

MEMORANDUM

March 12, 2011

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director of Corporate Communications
W. Stewart, Assistant Director of Corporate Communications
D. McLellan, General Manager of Community Services
B. Prosken, Acting Director of Social Development
F. Connell, Director of Legal Services
P. Judd, General Manager of Engineering Services
M. Flanagan, Director, Real Estate Services

FROM: B. Toderian, Director of Planning

SUBJECT: Response to Council Queries Arising from the Public Hearing
Held February 24, 2011 - False Creek North ODP Plan Amendments and Area
5b West Rezoning

At the close of the public hearing for this item on February 24, 2011, Council asked for clarification and additional information on a number of items pertaining to three of the four inter-related reports (FCN ODP Amendments, Area 5b West and Area 5b East) with a focus on soil remediation and the Creekside Park Extension and public benefits.

The following results from collaboration between many departments and responds to Council's queries.

DISCUSSION

A. Soil Remediation and Creekside Park Extension

Q1. Please provide a clear understanding on what the Utility Design Agreement specifies with respect to soils in relation to Area 6C and Area 9.

A1. The 2000 Amended Utility Design Agreement (UDA) provides as follows:

- a. City, Province and Concord agree that Province can relocate contaminated soils from Areas 6A, 6C and the Abbott Street Outfall Site to areas within Creekside Park as jointly designated by City, Concord and Province.

- b. Relocation of soils onto Creekside Park will occur in conjunction with the excavation and development of each of Area 6A, 6C and Abbott Street Outfall.
- c. City, Concord and Province agreed to work cooperatively to finalize Creekside Park Soils Relocation Plan as soon as commercially practicable. Relocation of contaminated soils onto Creekside Park would be done in accordance with this soils relocation plan, including base elevation and designated soils relocation zones. The Creekside Park Soils Relocation Plan has not been prepared.
- d. Province is to ensure that all contaminants deposited within Creekside Park Extension are effectively contained within park such that the environmental condition is maintained without any material degradation to Creekside Park or the surrounding environment.
- e. Provided that the relocated soils are deposited by the Province in accordance with the Creekside Park Soils Relocation Plan (yet to be prepared), such deposits will be permanent and will be integrated with the design and construction of all approved park facilities.

Additional Notes:

- The 2004 FCN ODP Amendment provides that the delivery of Creekside Park Extension is required at the time of the development of the latter of Area 6a and Area 6c.
- At the Public Hearing on February 24th, Ms Patsy McMillan, representing the FCRA, provided comments on the management of contaminated soils. During her presentation, it was her opinion that hazardous waste from Area 6c would be moved to a special waste facility. However, in addition to A1 (a) above, the Province's environmental consultants have recently confirmed that the intended remediation plan is to manage hazardous waste on-site and avoid transporting the material to an off-site facility.

Q2. Why is it acceptable to leave the contaminated soil in the park?

A.2 The Provincial Contaminated Sites Regulation provides environmental quality standards for the remediation of contaminated soils on a site. There are two general approaches to choose from in establishing environmental quality standards for a site:

- numerical standards which define acceptable concentrations of substances in soil, surface water, groundwater and vapour
- risk-based standards which are based on Ministry approved acceptable risk levels to human health and the environment

The Province is responsible for the remediation of soils in the Pacific Place Project and their remedial plan is that the contaminated soils from Area 6c are to be contained in the future Creekside Park Extension using a risk-based approach. Concord, the Province and the City have agreed (through the Utility Design Agreement) that relocating to and managing certain contaminated soils within the Creekside Park Extension is acceptable.

The remediation plans involve capping of the contaminated soils with a low permeability membrane. The membrane blocks rain and irrigation water from entering the contaminated area and eliminates access to the contaminated soils. Clean fill is then placed above this cap and the park is constructed. In this way, the pathways of migration for contaminants are sealed so that the environment and human health are protected.

The remediation plan also reduces pollutant flows to False Creek. Groundwater is intercepted through a system of barrier walls and diverted to an on-site treatment facility located near the southwest corner of Quebec Street and Pacific Boulevard. All intercepted groundwater is treated prior to discharge to the sanitary sewage system.

This approach has been used for other parks already built in the False Creek North lands. In parks where contaminated soil remains in place, (Andy Livingstone, Coopers Park, George Wainborn Park) the City has entered into long term leases with the Province instead of taking ownership of these parcels. This way, the Province retains ownership of the contamination and remains obligated and liable to deal with the contamination.

By adopting risk assessment and risk management techniques, consistent with current Provincial risk-based standards, for areas where the site does not need to be excavated for buildings or sub-surface parking, the overall risk and cost to the Province is reduced as less contaminated soil needs to be moved. The alternative would be to excavate all the heavily contaminated soil and transport it to special treatment facilities such as Swan Hills in Alberta. This option has the potential to increase risks (human exposure to the soils and risks during transport of soils) and costs. The Pacific Place Remediation Project's primary objective is the protection of human health and the environment and managing the soils in place in Creekside Park best meets this objective.

Q3. When would the Creekside Park Extension be delivered?

A.3 In accordance with the current agreements, the Province's remedial plan anticipates that once Area 6c is developed, contamination from the building sites on Area 6c and the future Abbott Street Outfall alignment would be coordinated with site excavation and relocated and managed within the Creekside Park Extension. The details of this strategy would be identified through the completion of the Creekside Park Soil Relocation Plan. After the contaminated soil is relocated according to this Plan, the membrane would be installed over the entire site and clean soil added to support landscaping. Concord would develop the park based on an approved park plan and once completed and accepted by the City and Park Board, the Creekside Park Extension would be transferred by Concord to the Province and leased to the City through a 999 year lease from the Province.

The Utility Design Agreement provides that Concord, the Province and the City will work cooperatively to finalize the Creekside Park Soils Relocation Plan as soon as commercially practicable. Staff believe that it may be possible to explore alternatives to the linear process enabling park phasing. This option of phased park delivery is discussed below in response to Q4.

Q4. What needs to happen to advance the Creekside Park Extension Reconfiguration work and what resources are needed to undertake this work?

A4. Further to the brief presentation on "Next Steps" provided to Council in the presentation on February 24th 2011, staff have completed more work on a draft process to advance the option for a reconfigured park extension including tasks, deliverables and timelines. This would involve all parties working together to remove barriers and facilitate the delivery of the park extension as soon as possible including phasing (Appendix A).

The reconfiguration of the Creekside Park Extension represents a major change from the City's policies and long held expectations about the future development of Area 6c and Area 9. If the City is prepared to reconsider the policies with respect to the configuration of the Creekside Park Extension and the adjacent development lands, staff believe it is also reasonable to reconsider the process and agreements related to soils management and the delivery of the future park extension.

In response to Council's question, staff have developed a Draft Creekside Park Extension Reconfiguration Process. The process describes two streams of work to be undertaken concurrently: 1) a planning process to evaluate and conclude on a reconfigured park and development option; and 2) soils exploration and technical work to provide clarity on the type and amount of soils that need to be relocated to the future Creekside park extension. Together the two streams of work could expedite the preparation of the Creekside Park Soils Relocation Plan (stipulated in the 2000 UDA) prior to a formal rezoning application on Area 6c. This process could yield solutions that may allow for the construction of portion(s) of the Creekside Park Extension (areas where contaminated soils are to remain in place) prior to the rezoning or development of the adjacent development sites. More work on this process, including identification of resources and timing, is required. In addition, the draft process should be shared with Concord, the Province and the NEFC Joint Working Group for discussion and comment. As the Province is the responsible party for the soils exploration and related technical work, staff anticipate the Province will want a degree of clarity about the park reconfiguration and site planning for adjacent developments in Areas 6c and 9 before commencing soils exploration and technical work.

Q5. Please provide comment on the FCRA's proposal to amend section 4.6 of the FCN ODP.

A.5 The purpose of an Official Development Plan is to establish land use policy and requirements pertaining to the development of land. An official development plan cannot be used as a mechanism to require a land owner to transfer their land to others.

The residents stated objective in proposing this amendment is for "an orderly and expedited delivery of Creekside Park. . ." The Draft Creekside Park Extension Process discussed above in Q4 has been developed with the same objective. Staff recommend that all three parties involved in the Utility Design Agreement work cooperatively to eliminate barriers to park delivery as the best way of addressing at least part of what the FCRA and Council wish to achieve.

B. Timing and Costs of Public Benefits

Q1. What are the linkages between the delivery of various items in the public benefits proposal and the timing of rezoning applications?

A1. The consideration of the group of rezoning applications on the west side of the stadium (Area 5b West, Area 5b East and Area 10) and the related public benefits proposals, do not have a substantive impact on the City's ability to deliver the necessary public benefits on the balance of the sites in NEFC. However, as there are four land owners in NEFC and each has the opportunity to put forward their own proposals for the development of their lands and the related public benefits offering, it is and will continue to be a challenge to coordinate the timely delivery of public benefits commensurate with the development of the area. The consideration of additional public benefits and amenities also adds to the challenge. The upcoming NEFC Issues Report will provide additional information on the status of public benefit delivery in light of current and future rezoning proposals.

In considering the public benefits offering related to 5b West, Council should note the following:

a) Non-Market & Rental Housing - As noted in the Council report dated January 10, 2011 (RTS 8980) if Council accepts the public benefits offering for 5b West for the transfer of ownership of the two sites on Hastings Street to the City, this transfer will absorb approximately \$13 Million of the original estimated \$19 million in community amenity contributions earmarked for non-market housing in the NEFC area. It is expected that additional non-market housing sites would be sought within NEFC. The achievement of actual physical construction of non-market housing has been a challenge in the past in NEFC, and is expected to remain a challenge, with creativity from all levels of government being necessary.

In addition, as the public benefits offering for 5b West does not include market rental housing, it will mean that other development sites would need to designate more than 10% of the units for market rental in order to achieve the NEFC Directions objective to designate a minimum of 10% of the total number of units in NEFC for market rental. It is noted that the 10% objective did not anticipate 10% from each property, rather an achievement across the entire NEFC area. As with non-market housing though, achieving market rental targets will be challenging and require a creative, strategic approach in negotiating other site rezonings.

b) Heritage Density - At the time of the NEFC Directions (2009) the City set a target of 10% of the CAC value, net of all rezoning applications in NEFC, to be allocated to purchases from the heritage density bank. Each rezoning comes with a unique set of circumstances, opportunities and offerings. The current rezoning public benefits offerings do not include purchase of density from the heritage density bank. However, it was not anticipated that every rezoning would involve heritage density purchases. Moving forward, developers are being strongly encouraged to purchase heritage density - more than 10% of their CAC value where possible - in order that the heritage density target can be met.

c) Childcare - Neither 5b West nor 5b East were identified by staff as sites for a childcare. The large sites south of Pacific Boulevard (6b and 6c south) adjacent to future plaza and park space have been earmarked to provide the 2 future childcare facilities in NEFC.

Q2. What is the cost of the various items put forward for consideration as public benefits items by speakers at these public hearings? What are Parks Board priorities?

A2. The following tables summarize of all of the suggestions for public benefits consideration put forward through the public hearing process on both 5b West and 5b East.

Joint Working Group - Ideas suggested by individuals at the February 3, 2001 meeting

Idea	Cost (approx.)
Dragon Boat/Paddling Facilities	\$4 million
Repair/restore Sun Yat Sen Gardens	\$1.5 to 6 million depending on scope
Dedicated dog park east of Cooper's Park	\$100,000 (location to be determined if not accommodated on City land, rent would need to be factored into cost)
Sea wall pathway improvements	\$100,000

False Creek Residents Association (FCRA)

Idea	Cost
childcare	\$8 million (including endowment)
sea wall pathway improvements	\$100,000
temporary greening of all of Area 9 , (turf costs only)	\$3 million

Note: FCRA also supported Upgrades to the Dr. Sun Yat Sen Gardens

Others - speakers and e-mail

Idea	Cost
Temporary BMX dirt facility under the viaducts	\$150,000
Dragon Boat/Rowing Facilities	\$4 million
Ray Cam - Endowment Fund for Youth and Inner-City Children	No fixed amount

Parks Board Staff Commentary - The following items are consistent with Park Board priorities and directions planned for the capital budget: Cooper's park improvements, Dragon Boat/Rowing Facility and upgrades to Sun Yat Sen Gardens

Q3. What does the transfer of commercial density from 6c to 5b West do to the overall numbers for False Creek North? What does this mean for the NEFC Directions and Community Amenities?

A3. The rezoning and concurrent FCN ODP amendments include the transfer of 381,362 sq.ft of commercial floor space from Area 6c to Area 5b West. Council will recall that one of the reasons for initiating the NEFC High Level Review was to consider the amount of job space that should be provided in NEFC and the allocation of job space. At the start of the High Level Review all remaining floor space in the area was commercial floor space and the majority of it was located on the two waterfront sites - 6b and 6c, which are not the most viable locations for job space. The Directions advice redistributed job space to more viable sites, principally north of Pacific Boulevard (confirmed by independent consult analysis). The transfer proposed by Concord will leave a balance of 415,638 sq.ft on Area 6c which is significantly more job space than the 220,000 sq.ft of job space anticipated to be delivered on 6c in the final build out of NEFC.

The transfer of density out of Area 6C to 5b West at this time means that the land lift resulting from rezoning of area 5b West is less than it would have been if Concord had requested new residential density. However, achieving less land lift in this initial Concord rezoning in NEFC (5b West) does not mean that we will achieve less CACs than anticipated overall in NEFC. Staff expect that the CAC ledger will be rebalanced when Concord rezones Area 6c since that future rezoning will create new water front residential floor space which will have a premium value and commensurately high CAC values.

As requested by Council, staff have raised the idea of monetizing the CAC for the 2 acre park into an alternative financial contribution. Concord’s response at the Public Hearing is that they are not open to a change and request that Council consider the CAC offer as negotiated. Staff remain open to, and are prepared to, support alternative options raised by the public.

Q4. How does the drop in affordable housing in the ODP translate into numbers and targets?

A4. The original 1990 NFC ODP called for 20% (1530 units) of the total number of planned residential units (13,300) to be available for non-market affordable units. Meeting this objective has been progressively more challenging due to the shortage of senior government funding. Historically, with re-zonings has come "dirt sites" which need to be matched with construction and operating funds to realize the construction and operation of non-market housing. In response, the City has had to be flexible and creative, in order to see physical construction achieved in a timely way. One example has been the conversion of some "dirt sites" into capital in order to fund non-market units on other sites. One consequence of this, together with other factors, has been the need to correspondingly adjust the 20% provision in the ODP downwards. By 2008 the ODP % had been reduced to 12.94%. As noted in the FCN ODP amendments report, this % would be further reduced to 11.89% within the entire False Creek North ODP boundary area with the approval of the 5b West and East rezonings (although the unit potential itself is not lost, rather it would be realized off-site).

In terms of the total numbers of non-market units, 436 units have been built in the FCN ODP area and approximately \$10.3M received through payments in lieu for non-market housing. Six additional "dirt sites" remain designated for non-market housing (representing a potential 848 units) and are awaiting construction and operating funding.

The 5b West rezoning non-market public benefit (the two Hastings Street sites) represents "dirt sites" for a further approximate 220 units (with construction and operating costs to be addressed). Staff believe this represents another example of the City applying a creative and realistic approach to the challenge of achieving non-market housing construction in a timely way. Securing non-market housing sites outside of False Creek North through these rezonings does not reduce the City's overall unit targets (in absolute numbers) or the developers' obligations in assisting to deliver non-market housing - rather, it adjusts how many such units are provided within the FCN ODP area, thus the target related to the % of non-market units provided within the specific area needs to be adjusted as proposed.

Summarizing the False Creek North non-market housing totals to date: 436 units have been built; 848 units have yet to be provided (six "dirt sites" are designated in the FCN ODP and optioned but not yet purchased) and; two "dirt sites" on Hastings Street are proposed to be transferred to the City as part of the 5b West rezoning for a further estimated 220 units, totaling 1504 potential units with more non-market housing anticipated to be secured through future rezoning applications in NEFC.

The continued challenges and possibilities related to the provision of affordable and market rental housing in NEFC will be discussed more fully in the upcoming Issues Report.

Q5. There are three affordable housing sites adjacent to the 5b Applications. How much would it cost to develop the affordable housing on these sites?

A5. Staff's experience with the recent 12 sites is that the projects tend to range in size from 50 units to 130 units. Assuming an average project size of 100 units, an average net unit size of 600 sq.ft. and a construction cost of \$280 per sq.ft. staff estimate construction cost of approximately \$20 million per project (excluding land value) or \$60 million across the 3 adjacent sites for construction. It should be noted that the City will have to purchase these sites through the options it currently holds on this land - the cost of the land purchase for the three sites would be approximately \$12.5 million.

Q6. Please provide a table that indicates how the densities and public benefits have changed over time, and include the densities in the High Level Review.

A6. Staff prepared a memo for Council in May 2008 that describes the change in False Creek North since the approval of the original FCN ODP (Appendix B). An update to this memo has been prepared to reflect the changes in the estimated population and the change to the public benefits over time (Appendix C).

Q7. What is the difference in providing the plaza for 4000 people in relation to how we designed the LiveCity Downtown?

A7. The LiveCity downtown site was not designed to host outdoor performances and events. The plaza in that instance was utilized to allow for the public to view sporting events on large screens together and host small daily activities. The performances at the LiveCity site were small and were accommodated within a temporary building that included a stage. The new performance and event space that is planned on the Plaza of Nations site is being designed to provide the front and back of house needs for a wide range of performances and events and will include a stage, electrical supply and water, storage, green rooms, etc. The NEFC venue is being designed to be a purpose built long term asset.

Q8. What is the difference between designing the new civic plaza for park use versus designing the plaza to accommodate festival and cultural uses?

A8. Based on the NEFC Directions, staff have pursued replacement of the former important performance and event venue at the Plaza of Nations. Council also identified the need for additional useable open space in NEFC. The plaza is being designed to meet performance and event needs and maximize the day-to-day open space experience for adjacent residents and the general public.

There is a significant difference in the design objectives for these two types of spaces. Staff are working to incorporate the specific needs of performance and event organizers into the space so that the venue is usable and affordable to the many non-profit cultural and sporting groups that host events. Staff have utilized the results of a recent demand study to prioritize the needs of user groups and include what is most important. The space will also be designed to be flexible enough to be useful for more casual use through surface materials, perimeter landscaping, and seating which orients both towards the plaza and away from the plaza to views along the adjacent walkway and beyond to False Creek.

Staff hope this information is of assistance and would be glad to provide further information at Council as required.

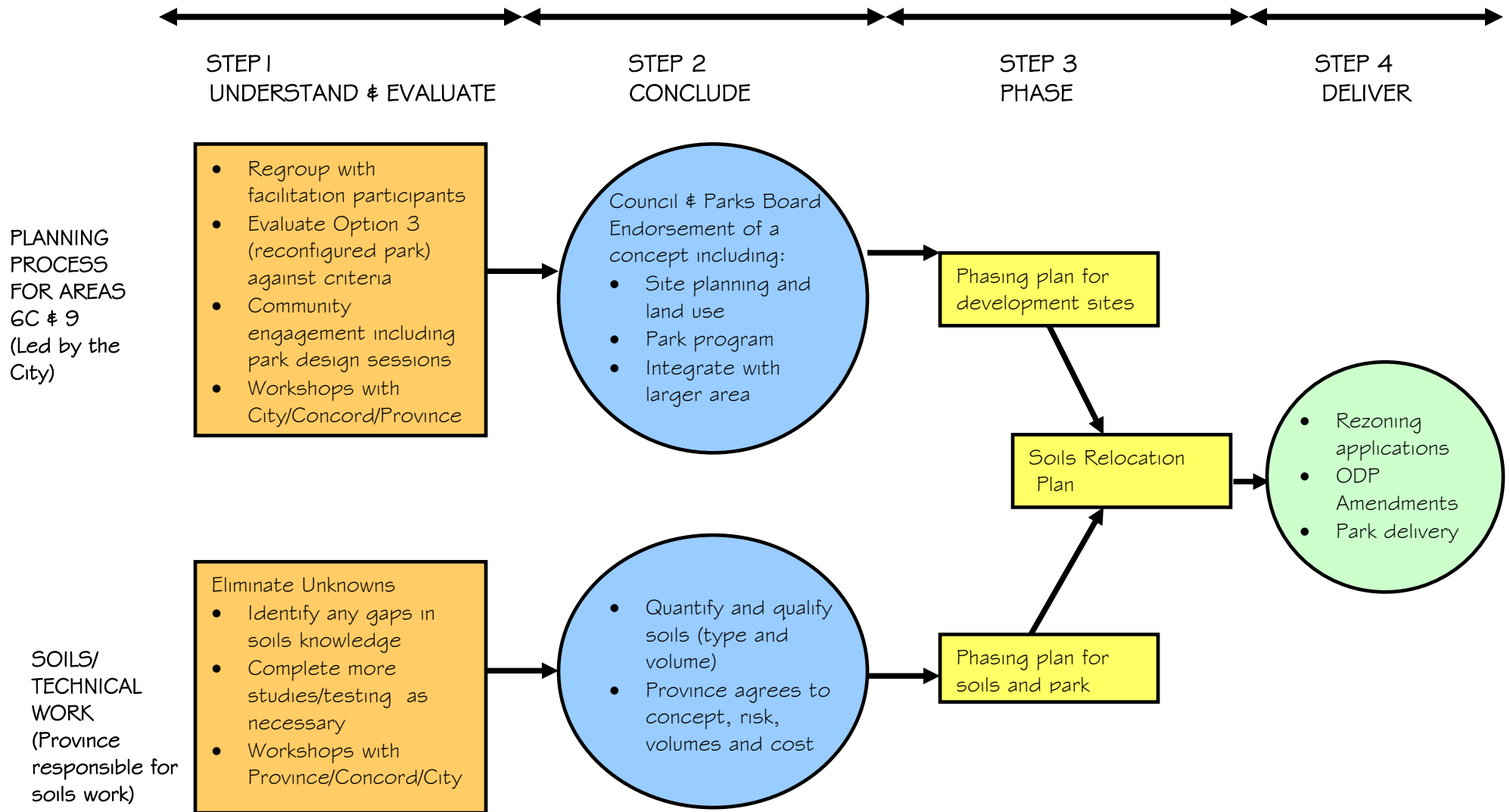
Attachments

Appendix A - Draft Creekside Park Extension Reconfiguration Process

Appendix B - Memo to Council May 2008

Appendix C - Update on density and amenities February 2011

DRAFT - CREEKSIDE PARK EXTENSION RECONFIGURATION PROCESS (March 8/2011)





MEMORANDUM

March 31, 2008

TO: Mayor and Members of Council

CC: Judy Rogers, City Manager
James Ridge, Deputy City Manager
Jody Andrews, Deputy City Manager
Jacquie Forbes-Roberts, General Manager - Community Services
Syd Baxter, City-Clerk
Brent Toderian, Director - Planning Department
Susan Mundick, General Manager of Parks and Recreation
Cameron Gray, Director - Housing Centre
Mary Clare Zak, Director - Social Planning
Sue Harvey, Director - Cultural Affairs
Laurie Best, Director of Corporate Communications
Jennifer Young, Assistant Director of Corporate Communications

FROM: Michael Gordon, Senior Planner - Central Area Planning

SUBJECT: Status of False Creek North Public Amenities

PURPOSE

At the January 31, 2008 Planning and Environment meeting, when considering the revised work program for the BC Place Stadium and Northeast False Creek (NEFC), Councillors requested information on the provision of public amenities in the area governed by the False Creek North Official Development Plan (FCNODP).

Amenity requirements were laid out in the FCNODP, which covers the Concord Pacific sites, International Village, Plaza of Nations site, and the stadiums. Overtime the original requirements have been adjusted. In addition, some new requirements have been added in the course of rezonings. The text below outlines the original and current requirements, what has been delivered, and what remains to be delivered. The Chart immediately following provides an overview.

As part of the work program for the Northeast False Creek High Level Review (HLR), a public amenity strategy will be prepared for additional residents and employees in the False Creek area.

Table 1: Summary of Amenities in the False Creek North ODP Area - AS AT 2008

	Original ODP	Current ODP		
Housing Units	7,650	9,842		
Anticipated Population	13,300	16,150		
Amenity	Original Requirement	Current Requirement	Amount Delivered	Future Requirements (Current ODP and Zoning)
Parks	6 parks (17 ha)	6 parks (17 ha) + Approx. \$1.9 mil. payment-in-lieu	5 parks (13 ha) + Approx. \$1.9 mil. payment-in-lieu	1 park (4 ha)
Community Centres	1 community centre and 1 satellite community centre	1 community centre + Approx. \$2.1 mil. payment-in-lieu	1 community centre + Approx. \$2.1 mil. payment-in-lieu	None
Affordable Housing	1,530 (20% of total residential units)	1,284 (13% of total residential units) + Approx. \$10.3 mil. payments-in-lieu	436 units + Approx. \$10.3 mil. payments-in-lieu	848 units. 220 units on 2 sites will be developed through the City/Province Social and Supportive Housing Partnership. 6 additional sites remain reserved for affordable housing projects.
Child Care	8 day care facilities 1 after school care centre	5 child care centres 1 after school care centre + payments-in-lieu	2 child care centres complete; 2 under development + payments-in-lieu	1 child care centre and 1 after school care centre remain to be provided.
Schools	2 schools	2 schools	1 school	1 school. 1 development site is reserved for construction of a school.
Public Art	Provisions for public art are determined at the rezoning stage	Provisions for public art are determined at the rezoning stage	Just over \$5 million	Contributions towards public art amenity will continue to be required as land is developed in False Creek North.
Performance Space	1 performance space	1 performance space	The performance space at the Plaza of Nations is not in operation	Current zoning at the Plaza of Nations obligates the land owner to provide a performance space.

1.0 OFFICIAL DEVELOPMENT PLAN AMENITY REQUIREMENTS

1.1 PARKS

Original and Current Requirement

The False Creek North ODP originally required 17.05 hectares of park to be provided. In 2004, a minor addition to Coopers' Park (0.12 ha) was required as part of the rezoning of Sub-area 6A. A total of 17.17 hectares is currently required.

The False Creek North Policy Statement (1988) aimed to provide 1.1 hectares of neighbourhood park per 1,000 residents. Based on the current ODP provisions, about 1.0 hectare of neighbourhood park will be provided per 1,000 residents.

Delivered to Date

Five parks, accounting for approximately 13 hectares, have been delivered:

- Andy Livingstone Park
- Coopers' Park
- David Lam Park
- George Wainborn Park
- Roundhouse Park

Still to be Delivered

One park (the extension to Creekside Park), which will add approximately 4 hectares, will be delivered in conjunction with the development of Sub-Area 6C.

1.2 COMMUNITY CENTRES

Original and Current Requirement

The False Creek North ODP originally required a community centre (about 45,000 square feet) and a satellite community centre (about 6,000 square feet). On February 12, 2008, Council accepted a \$2.1 million payment-in-lieu of building the satellite community centre.

Delivered to Date

The Roundhouse Community Centre was delivered in 1997. The payment-in-lieu has also been received.

Still to be Delivered

There are no future requirements for community centre space in the False Creek North ODP Area.

1.3 AFFORDABLE HOUSING

Original and Current Requirement

The original False Creek North ODP required that 20% of residential units be affordable (1,530 out of 7,650 units). The developer's obligation was to provide the necessary sites to the City at a specified below-market cost. The requirement for affordable housing has been adjusted on several occasions since approval of the ODP in 1990, primarily due to the lack of funding from senior governments to deliver the housing. Payments have been received by the City in exchange for conversion of affordable housing development capacity to market residential capacity. To date, these payments total approximately \$10.3 mil. These payments are used to implement development of affordable housing projects elsewhere in False Creek North or nearby.

Currently, the overall ODP permits a maximum of 9,842 residential units and the total requirement for affordable housing is 1,284 units, 13% of the total (this takes into account the conversion of the affordable housing site in Area 7B that Council approved at the March 11 Public Hearing).

(For a recent overview on Concord Pacific's portion of the affordable housing requirement see the January 20, 2007 report from the Housing Centre to Vancouver City Council http://internal.vancouver.ca/ctyclerk/cclerk/20080311/documents/p2_000.pdf)

Delivered to Date

To date, 436 units have been built:

- Bridgeview Place, 238 Davie St. (72 units)
- Yaletown Mews, 201 Alvin Narod Mews (60 units)
- Quayside Family Housing, 1010 Pacific Blvd. (93 units)
- Roundhouse Coop, 1267 Marinaside Cr. (137 units)
- Sydney Manor, 183 Drake St. (74 units)

Still to be Delivered

Based on current requirements, there is an outstanding requirement for 848 units of affordable housing.

Two hundred and twenty of these units are in the process of being considered for development as part of the City/Province Social and Supportive Housing Partnership. If approved, 100 units could be built at 1050 Expo Blvd. and 120 units at 505 Abbott St.

There are an additional 6 sites in the ODP area that are reserved for affordable housing projects. These 6 sites have the development capacity to accommodate the outstanding requirement for affordable housing units.

1.4 CHILD CARE

Original and Current Requirement

The original False Creek North ODP required "8 day care facilities" and one after school care centre. Since approval of the original ODP in 1990, the requirement for day care centres has been reduced to 5 day care centres and one after school care centre, with the developer providing payment-in-lieu for 3 child care centres. These payments are deposited into the City's Child Care Endowment Reserve to ensure the financial viability of the remaining childcare facilities.

Delivered to Date

Two child care centres are in operation:

- Dorothy Lam Children's Centre, 1383 Marinaside Cr.
- Quayside Children's Centre, 1011 Marinaside Cr.

Two centres are currently being developed:

- The Centre at 1451 Homer Street will be completed around March 2009. All permits are in place for the development to proceed and the project has been tendered by Concord.
- The Centre at International Village will be located in the Firenze project (58 Keefer Pl.) and is in the development permit stage. It is targeted for completion in Fall 2009.

Still to be Delivered

Based on current requirements, there is an outstanding requirement for 1 child care centre and 1 after school care centre.

1.5 SCHOOLS

Original and Current Requirement

The False Creek North ODP required 2 K-7 schools. The role of the developer is to provide the sites.

Delivered to Date

There is one school in operation in False Creek North: Elsie Roy Elementary, 150 Drake St.

Still to be Delivered

A second site for a school is located at 89 Expo Blvd. Construction of the school will proceed at the discretion of the Vancouver School Board and is dependant on capital funding from the Provincial Ministry of Education.

1.6 PUBLIC ART

Original and Current Requirement

The original False Creek North ODP required that "provisions are to be made for public art, the specifics of which are to be addressed at the sub-area zoning stage".

Delivered to Date

The Office of Cultural Affairs has advised that just over \$5 million in contributions towards public art have been received as a result of development in False Creek North.

Still to be Delivered

Under the current formula, approximately \$3 million will be contributed to public artworks as the ODP is built out. The Office of Cultural Affairs is currently reviewing the formula used to calculate the public art budget. The current city standard is \$0.95 per sq. ft. of new development. The revised standard will be applied to all new development in False Creek North.

2.0 REZONING AMENITY REQUIREMENTS

2.1 PLAZA OF NATIONS PERFORMANCE SPACE

Current Requirement

The zoning on the Plaza of Nations (PoN) site obligates the land owner to provide a performance space.

Delivered to Date

The performance space on the PoN is not in operation. Buildings surrounding the site are undergoing demolition.

Still to be Delivered

The Northeast False Creek High Level Review will seek to replace the performance space with an equal or better facility. If, through the High Level Review, the performance space is moved off of the Plaza of Nations site, a major contribution from the owners of the site to a new facility in a new location will be expected.

2.2 AREAS 6A AND 5B REZONINGS

In 2004, Council approved the rezoning of Area 6A of the Concord Pacific lands (See Map 2: Sub-Areas). The 6A rezoning involved transferring 118,000 sq. ft. of commercial floor space from Area 5B onto 6A and converting the floor space to residential. At the time, it was agreed that the community amenity contribution to reflect the increase in residential population in 6A associated with this transfer and conversion would be addressed when Area 5B was rezoned. This agreement was secured through the creation of a no-development covenant on Areas 5B and 6C.

In 2007, Council approved the terms of reference for the Northeast False Creek - High Level Review. Council confirmed the City's willingness to consider a rezoning application for Area 5B, west of the Smithe Street Ramp concurrently with the HLR.

A rezoning application has been made and may or may not achieve Public Hearing in 2008. The approach to Community Amenity Contributions (CACs) will be considered by Council at the time of rezoning. The research and analysis associated with an overall NEFC HLR public benefit strategy will help inform this decision.

CONCLUSION

Over the next year, staff will be meeting with the community and the property owners to draft a public benefits strategy for Northeast False Creek. Do not hesitate to contact me at 604.873.7665

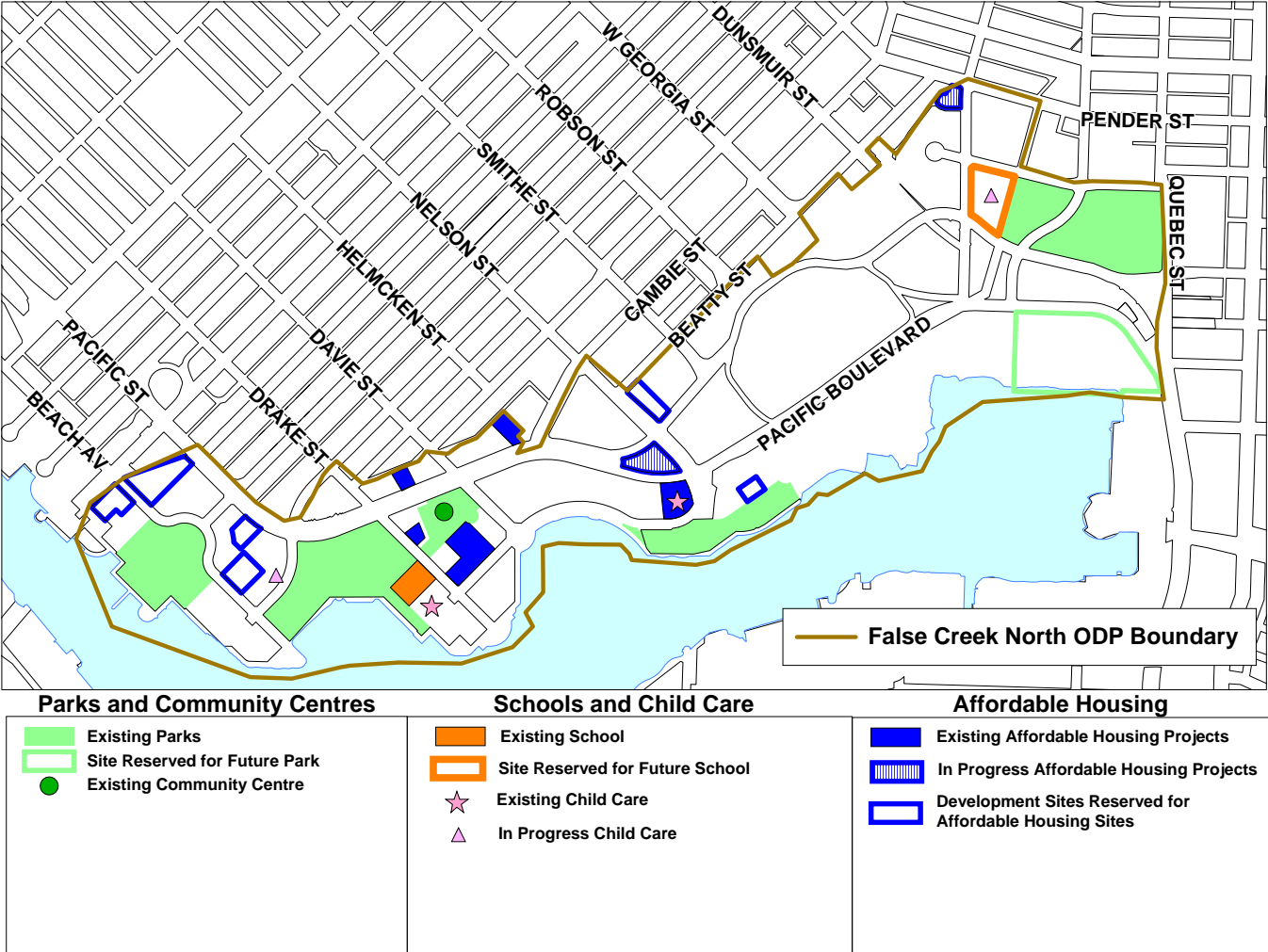
Michael Gordon

Senior Planner, Central Area Planning

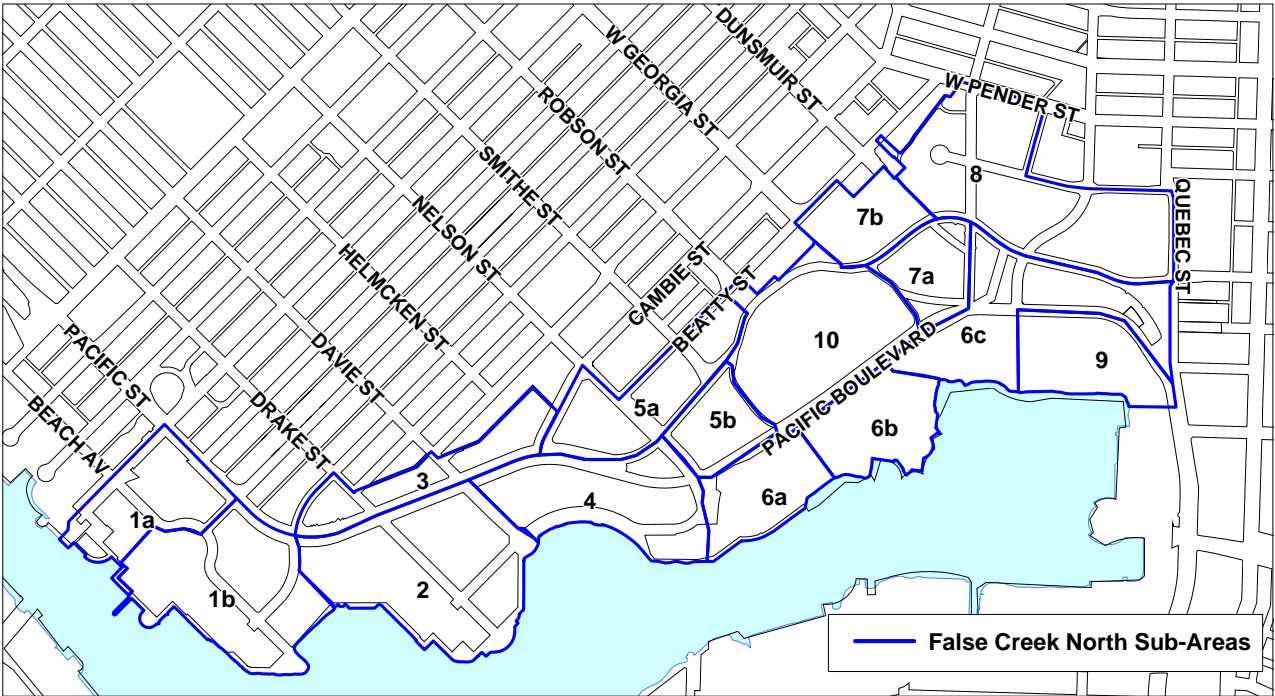
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Map 1: Amenities in False Creek North



Map 2: Sub-Areas in False Creek North



Update to 2008 Memo

At the request of the General Manager of Community Services, this memo provides Council with updated information on the overall provision of amenities in False Creek North (see Appendix A), including:

- The original requirements as laid out in the 1990 FCNODP,
- What has been delivered to date and
- What remains to be delivered based on:
 - The current ODP
 - The package of public benefits approved by Council in the 2009 Northeast False Creek Policy Directions and
 - The amenities proposed in current rezoning applications

This information is being provided for background and context regarding Council's consideration of rezoning applications for 3 sites in the FCN ODP: 777 Pacific Blvd. (BC Place Hotel/ Entertainment/ Casino Complex), 10 Terry Fox Way (Concord 5B East) and 10 Terry Fox Way (Concord 5B West).

In the spring of 2011, staff will be reporting to Council on potential issues relating to public benefits and amenities in Northeast False Creek. A comprehensive discussion of current community needs, priorities and potential trade-offs will be provided at that time.

	Original ODP (1990)	Current ODP + 2009 NEFC Policy Directions
Anticipated Population	13,300 residents	22,650 residents

Appendix A: Updated Status of False Creek North Public Amenities (March 1, 2011)

Amenity	Original Requirement (1990 ODP)	Amount Delivered to Date	Balance to be Delivered: (a) Current ODP and Zoning (b) NEFC Policy Directions (c) Adjustments Proposed with Current Rezoning
Parks	6 parks (17 ha)	5 parks (13 ha) + Approx. \$1.9 mil. payment-in-lieu	(a) One 4 ha park (9 acres), Creekside Park Ext. (ODP) (b) 2 ha of additional public open space (NEFC Policy Directions) (c) Hard surface Rec. space under Cambie Bridge (Proposed in current rezoning applications)
Community Centres	1 community centre and 1 satellite community centre	1 community centre + Approx. \$2.1 mil. payment-in-lieu	N/A
Affordable Housing	1,530 (20% of total residential units)	436 units + Approx. \$10.3 mil. payments-in-lieu	(a) 848 units (ODP) (6 sites designated and reserved for affordable housing) (b) 20% of units in upcoming NEFC Rezoning (NEFC Policy Directions) (c) 2 sites for affordable housing outside the ODP area, 58W and 117E Hastings (Proposed in current rezoning applications)
Child Care	8 day care facilities 1 after school care centre	3 child care centres complete; 1 in development (1451 Homer anticipated to open in Spring 2011) + payments-in-lieu	(b) 2 childcare facilities and 1 after school care facility will be provided in NEFC in addition to the 4 facilities that are already constructed in False Creek North (NEFC Policy Directions)
Schools	2 schools	1 school (Elsie Roy)	(a) 1 school, site is reserved at International Village (ODP)
Public Art	Provisions for public art are determined at rezoning	Over \$5 million	(a) Continued requirement as land is developed in False Creek North (ODP)
Performance Space	1 performance space	The performance space at the Plaza of Nations is not in operation.	(a) Current zoning at the Plaza of Nations obligates the land owner to provide a performance space (Zoning). (b) NEFC Policy Directions identify a major civic plaza and event space on the Plaza of Nations (NEFC Policy Directions).
Market Rental Housing	Not Included in 1990 ODP	na	(b) 10% of units in upcoming NEFC Rezoning (NEFC Policy Directions) (c) Note: current rezoning applications do not propose rental housing
Heritage Density Bank Transfer	Not Included in 1990 ODP	na	(b) 10% of new residential floor space in upcoming NEFC Rezoning will be delivered through the transfer of heritage density from the heritage density bank (NEFC Policy Directions). (c) Note: current rezoning applications do not propose heritage bank density transfer
Georgia Steps	Not Included in 1990 ODP	na	(b) Develop a pedestrian, bicycle and barrier free connection between the Georgia viaduct and Pacific Blvd. along the east side of BC place (NEFC Policy Directions).
Pacific Blvd. Upgrade in NEFC	Not Included in 1990 ODP	na	(b) Provide upgrades to Pacific Blvd. including a bike lane, vehicle lanes, street trees in boulevards, wider sidewalks and a right of way for a future street car (NEFC Policy Directions).
Carrall Greenway Completion	Not Included in 1990 ODP	Completed	(c) N/A. The NEFC Policy Directions identified completion of the greenway. However, as the greenway is now completed, it is recommended that the contribution be reallocated towards bicycle infrastructure elsewhere in NEFC.
Financial Contributions for: - Upgrades to existing FCN parks - The renewal of the - Vancouver Aquatic Centre Capital upgrades at the Central Vancouver Library	Not Included in 1990 ODP	na	(b) Required in upcoming rezoning (NEFC Policy Directions)