

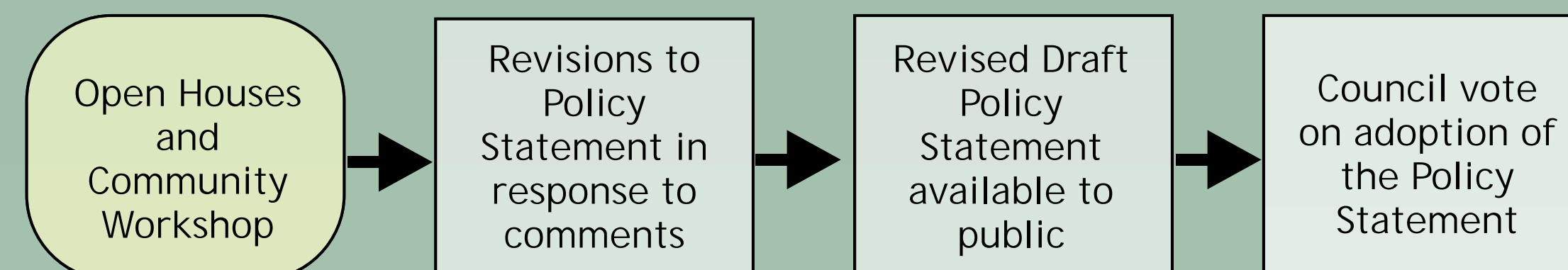
2

What Happens Next?

Adoption of the Policy Statement

The draft Policy Statement will be put forward for consideration by City Council later in 2004. If the Policy Statement is adopted, the second phase of planning work will get underway: the preparation of an Official Development Plan (ODP).

Steps in the Policy Statement Process



The East Fraserlands ODP

An ODP for East Fraserlands will be prepared during the next phase of planning, taking into consideration all of the objectives and principles set out in the Policy Statement. The preparation of the ODP will involve the landowners and City staff, in consultation with the local community. It is expected to take approximately 18 months before it is submitted to City Council.

Following completion of this work the landowners will submit an ODP application for consideration by Council at a Public Hearing.

Later Stages

Rezoning

Following adoption of the ODP the landowners will submit a series of rezoning applications for individual sub-areas of the site. These applications will provide greater detail on the building form, street layout and mix of uses within each sub-area. Each rezoning application will involve consultation with the local community and will be put forward for consideration by City Council at a Public Hearing.

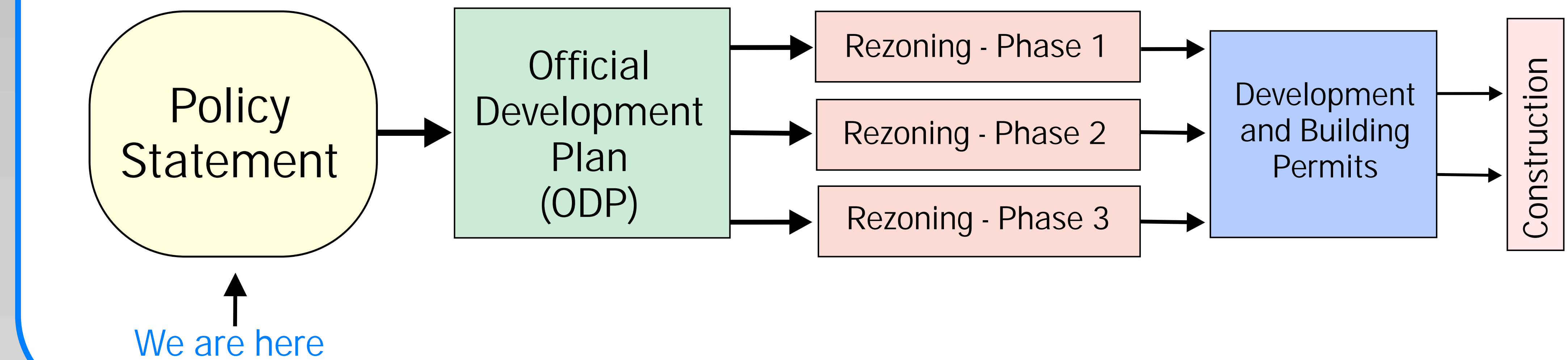
Development and Building Permits

Following the rezoning of a particular sub-area the landowners would submit Development Permit applications showing the detailed design of roads, buildings, open spaces etc. These applications would again be subject to public review. Once these applications are approved the final stage in the process is the issuance of Building Permits.

Construction

It is anticipated that the site would be developed in a series of phases over approximately 20 years.

The East Fraserlands Planning Process



Work to be completed during the ODP phase

1. Demographic Analysis

A demographic analysis will be carried out to assess the likely age structure and household characteristics of future East Fraserlands residents. This analysis will be combined with work on the mix of housing types to provide a picture of the total population to be housed at East Fraserlands.

2. Public Amenity Needs Assessment

The needs assessment is divided into two phases. The first phase will assess the existing level of amenities in Victoria-Fraserview/Killarney in terms of parks, schools, community centres, childcare, cultural facilities, etc. The second phase will assess what amenities will be needed to serve the new residents of East Fraserlands.

3. Public Amenity Package

In light of the findings of the needs assessment, the ODP will determine a package of amenities that will be required within the new development. This package will be negotiated between the City and the landowners in consultation with the local community.

4. Transportation and Traffic Study

A detailed transportation and traffic study will be undertaken to determine the future road network. The study will assess the traffic generated by the commercial and residential land uses, and the potential impacts of the new community on the adjacent road network and how any impacts can be mitigated. The study will also explore how to improve sustainable modes of transportation including public transit, car co-ops, bicycle and pedestrian movement.

5. Retail and Commercial Study

Work will be carried out to determine the appropriate amount and types of shops and commercial services at East Fraserlands. Key considerations will include the impact of new stores on existing shopping areas; the amount of traffic that would be generated; and the desire to create a vibrant neighbourhood centre on the 'High Street' and waterfront.

6. View Analysis

The ODP phase will include an analysis of important public views across the site (such as those from Everett Crowley Park) to inform the siting and massing of new buildings.

7. Site Planning

The ODP phase will include the preparation of a site plan for East Fraserlands in consultation with the local community. This will involve consideration of a range of issues, including:

- Location of different uses
- Layout of the street network
- Building form, density and height
- Appropriate mix of housing types
- Design of the 'High Street'
- Park sizes and locations
- Community facility sizes and locations
- Ecology and nature conservation
- Phasing of construction

