



**CITY OF VANCOUVER**  
**COMMUNITY SERVICES GROUP**  
Central Area Planning Branch

**MEMORANDUM**

January 27, 2005

**TO:** Mayor Campbell and Councillors

**FROM:** South East False Creek Technical Committee

**CC:** Judy Rogers, City Manager  
Syd Baxter, City Clerk  
Jacquie Forbes-Roberts, General Manager of Community Services  
Larry Beasley, Director of Current Planning

**SUBJECT:** South East False Creek Stewardship Group Response to the SEFC ODP

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Please find attached the SEFC Stewardship Group (SG) Response to the South East False Creek (SEFC) Official Development Plan (ODP). The SG response includes a statement supporting the amendments to the SEFC ODP bylaw, Priorities for the Sustainable Community of SEFC and the SEFC Report Card.

The report card was compiled with reference to recommendations in the SEFC Policy Statement within the context of the information available in the preparation of the ODP. The Policy Statement's recommendations will be implemented through the planning, construction, and occupancy of the new community. Staff note that for many items marked "?" and "No" in the "report card" work is underway, or the requirement will be secured at a later stage.

As such, staff believe the Stewardship Group's "report card" is an important document to be retained and updated to ensure the goals of the Policy Statement. Staff commend the SEFC Stewardship Group for their effort and commitment during the development of the SEFC ODP and thank them for their contribution.

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# **Southeast False Creek Stewardship Group Response to SEFC ODP**

**Submitted to Vancouver City Council January 14, 2005**

The Southeast False Creek Stewardship Group (SG) supports the amendments made to the SEFC ODP Bylaw and Illustrative Plan that have been incorporated into ODP following City Council's directions of July 26, 2004. The Illustrative Plan will serve as a framework that will both guide and offer potential flexibility in the SEFC neighbourhood development. It is important that the Illustrative Plan be seen in this manner, not as a specific design, but rather as an adaptable framework that allows for changes following reviews and adjustments to strategies. The plan integrates public open space into the neighbourhood in a range of sizes and locations to serve many uses. The plan responds to SG priorities for social sustainability, which are to provide for affordable housing, urban agriculture, and to promote a sense of place and belonging for the neighbourhood. The full community centre facility is seen as an important step toward achieving a neighbourhood sense of place. The plan promotes environmentally sustainable movement through the site by giving priority to walking, places for social gathering, cycling and riding ferries and streetcars.

This report provides the SG's priorities for the development of SEFC as a sustainable community and our responses to the SEFC ODP.

Throughout all of our deliberations, the SG has been guided by the Vision for SEFC contained in the SEFC Policy Statement:

“SEFC is envisioned as a community in which people live, work, play and learn in a neighbourhood that has been designed to maintain and balance the highest possible levels of social equity, livability, ecological health and economic health and economic prosperity, so as to support their choices to live in a sustainable manner.”

## **Priorities for the Sustainable Community of SEFC**

Using this Vision as an overall direction, the SG has established the following priorities for the development of a sustainable community in SEFC.

### **Social Sustainability**

Strive to achieve social equity and inclusion, promote social interaction and enhance quality of life.

Articulate social sustainability strategies for implementing housing opportunities that explore mechanisms for delivering low income and middle income housing units. These strategies should include:

- Provision for a minimum of one-third low income housing, one-third middle income housing and one-third high income housing on City owned lands, and 20% low income housing on the private lands.

- Working to achieve social equity and inclusion by providing mixed housing tenures such as purpose built rental, non-market (non-profit and co-op) and market strata housing to address all levels of affordability.
- Using partnerships with senior levels of government and housing agreements with developers to include scattered units of rental and non-market housing within strata housing throughout all subareas.

Articulate a strategy to incorporate urban agriculture practices into SEFC by:

- Establishing the appropriate amount of land for urban agriculture.
- Including it into the site planning and design process for public spaces, residential and commercial buildings in SEFC.
- Providing a site plan that promotes a sense of place and belonging for the neighbourhood.
- Providing a full community centre facility in SEFC to serve as a focal point for community interaction and identity, recreation, play, community events programs and community development.

### **Environmental Sustainability**

Strive to improve the health and viability of ecosystems, conserve resources and reduce waste production.

• Articulate strategies for how resources will be managed through measures that will provide direction, policy, targets and indicators for environmental sustainability to include:

- Specifying overall energy and green house gas reduction strategies for SEFC. Minimizing the emission of air pollutants, greenhouse gases and ozone depleting chemicals.
- Increasing energy efficiency in buildings, infrastructure, transportation and open space.
- Planning for the entire site, maximizing the use of renewable energy with consideration given to applying high and low grade energy systems.
- Designing movement first for the pedestrian and non-motorized modes of wheeled transportation, buses and ferries and then for the car.
- Committing to a staged delivery of public transit.
- Providing opportunities for car sharing.
- Providing opportunities on a site wide and on a parcel basis to negotiate parking requirements.
- Differentiating between high grade (potable) and low-grade water use.
- Developing management strategies that address the reuse of water.

- Preparing an integrated waste management plan to minimize the production of solid waste on site.
- Orienting buildings to minimize energy consumption and optimize solar access to buildings and open space.

### **Economic Sustainability**

Ensure economic viability and vitality for present and future generations, allowing SEFC to be a model for future urban developments.

Articulate strategies for economic sustainability to include:

- Using a full-cost accounting approach to allow environmental, social and economic benefits to be incorporated in the sustainable planning for the development.
- Promotion of job creation within the neighbourhood to provide employment opportunities for residents.
- Promotion of equitable hiring practices that include person with low income.
- Developing a self-reliant, complete community and reducing the use of automobiles by locally providing all items for daily life, encouraging the sale of local products, and the using of bicycles for local deliveries.
- Developing an ecological economy by encouraging environmentally sensitive businesses and technologies.
- Including a community economic development office in SEFC to further the goals of economic sustainability.

### **Stewardship**

Objectives for the ongoing stewardship of SEFC include the following:

- Ensuring that the vision of SEFC as a sustainable community is maintained.
- Encouraging the education of residents and visitors regarding sustainability.
- Providing for the ongoing monitoring and fine-tuning of the SEFC neighbourhood's social, economic and environmental performance after development is complete.
- Preparing a plan for developing a neighbourhood association from a Stewardship Group that will guide SEFC in its path toward sustainability.

## Response to SEFC ODP – SEFC ODP Report Card

The following table provides a Report Card for evaluating the performance of the SEFC ODP as of January 2005 with respect to the SEFC Policy Statement. The Report Card is organized according to the policies contained in the Policy Statement. The Report Card has been prepared by the SEFC Stewardship Group as part of its mandate to monitor the progress of the ODP towards achieving sustainable principles, objectives and targets. Those policies that were amended by City Council in July 2004 are shown in the table in italics.

The Report Card should be updated at intervals throughout the planning and construction processes, with additional policies added for the rezoning, development and design phases. It can also have an ongoing role to monitor performance once the development is complete. Policies shown in italics were added by City Council in July 2004.

The column headed YES/NO indicates whether the policy has been addressed in the ODP illustrative plan and ODP Bylaw. A question mark indicates that while the policy is mentioned, it is uncertain how it will be implemented in the future.

### Southeast False Creek ODP Report Card

1. Residential Use: Location and Density		
1. While a wide range of housing types should be allowed throughout the SEFC site, some housing types should be located strategically as follows:		
a) Live-work spaces should be close to busy commercial areas and near to industrial sites and/or well-traveled arterial streets	Y	
b) Family housing, as part of identifiable neighbourhood areas, should be in ground-oriented developments and close to open space, schools, childcare centres, community facilities and other amenities designed for children	Y	
2. Densities on City-owned lands and on the privately held lands should be generally integrated within a single vision of SEFC as a complete community in use and form.	Y	
3. Densities allowed on the site should be consistent with those recently approved elsewhere in False creek, providing that there is a high degree of livability and that they meet the City's Guidelines for High Density Housing for Families with Children.	Y	
4. On the blocks between 1st and 2nd avenues, a new land-use zone should be created, in consultation with the property owners, which introduces residential and live-work uses and mixes with non-residential uses, including those already present. This zone should permit clean industrial uses and promote a mixture of land uses at a density that encourages redevelopment of those buildings needing replacement, but encourages the retention of viable, existing industrial buildings and uses.	Y	
5. Throughout all of SEFC, a fine grain of development should be encouraged by the sensitive design of the larger parcels	?	The illustrative plan and bylaw address this as a principle.

and by the provision of some smaller parcels.		
6. Housing should be located and designed to promote an active and safe public realm, which contributes to social interaction among residents and leads to a sense of community.	Y	
7. The density target for the lands north of 1st Avenue, between Quebec and Cambie streets, should be up to 204000 m2 (2.2 million sq. ft.) of which: a) 186 000 m2 (2.0 million sq. ft.) may be residential use; a) 18 600 m2 (200,000 sq. ft.) may be commercial or industrial uses. Cultural, recreational and institutional space should be excluded from these floor space totals.	?	
8. The privately owned lands should be a mixed-use area. Existing clean industrial use is encouraged and can remain and/or be gradually replaced by retail and service, live-work or residential uses.	Y	
9. 1st Avenue should have live-work, commercial or industrial uses at grade.	?	Revised illustrative plan limits these uses to 2 <sup>nd</sup> Ave and portions of 1 <sup>st</sup> Avenue
<b>2 Residential Use: Household and Income Mix</b>		
1. <i>On the land north of 1<sup>st</sup> Avenue, sites should be reserved for social or affordable housing programs to build a target of 1/3<sup>rd</sup> low income, and 1/3<sup>rd</sup> moderate to middle income of the total units with the intent to achieve an income mix in SEFC that parallels the regional income mix. These programs are to be funded by senior governments or by other partnerships that can achieve a similar result.</i>	Y	The City, in partnership with the two senior levels of government, the non-profit sector and the business explore ways of achieving this equitable target. Density bonuses for non-market scattered units in strata buildings for example should be offered.
2. Two-thirds of the non-market units should be suitable for families with children. A portion of these units could be targeted to families with younger children and to single-parent families. The remaining one-third of the non-market units should focus on low- and moderate-income singles, seniors and persons with special needs. Funding needs to be provided from the provincial government to achieve this policy.	N	Revised to 50% in bylaw.  The Stewardship Group does not support this change.
3. A minimum of 35% of the total units on the land north of 1st Avenue should be suitable for families with children. Consider using some DCL (Development Cost Levy) funds for this housing.	Y	
4. A variety of housing forms should be offered in SEFC, including cluster housing, row housing, and town homes, as well as mid- and high-rise apartment towers. Innovative forms of housing should also be explored, including rooming houses with small suites for singles and co-housing for families with children.	Y	
5. Housing types should be mixed throughout the study area to contribute to the social mix in SEFC.	Y	
<b>3 Live-Work and Work-Live</b>		
1. As a priority, the City should analyse the consultant study, <i>Work-Live in Vancouver</i> , and report to Council with by-law requirements necessary to ensure the inclusion of live-work and work-live uses in SEFC and other designated areas.	N	Further work must be done to define this so that flexibility is possible as SEFC develops.
1. Artist and other types of live-work, work-live, and/or residential uses should be considered in all areas of SEFC, especially in the mixed-use area between 1st and 2nd avenues.	N	Further work must be done to define this so that flexibility is possible as SEFC develops.

<b>4 Retail and Service Uses</b>		
1. The integration of retail and service with other uses, such as industrial or residential should be encouraged where appropriate.	Y	
<b>5 Office Uses</b>		
1. General Office use should only be allowed on sites that are close to either the Main Street SkyTrain Station or to Cambie Street.	Y	Revised to permit use in areas 1b, 2b, and 3c is supported by Stewardship Group
2. <i>North of 1<sup>st</sup> Avenue, a limited amount of local-serving offices should be allowed in commercial nodes, in association with retail and service uses, as part of the 18,600 m<sup>2</sup> (200,000 sq. ft.) amount of commercial floor space allocated in area</i>	Y	Clarified in bylaw
3. Local-serving offices should not be allowed along or in close proximity to the waterfront walkway.	?	
<b>6 Industrial and Interim Uses</b>		
1. Interim uses are allowed north of 1st Avenue, but they should be compatible with the anticipated permanent uses in the area. Interim uses that are difficult to move or high in capital investment should be discouraged, thereby avoiding lengthy tenure.	Y	
1. The Molson Indy Race Track should not be planned into the SEFC development.	Y	
1. The waterfront walkway through SEFC should be installed as soon as possible. Should development of the area be postponed, a temporary walkway should be considered.	Y	
4. <i>The density target for lands north of 1<sup>st</sup> Avenue should be approximately 18,600 m<sup>2</sup> (200,000 sq. ft.) commercial and industrial uses. More than 18,600 m<sup>2</sup> (200,000 sq. ft.) may be considered.</i>	?	
<b>7 Community Facilities</b>		
1. A Services Plan or "white paper" for SEFC should be developed by City staff to determine an appropriate range of community facilities needed in SEFC to address the educational, social, health, recreational, and cultural needs of residents and employees, inclusive of all age groups and of those with special needs.	?	Need to articulate social sustainability strategy based upon delivering
1. Community facilities and services should be developed concurrently with the residential units that they are intended to serve.	?	The phasing should provide community facilities from startup.
1. The City should investigate the possibilities of combining community and school facilities, in order to facilitate greater efficiencies in land use, energy and resources. Agreements with the School Board are needed to achieve this policy.	N	Facilities separated. Location of community centre and school near the waterfront may create excessive car traffic and parking need in residential area.
4. <i>Development of a full size community centre to cover the needs of the City lands and private lands in combination with a community boat facility for non-motorized boating (funded from both the City and private lands).</i>	?	The function of non-motorized boat loading does not need to be adjacent to the community centre. Further consideration of boat storage and vehicular access is needed.
<b>8 Social and Cultural Development</b>		
<i>Families with Children</i>		
1. A range of affordable housing choices should be provided in SEFC. Funding from the Province will be necessary to build core-need housing	?	Cost shared funding partners should be identified

1. Family daycare and new forms of childcare should be encouraged in SEFC	?	No new forms of daycare have been discussed.
1. Child-friendly design should be encouraged throughout SEFC, to ensure children have a safe, supportive and stimulating place to learn, experience and grow	?	
<b>Youth</b>		
1. The City should encourage youth participation in SEFC planning to respond to youth-related issues	N	
1. The City should encourage youth-oriented community facilities, cultural activities and economic opportunities in SEFC	N	
<b>Seniors</b>		
1. The City should promote housing choices, which facilitate aging-in-place	?	Universal design criteria in all non-market and low end of market rental units
1. The City should encourage the development of community activities and facilities for seniors	?	
1. All public spaces should be designed according to barrier-free principles	Y	
<b>Diversity</b>		
1. A healthy level of social diversity should be promoted in SEFC, addressing factors such as age, income, culture, gender, family type, education, occupation, housing tenure and health status	?	Need to articulate strategy to accomplish this policy.
<b>Arts and Culture</b>		
1. Cultural and community activities should be encouraged in public open spaces	?	
1. Public art should be provided to City standards	?	
1. The City should encourage public artist participation in the planning and design of the open spaces in SEFC	N	
1. Encourage ongoing community participation in shaping the SEFC neighbourhood through community public art projects	?	Need to articulate strategy to accomplish this policy.
1. Links with adjacent cultural resources such as the Roundhouse Community Arts Centre, Science World and Granville Island, should be encouraged by the City	?	Need to articulate strategy to accomplish this policy.
1. Development of affordable artist studios and artists' live-work should be encouraged	?	Explore Co-op Live work developments like CORE Artist co-op in the EDGE
<b>Education</b>		
1. (a) Opportunities for interdisciplinary learning in the arts, science, the environment, health and wellness should be encouraged in SEFC schools and community facilities	?	Need to articulate strategy to accomplish this policy.
1. (b) Create with local university a "learning lab" of SEFC as a model sustainable community that will act as a focus for research and development to implement and evaluate general principles of sustainable design, construction, maintenance, livability, and community – and foster general ecological education directed at the general public.	?	Need to articulate strategy to accomplish this policy.
<b>Individual Well-Being</b>		
1. Resident health and wellness should be encouraged by providing on-site recreational facilities, parks, waterfront walkways, bike paths, community gardens and access to the waterfront activities	Y	
1. Participation in educational, arts and cultural activities should be encouraged	N	



<b>Community Building</b>		
1. Resident participation in key decisions affecting the SEFC neighbourhood should be encouraged	N	Need to articulate strategy to accomplish this policy.
<b>9 Height, Character and Heritage</b>		
<i>Building Strategy</i>		
1. The City, with advice from the development, engineering and architectural communities, should develop a "green building" strategy for SEFC, which will also likely include guidelines. The primary objectives should be economic viability and the potential to transfer the strategy's elements to other developments in Vancouver and the region	Y	Council has approved this and work is ongoing. Note: Strategy needs to be articulated for site work as well as buildings.
1. Roof gardens should be conceived of as part of the site's ecosystem. They should be designed to offer green space for recreation, to accommodate urban agriculture, to provide habitat for native species and to reduce runoff.	?	Need to articulate strategy to accomplish this policy.
<i>Height</i>		
1. <i>For the City Lands: For the lands west of Quebec Street, building heights should be permitted reflecting low/medium heights. Streets should be defined by lower building forms</i>	?	Revised. It is uncertain how the principle in the illustrative plan will be applied.
1. In the central portion of the site and along the waterfront, where large areas are dedicated to public use, the buildings should be low with heights up to 15.2 m (50 ft.)	Y	
1. Recognizing that there are existing higher buildings to the west of Cambie Bridge, buildings on the western portion of the site should be of medium height, up to 45.5 m (150 ft.). Higher buildings should be located to the south, closer to 1st Avenue, to minimize the shadowing on public open space and on the waterfront pedestrian-bicycle system	Y	
1. Solar access and shading should be an important consideration for shaping form and urban design. However it should not be the only consideration and must be balanced with other design objectives	?	Further development is needed.
1. <i>For the Private Lands: Height and massing should be integrated with what is proposed in the City lands to the north.</i>	Y	
1. All street edges in this area should be defined with lower building elements having a minimum height of two storeys along 1st Avenue and three storeys along 2nd Avenue	?	
<b>Character</b>		
1. Several distinct neighbourhood character areas should be recognized across the study area, including: a) The eastern end of the site — the area roughly bounded by Ontario, Main, 2nd and Terminal; b) The southern edge of the site, running along the blocks between 1st and 2nd Avenues; c) The western end of the site, close to Cambie Bridge and the South False Creek neighbourhood; and d) The central portion of the site.	Y	This has been accomplished most successfully as an overall framework in the illustrative plan with the three precincts.
1. Development guidelines should recognize differences in character of each sub-area, while seeking to unify the site as a neighbourhood with an overall distinct character	?	

<p>1. A fine-grained urban form should be maintained throughout the entire study area:  a) through design; and  b) by providing a variety of parcel sizes.  Smaller parcel sizes will provide opportunities for more incremental development and for a wider range of designers to be involved in creating SEFC. Smaller parcels should be located, where feasible, in locations with high public activity and visibility</p>	?	
<p>1. In all areas, particular attention should be paid to the interface and transition between public and private space. A high quality streetscape is essential for urban design continuity, for visual interest and character, for area definition, for a sense of landscape and for accessibility</p>	?	
<p>1. Residential streets should be defined by buildings, and units should be easily identifiable, with as many doors and windows from as many individual units as possible facing directly onto the street</p>	?	
<p>1. For industrial development, buildings should have little or no setback, and where possible, should incorporate windows, which display the service or product of the business. There should be a strong sense of entry. Windows should be large and include displays</p>	?	
<p>17. The design of lower buildings along 1st and 2nd avenues should recognize the historical and industrial context of the area</p>	?	
<p>18 <i>Stepping heights up between sites as distance from the water increases will provide more view opportunities in a generally low/medium-rise parti.</i></p>	Y	
<p>19. <i>All buildings in SEFC should strive for architectural excellence and ensure a distinctive design image for the whole community. Community buildings should be architecturally expressed as 'signature' designs to enhance neighbourhood identity.</i></p>	?	Build in aging in place or changing needs of residents - Universal design
<b>Heritage</b>		
<p>20. The rich heritage value of SEFC should be celebrated and enhanced where possible, by preserving and reusing existing industrial and historical buildings, and by reflecting the heritage character of SEFC in the design of the built form and of the public open spaces</p>	?	
<p>21. The retention of privately owned, economically viable buildings with heritage merit should be encouraged. The City should explore methods to achieve this by supporting a mixture of use, including live-work, and by considering building code relaxations and the use of Heritage Density Bonuses</p>	?	
<p>22. The City-owned Domtar Salt Building should be retained for community and/or cultural uses. If possible, it should remain in its historical context</p>	Y	

23. <i>The listed Domtar Salt Building, and the other heritage unlisted heritage buildings (Sawtooth building and Egmont/Wilkinson building) should remain in situ to maintain intrinsic historic value on the site.</i>	Y	
<b>10 Views</b>		
1. A view analysis should be completed for SEFC during the ODP phase to identify view issues and impacts on the surrounding neighbourhoods, as well as on development options. The analysis should address both public and private views, with the objectives of preserving key views from public spaces and of providing for an equitable sharing of view opportunities amongst private developments.	Y	
1. Consideration should be given to important northerly views of the city skyline and of the mountains from along north-south streets, particularly from along Main and Cambie streets.	Y	
1. The bridgehead guideline, which imposes a four-storey height limit within 200 m of the Cambie Bridge, should be reviewed during the ODP process with consideration for SEFC's urban design and density objectives. Views to built landmarks, such as the Science World dome and the Plaza of Nations glass pavilion, should also be examined from vantage points both in and beyond the SEFC study area.	?	
<b>11 Parks and Public Open Space</b>		
1. The City supports a target for the SEFC study area of providing a minimum of 1.11 hectares (2.75 acres) of park space per 1,000 residents. Some of the park will be provided as part of an amenity package associated with comprehensive development planned in the lands north of 1st Avenue. DCLs (Development Cost Levies) applied to the privately owned lands in SEFC may also be used as a funding mechanism to provide park amenities.	?	Information not available
1. Park space calculations should include areas dedicated to uses such as: a) A community centre and its site; a) Boating facilities; a) Outdoor performance spaces; a) A demonstration garden and smaller community gardens; a) Habitat areas, where they offer public amenities; and a) Surface runoff systems, providing they offer public amenity and do not significantly limit other uses of parkland. Criteria for including park uses in the above target should include: a) Increasing public access to all public park space; a) Increasing public utility; a) Increasing public benefit; and a) Conserving areas for active use.	Y	

1. Park space calculations should exclude (in a manner similar to exclusions in False Creek North): a) The 10.7-m (35-ft.) required width of the walkway-bikeway along the waterfront; and a) A 7.6-m (25-ft.) wide setback area between buildings and the walkway-bikeway.	?	Information not available
1. Parks in SEFC should be designed to not only address conventional objectives and uses of park space but also to profile environmentally sustainable principles.	N	
1. Parks in SEFC should be located and designed to connect conveniently to other public open spaces, such as streets, greenways and bike routes, so as to link SEFC internally and to nearby neighbourhoods.	Y	
1. Smaller parks should be provided near residential buildings, as focal points for public life.	Y	
1. Heavily used areas of the parks and public open spaces in SEFC should be located and designed to optimize sun exposure during midday, from spring to autumn.	Y	
<b>12 Water Basin and Shoreline</b>		
1. The False Creek shoreline should be preserved in its current configuration, except where modifications result in increased recreational, aesthetic or ecological quality and diversity. Cut and fill should be balanced.	Y	
1. The SEFC waterfront should be planned to link closely with the rest of Vancouver's waterfront.	Y	
1. Any marinas or boating facilities in SEFC should cater to non-motorized craft.	Y	
1. The City should encourage the establishment of passenger ferry stops, which are conveniently linked to land-based transportation and to other waterfront destinations in False Creek.	Y	
1. The waterfront design should be integrated with the overall water management strategy for SEFC, including surface-runoff management systems	?	No specific answers or management systems provided.
6. <i>Portions of the SEFC waterfront should be designed so as to create a lively destination – including consideration of active uses and open spaces for the enjoyment of all Vancouverites, and possible siting of city-serving facilities or commercial uses, while being mindful of the environmental issues associated with building close to the water's edge. Development should be phased so as to minimize encumbrance with False Creek sediment contamination management.</i>	Y	
<b>13 Pedestrian Access and the Waterfront Walkway-Bikeway</b>		
1. A continuous public pedestrian-bicycle path system should be located at or near the water's edge in SEFC. It should be linked to the existing Seaside Route and designed to separate pedestrian and cyclist circulation as needed. The overall width of the walkway-bikeway, including the setback area, should be a minimum 18.3 m (60 ft.), except for variations to achieve other public interests and commercial, urban design and habitat enhancement objectives.	?	Illustrative plan differs from policy statement – intent seems to improve upon policy.

2. A diverse network of pedestrian and bicycle paths should be provided through the site and the adjacent neighbourhoods, linking the waterfront, the public parks, the community facilities, the local commercial uses, the passenger ferry system and the transit connections (especially to SkyTrain, the Cambie Street buses and future rapid transit on Broadway). Routes should be designed to be convenient and direct.	Y	
<b>14 Transportation and Streets</b>		
1. A network of streets should be developed in SEFC, generally based on extending northward the existing street grid located to the south.	Y	
1. The City should develop the Downtown Streetcar system through SEFC, with linkages to Granville Island, the downtown, the SkyTrain station at Science World, and with other city and regional transit connections.	?	Timing of transit is critical to success of transportation policy
<b>15 Parking and Loading</b>		
No ODP Phase Policies		
<b>16 Energy Use</b>		
1. <i>In consultation with energy suppliers and the developer, the City should develop an energy plan for SEFC which may address issues such as:</i> a) <i>Renewable energy technology;</i> b) <i>Appropriate alternative energy technology (e.g. ground source heating/cooling, etc);</i> c) <i>Regulatory issues;</i> d) <i>Building and infrastructure design;</i> e) <i>Landscape design;</i> f) <i>Costs;</i> g) <i>Opportunities for collaboration with energy supply companies, senior government and industry;</i> h) <i>Education for stakeholders; and</i> i) <i>Using City-owned buildings as sites for demonstration projects featuring advanced energy-efficient design.</i> j) <i>Appropriate energy demand management approaches</i>	N Y ? N Y/N N N N N N N N N	An "energy plan" and work on district and neighbourhood energy models is needed. No details of commitment to renewable energy Ground source heat pumps noted No noting of any changes to regulations. Y to building; N to infrastructure Do not make note of energy efficient Landscape design. No mention of costs to set up plan Not noted. Not noted. No mention of demonstration energy projects

<b>17 Water Management: Supply and Sewers</b>		
1. The City, in consultation with the developer and the GVRD, should develop a neighbourhood water management plan for SEFC. This plan may address issues such as:	N	No mention of an actual "water management plan"
a. Reducing potable water consumption;	?	
b. Landscape irrigation;	?	
c. Surface runoff management within the site's catchment area;	?	
d. Water demand management;	N	Not specifically mentioned
e. Water-use monitoring;	?	
f. Incentives;	N	Nothing better than currently required.
g. Efficiency of appliances;	?	
h. Greywater treatment and water recycling systems;	N	No mention of liquid waste.
i. Decentralized liquid-waste systems;	N	
j. Alternative sources of funding for new infrastructure;	N	
k. The liability and long-term operating costs; and	N	
l. Integration of this neighbourhood-level plan with the City's and the region's water management plans.	N	
<b>18 Waste, Recycling and Composting</b>		
1. The City should develop an integrated waste management plan for SEFC to minimize the amount of solid waste that is produced in SEFC or hauled off-site, during the entire life cycle of the neighbourhood. The plan should address issues and initiatives such as:	N	No mention of the integrated waste management plan
a. Salvaging and recycling of construction and demolition waste;	?	Should be planned to facilitate for all of SEFC and include using City owned land to assist development on private lands where needed.
b. Centralized and decentralized composting systems for household, landscape and commercial organic waste;	?	
c. The extension of multi-material recycling programs to all multi-unit buildings in SEFC;	N	
d. Encouraging and enabling the use of recycled and salvaged building materials in SEFC buildings, where feasible, including materials from the deconstruction of existing buildings in the study area;	N	
e. Education and incentive programs to encourage reduction, reuse and recycling;	N	
f. Waste reduction systems and recommended voluntary practices for SEFC businesses;	N	
g. Use and handling of hazardous wastes;	N	
h. User-pay strategies for waste management; and	N	
The possibility of establishing privately owned recycling depots in SEFC.	N	
<b>19 Soils</b>		
1. Prior to consideration of a zoning by-law, which would permit development in SEFC, the developer must prepare a remediation plan for dealing with the contaminated soils and obtain a certificate of compliance from the Ministry of the Environment, Lands and Parks. The plan should address the objectives of economic viability and environmental health.	N	No mention of the contaminated soils issue and remediation approaches.

<p>2. The City should develop a plan addressing future soil management principles for SEFC, which also considers park maintenance. This plan may address issues such as:</p> <ul style="list-style-type: none"> <li>a. Planting design; and</li> <li>b. The use on site of composted organic matter from the maintenance of SEFC parks and landscapes.</li> </ul>	N	No mention
<b>20 Air Quality</b>		
<p>1. The City should create a neighbourhood air quality strategy for SEFC to minimize its contributions to greenhouse gases and air pollution where feasible. The strategy may address issues such as:</p> <ul style="list-style-type: none"> <li>a. Greenhouse gases and ozone-depleting chemicals; Transportation;</li> <li>b. Landscape design and maintenance; and</li> <li>c. Education of stakeholders.</li> </ul>	N	There is no "air quality" section or reference to this in the bylaw.
<b>21 Urban Agriculture</b>		
<p>1. An urban agriculture strategy should be developed for SEFC by the City in consultation with the developer. This plan may consider issues such as:</p> <ul style="list-style-type: none"> <li>a. The city's role and responsibility in securing a food supply for its population;</li> <li>b. Opportunities and constraints with regard to urban agriculture which can be reasonably addressed in SEFC;</li> <li>c. Gardening opportunities on private land, on rooftops, and in public parks;</li> <li>d. Education for stakeholders; and</li> <li>e. Regulatory issues.</li> </ul>	<p>N</p> <p>N</p> <p>N</p> <p>?</p> <p>N</p> <p>N</p>	<p>This area is exceptionally weak considering the importance of urban agriculture as a community resource. See Working Paper by Stewardship Group member Elaine Stevens attached.</p> <p>Need to articulate strategy for implementation.</p> <p>Should include provision in land use for community gardens</p>
<b>22 Economic Development</b>		
<p>1. Recognizing that SEFC will not be developed unless it's plan is economically viable, decisions on the sustainable development initiatives, on such aspects as infrastructure, soils and design, should be made with the intent that the new practices will be transferred to other developments in the city.</p>	N	No certainty that this will be done and no management plan to achieve this has been proposed.
<p>2. Full-cost accounting should be considered as a tool to assist in decision making in SEFC.</p>	N	Full Cost Accounting has not been applied and the public investment model is in preparation.
<p>3. A seven-year window should be considered reasonable to use in building development proformas to calculate how any extra capital costs can be recouped from operating efficiencies, when technology or design is used to achieve higher levels of efficiency and environmental performance.</p>	N	This information is not available and there is no indication that any studies have been carried out.

<b>23 Stewardship</b>		
1. The City should establish a stewardship advisory group to advise staff in securing and maintaining the vision for SEFC as a sustainable neighbourhood.	Y	Recommended in Referral Report
2. Such a group should: <ul style="list-style-type: none"> <li>a. Have a range of interests and expertise amongst its members, including those of property owners and businesses, residents from the neighbourhood, and experts in the practical issues of sustainable development;</li> <li>b. Make recommendations to City staff;</li> <li>c. Be structured to become, over time, a neighbourhood association and/or a Neighbourhood Integrated Service Team (NIST).</li> </ul>	Y	
3. The stewardship advisory group, in conjunction with City staff, should develop indicators to monitor the neighbourhood's performance after development is complete. The responsibilities of this group should include monitoring, evaluating performance and suggesting measures to City staff to achieve optimum levels of performance on sustainability objectives in SEFC.	Y	
4. <i>Include specific sustainability goals, targets and indicators and require tracking/monitoring of performance with regular report out, including reporting from the perspective of those with special needs or circumstances.</i>	Y	



## **Urban Agriculture at SEFC**

A review, based upon currently available information  
October 6, 2004

Submitted by Elaine Stevens, Stewardship Group member

The Stewardship Group has identified urban agriculture as one of the three social sustainability priorities for the development at SEFC. Urban agriculture is a key component of an environmentally sustainable development for SEFC. It will help to build community and encourage a sense of place for residents of the area. Long after the Olympics are over, and the developers have gone home, there will be hundreds of people who live and work in SEFC. It is for them that the urban agriculture strategy is so important.

In their final report, Holland Barrs Planning Group made many well considered recommendations for the implementation of a strategy that could, and would, help to achieve a sustainable community, encourage food production on the site and encourage a sense of place for all residents (SEFC Urban Agriculture Strategy Final Report, Nov 2002). In their executive summary, Holland Barrs outlined:

### **Five fundamental goals of a sustainable community:**

1. Reduce energy and material consumption and the production of wastes
2. Preserve the viability of ecosystems and halt the loss of biodiversity
3. Ensure economic viability and vitality
4. Strengthen social networks and enhance quality of life for all in neighbourhood
5. Be a model for future urban developments

### **Nine objectives formed the core of their UA strategy:**

1. Increase physical capacity of SEFC neighbourhood to support food growing
2. Increase amount of food grown in SEFC, privately and commercially
3. Increase amount of organic and locally grown food consumed in SEFC
4. Increase food-related economic development initiatives, including increasing the local processing of food consumed in SEFC
5. Increase capacity of SEFC to provide or support basic food security initiatives for local Vancouver residents in need
6. Encourage urban agriculture practices as a strategic approach to managing waste flows in a more sustainable manner
7. Increase the technical capacity, skills and knowledge of all stakeholders relating to innovative urban agricultural systems
8. Encourage the celebration of food and the local food system
9. Encourage food consumed in SEFC that is produced in other regions or countries to be food produced through ethical and environmentally sustainable business practices

Strategic actions and policy directions were associated with each of these nine objectives. Holland Barrs further identified actions and implementation priorities that will assist with coordinating and linking an overall UA strategy (SEFC UA – implementation priorities, see below). **Where is the commitment in the current planning process that addresses these priorities?**

On August 23, 2004, the Stewardship Group was shown the latest version of the site plan. I have reviewed this plan with the future needs of UA and the community in mind. **I would like to express my concern that the plan does not provide a workable model for incorporating urban agriculture into the site in any way that is either useful or community-building.**

**According to the current site plan, potential green spaces are identified as follows:**

1. Three multi-use park spaces
2. One demonstration garden
3. Various small courtyards between the buildings
4. Possible rooftop gardens

**Let's look at these:**

1. As they are currently designed, the multi-use park spaces do not have any food-related function.
2. The demonstration garden is on the north edge of the site, facing north, adjacent to the water and subject to adverse wind and weather conditions. Buildings located adjacent to the garden will make it pretty hard to grow food effectively unless six hours of sunlight a day can be ensured. This is unlikely. The garden is located a long way from the nearest residents, and vulnerable to evening/night-time vandalism. It needs to be relocated.
3. Because of the shadows cast by surrounding buildings, the currently designed inter-building courtyards will not receive sufficient sunlight to provide sites for food production. Let's be honest about this. Is it possible to improve this situation?
4. Rooftops. There is nothing yet to indicate that they are going to be engineered and developed in such a way as to provide useful, productive gardens.

**Landscaping precedents in Vancouver re. UA, greenroofs and urban "greening" projects**

- Vancouver courthouse gardens
- Vancouver Public Library roof
- Herb garden, Fairmont Waterfront Hotel
- Four Seasons Hotel rooftop garden
- Private 10<sup>th</sup> floor West End rooftop ornamental and productive garden, plus greenhouse
- West Boulevard allotment gardens, south of 41<sup>st</sup>
- Kitsilano allotment gardens, 6<sup>th</sup> Ave, Maple to Burrard
- Traffic calming roundabouts and boulevard gardens throughout various neighbourhoods in the city

## **Urban agriculture and the community: one possible starting point.**

In the current plan, the school, community centre and demonstration gardens have been marginalized and removed to the north edge of the property, yet these are facilities that could, and should, be at the heart of a healthy community.

Why, therefore, is it not possible to move all three to a more central location: for instance, to the mid-section of the site, just below the Olympic Village and in the area bounded by 0 avenue and First Street. The school and the community centre could be located on the east-west axis, with garden spaces between.

Demonstration gardens and allotment gardens then located as part of the open space between the two buildings could provide an innovative multi-functional space between the school and community, allowing for gardening seniors and young children to share and grow in adjoining plots. Allowance could be made for a greenhouse. The buildings could be designed and engineered with functional rooftops, allowing for usable and beautiful rooftop gardens that would be truly innovative and purposeful.

Food grown in this space could be (a) eaten by the growers, (b) sold in a Farmer's Market (maybe located in the public forum space as outlined in the current plan), or (c) shared among needy families in the area.

This raises and/or addresses ten of the thirteen implementation priorities outlined in the Holland Barrs report:

They are:

1. Identify a staff person to champion food issues at SEFC and coordinate activity.
2. Craft a clear statement of policy that underscores City's commitment to UA.
3. Work with the Park's Board to craft agreement on use of park space for UA.
4. Review regulations and bylaws that currently restrict UA and negotiate changes or flexibility in interpretation.
5. Create new regulations, bylaws and design guidelines that require or encourage UA practices (or opportunities) deemed appropriate for SEFC.
6. Partner with NGOs to develop training modules for staff, designers and urban gardeners.
7. Establish if any city land will be used exclusively for urban demonstration projects and identify partners and funding.
8. Use public buildings and land for demonstration projects that might include a small-scale commercial greenhouse at grade, an eco-industrial food complex, an aquaculture-bionics project, and a commercial rooftop garden.
9. Start with the easy options and work with stakeholders to build success and support before moving on to more difficult options.
10. Develop a neighbourhood culture that celebrates local food, agriculture, organic production and biodiversity so that urban agriculture becomes an acceptable part of the urban environment.

The other three implementation priorities relate to the private developers and it would seem more reasonable to ask them to commit to UA once they can see that the city has made a commitment. These identified priorities are:

1. Work closely with a developer champion who might be interested in pursuing UA as a marketable idea.
2. Draft a package of incentives, including density bonusing, DCL/CAC/fee reductions, taxation credits to encourage private developers to include UA opportunities in their designs.
3. Incorporate UA opportunities into the site planning and design process for new residential and commercial buildings/projects at SEFC.

### **Conclusion**

A workable strategy for Urban Agriculture has been developed and recommended. It has not yet been included in the current plans for the site. This omission needs to be corrected if we are to have a development in SEFC that meets the stated goals and objectives for the project.