Not all stations are created equal

EMPLOYMENT INTENSIFICATION IN VANCOUVER’S FALSE CREEK FLATS
• 631 k of Region’s 2.46 m residents
• 5% of the Land
• 26% of the population
• 35% of the Jobs
POLICY CONSTRAINTS: AGRICULTURAL & CONSERVATION LANDS
CITY OF VANCOUVER TRANSIT ORIENTED DEVELOPMENT
BALANCING STRATEGIC GROWTH AND SPECULATION

INDUSTRIAL

OFFICE/INDUSTRIAL

DOWNTOWN OFFICE

RESIDENTIAL

$ $ $
FALSE CREEK FLATS PLAN

- 450+ acres
- Less than 1 km to Downtown & the Port
- Home to 600 Businesses & 8,000 Jobs
- 95 Acres of Rail Yard
- 40% of City’s Artist Studios
The False Creek Flats Plan sought to establish a new framework to **unlock the area’s economic potential** focused on delivering a more productive, sustainable, and integrated economic district within our city’s core.
The False Creek Flats Plan sought to establish a new framework to unlock the area’s economic potential focused on delivering a more productive, sustainable, and integrated economic district within our city’s core.

IN THIS CONTEXT, HOW DO WE BEST LEVERAGE HIGH-CAPACITY TRANSIT?
TWO-MAIN FOCUSES OF THE FLATS

CORE INDUSTRY: PRODUCTION, DISTRIBUTION & REPAIR

INTENSIVE EMPLOYMENT
The Plan proposes five keys to unlocking the potential of the Flats:

**SPACES**
Create flexible and adaptable work spaces to meet the needs of current & future businesses

**PLACES**
Develop a network of public places for employees to meet and collaborate.

**ENVIRONMENT**
Create a healthy resilient environment that improves the area while addressing challenges of climate change and seismic vulnerability

**CONNECTIONS**
Build connections to link businesses to one another and the surrounding neighbourhoods

**PROGRAMS**
Establish programs to assist and grow local and strategic economic sectors
ENSURING A DIVERSITY OF EMPLOYMENT OPPORTUNITIES

ECONOMIC ENABLING ACTIVITIES
ARTISTS STUDIO B
PRODUCTION, DISTRIBUTION AND REPAIR
LABORATORY PRODUCTION REHEARSAL
CREATIVE PRODUCTS MANUFACT'G
DEICT
GENERAL OFFICE
RENTAL HOUSING
STRATA HOUSING
ENSURING A DIVERSITY OF EMPLOYMENT OPPORTUNITIES

LEVERAGE higher value uses to SECURE light industrial and artist space
MYTH BUSTING!
Since 1970, Vancouver has converted 1,400 acres of industrial land to livable, mixed-use neighbourhoods. These lands are home to 48k people, and will house 92k in 2041.
... it uses a hand-held “mouse”- a small pointing device which enables the user to select programs, and move data from one part of the screen to another...

... Apple calls it your “desk top”. What you see on your screen looks a lot like what you might find on a desk. Instead of just a blinking cursor you see pictures, called icons, that graphically represent the things you can do with the computer.

Macintosh Shapes Up a Winner
by Lawrence J. Magid
The Los Angeles Times
January 29, 1984
VANCOUVER MYTH 2: ‘INNOVATION DISTRICTS’ NEED RESIDENTIAL

False Creek Flats
450 acres 4,600 housing units (estimated in plan)

Boston Innovation District
1,000 acres 12,000 housing units (estimated in plan)

Research Triangle Park, NC.
7,000 acres 1,400 housing units (called for in plan)
VANCOUVER MYTH 2: 'INNOVATION DISTRICTS' NEED RESIDENTIAL

135,000
MINUTE WALKSHED

2011 Population: 698
2041 Projection: 3700

2011 : 36,773
2041 : 58,507

2011 Population: 53,700
2041 Projection: 91,000

2011 : 224,970
2041 : 235,000+

2011 Population: 21,425
2041 Projection: 37,400

2011 : 77,974
2041 : 92,571

FALSE CREEK FLATS

2011 Population: 698
2041 Projection: 3700

2011 : Approximately 500,000 people within 10 minutes of the Flats or transit serving the Flats

VANCOUVER MYTH 2: ‘INNOVATION DISTRICTS’ NEED RESIDENTIAL
VANCOUVER MYTH 3: WITHOUT RESIDENTIAL, DEVELOPMENT WILL NEVER PROCEED
THANK YOU!