

4 Illustrative Plan

The Vision

“The Vision for East Fraserlands is to create a complete community consistent with Vancouver’s sustainability principles. The new community should provide opportunities for its residents to live, work, learn, shop and play.” (East Fraserlands Policy Statement, Approved by City Council, December 2004)

Plan Description

- The plan divides the site into three distinct neighbourhoods using parks extending north from the river:
 - Neighbourhood Centre is the highest density and contains shops and commercial services, community facilities as well as housing.
 - Eastern and Western neighbourhoods are less dense and mainly residential.
- The plan includes a range of housing types including townhouses, rowhouses, low, mid and high-rise apartments.
- The plan offers a variety of open spaces including public plazas, neighbourhood parks, playing fields, greenways and 'green corridors', and wildlife areas.
- The plan is designed to maximise public access to, and views of, the river.
- The plan aims to encourage walking, cycling and use of new transit facilities while also providing adequate access for private vehicles.
- The foreshore is designed to enhance wildlife habitat as well as provide varied opportunities for human recreation.

