

September 15 Bus Tour Downtown to Lougheed and Boundary – Ronda & Ann

ROUTE	KEY SITES	BACKGROUND NOTES
From Georgia Street West to Hornby North to Hastings	To Left as street turns Marine Building	Opened in 1930 the city's finest example of Art Deco design. Intended to evoke a great crag rising from the sea Cost \$2.3 M to build. Today a Heritage A building assessed at \$90 M.
	Foot of Hornby Lot 19 Pocket Park	Pocket Park provided as a developer contribution. Thoroughfare between Hastings & Waterfront. Hastings West Businesses work with EasyPark (Underground Parking Lot) to provide summer arts & entertainment programming. Used as site for 'Pop Up' City Hall educational programming
East on Hastings	Sinclair Centre	Heritage A Building Edwardian Baroque (English French influences). Main Post Office 1910-1958. Extensive renovations 1986. Today Federal offices and elite shopping. If time note Heritage Density Bank – transfer density funds to help maintain & renovate heritage building.
	SFU Downtown Campus	The first of BC's universities to establish a presence downtown. Later in the day we will tour and lunch at the main SFU Campus and this afternoon visit the Surrey campus.
Hastings & Cambie	Victory Square to the left Gastown	National Historic Site of Canada (2011) - tension between gentrification and protection/fit
	Woodward's Building	Original 1903 Woodward's Department Store built when this area was the heart of Vancouver's retail shopping. 1993 Bankruptcy as shoppers to suburban malls. Building vacant. 2002 Woodward's Squat protest for affordable housing sets in motion redevelopment of site. City of Vancouver buys site, public process, and new development mix of uses. Opened in 2010. Hear about on Saturday Damon Chan Westbank speaker.

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	Community Gardens	Right side of bus see one of many community gardens – use of temporary vacant properties prior to redevelopment.
Hastings To Main	Downtown Eastside	<ul style="list-style-type: none"> -Poorest urban postal code in Canada -SROs- formerly home to resource workers - older, disabled and WW11 vets. -In early 1970s second most stable area in City length of tenure. -Later 1970s - deinstitutionalization w/out adequate support – concentration of mental illness, poverty, drug addiction -Multi-level gov't and non-profit interventions – providing services and social housing -Harm reduction approach started by City in early 2000's Canada's first legal Safe Injection Site Continuing challenge – issues of gentrification, and fentanyl death crisis
	Carnegie Center	Funded in 1901 by Andrew Carnegie as Vancouver's first library. In 1980s DERA convinced Council to turn building into a community centre.
Turn Right on Main Street	Chinatown	<p>Canada's largest historic Chinatown now a National Historic Site. Centre of Chinese businesses until the 1970s when newer immigrants chose to locate in Richmond and other suburban municipalities.</p> <p>Attempts to revitalize the area through adaptive reuse of buildings which is generally supported by community and redevelopment which has not been supported.</p>

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	<p>Georgia Viaduct</p>	<p>Symbolic landmark of how Vancouver evolved differently from other N American cities – Vancouver has no freeway -Viaducts is only part ever built – halted in 1960s - big turning point in Vancouver planning history -Viaducts now to be demolished (plan underway) with the final phase of False Creek being reconfigured for parks and housing. Discussed tomorrow on tour.</p>
	<p>False Creek Flats</p>	<p>Vancouver & Toronto have dominated Canada’s industrial growth since 2014 when the bottom fell out of oil. Account for 80% national industrial space absorption as a result of emergence of e-commerce, low interest rates, low Canadian dollar relative to US\$. Consequently the competition between uses for industrial land is a significant issue. False Creek Flats is at the center of the debate.</p> <p>False Creek Flats over 450 acres of primarily employment land and located close to both downtown and the port, the Flats today has over 600 businesses many serving the port and downtown. Some high tech industry since 1990s. Planning program underway choices between classic warehousing, distribution, service (theme of industrial land protection) and new economy, mixed uses. Continuing tension to retain land for jobs (small % of city land does not permit housing and contains high % of city jobs) -Since 2011, industrial/employment land retention embodied in Regional Plan</p>
	<p>New St. Paul's Hospital and Integrated Health Campus</p>	<p>Planning underway for relocation of St. Paul’s and construction of health services and sciences complex – new “Campus of Care” optimistically scheduled for opening 2022 however funding is still being negotiated.</p>

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	<p>Pacific Central Station</p>	<p>Heritage building 1918 Today combination western terminus of cross Canada VIA rail, Northern terminus of Amtrak, Rapid transit station; intercity bus station.</p>
	<p>East False Creek highrises</p>	<p>False Creek waterbody – former waterfront industrial lands, being transformed into residential since 1970s; East False Creek High Rises built by Bosa a long time Vancouver developer with projects in a number of US cities including San Diego. Tomorrow’s tour will showcase False Creek including the nearby Olympic Village.</p>
<p>Main to 2nd Avenue To Clark</p>	<p>North Flats area</p>	<p>Older Industrial/RR tracks to Port. Some storage uses remain most uses modernized.</p> <p>Significant transformation. Spurred by:</p> <ul style="list-style-type: none"> • Pressures to create opportunities for new high tech sites near downtown – 2002. Opportunity for firms which start-up in downtown to move to purpose designed business parks near downtown. • Relocation of Finning Tractors <p>Former industrial lands rezoned to variety of site-specific uses focussed on new economy jobs.</p> <p>2nd Avenue shows variety of job uses for evolving former industrial land</p> <p>-Term “industrial” doesn’t really convey its role PDR “Production, Distribution & Repair” is becoming “Education and Research”</p>

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	<p>Brewery Creek Artists live-work studios near east False Creek Flats</p> <p>Ex-Finning Site = Education</p>	<p>1980s - mostly unsuccessful experiment with the 'live' replacing 'work' on industrial lands Brewery Creek: today craft breweries returning.</p> <p>Donation of Finning industrial service site to various educational institutions</p> <p>Centre for Digital Media Master of Digital Media intersection of art, design, business, and engineering. -4 universities/academic institutions – to be about 3 mil sq ft (300,00 sq m) – student residences and programs. (about 10% live-work and hotel permitted, in one small sub-area). Programs lead to work in Vancouver's rapidly growing digital sector (Microsoft, movie businesses)</p>
	<p>Emily Carr University of Art and Design</p>	<p>Recent relocation of Emily Carr University from Granville Island (see tomorrow) to False Creek is stimulating area businesses. \$123 million campus 5,000 students. Becoming the City's new art gallery district with synergies between galleries and students. Rebranding the area South Flatz</p>
	<p>Discovery Park QLT</p>	<p>Early high tech centre</p>
	<p>MEC new head office</p>	<p>Canada's leading outdoor retailer, similar to REI in US -green-design</p>
<p>Clark To Broadway</p>		

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Broadway To Boundary	Broadway-Commercial transit intersection	<p>Busiest transit intersection in region: 2 rapid transit lines (Expo and Millennium) and Express Bus to UBC (new rapid transit line coming)</p> <p>Long- time higher density zoning not picked up yet. New GRANDVIEW PLAN updated plans to increase densities around transit interchange</p>
	Grandview Plan	
	Broadway-Nanaimo	<p>Example of new RT2 shops below and housing above. Typical of most west side major streets.</p> <p>Variety of housing styles early 1900s, post war bungalows, 1960's-70 Vancouver Specials many on market for assemblies hoping to rezone to apartment.</p> <p>Some older 3 storey apartments built during the 1950-60 under federal rental programs to permit tax write-offs for investors in rental housing</p>
	East along Broadway, from just east of Nanaimo to Renfrew	<p>Where large sites (ex-car dealerships) rezoning for higher density</p> <p>Across from Vancouver Technical School 1970s government assisted family housing</p> <p>Houses along arterials often held in anticipation of redevelopment Most on Market for \$3 million/ 33'x120' site</p> <p>Side streets much more pleasant Also "single family" is now misnomer – each lot can have suite in the house plus laneway house in back</p>
	Broadway Renfrew - Boundary	Single-family residential zoning on north side of street; industrial to

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		south
	<p>Broadway-Renfrew -Rupert -Broadway Tech Center -Rapid transit station</p>	<p>Grandview Boundary area originally city serving and warehouses where freeway edges on city. Industrial zoning here continues to contain freeway-related uses – e.g., warehousing</p> <p>Back to theme of retention/evolution of industrial land – and intensification impact of rapid transit station. Broadway Tech initially requested significant parking even though transit station. Later cut back considerably as high tech workers arrive by transit, bike and skateboard using greenway through area to downtown.</p>
	<p>Liquor Distribution Centre</p> <p>East Grandview Boundary</p>	<p>Example large assembly previously owned by the Provincial Government and ceded to first Nations – Musqueam, Squamish, and Tsleil-Wauthuth for future development. MST now jointly own 121 acres of property, mainly on the West Side of Vancouver. Some land was assembled through reconciliation agreements and other was assembled through MST buy-backs. MST has the most assembled land in Vancouver for redevelopment and will be a significant force in city development in the future. The goal of MST is for the First Nations people to become self-reliant.</p> <p>Back to theme of retention/evolution of industrial land – and intensification impact of rapid transit stations in these areas High Tech industry and movie studios replacing traditional industry. Movie studios Hollywood North.</p>
	Skeena Terrace	Typical federally funded 1950s public housing.

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	Looking to distance See TOD	New housing locations near transit
	Freeway Underpass	Just before Boundary bus goes under freeway – this is as close to a freeway in the city.
Boundary & Lougheed	Boundary Road Pass Into Burnaby	