



November 15, 2023

MEMO TO : Park Board Commissioners

FROM : Tiina Mack – Director of Park Planning and Development

SUBJECT : **EFL Community Centre, Plaza, and Riverfront Park – Public Engagement – Board Briefing Memo**

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Dear Commissioners,

The purpose of this memo is to provide an update on the delivery of the new East Fraser Lands (EFL) Community Centre, adjacent community centre plaza and riverfront park prior to this month's upcoming public engagement. A concept plan for the plaza and park will be brought to the Board for decision in 2024. Staff anticipate the plaza will be constructed at the same time or shortly after the construction of the developer-delivered community centre, which is targeted for 2027/2028.

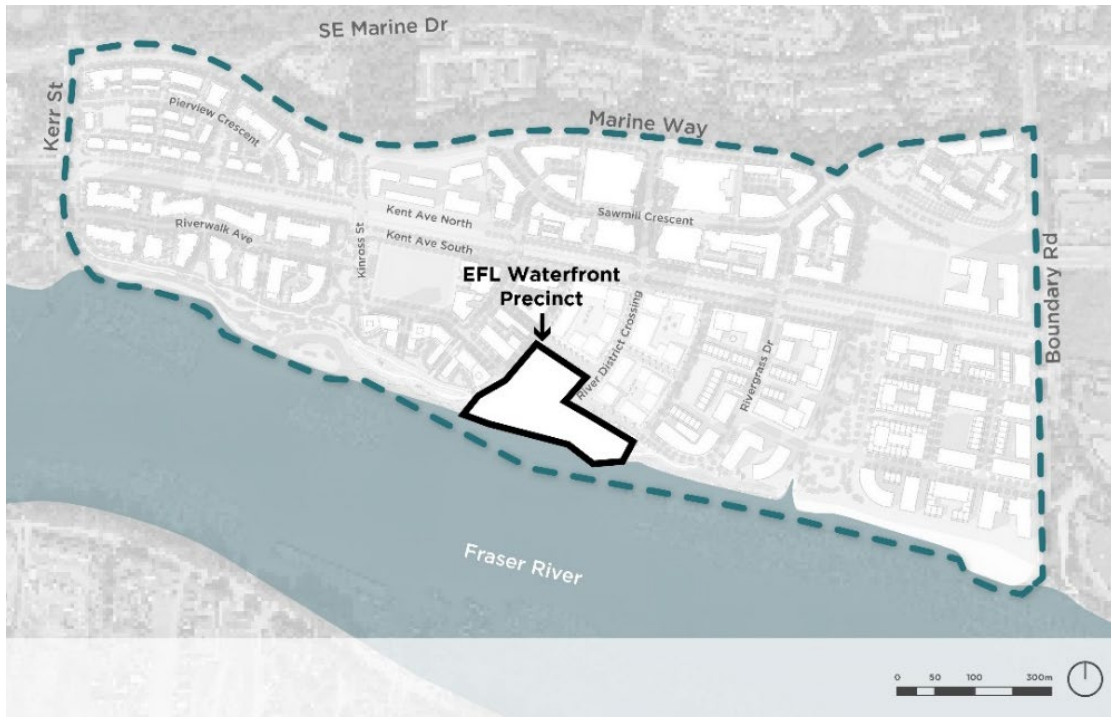
### **Background**

In July 2022, City Council approved the [Text Amendment CD-1 \(567\): East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South](#), based off the rezoning proposal submitted by Wesgroup Properties. In doing so, the City secured the in-kind delivery of the new East Fraser Lands community centre by the developer. Given the close integration required between the community centre, the associated parkade and the adjacent plaza, the report also set the stage for Park Board staff to enter into a Park Development Agreement for the developer to construct the community centre plaza at the same time as the community centre. The plaza will be funded by City-wide DCLs, with the design subject to approval by the elected Park Board, and will include public engagement to Park Board standards.

Further background information can be found in previous memos to the Board titled "[EFL Development & Community Centre Update](#)" dated February 2, 2021, and "[East Fraser Lands Community Centre Delivery Update](#)" dated June 7, 2022.

### **Process Update**

As outlined as a required next step in the July 2022 report to City Council, throughout 2023 the developer has collaborated closely with City and Park Board staff on materials for a pre-development permit for the waterfront precinct, including the community centre, plaza, parkland and privately held commercial retail units. An integrated referral from City and Park Board staff has been issued to Musqueam, Squamish, and Tsleil-Waututh Nations.



*Diagram showing the East Fraser Lands Waterfront Precinct*

### **Upcoming Public Engagement**

Between November 15 and December 3, 2023, the public will have an opportunity to review and provide feedback on the waterfront precinct Pre-Development Permit through an engagement process led by the City. In parallel, the public will have an opportunity to review and provide more detailed feedback on the preliminary concept design for the plaza and riverfront park, focused on the lands under Park Board jurisdiction, through a Park Board-led process. These concurrent engagements are being closely coordinated. Engagement will include online opportunities as well as one in-person event.

### **Next Steps**

Following the upcoming public engagement, Park Board staff will continue to collaborate with City staff on City led processes, including the following:

- Review of Preliminary Development Permit (PDP) application;
- Development Permit Board PDP approval in principle;
- Development Permit applications, approvals and issuance as required; and
- Enactment: Legal agreements to secure the community centre, public access to a small privately held plaza area as well as a park development agreement for the community centre plaza to allow its delivery in concert with the community centre.



Following approval in principle of the PDP by the Development Permit Board, Park Board staff will share a refined park concept for the plaza and riverfront park with the public and provide an opportunity for any additional comments. Park Board staff will then bring a final draft concept to the Board for decision in 2024.

Regards,

A handwritten signature in black ink, appearing to read "Tiina Mack". The signature is fluid and cursive.

Tiina Mack (she/her)  
Director – Planning and Park Development

/ef/ka/vt

Copy to: PB Leadership Team  
Doug Shearer, Manager of Park Planning, Policy and Environment  
Katy Amon, Senior Planner  
PB Communications