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AIC-BC & REIBC Joint Vancouver Chapter Luncheon

March 29, 2017, 11:30 AM – 1:30 PM

The Fairmont Waterfront Hotel Vancouver
900 Canada Place, Vancouver

Georgia Viaduct/False Creek Plan: Learn about the Grand Design for the Northeast False Creek Project

The Vancouver chapters of the Appraisal of Institute of Canada – BC Association and the Real Estate Institute of BC are hosting a joint Luncheon on the topic of the Georgia Viaduct and False Creek Plan; guest speakers are Michael Geller & Kevin McNaney:

Mr. Michael Geller



Michael Geller is a Vancouver based architect, planner, real estate consultant and property developer with four decades' experience in the public, private and institutional sectors.

From 1999–2006, he was president and CEO of the SFU Community Trust, overseeing the planning and development of UniverCity, a sustainable community adjacent to Simon Fraser University in Burnaby. Prior to joining SFU, Michael participated in the redevelopment of Steveston Village, Bayshore in Coal Harbour, Deering Island, as well as the planning for the Vancouver Convention and Exhibition Centre Expansion, Furry Creek Resort Community, and the infamous Spetifore lands. He also developed a variety of residential and mixed use projects around Vancouver.

Mr. Kevin McNaney



Kevin McNaney is the Assistant Director of Planning for the City of Vancouver and is responsible for the Central Area of the city, which has the highest density of residents and is the premier business district in the Province of BC. He oversees planning, policy and development issues for the entire downtown and surrounding areas including North East False Creek, the Downtown Eastside, the False Creek Flats, South East False Creek (the Olympic Village) and the Broadway Corridor.

Prior to his arrival at the City of Vancouver, Kevin practiced city planning and sought solutions to urban livability and sustainability issues around the world in public sector planning departments, private consulting firms and at the UBC Sustainable Development Research Institute. Kevin also has substantial experience in the non-profit

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Insight: REIBC blog


[District of Ucluelet](#)

posted on 8:01 AM, March 3, 2017

"Ucluelet means "people of the safe harbour" in the indigenous Nuu-chah-nulth language," writes Karla Robison, the District of Ucluelet's manager of environmental and emergency services. "The District...

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GLOBAL NEWS MORNING BC

October 7 2015 1:24pm

04:37



Michael Geller on city's \$200-million plan to remove viaducts

Wed, Oct 7: Vancouver architect and planner Michael Geller weighs in on the city's plan to remove the Georgia and Dunsmuir viaducts.

“On October 7, 2015 I told Global TV’s Steve Darling everything I have to say about the city’s \$200-million plan to remove viaducts!”

*You can watch it here
<http://globalnews.ca/video/2264016/michael-geller-on-citys-200-million-plan-to-remove-viaducts>*

- ▣ *“From a planner’s point of view, it’s a dream. It’s another ban the freeways moment”*
- ▣ *“The engineers who drink the City Hall Kool-Aid say don’t worry about the traffic. It will all work.”*
- ▣ *“I do worry about the costs. Who will pay for the soil remediation? Rich Coleman tells me he won’t.”*
- ▣ *“I see False Creek Flats as a new downtown with a mix of uses.”*
- ▣ *“But will we replace the viaducts with a wall of high-rises?”*



In order to look forward to the future of the False Creek Flats, it might be helpful to start by looking back



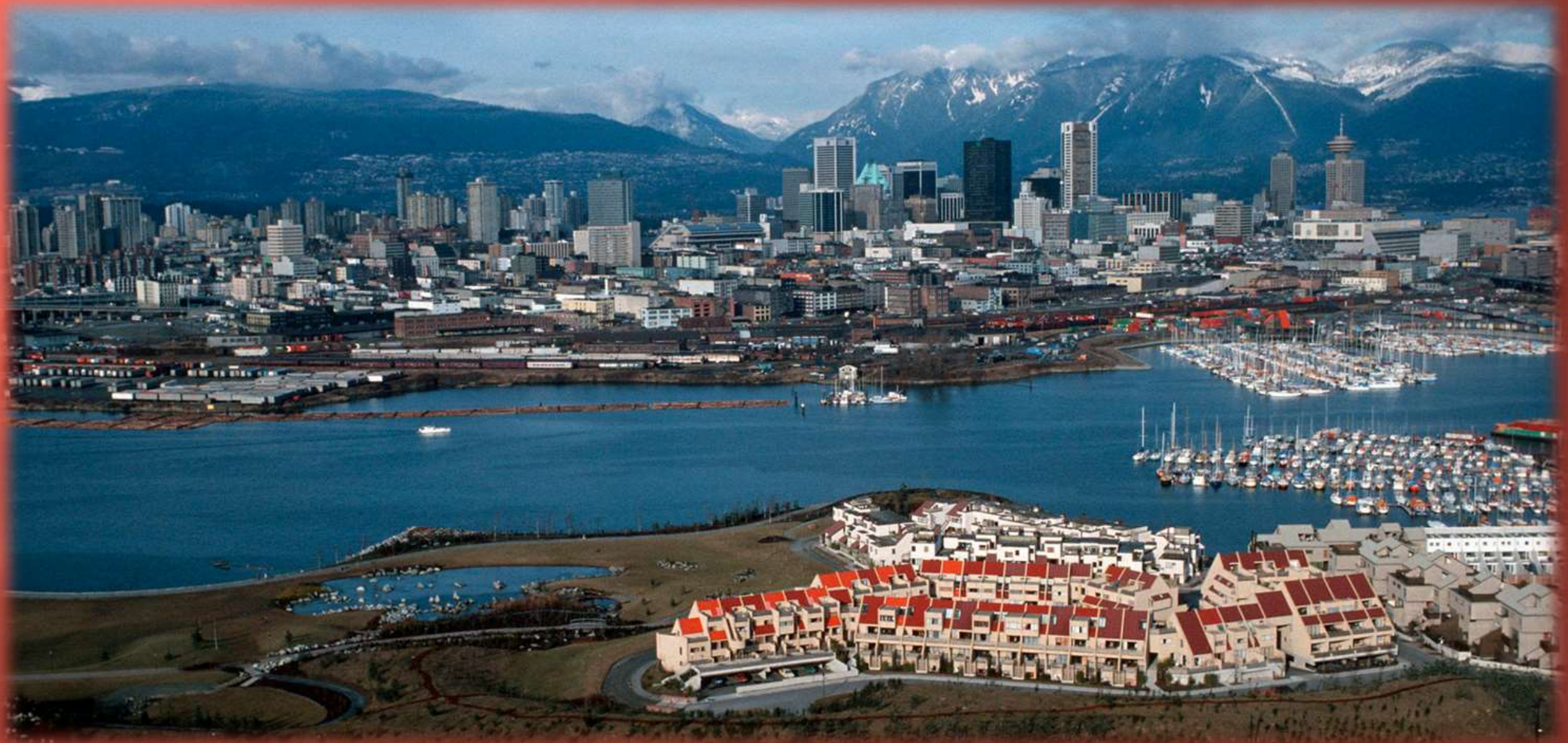
My first exposure to False Creek was in 1974 as a young architect-planner for CMHC



In 1975 the redevelopment of the south shore of False Creek got underway



City of Vancouver False Creek Development Group



A showcase for innovative planning with variety of government programs

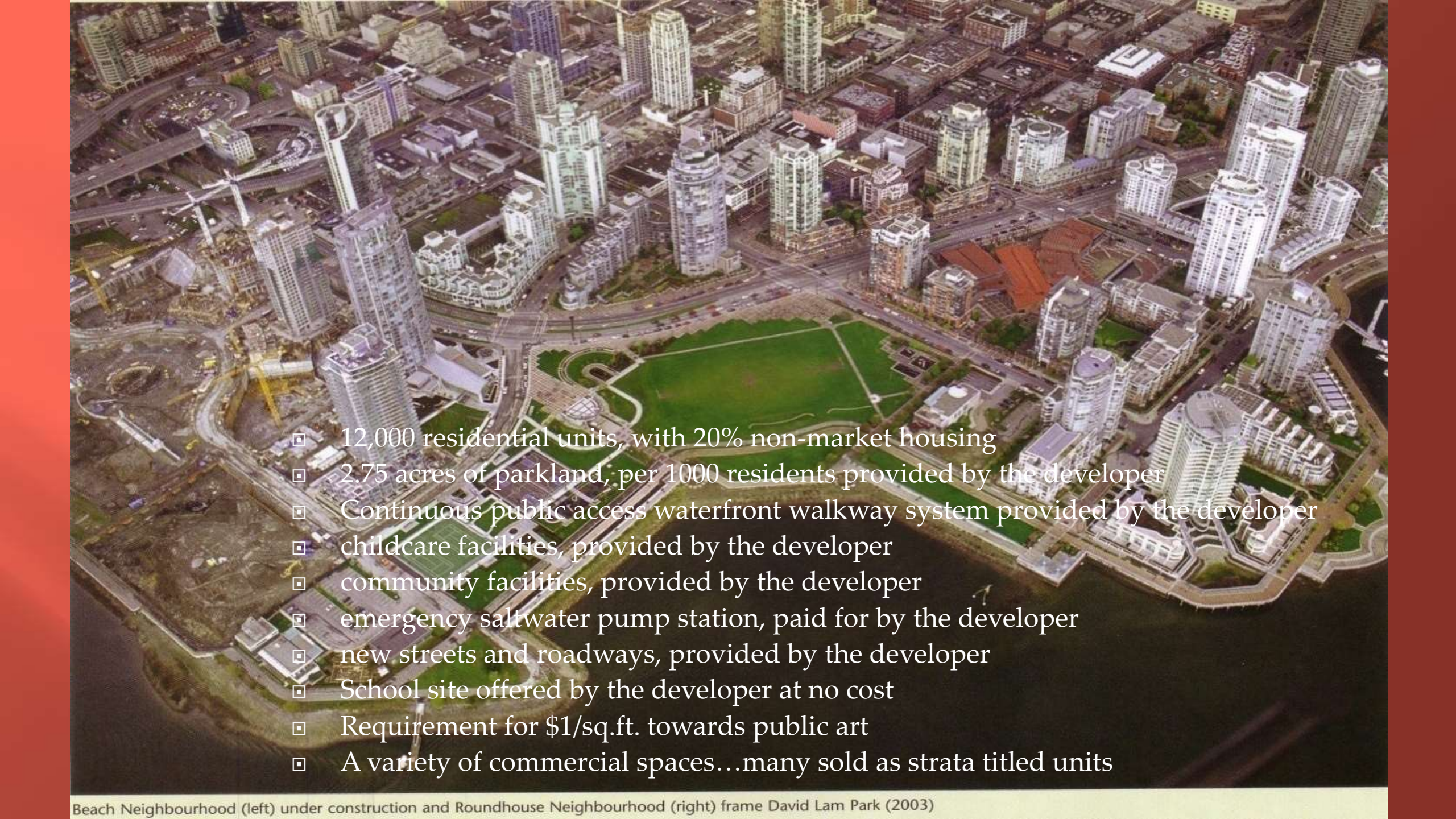


- ▣ Substantial funding by 3 levels of government.
- ▣ 1/3 low, 1/3 middle, 1/3 high income.
- ▣ Mix of: non-profit rental, coop, ownership, LD, & market ownership.
- ▣ Developed on land leased from City of Vancouver for 60 years.
- ▣ Discussions now underway between residents and city to determine the long-term future of the community



Pacific Place (False Creek North)

Vancouver's most ambitious new community on 200 acres of inner city waterfront land...the site of the former 1986 world fair.

- 
- An aerial photograph of a city development project. The image shows a mix of high-rise buildings, some under construction, and a large green park area. A waterfront walkway system is visible along the edge of the development. The text overlay lists various amenities and requirements provided by the developer.
- ❑ 12,000 residential units, with 20% non-market housing
 - ❑ 2.75 acres of parkland, per 1000 residents provided by the developer
 - ❑ Continuous public access waterfront walkway system provided by the developer
 - ❑ childcare facilities, provided by the developer
 - ❑ community facilities, provided by the developer
 - ❑ emergency saltwater pump station, paid for by the developer
 - ❑ new streets and roadways, provided by the developer
 - ❑ School site offered by the developer at no cost
 - ❑ Requirement for \$1/sq.ft. towards public art
 - ❑ A variety of commercial spaces...many sold as strata titled units

The North Shore of False Creek today



South-east False Creek



A focus on mid-rise, rather than high-rise buildings





Some feel that buildings are too tall to be mid-rise and too short to be high-rise





But it has become a vibrant new neighbourhood in the city
(I just wish someone would put some art on the electrical boxes.)

So what should be the character of
North-East False Creek?



There might be some lessons from Europe





IJburg consists of 10 artificial islands built in the IJ Lake



Individually designed & built 'fee-simple' rowhouses along public streets



Another row of high-density row houses along the back lane



There are also rows of higher density mid-rise buildings throughout the community



How about some floating 'clustered housing' in False Creek?







HafenCity:

- 157 ha (388 acres)
- 57 projects are completed and another 50 under construction or in the planning stage.
- Total number of residential units approx. 7,000









Denmark: rivaling Germany as world's most creative & sustainable country



Aarhus waterfront:
fascinating developments in Denmark's
2nd largest city



Copenhagen, Orestad District:
Bjark Ingels' very creative housing



Nordhaven:
Copenhagen's newest waterfront
neighbourhood









UNStudio & 3XN Architects

The complex next to the Iceberg is impressive in its own right!





Orestad Master Plan



Bjarke Ingels explains his 8 House (8 Tallet)



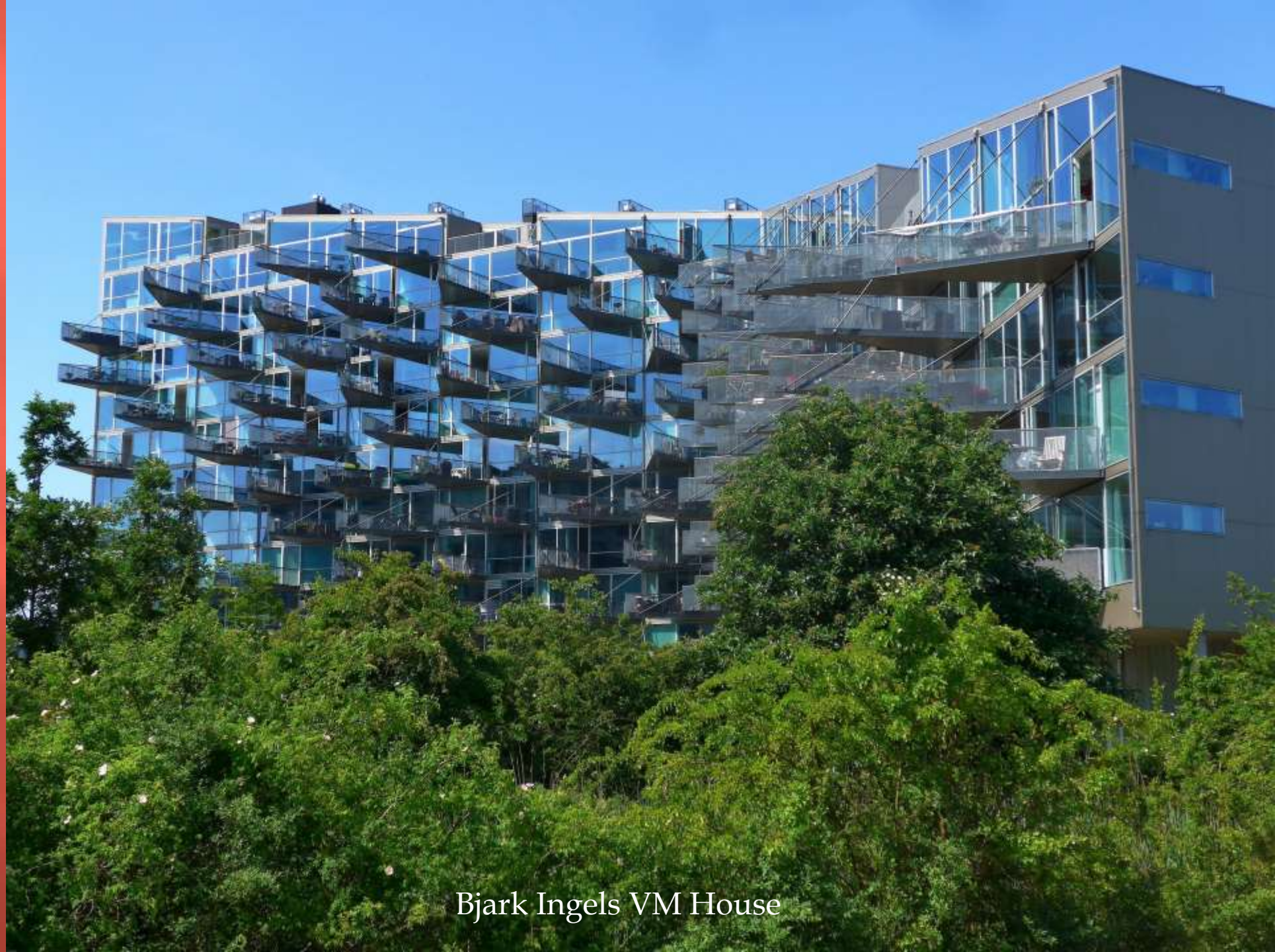




Bjark Ingels' Mountain Dwellings in Orestad







Bjark Ingels VM House

A photograph of a modern glass skyscraper with a series of cantilevered balconies. The balconies are dark-colored and extend outwards from the glass facade. Each balcony is furnished with outdoor furniture, including chairs and tables, and some have potted plants. The glass reflects the sky and surrounding environment. The overall design is sleek and contemporary.

"I Would Marry This Building If I Could"

VM Houses BIG Architects & JDS Architects





BE A PART OF COPENHAGEN'S GROWTH



RENTAL OF PREMISES & LAND



COMMERCIAL PORT



CRUISE SHIPS

Nordhavn: Copenhagen's newest waterfront redevelopment area

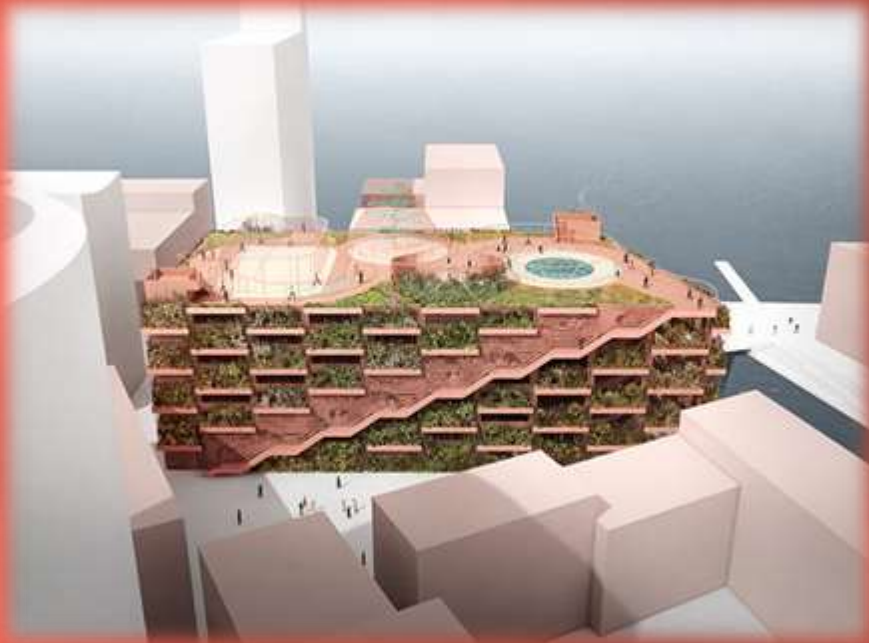




Although
Copenhagen is
best known for
bicycles...







"Most parking garages are not places where people want to hang out any longer than it takes to park a car. The roof of the building doubles as a neighborhood park. JAJA Architects

Perhaps it's time to convert some Vancouver parkade roofs into privately owned public spaces

So to conclude...



Phase 1
Viaducts

Council consideration: September 2015

Phase 2
Neighbourhood + Park

Planning work starts: Fall 2015



There are lessons to be learned from European waterfront redevelopments



There are also lessons to be learned from Vancouver's False Creek developments

I hope I have given you something to think about!



Michael Geller Architect AIBC, FCIP, RPP
The Geller Group

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