

Total comment forms returned: 44

Public consultation for the East Fraserlands Policy Statement was held in October 2004. Over 9,000 household and businesses in Killarney received notification of the events in the mail. Ads were run in the Courier, as well as the local Chinese and Indo-Canadian newspapers. In addition, over 250 residents on the East Fraserlands mail list were received letters about the upcoming events.

The City hosted three events. Two open houses were held on October 16th at Killarney Community Centre, and October 18th at Champlain Mall. The third event, a public workshop, was held on Sunday October 24th at Killarney Community Centre. During the public process over 250 copies of the Policy Statement and 287 comment sheets were distributed. As of October 26th, 44 comment sheets were returned. A complete transcript of the comments can be found on the East Fraserlands website www.city.vancouver.bc.ca/eastfraserlands. The following is a summary of the comments completed by city staff in November 2004.

1. Vision for East Fraserlands?

Support

The majority of respondents supported the vision for a new waterfront community that has sufficient park space, provides a commercial 'High Street' that includes a grocery store, and has schools and a community recreation facility within walking distance of most units.

Many respondents were pleased that new community amenities, such as shops, services, schools and recreation facilities, would be made available through the development of the East Fraserlands to service existing residents.

Non-support

Those who did not support the policy statement vision identified increased vehicle traffic, lack of public transit, strain on existing Victoria-Fraserview/Killarney facilities and services, desire for more green space and concern about the impact of 10,000 new residents as their main reasons.

2. Land Uses

2a. Do you have any comments about the policies on residential use?

The majority of respondents supported a residential future for the East Fraserlands, but that other uses such as shops and services, and open space must be incorporated into the plan.

While most respondents supported residential development on the East Fraserlands, some expressed concern about the proposed density, suggesting that buildings should be low or medium density.

A few respondents expressed a desire to retain industrial use of the East Fraserlands.

2b. Do you have any comments about the policies on household income and mix?

Respondents generally supported policies for a mixed income community, however some expressed a need to ensure a balanced community and not to provide more low-income units than other major projects.

Several respondents also expressed a desire to incorporate affordable housing options, both market and non-market (i.e. co-ops, subsidized housing, etc) in the plan.

2c. Do you have any comments about the policies on residential density?

While some respondents supported the proposed density, the majority commented that the density is too high for the area citing concerns about increased traffic, overcrowding, building heights, neighbourhood character, and a need for adequate services.

2d. Do you have any comments on commercial land use?

The majority of respondents supported the concept of a retail 'High Street' anchored by a grocery store, commenting that the West Fraserlands are currently underserved. Residents were also interested in other retail opportunities such as a drug store, hardware store, waterfront pub, coffee shops, and other small independent retail shops.

Some respondents emphasised their desire for local serving retail for residents of East and West Fraserlands only, and that "big box" stores should not be allowed.

2e. Do you have any comments about the policies on institutional and/or industrial land use?

Several respondents commented that industrial use was no longer desirable for the East Fraserlands, however there was some support for artists studios and some light industrial activity.

Private schools and seniors facilities were supported by some respondents.

3. Parks and Community Facilities

3a. Do you have any comments about the policies on parks and open space, including the foreshore?

Respondents showed strong support for the development of a riverfront walkway to connect to West Fraserlands and Burnaby. Some respondents commented on their desire to see the river's edge restored to a more natural condition to provide fish and wildlife habitat.

Park area and programming continues to be a key concern of respondents, many would like to ensure that East Fraserlands has ample open space to serve future residents. Park programming opportunities for sports fields, community gardens, naturalized areas and off-lease dog parks were mentioned by some respondents.

Respondents commented on the need for a community centre to service the needs of residents from both East and West Fraserlands. Some also advocated for a pool, ice rink, library space and full size gym to ensure that residents of East Fraserlands do not burden existing community services.

3b. Do you have any comments on the policies on community facilities and services?

Community Indoor Recreation Facility

Respondents confirmed the need for a community facility in East Fraserlands to serve the needs of East and West Fraserlands residents and to reduce impacts on existing facilities (Killarney

and Champlain Community Centres). Most supported shared use of community and school facilities as long as adequate services and programs can be provided.

Schools

Respondents commented that there must be sufficient elementary and secondary school provision and expressed concern about locating an elementary school next to a secondary school.

Respondents expressed mixed feelings about the existing school site in West Fraserlands, some would like the site to become park and others support development of a school on that site.

4. Transportation and Circulation

4a. Do you have comments about the policies on traffic?

Respondents expressed concern about additional traffic in VFK, particularly on Marine Drive, Marine Way and Kerr Street. Many also expressed concern about the number of entrances/exits to the site.

Many respondents emphasised the importance of public transit in reducing traffic on existing streets in VFK.

4b. Do you have any comments about the policies on transit?

Respondents felt that good public transit service for residents of both East and West Fraserlands is critical. Many commented on the need for north-south transit connections to skytrain stations at Metrotown and Joyce Station, as well as more frequent bus service along Southeast Marine.

Some respondents also commented on the opportunity for transit along the existing CPR line.

5. Building Form

5a. Do you have any comments about the policies on building form?

Of those who commented on policies on Building Form the main concerns related to building heights, most felt that high rises should be limited to (12-14-18) storeys.