



ADMINISTRATIVE REPORT

Report Date: November 30, 2010
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Meeting Date: December 16, 2010

TO: Standing Committee on City Services and Budgets

FROM: Managing Director of Cultural Services and Director of Real Estate Services
in consultation with the Directors of Legal Services and Planning and the
General Managers of Engineering and Park Board

SUBJECT: Lease of City-owned Property at 1455 Quebec Street for the Purpose of an
Expansion to Science World Operations and Activities

RECOMMENDATION

- A. THAT Council approve a modification, as outlined in this report, of the existing lease between the City and Her Majesty the Queen in Right of the Province of British Columbia (the "Province"), at a nominal rent, to expand the leased area at 1455 Quebec Street, legally known as Lot 302 Except Part in Plan BCP27369 False Creek Plan BCP17012, PID: 026-251-141, over that general area indicated as the new lease area (the "New Lease Area") on Appendix A, to the satisfaction of the Directors of Legal Services and Real Estate Services and the General Manager of Engineering Services.
- B. THAT No legal rights or obligations are hereby created and none shall arise until the lease modification document is fully executed by both parties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services supports recommendations A and B.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

2008 - 2018 Culture Plan

2008 - 2023 Cultural Facilities Priorities Plan

Nominal leases constitute a grant and require eight affirmative votes of Council.

SUMMARY

With the support of the Federal and Provincial governments and corporate and private donations, A.S.T.C. Science World Society (the "Society") is undertaking a major redevelopment of the site it occupies at the east end of False Creek known as Science World. The majority of the work is focused on upgrades and improvements to the existing building, which are currently underway. The Society is also seeking to build a new educational, interactive outdoor science exhibition and programming space ("SWITCH"), also known as the Outdoor Science Experience, immediately to the north-east of the existing entrance. With 35,780 square feet of new area, SWITCH will provide a ticketed, outdoor themed experience for patrons.

In order to undertake the development of SWITCH, the Society is requesting an expansion of the area they occupy to include the lands upon which SWITCH will be built.

The current lease arrangement with the Province involves a City of Vancouver long-term land lease to the Province, who then sub-leases the land and the buildings (built by the Province), and known as Science World to the Society.

This report seeks Council approval to modify the existing lease with the Province to include the new lease area and to align the term of the modified lease with the term of the existing lease with the Province, including the right of renewal. In addition to modifying the existing lease, to include the new lease area, staff will be seeking modifications to address a number of issues including updates required to the existing lease (such as a new legal description and clarification for rights-of-way), existing on-site operational issues (such as a building loading management plan, parking, and provision for enhancing bicycle and pedestrian pathways), and provisions to meet longer term City goals including flexibility for future design options of Creekside Park and a potential streetcar along Quebec Street.

PURPOSE

The purpose of this report is to request that Council approve a modification of the existing lease with the Province, at a nominal rent, with respect to City-owned land at 1455 Quebec Street, Vancouver, for a term of up to seventy-six (76) years, nine (9) months, nineteen (19) days for the purpose of the Society constructing and operating SWITCH.

BACKGROUND

Science World and Facility Renewal Project

Science World is an important Vancouver cultural institution dedicated to the exploration of arts, science and technology, which contributes to the City's vitality and diversity of cultural facilities and activities. Programs and services include 500,000+ visitors a year of which 80,000 are school children and an additional 150,000 are reached provincially through the

Science World outreach programs. The Society has a \$10 million annual operating budget and approximately 120 full time equivalent employees.

The Science World facility was originally built on City land for Expo '86 and was approved for lease to the Province in 1988. The original configuration approved at that time consisted of four elements: park design, building design, access configuration and parking arrangement with a total area of 95,533sf. A subsequent addition of 60,000sf was approved and constructed in 1989 which provided additional gallery/exhibit space and a reconfigured entry on the east side resulting in a total area of 158,805sf (see Appendix B, existing Science World lease area).

Science World is located in Creekside Park, one of a string of parks lining False Creek, all connected through the pedestrian and bicycle pathways commonly known as the Seawall. Creekside Park is a popular neighbourhood park for residents and attracts a wider audience with many annual events including the Dragonboat Festival. A significant portion of the park is located on decking (the Expo Decks) that was recently repaired, however is subject to future consideration for complete or partial renewal or removal. No timeline has been scheduled for this work; it will be triggered by either the condition of the decking or by development opportunity associated with adjacent properties. An extension of Creekside Park by nine acres is part of the False Creek North Official Development Plan. Creekside Park has not been made a permanent park under the Vancouver Charter, and is therefore not under the formal jurisdiction of the Park Board, but the park is programmed, administered and maintained by the Park Board.

The Society has outgrown its current facilities and in 2009 undertook a Master Planning exercise which noted an acute need for more substantive exhibit space including the recognition of a greater potential to engage the public through outdoor programming. In addition to the extensive building renovations currently underway, the Society is proposing to develop SWITCH immediately adjacent to the northeast of the current facility. The space will be themed around sustainability issues, and has received financial support from the Federal and Provincial governments matched by contributions by the Society. The entire Science World Facility Renewal project represents a \$33 million capital investment into the building, its infrastructure and the surrounding landscape. The timeline for the building upgrades and development of the SWITCH site are driven by Federal Infrastructure funding which requires construction and spending be concluded by March 31, 2011.

On May 6, 2010 Council instructed staff to proceed with the required approval processes under City jurisdiction for a 2-phase scope of work. The first phase, which represents the majority of work including exterior additions to the building, interior improvements and a small addition to the building (bringing the total area to 178,019sf), was approved by the Development Permit Board on June 28, 2010.

The second phase SWITCH was approved by the Development Permit Board on November 29, 2010; minutes of the November 29th Development Permit Board meeting are attached in Appendix C. The staff report to the Development Permit Board may be found at <http://vancouver.ca/commsvcs/planning/dpboard/2010/PDF/1455%20Quebec%20Street%20-%20DE414096.pdf>

2007 Guiding Principles and 2009 Decking Project

In 2007, City staff from Cultural Services, Planning, Park Board and Engineering Services worked with the Society to define the parameters under which SWITCH could develop. These principles sought to address ongoing issues with the current Science World site and operations including:

- Reducing conflict between site users including pedestrians, cyclists, vehicles, and Science World visitors;
- Improving the aesthetic interface between Science World, park space, and the Seawall walkways/bikeways;
- Generating a more positive experience of the public realm in this area for all users;
- Enhancing connectivity between access routes, the Science World site and surrounding areas.

The 2007 Guiding Principles are attached in Appendix D and focus on Decking, Pedestrian & Bikeway Paths, Transportation & Parking, Drop-off, Loading & Queuing, Interface with Park and Waterfront, Built Form & Architectural Treatment, Community 'Fit' and Financial Responsibility.

In 2009, Engineering Services and Park Board co-operated on developing options for replacement of the Expo Decks, integrating emerging priorities such as environmental upgrades to the waterfront, continuation of the SEFC waterfront pathways, integration of the street car corridor, and, the proposed Science World Outdoor Science Experience project. The capital project did not proceed at that time, but a number of design principles were generated that have informed the Society's application.

DISCUSSION

Public Input/Feedback

In considering the proposal for SWITCH and the required expanded lease area to accommodate the expansion of Science World by the Society, staff noted a number of concerns, most importantly the issue of encroachment into Creekside Park.

In order to measure the public's response to this issue, staff requested the Society undertake a consultation program in advance of submitting the SWITCH development application. Under normal circumstances, Planning staff would have lead a consultation process, however due to the very tight timelines for the Science World project, it was agreed that an applicant-led process would suffice. The Society's consultation is attached in Appendix E.

While the majority of the consultation provided positive support for the expanding facility operations and SWITCH program, the independent telephone poll indicated some concerns. Of the neighbour survey, 49.1% were in favour and 32.1% against the outdoor science park. Of the metro survey a much higher percentage of 74.9% were in favour and 8.4% were against.

Layered onto this information from the Society, the Development Permit process requires substantive public notification to measure public support or concern with a development. On September 24, 2010 a site sign was installed and notification postcards were sent to neighbouring property owners advising them of the application and offering additional

information on the city's website. Of the 1,000+ notifications sent, four responses were received with the following comments/concerns.

- Concern over the loss park lands;
- Play ground areas to be relocated;
- Outdoor theatre will generate noise from both speakers systems and general public attending events;
- Switch will be an attraction to many young families;
- Current play areas need updating;
- Addition of picnic tables, public stalls, and interactive puzzles on the exterior walls would be an improvement to the Park

Development Permit Board

Staff commentary to the Development Permit Board, who considered the development application and conditions on November 29, 2010, was as follows (including advice of the Urban Design Panel and response from the general public).

"[staff] believe that the OSE proposal is worthy of the proposed encroachment into the park if the recommended design development conditions are properly considered and implemented. More work is necessary to ensure that the OSE's public "edge", and the pedestrian waterfront experience, are very well executed and contribute to an improved context. Staff note that the existing bermed condition that will be removed in lieu of a more visually interesting, and more blended topography along the edge, will clearly improve the public realm. The loading and shared flex space opportunity presents more of a design challenge with respect to this area's prominence associated with both the park and waterfront seawall context. Staff are confident, that with further design development, and proper budgeting, these two concerns can be properly addressed.

Staff appreciate the more dynamic nature of Science World's operations and have recommended specific work on an Operational Management Plan to ensure that nearby residents are not unduly effected. The plan's intent would be to specifically document procedures, with special emphasis on special events and inordinate loading circumstances when noise might be generated during night-time hours. It would be staff's intent that this be avoided.

...Staff note that The Outdoor Science Experience is predominately replacing both the hard surface roadway (the former Indy car network) and the existing, problematic fire lane adjacent to the bermed landform that interrupts what could be a more positive and engaging aspect of Creekside Park in its relationship to the Science World facility. While staff believe the proposed improvements, subject to the design development conditions presented herein, will be a demonstrable improvement to the park, staff continue to remain mindful, and monitor, the question of park space reduction in the larger False Creek context. Science World and staff are committed to on-going dialogue towards resolution of necessary open space given further anticipated intensification for this part of the city."

The design of SWITCH will necessitate numerous changes to the existing park, including changes to topography, routing of pathways, and location of playground. A significant number of medium-sized trees will have to be moved. The Society has committed that it will design,

construct and fund these changes to the park, in accordance with Park Board standards and to the satisfaction of the General Manager Park Board. Staff are confident that the changes to the existing park will result in a park that functions better, is more attractive and opens the door to more cooperation between museum and park in the future.

Noting that the Development Permit Board has considered the development application with conditions that address specific design issues and concerns, staff recommend the approval of the modification of the existing lease, to expand the existing leased area to include the New Lease Area, to accommodate the Society's operation of SWITCH under the terms and conditions contained herein.

Lease Terms and Conditions

The recommended modification to the existing lease, held by the Province and subleased to the Society, to expand the existing leased area to include the New Lease Area is subject to the following general terms and conditions which are in keeping with the terms of the existing lease for the Science World main building, including:

Term: to match the existing lease term expiry of Oct 19, 2037 (2087 with renewal); Twenty-Six (26) years Nine (9) months Nineteen (19) days, effective January 1, 2011, plus One (1) renewal option for an additional Fifty (50) years .

Rent: Nominal. One Hundred (\$100) dollars for the Term, plus applicable HST.

Use: Non profit cultural organization providing educational and interactive outdoor science experience.

Other Terms/Conditions: The modification of Lease for the expanded lease area is to be provided by the City and drawn to the satisfaction of the Directors of Legal Services and Real Estate Services.

A Memorandum of Understanding (MOU) outlining the terms of the amended lease is attached in Appendix F. The MOU is proposed by staff as a solution to timing issues for the Society, which has significant funding deadlines associated with Federal Infrastructure funding. As the Province holds the head lease, and have their own procedures to follow to make lease modifications, the timing of formal lease modifications would not allow the Society to complete their project in time to qualify for the federal funding. The MOU sets out a general agreement that the parties will follow as they continue to work to update the lease.

The provisions of the existing lease arrangements—that the Province is responsible for all financial costs related to its leased area including capital investment, recapitalization and ongoing operations—will be continued and expanded to include the New Lease Area. The City's contribution to the Science World Building Project including SWITCH will be the provision of the expanded lease area at nominal rent.

In addition to changing the lease boundaries to contain the SWITCH expansion, the MOU contains a number of provisions intended to clarify and update the existing lease and to ensure that future City objectives can be met including:

- 1) the possible need for the City to reclaim portions of the parking lot for the long-term City goals of construction of a streetcar along Quebec Street and reconstruction/removal of the Expo decks on site. Either of these projects may require parking to be reduced or removed;
- 2) maintenance responsibilities and control of the various portions of walkway, bikeway and decking through the site; and
- 3) the need for the Province to service the building while minimizing impacts on the park and its users.

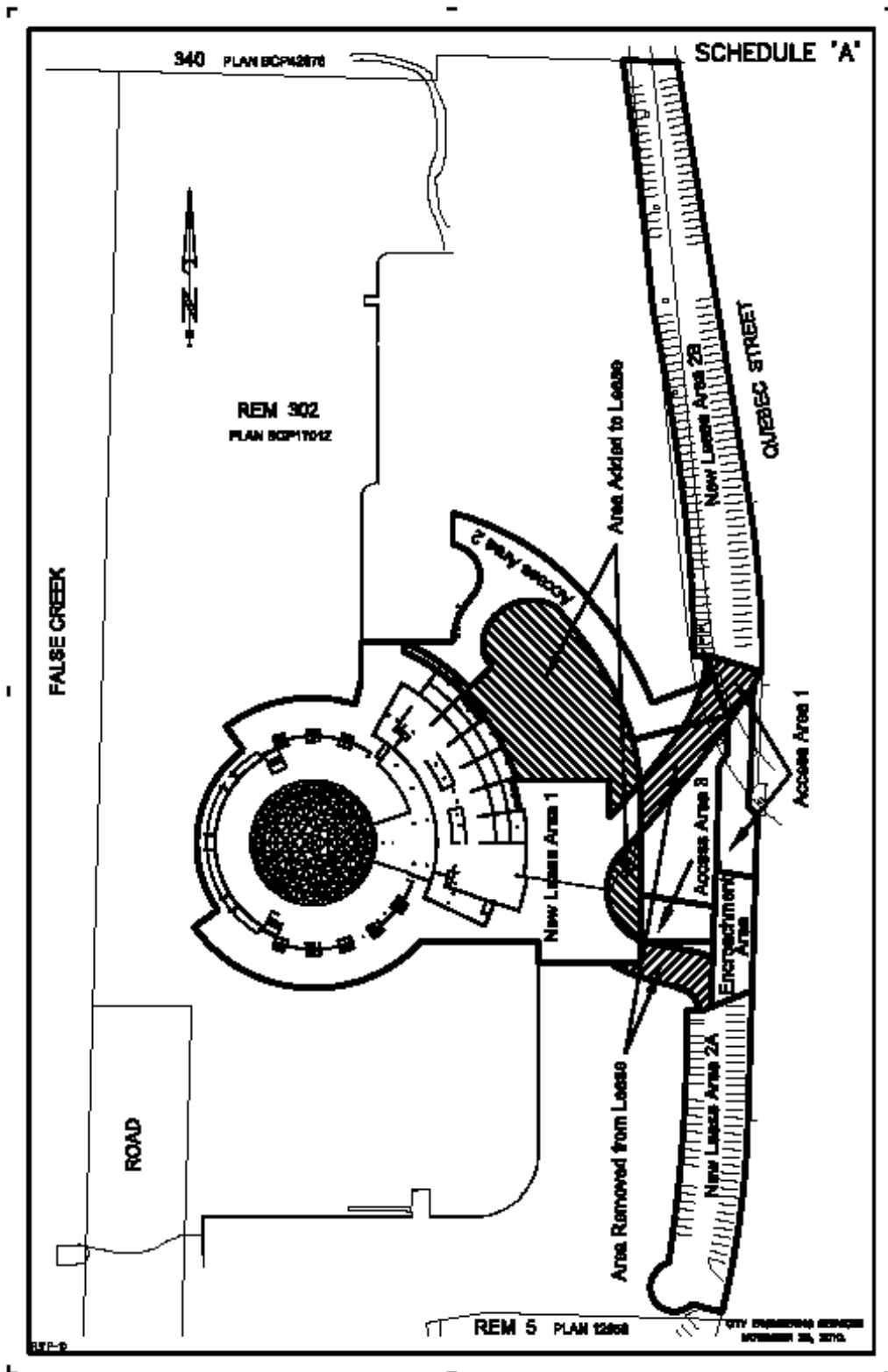
FINANCIAL IMPLICATIONS

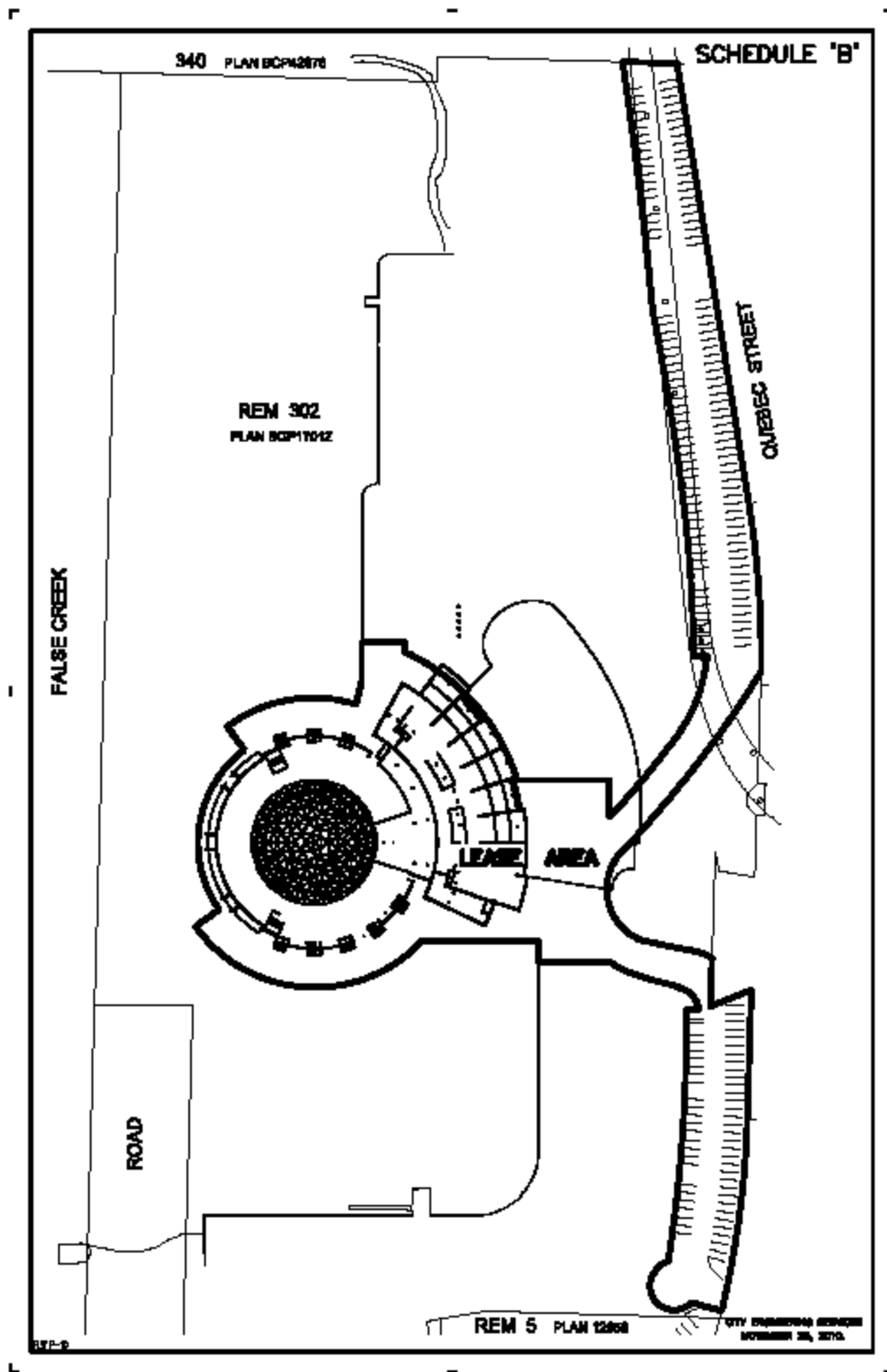
As a condition of the modification of the existing lease, to include the New Lease Area, the Province (and through its sublease to the Society, the Society) will be responsible for all capital and operating costs associated with the New Lease Area for the duration of the term of the lease. The New Lease Area has no current market uses or revenue potential and a nominal lease will have no financial implications for the City.

CONCLUSION

Provision of the New Lease Area to accommodate the expansion of Science World by the Society for the purposes of delivering SWITCH will enhance both the existing facility and its interface with the surrounding area and park. The investment by the Federal and Provincial governments in the project as well as additional donations by private individuals and corporations represents a significant contribution to the upkeep and enhancement of an important cultural facility and will result in increased opportunities for cultural and science programming and education. The City's contribution to this overall project is represented through the provision of the New Lease Area.

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DRAFT MINUTES

DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL
CITY OF VANCOUVER
NOVEMBER 29, 2010

4. 1455 QUEBEC STREET - DE414096 - ZONE BCPED
(COMPLETE APPLICATION)

Applicant: ASTC Science World Society

Request: Construction of a secured, interactive, educational and sustainably themed, outdoor science park for Science World patrons known as the *Outdoor Science Experience* (OSE). The proposal is being considered as a cultural/educational facility under the prevailing zoning. The proposed scope of work includes OSE, new public realm including replacement of the fronting large roundabout (remnant from the Molson's Indy), landscape improvements to the immediately adjacent Creekside Park and upgrades to bike/pedestrian paths. This application's scope represents the second phase of a larger development programme with phase 1 previously approved by the Development Permit Board on June 28, 2010 and currently under construction.

Development Planner's Opening Comments

Scot Hein, Development Planner, introduced the application for the Outdoor Science Experience at the Science World site. He noted that it is a prominent site in terms of the False Creek basin context and the sea wall. It is worth noting that South East False Creek discussion and the ongoing immergence of False Creek as a major civic asset with respect to park space. The site currently is somewhat derelict and relates to the fire lane/loading and berm area that was original set up as a sort of amphitheatre and has not been well utilized. There is a children's playground area that will be relocated as part of the application. Mr. Hein noted that the conditions in working closely with the applicant have to do with ensuring that the site remains both a civic asset with respect to the park but as well a public edge to the facility and that the pedestrian streams on the sea wall are preserved. He described the issues including the encroachment into the park noting that staff are not concerned with the encroachment. Management of the loading space is another condition which will be continue to be refined as they work through the Operational Management Plan.

Mr. Hein reviewed the recommendations contained in the Staff Committee Report dated November 3, 2010. The recommendation was for support of the proposal, subject to the conditions contained in the Staff Committee Report.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by Mr. Hein:

- The playground will be relocated using new equipment.

- The area originally was expressed with a fairly substantive fence and was not animated or had enough detail when the application first went to the Urban Design Panel. It has since been reworked to provide more detailed information that expresses the sustainability schematics.
- There will be glass panels that open and close so it doesn't become another "blank wall".
- The public has been involved in discussions regarding the application. No significant concerns have been raised by the public. The public was aware that it was being considered at this meeting, and none signed up to speak.
- The applicant is subject to Council's approving the lease.
- Condition 1.5 addresses the design development of the changing outdoor exhibit space.
- Staff are comfortable with the approach the applicant has taken with the arrival plaza area and "front door".
- A public overlook is being provided along the east edge of the area to allow people to see what is going on inside the Outdoor Science Experience.
- Phase 3 will address looking at future adjustments for park improvements.
- Staff are not concerned with the scale of the Tower of Bauble.

Applicant's Comments

Mr. Phillips noted that they will be reconstructing the playground and are working with City staff and the Park Board. He also noted that after the Urban Design Panel's review they realized the importance of the edge condition and have accomplished a number of key objectives. They carefully designed the edge to have a relationship between the inside and outside areas as well as a theme of sustainability. Science World is all about learning through engagement and fun with activities that have a positive way of learning. There will be a whole series of exhibits on the inside as well as some on the outside of the Outdoor Science Experience. Mr. Phillips noted that transparency is the key to everything and they have designed an open fence condition with variation in height. The emphasis will be on the kinds of exhibits with a great variety of different elements. In Phase 3, Science World will be working with City staff to make sure they are set up for the best connections for future options in the park.

Mr. Kearns described some of the uses for the Outdoor Science Experience noting that the space on the north end of the site will have gates that pivot and will be transparent. They will be able to use the space for smaller events and for events that they haven't had space for in the past. The programming will be related to housing with different experiences and exploring ways to have housing in the future. It will also speak to sustainability. The whole space will be use modules so that the exhibits can be updated regularly. It will also be a way to explore different topics. Science World has had many discussions with the public regarding their plans and Mr. Kearns noted that since they exist in a neighbourhood they will continue to discuss their future plans with the community.

Mr. Phillips noted that there were a number of conditions in the Staff Committee Report that he felt needed to be amended. Both Mr. Kearns and Mr. Phillips went through the report and noted the amendments requested.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by the applicant team:

- Staff felt that most of the amendments requested by the applicant team could be addressed and were mostly clarifications required by them.
- Science World will continue to work with City Staff regarding programming exhibits regarding transportation. They will be celebrating alternate modes of transportation. They want to be able to take from the City bike counter and share the information with the public and make it more intriguing.
- Science World will not come back to the Development Permit Board when they update the modules. Documents can be attached to the permit showing Science World's intentions in updating the modules or exhibits.
- There is a possibility to make a declaration on the permit that could trigger the City checking to see that the elements have met the intention of this application.
- The modules would not likely change over time but the items displayed in them would.
- The Operational Management Plan will allow for a contact person at Science World for the neighbours should they need to address any issues.
- A consultant was hired by Science World for CPTED issues and approved the design noting that you can't completely stop vandalism or graffiti.
- Science World needs permission from the City if they are to secure any more land.

Comments from other Speakers

None.

Panel Opinion

Mr. Pez noted that the biggest concern the Urban Design Panel had was the edge condition. He noted that a lot of work had been done in that area and thought that the level of detail and materiality would be the key to the design. He thought there were probably some outstanding issues regarding the connections but felt that Condition A.2.7 and A.2.8 took that into consideration. Mr. Pez added that more flexibility with the fencing and planting would make the connections better. He added that he felt the Urban Design Panel would support the conditions.

Mr. Chandler felt the edge condition had been emphasized with a variety of materials. Also he thought a high degree and variety of plant materials were being utilized that would allow for the longevity of the project.

Mr. Rafii was in support of the application and the amendments.

Ms. Maust said she was happy with the application and supported the amendments except for the electrical kiosk noted in Condition A.1.3. She added that she thought it was a beautifully designed and a heritage building for the future.

Mr. Yan said he had been a benefactor of the former iteration on Granville and Dunsmuir Street and though it was great to see Science World improving for the next generation. He noted that it would benefit the city and was looking to seeing it finished.

Mr. Chung commended the applicant for a job well done. He suggested the Outdoor Science Experience should be free once a month for families that otherwise couldn't afford to use the facility.

Ms. Bozorgzadeh supported the application and said she too wished it was free to use.

Board Discussion

As there was significant discussion by the applicant regarding amendments to the conditions, Mr. Dobrovolny said he would like to see the changes done in writing in the future before the Board met. He felt it had gone too far in terms of making amendments on the floor.

Mr. Johnston agreed with Mr. Toderian's amendments to the Conditions adding that he would like to amend Condition A.2.9 by removing "style as used in SEFC." He then moved approval of the application with the amendments.

Mr. Johnston noted that the program will enliven the space in front of Science World as it is the front yard of the city and has so much potential. He thought the edge in its final form was exciting especially tying the water as a permeable feature. He liked the sustainable theme both inside and outside the fence line. He said he was excited with the plans to have the first charging facility for an electric vehicle in Canada on the site. Mr. Johnston said he liked that there would be a new playground element for the community and added that overall it was a very exciting project. He congratulated Science World for using the federal funding to drive the project and added that he enthusiastically supported the application. He noted that the applicant was on a tight timeline and thanked both staff and the applicant for their hard work in pulling it all together.

Mr. Dobrovolny thought it was a fantastic project and thought that City staff, the applicant team and Science World staff had done a remarkable job. The improvements to Science World will make for a terrific facility and he said he was looking forward to seeing it completed.

Mr. Toderian supported the application including all the amendments. He noted that it had been tough making the changes to the conditions at the Board meeting.

Mr. Toderian noted that the public often complain that there isn't enough open space in the city but if that there is a loss of open space he felt it needed to be a public benefit and thought that the application had achieved that. He complimented the staff team and the applicant for their work on the project. He added that it would be nice if Science World could offer it as free space but realized that financially they are unable to do that at this time. Mr. Toderian noted that the space needed to be visually public and thought the design had achieved that and thought the demonstration modules were the exciting part of the design. He added that he was pleased to support the application.

Motion

It was moved by Mr. Johnston and seconded by Mr. Dobrovolny and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE414096, in accordance with the Staff Committee Report dated November 3, 2010, with the following amendments:

Delete the Director of Planning from Condition 1.1 and 1.5 as he is already named at the beginning of the section.

Amend Condition 1.6 to read as follows:

design development to increase the buffer space between the drop-off area and the bikeway by 1.5 m *or as required to the satisfaction of the General Manager of Engineering Services*, without reducing pedestrian or cyclist space;

Note to applicant: This should be accomplished by moving the eastern edge of the fence inward by 1.5 m *or as required to the satisfaction of the General Manager of Engineering Services*, for the portion of fence that corresponds with the bus drop-off area and future streetcar platform alignment. The additional width is required to ensure that a future streetcar line can be accommodated and to provide additional green space through the connection in the interim; and

Amend Condition A.1.2 to read as follows:

A tree assessment and recommendation plan for all affected trees which considers relocation strategies or replacement;

Amend Condition A.1.3 by removing greater in the second to last bullet to read:
a visual clearance for trucks crossing bike and ped paths;

Delete the 2nd bullet in Condition A.1.6 to read as follows:
provision of the following additional information on the plans:

- identify the location of sports court on the Page DP L03.
- additional top and bottom of wall elevations on the Grading Plan for the retaining wall adjacent to the sports court and the pool adjacent to the main entrance.
- planting details for the proposed green wall fence on the Planting Plan.

Amend Condition A.2.4 by changing "*raised*" to *delineated* in the third bullet.

Amend Condition A.2.7 by deleting the last bullet (*a detail and elevation of the fence requested to separate the pedestrian paths just north of the main entry is required*).

Amend Condition A.2.9 by deleting "*and style*".

Amend Condition A.2.12. to read as follows by deleting "*and that no changes are proposed*":

Amend Condition A.2.12. to read as follows by deleting "*and that no changes are proposed*":

confirmation that the fire truck/loading/garbage access from Quebec Street are equivalent to existing;



GUIDING PRINCIPLES
FOR AN
OUTDOOR SCIENCE PARK PROPOSAL
AT SCIENCE WORLD

April 2007

Guiding Principles for an Outdoor Science Park Proposal at Science World

Introduction and Background

Science World, one of Vancouver's major cultural institutions, is located on City of Vancouver (CoV) land in a Provincially-owned building (former Expo '86 facility). The City of Vancouver leases the land to the Province of British Columbia who sub-leases it to Science World (together with the building). The term of the lease and sub-lease is for 50 years through to 2037.

As part of the False Creek mix of parks and amenities, Science World has proposed an expansion to their existing operations consisting of a 30,000 sq ft (approx) science park with outdoor exhibits focused on the theme of sustainability (tying into the South East False Creek development theme).

This science park would be an enclosed space for which patrons would pay an entrance fee as part of their Science World visit. Within this enclosed (but unroofed) space would be a small kiosk building housing ticketing functions. A second aspect to the proposed development is a series of free exhibits positioned along exterior portions of the enclosed area, accessible to the general public using the seawall and park amenities.

This proposal endeavours to add a further dimension to the Science World experience and addresses, for Science World, some operational issues including space limitations for new exhibits, ticketing and queuing of patrons, signage and site ID for visiting patrons, and ongoing potential conflicts with pedestrians, cyclists and others using the surrounding park and access routes.

To assist Science World in understanding the City of Vancouver's goals, planning policies and procedures, a staff team made up of members from Planning, Office of Cultural Affairs, Parks and Engineering Departments met with Science World staff and consultants to review "guiding principles" for the outdoor exhibit proposal. The following areas were discussed and the guiding principles have been documented within this paper:

- Decking
- Pedestrian & Bikeway Paths
- Transportation & Parking
- Drop-off, Loading & Queuing
- Interface with Park and Waterfront
- Built Form & Architectural Treatment
- Community 'Fit'

In looking at the Science World proposal (which was presented as an early preliminary concept only), CoV and Science World staff sought to clarify key principles for Science World in moving forward with a development proposal.

CoV staff also looked at this proposal as an opportunity to address some key issues in the area, namely:

- Reducing conflict between site users including pedestrians, cyclists, vehicles, and Science World visitors;
- Improving the aesthetic interface between Science World, park space, and the Seaside walkways/bikeways;
- Generating a more positive experience of the public realm in this area for all users;
- Enhancing connectivity between access routes, the Science World site and surrounding areas.

This document provides guidance for further work and has been approved by senior staff in the City Manager's Office, Engineering, Planning, Office of Cultural Affairs, Park Board, and Planning. However, it should be noted that a development proposal by Science World for an outdoor science park will be subject to CoV processes, laws, and by-laws and City Council and Park Board approval. The CoV reserves the right to adjust or change the guiding principles.

GUIDING PRINCIPLES

Decking

The decking in the area shaded in grey in the diagram below was built for Expo '86. The Type A and Type B decking was designed as a temporary structure with an estimated 20 year life. Ongoing inspections have shown that the deck piles are in reasonable condition but the pile caps and decking are poor.

The CoV undertakes capital repairs on a 3-year cycle. Engineering reviewed the decking in 2003 and received Council's approval for maintenance in critical areas, but not for substantive improvements/reinforcement nor replacement of existing structure. Target for completion of this approved critical maintenance is 2008. The timing for full replacement of the deck is unscheduled. A comprehensive program to replace the decking is being examined and will be reported to Council in the next few months.

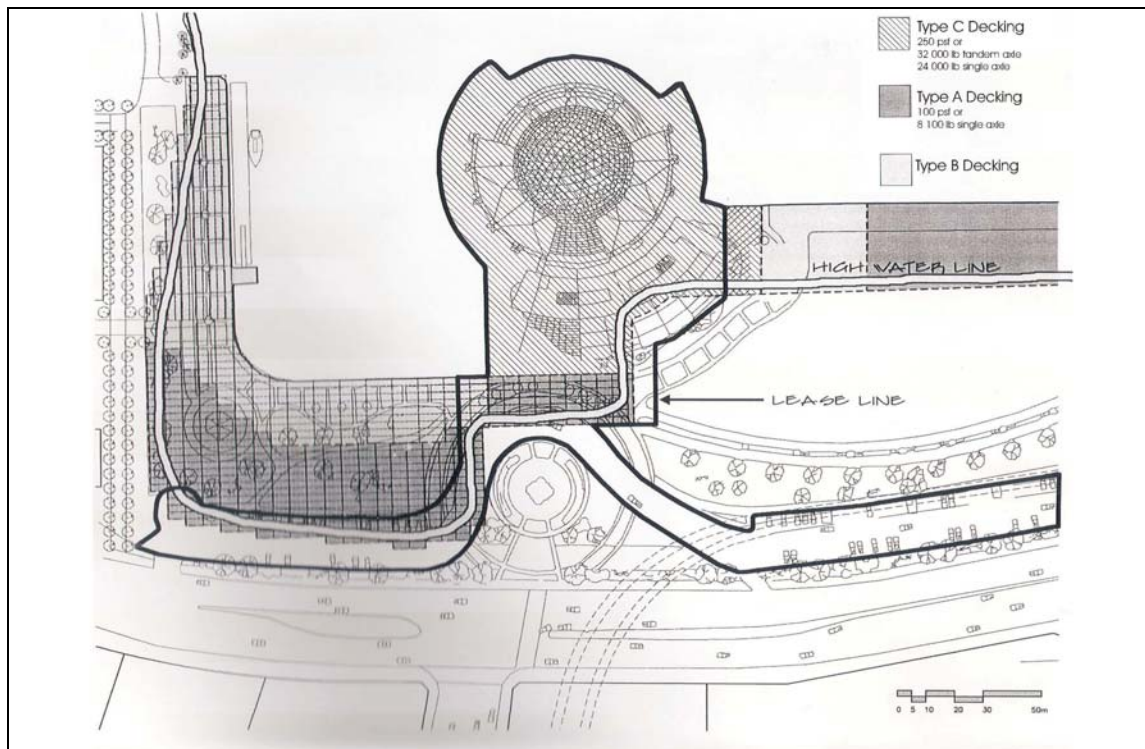


Figure 1: Extent and Type of Decking

1. Science World (SW) must retain a structural engineer during the planning stages to assist in understanding the state of the deck in areas they are interested in utilizing.
2. SW should program on terra firma to avoid decking issues and must not attempt any reconfiguration of decking (i.e. major changes to shoreline). Reconfiguration would require a full environmental review, possibly building and seismic code upgrading, and input from Department of Fisheries and Oceans (maintenance/spot repairs may not require the same intervention).
3. Any decking upgrades/repairs required to facilitate the use of the decking for SW purposes (exhibits, transportation of exhibits) would be at the sole cost and responsibility of SW. In addition, SW (as initiator of the new development) would become responsible for any future required maintenance, repairs, or upgrades for decking within expanded lease/licence area (SW is currently responsible for maintenance and repairs of all decking within its existing lease area).
4. Any exhibitions located on the decking (external to the SW lease area) must be portable and easily moved in order that access to decking is not impeded in the future (CoV will require full ongoing access to the deck areas for maintenance, repairs/rehab). Should CoV at sometime in the future choose to upgrade the decking, SW must be prepared to remove the temporary (free area exhibits) in order that repairs may be undertaken.

Pedestrian and Bikeway Paths

The COV staff are prepared to consider the realignment of the Seaside walkway/bikeway route from its current location to allow for the creation of an outdoor science park of some limited scale, but also to achieve a better arrangement for pedestrians, cyclists, and SW visitors and vehicles. CoV goals in realigning paths will be to reduce existing conflicts in the area between the various user groups; to improve the public realm; and to enhance connectivity of access routes to SW and other areas. Within this scoping process, a final conclusion on the City's preferred realigned route design was not resolved. The Engineering Department is undertaking additional preliminary work to determine the routing in order to inform future stages of SW's proposal for an outdoor science park. A draft of this work will be completed in May 2007.

The following principles outline SW's obligations in terms of providing permanent and temporary improvements should the outdoor science park proposal advance. Note that pathways (including temporary connections) must not exceed a maximum grade of 5%.

5. SW will be responsible for constructing new permanent pathways within and adjacent to the new lease area for the proposed outdoor science park. SW will be required to use the SEFC standards for realigned pathways (4.5m wheeled user pathway, 1.5m buffer, 4.5m pedestrian pathway; continuous pedestrian access along the water; continuous cycle and in-line skating along or as close to water as possible). Materials and any required lighting improvements must be high quality and sustainable, and must be consistent with the SEFC Public Realm Plan. Surfaces will need to be appropriate for all types of users, including in-line skaters, strollers, and those with mobility aids. Pathway design must be to the satisfaction of the General Manager of Engineering Services.
6. Direct and prominent connections between the SW entrance and the Main Street Skytrain Station, as well as the future streetcar station, must be maintained.
7. SW will also be responsible for constructing any temporary pathways that might be needed to connect permanent pathways (see: #5) to City pathways as may be disrupted due to the SW project. Materials and construction quality shall be similar to that which exists on current City pathways and will be to the satisfaction of the General Manager of Engineering Services.

Transportation and Parking

The development of an outdoor exhibition area with the theme of sustainability, should include ways to encourage access to SW via walking, biking, ferry and public transit. Strategies to do this are typically outlined in a Transportation Demand Management Plan.

SW's parking lot currently contains 183 stalls with an additional 100 (daytime) + 70 (additional evening) secured through a covenant at VanCity/Citygate. However, the spaces at VanCity/Citygate are not currently accessible. Additionally, SW also heavily relies on another approximately 100 spaces on the largely unimproved Translink site, adjoining to the south of SW, plus other available parking in the surrounding area both on and off-street. Recognizing that some existing on-site capacity may be lost due to the proposed redevelopment and that

the Translink site parking space will not be available in the medium to long term, SW parking will need to be secured for the long-term.

8. SW will be required, at future application stages, to provide a Transportation Demand Management (TDM) plan, including a parking management plan. CoV Engineering can help SW to develop a Scope of Work for the TDM.
9. No parking other than disability parking will be permitted in the immediate vicinity of, or service lanes near, SW.
10. The parking management plan (see: #8) will help inform the final requirement for the number of parking spaces on-site and the role of on-street parking. However, it is noted that the original intention for SW to provide 350-365 off-street parking spaces will need to be fulfilled. This includes making the parking spaces at VanCity/Citygate accessible to SW (CoV Engineering will consult with relevant City departments to determine what assistance the City can provide to secure the VanCity/CityGate spaces upon submission of a Parking Mngt Plan by SW) and securing other off-site parking arrangements determined by City Engineering Services to be necessary.

Drop-off, Loading and Queuing

11. School/tour bus drop-off, services and loading will need to be accommodated in a functional way that minimizes crossing conflicts with the revised Seaside walkway/bikeway route. Bus facility improvements and an acceptable Bus Management Plan must be provided as part of the proposal.
12. Conflicts of existing and future loading and garbage requirements, particularly for the restaurant, must be satisfactorily resolved. Signage must be provided for bus drop off areas, loading, and garbage pick-up, etc.
13. A fire access route must be maintained at all times. SW's designers will need to retain a code engineer during planning stages to interpret fire regulations and to communicate with the Fire Department.

Interface with Park and Waterfront

14. Free outdoor exhibits, which must be portable and movable, should be integrated along the south and north park areas to animate the Seaside route and improve the interface between SW and the park.
15. The outdoor exhibition proposal must minimize the visibility of, or sensitively integrate, "back-side functions" (i.e. dumpsters, loading) facing parks and the Seaside walkway/bikeway. (One idea might be to create a "combined" pedestrian/service/loading mews on the north side of the outdoor exhibit area connecting to the Seaside walkway/bikeway, possibly incorporating free exhibits).
16. Entry to the ticketed outdoor exhibition area must anticipate queuing and be sited so as to avoid conflicts with pedestrian/cyclist movements and/or adjacent park function. (One idea might be to locate the entry and queuing on the south side, which

is a more flexible location compared to the north side where the park is more heavily programmed).

17. The urban design principles embedded in the existing Creekside Park (e.g. curve of pedestrian/bike path vis a vis the curve of the Skytrain guideway) must be respected as much as is possible. Any proposed changes of park landscape must respect the community amenities. (Please consult the Draft Creekside Park concept design prepared by Park Board).
18. A Landscape Plan will be required as part of the future approval process.

Built Form and Architectural Treatment

19. The enclosed outdoor science park area must as small as possible to minimize disruption to park space, public waterfront, and keep the pedestrian and bike pathways continuous.
20. The Terminal Street axis must be considered in siting the enclosure, signage, and any structure, and the opportunity to provide identity and prominence to the facility should be optimized.
21. The enclosure design around the ticketed outdoor exhibit area must be interesting and aesthetically pleasing with the use of high quality sustainable materials. The enclosure must have transparency, allowing a visitor or passer by on the Seaside route to see in, although they may not 'see everything'. A solid wall with display windows will not be accepted. A visual connection between the north and south parks should be maintained.
22. The enclosure must be high enough to ensure security, but not higher than necessary.
23. The character of the proposed enclosure, including materials chosen for fencing and building structure for the ticket gate area should compliment the character of the Science World building.
24. Any building structure for the ticket gate area must be minimized in size to be unobtrusive and be limited to 1 storey height (including all roof-top appurtenances or signage).

Community 'Fit'

25. The operation of the outdoor science park must not be so loud as to disturb park visitors and the residents of surrounding residential areas (e.g. Citygate/SEFC). At future proposal stages, SW will need to present information on hours of operation, noise criteria and performance.
26. Similarly, the lighting treatment of the outdoor exhibition area must be sensitive to the park and residential context. Details on lighting treatment will be required at future stages of the proposal.

27. Crime Prevention Through Environmental Design principles must be incorporated in further detailing of the proposal (i.e. minimize backwater areas and alcoves, consider improved parking security). See: Designing Safer Urban Environments Information Bulletin #3, City of Vancouver
<http://vancouver.ca/commsvcs/planning/infobul3.htm>

It is also suggested that the outdoor science park consider using principles of universal design to ensure access for people of varying levels of mobility and sensory ability. See: The Centre for Universal Design website.
http://www.design.ncsu.edu/cud/about_ud/udprinciples.htm

Financial Responsibility

Although there may, in the future and subject to Council approval, be opportunity for the CoV to upgrade surrounding access routes by reprioritizing already planned and funded activities, the general understanding is that Science World, as the initiator of the development proposal, will be responsible for any and all costs directly and indirectly associated with their proposed expansion area (e.g. new lease area and required parking improvements) and for the permanent reconstruction of pathways and replacement of disrupted park landscape immediately adjacent to the new lease area including the treatment of the entry improvements off Quebec Street. Science World will also be responsible for construction of temporary pathways outside the immediate vicinity of Science World to connect to existing or planned City pathways.

MEMORANDUM OF UNDERSTANDING

This Agreement (the "Agreement") is made effective the 15th day of December, 2010 among A.S.T.C. Science World Society ("Science World") and Her Majesty the Queen in Right of the Province of British Columbia ("Province") and the City of Vancouver ("City").

Background:

- A. The Province and the City entered into a Lease (the "Lease"), made the 21st day of April, 1989, for certain lands and premises owned by the City, (the "Leased Premises"), as more particularly described in the Lease, for a term of fifty (50) years;
- B. Science World occupies and is in possession of the Leased Premises as the subtenant of the Province;
- C. Science World made a development permit application (DP Application Number DE413866) to the City to upgrade the interior and exterior of the existing facility and make certain new improvements to the Leased Premises which was approved by the City in its regulatory capacity;
- D. Science World has made a further and separate development permit application (DP Application Number DE414096) to the City to expand the Leased Premises for the purpose of constructing and operating an Outdoor Science Experience (the "OSE"). The City has not yet provided its approval in its regulatory capacity; and
- E. The Province is aware of and supports the development permit applications, referred in paragraph C & D above (the "Development Permits"), made by its subtenant, Science World.

Agreements:

In order for the City to further its consideration of DP Application Number DE414096, the parties hereby agree as follows:

- (a) that the Lease will be modified (the "Modified Lease") as follows:
 - (i) to adjust the area comprising the Leased Premises to include:
 - 1. the OSE area,
 - 2. the access areas,
 - 3. the encroachment area,
 - 4. the parking lots,

collectively known as the "Adjusted Area", and generally as illustrated on the sketch plan attached hereto as Schedule "A";

- (ii) to provide that the City may, upon providing the Province with not less than six (6) months prior written notice, modify the Adjusted Area to exclude any or all of, in whole or in part,
- the north parking lot,
 - the south parking lot, and/or
 - the access areas,
 - the encroachment area,
- however in no event will the City exclude the access or encroachment areas to the extent access is removed unless alternative access is provided, and to address the automobile parking requirement such that it will not be in conflict with the intent of this section, or the bylaw requirements of the City related to the provision of parking required for the use of the Leased Premises;
- (iii) to incorporate the provisions of the required Loading Management Plan, as identified by the City as a Development Permit DE414096 requirement;
- (iv) to provide that the City reserves unto itself the right to adjust the width of any and all paths, bikeways, and/or walkways within the Adjusted Area for the benefit of providing enhanced Public access;
- (v) to provide that the City reserves unto itself the right to make whatever connections and/or modifications to the decking it desires for the benefit of providing enhanced Public access;
- (vi) to incorporate the provisions of any Floodplain Covenant as identified by the City as a requirement for issuance of building permit related to Development Permit DE414096. If the registration of a separate Section 219 Covenant is required the Province and Science World will provide whatever concurrence may be required to effect proper registration and assume the responsibilities of the Floodplain Covenant through the lease;
- (vii) to include certain new provisions to reflect the requirements related to the issuance of the Development Permits and to address various items, including but not limited to:
1. the legal description of the Lands;
 2. the ALRT statutory right-of-way;
 3. the Sewer Outfall statutory right-of-way;
 4. the Utility statutory right-of-way;
 5. the Walkways;
- (viii) to maintain the access areas, including ensuring the structural capacity of any decking required for vehicles or loading, to the satisfaction of the City;
- (ix) to incorporate an encroachment area to address the use of road for access purposes, including the provision of specialty surface treatments as may be required by the City;

- (x) to incorporate a license area, which license area may be granted to an party that is not a party to this agreement, to accommodate an electric vehicle charging station and associated infrastructure.

- (b) Prior to the issuance of Development Permit DE414096, Science World, as Licensee, will enter into a Licence Agreement, drawn by the City (the "Licence"), with the City, as Licensor, for the purpose of permitting Science World's occupation and use of the OSE area during the construction period. The Licence will expire on the earlier of:
 - (i) execution of the Modified Lease; and
 - (ii) twelve (12) months from the effective date of the Licence.

- (c) The City will survey the Adjusted Area, following completion of the OSE by Science World, for inclusion in the Modified Lease as the "Leased Premises";

- (d) The parties will execute the Modified Lease, drawn by the City and as contemplated herein, as soon as reasonably possible but in any case no later than twelve (12) months from the effective date of the Licence;

- (e) Upon execution of the Modified Lease, the Province, as Sub-landlord, and Science World, as Sub-tenant, will enter into a Sublease agreement in respect of the Leased Premises.

The parties to this Agreement hereby agree to the foregoing terms and conditions.

Her Majesty the Queen in Right of the Province of British Columbia

Authorized Signatory

Date

A.S.T.C. Science World Society

Authorized Signatory

Date

City of Vancouver

Authorized Signatory

Date

