



Date: June 26, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: EAST FRASERLANDS PLANNING PROGRAM
- INTERIM REPORT

RECOMMENDATION

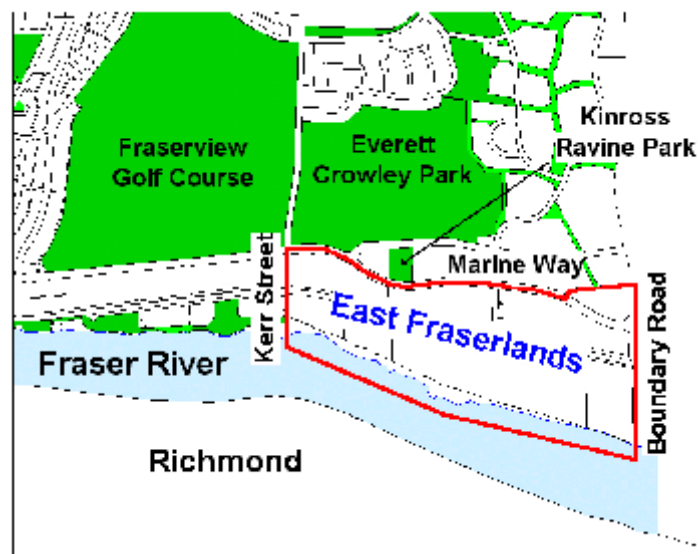
THAT the report be received for information.

POLICY

In 1992, Park Board approved the “Management Plan”, which included the following land acquisition strategy: “strive towards the provision of 1.1 hectares per thousand of neighbourhood parkspace on the Downtown Peninsula (and) secure 1.1 hectares per thousand or financial equivalent from new developments elsewhere in the city, where major rezonings take place”.

BACKGROUND

East Fraserlands is the name for an area in the southeast corner of Vancouver, between Kerr Street and Boundary Road, and between Marine Drive and the Fraser River.



There are two large landowners, Weyerhaeuser and the City of Vancouver, and some smaller landowners. The land is currently zoned for industrial uses, and may be rezoned to permit residential and commercial uses. A neighbourhood of 8,000 to 10,000 people could be planned this area.

DISCUSSION

The development scenario for the East Fraserlands currently includes:

- three parks along the waterfront;
- a green corridor connecting to Kinross Ravine Park; and
- a walkway/bikeway along the river.

The combined total for these lands will be 6.1 to 6.9 hectares. This would lead to a neighbourhood park ratio of about 0.7 hectares per 1,000 residents, which is below the park acquisition target of 1.1 hectares per 1,000 residents.

The Council report notes that the East Fraserlands are located in Killarney, which is a park-rich community, with 2.8 hectares of neighbourhood park per 1,000 residents: “staff felt that the amount of park achieved in East Fraserlands was of less of a priority than other park planning objectives such as location, good distribution, variety, functionality, waterfront potential for public access and use, linkages and environmental performance”.

In addition to these parks, about 10,000 ft² of indoor recreation space is being contemplated, proposed to be co-located with a school and childcare centre.

It is planned that the development proposal undergo a public consultation process this summer. Park Board staff will be involved in meeting with the community. The proposal be revised according to the input received, and then brought back to the Park Board for formal consideration before going to Council for approval. The attached Council report is scheduled for the regular meeting of the Planning and Environment Committee of Thursday, July 10, 2003.

SUMMARY

A major rezoning is being contemplated for the East Fraserlands, potentially creating a new community of up to 10,000 residents. The current scheme, which includes 6.1 to 6.9 hectares of park and waterfront walkway and 10,000 ft² of indoor recreation space, will be presented to the public for review. Staff will report back to the Board later this year.

Prepared by:

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Board of Parks & Recreation

Vancouver, BC