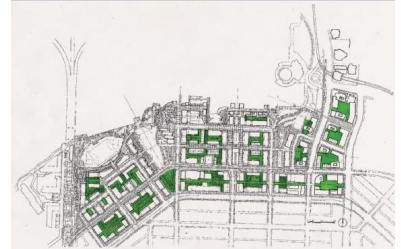
Lessons Learned from the Southeast False Creek Waterfront

It is impossible to consider the Southeast False Creek *Waterfront* outside of its context within the carefully considered development of the entire Southeast False Creek area. The careful planning process undertaken by the City of Vancouver ensures that the goals of sustainability are prioritized as various developers access the area.

The human experience of Seattle's waterfront will undoubtedly improve with the removal of the Alaskan Way Viaduct. Unlike at SEFC, the Seattle Waterfront will have to develop around existing uses and infrastructure. The City of Seattle has not yet mandated the retrofit of existing buildings to help meet future sustainability goals for the treatment and processing of stormwater. The example embodied by SEFC is that specific sustainability goals must be clearly outlined and critical goals must be supported by policy/legislation in order to succeed.

When these goals are met, both owners and public users take pride in the site, as evidenced by the successful sale of private dwellings within SEFC. Once people integrate the waterfront into their daily activities, momentum builds for a major public presence on the waterfront. The treatment of the pedestrian-bicycle system and the relationship of ferry infrastructure to the waterfront will be a critical piece of this integration challenge for Seattle's new waterfront.

Source: Southeast False Creek Policy Statement. Vancouver City Council, October 1999



Semi-private open space forms green cores and further enlivens the mixed-use residential and commercial zones.

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