

Date: October 17, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: East Fraser Lands Official Development Plan

RECOMMENDATION

THAT the Board endorse the East Fraser Lands Official Development Plan as attached in Appendix B.

POLICY

In December 2004, the Park Board endorsed and Council approved the East Fraserlands Policy Statement which provided the guiding policy for future planning and development on the site, beginning with the preparation of an Official Development Plan.

BACKGROUND

East Fraser Lands (EFL) is located in the southeast corner of Vancouver on the Fraser River, and includes the land between Kerr Street and Boundary Road south of Marine Way, as well as a triangle shaped site north of Marine Way at Boundary Road. The site comprises approximately 52 hectares (128 acres) of land currently zoned for industrial use.

The Official Development Plan (ODP) planning process began in early 2005 following Council adoption of the EFL Policy Statement in December 2004, which established general principles for the creation of a new mixed-use community on the site. The process was initiated through a public design charrette in April 2005 which brought together the local community, City and Park Board staff, the project proponents (ParkLane Homes), government agencies, landowners and consultants to generate concept plans for the site.

Following the charrette, the concept plans underwent technical analysis by the staff technical team (which includes Park Board Research and Planning staff) and the proponents, and review by the EFL Committee and wider community to determine which of the concepts had the most potential to achieve the objectives established in the Policy Statement. This process resulted in the selection of two complementary concepts to form the basis of a preferred plan.

The plan was then tested and refined with input from staff, the proponents and the EFL Committee. The plan also received input and support from the Urban Design Panel. This work culminated in the presentation of the plan to the wider community at Open Houses in May 2006. Following the Open Houses, planning work focussed on the further refinement of the plan, preparation of the ODP By-law and development of the public amenity strategy.

On October 17, 2006, Council approved the three recommendations of the attached Council report (Appendix A), that:

- the proposed East Fraser Lands ODP (Appendix B) be referred to Public Hearing;
- in principle all Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) accruing to the City from the development will be used as sources of funding for the public amenities contained within the East Fraser Lands ODP; and
- staff work with the Vancouver School Board and the project proponents as part of the first sub-area rezoning to explore mechanisms for the early delivery of the Elementary School at East Fraser Lands.

The proposed East Fraser Lands ODP is scheduled for the Public Hearing on November 14, 2006.

DISCUSSION

1. ODP Objectives

The ODP is intended to embrace and refine the vision for EFL outlined in the Policy Statement, which is to create a sustainable, new mixed-use community where people can live, work, learn, shop and play. The ODP establishes a foundation of planning, urban design, development, and sustainability principles and strategies to enable the development of EFL as a complete community. It addresses land use and density; housing type and tenure; community amenities; access and movement; building form, layout and height; parks and open spaces; sustainability; and development phasing.

The ODP creates a site-wide framework for the subsequent, more detailed stages of planning, beginning with the rezoning of individual sub-areas.

2. Summary of ODP related to Parks and Recreation.

The following summarize key elements of the ODP related to parks and recreation:

- East Fraser Lands is to consist of three distinct neighbourhoods defined by park corridors connecting new and existing communities to each other and to the river.
- Development intensity is to increase gradually towards a vibrant, mixed-use central neighbourhood.

- A north-south retail High Street is to be the ‘spine’ of the central neighbourhood, anchored by a Town Square to the north and a Waterfront Plaza at the river.
- A community centre of at least 2,790 m² (30,000 sq. ft.) is to be located on the High Street adjacent to the Waterfront Plaza (refer to 3 below and Figure 6 in Appendix B).
- A diverse and connected open space network is to include urban plazas, large civic parks with areas for informal recreation, active playing fields, ecological areas, greenways, neighbourhood greens and a continuous foreshore park and walkway/bikeway (refer to Figure 7 in Appendix B).
- At least 10.2 ha (25.2 ac.) of parks and open space will be provided (see also section 4 below).
- The ‘Kinross’ park corridor is to have an ecological focus and will include:
 - a watercourse for rain water management and habitat creation;
 - native landscape planting to create an ecological greenway between the river and Everett Crowley Park;
 - a constructed freshwater wetland to replace the existing ‘beaver pond’;
 - a seasonal biofiltration area; and
 - an inaccessible sanctuary island at the river foreshore for wildlife habitat.
- The ‘Avalon’ park corridor is to include:
 - a watercourse for rain water management and habitat creation linked to flows from the Avalon Ponds in Everett Crowley Park;
 - an accessible island at the foreshore for human recreation; and
 - a regulation-size, lit, artificial playing field with field house.
- In addition to the major park corridors, four neighbourhood-centred parks of at least 1,000 m² (10,764 sq. ft.) will be provided.
- A regulation-size turf playing field is to be provided adjacent to the Elementary School.
- The minimum width of foreshore parks is 15 metres, including a continuous separated greenway/bikeway connecting from West Fraser Lands to the Burnaby Foreshore park trail system.
- The majority of the parkland (7.4 ha/18.3 ac.) is proposed to be delivered in the first two phases and all parkland is proposed to be delivered before the final two phases of development.

3. Community Centre

The provision of an adequate community centre at EFL is a high priority for the local community. The proposed 2,790 m² (30,000 sq. ft.) community centre meets the Park Board’s major project standard of 0.212 m² (2.29 sq. ft.) per resident. Staff consider that this facility will be large and flexible enough to accommodate a range of programs, be operationally efficient and benefit residents of EFL, West Fraser Lands and other neighbourhoods.

4. Park Provision

The ODP provides for 10.2 ha (25.2 ac) of parks and public open space. This equates to 0.78 ha (1.95 ac.) per 1,000 residents, which falls short of the Park Board's major project target of 1.11 ha (2.75 ac.) per 1,000. Staff, however, support the proposed level of provision due to:

- The quality, variety and usability of the parks and open spaces proposed (including urban plazas; ecological areas; foreshore parks; neighbourhood greens; two full-size playing fields, including one lit, artificial field; and traditional parks with programming flexibility), which complements and is well-integrated with the existing park system.
- Victoria-Fraserview/Killarney would remain a relatively park-rich neighbourhood at 3.78 acres per 1,000 residents with this level of provision at EFL.

5. Community Support for the ODP

The East Fraser Lands Committee which endeavours to represent future EFL residents and citizens of Champlain Heights, West Fraser Lands, and Victoria-Fraserview/Killarney, support the EFL ODP and asked that Council support it (refer to "Comments from the East Fraser Lands Committee" p. 14, Appendix A).

SUMMARY

Staff are satisfied that the proposed East Fraser Lands ODP, scheduled for the Public Hearing on November 14, 2006, meets Park Board objectives and enjoys strong public support. The draft ODP is therefore submitted for endorsement by the Board.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
Vancouver, BC

:asd