



P7

ADMINISTRATIVE REPORT

Report Date: January 10, 2011
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Meeting Date: January 18, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Amendments to the False Creek North Official Development Plan

RECOMMENDATION

THAT the Director of Planning be instructed to make application to amend the False Creek North Official Development Plan, By-law No. 6650 generally as presented in Appendices A, B and C and that this application be referred to Public Hearing, together with draft by-law amendments and the recommendation of the Director of Planning to approve;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the amending by-laws, generally in accordance with Appendices A, B and C for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing and notes that the proposed amendments will incorporate Council approved policy with respect to the future development of Northeast False Creek and will accommodate the development aspirations of both Concord and PavCo while ensuring that the public interest objective of delivering 1.8 million sq. ft. of job space in Northeast False Creek remains achievable.

COUNCIL POLICY

False Creek North Official Development Plan (1990) - Established the development allowances, land uses and public benefit requirements for False Creek North.

False Creek North Official Development Plan Amendments (2008) - Established permitted land uses and densities for Area 10, the BC Place Stadium site.

Northeast False Creek: Directions for the Future (2009) - Provided a high level policy framework for land use, open space, density, infrastructure, public amenities and benefits and affordable housing.

Ecodensity Charter and Initial Actions

Greenest City Action Team - Quick Start Implementation Plan (2009) - Sets out a host of actions with a focus on Jobs and Economy, Greener Communities and Human Health

PURPOSE AND SUMMARY

This report is provided in conjunction with three related rezoning reports on the topic of future development in Northeast False Creek (NEFC). The reports are inter-related and have been produced in consideration of the overall objectives and outcomes in NEFC and adjacent neighbourhoods. Together, the reports make a series of recommendations that will allow for the development aspirations of Concord and PavCo and will ensure that the overall job space target of 1.8 million sq.ft. for NEFC, identified in the NEFC Directions remains achievable. The reports are summarized as follows:

1. FCN ODP Amendments - The report recommends amendments to the False Creek North Official Development Plan (FCN ODP) that specify new requirements for district energy, local jobs and procurement, event noise mitigation and thermal comfort. These requirements will apply to all of the undeveloped sites in Northeast False Creek which are subject to the recently approved Council policy, Northeast False Creek: Directions for the Future (the "NEFC Directions"). The report discusses a number of amendments related to site specific rezoning applications and provides a rationale for the recommendation to accept sites outside of the FCN ODP boundary for future affordable housing as part of the community amenity offering for Area 5b West.
2. Area 10: Hotel/Entertainment/Casino Complex Rezoning - The report assesses an application to rezone a portion of Area 10 (west side of the stadium) to permit the development of a mixed-use entertainment complex including two hotels, a casino, restaurants, a theatre and a cabaret. The report explicitly discusses the proposed relocation and expansion of the Edgewater Casino. No amendments to the FCN ODP are required in conjunction with this rezoning. The report also discusses the linkages between the Hotel/Entertainment/ Casino Complex and the Concord 5b East site.
3. Concord Area 5b East Rezoning - The report assesses an application to rezone Area 5b East to permit a primarily residential development. The rezoning requires concurrent amendments to the FCN ODP to transfer residential floor space from Area 10 (BC Place Stadium Site) to Area 5b East.
4. Concord Area 5b West Rezoning - The report assesses an application to rezone Area 5b West to permit a primarily residential development. The rezoning requires concurrent amendments to the FCN ODP to transfer commercial floor space from Area 6c and convert it to residential floor space.

BACKGROUND

1. False Creek North Official Development Plan Amendments for Area 10 (BC Place Stadium site) and Upgrade Commitment Agreement

The False Creek North Official Development Plan (FCN ODP) governs development of land contained within the FCN ODP area.

In the fall of 2008, Council approved amendments of the FCN ODP setting out the permitted land uses and densities for Area 10 (BC Place Stadium site). The 2008 amendments to the FCN ODP allow for:

- rezoning of sites within Area 10 to permit up to a maximum of 130,060 m² (1.4 million sq.ft.) of new floor area;
- provision of a minimum of 65,000 m² (700,000 sq.ft.) of non-residential floor area (job space);and
- consideration of a maximum of 65,000 m² (700,000 sq.ft.) of residential floor area.

At the time of the enactment of these amendments, BC Pavilion Corporation (“PavCo”) entered into the ‘Upgrade Commitment Agreement’ (UCA) with the City. The purpose of the UCA is to clarify expectations and commitments, on the part of the City and PavCo, regarding public benefits, servicing, timing and related matters with respect to the future development of Area 10 (BC Place Stadium site). A summary of the major components of the UCA is included as Appendix D.

2. Northeast False Creek: Directions for the Future

In 2009, Council approved Northeast False Creek: Directions for the Future (NEFC Directions) as policy to guide the future development of lands in NEFC that are governed by the FCN ODP and which remain to be developed. A key aspect of the NEFC Directions is the achievement of 167,225 m² (1.8 million sq.ft.) of non-residential floor area or “job space”. This target reflects the Metro Core Study’s direction that NEFC assist in making up the shortfall of commercial capacity in the downtown. The NEFC Directions also support consideration of up to 371,612 m² (4 million sq.ft.) of residential floor area, the provision of new public open space and identify an array of public benefits and amenities to be delivered through future rezoning applications in NEFC.

DISCUSSION

A number of amendments to the False Creek North ODP are recommended as follows:

The first group of amendments apply to all undeveloped sites within NEFC that are governed by the FCN ODP. These amendments are proposed in response to specific Council advice at the time of the consideration of the NEFC Directions and further work that has been done over the past year. Staff are recommending the general amendments at this time in order to incorporate new policy with respect to the future development of Northeast False Creek.

The second group of amendments are site specific (see figure 1) and are required to permit the proposed rezoning of the eastern portion of Area 5b (Area 5b East) owned by One West Holdings Ltd. (“Concord”). These amendments also involve Area 10 (the B.C. Place Stadium Site) owned by PavCo.

The third group of amendments are site specific and are required to permit the proposed rezoning of the western portion of Area 5b (Area 5b West). These amendments involve Areas 5b and Area 6c both owned by Concord.

1. FCN ODP Amendments - Applicable to All Undeveloped Sites in NEFC

The FCN ODP sets out the pattern of land uses, densities, public amenities and infrastructure requirements in False Creek North.

When Council considered the NEFC Directions in 2009, a number of topics were identified as clear priorities or expectations that would apply in NEFC as part of future development including district energy, local procurement and jobs and event noise mitigation. Further work has now been completed on these topics as part of the NEFC "Bridging" Work Program and the staff recommendations have been shared with the five land owners in NEFC including Concord Pacific, PavCo, Aquilini Developments, Canadian Metropolitan Properties and Central Heat Distribution and with the NEFC Joint Working Group which meets monthly to discuss on-going work and proposals in NEFC (includes major land owners, area residents and representatives from business, recreation and cultural groups all at the same table.)

The recommended amendments to the FCN ODP that would be applicable to all undeveloped sites in NEFC (but not the remainder of the FCN ODP area) are described in general terms in Appendix A and are as follows:

1.1 District Energy - The NEFC Directions require that local energy planning assessments be completed for NEFC with a view to implementing a campus or district energy system to reduce carbon dependency. A screening level assessment of the feasibility of a renewable district energy system in NEFC was completed in the spring of 2010 with involvement of the 5 major property owners in NEFC and BC Hydro. The results of this study showed that a renewable district energy system for NEFC is economically viable and would result in significant carbon reductions. District energy enables the cost-effective use of renewable energy technologies that otherwise could not be adaptable to an individual building. As district energy carbon reductions are dependent upon economies of scale, it is important that all buildings in the neighbourhood connect to the district system.

Further study completed late in 2010 confirms that a renewable district energy system for NEFC will produce significant environmental benefits compared to the business as usual¹ alternative - a 65% reduction of comparable GHG emissions. Key components of this approach are:

- Thermal energy is to be provided to the neighbourhood through a district energy system using a hot water distribution piping system;
- The City would establish a retail franchise² for thermal energy services for the neighbourhood, where the franchisee must meet performance requirements to ensure

¹ *Business as Usual* is the scenario where each building is equipped with its own individual natural gas boilers providing thermal energy to heat hot water and common areas, and electric resistance (baseboards) are used to heat residential suites.

² A *retail franchise* is the right granted by Vancouver City Council, pursuant to Section 153 of the Vancouver Charter, to supply thermal energy services within a defined service area, in accordance with terms and conditions to be set by the Council.

low carbon intensity of delivered heat (Note - The franchise could be held by a private utility and be subject to BC Utilities Commission oversight, or be held by the City);

- All new developments subject to rezoning in NEFC must connect to the energy system operated by the retail district energy franchise for all thermal energy required for space heating and domestic hot water.

Recognizing pending development activity in NEFC, the City is facilitating an approach to serve initial developments with thermal energy provided by a hot water distribution piping system. Staff are currently in discussions with Central Heat Distribution Ltd., an existing energy provider in the neighbourhood, regarding energy distribution that enables initial developments to be served on an interim basis with thermal energy in the form of *natural gas generated* steam, and does not compromise the eventual deployment of a renewable energy source for the neighbourhood. Staff will provide Council with regular information and updates regarding the progress of this work.

The NEFC Directions and the results of the two district energy feasibility studies strongly support the case for a future renewable district energy system in NEFC. To protect the feasibility of a future district energy system for the area, a requirement that all undeveloped sites in NEFC connect to a renewable district energy system needs to be incorporated into the FCN ODP.

During discussions on this topic with the NEFC Joint Working Group (residents and developers as well as other stakeholders) some concerns were raised with respect to higher rates that consumers may pay if the City requires connection to a district energy system. The goal for district energy is not to provide the cheapest energy option, but rather to achieve greenhouse gas reductions with a system that is cost competitive to what residents would pay if a district energy system did not exist (business as usual¹). If the planned district energy system in NEFC is privately owned the rates will be determined by the British Columbia Utilities Commission and will be governed by provincial regulatory criteria. If the future system is owned by the City, a business case for the system will need to demonstrate an acceptable rate structure to prove feasibility. The working assumption is that user rates will be in the range of business as usual. This may mean that rates are marginally higher or lower than business as usual in the long term.

1.2 Inner-City Local Employment and Procurement Agreements -

Council asked staff to propose amendments to the False Creek North ODP to include a requirement for local procurement and employment similar to the obligations imposed on the developer of the Olympic Village. Staff have reviewed the targets achieved through the Community Benefits Agreements in the Olympic Village and have met with the NEFC developers to discuss the scope of this requirement which will include provisions to ensure local hiring and that a portion of the construction materials are purchased locally. The expectations of the anticipated agreements have been communicated to the NEFC owners.

This report proposes that those requirements now be formalized through amendments to the FCN ODP. Each land owner in NEFC will be required to enter into an "Inner City Local Employment and Procurement Agreement" with the City, the terms of which must be appropriate for the proposed development and approved by Council as part of each sub-area rezoning.

1.3 Event Noise Mitigation and Thermal Comfort

Council recently approved a series of measures to address the impact of event noise on new residential developments in NEFC including the establishment of performance criteria for acceptable levels of dBC noise for new residential buildings that will be impacted by event noise.

The proposed amendments will require each rezoning application proposing residential use to provide a detailed acoustic and thermal comfort study as part of the rezoning submission and will specify the performance criteria target of between 40 to 50 dBC for the interior noise level within dwelling units. It is anticipated that Council will make a case by case decision on the acceptability of noise mitigation and thermal comfort measures proposed for each project at the time of each sub-area rezoning.

2. FCN ODP Amendments Required to Rezone Area 5b East

The FCN ODP includes a sub-area identified as Area 5b. Area 5b has 7,587 m² (81,667 sq.ft) of commercial floor space and no residential floor space. The proposed amendments will divide Area 5b into two new sub-areas, Area 5b East and Area 5b West as shown on Figure 1.



Figure 1 - False Creek North ODP sub-areas (including proposed division of Area 5b)

The NEFC Directions identify Area 5b East (owned by Concord) as a site to contribute a significant amount of job space (25,548 m² / 275,000 sq.ft.). The FCN ODP allows up to a maximum of 65,000 m² (700,000 sq.ft.) of residential floor space and a minimum of 65,000 m² (700,000 sq.ft.) of non-residential floor space on Area 10 (owned by PavCo) (table 1).

Concord and PavCo in partnership, are proposing to transfer residential floor space from Area 10 to Area 5b East and increase the minimum amount of non-residential floor space to be provided on Area 10 which aligns with PavCo's commercial development aspirations. This proposal will reduce the overall development potential on Area 10 through a number of FCN ODP Amendments described in general terms in Appendix B and summarized as follows:

- Transfer 28,170 m² (303,209 sq.ft) of residential floor space from Area 10 to Area 5b East;
- Increase the minimum non-residential floor space amount for Area 10 from 65,000 m² (700,000 sq.ft.) to 101,891 m² (1,096,745 sq.ft.);
- Eliminate future residential development on Area 10; and
- Adjust the amount of affordable housing units to be provided within False Creek North (See Section 4 Affordable Housing for further context).

The amendments will accommodate the development aspirations of both Concord and PavCo, allowing Concord to proceed with rezoning of Area 5b East, and thereby secure the timely dedication of the Smithe Street extension which provides a link to the seawall and facilitates the construction of the proposed hotel/entertainment/casino complex.

The financial evaluation of the transfer of residential floor space from the Area 10 to Area 5b East is premised on the City's agreement that the transfer does not trigger community amenity contributions (except for the increase in value between leasehold and freehold). The proposition that CACs are not anticipated in this case reflects the terms of the Upgrade Agreement with PavCo wherein the stadium upgrade was considered a significant community amenity and consequently the City would not seek any further community amenity contributions (including affordable housing) beyond the stadium upgrade itself. Accordingly, the rezoning of Area 5b East does not include any affordable housing and requires an amendment to the FCN ODP to adjust the target for affordable housing from 12.94% of units to 12.53% of units. The difference between leasehold value (on Area 10) and freehold value for the residential floor area has translated into a CAC offering of \$6 million cash (see RTS 08848). Staff will report back to Council prior to the Public Hearing with a recommended allocation for the CAC.

The proposed amendments will continue to support policy goals to achieve job space in NEFC. In addition, the elimination of any future residential development potential on Area 10 will reduce the projected population of NEFC from 7200 people to 6500 and improve the balance between the number of people living in the area and the provision of public open space and other amenities. The reallocation of residential floor space and job space between Area 10 and Area 5b East is favourable from the perspective of optimally locating various land uses as more job space will be built in close proximity to the stadium and residential development will be further away from the stadium.

Table 1: Existing ODP Allowances, NEFC Advice and Recommended Amendments (000 sq.ft.)

Sub Area	Owner	Current ODP Allowances		NEFC Directions Land Use Advice		Recommended ODP Allowances	
		Non-Res	Res	Non-Res	Res	Non-Res	Res
10	PavCo	Min 700	Max 700	Min 700	Max 700	Min 930	0
5b East	Concord	82*	0	275	0	45	303
Total:		782	700	975	700	975	303

* Amount reflects current commercial floor space on Area 5b.

3. FCN ODP Amendments Required to Rezone of Area 5b West

As discussed above, Area 5b (owned by Concord) of the FCN ODP is proposed to be divided into Area 5b West and Area 5b East

The NEFC Directions recommend a total residential development potential of 143,071 m² (1,540,000 sq.ft.) on all of the Concord lands within NEFC, with the maximum amount of residential on each site to be determined at the rezoning stage. The NEFC Directions anticipate a principally residential development on Area 5b West.

Concord currently has no FCN ODP residential floor space allowance on any of their remaining sites in NEFC. Area 6c (also owned by Concord) has a current FCN ODP allowance of 74,050 m² (797,081 sq.ft.) of commercial floor space.

To permit the rezoning of Area 5b West and development as a market residential project, amendments to the FCN ODP are proposed. The proposed amendments to the FCN ODP are described in general terms in Appendix C and are summarized as follows:

- Convert 1,493 m² (16,073 sq.ft) of commercial floor space on Area 5b West to residential floor space;
- Transfer and convert 35,430 m² (381,362 sq.ft.) of commercial floor space from Area 6c to residential floor space on Area 5b West;
- Adjust language to clearly enable the provision of some affordable housing units beyond the FCN boundary area and commensurately adjust the affordable housing targets to be achieved within the ODP boundary area; and

The transfer of commercial floor space from Area 6c to Area 5b West will leave a balance of 38,621 m² (415,638 sq.ft.) of non-residential floor space on Area 6c. The remaining amount of non-residential floor space will exceed the minimum amount to be provided on Area 6c in accordance with the land use advice of the NEFC Directions and will allow for the achievement of job space targets. The proposed rezoning of Area 5b West to permit two residential towers is in agreement with the conclusions of the NEFC Directions. The density and massing of the proposed residential towers is also in agreement with the density explorations completed as part of the work on the Northeast False Creek High Level Review which anticipated two residential towers of approximately 18,580 m² (200,000 sq.ft.) each on a commercial podium

4. Public Benefits - Affordable Housing

The public benefits offering associated with the rezoning of Area 5b West includes the transfer of two sites on Hastings Street (58 West Hastings and 117 East Hastings) to the City for the purposes of providing future affordable housing sites. This aspect of the public benefits offering represents a change from the current policy which seeks to secure affordable housing sites within the affected ODP area.

In 1988, Council adopted a policy requiring that 20% of the housing units in new neighbourhoods be developed for Non-Market Housing (20% Policy). The purpose of the policy was to ensure that low and modest-income households, especially families with children, could live in the new neighbourhoods. The City secured Options to Purchase the Affordable Housing sites in the new neighbourhoods at a greatly reduced price with the intent of making

the sites available for development under Federal and Provincial affordable housing programs.

The FCN ODP was adopted in 1990 and set aside 15 development sites with the capacity to create 20% of units in the ODP area as affordable housing. Through the course of implementing the FCN ODP through CD-1 rezonings of the Concord Pacific Place neighbourhoods, five sites have been developed creating 436 units (of which 302 are family units). Two additional sites are currently under development through the City/Province Social and Supportive Housing Partnership at 525 Abbott Street and 1050 Expo Boulevard. In addition to these sites, six sites in Concord Pacific Place remain under the City's option to purchase with a current zoned capacity of approximately 650 units.

In 1993, the Federal Government ceased funding for new social housing. At that time the City amended its 20% policy to allow for the conversion of an Affordable Housing site to Market Housing in return for a payment-in-lieu. In FCN, two "affordable sites" have been converted to market sites through the payment-in-lieu option. In both cases, the cash payment was used to exercise the option to purchase other designated affordable housing sites within the neighbourhood. For example, the payment-in-lieu the City received in 2006 for allowing the conversion of 651 Expo Boulevard to market housing will be used to exercise the option to purchase 1050 Expo Boulevard to develop supportive housing. The result of these conversions over time has been a reduction in the proportion of affordable housing units in the FCN ODP area from an original requirement of 20% to a revised requirement of 12.94%.

Although the City has an inventory of sites on which it can exercise its options to purchase, it has, over the last decade, been unable to attract partners to fund the construction component for anticipated housing projects serving families and seniors in FCN. In addition, financial resources are necessary to exercise the purchase options on these sites, effectively creating yet another barrier to advancing the affordable housing agenda in an expeditious manner.

The rezoning of Area 5b West includes a public benefit offering for affordable housing. The public benefit offering from Concord includes the transfer of two sites on Hastings Street (58 West Hastings and 117 East Hastings) to the City for future affordable housing. This public benefit will absorb approximately \$13 million of the \$19 million in community amenity contributions earmarked for affordable housing in the NEFC area.

Staff recommend acceptance of this offer for the following reasons:

- 5b West is a relatively small site and it would be difficult to provide a separate development site for affordable housing. The only option for the delivery of affordable housing on this site would likely be through an airspace parcel within the market condominium development. As there are currently no senior government programs available to fund the development of this airspace parcel in a timely and coordinated way, this option is not feasible.
- The two sites on Hastings Street are high quality development sites located in close proximity to NEFC. The site at 58 West Hastings represents a particularly good opportunity with previous development permit reports indicating that the site could accommodate approximately 160 housing units.
- Area 5b West is in close proximity to three existing sites designated for affordable housing, so the mixed community goals of the 20% policy is well served.
- As the Hastings Street sites are essentially ready for development, they provide the City with more flexibility and creative opportunity to achieve affordable housing in a more

timely manner in a context where senior government funding is uncertain. They could be developed immediately as 100% affordable housing if senior government funding is available. If senior government funding is not forthcoming, they could be developed through public-private-partnerships using the value generated by including some amount of market housing to achieve affordable housing through a mixed-income development.

- Alternate models for the delivery of new affordable housing are better enabled by having immediate access to sites solely owned and controlled by the City. The ability to construct new housing in creative ways will assist in addressing Council's priority to eliminate street homelessness by increasing the inventory available to accommodate populations in need.

This rezoning represents the first time that the City has considered a public benefit offering of affordable housing sites outside an ODP area to which the 20% policy applies. This consideration represents an innovative application of the policy in response to specific circumstances (i.e. rezoning sites too small for on-site, affordable housing, uncertain senior government funding to develop airspace parcels, high quality affordable housing sites provided very near to the ODP area). Acceptance of these sites outside the ODP boundary area should not be considered a change in policy approach in general. Future rezonings in NEFC will be expected to address the required contribution to affordable housing in the FCN area to the greatest extent that can be achieved within the context of the approved NEFC Public Benefits Proposal and in the context of a challenging and complex land ownership situation.

Approval of the 5b West rezoning as a market only development and the acceptance of affordable housing sites outside the FCN ODP area, requires changes to the language in the FCN ODP that describes alternate arrangements that can be considered with respect to the provision of affordable housing and will require an adjustment to the amount of affordable housing to be provided in the FCN ODP boundary area from 12.53% to 11.89%. (See discussion on 5b East in Section 2 for the adjustment attributable to that rezoning).

In addition, the public benefits offering associated with Area 5b West does not include any market rental units and will mean that other development sites will need to designate more than 10% of the units for market rental in order to achieve the objective identified in the NEFC Directions to "designate a minimum of 10% of the total number of units in NEFC for market rental housing."

FINANCIAL IMPLICATIONS

Land Use and Density - The site specific FCN ODP amendments are being considered concurrently with the rezoning applications. The financial implications of the proposed land use and density changes are discussed in detail in each of the associated rezoning reports.

District Energy - While advancing a renewable district energy system for Northeast False Creek has been proposed in earlier reports and is described in this report, nothing in this report obligates the City to invest in a system.

ENVIRONMENTAL IMPLICATIONS

The amendment to the FCN ODP conveying the expectation that Northeast False Creek will have a future low carbon district energy system and requiring developments in NEFC to connect to a future district energy system will enhance environmental sustainability.

The site specific amendments support a mixed use with both jobs and housing together providing a complete community, limiting car dependency and improving the feasibility of district energy.

SOCIAL IMPLICATIONS

The amendment to the FCN ODP requiring all rezoning applicants in NEFC to provide an Inner-City Local Employment and Procurement agreement will improve social sustainability.

CONCLUSION

The proposed amendments establish as new policy the additional requirements for future development in the area with respect to district energy, noise mitigation and local hiring and procurement. The site specific amendments for concurrent rezoning applications reflect the policy directions and public interest objectives outlined in the Northeast False Creek Directions for the Future. The amendments reflect a pragmatic and innovative approach to policy in response to a challenging and complex context.

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**DRAFT AMENDMENTS
FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN
(Applicable to all undeveloped sites in NEFC)**

Note: An amending By-law will be prepared to insert new text, generally as described below, subject to change and refinement by staff prior to posting for the public hearing:

Section 4 Sustainability in Northeast False Creek

Applicability

4.1 This section applies to all lands in Areas 5b East, 5b West, 6B, 6C, 7A, 10 and 11 which are not developed as of January 1, 2011.

Sustainability

4.2 The following environmental and economic initiatives are to contribute to a sustainable community in Northeast False Creek, applying green technologies to address energy use, acoustic performance criteria to address occupant health and well-being and creating opportunities for local economic activity and jobs to support social development.

Energy

4.3 Efficient use of energy is to be a key planning consideration for the development of the community and will include implementation of a low greenhouse gas district energy system to which all future developments must connect.

Noise Mitigation

4.4 Applications for new developments must incorporate acoustic performance criteria to mitigate the impact of event noise on residential developments and must include detailed acoustic and thermal comfort studies which, at minimum, meet Council's acoustic performance target of 40 to 50 dBC for noise levels within dwelling units.

Local procurement and job opportunities

4.5 Development is to provide a host of local business and job opportunities, and applications for new developments must include an "Inner City Local Employment and Procurement" agreement to support local hiring and local purchase of construction materials."

DRAFT AMENDMENTS
FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN
(To be considered Concurrent with 5b East Rezoning)

Note: An amending By-law will be prepared to insert new text and amend figures, generally as described below, subject to change and refinement by staff prior to posting for the public hearing:

Area 10

1. Text changes to reduce the overall floor space permissible on Area 10 from 130,060 m² (1.4 million sq.ft.) to 101,891 m² (1,096,745 sq.ft.)
2. Text changes to increase the minimum amount of non-residential floor space on Area 10 from 65,000 m² (700,000 sq.ft.) to 86,400 m² (930,000 sq.ft.) and the maximum amount of non-residential floor space from 78,000 m² (839,585 sq.ft.) to 101,891 m² (1,096,745 sq.ft.)
3. Text changes to eliminate residential use on Area 10.

Area 5b

4. Figure 11 is amended to divide Area 5b into Area 5b East and 5b West.
5. Text Changes to describe Land Use in 5b East to include 4,235 m² (45,586 sq.ft.) of non-residential floor space and 28,169 m² (303,209 sq.ft) of residential floor space.
6. Figure 3 is amended to reflect the change on 5b East from "office" to "mixed use" and removal of "retail/service mandatory" on Area 10.
7. Text changes (Section 3.3) to decrease the % of affordable housing units in FCN from 12.94% to 12.53%;
8. Figure 4 is amended to add the 5b East residential allowance of 28,169 m² (303,209 sq.ft) of market residential floor space and decrease the % of affordable units in FCN.
9. Figure 5 is amended to reduce the overall non-residential allowance on 5b from 7,587 m² (81,667 sq.ft.) to 3352 m² (45,586 sq.ft) and clarify that this allowance resides on 5b West.
10. Figure 12c (maximum tower heights) is amended to regulate maximum tower heights on Area 10 and Area 5b East.

DRAFT AMENDMENTS
FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN
(To be considered concurrently with 5b West rezoning)

Note: An amending By-law will be prepared to amend several figures, generally as described below, subject to change and refinement by staff prior to posting for the public hearing:

1. Text changes, including Figure 5, to reduce the amount of non-residential floor space on Area 6c from 74,050 m² (797,081 sq.ft.) to 38,621 m² (415,719 sq.ft.)
2. Text changes to describe land use for Area 5b West to include 36,923 m² (397,435 sq.ft.) of residential floor space and 1,859 m² (20,008 sq.ft.) of non-residential floor space.
3. Figure 4 (Residential Units and Floor Area) is amended to add the 5b West residential allowance of 36,923 m² (397,435 sq ft.) of market residential floor area and decrease the % of affordable units in FCN.
4. Text changes (Section 3.3) that describe alternate arrangements that can be considered with respect to the provision of affordable housing and reduce the % of designated affordable housing units to be provided within the FCN ODP boundary area from 12.53% to 11.89%.
5. Figure 9A (Movement (Vehicular)) is amended to show Smithe Street between Pacific Boulevard and Expo Boulevard terminating in a cul-de-sac south of Expo Boulevard.
6. Figure 9B (Movement (Pedestrian)) is amended to show additional pedestrian walkways.
7. Figure 9C (Movement (Bicycle)) is amended to show additional "bike paths".
8. Figure 12A (Illustrative Plan) is amended to replace the illustrative form of development for Area 5b West, which shows all the density be massed in a building comprised of two towers connected by bridges on a 2 and 5 storey podium with an urban square at the Nelson -Pacific corner of the site
9. Figure 12C (Maximum Tower Heights (number of storeys)) is amended to add tower heights in the existing illustrative form of development for Area 5b West, of 28 and 30 storeys

Outline of Major Components of the “Upgrade Commitment Agreement” with PavCo *

1. “Upgrade” is defined and includes proposed major rehabilitation work to B.C. Place including a new roof.
2. Reference to the proposed Upgrade amounting to a significant community amenity.
3. Agreement includes that it will not fetter Council’s discretion, regarding consideration of False Creek North Official Development Plan (FCN ODP), rezonings and other related decisions within the City’s jurisdiction.
4. Condition that the Agreement will terminate if the FCN ODP amendments are not enacted within a specific timeframe (this condition was met).
5. PavCo agrees to complete the Upgrade by December 31, 2012.
6. PavCo, or their successors, to be responsible for the costs of servicing of B.C. Place, together with adjacent sites within Area 10 (B.C. Place site).
7. In light of item (2) above, no DCLs or CACs would be applicable to new development in Area 10.
8. Arrangements related to the securing and construction of the Smithe St. Extension.
9. Arrangements related to the securing of grants, rights of way and transfers to the City of various required areas, passage route(s) through the site, street car route setbacks and encroachments.
10. Other terms and conditions as required by the City Manager in consultation with Engineering and Legal Services.

The purpose of the UCA is to clarify expectations and commitments, on the part of the City and PavCo, regarding public benefits, servicing, timing and related matters with respect to the future development of Area 10 (BC Place Stadium site).

*** Note: this is an outline summary - please refer to the full “Upgrade Commitment Agreement” document for details of provisions.**