

16. COMMUNITY FACILITIES AND SERVICES

ISSUES

Is the anticipated residential and working population of Coal Harbour large enough to support its own array of community facilities, or could these demands be met by utilizing off-site existing services in areas such as the West End?

Community facilities for downtown workers are important in this area. Community facilities for residents are essential.

Different community facilities can serve different users. As a downtown location, this area could accommodate city-wide or regional attractions in addition to those of local interest. These facilities can be disruptive in a residential setting and can crowd a business area. Should we look toward major civic institutions? A new Maritime Museum, satellite Aquarium facility and theatres have been mentioned. What special provisions would these institutions need if included in this complex downtown waterfront?

Community facilities that combine many uses in a multi-purpose setting can efficiently share spaces and services, be flexible to the needs of a population which can vary over time and function as a social activity place. Programming conflicts and jurisdictional problems can occur in shared multi-purpose facilities.

As the population of Coal Harbour will grow gradually, should community facilities and services be delivered in tandem or provided up front? Can space be reserved now for facilities that may or may not be needed later? Can interim use of these spaces be arranged?

Financial responsibility for infrastructure and facilities is yet to be determined, but could represent a major level of commitment for the developer and maybe the City.

Public safety is a prime concern of inner-city living and may result in under-utilized area if they are perceived to be dangerous in nature. Can areas be designed to reduce these problems in a cost effective manner?

FACTS

Existing City services including, for example, police and fire, will need to adjust to the new development and population. Ideally, the number of people needed to support facilities are shown in the chart below.

community centre	20,000	(existing West End facilities beyond capacity)
indoor pool	47,000	(existing West End facility near capacity)
branch library	20,000	(existing West End facility near capacity)
ice rink	47,000	(existing West End facility near capacity)
elementary schools: K-3 or	125-140 children	(existing West End facility near capacity)
	K-7	200 children
health unit	42,000	(existing West End facilities beyond capacity)
daycare	60 pre-schoolers	(existing West End facilities beyond capacity)

Costly variations from these standards would be necessary to adequately serve communities isolated from facilities.

Presently there are approximately 43,000 people residing in the downtown peninsula.

Existing community recreation facilities in the downtown peninsula are generally used to capacity. The West End Community Centre is well beyond capacity; except for 2nd Beach in Stanley Park and the Vancouver Aquatic Centre, there are no other public swimming facilities on the downtown peninsula or in the Downtown Eastside.

A K-7 elementary school site requires 1.5 - 3.0 acres, a K-3 annex requires 0.5 - 0.75 acres adjacent to a park where outdoor play space can be provided and which is 2.5 - 3.0 acres in size.

Approximately 600 - 800 units designed for households with children are needed to support either a K-3 or a full K-7 elementary school. False Creek South has approximately 850 units occupied by families and this generates an elementary school enrollment of approximately 250 students.

The existing elementary school population in the West End totals about 480 children, with about 265 (55%) of these in the K-3 grades.

The existing elementary school facilities in the West End could handle up to 150 more students but in less than ideal conditions and at a loss of space for community programs and future West End growth.

The Maritime Museum currently situated at Vanier Park would like to relocate to a more prominent waterfront location with better access and greater public activity, and have indicated strong interest in the Coal Harbour location. A study has confirmed the desirability of this, and that the site is suitable for the institution. A full complex is proposed that could include international displays, historic ships, working boatyard, hands-on museum, educational centre, and an entertainment plaza.

PAST POLICY

None applicable.

POLICY

Develop a services plan to provide for the educational, social, health, recreational, and cultural needs of residents, workers and visitors to Coal Harbour. This should be accomplished in the context of emerging projections for nearby neighbourhoods since Coal Harbour neighbourhoods will represent extensions of adjacent communities. It should also specifically include emergency planning programs that could be easily implemented in the event of a disaster.

Encourage this review to be a cooperative effort by the relevant agencies, with the size and programming of additional services to be determined by population needs and existing services.

Ensure that the development of community facilities and services occurs concurrently with the residential development which they are intended to serve, and if possible are provided on-site.

For the Bayshore, Marathon and escarpment sites, consider the application of a 'cash-in-lieu' option to provide for the recreational and community needs as outlined in a services plan for this area if these cannot be provided satisfactorily on site.

In general, integrate neighbourhood-serving facilities as part of the residential area and city/region-serving facilities in non-residential areas. Avoid mixing non-local uses and facilities with residential uses.

Encourage multi-purpose facilities, preferably adjoining a park and otherwise well located to serve their user population. Multi-purpose facilities are suited to situations such as Coal Harbour where individual outlets are difficult because of limited space and suitable sites.

Consider a major institution in Coal Harbour provided it has a waterfront orientation and it will enhance the maritime theme. Preserve waterfront sites for facilities which are water dependent, cannot thrive elsewhere, and will provide public attraction, variety, and interest to the waterfront.

Ensure that design guidelines of the form of development are sensitive to safety and security concerns, so as to minimize high risk environments.

Require the inclusion, as part of the Development Permit approval process, of public art features for major commercial and residential development in the Coal Harbour area.