

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

## SEFC Urban Design Forum - June 18, 2003

GENERAL THEMES  
Staff Summary

The public was invited to an Urban Design Forum workshop on June 18th 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 general sustainability ideas of the ODP Proposal and the objectives of developing a sustainable community with educational value. In particular there is support for the following design concepts of the current Proposal:
  - o 'green fingers' or generously landscaped north-south streets connecting with 2nd Avenue and to Mt. Pleasant surround.
  - o proposed stormwater management approach of streets (i.e. street swales) and water features in the park.
- Support for a substantial park allocation.
- Support for variety of building forms and heights, particularly areas with lower height (Western Area).
- Support for a continuous seaside walkway (separation of pedestrians and wheels) along the waterfront and pedestrian and wheels access throughout the site.
- Support for a non-motorized boating facility.

### CONSIDERATIONS FOR CHANGE

#### Heritage

##### Critique:

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

##### Suggestions:

- Consider retaining and re-using buildings that are not currently slated for heritage retention i.e. sawtooth building on the City Works site.
- Consider a museum that deals with the history of False Creek or a themed connection with Science World that celebrates science, sustainability, and heritage.
- Consider ways in which to make history explicit create tourism opportunities in doing so.
- Consider keeping heritage structures in their existing locations.
- Consider interactive and story-telling ways to remember the industrial and ship-building heritage of the site in the public realm as well as through interesting architectural features.



Applies to Heritage, Patterning of development and Park

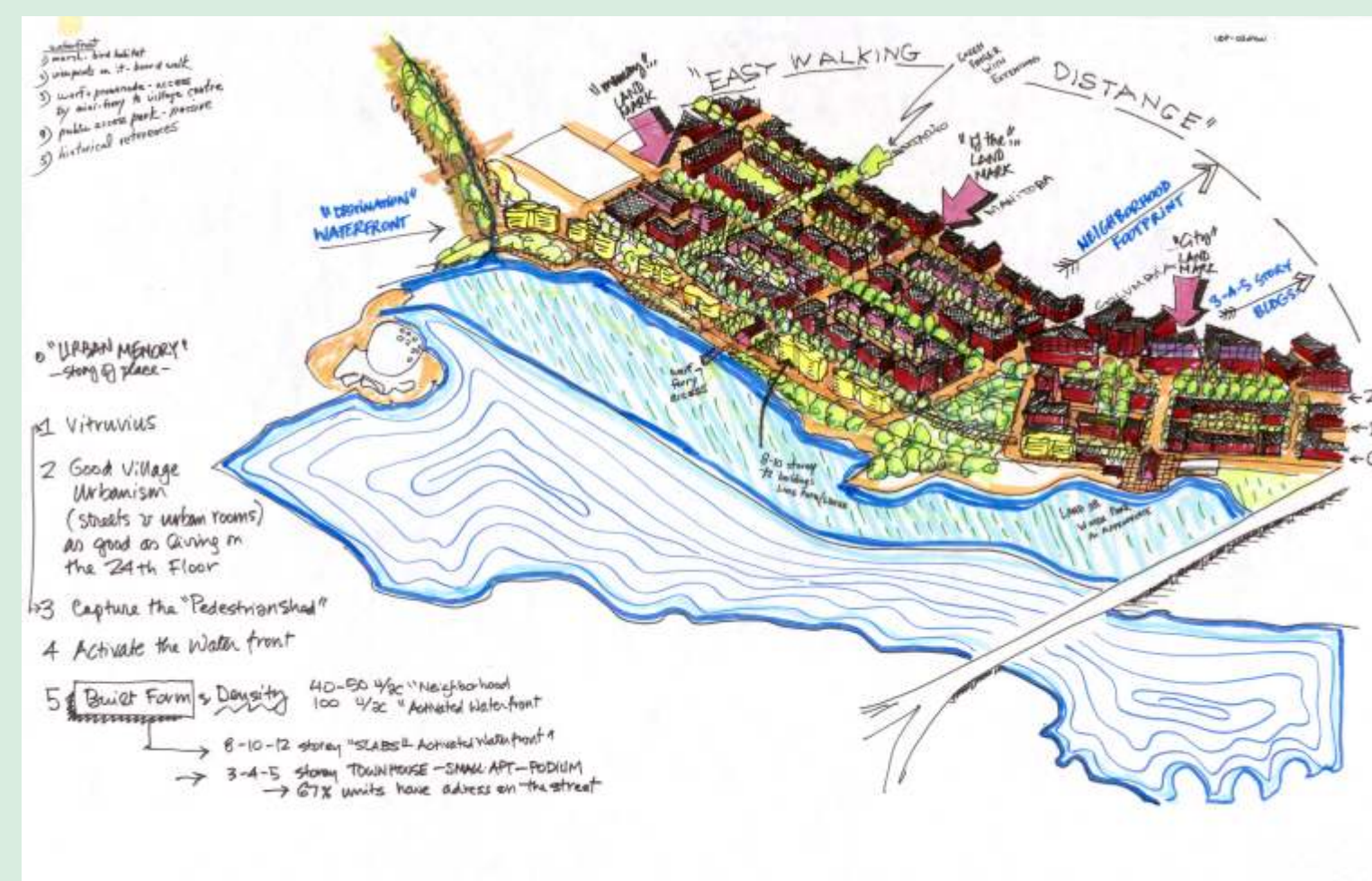
#### Patterning of Development

##### Critique:

- The Proposal needs to consider built form that better integrates with the surrounding area and consider a more diverse range of building forms.

##### Suggestions:

- Incorporate north-south mid-block lanes to increase accessibility and visual linkages
- Maintain view corridors to the North Shore Mountains
- Consider fewer towers and lower towers in keeping with the South Shore built form character (i.e. 8-12 storey buildings 'activating the waterfront' and 3-5 storey townhouses, apartments throughout)
- Consider how to use massing to create landmarks at major site entry points
- Consider how industrial character of the south side of 2<sup>nd</sup> can be integrated in the built form of the site.
- Consider extending zoning to south side of 2<sup>nd</sup> Avenue for more density



#### Park

##### Critique:

- The Proposal could go further to integrate sustainability measures, the history of the site, and create different kinds of open space experiences that are better integrated with the surrounding community.

##### Suggestions:

- Consider central community composting.
- Consider further sustainable and artful water features i.e. tidal pools and sound gardens. Integrate the park further with the community - Expand the 'Green Fingers' to 2nd avenue, especially Columbia St. and Ontario St.
- Re-consider the edge of the park, especially on the west side. Consider ways to bring the park into the neighbourhoods.
- Consider uses in the park that activate the waterfront i.e. public piazzas, places for festivals, and an amphitheatre that allows for viewing of boating races, concerts, other community events.
- Consider ways to remember the significant heritage value of the site and the First Nations People of the area.

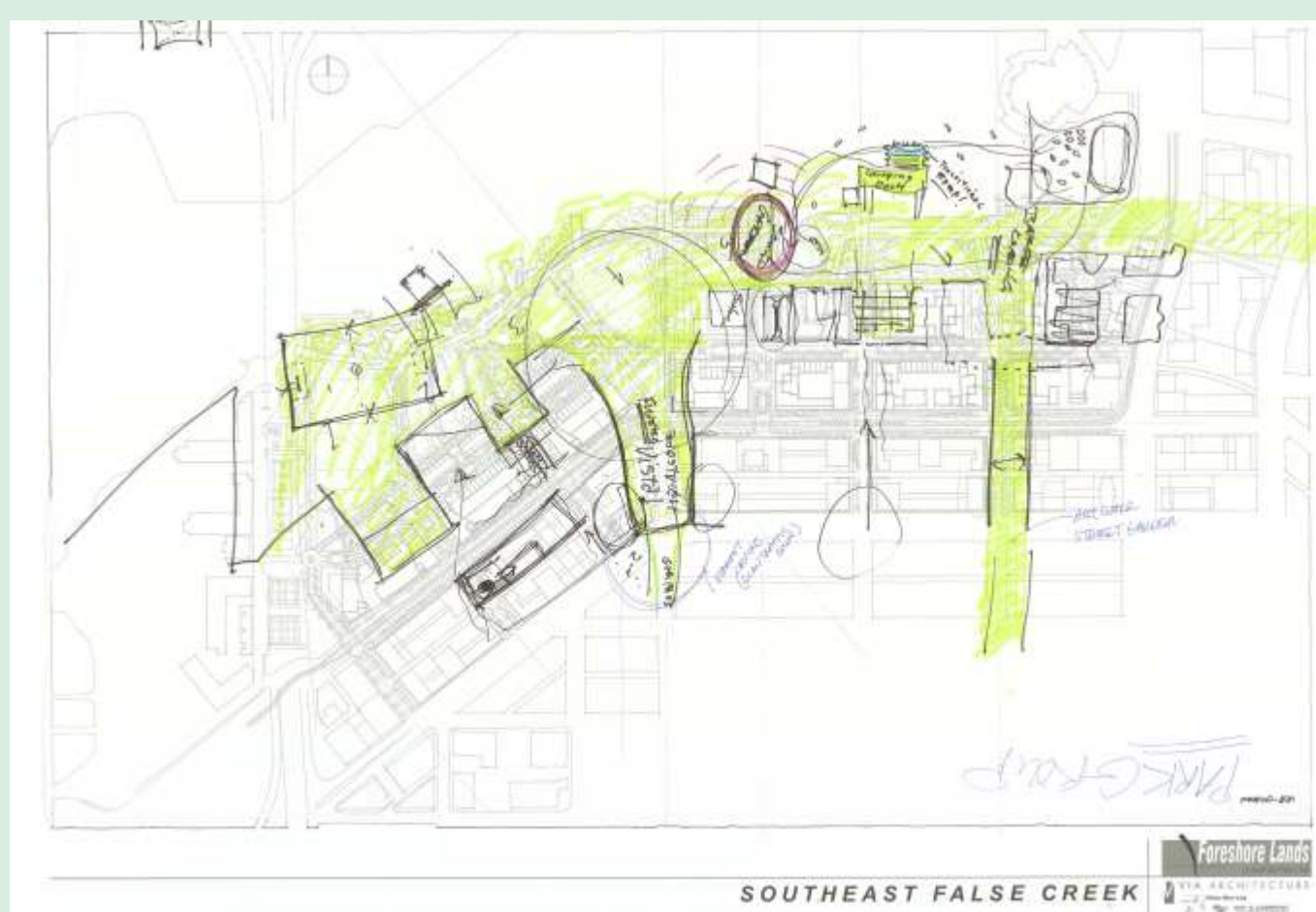
#### Waterfront

##### Critique:

- The Waterfront Walkway character on this site needs to be distinctive and integrate a variety of uses.

##### Suggestions:

- Create a 'destination' waterfront in this part of Vancouver. Consider how to increase the accessibility of the water's edge for people i.e. bridges, floating docks, access for recreational and casual boating.
- Consider commercial and community uses along the walkway to create a different character from other parts of Vancouver, including cafes, kiosks, and a night market.
- Consider ways to integrate habitat zones and recognize original geographic features and history of the waterfront.
- Create lookout points along the waterfront.
- Create biofiltration zones



#### Neighbourhood Centre

##### Critique:

- Consider re-orienting neighbourhood centre and commercial uses.

##### Suggestions:

- Neighbourhood centre should be located at Ontario and 0 Avenue.
- Concentrate retail along 1st Avenue and consider making a pedestrian-only street
- The community should have a centrally located grocery store (near the streetcar) that provides delivery services to SEFC residents.
- Consider flexibility in ground floor uses.

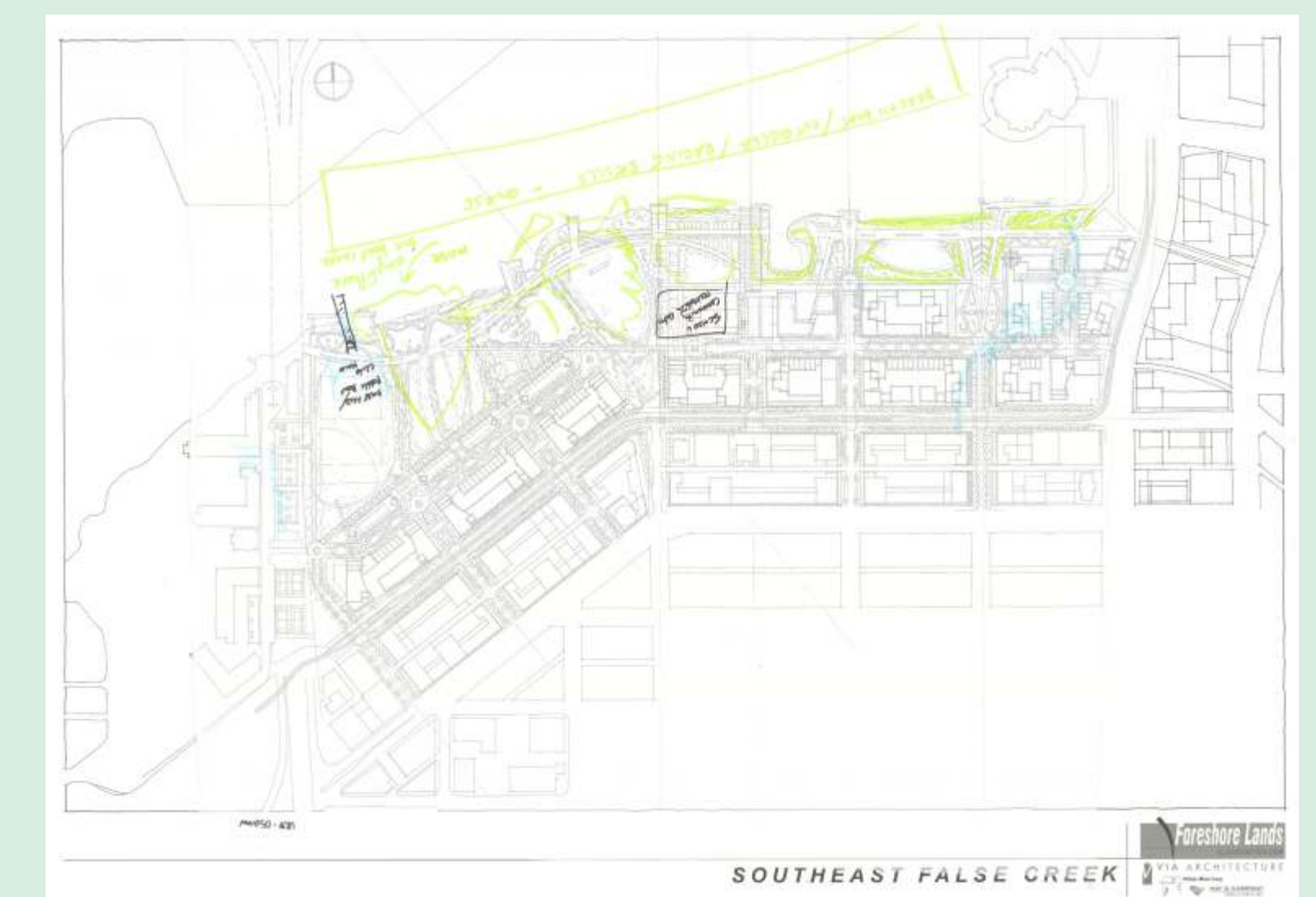
#### Recreation

##### Critique:

- The Proposal should ensure provision for many kinds of community and recreational activities.

##### Suggestions:

- Consider a satellite community centre facility for the site, since the Main and 7th Mt. Pleasant Community Centre is far away.
- Ensure recreational facilities are integrated with the school and community centre.
- Ensure the non-motorized boating facility (clubhouse) has change rooms, washrooms, and boat storage.



\* 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

## Housing

### Suggestion:

- The Proposal should go further than specifying 20% non-market housing and ensure that different incomes are represented within residential buildings.

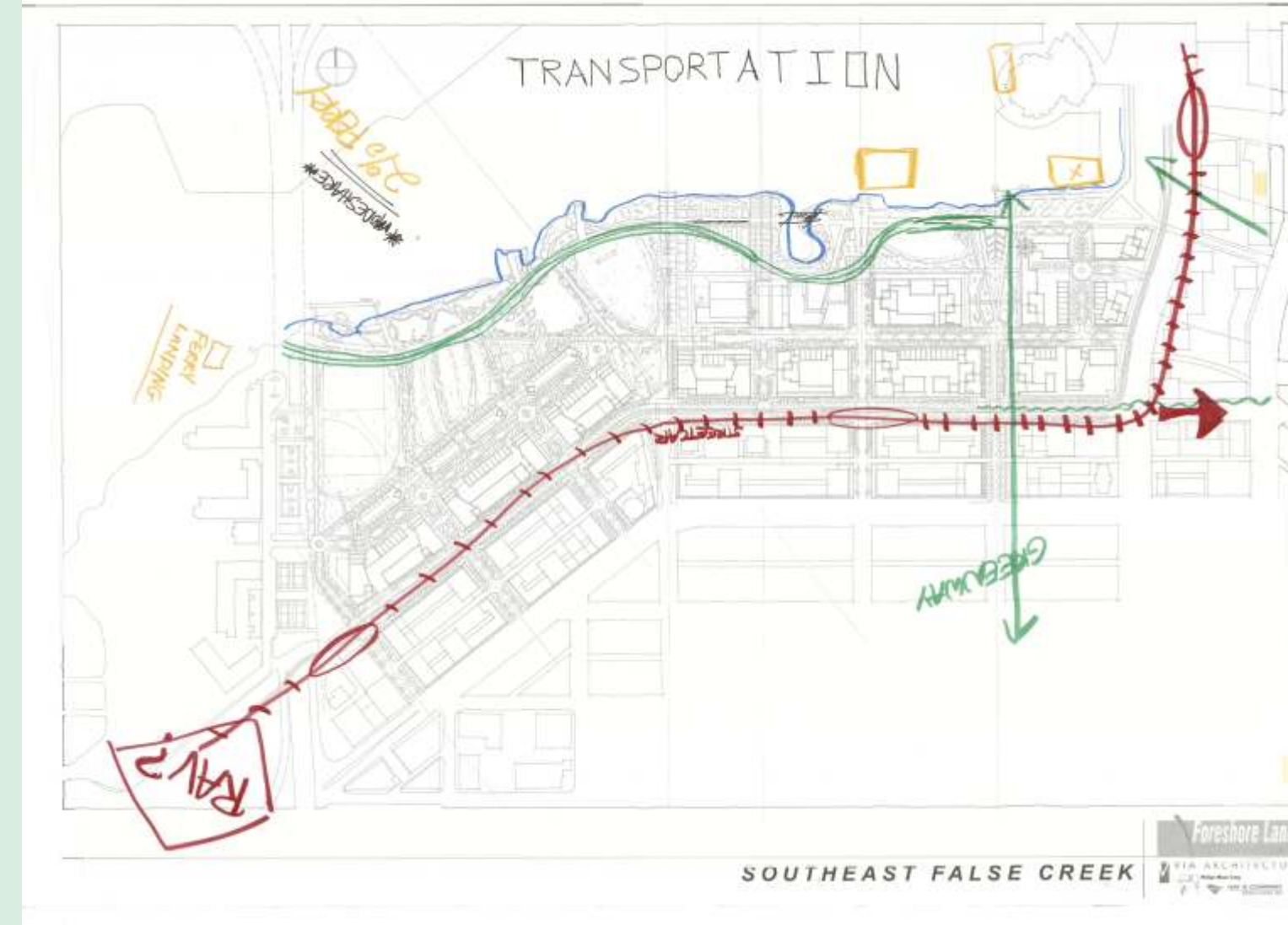
## Transportation

### Critique:

- The proposal should do more to promote pedestrian, cyclist, and transit access and sustainable transportation objectives

### Suggestions:

- The Streetcar should integrate well with the community and provide access to the commercial areas of SEFC and surrounding communities
- Consider streetcar connection with the RAV line
- Consider a 2nd Avenue alignment for better Streetcar usage.
- Consider a "great street" design for 2<sup>nd</sup> Avenue.
- Ensure that fare on the streetcar is transferable to all modes of transit
- Consider restricting car access on 1st Avenue and Ontario Greenway
- Consider site shuttle and local delivery servicing
- Consider more generous sidewalks and greenway connections.
- Consider smooth/soft surfaces, good lighting and connectivity of ped/wheel routes to the seaside walkway
- Consider pedestrian bridge over the inlet to the North Shore of False Creek.



## Parking

### Critique:

- The Proposal shows too many parkade entrances which interfere with cyclist and pedestrian traffic.

### Suggestions:

- Consider taking parking entrances off Ontario Street Greenway.
- Consolidate parking entrances per block.