

Southeast False Creek (SEFC) City Lands Official Development Plan (ODP) Proposal

SEFC Kick Off Event - May, 2003

GENERAL THEMES
Staff Summary

The public was invited to a Kick Off Event on May 24th to provide a critique/review of the City Lands Official Development Plan Proposal. The summary below is the general themes taken from the session, derived from the comment sheets submitted.

AREAS OF SUPPORT

- Support for continuous multi-use seaside walkway (separation between pedestrians and wheels) along the waterfront and throughout the site.
- Support for 26.4 acre park allocation
- Support for general sustainability objectives, in particular roof top gardens, community gardens, and stormwater management
- Support for public amenities, in particular schools and childcare facilities
- General support for provision of active recreation areas
- Support for integration of market and non-market housing

Kick Off Event Comment Sheets

Note: statistically insignificant sample size

- Support for general sustainability objectives, with priority in the areas of urban agriculture, sustainable transportation, energy efficiency, waste management, and water conservation.
- General support that the following environmental areas have been adequately addressed in the SEFC ODP: stormwater management, water conservation, and energy efficiency.
- Support for public amenity and community programming objectives, with priority in the areas of the park, non-market housing, a community meeting area, family housing, and schools.
- General support that the following public amenity and community programming areas have been adequately addressed in the SEFC ODP: park, schools, non-market housing, family housing, and childcare facilities.
- Majority view (of those that answered comments sheets) that the SEFC ODP Proposal will encourage economic vitality in the neighbourhood:
 - Thousands of new residents in the SEFC area will stimulate economic vitality
 - There should be more green business, i.e. organic produce places, etc.
- When asked what people like most about the SEFC ODP Proposal, the following was noted:
 - Potential to improve the quality of life through environmental considerations, the large park space, and integration of market and non-market housing.

CONSIDERATIONS FOR CHANGE

Park

Critique:

- The waterfront park is expansive and seems disconnected from the community.

Suggestions:

- Consider putting pocket parks and small garden squares throughout the site.
- Consider how to create a sense of enclosure and "eyes on the park".

Pedestrian/Cyclist/Transit Movement

Suggestions:

- Consider different ways of separating pedestrians and wheels (i.e. grade separation, generous pathways like the on the North Shore of False Creek, or cyclist by-pass route)
- Consider further linkages for pedestrians/wheels (i.e. from the False Creek Flats, Skytrain station at Terminal)
- Consider inter-modal connections between potential Cambie RAV line and streetcar.
- Provide for bike storage at transit locations and other high-movement areas.

Heritage

Critique:

- Proposal could go further to remember the heritage of the site.

Suggestions:

- Preserve and reuse heritage buildings on site (i.e. including the City works yard brick building and saw-tooth roof building from the 1920s), including those on the City Works Yard, and recognize the site's history through "remembrance plaques"

Kick Off Event Comment Sheets

- Environmental areas that have not been adequately addressed in the SEFC ODP:
 - Sustainable transportation
 - Urban agriculture
 - Waste management
 - Air quality
- Public amenity and community programming objectives that have not been adequately addressed in the SEFC ODP: sustainable/ecological centre, public art requirements, and a cultural facility (other).
- When asked about "areas to "have more of/less of" to achieve a balance of sustainability objectives, the following was suggested:
 - To prioritize: parks, water conservation, waste management, energy efficiency, air quality, childcare, community facilities, urban agriculture, mixed use, non-profit social services, particularly in the areas of transportation, schools, and family housing.
 - To have less of: motorized boating facilities, non-motorized boating facilities, public art, stormwater management, sustainability, and non-market housing.
- When asked what people disliked about the SEFC ODP Proposal, the following was noted:
 - That cars are permitted on site
 - Environmental areas need to go further by incorporating more gardens, streets for eco-business, and provision for more neighbourhood food sources.
 - Concern that this community will provide expensive housing only.

MIXED RESPONSE

Patterning of Development/ Urban Design

- Some felt that the proposal should incorporate even higher density residential housing, (to allow more park space) and some felt that there were too many high-rises in the proposal.
- Public amenity and community programming objectives that have a mixed response when asked if adequately addressed in the SEFC ODP: community meeting area, and non-motorized boating facility.



* The purpose of these summary boards is to report what the public has said in the various forums for the SEFC ODP Proposal. The Proponent is to respond in the Fall 2003 by addressing the comments through changes in the plan or by giving a rationale as to why suggested changes can not be incorporated