

# CHECK AGAINST DELIVERY

PRESENTATION TO MAYOR AND COUNCIL  
PUBLIC HEARING  
JUNE 10, 2014

My comments focus on 3 areas: Consultation, or lack thereof; second, what's proposed an an "expanded" park, and finally, the proposed CAC package.

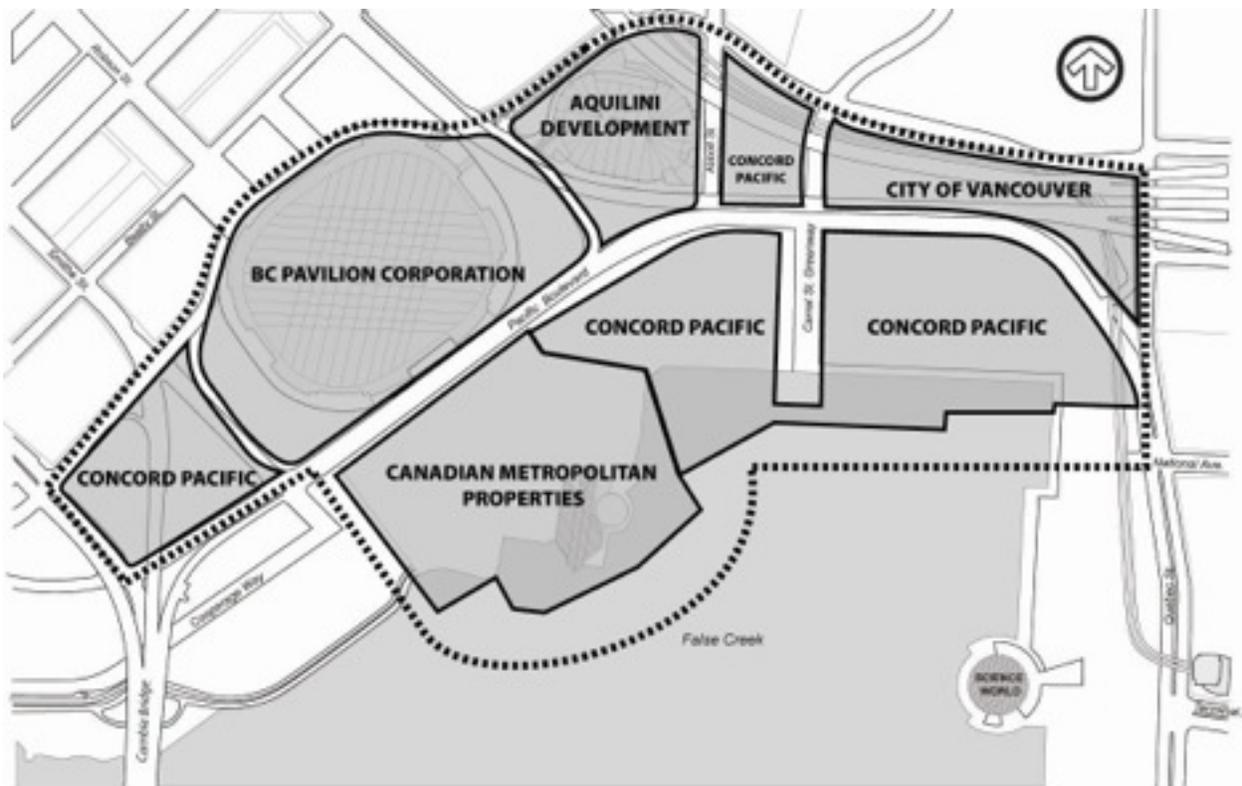
## 1. CONSULTATION

Page 10 of the report would have you believe that there has been "considerable analysis and discussion" involving "the local community" on the delivery of Creekside Park. Not so. There has been no discussion, no collaboration, no consultation.

At the May 1, meeting of the Joint Working Group, the same list of CACs you have today was presented to the community. We were **told** what's been accepted. That is not consultation. It's dictatorial. Check the February minutes of the JWG. You will read a commitment by staff to consult on this CAC package. That never happened.

## 2. What's Included as Creekside Park

Please refer to figure showing land ownership,  
Figure 4. Land Ownership

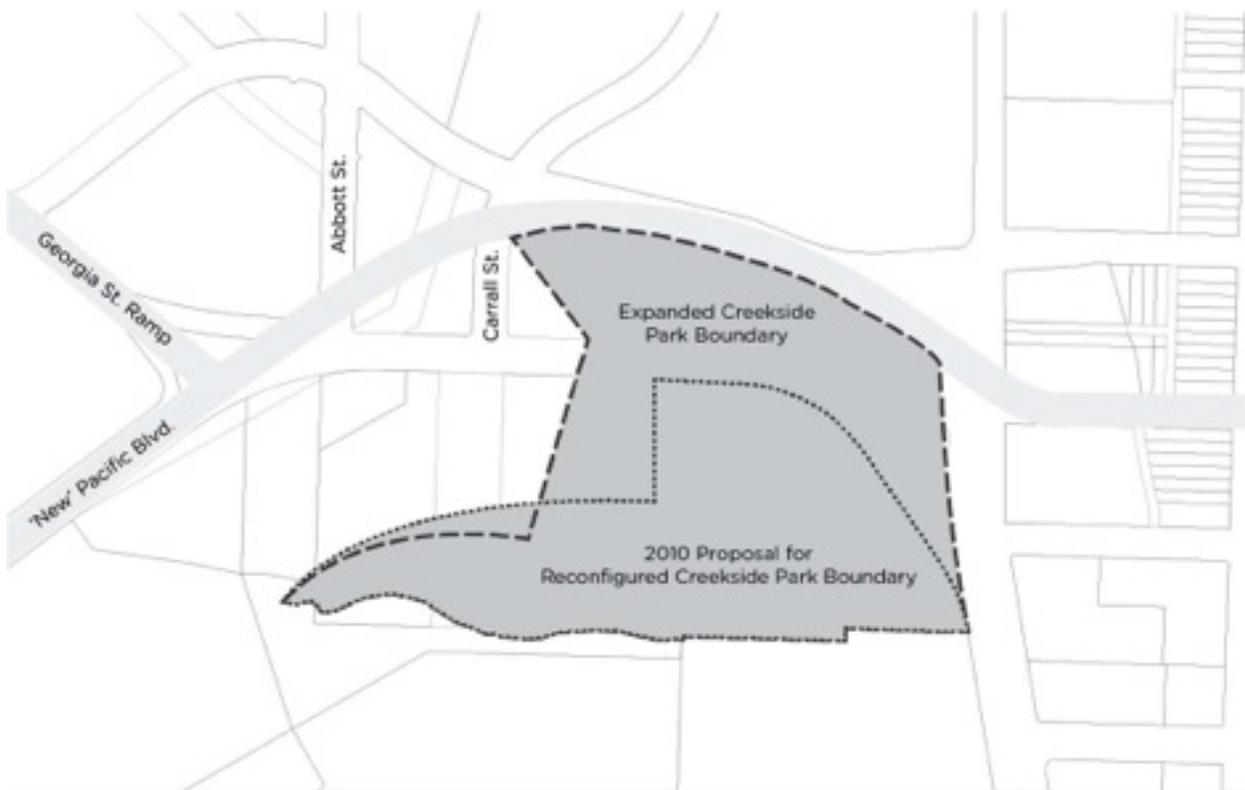


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I direct your attention to the land under the viaduct owned by the City of Vancouver. This area is to be 'hard surface recreation', BMX bike park, for example. It is adjacent to the Skateboard Park currently enjoyed by numerous young people - day and night.

Now look at Figure 4 of the Current Report:

**Figure 4: Replacement Road Network and Increased Park Area**



The northern extension of the so-called "expanded Creekside Park Boundary" simply includes those lands that are already owned by the City and already destined to be used for public recreation.

Where on this sketch is the density that Concord Pacific will demand?

Concord has offered \$250,000 to study the issue (again!) and to develop what the current staff report on p 10 calls "a new area plan". We know this is simply code for "more density". They have been clear on that all along.

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Concord has used up its residential allocation. In fact, this proposal involves stripping density from 6C, the park trigger, and using it here on 5B west.

Concord Pacific certainly hasn't endorsed the graphic shown above. In fact at the YVR International Terminal, Concord Pacific is currently promoting a line of towers along Pacific Blvd in lot 9, which we assume it will want to move north to the new Pacific Avenue.

At the JWG, Concord has indicated that it will provide \$100,000,000 in CACs toward viaduct removal. Presumably, this money will be generated by the increase in density they will demand in "the new area plan".



### 3. The Package of CACs

Our concern is now, as it was in 2011, that density is being added to the neighbourhood with no increase to the social or physical infrastructure. Further, this proposal increases the density from 543 units proposed in 2011 to 620. Yet there is still no daycare, no dog park, not one more blade of grass to support the increase in density.

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We object to the fact that \$2.6 million that could otherwise be used to benefit the growing neighbourhood is be used to reimburse another developer for increased density as part of the Heritage Density Banking system.

Staff recommend accepting a site on Hastings which they value at \$11,500,000. The BC Assessment Authority values it at only \$9,235,000. There's no explanation for this \$2,265,000 windfall for Concord Pacific.

We have always supported the goals of the non-motorized boating community. In fact the feasibility money allocated previously was done with full collaboration with and support from the FCRA. We would be pleased to see the paddling centre move forward and regret what we see as a 'Divide and Conquer' strategy.

In conclusion, it appears that Staff are proposing to accept the 'my way or the highway' approach that says approve 5B west now, and we might talk to you about the park later.

How much later? No one can or will say.

We rely on our elected officials to have the final say. Insist on a timeframe. In our view, this proposal cannot be approved unless and until there is 'time certain' on Creekside Park delivery. Insist that a bond be posted to seal the 'time certain'. The amount of that bond could be \$60million, the amount my colleague Patsy McMillan will show is owed by Concord given the deficiency in park space.

Thank you.