

Date: July 6, 1995

SUBJECT: CONCORD PACIFIC'S REQUEST TO REMOVE THE UNIT CAP IN FALSE CREEK NORTH

#### RECOMMENDATION

THAT the Board urge Council to negotiate a payment in lieu of park space for additional units at False Creek North, with the proceeds to go towards the acquisition of park space in Downtown South.

#### COUNCIL/PARK BOARD POLICY

Both Council and the Board approved the False Creek Policy Statement (1988) and the False Creek North Official Development Plan (1990), which included the provision of neighbourhood park space at a rate of 2.75 acres per 1,000.

#### BACKGROUND

The attached report to City Council's Standing Committee on Planning and Environment (dated July 20, 1995), sets out the cap on the number of units that can be built on the North Shore. Presently the number of permitted units is 8,500. This does not involve an increase in the building area. Concord is seeking the maximum flexibility to respond to market conditions. Concord would like no limit on the number of units, however civic staff are recommending that the number of dwelling units be capped at 10,000.

#### DISCUSSION

From a park perspective, this means that a larger number of people will be living on site in smaller units. As a result, the demand for park space in the area will increase. While there is a preference to provide additional park space on site, staff recognize that this would result in a complete re-design of the entire development. Instead, a payment in lieu option is to be considered, with a suggestion that the proceeds be applied to the adjacent Downtown South.

The attached report (see in particular pages 6 and 7), outlines the precedents which could be drawn on to set the level of the in lieu payment. At best, compensation might be \$41,000,000 and at worst \$0. The report notes that in other situations, development economics rather than community livability have dictated the amounts of park space to be set aside, or the payment in lieu to be made. Concord argues that no additional parkland or a payment is due.

The population of the downtown peninsula is expected to double in the next 20 years, and studies have shown that high rise dwellers use their parks three times as much as those living in units with access to private open space.

Park Board staff believe that long term community livability and conformance to the approved policies should be the basis for these negotiations.

Prepared by:

Planning & Development Division  
Board of Parks & Recreation  
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PR:sp

Attachment

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