
MEMORANDUM

February 28, 2011

TO: Mayor Robertson and Councillors

COPY TO: S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director of Corporate Communications
W. Stewart Assistant Director, Corporate Communications
D. McLellan, General Manager of Community Services
B. Prosken, Acting Director of Social Development
B. Toderian, Director of Planning
F. Connell, Director of Legal Services
P. Judd, General Manager of Engineering Services

FROM: P. Ballem, City Manager

SUBJECT: Timing of applications - North East False Creek: Concord and Pavco

At the close of Public Hearing on February 24, 2011, Council passed the following motion:

FURTHER THAT Council postpone decision on Items 3, 4, 5 until Council has a recommendation on how to proceed on the timing related to the items 3, 4, 5, and 6, and obtain further advice from staff at the next Council meeting (Tuesday March 1).

This memo provides staff's advice on how to proceed with the applications.

DISCUSSION

The matters under consideration are a very complicated series of interrelated decisions not typically seen by Council in the context of rezonings.

Item 3: ODP Amendments:

The ODP amendments provide the overarching framework for new policy directions in North East False Creek in the areas of; district heating, noise mitigation, thermal comfort, sustainability, and local procurement and job opportunities and for each development site particulars related to density allocations and public benefits. Council has now heard from all speakers and closed the public hearing on these issues.

Recommendation:

- Council consider the ODP Bylaw which deals with the overarching policy framework (Item 3) prior to consideration of any of the development sites.
- Council consider this matter is at its next regular meeting (March 15 2011) by which time the responses to outstanding questions of Council on related matters will be provided.

- The ODP Bylaw enabling the rezoning of Concord's area 5b West be discussed at the time of consideration of the 5BW rezoning (see below)

Item 4: 5BW

There is there is no policy or other consequential linkage with 5b East or Area 10. The Public Hearing for 5BW has been completed.

Recommendation:

- Consider 5BW rezoning along with the accompanying ODP bylaw amendment relevant to 5BW at the next regular meeting of Council (March 15, 2011).

Items 5&6: 5BE and Area 10 - Hotel /Entertainment and Casino complex:

Council has yet to hear speakers on the proposals for Area 10 and after analysis of the applications, staff conclude that Area 5b East (Concord) and Area 10 (PavCo) are strongly linked in terms of land use recommendations and achievement of policy objectives. The 5b East application is proposing residential development as a result of a transfer of residential density from the PavCo site. Should the PavCo application not be approved, this would very likely result in changes to the staff recommendations on the 5b East site based on the Northeast False Creek Directions objective to achieve 1.8 million square feet of job space. Also the business arrangements between the proponents on the two sites which enable the dedication and construction of the Smithe Street extension may be compromised if either proposal proceeds separately of the other.

Recommendation:

- Council structure the remaining deliberations and decisions in the following order:
 1. Area 10 - Hotel/entertainment/casino complex (Item 6)
 2. Official Development Plan Amendments which enable Area 5b East (Concord) and the associated 5BE rezoning bylaw (Item 5).



P. Ballem
City Manager

PB/DJM/BT