

Northeast False Creek Issues Report



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Planning and Environment Committee
October 6, 2011

Purpose of Issues Report

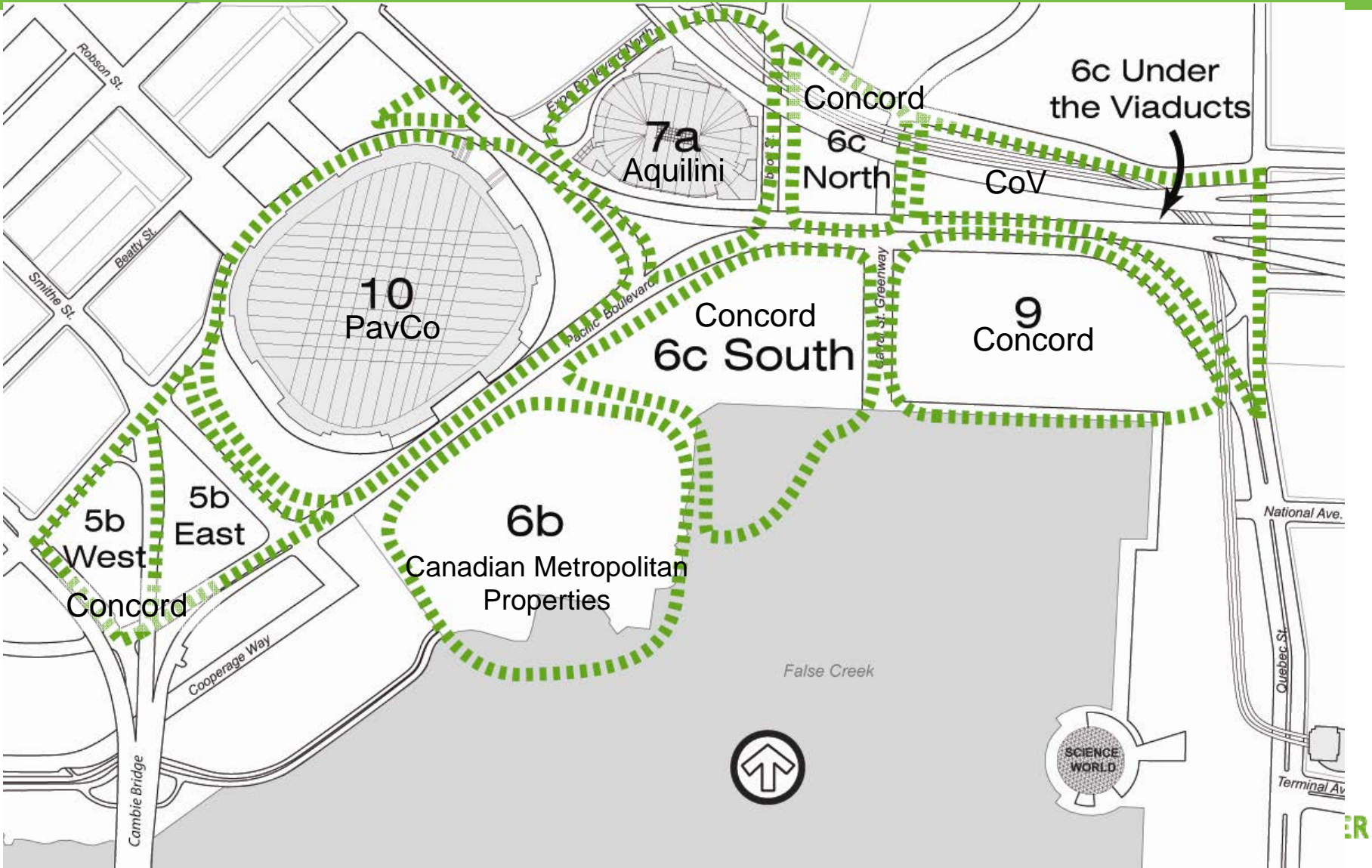
To seek Council *endorsement in principle* on issues needed to guide future development of NEFC:

- NEFC Public Realm Conceptual Diagram
- Reconfiguration of Creekside Park to safely manage soils and expedite park delivery, with further planning and consultation to come
- Changes to approved NEFC Public Benefits to consider a shared (Canucks/public) sports and recreation facility
- Demolition of Enterprise Hall to create opportunities for open space

NEFC ISSUES REPORT

1. Background and Context
2. Conceptual Diagram
3. Reconfiguration of Creekside Park
4. Public Benefits Amendments
5. Enterprise Hall

Context



Background & Work Program

2009 - *NEFC Directions for the Future*

- *Vision* - play/work/live , visually distinctive
- *Role* - city & regional focus of sports, entertainment and cultural events and facilities
- *Land Use* - mix, density, open space
- *Public Benefits and Amenities*

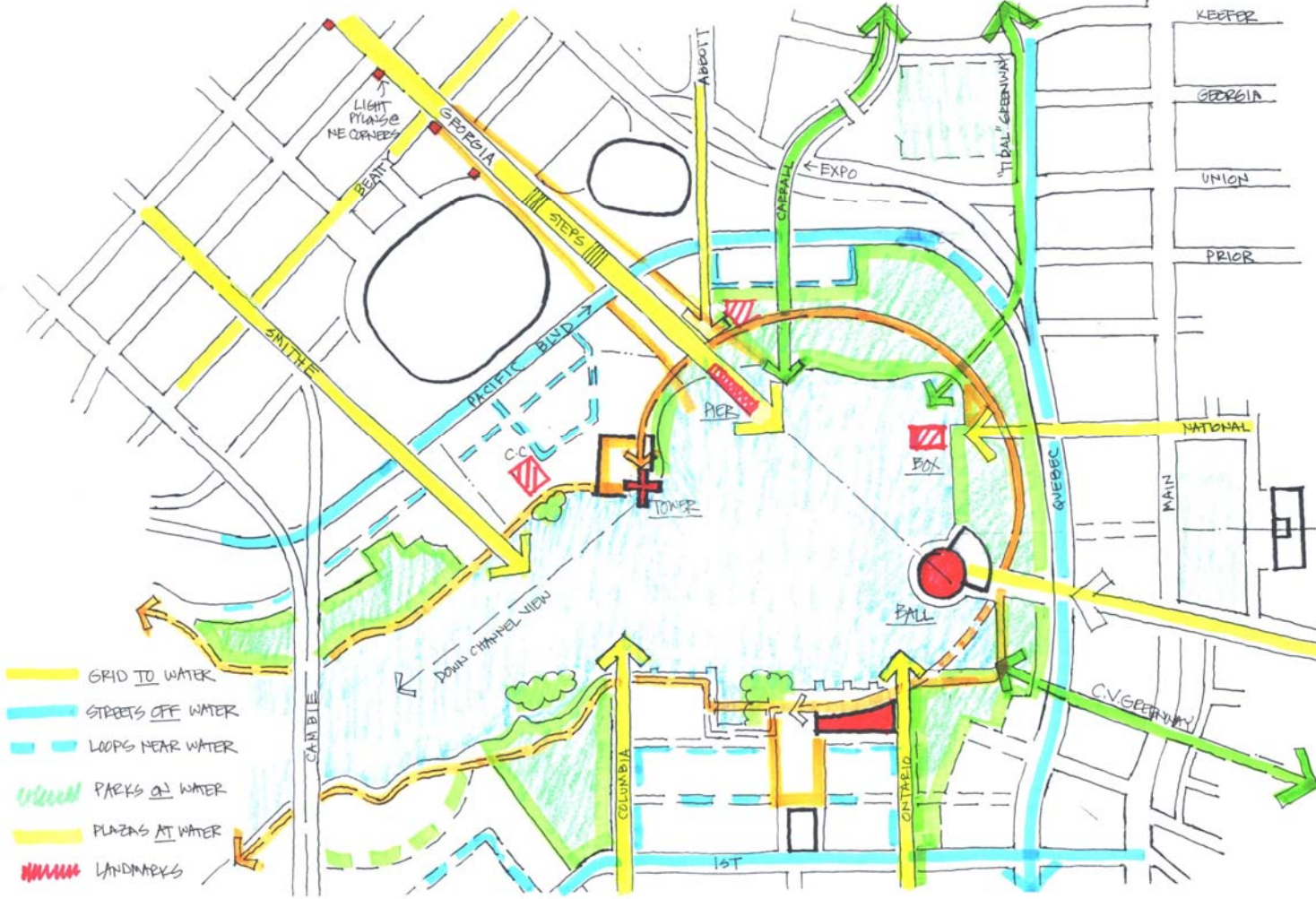
2010/2011- *Bridging Work*

- detailed applications, emerging ideas, proposals

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NEFC Public Realm Conceptual Diagram



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Creekside Park Extension

June 2009 - 1st of 2 reports on NEFC Directions

Council asked staff to explore options to expedite the delivery of Creekside park

Summer 2009 - Explored options including park reshaping to reduce movement of contaminated soils

September 2009 - Included Park reshaping at Open House - public concern about reduced usability

October 2009 - Park Board non-support of reshaping

November 2009 - Council endorsed NEFC Directions including:

"3.4.3 Consider future proposals involving the reshaping of the extension for Creekside Park and assess them on the basis of whether the resulting park is as good as or better than the current option . . ."

March 2011 - Council resolution on rezoning of Area 5b West:

" . . . that the rezoning application for 5b West be referred back to staff for further work with Concord on a public amenity package which will include a clear commitment within a reasonable time-frame for the development of the permanent 9 acre park . . .with a report back to Council with the revised plan as soon as is feasible."

Creekside Park Extension



Staff began a process (July to December 2010) that involved staff from planning and parks, and reps from Concord and the community.

A facilitator was engaged to help the group work together to develop and idea or option that is mutually beneficial.

Creekside Park Extension

Facilitated Public Process (2010)
Option - "*Warrants further consideration*"



Technical Meetings (2011)
Concord/Province/City



Reconfigured Park Creates Opportunity to:

- Facilitate efficient & safe soil management
- Expedite park delivery

Reconfiguration Option - *Endorsed in Principle*



Recommendation that staff embark on a more detailed design, soils management and park delivery plan that includes additional public consultation.

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Council-Approved Public Benefits (November 2009)

Market-Rental Housing (10% of units)
Non-Market Housing Sites
2 Child Care Centres
Georgia Street Pedestrian and Cycling Link
Heritage Density Purchases (10% of Res. Floor Area)
Civic Plaza with Performance & Event Enhancements
Contribution to Renewal of the Vancouver Aquatic Centre
Hard Surface Recreation Space Under the Viaducts
Family Place Out of School Care
Upgrades to Existing Parks
Pacific Blvd. Upgrades
Contribution to Vancouver Central Library

Note: Council asked that staff find a location for a future non-motorized boating centre in NEFC but did not allocate CAC funding.



NEFC Public Benefits Package - Update

- Strong Council desire to secure a future location for Non-Motorized boating centre in NEFC
- Most feasible location is on land or water near Creekside Park
- Staff will work with non-motorized boating community to determine program, scale and funding opportunities as part of overall park planning



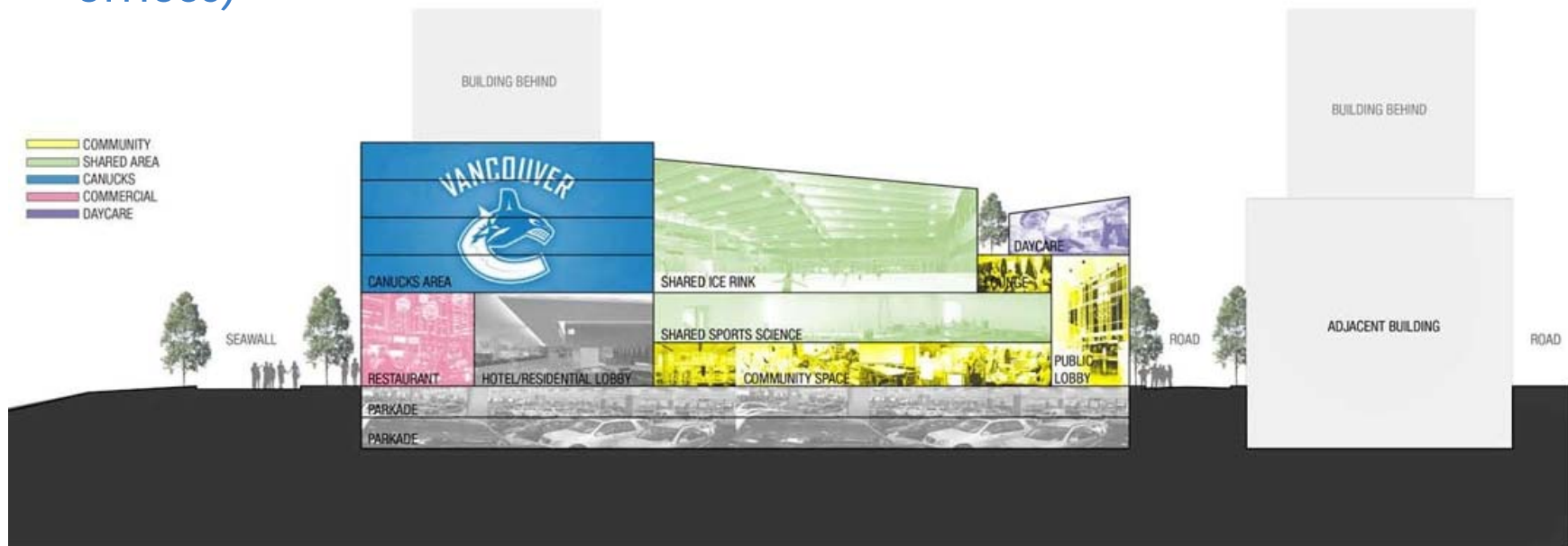
NEFC Public Benefits Package - Update

- NEFC Directions require 20% affordable and 10% guaranteed rental
- CMP site is one of the largest sites with greatest amount of design flexibility
- CMP would like to provide cash-in-lieu instead of a site for non-market housing
- Staff to secure a site for affordable housing as the primary housing objective



NEFC Public Benefits Package - Change

- CMP/Aquilini offering to construct a sports and recreation facility to be shared between the Canucks and public as a new CAC consideration
- Facility includes ice rink, indoor recreation space, childcare centre and private components (training centre, sports/med clinic, restaurant, offices)



NEFC Public Benefits Package - Change

Working assumptions for sports and recreation facility:

- Ice rink available to public during prime hours
- Recreation space available to the public 100% of time
- City to own air space parcel for public components
- Public spaces exempt from property tax and FSR
- Canucks/CMP to fund annual operating costs

Design details and operations, and the resultant valuation of the benefit to be addressed through rezoning and detailed business case analysis

Sports and Recreation Facility - Implications

Recommended offsets from the approved public benefits package:

Aquatic Centre Renewal (\$8.5M)

- Reduce by \$8.5M
- A priority for Park Board
- Fund through future Capital Plan pending Aquatic Review

After School Care (\$4M)

- Reduce by \$2M
- Objective partly met through recent investment at Dorothy Lam School

Guaranteed Market Rental Housing (\$31M)

- Reduce by \$10M
- Objective can be met through market rental across the city

Pedestrian and Cycling Link (\$15M)

- Potential cost savings to be explored through a review of overall costs

Civic Plaza (\$10M)

- Potential cost savings to be explored through phasing

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Open Space and Enterprise Hall

- Privately owned building/ leased to casino
- Part of Expo 86 “Legacy buildings”
- NEFC Directions - options to retain or demolish (VAG)
- Upgrades and renovation estimated at \$10M+, would require tradeoffs
- Prime Location for open space - best sun, views, waterfront
- Recommend demolition to meet open space objectives, noting other significant investments in heritage in eastern False Creek



Public Consultation

Public engagement on proposal for Area 6b included:

- **Discussions at NEFC Joint Working Group**
 - Support for Sports and recreation facility
 - Ensure provision of adequate open space
 - Some support for adjustments to public benefits
- **Open House - December 2010/June 2011**
 - General support for proposal
 - Interest in maximizing public amenities and open space
 - Some concerns about livability of residential around the stadiums

Staff Recommendations

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