



Date: January 21, 2011

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: East Fraserlands Neighbourhood Park North

RECOMMENDATION

THAT the Board approve the concept plan for the Neighbourhood Park North, the first neighbourhood park at East Fraserlands.

POLICY

The Board approves the development of parks.

BACKGROUND

The East Fraserlands Official Development Plan (ODP), approved by Council in December 2006, calls for a predominantly residential community with a commercial centre located on the banks of the Fraser River in south Vancouver. This new complete community will include a linear riverfront park, two major park corridors, and 6 neighbourhood parks, a community centre, schools, childcare facilities, a riverfront walk, and other public amenities built in phases over a period of about 25 years. Complete information about the Plan and process is available on the City's website at http://vancouver.ca/commsvcs/currentplanning/current_projects/east_fraserlands/index.htm.

The first application for rezoning of the properties to initiate this ODP was submitted to Development Services by Parklane Homes for the East Fraserlands Area 2 and Kerr Street Properties in May 2009 and approved by Council on January 19, 2010.

The application was comprehensively reviewed by Park Board and City staff, the East Fraserlands Committee, and the community, through a planning process including two public open houses for the rezoning and for the first neighbourhood park. The first neighbourhood park is the subject of this report and is known as Neighbourhood Park North. It is the first of a series of open spaces that links residents to the Riverfront Park, the primary open space amenity for East Fraserlands. It is located on the slope north of Kent Avenue North, south of the intersection of South East Marine Drive and Marine Way (a map that shows the park and all the parks proposed for this neighbourhood is attached as Appendix A to this report).

DISCUSSION

Open Houses

The open house events for the park were advertised following standard City and Park Board processes including web postings and a mail out to local residents coordinated with Development Services.

The Park Board held the first open house to seek comments on two conceptual design options for Neighbourhood Park North and to provide an opportunity for the public to suggest ideas for uses of the park, at the Killarney Community Centre on May 26, 2010. Responses were generally favourable with most people supporting passive recreational uses.

A second open house was held on November 4th, 2010, in conjunction with the Development Application Public Meeting for the adjacent townhouse proposal, to provide the public with an opportunity to review updated plans for the park within the context of the proposed development. Only two written comments were received about the park. No opposition or significant concerns were expressed verbally or in writing about the park at or following this meeting.

Neighbourhood Park North Concept Plan

This park is approximately 1320 m² and encompasses a grade change of 9.5m from bottom to top. This change in elevation not only presents opportunities for impressive views but also presents challenges for accessibility. These opportunities and challenges are resolved in the concept plan that is attached as Appendix 2 to this report for information.

The park includes a viewpoint, walkways and ramps, seating, edible and indigenous plantings, integrated storm water features, a children's play area and components of urban agriculture to reflect the site history. Indication of the riverfront setting through the use of natural materials will be explored in detailed design. The preliminary cost estimate of approximately \$700,000 is offset by the developer's construction costs for two public concrete stairways, secured as public rights-of-way on the development sites, located on the east and west sides of the park, that provide the primary park access points. The stairways will be maintained by the Park Board.

Construction Process

Following the rezoning approval Park Board staff worked with Legal Services to identify a Master Legal Agreement for the transferring of parklands in the neighbourhood to the Park Board, and a separate Agreement for the construction of Neighbourhood Park North.

Construction of the first neighbourhood park concurrently with the development of the first two town home development projects in 2011 is a priority for the developer supported by the Park Board. Through the Park Development Agreement, Parklane homes will facilitate detailed design of the park through the landscape architectural consultant, PWL Ltd., and will also facilitate a competitive procurement process for construction by qualified builders. All aspects of the design and construction will be approved by Park Board staff prior to acceptance.

Parklane Homes will provide the design and construction funding for the project at this time and will be reimbursed from the neighbourhood Development Cost Levy funds when sufficient funds become available in the future. Additionally, Parklane will provide oversight and maintenance of the park until development of the townhouse buildings on both sides of the park are occupied, to ensure that no damage to the public park occurs during construction.

Schedule

Completion of a construction package and tendering for construction are to follow adoption of this concept plan by the Park Board, on a schedule that targets park opening in the early fall of 2011.

SUMMARY

This report summarizes the findings of the community consultation for the concept plan for Neighbourhood Park North, a description of the concept plan, and an outline of the process for construction. With approval of the concept plan by the Park Board, staff will continue the collaborative efforts with Parklane Homes to see this park successfully opened in 2011.

Prepared by:
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Appendix A – East Fraserlands Parks



Parks Conceptual Diagram
1:3000



Appendix B – Neighbourhood Park North Concept Plan



GREEN COMPONENTS



URBAN AGRICULTURE



PLAY



INFORMAL RECREATION



01



EAST FRAZERLANDS
NEIGHBOURHOOD PARK NORTH

Scale 1:150

Owner: Vancouver Board of Parks & Recreation
Developer: Parklane Homes
Landscape Architect: PWL Partnership Landscape Architects Inc.





C NEIGHBOURHOOD PARK NORTH LONGITUDINAL SECTION
1:100



02



EAST FRAZERLANDS
NEIGHBOURHOOD PARK NORTH

OCT 2010

Owner: Vancouver Board of Parks & Recreation
Developer: Parklane Homes
Landscape Architect: PWL Partnership Landscape Architects Inc.

