



Date: October 8, 2015
 Time: 5:30 pm - 7:30 pm
 Location: Exploration Lab, Science World at
 Telus World of Science
 Chair: Kevin McNaney

Northeast False Creek Working Group Meeting Minutes

In Attendance:

- | | | |
|-----|----------------------|-----------------------------------|
| 1. | Brian Jackson | City of Vancouver, Planning |
| 2. | Bob Laurie | Vancouver Board of Trade |
| 3. | Catarina Gomes | Park Board |
| 4. | Catherine Neill | City of Vancouver, Planning |
| 5. | Daisen Gee-Wing | Canadian Metropolitan Properties |
| 6. | David Negrin | Aquilini |
| 7. | Deanna Geisheimer | ArtWorks BC |
| 8. | Devan Fitch | City of Vancouver, Engineering |
| 9. | Duncan Blomfield | BC Pavco |
| 10. | Elizabeth Allegretto | Concord Pacific |
| 11. | Holly Sovdi | City of Vancouver, Planning |
| 12. | Kevin McNaney | City of Vancouver, Planning |
| 13. | Leslie Adams | Roundhouse Community Centre |
| 14. | Mark Mazzone | Aquilini |
| 15. | Matt Meehan | Concord Pacific |
| 16. | Michael Alexander | ReConnect Vancouver |
| 17. | Pat Graca | False Creek Residents Association |
| 18. | Patsy McMillan | False Creek Residents Association |
| 19. | Peter Webb | Concord Pacific |

20. Riaan De Beer Aquilini

Introductions 5:40 pm

The meeting began with a quick round of introductions.

Agenda Item 1: 5:45 pm
City of Vancouver - Updates on latest outreach

Brian Jackson from the City of Vancouver introduces the meeting. He gave an update of work that had taken place and the intended process to take the Viaducts Removal Report to Council later in October.

Holly Sovdi from the City of Vancouver spoke about the consultation completed to-date with the stakeholders and the general public. There have been over 56 meetings and consultation events, which has included stands at the Farmers' Market, talks at SFU and an upcoming event at Science World with a local community activists and international speakers. He distributed the draft Appendix of the report which outlined the engagement activity. He indicated that the consultation was a loop-back from earlier work and involved updating people of the process. He discussed the advantages of the Viaducts Replacement project including the opportunities for delivering positive community aspects such as the park and a cleaner, safer environment. Holly also outlined how City staff have been thinking about the types of density that can accommodated on this site including residential, jobs and commercial activity. It is too early to predict the details at the moment but following a decision on the viaducts further work will take place. Brian Jackson did mention that the densities proposed in the report are aligned to the Larry Beasley plan proposed within the re:Connect ideas competition that was so well received.

Site Configuration

When asked about the level of residential density planned, Holly explained that the downtown is expanding so we are looking to allow a mix of uses in the area at similar densities as other parts of False Creek North. He noted that one of the main drivers for this plan is the delivery of an expanded park with the Dunsmuir Connection, a walking and cycling bridge from the downtown to the park.

Hogan's Alley

A question was asked whether the new plan would recognise Hogan's Alley and whether a location for that had been determined yet. Holly confirmed that there could be recognition of Hogan's Alley in the future plan, however further consultation work with the community was needed to determine what exactly this would be.

Cost of the project

Holly explained to the group that the cost of the project was in the range of \$180 - \$200 million and is anticipated to be funded by revenue generated by the site development. In their current state the testing has shown the viaducts would cost \$8M-10M to maintain over the next 15 years and between \$50M - \$65M to seismically upgrade them to even the most basic standard of seismic resistance. Holly also confirmed that that these estimates are not indexed and would go up over time. This budget includes the both the park extension and the Seawall upgrades.

Responding to a question Holly confirmed that Staff will be coming up with the plan for the area in conjunction with the delivery of interim park improvements, including possible seawall upgrades.

Dunsmuir Connection

A question was raised about whether the portion of Dunsmuir Viaduct being reused needed to be seismically upgraded. Staff are proposing that the Dunsmuir Connection could be like a High Line (New York) type recreational facility. The portion of the existing Dunsmuir Viaduct that is proposed to remain would need to be seismically upgraded.

Affordability

A question was asked about what the projected affordable housing figure to be delivered was. The proposed NEFC Conceptual Plan includes a target to deliver at least 20 per cent affordable housing.

Calculating the Park

Catarina Gomes from the Parks Board confirmed that the density being discussed here brings with it a significant amount of amenities with it.

First Nations Contribution

A range of consultation will need to take place in the future planning of this area and as part of that there is need to properly involve First Nations groups.

Contaminated Soils and Parking

When asked whether the plan still incorporated a big berm in the park design, Staff confirmed that a significant portion of the area with the worst soils will be contained within the area. One of the group members pointed out that reason we have so much soil to remove is because we dig so far down for parkades. It was suggested that given this is a transit rich area the need for the typical parking standards should be revisited. Staff confirmed that this will be looked at in the next phase and there is an opportunity to treat this area differently given the context.

Agenda Item 3: 7:00 pm
Developer Updates

The developers gave a roundtable of updates.

Agenda Item : 7:25 pm
Order of Business

Holly reminded the group that Eventbrite link for the Science World event is now online. As a point of order one of the attendees asked that we give more notice for the scheduled meetings.

Meeting Concludes 7:30 pm