

Reconsideration of previous File Numbers: 04-1000-20-2010-133 and 2010-205

File No. 04-1000-20-2012-019

February 23, 2012

Ian Reid

By Email: ireid2525@gmail.com

Dear Mr. Reid:

This letter and the attached records are provided in response to your Freedom of Information and Protection of Privacy request of January 12, 2012 for:

- **Unredacted notes of July 18/08 NEFC Steering Committee Meeting;**
- **Unredacted email chain between Michael Naylor and Trish French dated August 25th, 2008 (from Trish French to Michael Naylor) to August 28th, 2008 (from Michael Naylor to Trish French);**
- **Unredacted copy of Page 5, Items 15 and 16 of the "High Level Review\BC Place Stadium\Summary of Issues Related to BC Place.doc5".**

Clarification and dialogue with you identified these pages as belonging to the 2010 Files identified above, now numbered as Pages 1 to 43 of this document package.

A large amount of the previously redacted information is now provided. The ensuing time period between this response and your previous requests has meant that some information is no longer considered confidential and the severing has been removed. However, where necessary information has continued to be withheld under sections 13(1); s. 14; and s. 17(1)(e) of the Act. You can read or download those sections here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Best regards,



Barbara J. Van Fraassen, BA
Manager, Corporate Information and Privacy

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Encls.

:bvf

NOTES OF JULY 18/08 NEFC STEERING COMMITTEE MEETING

In attendance: Jody A. (Chair), Michael F., Judy R., Ken D., Bill F., Trish F., Sue M., Sue H. and Tom T. (Absent: Brent T.)

1. Update on discussion with [REDACTED]

s.13(1), s.14, and s.17(1)(e)

(ii) PAVCO intend to start major construction soon so as to be able to commence the roof immediately following the Games and complete by Fall 2010. (Trish mentioned that masts will encroach over Expo Blvd. and stressed need for a City process, separate from ODP amendment process ie. a coordinator within Engineering.)

s.13(1), s.14, and s.17(1)(e)

- (b) Ken needs more information from Engineering on nature and cost of expected road and other infrastructure work.
- (c) Trish mentioned PAVCO now intend to do all soil remediation on-site.

s.13(1) and s.17(1)(e)

2. Update on status of BC Place ODP Processing

- (a) Trish emphasized that ODP amendment deals with uses/densities and has nothing to do with who pays for what, which requires a parallel process. (See 1(b) above.)
- (b) Big issues re ODP amendment are:
 - (i) Proposed 6m/20' taking on Pacific Blvd. for future streetcar is sensitive because possible casino needs to maximize floorplate. Staff analysis of repercussions if no taking is ongoing; results to be provided to Ken and Tom without PAVCO.

s.13(1), s.14, and s.17(1)(e)



3. Land Use Options Evaluation

Trish raised the following three issues which require direction:

- (h) Performance/Event Space - What Next?
 - (i) The questions are does the City want a purpose built performance space and, if so, in what location?
 - (ii) Steering Committee tends to prefer alternative of flexible performance capability within a larger civic space.
 - (iii) Sue H. to circulate present deal re Plaza of Nations performance space.
 - (iv) Staff review to be completed prior to July 25/08 Steering Committee meeting. Sue H. to coordinate completion.
- (b) Residential - To Max or Not to Max? *to max*
 Rather than minimize amount of residential space for noise related reasons, Steering Committee consensus is that residential space should be maximized and noise issues addressed by code, disclosure, title covenant.
- (c) Park - Check the Assumptions
 - (i) Staff's assumption of no additional/no loss of park space confirmed.
 - (ii) ~~4.5~~ acres can likely be achieved by various spaces, including some landscaped. *Must Addressed.*
 - (iii) Ken proposed overall concept (east to west) of green elbow, civic plaza at base of Georgia Street stairs (with performance space) and green space in front of pushed back VAG site, with which the Steering Committee tended to concur.

Reviews

?Noise imp: caties

4. Other Business

- (i) A further meeting with land owners will be deferred until after the July 25/08 Steering Committee meeting.
- (j) Jody will schedule at least two more weekly meetings for the Steering Committee.

**Northeast False Creek Steering Committee
Agenda
Friday, July 25, 2008
8:00 a.m., City Manager's Board Room**

- | | | | |
|----|---|-----------------------------|------------|
| 1. | Performing Space | Sue Harvey | 10 Minutes |
| 2. | Engineering Issues | Tom Timm/Ken Dobell | 15 Minutes |
| | <ul style="list-style-type: none">a) Smitheb) 6 Metre Takingc) Overpasses for egressd) Viaduct | | |
| 3. | Planning Update | Trish French/Brent Toderian | 10 Minutes |
| 4. | Benefits Strategy | Ken Dobell | 10 Minutes |
| 5. | Legal Comments | Bill Farish | 10 Minutes |
| 6. | Meeting Schedule | | 10 Minutes |

NEFC Steering Committee
Friday, July 25, 2008

Issue: Clarification of performance and gathering space requirements in North East False Creek

Background:

Plaza of Nations has, since 1986, provided an important seasonal outdoor performance venue for both community cultural events (i.e. Taiwanese Cultural Festival) and commercial live music (i.e. Music West). It is the only outdoor venue that has both covered stage and seating areas.

The Plaza of Nations is privately owned. As a condition of a rezoning in the early 90s the City secured a Community Use Agreement which was subsequently amended with the Casino rezoning and which requires the Owner to maintain the performance venue and provide nominal access for Vancouver-based non-profit cultural organizations. While the agreement provides access with no rent, there are significant operating costs. Further, the management and operations of the space has been challenging and as a result both commercial and community groups have moved to alternate venues. In 2007 the roof was removed because of structural failure further limiting the utility of the facility.

In a January 2007 letter Canadian Metropolitan Property agreed to provide a replacement cover over the performance area which they defined as the area from the back of the stage to the back of the seating area (approximately 25,000 sq.ft.) either on the existing site or at a future location to be decided by Council.

The NEFC staff team engaged a consultant to review past Plaza of Nations programming as well as special events throughout the City. Based on the current stage, seating and standing areas, the consultant proposed an 80,000 sq.ft. site to accommodate both the performance (cultural) and gathering requirements (special events) needs, and outlined a series of physical attributes and operational considerations. At the same time, the staff team were exploring the concept of a significant "town square" in addition to the large future park areas to the east.

The Steering Committee asked the staff team to clarify the demand and scale for outdoor performance and gathering spaces in the context of the proposed town square and park areas.

Demand Analysis:

Noting that commercial users with highly amplified events have not been using the Plaza of Nations for some time, given the increasingly residential nature of the Creek, and the conclusions of the acoustic consultant's reports, staff have not assessed demand for large, amplified music events in a future NEFC environment.

The staff team did analyze two streams of events:

- where the performances are the primary purpose (i.e. the Jazz Festival); and
- where performances are ancillary (i.e. Sun Run).

The demand analysis was based on current levels of activities and attendance and does not project growth or increase in demand which will inevitably arise with a new opportunity.

Based on this demand analysis, staff are now recommending a series of performance spaces within hardscaped plaza(s) and green spaces. These spaces should accommodate a range of sized events, be able to be connected to support a single large event and have permanent yet flexible capital infrastructure including:

- A mix of temporary and permanent covered stage(s)
- Moveable seating
- Power
- Technical IT/ hard wiring
- Access to docks for water-based events
- Public washrooms/sewer access
- Onsite storage

With this infrastructure staff have concluded that the bulk of community users could be accommodated in a type of outdoor performance spaces that are currently not available in Vancouver. Through the Cultural Facilities Priorities Planning process, staff may review other outdoor opportunities which could accommodate the larger amplified cultural events such as Malkin Bowl and/or Hastings Park.

Further development of the Town Square will be required to achieve a reasonable balance of day to day animation and utility for special events and performances.

NEFC STEERING COMMITTEE
JULY 25, 2008

ITEM 3 BRIEFING MATERIAL

NEFC Non-Residential: Directions

NEFC Residential: The Picture so Far

BC Place Stadium ODP: Land Use and density- Staff Position

WITH COMMENTS BY TRISH ABOUT MEETING CONCLUSIONS

NEFC NON-RESIDENTIAL: DIRECTIONS

Note: stats and discussion do not include the non-residential space already located in BC Place Stadium and GM Place Arena.

1. BACKGROUND

a. Need for Job Space

- The target for the amount of “job space” to be located in NEFC is 1.8 million sq. ft. (Metro Core) to help meet the 2031 job space need in downtown.

b. Market Demand for Job Space (Absorption)

- For office, hotel and retail/service, there will be market absorption for about 1.6 million sq. ft. by 2023 (Colliers International study).
- The Vancouver Art Gallery would provide about 320,000 sq. ft of “job space”
- There is demand for types of “job space” not estimated by the Colliers study including casino, other cultural/institutional/recreational.

Table 1 Job Space Demand (Known, to 2023)

Use	million sq. ft.	Comments
Office	1.06	lower rents, niche non-CBD product
Hotel	.18	3 hotels @ 60,000
Retail/Service	.33	
Subtotal	1.57	
VAG	.32	
TOTAL	1.89	

c. Job Space Locations

- Colliers consultant study advises:
 - best locations for major office are north of Pacific, particularly around Smithe
 - for hotels, anywhere in the area except east of Abbott
- Need to ensure retail/service uses animate key public spaces, ped routes, streets
- Land north of Pacific is more suited to non-res (noise, traffic) and south of Pacific to res

2. PROPOSED DIRECTION

Principles


1. Meet the “job space” target by setting minimums for non-residential, but don’t exceed demand.
2. Consider the locational suitability: viability as commented on by Colliers, and land use suitability
3. Ensure that retail/service uses are available to for animation around public spaces and pedestrian routes, key streets through setting maximums (to avoid one site taking all).
4. Allow for non-residential uses not included in the Colliers study, e.g casino, other cultural, recreational, institutional uses.

s.13(1) and s.17(1)(e)



MEETING CONCLUSION

s.13(1), s.14, and s.17(1)(e)



NEFC RESIDENTIAL - THE PICTURE SO FAR

1. BACKGROUND

- If there isn't a major purpose built performance space but rather a performance capability (together with urban activity and event activity) in one or two public plaza type spaces, the limitations on residential that the major P/E space created are gone
- Based on the prelim land use options which contained here's what could occur, with comments

2. THE PICTURE SO FAR

	Residential FS (000s)	From Option	Comments
PavCo	400	all	Could be more, physically. BC Place have asked for 850,000
TriPower	300	all	Could be a bit more—maybe 350
CMP	700	2C	Could be more but will depend on configuration of VAG site, open space and roads
Concord	1,000 (plus 400 in 5B West)	1C	Likely to be less, because open space on Georgia and at water edge will be bigger.

MEETING CONCLUSION

- *St. Ctte. accepted the info*

BC PLACE STADIUM ODP: LAND USE AND DENSITY - STAFF POSITION

	PAVCO Proposal	Staff Position
Total Floor Space Maximum	1,450,000	1,350,000 ¹
Non-Residential Minimum	1,450,000	1,350,000
incl max retail/service	600,000	700,000 ²
Maximum	na	100,000
	1,450,000	up to 1,350,000 but proposals above the minimum to be for uses other than office, hotel and retail/service; or demand must be established beyond the Colliers study estimate. ³
Residential Maximum	850,000	650,000 ⁴

1. Total floor area requested needs to be reduced by 100,000 sq.ft. to ensure upper limit is achievable while responding to City requirements as follows:

- a. 6m ROW along Pacific at Smithe Street for streetcar and 1.5m strip along full length of Smith street for public realm (reduces by ~ 36,650 sq.ft.)
- b. a turn around on the Smith Street extension to accommodate two-way traffic movement (reduces by ~ 22,000 sq.ft.)
- c. cut back the podium on building at SE corner, to respond to street end view requirements (reduces by ~ 38,750 sq.ft.)

We will depend on language in the ODP to convey other urban design objectives that will shape the form of the buildings.

2. The minimum non-residential has been set at the appropriate contribution to the overall non-residential "job space" target for NEFC, as informed by estimated demand and locational principles. Maximum retail/service ensures enough demand on all sites to ensure required animation. (See above)
3. The amount of demand-supported commercial space (office, retail and hotel) is limited to ensure there is enough demand located on the most viable sites. Retail/service is specifically being limited to 100,000 sq.ft.
4. The maximum amount of residential floor area supported is the difference between the total floor area allowed and the minimum non-residential floor area

MEETING CONCLUSION

- *St. Ctte agreed with staff position*
(Trish noted that we had yet to determine exactly how/when our conclusions on a number of items would be conveyed to BC Place.)

NEFCStCtteJuly25.doc

verbally present to Ctte not written.

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Commentary

Staff have shared concerns with the items identified in 1. above and advised the proponent that some reduction in the total floor area requested will be recommended to ensure that targets are realistic and protect City interests and flexibility in the provision of infrastructure. While they would prefer that we use strong language ODP to flag these items and their potential impact on the building volume and total floor area, there seems to be some acceptance that there are critical issues affecting the density (infrastructure) that cannot be mitigated through language in the ODP. The only use that poses a conflict with a reduced floor plate is a casino which is pushing for very large floor plates, resulting in a very aggressive streetwall. All other uses could easily respond to reduced floor plate requirements.

In a meeting with the applicant last week, staff explained the early stages of the methodology used to determine commercial floor area allocation. There were no major objections noted to the idea of allocating the demand supported commercial uses in a way that would see commercial uses located in optimal locations while trying to ensure that all land owners had a reasonable share of the demand supported commercial uses.

Sue's follow-up email

French, Trish

From: Harvey, Sue
Sent: Friday, July 25, 2008 3:27 PM
To: Gijssen, Jacqueline; Burkes, Annie; Bourke, Matthew; Huber, Paula; Desrochers, Michel; Honey, Muriel
Cc: French, Trish
Subject: NEFC Performance and Events Spaces

Thank you all for a very productive meeting on Wednesday. A special thanks to Annie and Jacque for wrestling such an amazing amount of information into an intelligent format.

We took this to the Steering Committee this morning and they endorsed the following approach:

A series of performance spaces within landscaped plaza(s) and green spaces. These spaces should accommodate a range of sized events, be able to be connected to support a single large event and have permanent yet flexible capital infrastructure including:

- o A mix of temporary and permanent covered stage(s)
- o Moveable seating
- o Power
- o Technical IT/ hard wiring
- o Access to docks for water-based events
- o Public washrooms/sewer access
- o Onsite storage

With this infrastructure staff have concluded that the bulk of community users could be. In the context of the Cultural Facilities Priorities Plan, Cultural Services staff will also review other outdoor performance opportunities which could accommodate the larger amplified cultural events (i.e. Malkin Bowl and/or Hastings Park).

Further development of the Town Square will be required to achieve a reasonable balance of day to day animation and utility for special events and performances.

Trish will work with Planning staff to communicate this approach to the Owners.

I also want to convey the Steering Committee's appreciation of this work and the team's quick response.

Thanks again

Sue

Sue Harvey
 Managing Director
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 City of Vancouver, 453 West 12th Avenue,
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The City of Vancouver is hosting the Vancouver 2010 Olympic Winter Games February 12 to 28, 2010, and the Vancouver 2010 Paralympic Winter Games March 12 to 21, 2010.

Visit vancouver.ca for information on the City's role, activities and commitments.

Northeast False Creek Steering Committee
Meeting Minutes
Friday, July 25, 2008 @ 8:00 am
City Manager's Board Room

Attendees:	Jody Andrews (Chair)	Judy Rogers
	Tom Timm	Susan Mundick
	Trish French	Brent Toderian
	Sue Harvey	Ken Dobell
	Bill Farish	Holly Fales (recorder)

Absent: Michael Flanigan

1. Minutes of July 18, 2008

Changes to 3 (b) Residential. Now reads: The Steering Committee consensus is that residential space should be maximized and noise issues clearly identified for Council as well as addressed by code, disclosure and title covenant.

Changes to 3 (c) (ii) Park. Now reads: Additional public space will be achieved by various spaces, including some active park and hardscaped spaces.

2. Performing Space - Sue Harvey

The Steering Committee concurred with staff recommendation for a series of performance spaces within hardscaped plaza(s) and green spaces. These spaces should accommodate a range of sized events, be able to be connected to support a single large event and have permanent yet flexible capital infrastructure including:

- a mix of temporary and permanent covered stage(s);
- moveable seating;
- power;
- technical IT / hard wiring;
- access to docks for water-based events;
- public washrooms / sewer access; and
- on-site storage

Further development of the Town Square will be required to achieve a reasonable balance of day-to-day animation and utility for special events and performances.

3. Engineering Issues - Tom Timm / Ken Dobell

s.13(1), s.14, and s.17(1)(e)

s.13(1), s.14, and s.17(1)(e)



b. 6 metre taking

- this is required for streetcar;
- casino could be accommodated if on an upper floor - possibly cantilevered;
- State in the ODP that the streetcar will be there.

c. Overpass for egress

- Stairs are required for the development but an overpass is not an absolute need at least on the Georgia end - may be at Smithe. An overpass will be considered if it is beneficial to the Urban Design.
- Set the boundaries broad and if they request them to be narrowed it will be at their cost.

d. Viaduct

s.13(1), s.14, and s.17(1)(e)

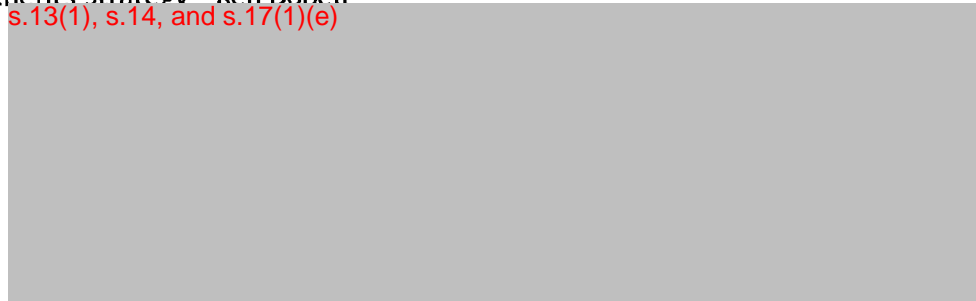


4. Planning Update - Trish French / Brent Toderian

See Appendix A

5. Benefits Strategy - Ken Dohell

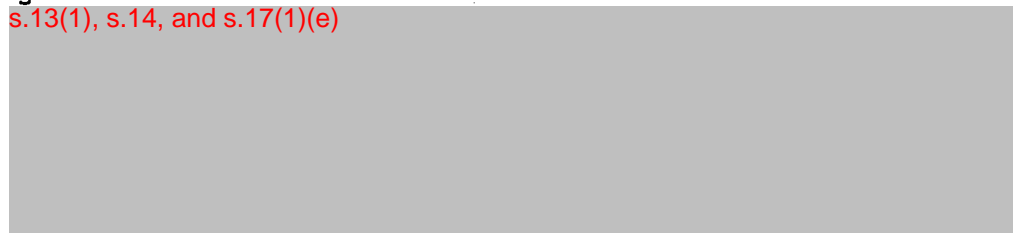
s.13(1), s.14, and s.17(1)(e)



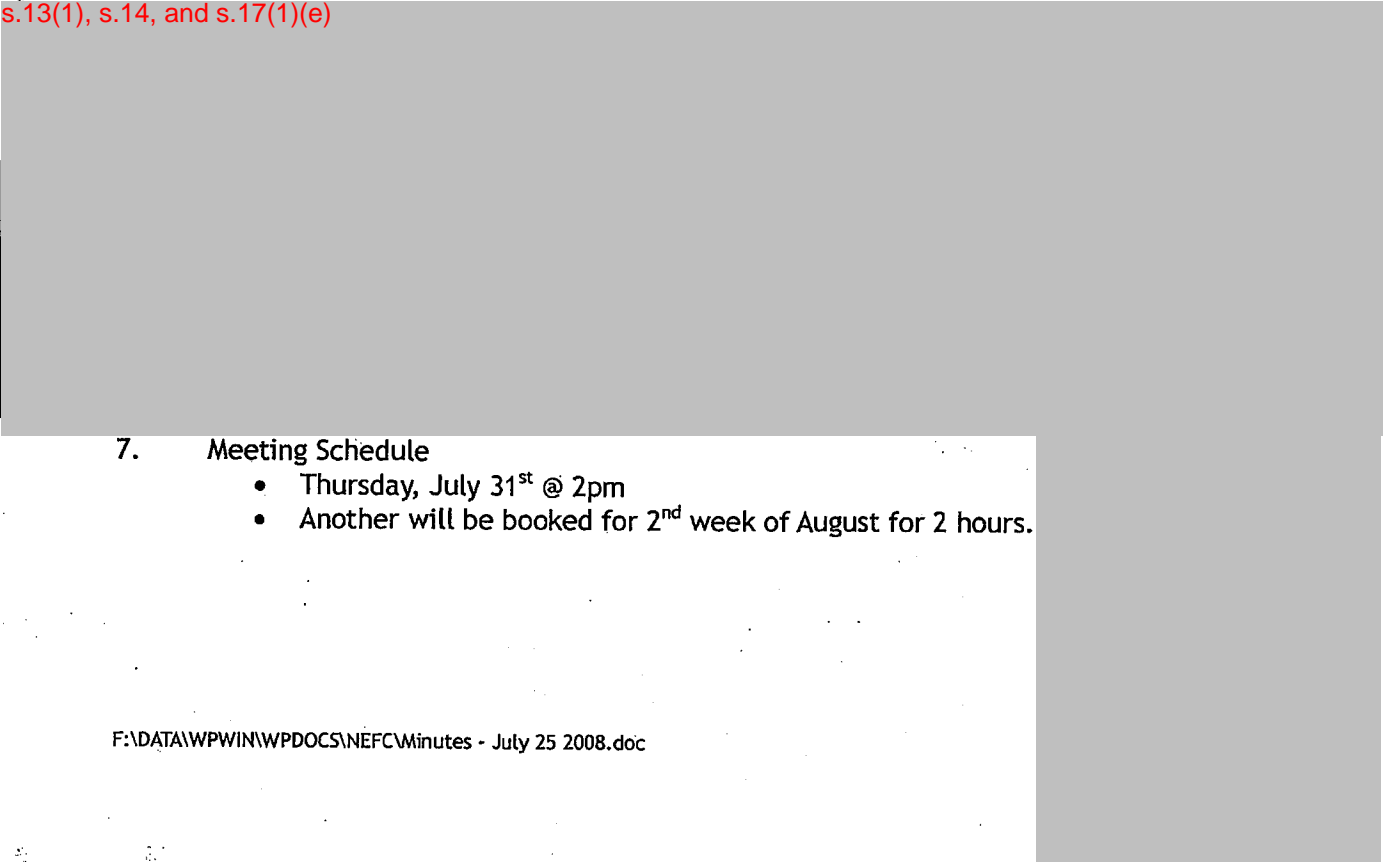
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first.*

6. Legal Comments - Bill Farish

s.13(1), s.14, and s.17(1)(e)



s.13(1), s.14, and s.17(1)(e)



7. Meeting Schedule

- Thursday, July 31st @ 2pm
- Another will be booked for 2nd week of August for 2 hours.

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Steering Committee Agenda
 August 11, 2008
 City Manager's Boardroom

1. Minutes
2. Reports re meetings
 1. PAVCO – general discussion Dobell/Farish
 2. Owners meeting Toderian/French s.13(1), s.14, and s.17(1)(e)
 3. PAVCO-Concord re Smithe (Dobell/Farish)
 1. status and timing 5B West (Brent/Trish) ?
3. VAG study – status (Dobell)
4. Gallery District – update (Dobell)
5. Engineering update (Schwark)
 1. Estimate for Smithe relocation
 2. Streetcar
 3. SRW requirements —
 4. Street requirements
6. Planning update
 1. PAVCO ODP status and timing
 1. prior to conditions s.13(1), s.14, and s.17(1)(e)
 2. VAG ODP update and timing
7. Legal Comments
8. Next steps
 1. Planning
 2. Engineering
 3. Parks
- * 4. Overall Strategy
9. Meeting Schedules
 1. Owners (Trish)
 2. VAG Project (Dobell)
 3. Steering Committee (Chair)
10. Other business

Zone - timing on open space zoning & OCA's data.

*Area 5B West - a meeting for Sept 2 w/ Trish. Sept 16.
 - on EAC's; some other issues*

①

XIEFEST. OHR

AUG 11/08

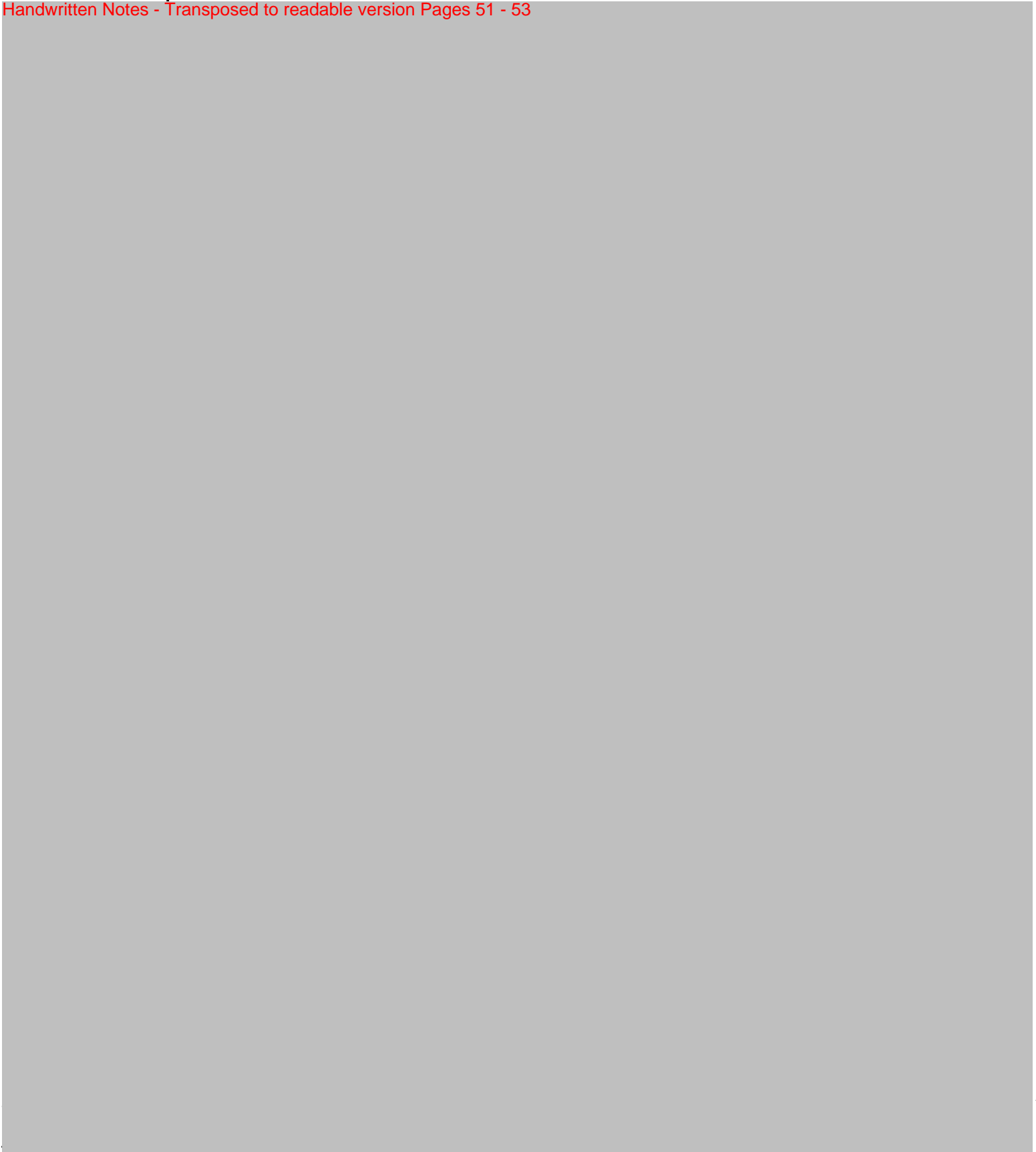
Minutes

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Northeast False Creek Steering Committee
Meeting Minutes
Monday, August 11, 2008 @ 10:00 am
City Manager's Board Room

Attendees:	Jody Andrews (Chair) Piet Rutgers Trish French Sue Harvey Bill Farish	Peter Judd Brent Toderian Ken Dobell Mark Schwark Holly Fales (recorder)
Absent:	Michael Flanigan Susan Mundick	Judy Rogers Tom Timm

1. Minutes of July 25, 2008 - Adopted as circulated.
2. Reports - re: Meetings - Ken Dobell/Bill Farish

a. PAVCO

- PAVCO agreed to the concept of a commitment agreement tied to the ODP amendment;
- PAVCO not inclined to provide RoW on the west side;
- PAVCO needs overpass at Cambie Bridge end but not Georgia Street end;
- possible contribution to Georgia Street stairs needs to be discussed further;
- it is recommended to have signed agreement prior to ODP so that ODP has minimal conditions written into it.

b. Owners

- All 4 owners were included in meeting;
- park and performance space were discussed;
- non-residential, as well as residential, space was discussed;
- emphasize on non-residential is a concern for the owners;

s.13(1) and s.17(1)(d) & (e)

c. PAVCO - Concord / Smithe Street

s.13(1) and s.17(1)(d) & (e)

3. VAG study - status / Ken Dobell

- Richard Henriquez, who is not representing the City, has been working hard and is looking at the whole site regardless of ownership and has created a sketch of the area. There are a number of meetings happening in the near future that would be beneficial for City staff to attend. Holly to e-mail the meeting schedule.

4. Gallery District - update / Ken Dobell / Sue Harvey

- Richard Henriquez is scheduled to report back in early October.

5. Engineering Update - Mark Schwark

a. Estimate for Smithe relocation

s.13(1) and s.17(1)(d) & (e)

b. Streetcar

s.13(1) and s.17(1)(d) & (e)

- add this into the Richard Henriquez review

c. SRW requirements

- in addition to a 66 foot width dedication, SRWs would be required for the roundabout on Smithe Street
- discussion took place regarding the shoreline but no decisions were made

6. Planning Update - Trish French and Brent Toderian

a. PAVCO ODP

- amendments are in draft format
- Law to review next week
- Report is in draft form - targeting late September to mid-October
- ODP amendments include VAG

b. VAG

- Planning is currently gathering space sizes required
- be upfront on public & park space
- memo to council from the City Manager's office should be sent. Planning will draft for Jody's signature.
- Sue Harvey to write out process of VAG, etc. Will public be included in these decisions?

7. Legal Comments - Bill Farish and Ken Dobell

- Commitment Agreement - the framework is complete. Draft will be sent out shortly.
- Encroachment Agreements - standard or VCCEP form? Engineering to consider.

8. Next Steps - Planning, Engineering and Parks are all okay with the direction they've received.

- Overall Strategy

- Public gathering & open places, including the size, shape and location need to be brought to the Steering Committee in 2-3 weeks (Trish French).
- Concord - a breakout session regarding Concord issues will be arranged shortly.

9. Meeting Schedules

- a. Owners - there are currently no plans to have another owners meeting. A public meeting will be held in late August. It was requested that the owners receive notice of the public meeting in advance of the meeting being publicized.
- b. VAG - Sue Harvey provided a meeting schedule for the VAG Assessment. This will be forwarded out via e-mail.
- c. Steering Committee - another meeting will be arranged for the week of August 18th.

NEFC Steering Committee Agenda August 20, 2008
ONE HOUR ONLY 11-12

1. Five minute updates 11:00
 - a) planning (Brent/Trish)
 - b) engineering (Peter/Ma)
 - c) parks (Sue/Piet)
 - d) legal (Bill)
 - e) Gallery site study and Gallerv District (Ken)

2. Key work elements (timing work plan) 11:25-11:45
 - a) benefits strategy
 - ~~b) public space (parks, waterfront walks, performance spaces)~~
 - c) shoreline

3. Project Plan (Jody/Ken) 11:45-11:55

4. Next Steering Committee 11:55-12:00

Northeast False Creek Steering Committee
Meeting Minutes
Wednesday, August 20, 2008 @ 11:00 am
City Manager's Board Room

Attendees: Jody Andrews (Chair) Peter Judd
Piet Rutgers Brent Toderian
Trish French Ken Dobell
Sue Harvey Mark Schwark
Bill Farish Michael Flanigan
Holly Fales (recorder)

Absent: Judy Rogers Tom Timm
Susan Mundick

1. Minutes of August 11, 2008 - reviewed and item 3. VAG study - status / Ken Dobell amended to read:

Richard Henriquez has been contracted by the City and Art Gallery to complete a review of the Gallery site options. He is not however representing the City. His team has been working hard looking at the whole site regardless of ownership and has created a sketch of the area. There are a number of meetings happening in the near future that would be beneficial for City staff to attend. Holly to e-mail the meeting schedule.

2. Updates

a) Planning (Trish French / Brent Toderian)

- The ODP amendments were circulated to Law Monday.
- Report is still being worked on - no outstanding issues.
- UDP reviewed the ODP and its overall massing approach, although not detailed at this time, and were supportive. Some items that were discussed were the heights & view cones and sustainability issues, along with ensuring the ecodensity policy will be noted in the ODP.
- BC Place Stadium proposal and high level review meeting was held last week with 2 Open Housing meetings to be held (August 26th & August 28th). It was reiterated that the owners should receive notice of the public meetings in advance of the dates being publicized. (since received - see Schedule A)

b) Engineering (Mark Schwark / Peter Judd)

- The draft Upgrade Commitment Agreement (UCA) will be discussed with Bill Farish and Ken Dobell.
- Soils - Engineering is currently gathering information via the Province on the soils in the area. BC Place site was not included in the original Tri-Partite Agreement and any rezoning application would proceed in the normal process regarding

contamination. Plaza of Nations and Concord lands are included within the original In-Partite Agreement and any contamination will be managed as per that agreement. It was suggested that Metropolitan may also have pertinent information available.

- Streetcar Phasing - it was suggested that Translink would need to be convinced that the phasing for this area of the Streetcar needs to be advanced.

c) Parks (Piet Rutgers)

- They are still in the process of gathering information on the park space.

d) Legal (Bill Farish)

- An intital draft UCA has been distributed to Ken Dobell and Mark Schwark, who will be providing comments to Bill Farish. The next draft should be forwarded to Jody Andrews prior to releasing it to PavCo representatives. (Note: subsequent to this meeting Jody authorized release prior to his review.)

s.13(1) and s.17(1)(d) & (e)

- Planning issues have been resolved. Any legal issues will be contained in the UCA draft.
- Draft ODP amendment and UCA will be sent to PavCo representatives. The timeline of this is to be coordinated between Law and Planning.
- Encroachment Agreement / By-Law approach to be reviewed by Mark Schwark. It is likely PavCo will want the VCCEP format.

e) Galley District & Gallery Site (Ken Dobell)

- Gallery District - Partnership BC is working with Colliers
- Gallery Site Study - see Schedule B attached - A meeting was held yesterday with all owners in attendance except Concord Pacific.
- During the meeting Ken and Sue provided specifics around the area design.
- Street configuration and grades still need to be reviewed.
- Create some flexible access around the residential.

3. Key work elements

a) Benefits Strategy

- A strong message to the developers needs to be - benefits come out of what you have - not on top of.
- Georgia connection is still "rough & ugly"
- The City needs to create the draft benefits strategy for the area, and cost these benefits out, while keeping in mind the costing of the unusual stuff will be challenging.

- Possibly an Informational Report to Council should be written to publicly declare the City's intentions.
- Cameron Gray needs to be invited to the next Steering Committee meeting.

b) Public Spaces

- Scale of space, or the order of magnitude, needs to be provided to Richard Henriquez.
- Sue Harvey needs to review the list of annual events that Trish French has compiled. Trish to organize this meeting.
- Both Planning & Parks need to "blob" the space.
- Questions such as "What do we want to see as we walk along the walkways?" need to be answered.
- Draw the big picture diagram of what the City is looking for.
- Georgia Street and its access - a break-out meeting should be arranged to discuss this further and more in-depth.

c) Shoreline

- Hold this topic off until the next Steering Committee meeting, but in the meantime think about items such as:
 - Will the City take a hard line on leaving the shoreline as is?
 - Can VAG work with the existing shoreline? The answer is yes.
- Document the issues of the shoreline.

4. Project Plan - see Schedule C

- The Steering Committee endorsed the hiring of a consultant to have a facilitating, but non-decision making role.
- Ken Dobell to start preliminary arrangements.

5. Next Steering Committee Meeting

- Organize for the first week of September for 2.5 to 3 hours.
- E-mail any agenda items to Ken Dobell.

Agenda
Steering Committee Meeting
Thursday, Sept 4, 12:00 noon
City Manager's Office

1. Adoption of minutes from Aug. 20 th	12:00-12:05
2. Information 1. UCA has been distributed to PAVCO; Planning and Engineering have copies; 2. Discussion with Art Gallery, Henriquez, PBC - email attached	12:05-12:10
3. Updates (quick status only - substantive items below) 1. Planning 1. public meetings - update 2. ODP status and distribution 3. other 2. Engineering 1. Streetcar setback - update? 2. Streetcar phasing - update? 3. VCCEP encroachment agreement? 3. CM office -- Correspondence with PAVCO. Concord re Smithe Street response? 4. Other	12:10 - 2:30
4. Major discussion items 1. Open space and use Planning Parks Cultural Services 2. Shore - consider modifications or not (need for conclusion at this point?) All 3. VAG timing issue - Concord, Metropolitan dedications for other uses -- Gallery, Plaza 4. Benefits Strategy - Planning 1. status of work 2. communication to owners 5. VAG Timing Issue - information (Ken/Sue) 6. Possible Negotiating Strategy re Concord/Metropolitan Ken	12:30 - 2:00 12:30 - 1:00 1:00 - 1:15 1:15 - 1:30 1:30 - 1:45 1:45 - 1:50 1:50 - 2:15
4. Other Business	2:15 - 2:30

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Hall, Tiggy

From: Ken Dobell [kfdobell@telus.net]
Sent: Tuesday, September 02, 2008 8:14 PM
To: Harvey, Sue; Tom Simpson; Kathleen Bartels; Michael Audain
Cc: Andrews, Jody
Subject: notes from today

My notes of our conclusions are as follows:

1. Michael and Kathleen will look at the Colliers proposal provided by Tom and comment to him; we will meet or con call to discuss if they have concerns, otherwise Tom will proceed.
2. Michael would like the City to specify its requirements for the waterfront; City will provide.
3. Open space requirements and program for use thereof will be significant question; City should have more information shortly and will provide, as well as information on Stadium/GM Place schedules, 4. Given open space requirements, Richard will provide thoughts on "zoning" of plaza to provide Gallery entrance area. City will initiate discussions with owners on discussions with owners (Concord/Metropolitan) to determine what is possible/reasonable.
5. Acknowledgment by Gallery that underground loading through Metropolitan may be feasible/attractive.
6. Advice from Richard that changing grade on streets would require streets to be "structure" (piled), due to soil conditions.
7. Michael advises that maintaining schedule is critical for external reasons -- would like MOU with Metropolitan asap.

Please advise if any significant points omitted. I believe we also decided that additional work to develop options in greater detail was not required at this point.

Subject to comments, I intend to provide a copy of this email to the City Manager's Steering Committee.

Cheers,

Ken

NEFC and Vancouver Art Gallery Site Review -- Project Management

The City's North East False Creek (NEFC) Review and the Art Gallery (VAG) site review are complex, interlocking projects. The NEFC project involves multiple owners with strong independent interests, linked by the requirements for and design of public spaces and access systems, and the implications of the VAG review. Creation of the VAG site and appropriate open space is likely to require reconfiguration of ownerships. Street dedication and servicing will serve more than one development, but may require disproportionate contributions (either in land or timing issues) from owners. There is strong public interest from some constituencies in the public in these questions.

The Province has announced it intends to renovate BC Place Stadium and install a retractable roof. The City intends to bring forward the creation of an Official Development Plan for the provincially owned lands around the stadium as the first step towards zoning for these lands. An unrelated but adjacent zoning for a Concord Pacific site is proposed for the same mid-October time line. These two sites will be served from an as yet undedicated street and new utilities. The developments on the stadium lands will have implications for the Art Gallery site and vice versa, and for the creation of appropriate pedestrian connections to the Gallery and waterfront.

The NEFC High Level Review has proposed potential allocations of development rights to the owners in the area. Significant further work is now required to develop preliminary open space plans and public benefit strategies for the creation of performance space, public spaces (which may be the same), parks and waterfront walkways, and amenities. A further study is proposed to evaluate the potential for the creation of a Gallery District, building on the development of the Gallery, to create commercial spaces that will be attractive to various design and cultural interests and to assist the City in achieving its objectives for take up of job creation space in the NEFC area and establishing an appropriate milieu for the Gallery.

Significant legal agreements will be required between the City and various developers as the zoning process evolves. There will be process choices for the City to make, in consultation with developers, during this evolution. Coordination between City departments, the owners, and the multiple reviews underway is required.

Project planning is rudimentary, particularly since the addition of the VAG proposal. Development of a formal and comprehensive project plan to identify the multiple tasks involved and establish priorities and work plans, and key decision points for staff and Council decision making would be extremely helpful, allowing progress to be monitored on a continuous basis and ensuring that nothing important is missed.

The proposed assignment would be identifying the tasks required and development of the project plan. The suggested mechanism would be initial interviews with a few key players to outline the tasks and obtain a preliminary idea of required timing for each, and then undertake individual discussions with the departments involved. The preliminary plan would be presented to the City Manager's Steering Committee, revised as required, and then approved as the basis for the City's work program.

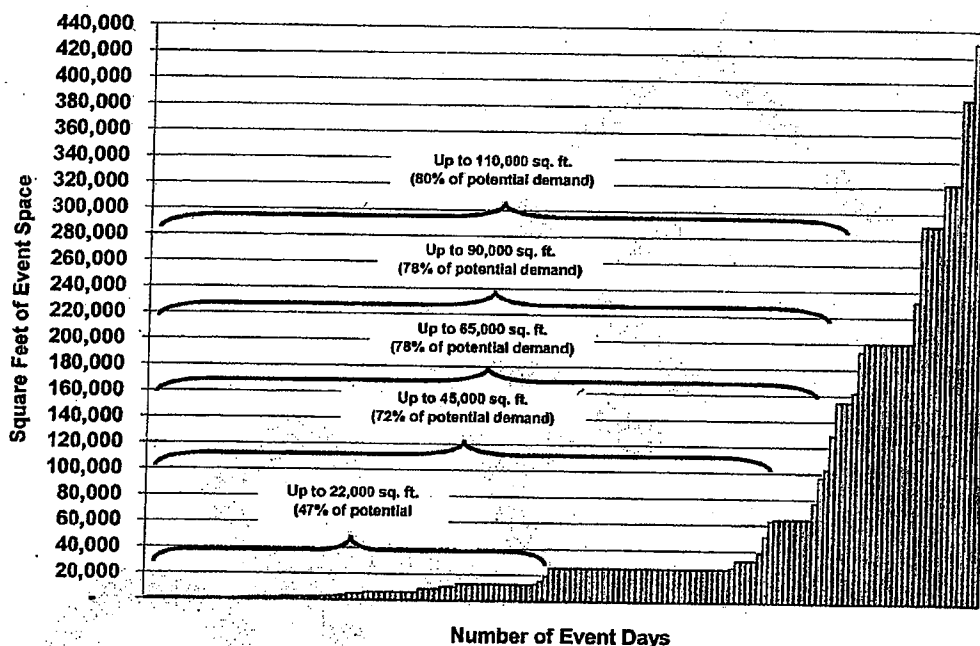
3. What Size of Event Space is Needed in NEFC?

Staff have identified a list of existing events that might be better located in NEFC (examples in Table 1, analysis in Figure 2).

Table 1: Example of Existing Events that Might be Better Located in NEFC

Event	Peak Event day Attendance	Square Feet of Event Space
Weekend to End Breast Cancer	1,000	13,000
Latin Summer Fest	2,000	26,000
Turkish Cultural Festival	5,000	65,000
Vancouver Marathon	12,500	165,000

Figure 2: Percentage of Identified Events Accommodated in Each Event Space Size



Note: 4 large events are not included on the graph: The Vancouver Sun Run (45,000 people), Chinese New Year (50,000 people), The Pride Festival (60,000 people), The Taiwanese Festival (70,000 people).

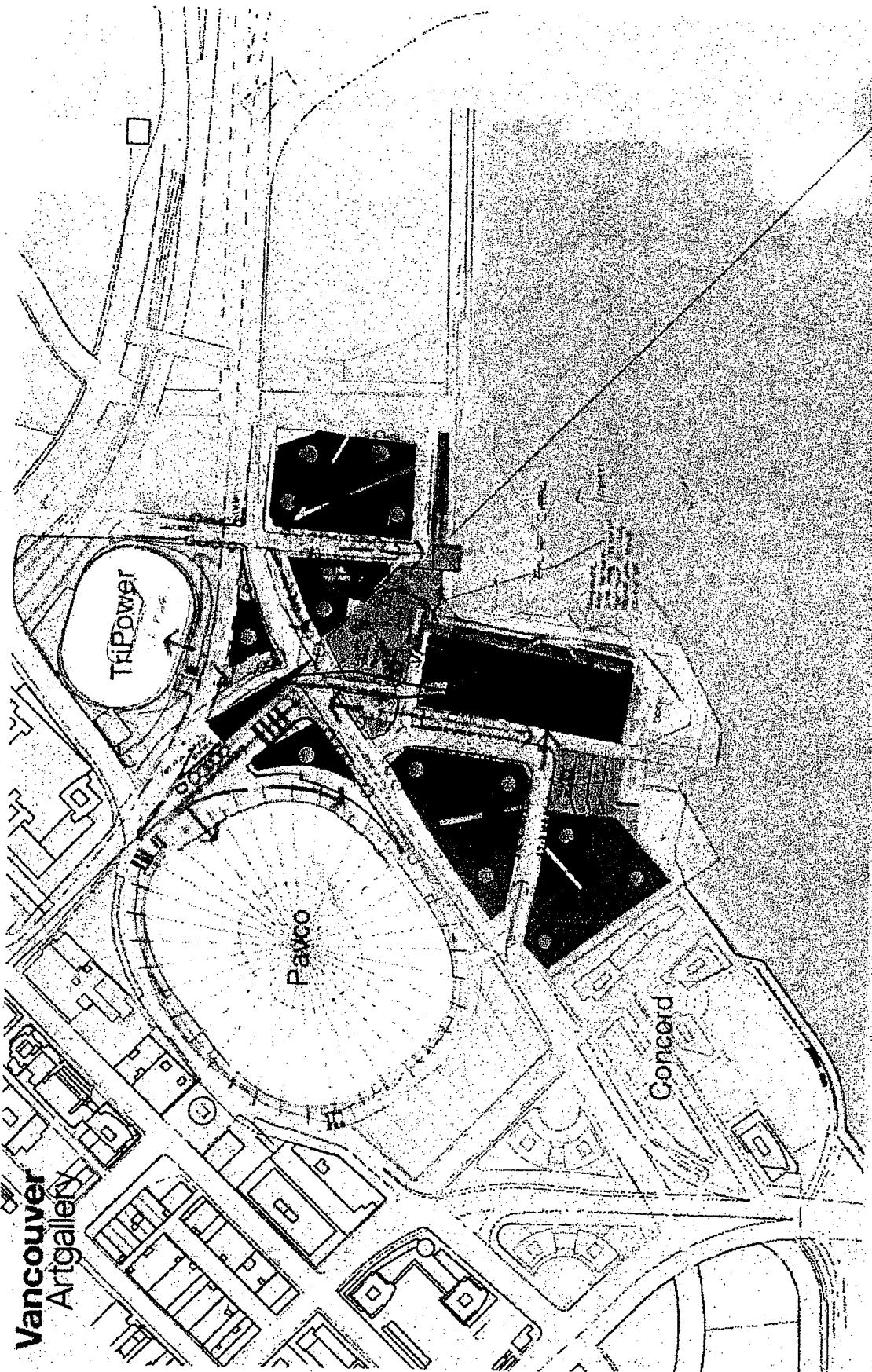
Event Space Size

- 65,000 sq. ft.: 5,000 people (approx. 78% of identified events)
 - Does not include stage areas, access and storage spaces, or display tables
- 45,000 sq. ft.: 3,400 people (approx. 72% of identified events)
 - Does not include stage areas, access and storage spaces, or display tables

Staff recommend that 65,000 sq. ft. of event space be located in NEFC. This will accommodate most events and provide future flexibility.

4. How Many Event Days could there be in NEFC?

The majority of events occur on weekend dates during the April through October period (31 weeks). Staff estimate that between 80 and 100 event days could be accommodated in NEFC.



Vancouver
Artgalerie

TRIPower

Pavco

Concord

HENRIQUEZ PARTNERS ARCHITECTS

Northeast False Creek Site Feasibility Assessment | August 16, 2008

Gordon, Michael

From: Naylor, Michael
Sent: Thursday, August 28, 2008 11:02 AM
To: French, Trish
Cc: Gordon, Michael; Huber, Paula; Cooper, Ian
Subject: RE: BC Place Stadium ODP Enactment Timing

I have reviewed the BC Place report and will send over a marked-up hard copy (mostly minor edits).

Redacted - Section 13 Policy Advice or Recommendations

Michael Naylor
 Rezoning Centre
 local 6269

From: French, Trish
Sent: Monday, August 25, 2008 4:56 PM
To: Naylor, Michael
Cc: Gordon, Michael; Huber, Paula
Subject: BC Place Stadium ODP Enactment Timing

Hi Michael N

Based on our conversations the following seems to be the case. Could you let me know if I've got this right? In the bottom case, I am assuming they could use Ctte mtg time slot to reach decision after PH, if necessary.

The "Rules"

The ODP Bylaw may be enacted directly after the PH decision provided Council doesn't change anything at PH, and Margaret has prepared the version of the By-law needed for enactment. This would normally be prepared after PH, but won't be much different from the posted By-law. Again, unless Council makes changes at PH.

Otherwise, it would be enacted at next Council meeting after Council's decision.

Council's decision itself is sometimes held off to their next C or Ctte meeting after the end of delegations.

The Possible Outcomes

So, the options for dates could be as follows:

If PH Delegations complete:	Council Decision may be:	and Enactment may be:
Oct 14	Oct 14 at PH or Oct 28 C mtg.	Oct 14 PH or Oct 28 C mtg Oct 28 C Mtg or Nov 25 C mtg
Oct 16 (1st back up night)	Oct 16 at PH or Oct 28 C mtg.	Oct 16 PH or Oct 28 C mtg Oct 28 C Mtg or Nov 25 C mtg.
Oct 28 (2nd back up night)	Oct 28 at PH or	Oct 28 PH or Nov 25 C mtg.

Oct 30 Ctte Mtg
or
Nov 25 C Mtg

Oct 30 Ctte mtg or Nov 25 C mtg

Nov 25 C mtg or Dec 16 C mtg (NEW

COUNCIL)

For sure we don't want to go to the Dec 16 C Mtg with a new Council, which could occur if we don't get thru the PH on Oct 16. So, that means we really really want to work the agenda so this BC Place Stadium item is completed on the 16th.

Any flaws in this reasoning?

Trish French
Assistant Director
Central Area Planning Division
City of Vancouver Planning Department

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mail 453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

SUMMARY OF ISSUES FOR BC PLACE ODP AMENDMENT - AUGUST 8/08

	Issue	Details and Status	Solution
1.	Public Benefits	Being handled by NEFC Steering Committee	<ul style="list-style-type: none"> ➤ Brent M. to discuss with Ken D. ➤ Needs to be addressed in Council report
2.	Ensure delivery of stadium upgrade?	Being Handled by NEFC Steering Committee	<ul style="list-style-type: none"> ➤ Bill Farrish to advise and manage side agreement
3.	Pedestrian Movement - ROW on Georgia Step west side of concourse (galleria) & north side of the stadium	Brent M. agrees to ROW on Georgia Steps but not on galleria or the north side of the stadium because they may want to have promotional events in that space	<ul style="list-style-type: none"> ➤ Engineering to provide samples of alternative agreements that provide a reduced level of public access for PAVCO to consider ➤ Could be included in ODP amendments under Movement as an objective
4.	Smithe Street Extension	Smithe Street Agreement was never executed. Smithe Street extension is essential to the extension of the BC Place site to the west. Dedication of Smithe Street may be secured from Concord as part of rezoning of 5B west. Engineering will likely need a turnaround to facilitate two-way movement.	<ul style="list-style-type: none"> ➤ Negotiations by various parties with Concord to secure the dedication as soon as possible. ➤ PAVCO alerted to turn around requirement and possible impacts. ➤ Engineering needs to complete the road design to confirm dedication. ➤ Future Smithe Street extension is being illustrated in base plan for all ODP Amendments. Will need to be discussed in report as the BC Place site assumes the road is constructed and Terry Fox Way is abandoned.

5.	Pedestrian Overpasses	Engineering has advised that their preference is for no pedestrian overpasses across Pacific Boulevard. May consider these if there is a strong urban design argument to be made for use of overpass instead of stairs. Clearance details have also been forwarded to Stantec.	<ul style="list-style-type: none"> ➤ Stantec is to provide drwgs. to show a stairs-only solution to exiting the building. ➤ Pedestrian overpasses may need to be arched to provide required clearance. ➤ Final decision on overpasses can happen at rezoning stage. ODP Amendments allow for the possibility.
6.	6m ROW for streetcars on Pacific Blvd.	Engineer is requiring a 6m ROW to allow for future street car movement on the north side of Pacific Boulevard near Smithe Street extension. This could inhibit the ability of PAVCO to create a 90,000 + floor plate which is desired by a casino user. Staff have considered the possibility of allowing a cantilever and have provided clearance information to Stantec.	<ul style="list-style-type: none"> ➤ Need for space to provide necessary infrastructure including the streetcar is noted in the ODP amendment and will be discussed in the report. ➤ When final design of streetcar is known the actual size of the ROW may be reduced. ➤ Details to be determined at rezoning stage.
7.	View Cones	Final proposal from PAVCO proposes to break through the view cones with towers on the west side of BC Place. Cannot consider exemption to view cones as part of this proposal. Masts for new roof will also break through view cones.	<ul style="list-style-type: none"> ➤ Include text in the ODP to allow for roof structure masts to break through the view cone. ➤ Discuss issue in the Council report.

8.	Georgia Street End View	<p>Interpretation of the street end view has been a point of contention. Ralph S. has put forward a compromise position which allows the street end view to be taken from a point along the Georgia Steps instead of back at Beatty. This will have less of an impact on the building at the southeast corner of the stadium.</p>	<ul style="list-style-type: none"> ➤ Stantec has indicated that they will need to respond to whatever is finally decided on the street end view. ➤ Staff have messaged that a stronger case for maintaining a wide view cone has been established with the VAG announcement. (not just science world in the street end view) ➤ Staff have noted that some of the building mass in the podium would impede the street end view and total density will need to be reduced accordingly. Stantec has provided this detail. Tower is not affected. ➤ Need to amend the street end view notes in the ODP to decrease the 15m reference to 10m. <p style="color: red;">Redacted - Section 13 Policy Advice or Recommendations</p>
9.	Truck Loading	<p>Engineering wants confirmation that the rehab of the stadium will allow for all truck loading to happen on the stadium property. This may not be achievable.</p>	<ul style="list-style-type: none"> ➤ Need to get clarity from Stantec (Bunt) on the extent to which BC Place will continue to rely on City streets for loading.

10.	Acoustics/ New Opened Roof	Stadium acoustic impacts will make new residential adjacent to the stadium very challenging. New opened roof will have an impact on existing and new residential nearby. Staff are flagging the need to amend the Noise Bylaw to allow for sporting events which will have noise levels that exceed the bylaw. PAVCO is suggesting that sporting event noise is different that concert noise.	<ul style="list-style-type: none"> ➤ Noise issue will be front and centre in the Council report. ➤ Residential will be considered on a conditional basis (acoustic criteria, covenants, notice on title, etc.) ➤ PAVCO is conducting noise readings at the football game on August 8 to determine the qualitative noise of a sporting event/ bylaw implications.
11.	Job Space	Pavco proposed a minimum of 600,000 square feet of commercial. The city is seeking that PAVCO provide 700,000. Pavco recognizes that their site is best suited to provide non-residential uses and least suited for residential.	<ul style="list-style-type: none"> ➤ Continue to discuss with PAVCO and other owners. If Metro Core targets can be met the balance of the floor area can considered for residential (subject to conditions). ➤ Needs to be discussed in the Council report and minimum non-residential targets included in ODP amendment.
12.	Sports Hall of Fame	City has noted that as part of the new development sports hall of fame should be expanded and given a better location. This could be considered as part of the benefit of the rehab. Pavco agrees with the concept and is actively planning this.	<ul style="list-style-type: none"> ➤ To be discussed in the Council report but not required <p style="color: red; margin: 0;">Redacted - Section 13 Policy Advice or Recommendations</p>
13.	Pedestrian Link to Cambie Bridge	Engineering is concerned about the loss of this link and the absence of a reasonable substitute. Pavco does not want to bisect the west site to maintain. Plans indicate a vertical pedestrian node.	<ul style="list-style-type: none"> ➤ Gord. F. has provided language around the functional expectations of the “vertical pedestrian node” to allow for pedestrian movements from the concourse level to connect easily to the Cambie Bridge. ➤ May need to be some discussion of this in the Council report. ➤ Details to be resolved at rezoning stage.

14.	Georgia Viaduct Dedication	Engineering has flagged the need to seek a dedication for the portion of the Georgia Viaduct that passes thru the BC Place site. Staff have conveyed this to PAVCO and they realize the necessity of this requirement	<ul style="list-style-type: none"> ➤ Language already exists in the ODP for the provision of roads, etc. ➤ Will need to be discussed in the council report. ➤ To be secured at rezoning stage.
15.	Size of floor plate on the west side	The proposal allows for a very large floor plate filling in almost the entire infill site to the west of the stadium. This is to allow for the large floor plate of the casino. Some refinement of the volume including setbacks will be needed to provide public realm and reduce overall mass.	<ul style="list-style-type: none"> ➤ UDP is reviewing the proposal on August 13th. Ultimate massing will be discussed. ➤ Language will need to be included in the ODP to ensure that further refinement of the mass is anticipated. Some reduction in the Total Floor area has been required by staff to recognize that the building mass (and related floor areas) is not likely achievable.
16.	Casino Use	An ideal use of the large podium on the west side is a casino and PAVCO is actively planning and protecting this potential.	<ul style="list-style-type: none"> ➤ The ODP amendments will allow and encourage non-residential use. Casino use fits well with the role of the area as an entertainment, cultural hub. A casino is already located in the area without significant negative impacts. Does not need to be specifically mentioned as part of ODP report.
17.	Flexibility of Use	The limitation of 700,000 sq.ft. of the demand supported uses to BC Place raised some concerns. Staff have offered flexibility by allowing a 20% upward adjustment factor. Alternatively the proponent can prove out that additional demand for office and retail exists in NEFC. This approach appears to be workable.	<ul style="list-style-type: none"> ➤ The methodology and minimum non-residential amounts to meet metro core targets will be discussed in the Council report. ➤ ODP will include text covering total floor area and minimum non-residential amounts.

18.	Management/Scope of Stadium Upgrade/ Process	Engineering has identified the need to provide end of trip bicycle facilities and noted universal access requirements as part of the stadium upgrade. Brent M. is resisting committing to any requirements for the stadium upgrade and is only entertaining requests for items on infill sites.	<ul style="list-style-type: none"> ➤ If the upgrade of the stadium is the benefit would the City not have a say in the nature/scope of the upgrades? ➤ <i>Steering Committee to discuss what is on the table and what is not regarding the rehab.</i> ➤ <i>Is there any green building expectations regarding the upgrade?</i> ➤ <i>The process to be followed for the stadium upgrade has not been clarified.</i> ➤ Mark S. has been appointed to project manage the rehab.
19.	Residential	Cameron G. has indicated that he is not seeking any affordable housing on this site. If housing is provided PAVCO is likely to build rental housing since they do not want to sell off pieces of the site.	<ul style="list-style-type: none"> ➤ Related to the discussion on public benefits. If no other benefits other than the stadium , then no affordable housing either. ➤ To be covered in Council report under the topic of public benefits.
20.	Georgia Steps	PAVCO is offering to facilitate the steps but is not offering to pay for them. Need to know the degree to which the "steps" are needed to meet building code exiting requirements as part of the upgrade.	<ul style="list-style-type: none"> ➤ To be rolled into discussion on benefits. ➤ Paula will ask Stantec for details on phasing of the work to see if there is a need to expedite design or phase construction of the Georgia Steps. ➤ <i>Steering Committee discuss who funds the increment between what is needed to technically meet Code requirements and the upgraded version desired by the city for urban design reasons.</i>

21.	Setback on the east side to allow Griffiths Way to be shifted west to facilitate Viaducts coming down (Ralph's version)	Engineering has discussed with Ralph but does not support this.	<ul style="list-style-type: none"> ➤ Redacted - Section 13 Policy Advice or Recommendations
22.	Total Floor Area	PAVCO is proposing 1.45 million sq.ft. and staff have responded that it should be reduced by 100,000 to account for known requirements related to ROW for streetcar, turnaround on Smithe Street and street end view requirements on the east side all of which reduce the possible massing and floor area. Stantec has provided their own calculation of the take-offs needed to respond to the City's issues which would reduce the total floor area to 1.4 million.	<ul style="list-style-type: none"> ➤ ➤ Revise table provided to BC Place and ODP text as necessary.
23.	Soils	Site is not included in utility design agreement. Will need to follow normal protocol for dealing with contamination.	<ul style="list-style-type: none"> ➤ Certificate of compliance will be required at rezoning stage.
24.	Roof masts extend over Expo Blvd.	Roof masts will be extending over Expo Blvd (Pacific Blvd?)	<ul style="list-style-type: none"> ➤ Will require a ROW prior to issuance of Building permits ➤ <i>Should this be included in the Upgrade Commitment Agreement?</i>