Leveraging Opportunities from the 2010 Olympic & Paralympic Games

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Presentation Topics:

- A World leading social, economic and environmental sustainability vision for Vancouver
- Leveraging City-owned Property and Civic Infrastructure to deliver the vision
- Public/Private Partnership – Risk Transfer
- Measurable Key Performance Indicators
False Creek
Early 1900’s
Southeast False Creek – a Brown Field Site

- 80 acre brown field site
- 50 acres owned by City
- formerly inter-tidal marsh
- light industrial 120 years
  - ship building
  - sawmills and burners
  - lumber yards
  - municipal incinerator
  - asphalt plant
  - steel fabrication
Sustainable Development

- environmental
- economic
- social
Southeast False Creek – Complete Community Design

- 12,000 to 16,000 new residents by 2018
- 6 million sq ft of development
- minimum 20% affordable housing on City lands
- work with developers to achieve modest market housing
Southeast False Creek – Complete Community Design

- 26 of City’s 50 acres will be park
- Shoreline works including island, bridge, boardwalk, and inter tidal fish habitat
- 30,000 sq ft community centre & non-motorized boating facility
- 3 to 5 licensed childcare facilities
- 2 out-of-school care facilities
- Restoration of 5 heritage buildings
- Elementary school
- Interfaith spiritual centre
Pushing the Boundaries

- Green Building Strategy that goes beyond LEED
- Net Zero Building goal
- Reduced Parking Standards
- Energy Precinct
- Neighbourhood Energy Utility
- LEED Neighbourhood Development pilot
Green Buildings

- LEED Gold on all Olympic Village and City buildings
- at least one LEED Platinum City building
- Green Building Strategy that goes beyond LEED for energy reduction
- Net Zero Energy building trial
Energy

- GHG neutral goal
- hydronic heating
- passive design
- conservation
- neighbourhood energy utility
- sewer heat recovery
- considering biomass

Southampton Geothermal Energy Plant, England
Water Management

- harvesting rainwater
- green roofs
- swales, wetlands, bio-treatment
- water-wise, native landscaping
- no potable water used for irrigation
Urban Agriculture

- community demonstration garden
- rooftop gardens
- edible landscaping – fruits, berries, vegetables
- farmers market
Waste Management

• composting
• reusing and recycling building materials
• 3-stream waste separation
• neighbourhood solid waste utility
Transportation

- pedestrians first, then cyclists, transit, and local traffic
- 2 new bicycle routes and seawall
- 2 rapid transit stations
- new street car line
- less parking
- local serving street system
- narrower streets
- 2006 winner of FCM Sustainable Community Award in Transportation
Leveraging City-Owned Property and Civic Infrastructure to Deliver the Vision
Southeast False Creek – Development Overlay
Sub-Area 2A = Olympic Village
Olympic Village – Development Approach

- City leads development
- takes on soil clean-up and environmental permitting
- designs and installs all site servicing and public infrastructure
- selects Developer for buildings
- creates serviced lots for sale
- delivers 2010 Olympic Village
## Olympic Village - Timeline

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DATE</th>
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<tbody>
<tr>
<td>Selection of Developer</td>
<td>April 2006</td>
</tr>
<tr>
<td>Exclusive Use Period</td>
<td>Nov 1, 2009 – Apr 7, 2010</td>
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<tr>
<td>2010 Olympic Winter Games</td>
<td>February 2010</td>
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<tr>
<td>Completion of buildings</td>
<td>Apr – Sep 2010</td>
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Public/Private Partnership – Risk Transfer
Olympic Village - Developer

- Millennium sources financing for the buildings
- designs the buildings
- rezones the Property
- constructs the buildings
- turns buildings over to City (to turn over to VANOC) for 5 months for 2010 Olympic Winter Games - completes buildings after Games

Torino Olympic Village 2006
Olympic Village – VANOC and the Athletes

• housing for 2,800 athletes & officials
• 60,000 sq ft + of commercial / retail
• up to 800,000 sq ft of accommodation
• November 1, 2009 to April 7, 2010
• VANOC pays City $30 million to offset holding and other costs and provide affordable housing
• Olympic legacy of 250 units of affordable housing (23%)
SEFC Olympic Village programming
Measurable Key Performance Indicators:

- Net Zero building
- LEED platinum Community Centre
- LEED gold residential development
- Liveable neighbourhoods
- Financially viable
- Employment
- Environmental sign-off (CoC)
Key Performance Indicators:

• return on venue/infrastructure investment

• leverage on City’s economic, environmental and social inclusivity agenda

• be an excellent host to our residents, athletes, visitors and media by creating a great Olympic and Paralympic experience
Economic Sustainability Legacy

- total cost to build out Southeast False Creek will be $1.5 to $2.0 billion
- revised City lands pro-forma includes:
  - increased site servicing costs
  - increased revenues arising from Council decisions
- City’s 2020 position is positive
Transportation legacies

Canada Line:

• New rapid transit line from airport to downtown

• Fully grade-separated to decrease travel time

• Underground through 90% of the city

• Reduces use of automobiles during and after 2010 Games
Transportation legacies: sea to sky highway
Economic Benefits: Canada & BC

• Incremental:
  – GDP $6.1 - $10.7 billion
  – Jobs 126,000 – 244,000 person-years
  – Federal taxes $0.6 - $1.2 billion
  – Provincial taxes $129 - $234 million

• Source: *The Economic Impact of the 2010 Winter Olympic and Paralympics Games: An Update*, November 2002, by InterVISTAS Consulting
Direct Benefits to the City

- $98 million in capital contributions
  - Hillcrest Curling Venue
  - Olympic Athletes’ Village
  - Pacific Coliseum upgrades
  - Killarney and Trout Lake ice rinks
- Further contributions from corporate sponsors (cash, VIK)
- Human resources: Knowledge transfer, enhanced skills & interagency relationships
Indirect Benefits to the City

• Strong economy
  – Robust business environment
  – Tourism activity
• Stronger reputation
• Enhanced civic pride/citizen engagement
• Enhanced infrastructure
  – Canada Line
  – Whistler highway
  – Convention centre
Conclusion: Challenges

• timeline

• meeting expectations

• managing complexity and duality of project
  – long term community
  – 2010 Olympic Village

• balancing housing mix by delivering middle income housing
Questions? vancouver.ca/olympicvillage