



Council Questions to Staff
Concord 5B West

Monday, February 21, 2011

Sustainability in NEFC

- NEFC High Level Review recommendations
 - exceed the achievements reached in Southeast False Creek
 - assist the city in achieving the goal of becoming the greenest city in the world by 2020.
- Passive design strategies
- Leed Silver (now LEED Gold) rezoning requirements
- District energy system

Number of units/unit sizes

- Number of units on 5B West -- 543 units
- Number of units on 5B East -- 420 units
- Both projects have a requirement for 25% of total units to be 2 bedroom.
- Contained in Figure #4 of the False Creek North ODP.

\$1.2 Million for Bicycle Infrastructure

- Variation from original report (in Yellow Memo)
- \$1.2 million be re-allocated for pedestrian and bicycle improvements within the area.
- Consistent with the developing Active Transportation Master Plan.
- Possible connection of Carrall Street Greenway to the Adanac bikeway

Viaducts Study -- Status

- Council asked staff to undertake a study that reviews the structural and transportation impacts of several options.
- Staff expect to report back to Council on this first phase study by Spring 2011.
- Next phase of the study would review land use, urban design implications, and impacts to NEFC sites directly under the viaducts.

Social Housing in DTES

- DTES Housing Plan (2005)
 - maintain the total number of low-income housing units in DTES
 - replacing the sub-standard SRO hotels with self-contained social housing on a 1 for 1 basis
- In 2003 low income housing units were 50/50 privately owned SROs and social housing.
- As of July 30, 2010, the split is 37% SROs and 63% social housing
- As of January 2011, 5 supportive housing projects under construction in the DTES. This will add 459 units by 2013.

Social Housing in DTES

	2003		2010	
Housing Type	<i>Units</i>	<i>% of Low-Income Units</i>	<i>Units</i>	<i>% of Low-Income Units</i>
Social Housing	4,800	48%	6,484	63%
Private SRO's	5,100	52%	3,777	37%
Total Housing	9,900	100%	10,261	100%

Soils in NEFC

- Leave “in-situ” - build membrane and Cap the land
- City has agreed that soils shall remain in place
- Removal off site not an option
 - Safety and Health concerns

Soils in NEFC

- Concord Pacific owns the land for future Creekside Park Extension
- Land will be transferred to Province
- City Leases the land from the Province
- George Wainborn and Andy Livingstone Parks developed under this process

Park Improvement Costs

- Interim Astroturf over 9 acres -- \$10 Million (not recommended)
- Interim Sod over 9 acres -- \$3 Million (2 foot depth)
- Permanent Creekside Park Extention -- \$20 Million

Dragon Boat Facility

- Possible locations
 - Within Creekside Park Extension
 - On the water (False Creek)
- Part of the Bridging work for NEFC
- Cost of Facility not included in Public Benefits proposal for NEFC

Creekside Park Facilitated Process

- Spring 2010 Council initiated a public process to explore options for future development of the park and adjacent lands
- Led by a professional independent facilitator with City staff and representatives from Concord Pacific and FCRA
- Developed a list of objectives used to inform the development of an option
- Engaged a consultant team of designers to develop an option worthy of future exploration

Creekside Park Facilitated Process

- During this process the residents raised the idea of providing interim park space
- Staff shared this notion of interim park space with City Management Team
- This informed the City's CAC negotiation with Concord for Area 5b West
- The proposed 2 acre early advancement of partial park was the best response that could be achieved.

Questions