

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

SEFC Sustainability Forum - June 12, 2003

GENERAL THEMES
Staff Summary

The public was invited to a Sustainability Forum workshop on June 12th 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, and the reporting out summaries of the workshop groups.

AREAS OF SUPPORT

Support for clustering of community facilities and provision for an elementary school on the site.

Support for preserving the Domtar Salt building.

Support for flexible public spaces such as a Farmer's Market and plaza to create a community focus

Support for flexible zoning at grade.

Support for hierarchy of transportation routes (pedestrian/bike/car).

Support for environmental, social and economic sustainability proposals of the ODP Proposal as a minimum.

Sustainability Forum Comment Sheets
Note: statistically insignificant sample size

Support for general sustainability objectives, with priority in the areas of energy efficiency, air quality, water conservation, sustainable transportation and waste management.

General support that the following environmental areas have been adequately addressed in the SEFC ODP: stormwater management, water conservation, urban agriculture, and waste management.

Support for public amenity and community programming objectives, with priority in the areas of a community meeting area, the park, non-market housing, a sustainability/ecological centre, and school.

CONSIDERATIONS FOR CHANGE

Social Sustainability

Critique:

- ODP Proposal suggests many social sustainability objectives to be incorporated into the SEFC community. The Proposal should emphasize important principles of social sustainability.

Suggestions:

- Emphasis should be placed on the social sustainability and the cohesion of its objectives, and the balance with economic and environmental sustainability should be a priority.

Housing

Critique:

- The Proposal should do more to ensure a mix of housing types in order to represent a "complete community".

Suggestions:

- Ensure more senior's housing.
- Extend live-work from the west to the east portion of the SEFC site.
- Ensure that the Olympic Athlete's Village be used for affordable housing.

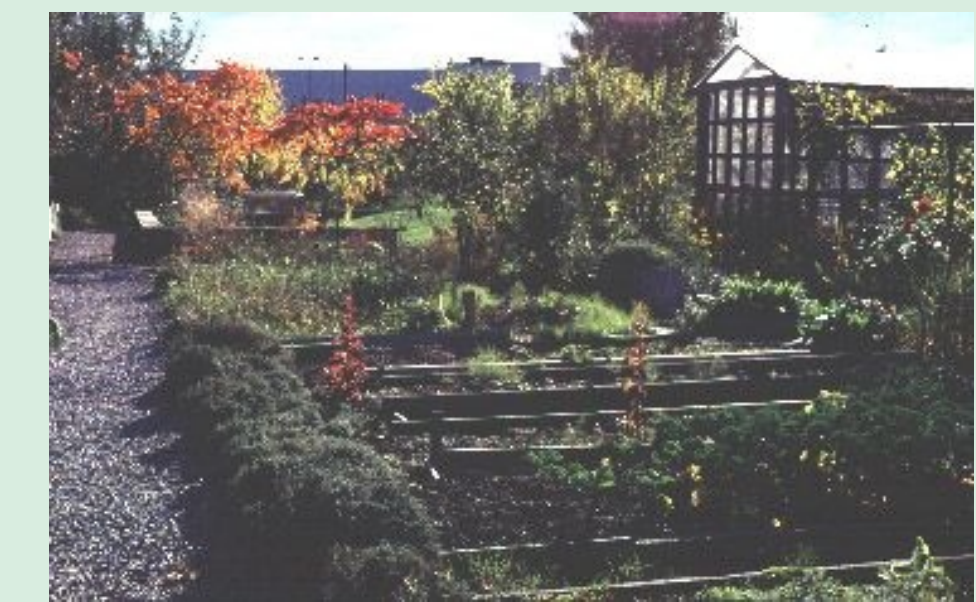
Community Facilities

Critique:

- The community meeting room proposed in the ODP Proposal is less than desirable for the likely on-site needs of the SEFC Community.

Suggestions:

- Consider a satellite community centre for the SEFC site; 1 Kingsway is located too far away



Heritage

Critique:

- The Proposal needs to do more to recognize the heritage and the unique character and history of the site.

Suggestions:

- Do more to preserve all heritage buildings on the site, including the City Works Yard buildings
- Celebrate heritage buildings that have already been removed
- Consider the original shoreline from 1928.

Park

Critique:

- ODP proposes a very detailed park plan that rigidly divides public and private space.

Suggestions:

- Create a less formal landscape plan that allows for more flexibility to balance environmental objectives and outdoor recreation.
- Incorporate softer edges and allow interplay between public and private space.



Waterfront

Critique:

- ODP Proposal should go further to create a more accessible and animated waterfront

Suggestions:

- Incorporate simple waterfront features, such as floating docks
- Create a safe waterfront through placement of residential buildings and public spaces to allow for "eyes on the street"

Community Public Area

Suggestions:

- Allow for more community focused public art



Economic Sustainability & Flexible Land Uses

Critique:

- The Proposal should go further to encourage flexibility in land use to support a variety of land uses, including commercial uses on the ground plane.

Suggestions:

- Provide affordable commercial space for innovative/ecological/profit sharing businesses

Economic Sustainability & Patterning of Development

Critique:

- The Proposal shows high rise building forms and density on sites that do not seem to integrate well into the context of this area of Mt. Pleasant

Suggestions:

- Maintain building heights in keeping with the rest of False Creek South Consider moving density across 2nd Avenue
- Livability objectives should be a priority over achieving density
- Consider higher density footprints by reducing ROWs to 50' (rather than 66' ROW), and 20' lanes
- Consider full cost accounting methods to review development pro-forma (i.e. social and environmental costs of development).

* 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