

**Southeast False Creek (SEFC) City Lands Official Development Plan (ODP) Proposal
Wrap Up Event – July 19th, 2003
False Creek Community Centre
General Themes - Staff Summary**

Summary of Park Forum Comment Sheets

***Note: 13 comment sheets were submitted**

AREAS OF SUPPORT

Majority support was expressed for all the park principles outlined in the comment sheets and the aspects of the Proposal that supports them:

- That the park has to be a park for many people, including:
 - A neighbourhood park for new residents,
 - A community park for all of Mt. Pleasant, and
 - A citywide waterfront park for everybody else.
- That the park stretches along the entire waterfront of the site, and celebrates water.
 - One long, continuous park along the water is proposed, with 'green fingers' reaching toward the existing neighbourhoods. Rainwater will collect in swales leading to a row of ponds that clean the water before releasing it into False Creek. The wetland is also wildlife habitat and a scenic park amenity for people.
- That the park may be more natural, less manicured, even wild:
 - less mowed lawn and no flower beds, instead a more diverse environment with many types of habitat, including a naturalized shoreline, creeks and wetlands, shrubs and trees offering foraging and shelter to birds, more native plants, grassland with taller grasses.
- That the park will be a place for communal activities:
 - this could include a demonstration garden teaching high-rise food growing, a school garden for outdoor ecology and school economics classes, fruit trees and berry shrubs under the care of a neighbourhood group sprinkled throughout, and paved areas for farmer's markets and Christmas tree sales.
- That the park has to have a balance of many different athletic uses.
 - The elementary school requires a playing field; in addition there could be hard surface sports courts under the bridge, facilities for non-motorized boating, walkways and bike paths.

CONSIDERATIONS FOR CHANGE:

Park Footprint

Critique:

There is strong support for the park allocation (26.4 acres), but would like to see greater naturalization.

Suggestions:

- There should be a greater percentage of the park as natural as possible, and less formality in the overall design, while ensuring proper maintenance throughout.
- minimize activities throughout the park to ensure a tranquil place for all ages.
- Consider greater park allocation (minority view)
- some sculptures would add to the overall layout of the park
- Fully fenced dog area

Non-Motorized Boating

Critique:

Support for a non-motorized boating facility to be used not only by one organization, but by various non-motorized boating organizations.

Suggestions:

- Consider a facility or facilities where various organizations can provide educational programs on boating, water safety and environmental issues.

Sports Areas

Critique:

There should be space available for outdoor recreation activities, keeping in mind their location within the park.

Suggestions:

- Consider active space to benefit activities such as beach volleyball that fit with the waterfront.
- Consider not locating noisy activities under a concrete bridge when people live adjacent to the area.
- Consider more playing fields (minority view)
- Consider less space for outdoor recreation activities (minority view)

Community Centre

Critique:

Ensure that the community is adequately serviced in terms of a community centre.

Suggestions:

- Consider the sustainability centre a space for every community activity not just sustainability issues.
- Avoid building another community centre, rather rely on False Creek, Mount Pleasant, and Strathcona (minority view)

Play Areas

Critique:

Create play areas for children that incorporate more natural building materials, integrate well with the surrounding architecture of the community, and provide educational opportunities.

Suggestions:

- green space west of the school should be incorporated as a natural creative play area, accessible to children during recess and lunch.
- Consider playgrounds that celebrate nature.
- Demonstrate sustainable school ground design: small and large social gathering areas, native study/science areas, natural creative play areas, shade and shade structures.

Miscellaneous

- Design it so that the Indy can be rerouted through it.
- I am concerned about excessive height of the proposed building right beside the Cambie Street Bridge. Their height interferes with views.

Summary of Sustainability Forum Comment Sheets

***Note: 11 comment sheets were submitted, not all questions were completed.**

AREAS OF SUPPORT

- Support for general sustainability objectives, with priority in the areas of stormwater management, sustainable transportation, waste management, and air quality.
- General support that the following areas have been adequately addressed in the ODP Proposal: stormwater management, water conservation, energy efficiency, urban agriculture, and waste management.
- Support for public amenities and community programming, with priority in the areas of the park, non-market housing, child care facilities, family housing and non-motorized boating facilities.
- General support that the following areas have been adequately addressed by the ODP Proposal: the park, schools, childcare facilities, community meeting area, and non-motorized boating facilities.
- General support that the SEFC ODP Proposal encourages economic vitality in the neighbourhood.
 - additional comments:
 - teaching gardening and markets
 - fairly isolated, most people will travel for most needs. Not affordable for most people and families
 - follows Yaletown model, which has proven itself viable
 - integration of art, market, residential park, etc. within a small area which encourages local use and brings in people from rest of Vancouver area
 - some light industry and artisan factories should be included in the ODP. The light industry and factories must follow ecological principles
- Support for public waterfront access and water activities.
- Support for park allocation (26.4 acres), and the inclusion of a sports field.
- Support for provision of an elementary school on site.
- Support for the streetcar line along 1st Avenue.
- Support for proposed building height in the western portion of the site as shown in the model.

CONSIDERATIONS FOR CHANGE

Housing

Critique:

Consider the location of social housing within the site.

Suggestion:

- Create a mixture of social housing throughout the site, not just allocated to one specific area.

Density

Critique:

Concern for the density the model demonstrates, particularly in the west portion of the site.

Suggestion:

- Ensure that there is a good balance between density and services/jobs.

Institutional

Critique:

The SEFC ODP does not include a site for a place of worship.

Suggestion:

- Integrate into the SEFC plan a space for a church or building where the community could gather for spiritual purposes.

Miscellaneous

- Lack of density on West (minority view)
- With the labeling of No-Fun City, we should attempt to keep the site festival going as long as possible. In 2002, over 160,000 attended the event.
- If the planners of the SEFC area want to break new ground in urban living, do so without appeasing those that believe in free market economics. Innovators are those that challenge our assumptions.
- The model should show some green roofs to give an idea how much green this represents.

SUGGESTIONS TO BALANCE SUSTAINABILITY OBJECTIVES:

- Recognizing the limits to the resources that can be required or expended to achieve environmental, social, and economic goals, the following was noted where the ODP could have 'more of' or 'less of':

More of:

- Development on west portion of the site
- family housing and services
- child care, early childhood development, families
- recreational use of park land and waterways
- affordable housing and integration of families
- experimental housing in terms of building design and construction
- environmental and social sustainability objectives

Less of:

- Development on Indy Site
 - enhanced street standards, unless paid for by developers
 - boating, high-end luxury activities, farmers market
 - urban agriculture
 - commercialization of the waterfront
 - economic objectives
 - mainstream-type of high-density development and commercial high-rise development
- Additional suggestions to 'balance' the environmental, social, and economic objectives of the plan are as follows:
 - One sustainability objective should not be considered more important than another. All goals must be achieved, to what degree depends on the limits of the resources.
 - Push the envelope of radical ideas for living in an ecological and ethical way

MIXED RESPONSE

- The following areas have a mixed response as to whether they have been adequately addressed in the ODP Proposal:
 - sustainable transportation
 - air quality
- The following areas have a mixed response as to whether they have been adequately addressed in the ODP Proposal:
 - Non-Market Housing
 - Family Housing
 - Sustainability/Ecological Centre
 - Public Art requirements

Summary of Urban Design Forum Comment Sheets

Note: 13 comment sheets were submitted, not all questions were completed.

AREAS OF SUPPORT

- There is strong support for the general approach of the ODP Proposal, in particular, concepts of diversity, sustainability, and high standards of design, with a focus on residential, employment, learning, play and interaction, and public art.
- There is general support for the park configuration. It is noted that the park land offers much potential for:
 - creating habitat for wildlife and associated educational opportunities,
 - creating areas that can effectively treat and contain stormwater runoff, and
 - enable a diverse range of recreational opportunities.
- There is strong support for the organization and location of the village centre.
- General areas of support for the ODP Proposal:
 - Accessibility to the Creek for non-motorized boating and variety of waterfront activity to pedestrianize 0 Avenue.
 - Park allocation of 26.4 acres and overall natural park design features.
 - Integration of sustainability principles, in particular community, education and environment
 - Concepts of mixed-use residential, a creative environment, diverse opportunities for employment, emphasis of waterfront, and stormwater management objectives.
 - Openness to the public for consultation.

CONSIDERATIONS FOR CHANGE

Heritage

Critique:

The plan should do more to address existing heritage buildings on the site.

Suggestions:

- There is support for the retention of the Domtar Salt Building, but the plan should go further to investigate the heritage value of other existing buildings.

Patterning of Development

Critique:

The proposal needs to consider a built form that integrates well with the surrounding communities, and explore other building typologies.

Suggestions:

- Explore finer grain development parcels to create more open space
- There should be more integration with the Ontario Greenway, Science World, and 2nd Avenue.
- Reflect the heritage of the site.
- Create a strong connection with the Finning Lands development
- reduce the number of high-rise towers to increase amount of natural light, and consider the height of the tower immediately next to Cambie Street Bridge
- I would support even higher density to create more park land (minority view)

Neighbourhood Centre

Critique:

The Proposal needs to go further to create more community spaces and carefully consider the location of neighbourhood centre amenities.

Suggestion:

- More community gathering spaces with character and innovative design.
- Consider small scale commercial activity and community space.
- Ensure basic needs can be met by surrounding commercial business.
- Include family centres and neighborhood house centres.

Housing

Critique:

The ODP should consider more affordable housing on the site.

Suggestion:

- There should be up to 30% to 40% affordable housing throughout the site (co-ops, co-housing, non-market)

Park

Critique:

The ODP Proposal should go further to integrate green space and sustainable stormwater management practices.

Suggestions:

- Consider more diversity of park space and usage. Designs should be for multi-use and future transformations.
- Strengthen green fingers to make stormwater more apparent
- Create more playing fields and active park space
- Consider less playing fields

Waterfront

Critique:

The waterfront should be highly accessible and support water activity.

Suggestions:

- Provide public docks, boat storage and a non-motorized boating facility
- Increase accessibility to the water

Sustainable Transportation

Critique:

The ODP proposal should go further to investigate and incorporate more sustainable transportation objectives.

Suggestions:

- Make the streetcar a "given"

- Integrate the west portion of the SEFC site and the east portion of False Creek South to improve connectivity
- Create a destination for cyclists, pedestrians, transit users and small craft, not cars.
- Explore reducing the parking requirement for the SEFC site.
- Cars should be restricted to peripheral neighbourhoods of the planning area so that the site is more pedestrian and cyclist friendly.
- More narrow streets and curved streets
- Create a less grid oriented street design
- Incorporate more walkways

Green Building Design

Critique:

The proposal should go further to incorporate green building design for all buildings on the site.

Suggestion:

- Create development by-laws to ensure that a LEED standard will be met
- Consider LEED gold for all buildings

Energy

Critique:

The proposal does not go far enough to incorporate alternative energy sources

Suggestion:

- More solar energy for lighting and heating

Miscellaneous

- How much will the 2010 Olympic impact on the ODP proposal? Will it curtail public access to water?
- Dislike all the noise you are putting under a concrete bridge.

MIXED RESPONSE

- There is mixed support for the site organization in terms of overall building patterning. Additional comments include:
 - There should be some curved streets (and more narrow) for more of a sense of community.
 - Great park space.
 - Higher buildings should exist toward 2nd Avenue.
- There is a mixed response when asked if the ODP adequately address environmental, economic and social sustainability issues. Additional comments include:
 - Community is very diverse and the lack of affordable housing will decrease the diversity of residents and business, thus decreasing the potential of the community.
 - Although it appears more sustainable than any other development in Vancouver, it doesn't go far enough in order to set a high standard and leadership.
 - SEFC should be far less car-oriented and incorporate a plan for more live work opportunities.
 - There should be a multi faith centre
 - More emphasis on small business development could be a destination point for worship and for artists and performing space.
 - There should be more recycling opportunities
 - Waste of money on a frivolous street car.
 - "Social sustainability" needs to be addressed further and defined more adequately and specifically.