



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 30, 2007
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Phone No.: 604.871.6721
RTS No.: 06801
VanRIMS No.:
Meeting Date: September 18, 2007

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Pedestrian Connector between Georgia Viaduct and BC Place

RECOMMENDATION

THAT Concord Pacific provide a \$150,000 Letter of Credit toward provision of the Pedestrian Connector between the Georgia Viaduct and BC Place as outlined in the Services Agreement registered against the Concord Area 7B development and in anticipation of the Services Agreement discharge

GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends the above.

COUNCIL POLICY

- o Public Hearing of July 25, 2002 for the rezoning of 651 Expo Boulevard and 690 Beatty Street from BCPED to CD-1 establishing the requirement for the construction of a Pedestrian Connection between the Georgia Viaduct and BC Place
- o Policy Report to Council dated October 22, 2002 replacing the requirement for the construction of the Pedestrian Connection with a \$150,000 contribution
- o False Creek North Official Development Plan (FCN ODP), By-Law No. 6650, approved April 10, 1990 and last amended in July 2001
- o Vancouver Transportation Plan (1997)
- o Downtown Transportation Plan (2002)

PURPOSE

The purpose of this report is to seek Council's approval to authorize Staff to request Concord Pacific to provide a \$150,000 Letter of Credit to secure their obligation of a cash contribution toward the Pedestrian Connector. A Policy Report dated October 22, 2002 amended the Services Agreement requiring Concord to provide a \$150,000 cash contribution for the construction of the Pedestrian Connector five days after written confirmation from the City Engineer confirming that Council approved the construction of the Pedestrian Connector. In anticipation of the discharge of the Services Agreement the Letter of Credit will secure their obligation of a cash contribution toward the Pedestrian Connector until such time Council approves the construction. The proposed location of the Pedestrian Connector is illustrated in Appendix A.

BACKGROUND

Section 3.3 of the False Creek North Official Development Plan (FCN ODP) indicates that "a variety of means of moving through the area be provided, including streets, walkways, bicycles routes, transit and ferries", in which Figure 9b of the FCN ODP shows an "elevated pathway" that links the Stadium Skytrain Station to BC Place.

The 1997 Vancouver Transportation Plan and 2002 Downtown Transportation Plan investigated transportation modes in the downtown core and recommended initiatives for improvement. Key elements within each study included creating pedestrian priority areas in commercial centres, providing additional facilities to improve pedestrian comfort and safety and to promote a walkable downtown.

At the Public Hearing of July 25, 2002, Council approved a rezoning application from Concord Pacific (Concord) to rezone from BCPED to CD-1 the site at 651 Expo Blvd and 690 Beatty Street. Among the rezoning approval condition was a requirement that the Services Agreement should include, in addition to the provision (design, construction and installation) of standard utilities and necessary services, that "a pedestrian connection from the south side of Georgia Street to the Stadium Plaza Concourse to be provided to the satisfaction of the General Manager of Engineering Services and the Director of Planning."

In a Policy Report to Council dated October 22, 2002, it was concluded that since the pedestrian connection to the BC Place Plaza Concourse requires access over a third party's land and because construction involves an existing City structure, it was most practical for the City to complete the work. It was concluded that Concord would provide a fixed sum \$150,000 contribution and therefore the Services Agreement was adjusted to require that Concord provide the funds when Council approves the construction of the Pedestrian Connector.

DISCUSSION

With increased residential density, the stadium events at GM Place and BC Place, the opening of the Costco Wholesale store and the upcoming 2010 Olympics, pedestrian traffic in the North False Creek is increasing significantly. A pedestrian connection between the Georgia Viaduct and BC Place would enhance pedestrian links from the Georgia Viaduct level to the Expo Boulevard and False Creek level since it will be a direct pedestrian corridor down

Georgia Street to False Creek. This link will also increase pedestrian access to BC Place from the Stadium Skytrain station, a public transportation hub for stadium events.

The conceptual design of a Pedestrian Connector involves the construction of a bridge structure connecting the west side of the Georgia Viaduct approximately 100 m from Beatty Street to the BC Place pedestrian concourse that wraps around the east side of building.

The Council approved Policy Report dated October 22, 2002 resulted in an amendment to the Services Agreement that requires Concord to provide \$150,000 by a contribution date defined as "that date which is five days after written notice from the City Engineer to Concord Pacific confirming that the construction of the BC Place Connector has been approved by City Council."

The City Manager and City Engineer are currently in discussions with Central Heat, the owner of 701 Expo Boulevard which is adjacent to the Georgia Viaduct, and BC Place, regarding the benefits, location and right of way for the proposed Pedestrian Connector. At the same time, the construction timing of 651 Expo Boulevard and 690 Beatty Street is such that the occupancy of the site and the concurrent discharge of the Services Agreement allowing occupancy is anticipated in the next couple of months. The discharge of the Services Agreement will result in a lost opportunity to secure Concord Pedestrian Connection contribution. Until such time that discussion regarding right of way and alignment are finalized between all parties and as a measure to ensure the financial contribution by Concord considering the timing of occupancy and discharge of the Services Agreement, it is recommended that Council give authority to staff to request Concord to provide a \$150,000 Letter of Credit. The Letter of Credit would be returned should the pedestrian connection not come to fruition.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The construction of the Pedestrian Connector will increase pedestrian accessibility in the North False Creek area. It will become a route for patrons of BC Place to more directly link to the Stadium Skytrain station and allow pedestrians easier access from the viaduct level down to Expo Boulevard and False Creek.

Staff recommend Council to authorize the request that Concord provide a \$150,000 Letter of Credit to secure their obligation of a cash contribution toward the Pedestrian Connector.

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DEPARTMENTAL APPROVAL AND REPORT CONCURRENCES

General Mgr./Dept. Head:

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This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments: