



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 26, 2005
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TO: Standing Committee on Planning and Environment

FROM: The Director of Current Planning in consultation with the General Managers of Engineering Services and the Park Board; the Directors of Legal Services, Finance, Real Estate, Social Planning and the Housing Centre; and the Managing Director of Cultural Services

SUBJECT: Southeast False Creek: Work Program, Budget and Staffing for the Rezoning of the Sub-area 2A - The Olympic Village.
(Companion report to #5122: Southeast False Creek Project Office Staffing and Budget)

RECOMMENDATION

- A. THAT the Director of Current Planning be instructed to proceed with the planning process to create a Comprehensive Development District (CD-1) for sub-area 2A of the Southeast False Creek Official Development Plan, to accommodate the Olympic Village.
- B. THAT the staffing and budget outlined in this report totalling up to \$503,200 be approved for this work; source of funding to be the Property Endowment Fund: Southeast False Creek Development with the PEF to receive equivalent credit against rezoning fees for the site.
- C. THAT staff report back, in a timely manner, on the work program, staffing and resources required to complete the rezoning of the Private Lands (sub-areas 1B, 2B, 3B and 3C of the Southeast False Creek Official Development Plan).

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of A, B and C above.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of A, B and C above.

COUNCIL POLICY

- In October 1999, Council approved the Policy Statement for Southeast False Creek to guide all future planning for the site.
- In March 2005, Council approved the Official Development Plan for Southeast False Creek, thereby setting the framework for sub-area rezonings.

PURPOSE

This report recommends a process to create a CD-1 zoning for the Olympic Village as contemplated in sub-area 2A of the City owned lands in Southeast False Creek (SEFC), and as such includes a work program, staff resources, and budget. (refer to Appendix A for map of SEFC sub-areas)

BACKGROUND

In July of 2002, Council approved a work program, staffing and budget to prepare the Official Development Plan for SEFC. This work concluded with the approval of the Official Development Plan (ODP) on March 1, 2005. At present there is no dedicated staff for Southeast False Creek as the two temporary planning staff previously dedicated have moved into other positions.

To support this work, Council approved a \$445,000 allocation from the Property Endowment Fund. Despite the extended period to complete the ODP approximately \$387,000 was spent as advanced by the PEF. In accordance with Council direction, this contribution will be a credit against future rezoning fees related to the public lands in SEFC.

DISCUSSION

Work Program

(A) Need for Staff Resources

On February 18, 2005 a Project Manager (PM) was appointed for the overall SEFC development. Since the adoption of the ODP, and the PM's appointment, staff in Planning and Engineering have been assisting him as much as possible with the work on SEFC, including significant participation in:

- discussions regarding the approach to be taken to the creation of the Project Office;
- the development of a draft Request for Proposals (RFP) for an Integrated Design Consultant team to handle development of plans for site servicing, stormwater management, and the public realm; and

- organizational support for, and participation in, SEFC Steering Committee and Technical Team meetings; as well as meetings with the private landowners regarding Olympic security, and future rezoning and development processes.

A companion report to Council deals with the structure and staffing for the Project Office, which will have overall responsibility for ensuring that the development proceed on schedule, acting in many respects as the “developer” for the project. However, as with any major project the various City departments remain responsible for ensuring that the project evolves in conformity with the ODP and all the other City policies and By-laws in order to ensure the broader public interests are served.

With the Project Office being formed, the pace and quantity of work on the project will accelerate. In order to ensure that the City’s “regulatory” side of the project keeps pace with the tight timeline to deliver the Olympic Village, a dedicated staff team in the Planning and Engineering Departments is required. In addition, resources for staff time from other departments, consultants, public consultation, and other expenses are needed. These resources are separate from, and in addition to, the Project Office staffing proposed in a companion report from the City Manager.

(B) Tasks and Timing

The following is a preliminary description of the tasks and timing envisioned for departmental regulatory staff to complete the rezoning of the Olympic Athlete’s Village.

Initially, staff will participate with the Integrated Design Consultant team in preparation of a Site Servicing Plan. While it is expected that Engineering staff will take the lead, an integrated design approach will require participation of all staff. For example, a stormwater management strategy is required. As part of this, water flows must be determined, flows are dependant on site and building design which includes green roofs. Water flow and channelling needs to be incorporated into the public realm design which requires a conceptual public realm plan, which in turn requires a public art plan.

For the next step, securing a developer will not only require clarification of financial terms and conditions, but will need a Request for Proposals (RFP) which embodies a multiple accounts evaluation approach. Creation and review of this RFP will require the participation of staff from all departments.

In parallel with these tasks a public process will occur to review all aspects of the Village, from infrastructure to building design. Planning staff will coordinate the public process, as well as the internal review, of the proposed rezoning. It is expected that public interest will be very high in all aspects of this site and the planning for the Olympic Village.

Planning staff will also be responsible for creating and obtaining concurrences for the CD-1 zoning by-law, referral report, and other regulations for development.

The expected timing would see completion of a Site Servicing Plan by fall 2005 in time for the selection of a developer. Design work with the developer and a public process will continue into early 2006. Upon completion of all work related to the proposed CD-1 zoning, a public hearing is anticipated in April 2006. With the subsequent completion of development and

building permits, Village construction could start early in 2007, in good time for completion by mid-2009.

(C) Staffing and Costs

To complete the work as outlined above, it is recommended that the existing, dedicated staff positions in both the Planning and Engineering departments be extended for 12 months. In Planning, this would mean a temporary Planner 2 as well as a Planning Assistant 3, and in Engineering, this means a temporary Civil Engineer 2, required for one-third time. Engineering Services intends to draw upon existing staff resources wherever possible, but may require funding to manage peak workloads among various technical specialists, either through temporary help or part-time consultancies. Both Urban Design and Heritage advice will be needed: \$80,000 is included that can be used either for consultancies or for temporary staff. An additional \$50,000 is also required to retain a Housing Consultant to help resolve an approach for middle income housing as required in the ODP. As well, additional resources are required to cover the cost of staff involvement from Social Planning/Cultural Affairs, the Housing Centre, the Park Board and Legal Services. Because of the current office space shortage and possible need to accommodate the planning staff in leased space, some funds have been included for that purpose. Table 1 provides details on staff and costs.

Table 1: SEFC Staffing and Budget

Description	Cost
STAFF COSTS	
Planner 2 (salary/fringe benefits)	\$100,930
Planning Assistant 3 (salary/fringe benefits)	\$69,270
Engineering - 1/3 time Civil Engineer 2 (salary/fringe benefits)	\$30,000
Housing	\$20,000
Social Planning/Cultural Affairs	\$10,000
Park Board	\$20,000
Legal Services	\$50,000
CONSULTANT COSTS	
Urban Design Consultant or Temp Staff	\$50,000
Heritage Consultant or Temp Staff	\$30,000
Housing Consultant	\$50,000
PROCESS COSTS	
Overtime	\$30,000
Public Consultation	\$20,000
Public Hearing	\$3,000
OFFICE SET-UP COSTS	
Office Space and Set-up	\$20,000
TOTAL	<u>\$503,200</u>

(D) Rezoning of the Private Lands

When approving the ODP for SEFC, Council instructed staff to bring forward a zoning for the Private Lands (sub-areas 1A, 2A, 3A and 3B) as soon as possible after the rezoning of the Olympic Village.

The work program, staffing and resources outlined in this report, funded by the Property Endowment Fund (PEF), will focus on the rezoning of the Olympic Village. A work program and the additional resources needed to complete the rezoning of the Private Lands will be the subject of a separate report. Current discussions with the private land owners will identify the process and funding options. Staff intend that when these discussions are concluded, a separate report be sent forward to Council.

FINANCIAL IMPLICATIONS

From the outset, the City has borne the costs of planning both the Private and Public Lands in SEFC through the Property Endowment Fund (PEF). The arrangement, confirmed by resolution of Council, was that all payments would be credited against the fees charged for the rezoning of these lands. Under the current Fee By-law, the total rezoning fee for the three sub-areas owned by the PEF would be \$1.55 million.

The following table summarizes the contribution from the PEF to the planning process for SEFC which represents a credit against the rezoning fee.

Anticipated Rezoning Fees	\$1.55 million
PEF Contribution to ODP	1.14 million
Balance Available for CD-1	0.41 million
Olympic Village CD-1 Zoning	0.50 million
Shortfall funding from PEF	\$0.09 million

To date, approximately \$1.14 million has been provided by the PEF for SEFC planning costs including the sustainability consultancy associated with the extended ODP process. Based on the anticipated rezoning fee, approximately \$410,000 would remain to be paid to complete the rezoning. Following on current practice, these funds would be available to offset the costs of processing the sub-area 2A (Olympic Village) CD-1 zoning.

The \$503,200 cost to complete the first sub area rezoning as outlined in this report will require an additional contribution from the Property Endowment Fund of \$150,000 beyond the anticipated fees associated with rezoning the entire site. This follows from the substantial amount of policy work that had to be done to secure the vision of a sustainable community in the ODP. This work went far beyond what would normally occur and what is contemplated in the Fee By-law.

For the other publicly-owned lands (sub-areas 1A and 3A) rezoning will likely not be pursued until well after construction of the Olympic Village is underway, since construction in these areas can not start until after the Olympics. The cost of rezoning for these areas, and the source of funds, has not yet been determined.

CONCLUSION

Council is asked to approve the work program, staffing and budget as set out in this report to complete the CD-1 rezoning of sub-area 2A, including the Olympic Athlete's Village. The time frame set out responds to both the work required and the timing necessary to start construction of the Olympic Athlete's Village for its completion prior to the 2010 Olympics.

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Appendix A. Southeast False Creek Sub-areas

