



Date: January 9, 2014
Time: 5:00 pm - 6:00 pm
Location: Strathcona Meeting Room
(Sub Ground, City Hall)
Chair: Kevin McNaney

Northeast False Creek Working Group Meeting Minutes

In Attendance:

- | | | |
|-----|---------------------------|--|
| 1. | Alvin Martin | Francl Architecture |
| 2. | Alex Sandoval | Downtown Vancouver Association |
| 3. | Ann Phelps | Canadian International Dragon Boat Festival |
| 4. | Bob Laurie | Vancouver Board of Trade |
| 5. | Brent McGregor | PavCo |
| 6. | Brett Radelet | Canadian International Dragon Boat Festival |
| 7. | Dave Hutch | City of Vancouver, Parks and Recreation |
| 8. | Deanna Geisheimer | ArtWorks Gallery |
| 9. | Devan Fitch | City of Vancouver, Engineering |
| 10. | Elizabeth Berger | Concord Pacific |
| 11. | Kate Hunter | PavCo |
| 12. | Kathy Gibler | Dr. Sun Yat Sun Chinese Garden |
| 13. | Kelly Isford-Saxon | Vancouver School |
| 14. | Kevin McNaney | City of Vancouver, Planning |
| 15. | Kim Peterson | Science World |
| 16. | Mark Mazzone | Aquilini Development & Construction Inc |
| 17. | Matt Meehan | Concord Pacific |
| 18. | Patsy McMillan | City Gate Intertower Committee |
| 19. | Paul Cheng | City of Vancouver, Urban Design |
| 20. | Paula Huber | City of Vancouver, Planning |
| 21. | Peter Webb | Concord Pacific |
| 22. | Ross Kenny | City of Vancouver, Active Transportation |
| 23. | Seann Dory | Sole Food Farms |
| 24. | Simon Litherland | False Creek Rowing Club |
| 25. | Tabitha McLoughlin | Sole Food Farms |
| 26. | Walter Francl | Francl Architecture |
| 27. | Zane Hill | City of Vancouver, Planning |

Introductions

5:00 pm

The meeting began with a quick round of introductions.

Agenda Item 1:

5:05 pm

Non-Motorised Boating Facility

Paula Huber provided an update on the Non-Motorised Boating Facility Consultancy. In November the consultancy was awarded to McFarland Marceau Architects. They are currently identifying the facilities and programs provided in the City's non-motorised boating system. This review will inform the new facilities and programs that the City is considering.

Once this initial phase of research is complete, the consultants will move onto working with boating groups to identifying programming requirements of a new facility.

The consultants are working with Staff and the boating group. Staff are looking to add more people to the group to include all non-motorized boating sports at this early stage and will meet later this month to go over the draft review of existing facilities and programs. The consultancy is estimated to be completed in late spring.

Agenda Item 2:

5:10 pm

CAC Allocations

Paula reported that there are updates to be made on the CAC allocation timings, however further discussion with affected departments and organizations is required and the update warrants more time on the agenda. This topic will be discussed in detail at the February 6 Joint Working Group meeting.

Agenda Item 3:

5:15 pm

Sole Foods Farms

Seann Dory, Co-Director of Sole Food Farms, introduced the company and their intention to make improvements to their urban farm at the corner of Pacific Boulevard and Carrall Street. Currently, the site hosts a two acre farm.

The company is proposing to add three containers (8'x20') and a propagation house (30'x60') to the site within the existing area used by the farm. The site currently houses a single container of the same size. These additional structures will be used for storage and refrigeration, and will also help clean up the appearance of the lot. It is likely that only two more containers will be needed, rather than the proposed three. The propagation house will be used to propagate seedlings so that they don't need to be brought in from elsewhere.

The existing wooden growing boxes are breaking down, therefore the group is looking to replace their current boxes with a redesigned, green plastic box which includes a water

reservoir. This change will result in a cleaner site and the extension of the site will not extend past the existing hay bales at the south end of the farm today.

Discussion:

In response to a question regarding the rat population in the area, it was noted that there are a range of traps on the site however there are not many caught.

**Agenda Item 2:
Adanac Bikeway Update**

5:25 pm

Ross Kenny provided an update on the results of the Union street closure and any impacts it has had on traffic in the area and also the follow-up on the reported City truck use of National Avenue to access National Yards.

Since the closure of Union Street to vehicular traffic, vehicle counts on the 100 block of Keefer Street and National Avenue have decreased on average by approximately 800 and 200 cars per day respectively. Traffic on Milross Street has increased by 30% or approximately 200 - 300 cars per day. Overall there have been no large changes to traffic patterns in the neighbourhood that would show that traffic from 100 Union Street has been diverted to another street in the neighbourhood.

City Staff have been informed that National Avenue is not to be used as a thoroughfare for vehicles accessing National Yards. If a vehicle is spotted using the route as a thoroughfare, the most effective method to follow up on the situation is to provide 3-1-1 with the vehicle decal number located on rear of the truck. The decal number will allow management to identify the staff person operating the City Vehicle.

Discussion:

In response to a comment made regarding observations of an increase in cyclists using National Avenue, Ross stated that this could be due to an overall increase in bike users in the city.

**Agenda Item 3:
PavCo Progress Report**

5:35 pm

Brent McGregor informed the group that the Preliminary Development Application for 39 Smithe Street was approved with conditions on December 16, 2013. Paragon is now working to make the required adjustments to the design to comply with the conditions.

The Approval with Conditions Letter can be accessed at:
<http://former.vancouver.ca/devapps/39smithe>

Discussion:

A concern was raised that the event held at BC Place over the Christmas break was an intensive show of strobe lights and noise (electronic music event) which impacted nearby residents. This included the rehearsal on Christmas Eve which is considered by some to be a quiet time of the year. Generally, the coloured lights at BC Place are supported and enjoyed by residents however the music and light show of this event was more than expected.

Kate Hunter (Pavco) acknowledged that the show with music and lights was not typical of concerts at BC Place and is more than what residents have experienced with other concerts at BC Place. This event was extremely popular with young people.

It was concluded that advance warning of the event may help the situation next time.

**Agenda Item 4:
International Village School**

5:50 pm

Kelly Isford-Saxon of the Vancouver School Board and Walter Francl and Alvin Martin of Francl Architecture updated the group on the progress of the International Village School.

A Development Permit was submitted in December 2013 and the project team is still working hard to achieve an opening date for the school in September 2015.

Walter walked through a series of information boards showing renderings and floor plans of the proposed school design and explained the complexity of the project which is designed for 510 children and includes multi-purpose childcare and community use spaces.

The school will be Vancouver's first 4 storey school and it's evolution to date has required the Province, the City of Vancouver and the Vancouver School Board working together.

Discussion:

During the discussion, it was confirmed that the cantilever aspect of the school allowed for the entire program areas planned for the school. Without this, the program areas would need to be reduced to allow for a 15m separation on the 3rd floor from the neighbouring Firenze tower. This would impact the overall capacity of the school.

The VSB is in conversation with Firenze residents to have a number of issues involved. The subjects of these matters are confidential. Part of this involves the requirement to upgrade the parking lot below the school site to support the two additional floors of the school.

Strathcona School renovations has been approved. There is still a large amount of people coming to the downtown area and therefore there is still a need to find a location for another elementary school and a high school. The Vancouver School Board is looking to work with the City to have that discussion and find somewhere suitable. Kevin added that the City has been talking with the VSB in regard to schools across the municipality for the last year.

Kelly I. explained that the thought is to start planning for this growth now. Key people and funding should be in place. King George High School in the West End is at capacity, although the entire school base isn't there yet for a new school, we are on the road to having that in a few years. Unfortunately the system is somewhat reactive at present.

A discussion ensued about how schools need to be designed to be better integrated into the community and used more fully. An example was given of projects such as Eden Ville and also the Tapestry Foundation which integrate children, parents and older adults. Schools are no longer 9-3 facilities and there is a need to start looking at integration with further target demographics and uses.

**Agenda Item 5:
Engagement**

6:05 pm

NEFC Webpage

Paula discussed the new Northeast False Creek webpage, which can be found at vancouver.ca/northeast-false-creek or vancouver.ca/nefc. The previous version of the webpage, which has not been updated since mid-2012 due to the City's transition toward the new website, still exists as an archive for the time being at former.vancouver.ca/nefc.

The new webpage is a result of the creation of a new City of Vancouver website (and the directive to reformat/reduce project websites) combined with the 2013 Council decision to create a new area plan for Northeast False Creek and the viaducts. As strongly indicated in the results of the 2013 Public Engagement Methods questionnaire, a central webpage is a highly effective and sought after way to provide information to the public.

The new page, although different in design, brings much of the information from the previous site, and organises it in a more succinct and easy to navigate manner.

The FCRA raised concerns in regard to the map on the homepage of the new website excluding surrounding communities such as International Village and CityGate. Paula explained that the areas highlighted on the new map were the same study area identified as part of the NEFC High Level Review, Directions and Council Report, which show the focus areas for the Northeast False Creek, with the addition of the two City owned blocks east of Quebec Street (which could be developed if Council makes a decision to remove the viaducts). The city agreed to look at adding text or a diagram to explain the

context of NEFC within the surrounding neighbourhoods of International Village, City Gate and others.

Paula mentioned the idea to add text to explain the purpose and role of the Joint Working Group and make the agendas and notes of the meetings available as a PDF. This approach has been adopted with other advisory groups in the City and would improve transparency of the engagement process.

Comments were made in support of this suggestion as a way to improve transparency. It was concluded that from this date forward, once meeting notes had been reviewed by the group, a final “accepted” version of the notes would be posted onto the webpage.

NEFC and FCF Engagement Strategy

Paula mentioned that the Draft Engagement Strategy for NEFC and False Creek Flats had been sent out to the JWG members. A meeting will be held in the coming weeks to review with the engagement group. The Joint Working Group is also encouraged to send through questions, comments or concerns.

The objective is to send the engagement strategy through to Council in February.

Discussion:

Patsy McMillan noted that the City Gate Inter-tower Committee should also be added to the stakeholder list in the Engagement Strategy

Agenda Item 6: General Updates

6:15 pm

Consultancies

Georgia Ramp and Transportation Studies

Devan Fitch explained that the studies were approved as part of the Council report in June and are the first of a number of detailed studies to look at viaduct replacement and the road network in the area.

The studies will explore the Georgia ramp and steps, looking at the technical and structural details of how the ramp comes down to meet Pacific Blvd. It will also look at the impacts on adjacent stadiums and how to minimise negative effects.

They will also study the road network, usage, and developments etc. today and compare them to the future to identify future challenges and look for solutions by looking at the wider network.

There will be a stakeholder engagement process as part of this study which is scheduled to be launched in early February.

The results of these studies will be part of the final report to Council.

Discussion:

There was a question as to whether the transportation study would use software that is available which plots detailed pedestrian flows from event venues (Visio). It was explained that there is a request as part of the RFP for the consultant to provide 'software' that generates technical outputs which can be understood by the public.

- Clarification was sought over the Georgia Ramp and Steps, to which Devan explained that originally it was slated as a north/south pedestrian connection including steps. Once viaduct removal came along Georgia Street was needed for cars, however the full width is not required. The steps can now be integrated as part of the stadium connection to continue to provide a strong pedestrian connection.
- The consultant will be directed to have discussions with operational staff from the most impacted event venues/businesses as follows:
 - o BC Place
 - o Rogers Arena
 - o Costco
 - o PavCo
- It was suggested that Impark should also be part of this conversation as they own parking spaces at CostCo

Streetscape Design Guidelines (Public Realm Plan)

Guidelines are needed to create an identity for the area and provide details on street design. There is wide range of different design/ streetscape influences from the surrounding areas coming together at Northeast False Creek at the waterfront (China town, International Village, Science World, Yaletown). Streetscape Design Guidelines are needed now to create a framework for the area so that all pieces work together and also to create precinct specific guidelines. The need for this consultancy was identified in Spring 2013 and funding for the guidelines was approved as part of the viaducts report.

Aquilini

Construction continues on the West Tower. They are expecting the excavation permit shortly for the South Tower. The Development Permit for the East tower will hopefully be submitted by the end of the month.

As per previous meeting discussions , Aquilini reviewed the idea of salvaging plants, however the landscape architect didn't believe that salvage was worthwhile.

Canadian Metropolitan Properties (CMP)

No CMP representatives were present at the meeting.

Concord

The CAC discussion for 5B West is ongoing. There are difficult issues and dynamics occurring and a concerted effort is occurring. Transparency is important, as is confidentiality.

In response to a question regarding how 5B West moves forward, Matt explained that the hold on the 5B west site is affecting the timing of a number of other sites. Concord is having conversations with the City, then once 5B West moves forward Concord can move onto broader discussions.

Patsy M. noted that the FCRA want to help move this forward.

Meeting adjourned at 6:30pm.

Next Meetings

February 6th, March 6th