



Date: May 11, 2004

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
**SUBJECT: Rezoning of False Creek North Parcel 6A
and Timing of Creekside Park Extension**

RECOMMENDATION

THAT the Board receive this report for information.

POLICY

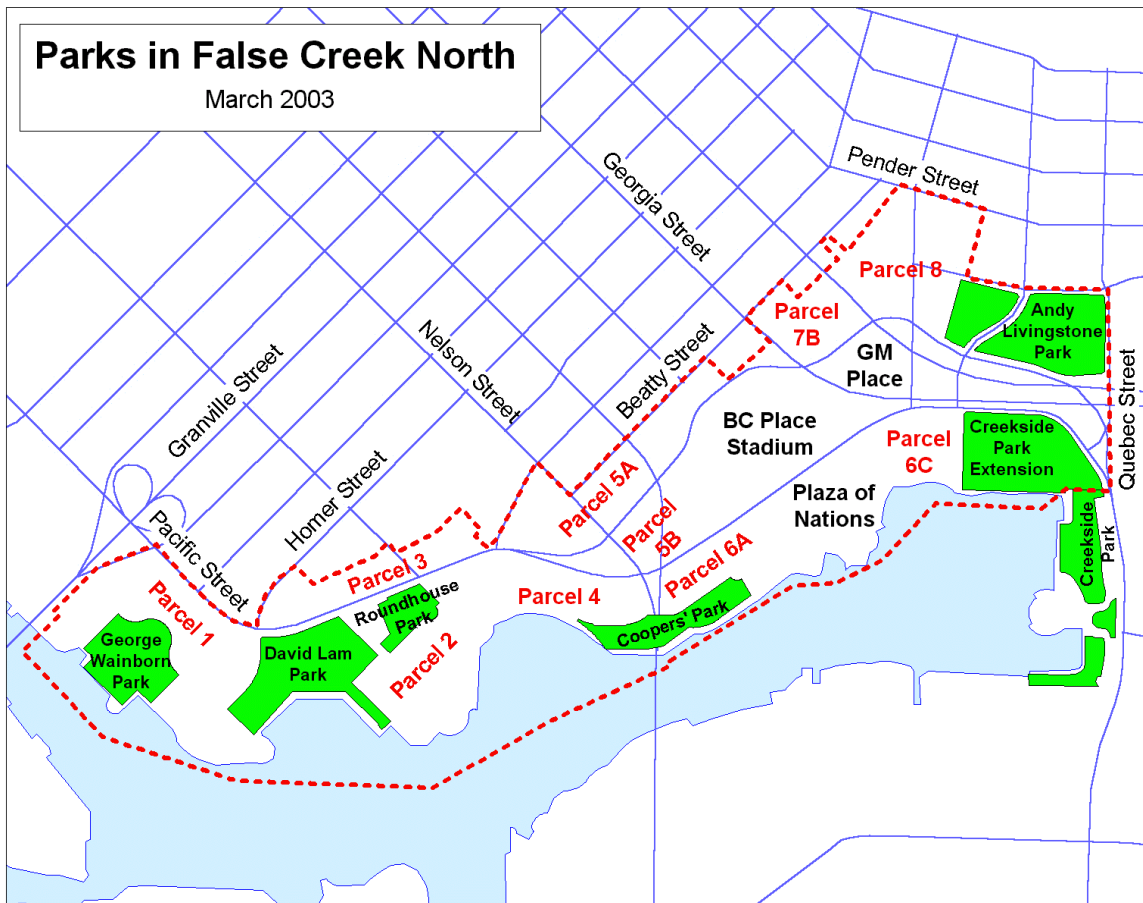
The practice in large residential developments is to tie the delivery of new parks with the phasing of the residential development, so that parks are added as the area population increases. This principle has been embedded in three large residential developments in the city: Coal Harbour, False Creek North and Collingwood Village.

BACKGROUND

The False Creek North Official Development Plan (ODP) was approved by Council in 1990. The ODP allows about 9,200 housing units, which will translate into a population of about 16,000 residents. The ODP specifies the creation of six parks (see map below): George Wainborn Park, David Lam Park, Roundhouse Park, Coopers' Park, Andy Livingstone Park, and the extension to Creekside Park.

The ODP outlines a phasing of the parks linked to the development of specific residential neighbourhoods. As a result, the development of the lands between Homer Street and Nelson Street (parcels 2, 3, 4 and 5A) has led to the creation of David Lam Park, Roundhouse Park and Coopers' Park. Andy Livingstone Park was delivered when the first building was occupied in International Village (parcel 8). George Wainborn Park will be completed later this year, concurrent with the development of the Beach Neighbourhood (parcel 1).

The ODP notes that the extension to Creekside Park is to be delivered "with parcel 6A or 6C whichever proceeds first" (parcel 6A is the neighbourhood located immediately west of the Plaza of Nations while parcel 6C is the neighbourhood located immediately east of the Plaza of Nations).



The “Utility Design Agreement for the Eastern Lands of Concord Pacific Place” was created in 1990 and is a tripartite agreement between the City, the Province and Pacific Place Holdings Ltd. This agreement deals with a number of soil remediation issues. Of importance is the clause which permits soils to be relocated from parcel 6A and parcel 6C to the site that will eventually become the extension to Creekside Park. This leads to a situation whereby the park cannot be developed until after both parcel 6A and parcel 6C have been developed.

There is thus a conflict between the anticipated delivery of the park in the False Creek North ODP and the Utility Design Agreement.

DISCUSSION

A recent Council report regarding the rezoning of parcel 6A (report dated February 11th and considered by Council on February 24th - see Appendix A) states “the ODP needs to be amended to delay delivery of this park area until after the last of these neighbourhoods has been developed” so that the requirements of the Utility Design Agreement can be met. The Public Hearing associated with this rezoning is scheduled for May 20th.

If the extension to Creekside Park were delivered based on the schedule outlined in the ODP, the park would be created in about 3 or 4 years. If the extension to Creekside Park were delivered based on the requirements outlined in the Utility Design Agreement, the park would be delayed by at least 2 years.

A number of residents living in the City Gate project, which is located east of Creekside Park between Quebec and Main Streets, have inquired about the delay in the delivery of the park. Several residents have also expressed concern about how soils will be moved and stored on the site, and how their liveability will be affected by the storage of these soils (dust particles, smell).

It should be noted that the extension to Creekside Park is not the first instance where a park is used to accommodate contaminated soils in False Creek North. Other examples are Andy Livingstone Park, Coopers' Park and George Wainborn Park.

Two meetings were held with City Gate residents. The first was held on March 17th and more than one hundred residents attended. The follow up meeting was held on April 19th with a smaller group (about 15 residents). In these discussions, a number of ideas were suggested as alternatives to the proposed ODP change:

- S keep the existing wording in the ODP (i.e. to create the park concurrently with the development of Parcel 6A) and require the excavation of Parcel 6C at the same time when Parcel 6A is excavated;
- S keep the existing wording in the ODP (i.e. to create the park concurrently with the development of Parcel 6A) and transport the soils from Parcel 6C off-site when it is excavated;
- S modify the wording in the ODP in such a way that the park would be delivered in two phases: phase 1 when Parcel 6A is excavated and phase 2 when Parcel 6C is excavated;
- S modify the wording in the ODP in the manner proposed by staff in the February 11th report (i.e. to create the park after both Parcel 6A and Parcel 6C have been developed) but add a clause that identifies a specific year by which time the park must be completed irrespective of the pace of development in Parcel 6A or Parcel 6C.

The first three alternatives (early excavation of Parcel 6C, transporting the soils from Parcel 6C off-site, delivering the park in two phases) result in incremental costs to the soil remediation project - a cost that is borne by the Provincial government. There is insufficient detailed information at this time to quantify these added costs. The fourth alternative may or may not result in an incremental cost to the project.

Staff have not yet obtained a reaction from the Provincial government on these four alternatives. If this information is gathered later this week, it will be verbally reported to the Board on May 17th.

CONCLUSION

This report provides background information, public reaction and a preliminary review of possible alternatives to a recommendation contained in a rezoning report scheduled for Public Hearing later this month, which, if approved by Council, will delay the delivery of a park in order to meet another important public objective - the remediation of contaminated soils in False Creek North.

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