

NEFC Policy Context Presentation

Public Hearing - July 10, 2012



Presentation Outline

Policies and Implementation

- False Creek North Official Development Plan (1990)
- NEFC: Directions for the Future Report (2009)
- Report Back on Event Noise (2010)
- FCN ODP Amendments (2011)

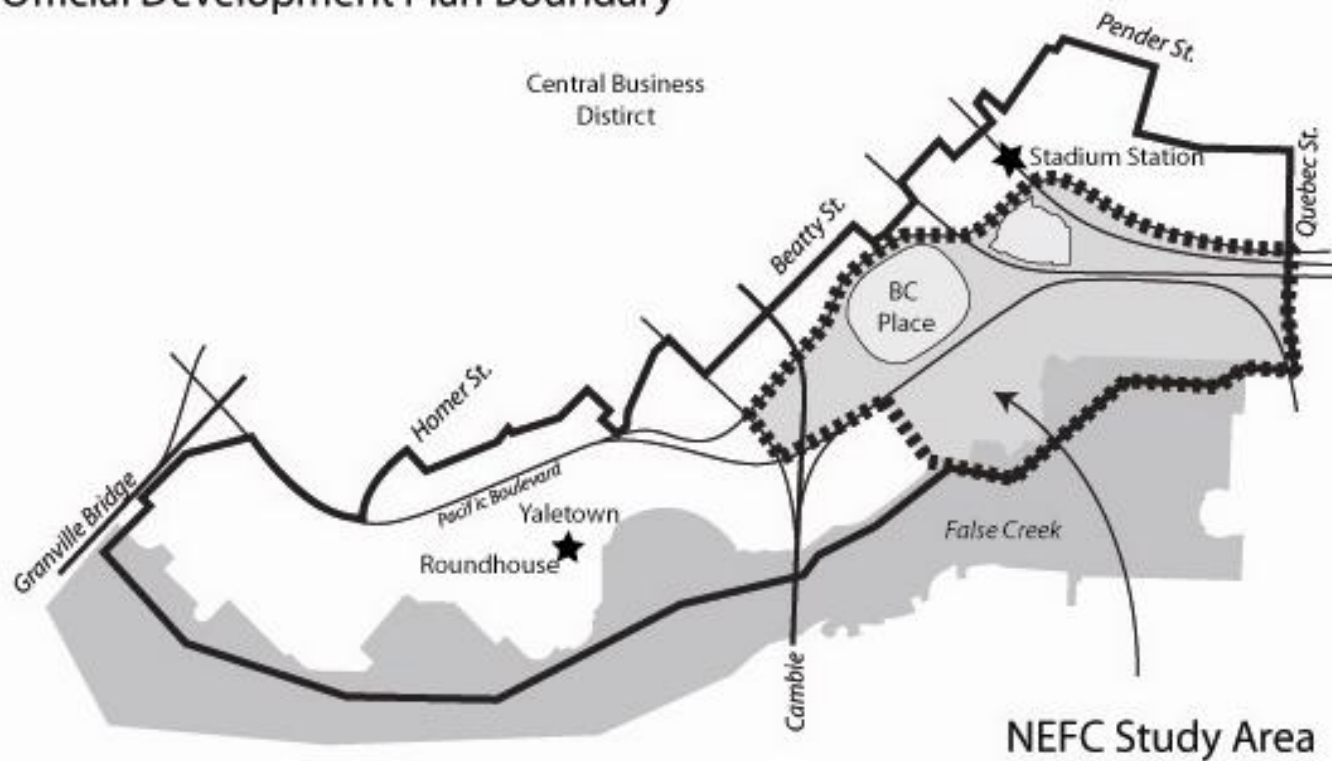
Council Decisions

- October 2011 - Issues Report
- Viaducts Study

Rezoning Update

False Creek North & NEFC

False Creek North Official Development Plan Boundary



NEFC Parcels and Land Ownership



1990 False Creek North *Official Development Plan*

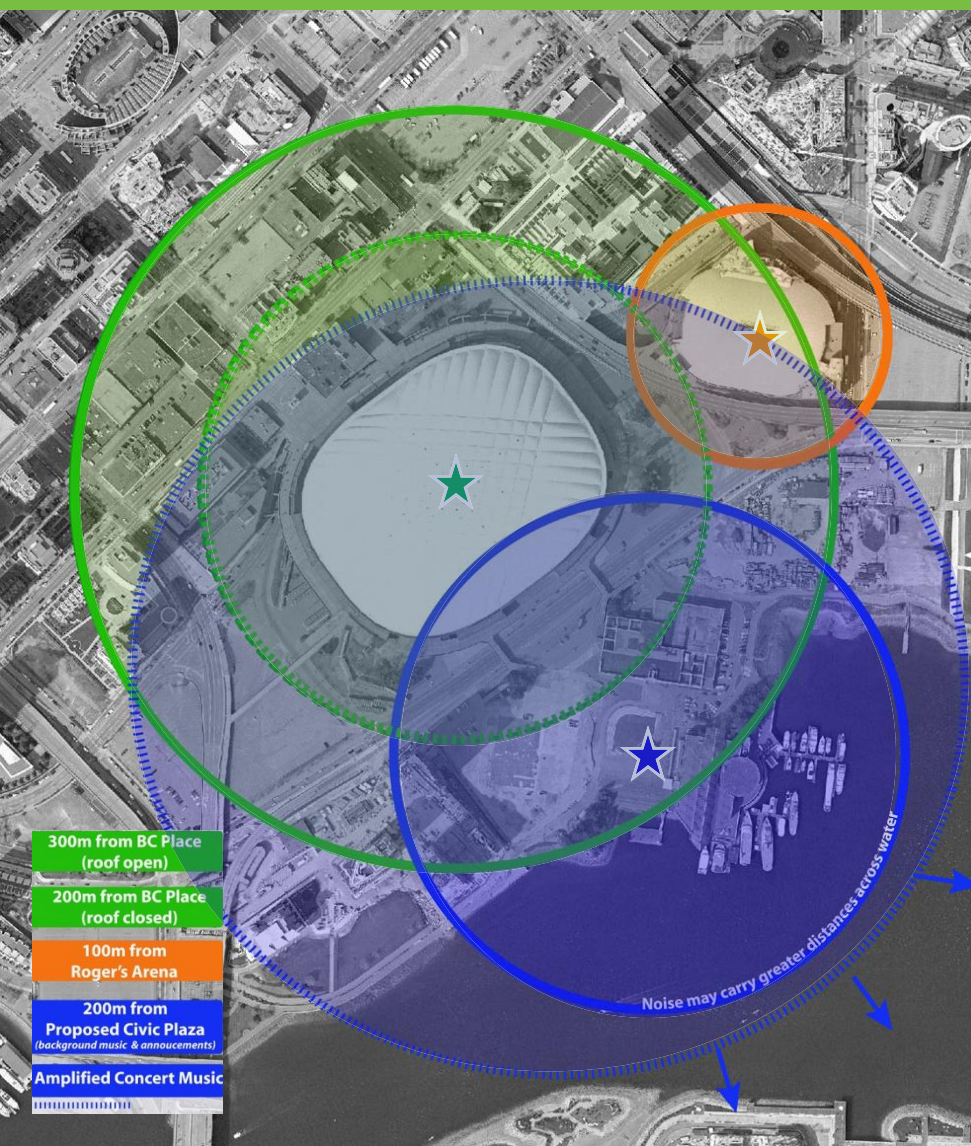
2009 Northeast False Creek: *Directions for the Future*

- 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 to be achieved through rezoning



Policies

Report Back on Event Noise 2010

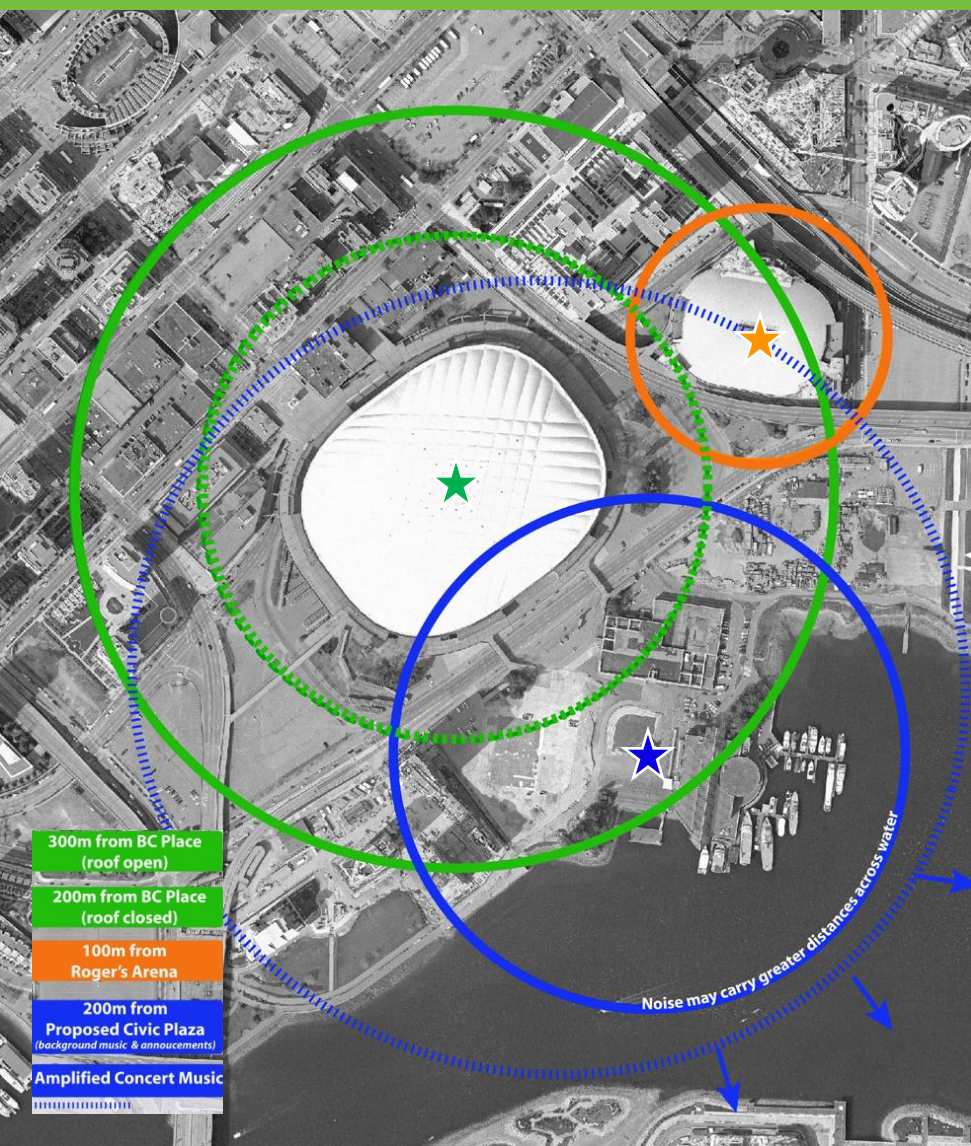


Challenge

- Challenge of adding 7000 new residents in close proximity to 3 significant event venues.
- 80 days/evenings where noise levels exceeding the Noise Control By-law limits
- Most significant health issues related to excessive exposure to community noise:
 - Sleep deprivation
 - Stress

Policies

Report Back on Event Noise 2010



Response

- Noise Control By-law Amendments:
 - NEFC is an Event Zone
 - Extend daytime limit of 70dBA from 10:00 pm until 11:00pm
- Set performance target of 40-50dBC inside units during events
- Noise Monitoring and Management Protocols

Policies - Implementation

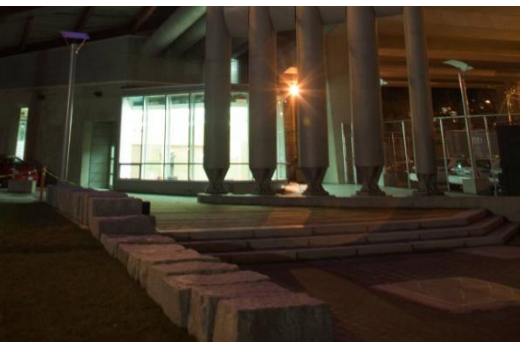
FCN ODP Amendments 2011

Advance Sustainability:

District Energy



Require all new developments to connect to the district energy system.



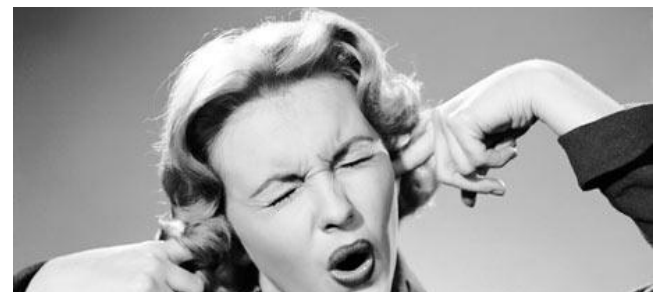
Inner City Local Employment and Procurement Agreements



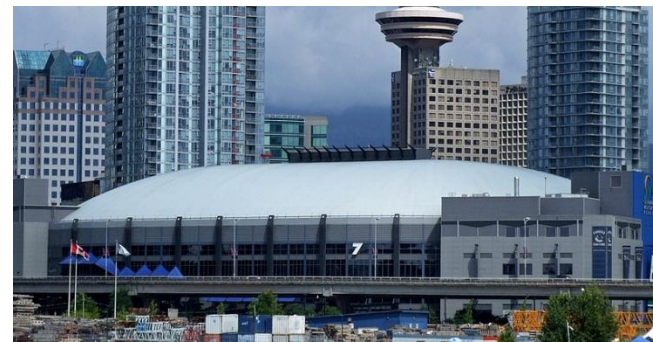
Each landowner/developer to be required to enter into an agreement with the City as part of each sub-area rezoning.



Event Noise Mitigation and Thermal Comfort

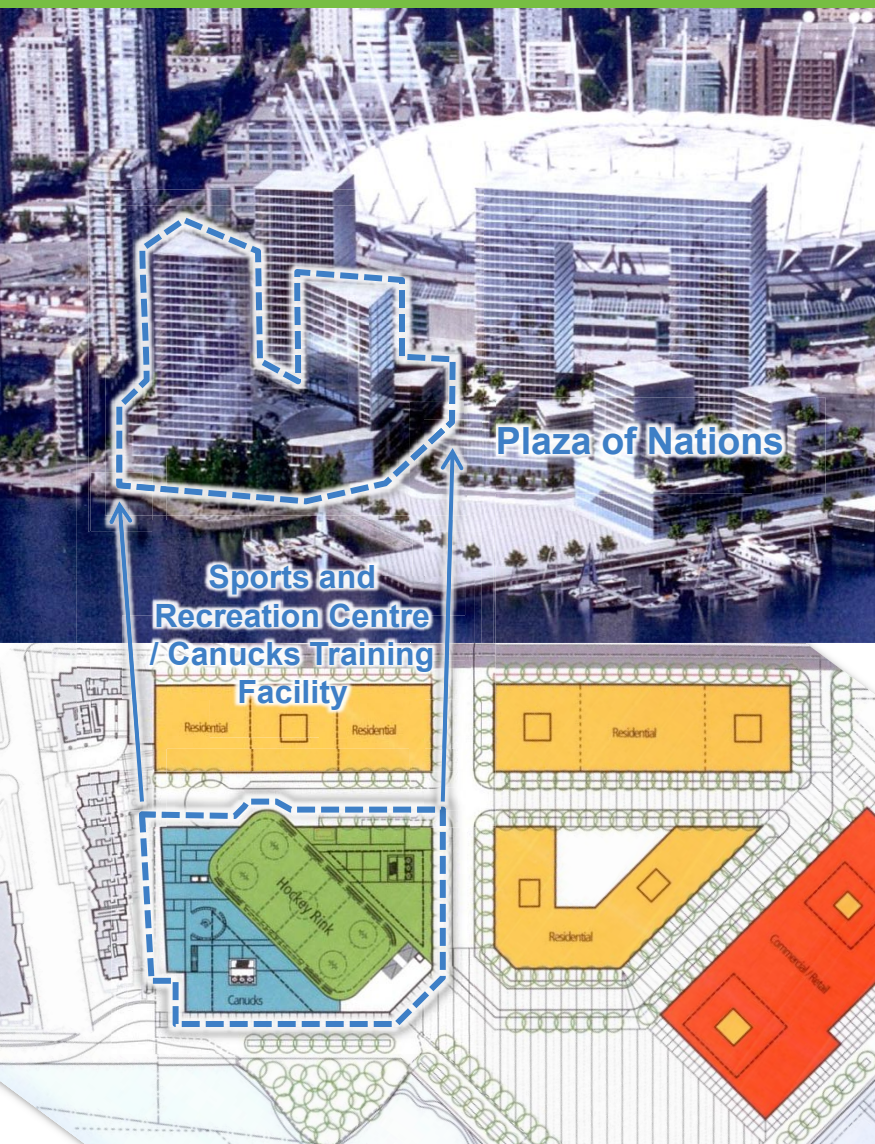


Require detailed acoustic and thermal comfort studies at the rezoning stage.



Council Decisions

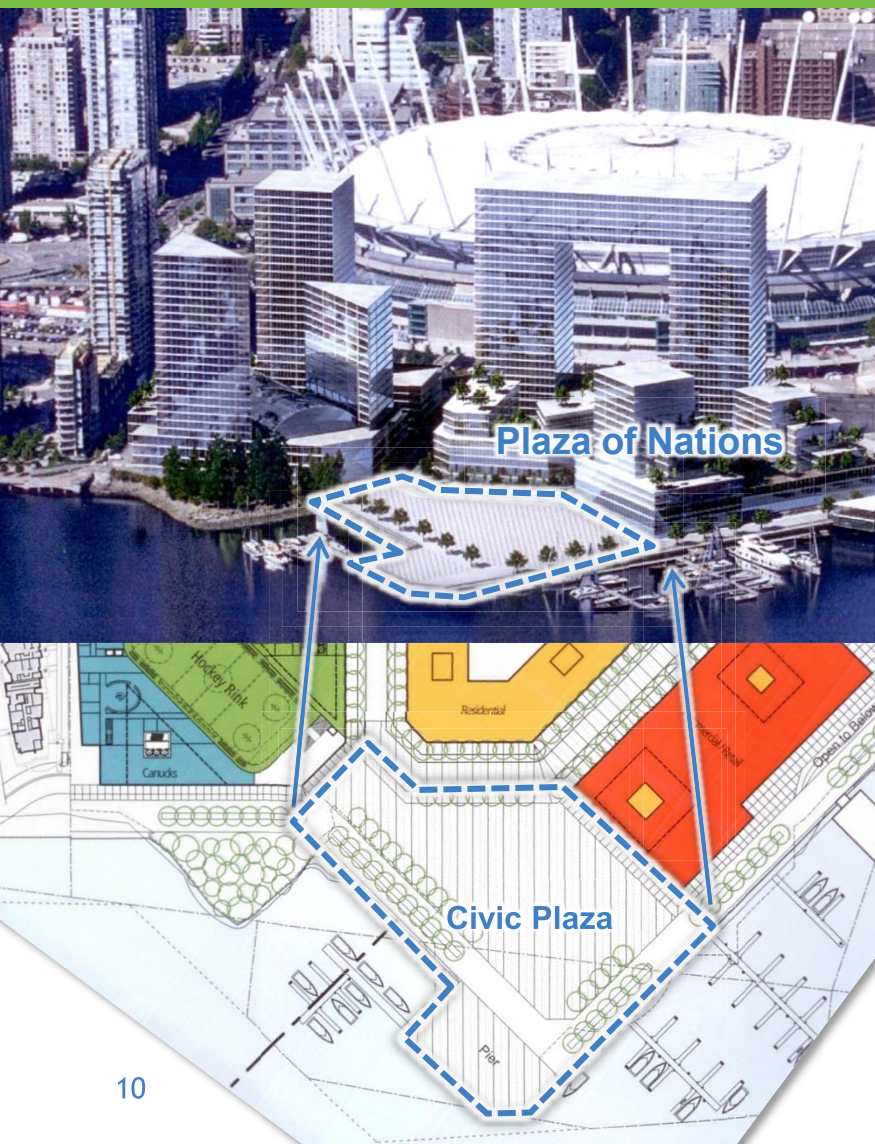
NEFC Issues Report 2011 - Sports Centre



- CMP/Aquilini offered 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
- Council endorsed in principle a change to public benefits package to include the sports and recreation centre.
- Report identified possible off-sets if necessary

Council Decisions

NEFC Issues Report 2011 - Civic Plaza



- NEFC Directions recommend a major civic plaza on the CMP site
- Location at the point is optimal - views, at the water, solar exposure
- Council *endorsed in principle* the demolition of Enterprise Hall
- Detailed noise modeling for performances underway to assess possible mitigation measures and determine feasibility
- Study outcomes will inform final decision on plaza program and design

Council Decisions

NEFC Issues Report 2011 - Non-Motorized Boating Centre



- Council desire to secure a future location for Non-Motorized boating centre in NEFC
- Council agreed in principle to alter the public benefits package to partly fund a future facility
- Staff are working with non-motorized boating community to develop a number of options in terms of scale, types of boating, location, and funding by the end of summer/early fall

Council Decisions

NEFC Issues Report 2011 - Creekside Park



- October 2012, Council endorsed in principle the reconfigured option
- A larger waterfront park could yield opportunities to keep some contaminated soils in place and/or increase contaminated soil storage capacity in the park and expedite delivery of the park

Future Council Decision

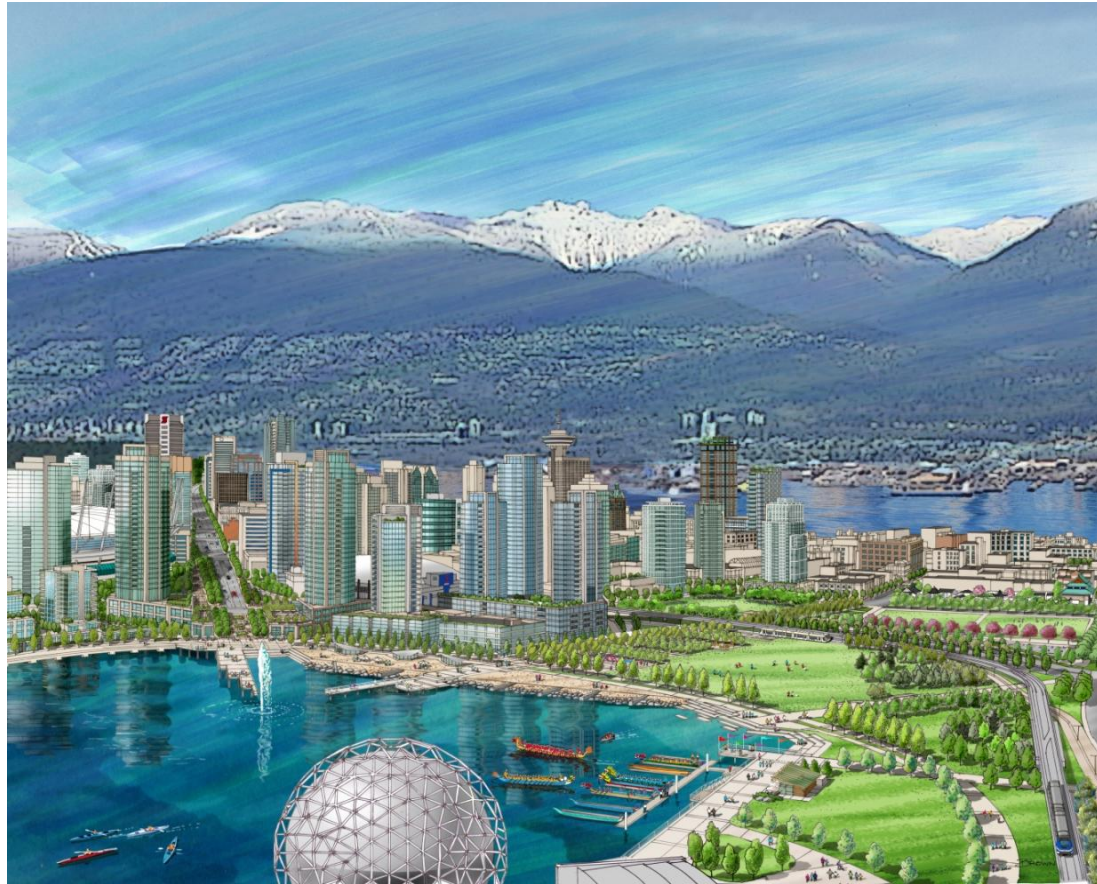
Viaducts Removal



- NEFC High Level Review allowed for viaducts retention or removal
- Concept plan illustrating opportunities created through viaducts removal
- Includes major changes to the at-grade road system not previously contemplated

Future Council Decision

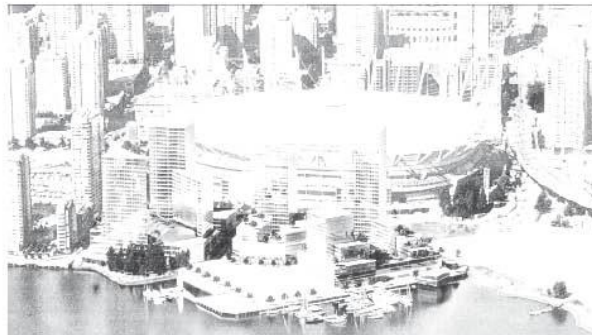
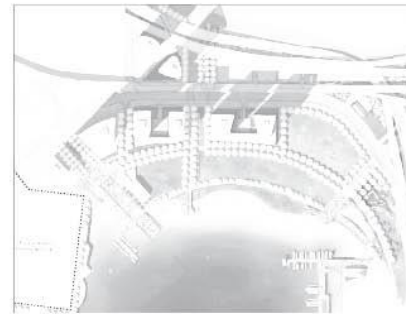
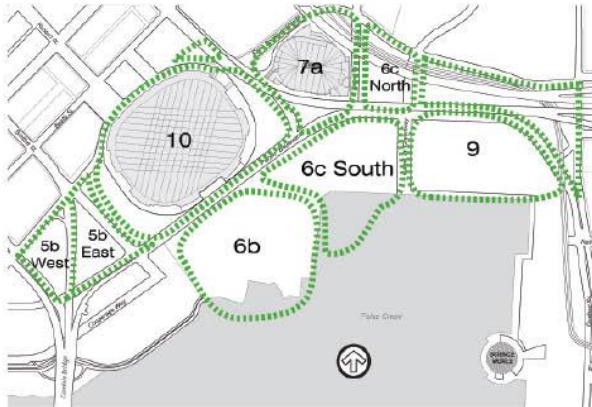
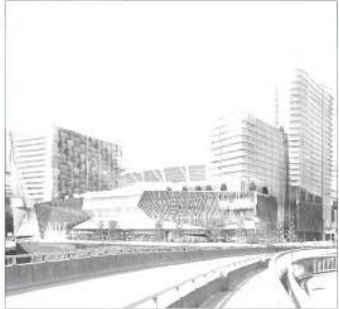
Viaducts Removal



- Full report on Viaducts study in July
- Viaducts removal presents a significant opportunity for positive change
- Better overall development option for NEFC landowners
- Working with land owners/developers to mitigate site specific impacts and future proof to allow for possible removal.

Council Decisions

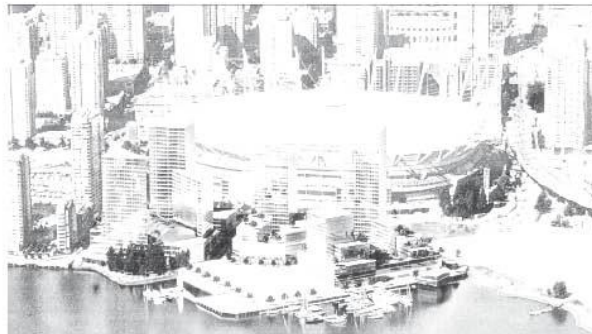
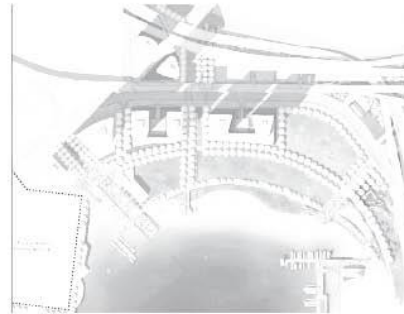
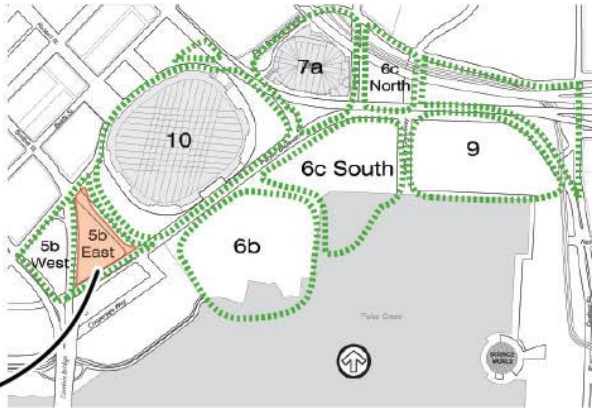
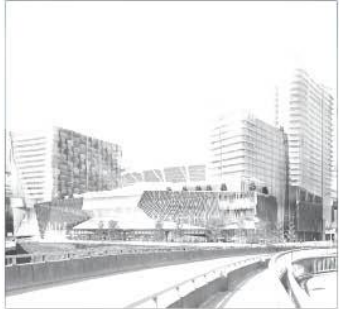
NEFC Rezoning Applications



Rezoning
Applications and
proposals are in
various stages of
review

Council Decisions

NEFC Rezoning Applications

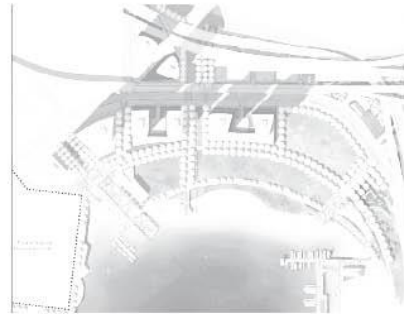
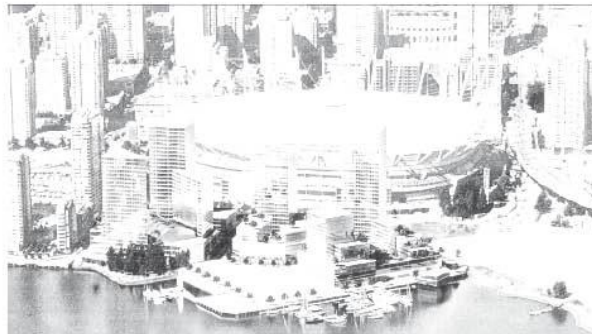
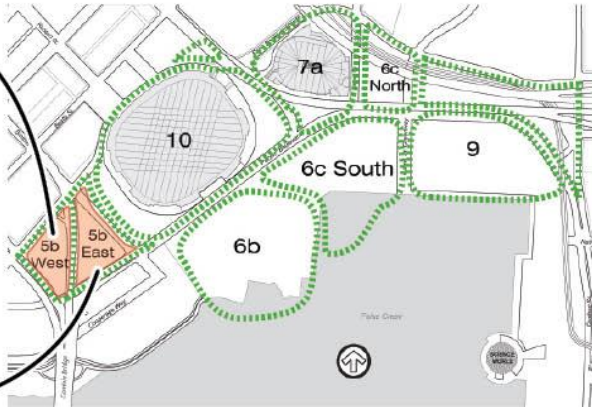
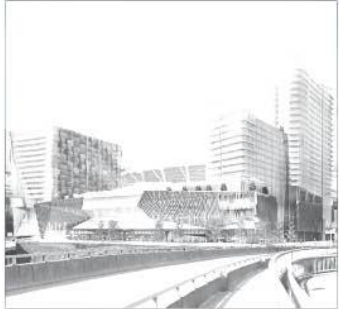


Area 5b East

- Enacted by Council in November 2011
- Residential density transferred from Area 10

Council Decisions

NEFC Rezoning Applications

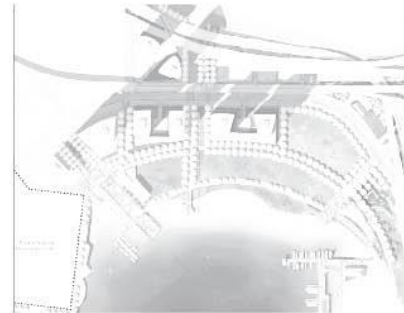
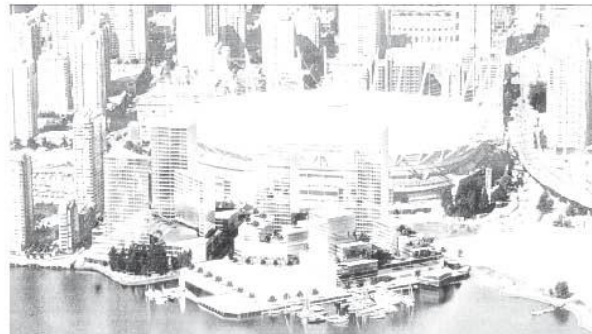


Area 5b West

- No decision
- Referred back to staff for further work with applicant

Council Decisions

NEFC Rezoning Applications



Area 10

- Enacted with Area 5b East in November 2011
- No increase in slots or gaming tables

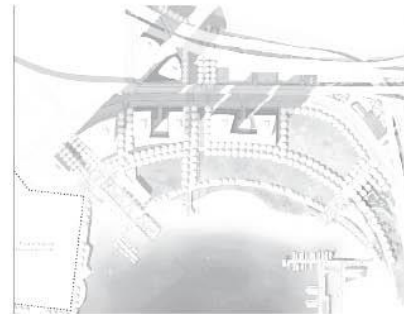
Council Decisions

NEFC Rezoning Applications



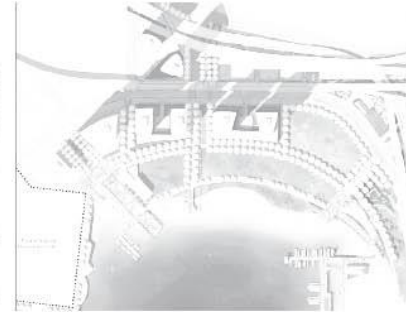
Area 7a

- Subject of this public hearing



Council Decisions

NEFC Rezoning Applications



Area 6b

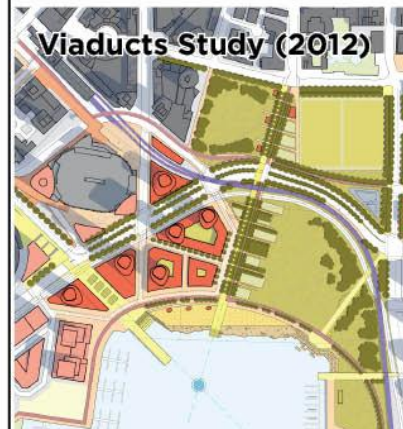
- Rezoning Application submitted June 20, 2012

Council Decisions

NEFC Rezoning Applications



6c and 9
(Concord)
&
City lands



Areas 6c North, 6c South and 9

- In 2011, Council endorsed *in principle* the reconfiguration of Creekside Park
- Viaducts Study imagines a new future with the removal of the Viaducts (2012)

Questions

Policies

NEFC Directions for the Future - Public Benefits (2009)

- Sites for Affordable Housing (20% of units)
- Market Rental Housing (10% of units)
- Heritage Density Transfers
- Georgia Steps
- Civic Plaza and Outdoor Performance/Event Space
- Outdoor Recreation Space (Under Viaducts)
- Aquatic Centre Renewal Contribution
- New Child Care
- Out of School Care
- Upgrades to Existing Parks and Open Spaces
- Library contributions
- Pacific Boulevard Upgrades

Policies

NEFC Directions for the Future - Public Benefits (2009)

Public Benefit	November 2009 Cost	% of Total
Market Rental Housing (10% of units)	\$31,335,195	25.0%
Non-Market Housing Sites	\$19,339,817	15.4%
2 Child Care Centres	\$16,000,000	12.8%
Georgia Pedestrian and Cycling Link	\$15,000,000	12.0%
Heritage Density Transfer	\$13,000,000	10.4%
Civic Plaza	\$10,000,000	8.0%
Contribution to Renewal of Vancouver Aquatic Centre	\$8,500,000	6.8%
Hard Surface Recreation Space Under the Viaducts	\$4,300,000	3.4%
Out of School Care	\$4,000,000	3.2%
Upgrades to Parks and Open Spaces	\$1,500,000	1.2%
Carrall St. Greenway (bike route upgrades)	\$1,200,000	1.0%
Pacific Blvd. Upgrades	\$600,000	0.5%
Contribution to Central Library	\$500,000	0.4%
TOTAL	\$125,275,012	100%

Policies

NEFC Directions for the Future - Public Benefits (2009)

