

It has been over a decade since the East Fraser Lands Official Development Plan (EFL ODP) was approved in 2006. On June 14, 2017, Vancouver City Council endorsed a planning program to review and update the EFL ODP to reflect:

- Explore options to increase housing diversity in Area 3
- Revisions to Area 1 for a standalone community centre
- New Council policy and standards
- Changing environmental conditions due to climate change, and
- Delivery of public benefits

WHAT HAPPENS AT THE END OF THE PROCESS?

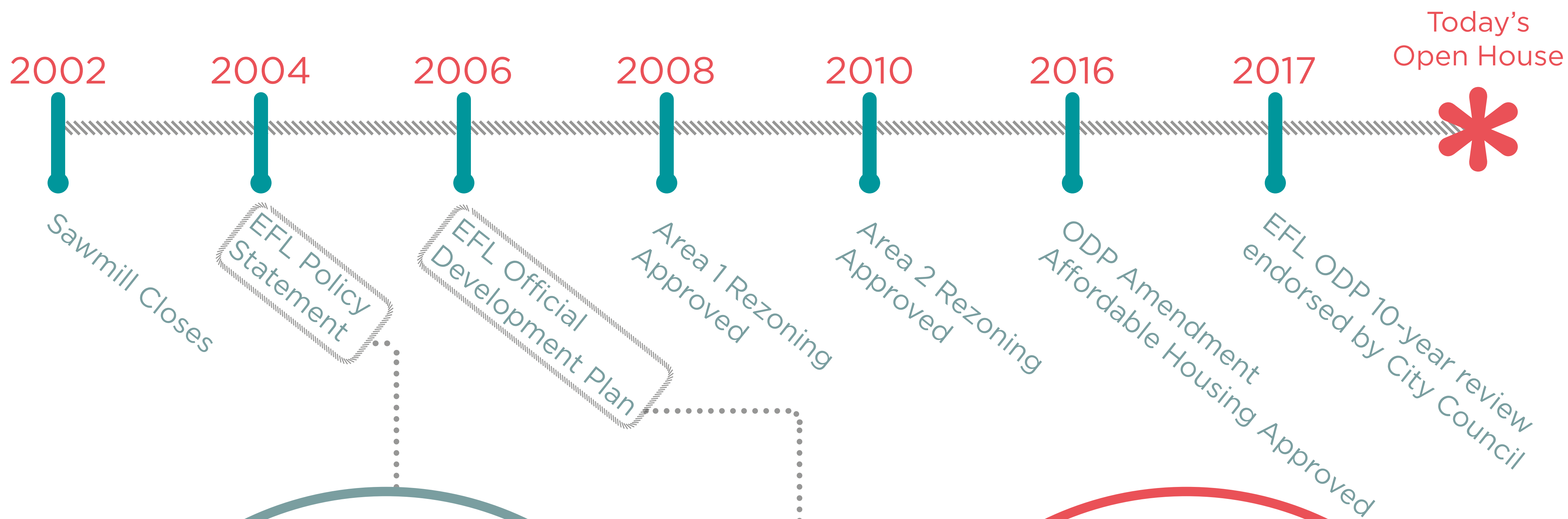
Changes to the EFL ODP and corresponding CD-1 Zoning By-law amendments will be presented for Council's consideration at the end of the approximately year long process. If approved, the updated ODP will be used to inform ongoing implementation of EFL and future rezonings.



HOW CAN YOU PROVIDE INPUT:

1. Talk to City staff or the project team.
2. Fill out a comment sheet here, or later online at vancouver.ca/eastfraserlands. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
3. Write us at: eastfraserlands@vancouver.ca
4. Join our email list by signing in at the front table.

** Area 3 illustration based on the current ODP, not proposed concepts.



EFL POLICY STATEMENT (2004)

The EFL Policy Statement established a vision for the future community. EFL is envisioned as a complete community with opportunities for its residents to live, work, learn, shop and play. The new community will be socially and environmentally sustainable and will provide housing opportunities for a variety of households, ages and income levels.

OFFICIAL DEVELOPMENT PLAN (2006)

The EFL ODP refines the vision outlined in the policy statement and establishes a foundation of planning, urban design, development, sustainability principles and strategies to enable the development of EFL as a complete community,

The ODP addresses:

- land use and density
- housing type and tenure
- community amenities
- access and movement
- building form, layout and height
- parks and open spaces, and
- development phasing

PLANNING PROCESS

PREVIOUS OPEN HOUSE BOARD

The objective of the 10-year review is to update the ODP to reflect new Council Policy and standards, changing environmental conditions due to climate change, and delivery of public benefits. The ODP review will also explore options to increase housing diversity in Area 3 while respecting the overall intent of the plan.

The result of the planning program is an updated EFL ODP, which will be presented to Council. If adopted, it will be used to inform ongoing implementation of EFL and future rezoning of Area 3.

SUMMER 2017 PHASE 1 Establish a planning program

Comprehensive review of ODP, set objectives, initial meetings, scope timelines, complete analysis, establish consultation plan

JANUARY 2018 PHASE 2 Develop options to address challenges

Design concept for waterfront redesign, Area 3 site plan options, refinements to amenity package, and other items identified in phase 1

WE ARE HERE MAY 2018 PHASE 3 Refine concept and proposed ODP amendments

Preferred waterfront/shoreline design, Area 3 concept plan, updated amenity package, and other items identified in phase 1

SPRING 2018 PHASE 4 Finalize draft ODP amendments

Finalize ODP amendments and consequential amendments to CD-1 By-laws and Design Guidelines

SUMMER 2018 FINAL STEPS Report to Council

Council consideration of amendments: referral and Public Hearing

Development of the previously approved Area 1 & 2 Parcels will continue while the EFL ODP review is underway. Future rezoning of Area 3 will follow.

The City of Vancouver will work with the community in and around the East Fraser Lands site, Wesgroup, and other stakeholders to complete an Official Development Plan 10-year review planning program.

Each group will have the following roles:

COMMUNITY

- Identify issues, priorities and ideas to inform the ODP review and redesign options.
- Provide input throughout the process.
- Participate in public workshops and events.
- Review and provide feedback on the ODP 10-year review options.



EFL COMMITTEE

This group of dedicated citizens has worked with the City and Wesgroup from 2002 to 2010 to establish a shared vision for the new community, and since then have acted as stewards for the plan.



CITY OF VANCOUVER

- Coordinate the EFL ODP 10-year review planning program.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure City policies and directions, landowner's objectives, and community priorities, are reflected in the 10-year review.
- Facilitate discussion and coordinate feedback at open houses and meetings regarding redesign concepts, and new directions.
- Draft revisions to the EFL ODP including redesign concepts for City Council's consideration.
- Evaluate all future rezoning applications based on the Council approved updated EFL ODP.

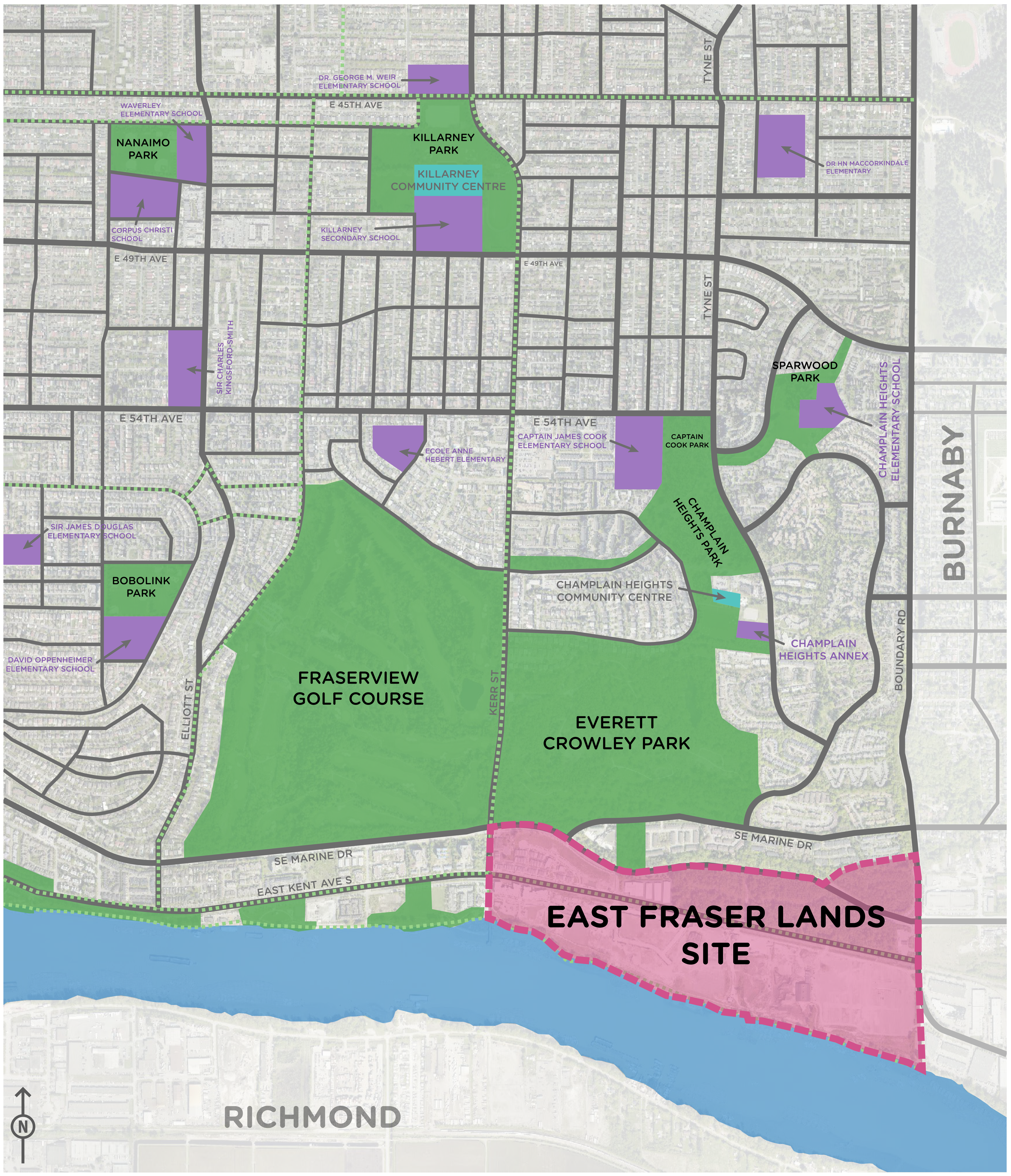


WESGROUP

- Act as proponents for the redevelopment of the site.
- Identify proponent's priorities and aspirations for the review and redesign
- Generate and refine redesign concepts (with technical input from the City) balancing objectives of all parties.
- Work with the City to inform and engage nearby residents in the planning process.

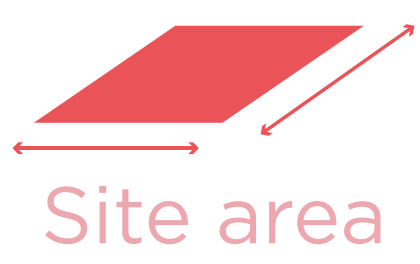
PLANNING CONTEXT MAP

PREVIOUS OPEN HOUSE BOARD



- PARKS
- SCHOOLS
- COMMUNITY CENTRES
- EAST FRASER LANDS SCHOOL SITE
- ▤ BIKE PATHS

The EFL Official Development Plan (2006) supports the following:



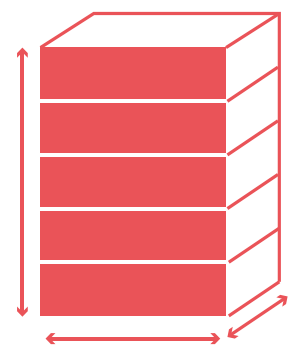
Site area

51 hectares
(128 acres)



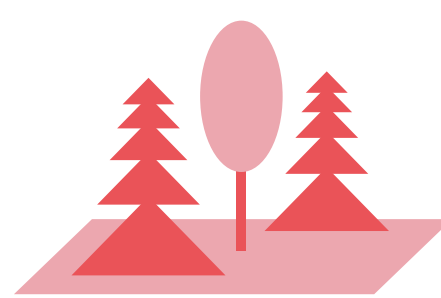
Housing Types

- Townhomes
- Low- and mid-rise multi-family buildings
- 10-25 storey high rise buildings



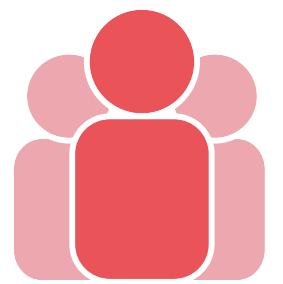
Total Floor area

719,650 sq. m
(7,746,250 sq. ft.)



Parks

10.2 hectares (25.2 acres) including a continuous foreshore park, plazas, playfields, ecological areas and neighbourhood parks



Anticipated Population at build-out

Approximately 12,500



Retail Floor Area

23,350 sq. m
(251,335 sq. ft.) focused on a High street with a grocery store



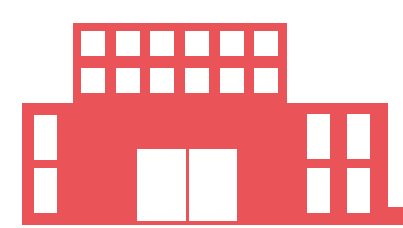
Childcare Facilities

- Four facilities with a total of 256 childcare spaces
- 140 out-of-school care spaces



Office and Flex Uses Floor Area

24,900 sq. m
(268,000 sq. ft.)



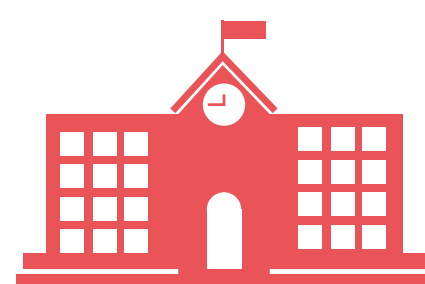
Community Centre

2,790 sq. m (30,000 sq. ft.) similar in size to the Creekside Community Centre



Residential Floor Area

671,400 sq. m
(7,226,890 sq. ft.)



Schools

- K-7 Elementary School site
- Secondary School site, if required at time of rezoning.



Affordable housing

20% of the units are for affordable housing

THE EFL ODP IS DIVIDED INTO THREE NEIGHBOURHOODS



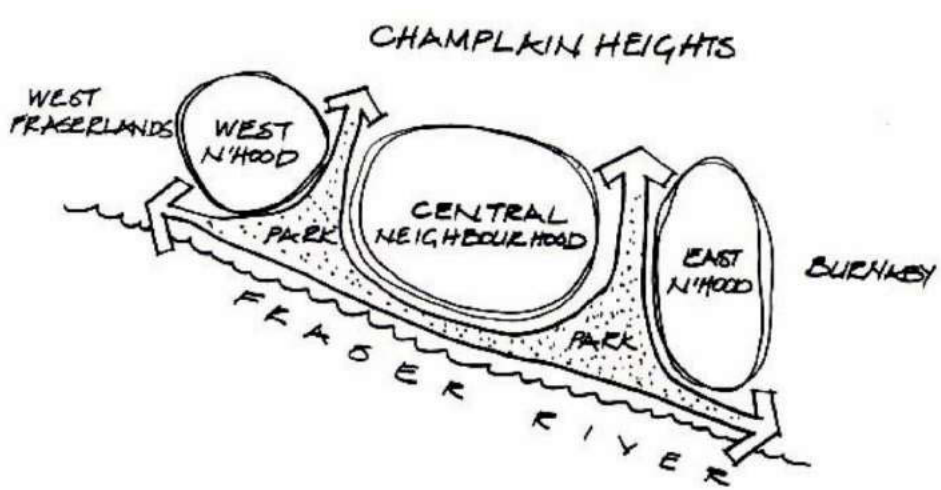
** Area 3 illustration based on the current ODP, not proposed concepts.

The EFL ODP includes a set of urban design principles, which establish:

- the overall vision of a complete, sustainable community, rooted in the site's natural characteristics and complementary to the qualities of the adjacent, existing communities; and
- an urban design framework to govern more detailed planning and design at the various stages of development.

These urban design principles will continue to guide the design of the community.

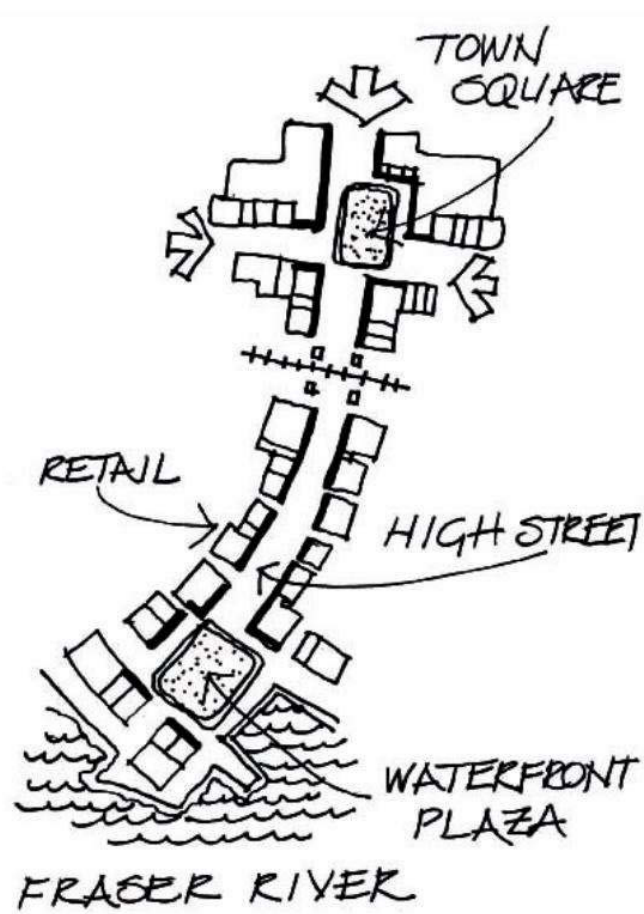
Distinct Neighbourhoods



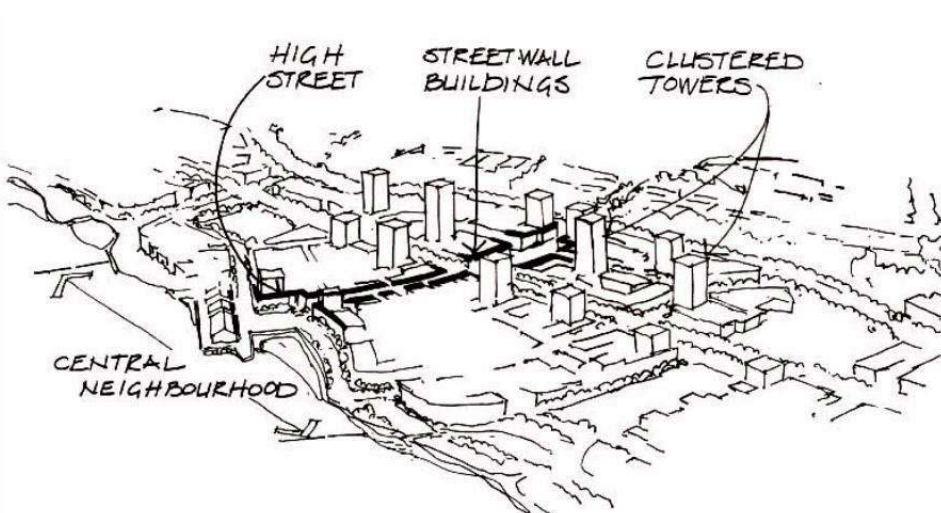
Land use and development intensity



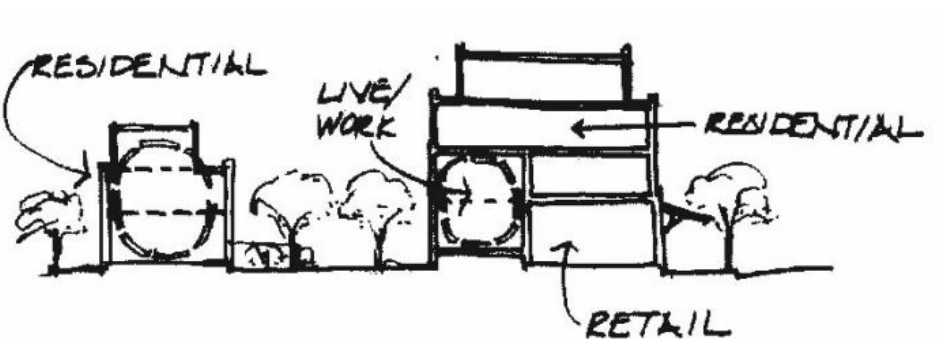
High street



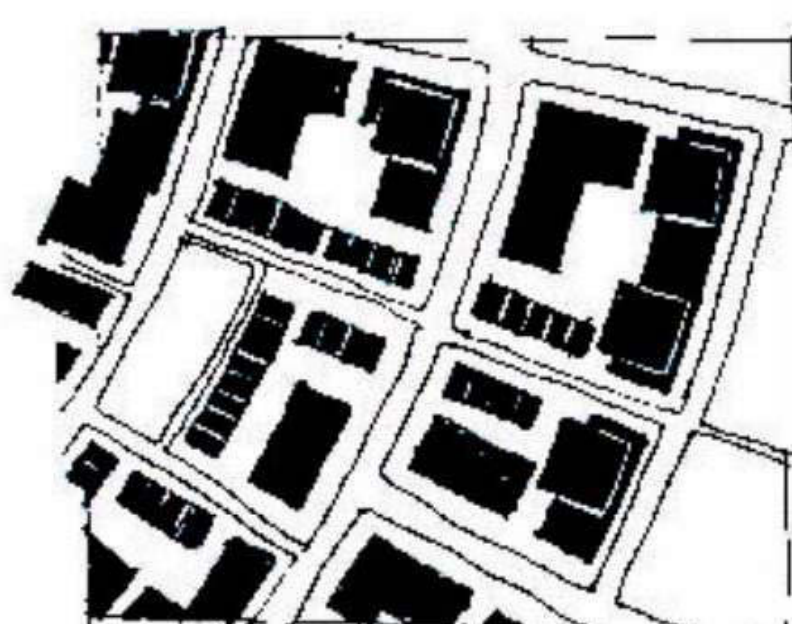
Clustered towers



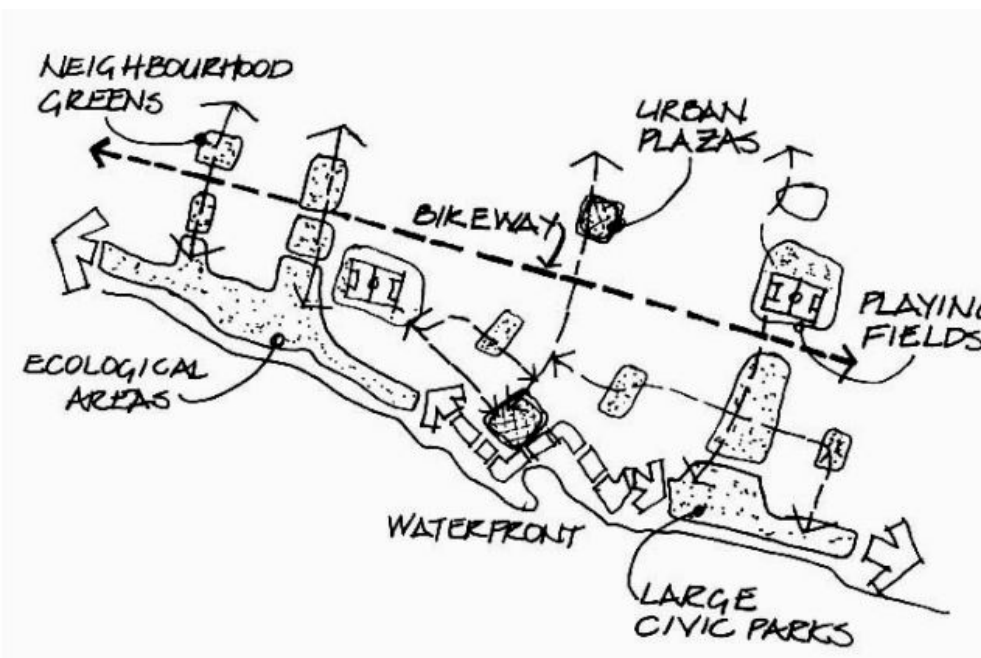
Mixed uses



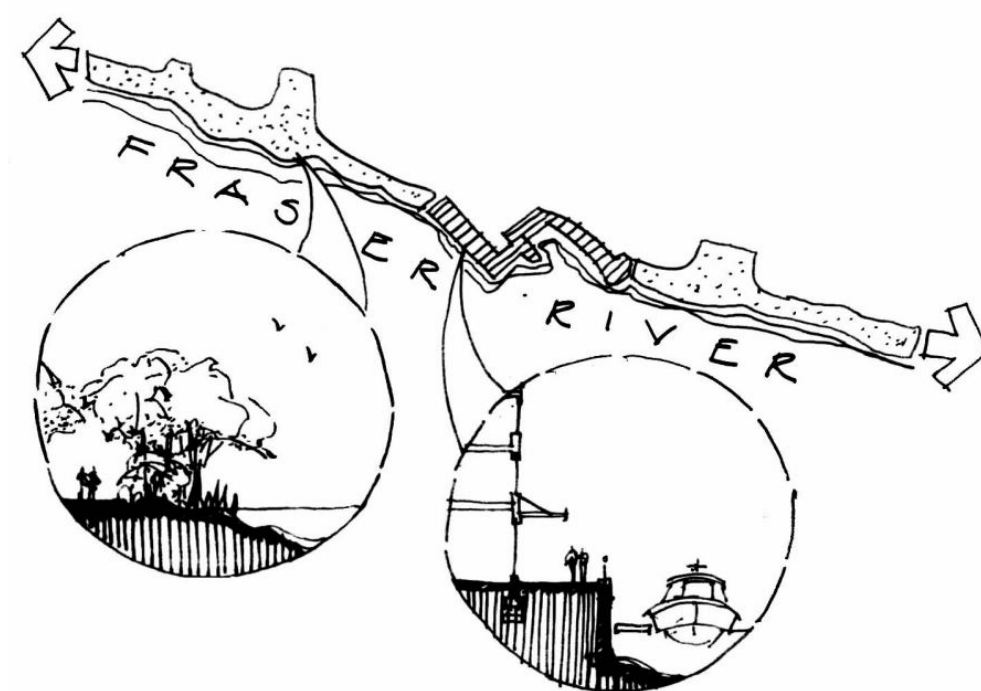
Mixture of building types and scales



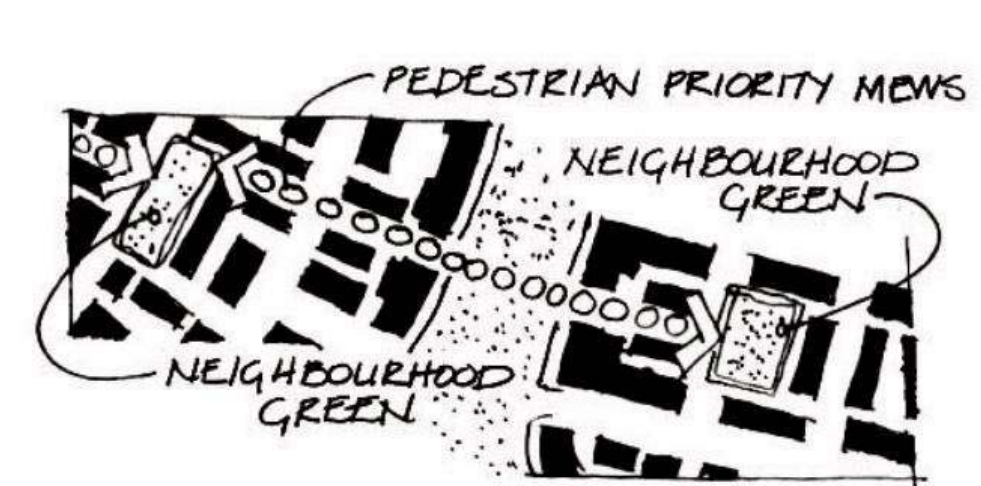
Open space network



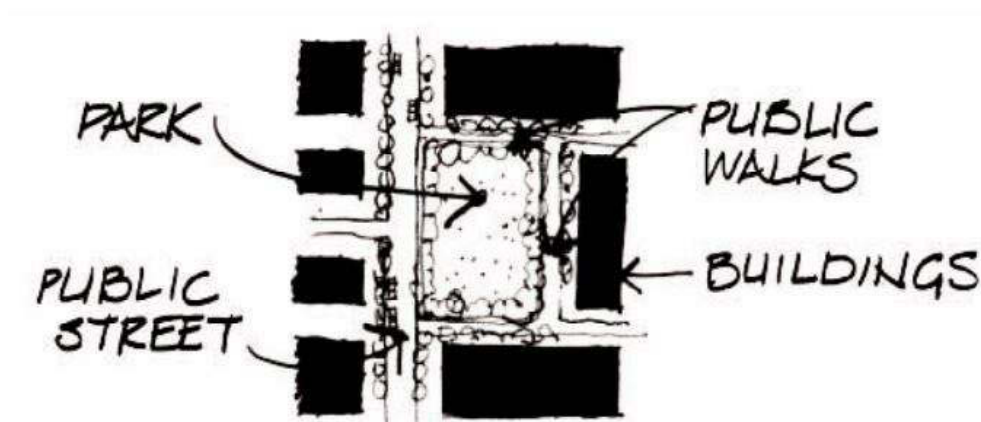
Continuous foreshore park



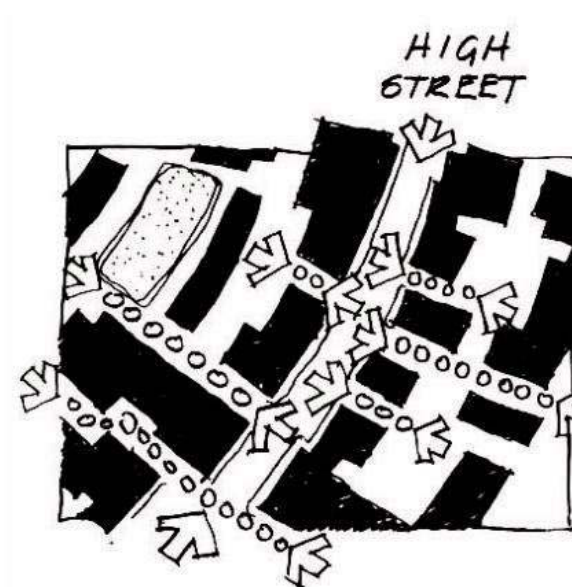
Neighbourhood greens



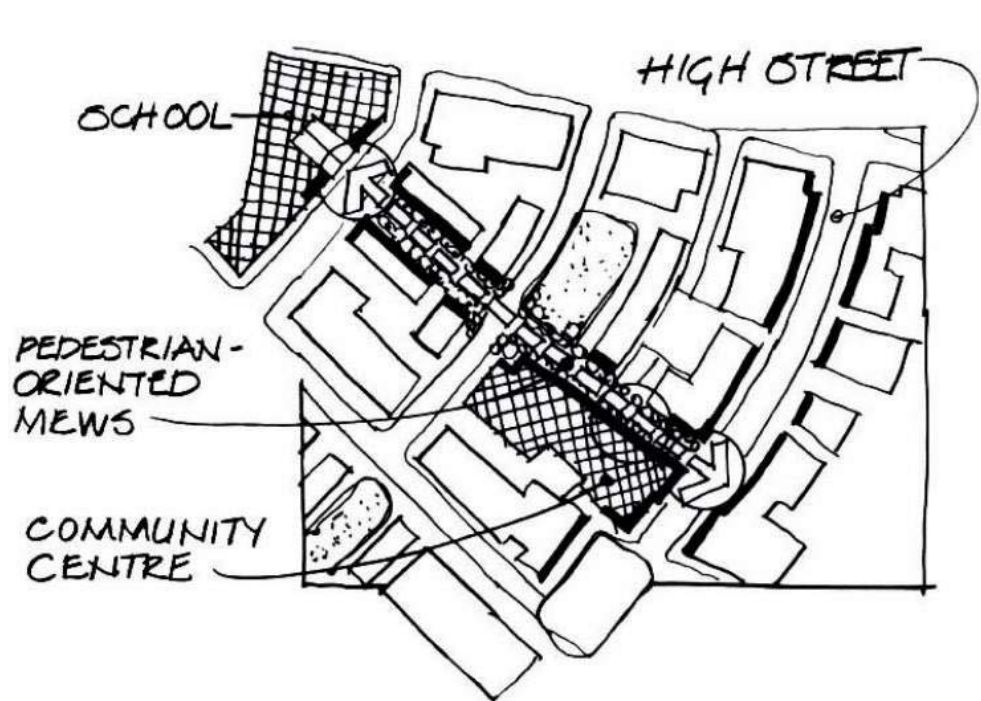
Public edges for public spaces



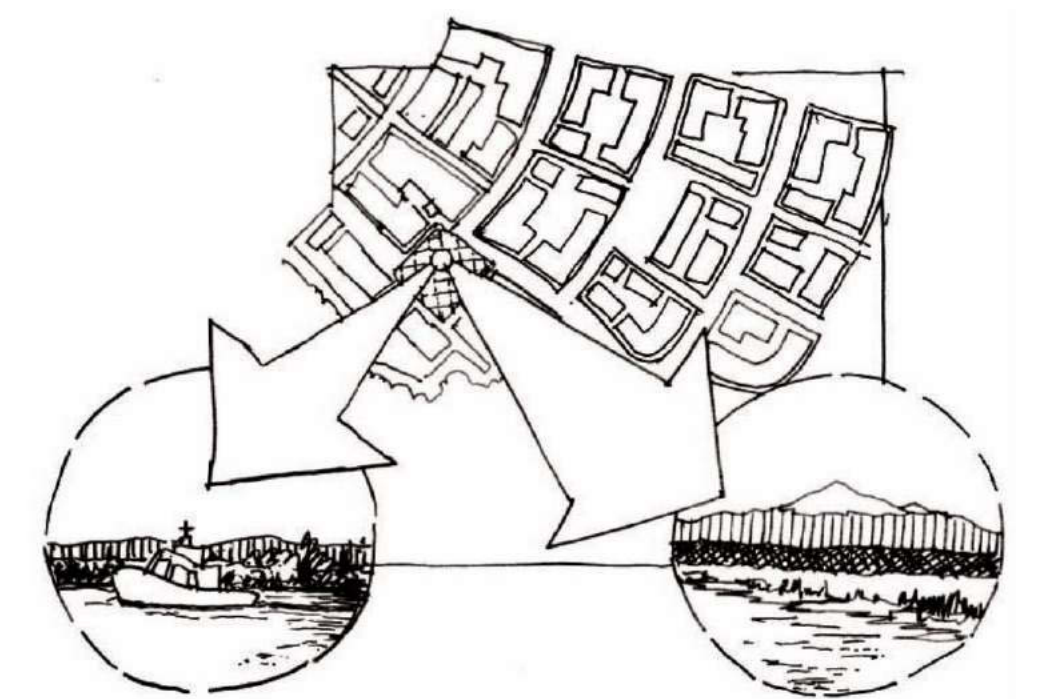
High street connectivity



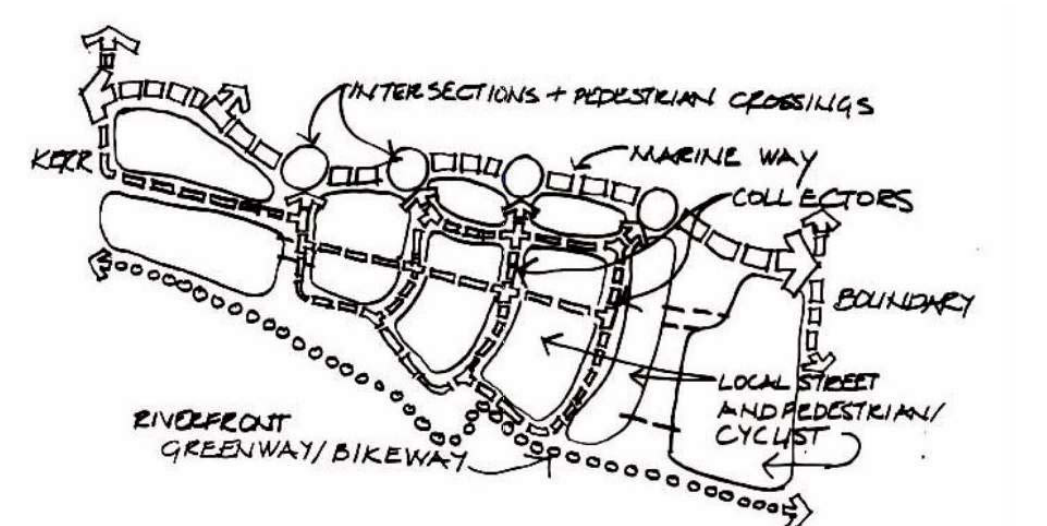
Visual connections



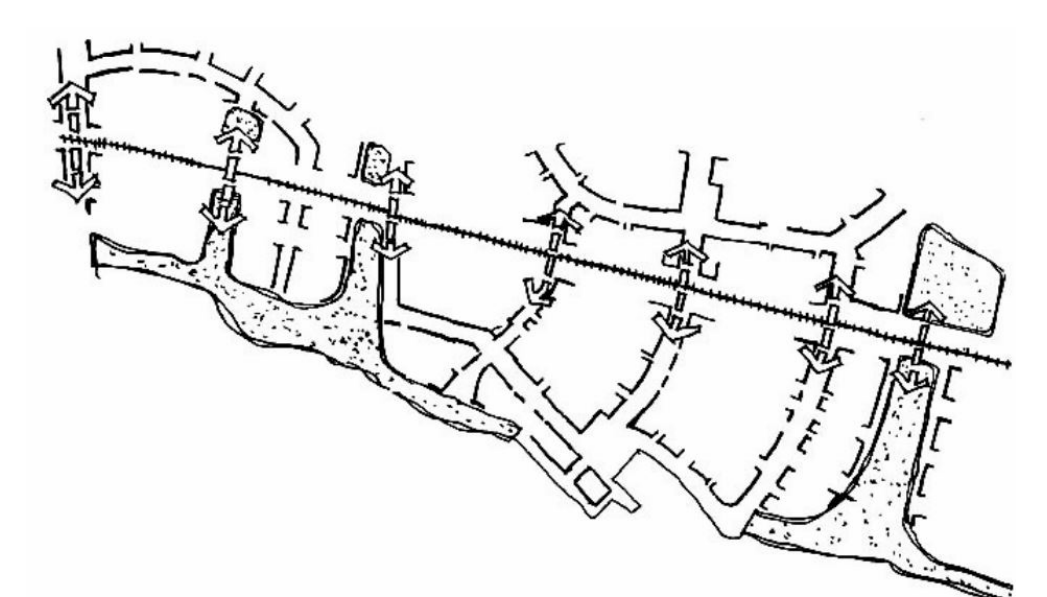
Views



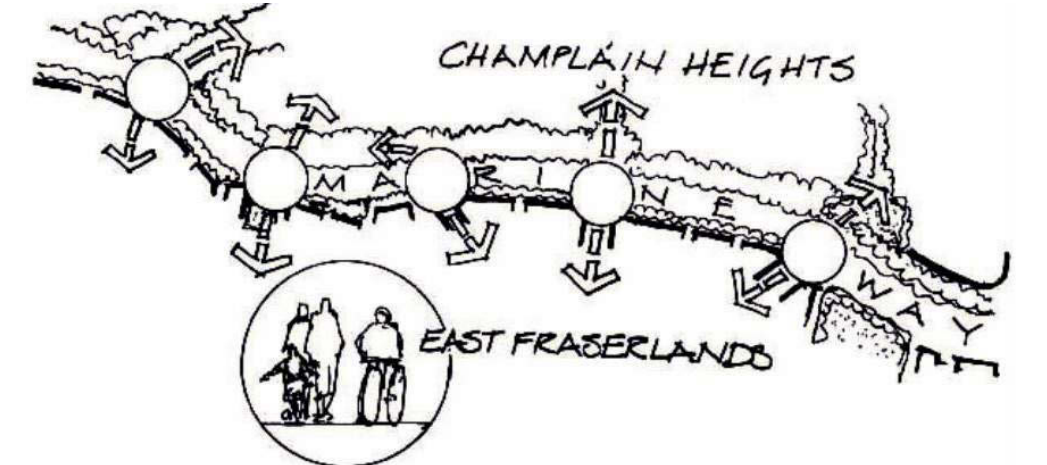
Hierarchy of movement



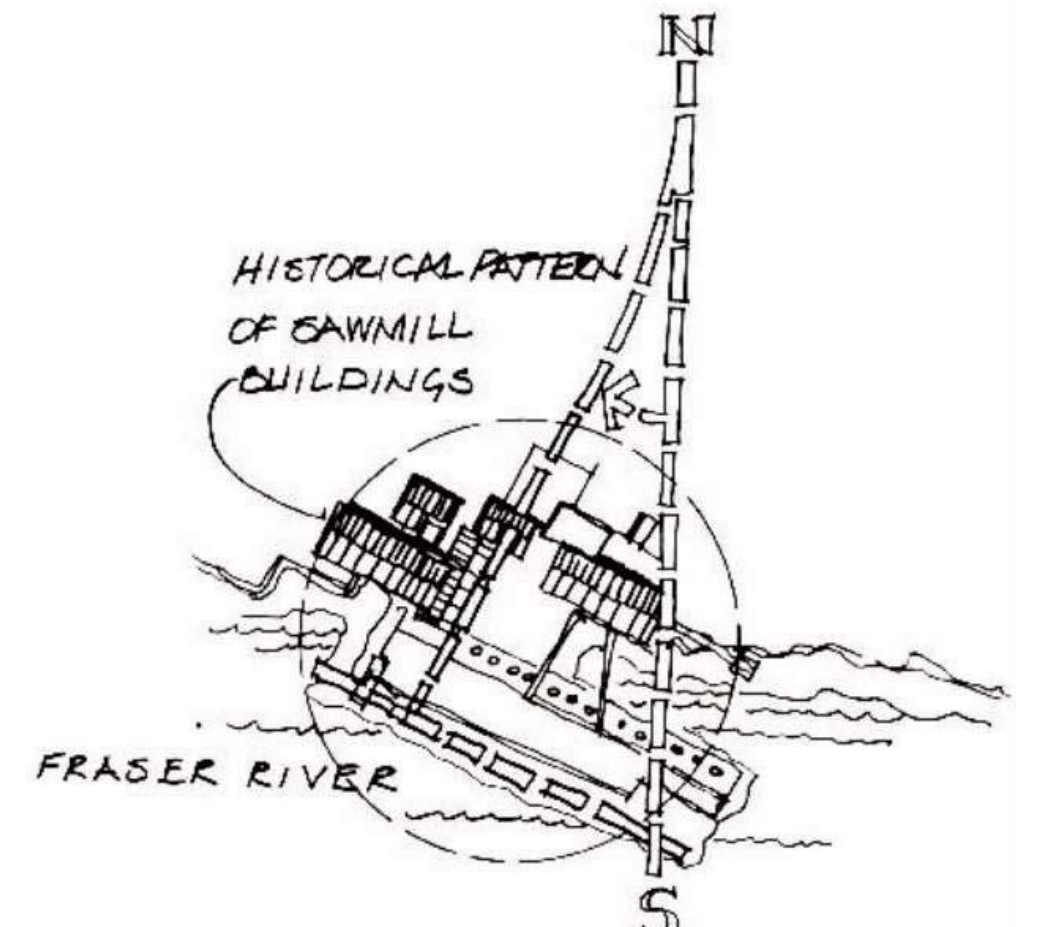
Rail corridor



Marine way frontage



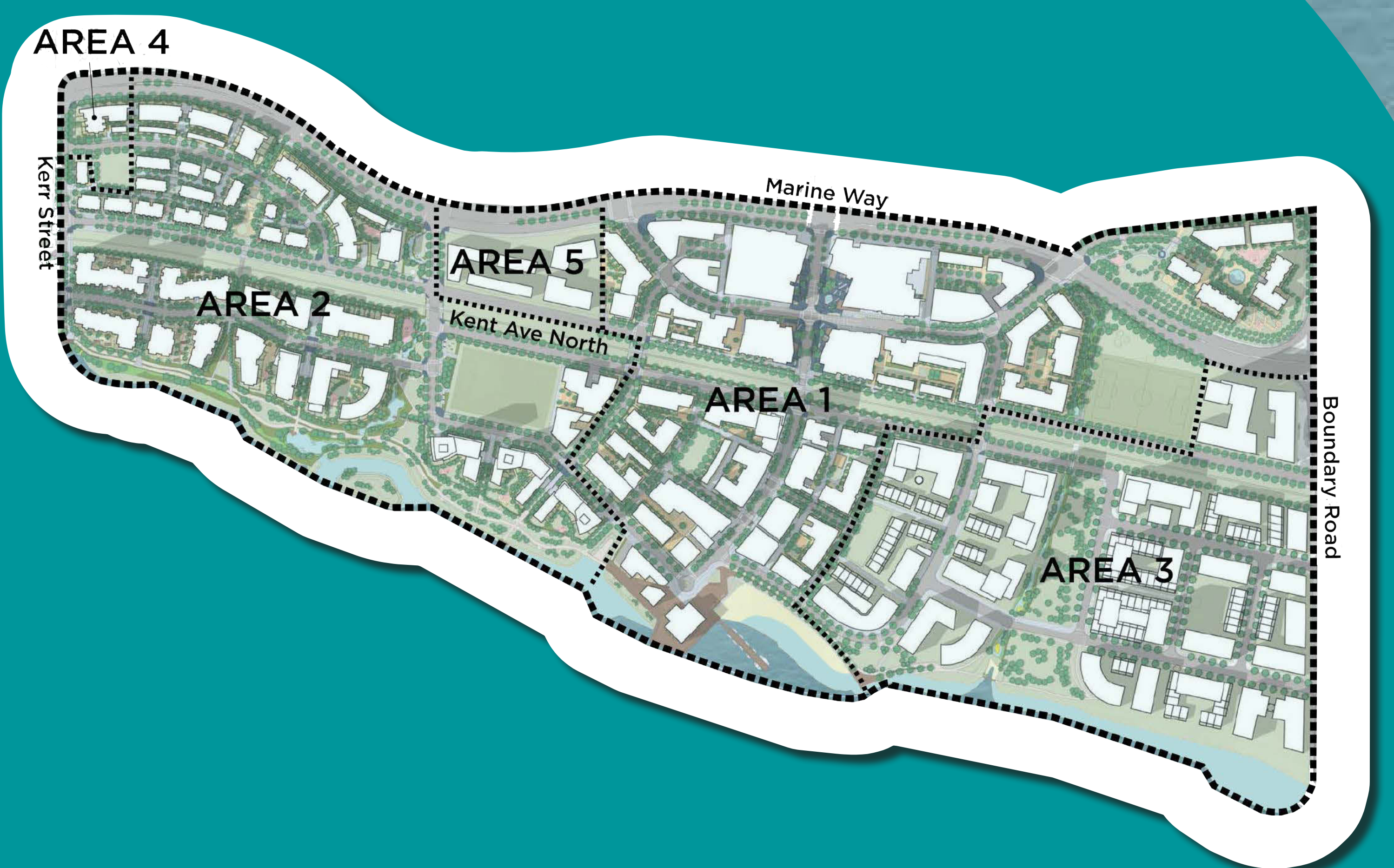
Historical patterning



DEVELOPMENT PROGRESS



AREA MAP

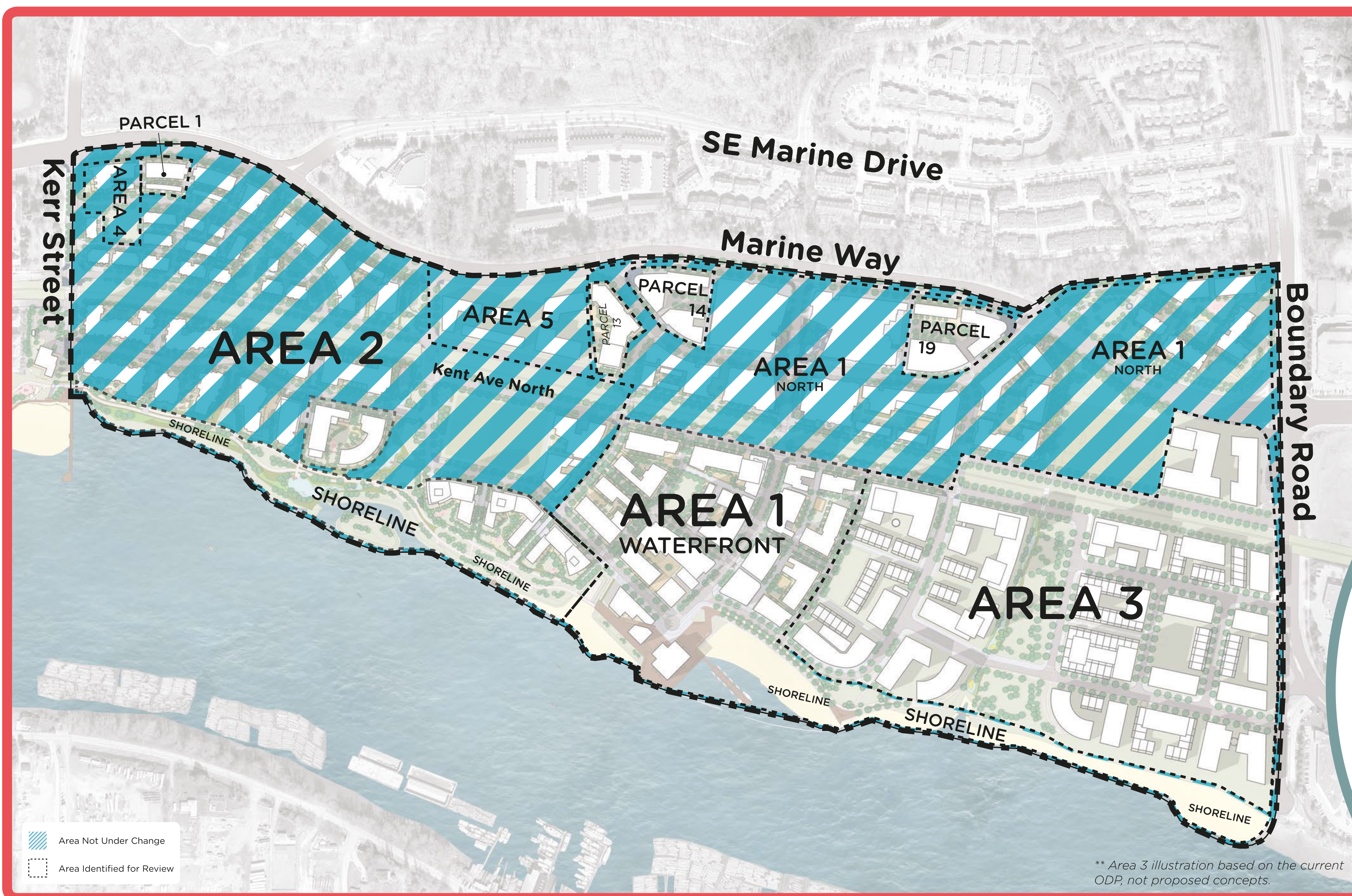


Area 3	
Constructed	
Under Construction	
Design in process	
Upcoming	

** Area 3 illustration based on the current ODP, not proposed concepts.

WHAT'S BEING REVIEWED?

REVIEW AREA areas hatched blue are not changing



Planning for East Fraser Lands has been underway for over a decade. The intent of the EFL ODP 10-year review is to adapt and respond to new information and Council policies, rather than an extensive revisit of the master plan and previous approvals.

While the review is underway, Wesgroup Properties is proceeding with development in Area 1 & 2 (shown in blue) in accordance with the previously approved rezonings. Development projects south of the rail corridor will be evaluated on a case-by-case basis to ensure alignment with potential changes to the Community Centre and waterfront plaza.

WHAT ELSE IS BEING REVIEWED?

- PARKING REGULATIONS
- BIKE NETWORK + BIKE SHARE LOCATIONS
- TRANSIT OPTIONS
- BUILDING HEIGHTS IN WATERFRONT PRECINCT
- PARCEL 19 CHILDCARE CENTRE

The 10-yr review has incorporated multiple opportunities for public review and feedback on proposed changes to the EFL ODP.

It has been over 10-years since the EFL ODP was adopted by Council in 2006, and 7-years since the Financial Plan & Strategy was approved. As implementation of the plan progresses, a number of challenges and potential new opportunities have been identified. The following are the key areas of focus for the EFL ODP review:

AREA 3

The eastern neighbourhood (Area 3) is the last significant area in EFL (approx. 13.4 ha / 33 ac.) that is not rezoned. Since 2006, housing affordability has become a critical issue in Vancouver. Area 3 represents an opportunity to reconsider the area to explore a greater diversity of housing options.

FRASER RIVER SHORELINE

Recognizing climate change and sea level rise impacts, the 10-year review will focus on integrating and responding to new flood control levels and changes in regulatory approvals for the Fraser River shoreline. The review will also explore temporary uses on the waterfront plaza to anchor the High Street and to create a highly animated public destination as development progresses.

PUBLIC BENEFITS

EFL is unique in that the City is responsible for the delivery of public amenities (parks, childcare, community centre, sites for affordable housing) which is different from most development projects in Vancouver. While some progress has been made, a number of challenges have emerged including increasing costs to deliver the amenities, lower development revenues than anticipated and competing priorities within EFL and city-wide.

OTHER AMENDMENTS

The ODP review includes other amendments identified through the process, and those previously proposed including additional density on Parcel 1 for affordable housing, and inclusion of an Energy Centre on Parcel 19.

EVOLVING COUNCIL POLICY

On large phased developments such as EFL, it can be challenging to adapt to new and emerging City policy. The 10-year review offers an opportunity to strategically update the plan to reflect new directions such as street adjustments for cycling facilities, redesign of the shoreline to adapt to new flood control levels, response to the Zero Emissions building plan, and the need for greater housing diversity.

CENTRAL WATERFRONT

Changes to the central waterfront (Area 1 and Area 2) heights and densities are being explored to continue marking the High Street as the central heart of the neighbourhood, re-distribute density and park space to allow for a new Community Centre site, along with an increase in affordable housing in the central part of EFL.

OPEN HOUSE #2

Two concept plans were presented at the last set of open houses (January 13 & 15, 2018). Below are the concepts and a summary of the public feedback we received.

TWO CONCEPTS FOR AREA 3

Two concepts were developed by the design team, in consultation with City staff and presented for public feedback.

Concept A



Concept A includes a variety of outdoor spaces along the waterfront, an east-west pedestrian 'paseo' with mixed-use buildings connecting the High Street to small retail nodes along the Fraser River.

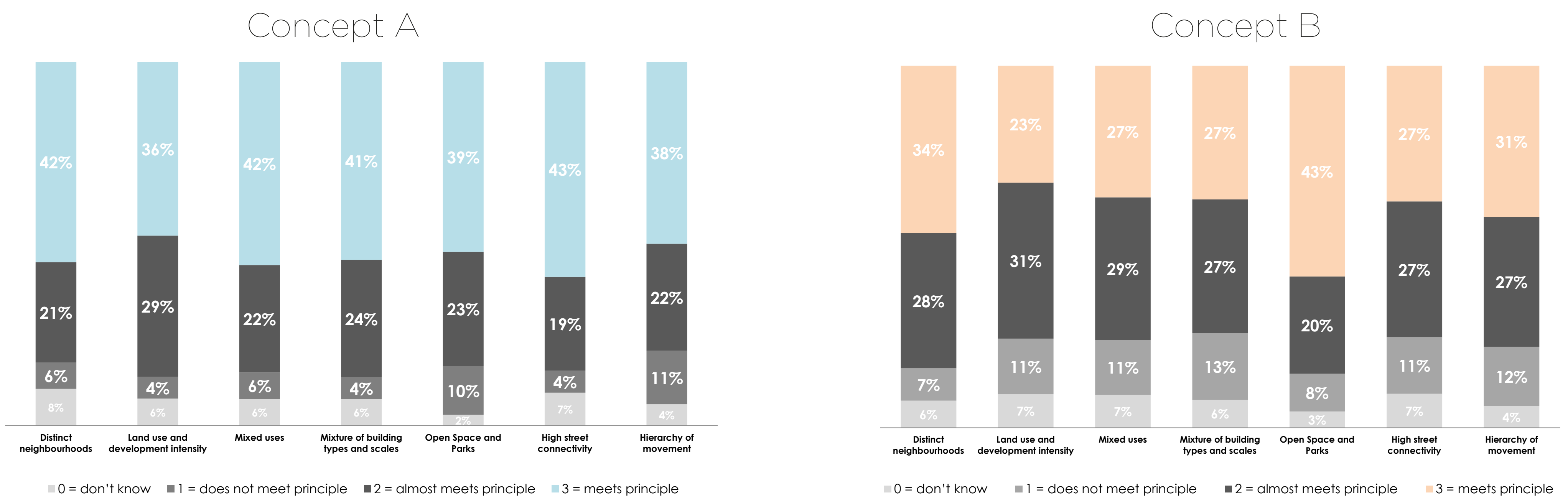
Concept B



Concept B consolidates park space into a major ecological corridor (Avalon Park) at the centre of the Area 3 neighbourhood, and a narrower riverfront park. Select opportunities for retail nodes are included next to the park.

EVALUATION OF CONCEPTUAL PLANS WITH URBAN DESIGN CRITERIA

As part of the 2006 EFL ODP, a series of urban design principles were created and approved by Council. Respondents were asked to score each concept individually according to how well it met the stated urban design criteria. Results from this question related to each concept can be seen below:



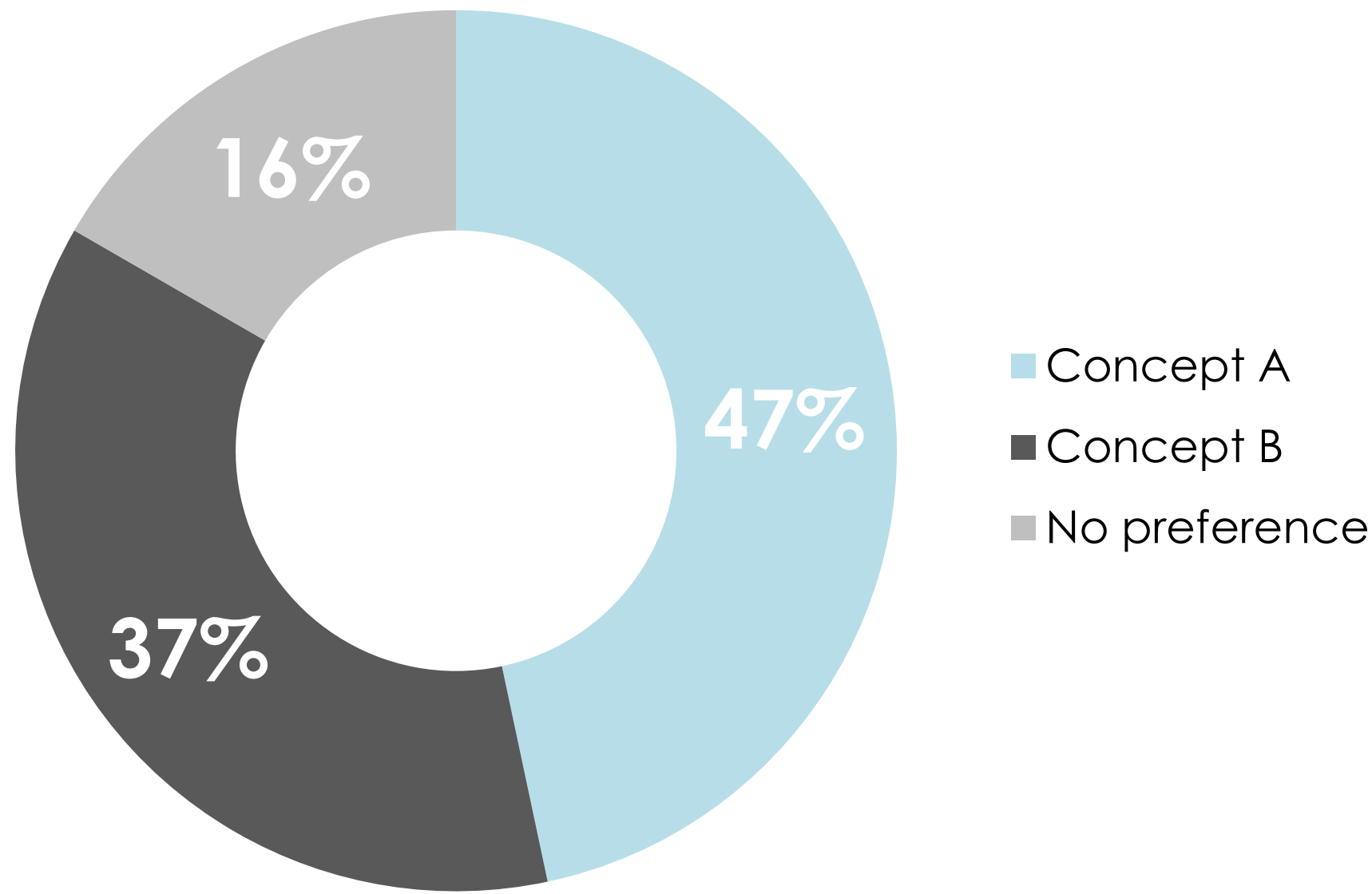
DEVELOPING A PREFERRED CONCEPT *

Based on feedback from the public, Urban Design Panel and technical staff review, a new concept has been developed which incorporates the most successful elements of the two concepts:

Aspects of concepts A & B that respondents were in support of and that were incorporated into the preferred concept include:

- Larger Avalon park space and enhanced public connection with the Fraser River
- Legible street and bicycle network
- Refined smaller scale urban block structure
- The paseo, linking High Street through to Avalon park
- Diverse spaces for social gathering
- Small-scale commercial/retail opportunities

OVERALL, WHICH CONCEPT FOR AREA 3 DO YOU PREFER?



As seen in the chart (above), the majority of respondents selected concept A as being their preferred concept for Area 3.

PUBLIC BENEFITS

East Fraser Lands is planned to include a robust package of public amenities some of which are already in development including: 25.2 acres of parks and public open space, a 30,000 sq. ft. community centre, four childcare facilities with spaces for 256 children, 140 after school care spaces, two school sites, and sites to accommodate 20% of the units for affordable housing.

As part of the first phase of the ODP review, opportunities for additional amenities were identified:

- *Approximately 2 acres of additional park space;*
- *Library space;*
- *An extra 20 childcare spaces; and*
- *Opportunities for additional affordable and rental housing.*

Attendees of the open houses were asked if the enhanced set of public amenities is the right package for the new and existing community, if there is anything missing, and which were their highest priority. Responses are below:

The majority of respondents explained that this is the right package of amenities to serve the new and existing community. Those who didn't agree expressed their desire for improved public transit, access to family-oriented middle-income housing, improved on-street parking, small scale retail, and seniors facilities.

The highest priority for delivery of new amenities for respondents are:

1. Community Centre
2. Park Space
3. Library
4. Childcare
5. Elementary School (note: delivery of the school is a Provincial obligation)
6. Affordable Housing

CIVIC CENTRE & WATERFRONT PLAZA

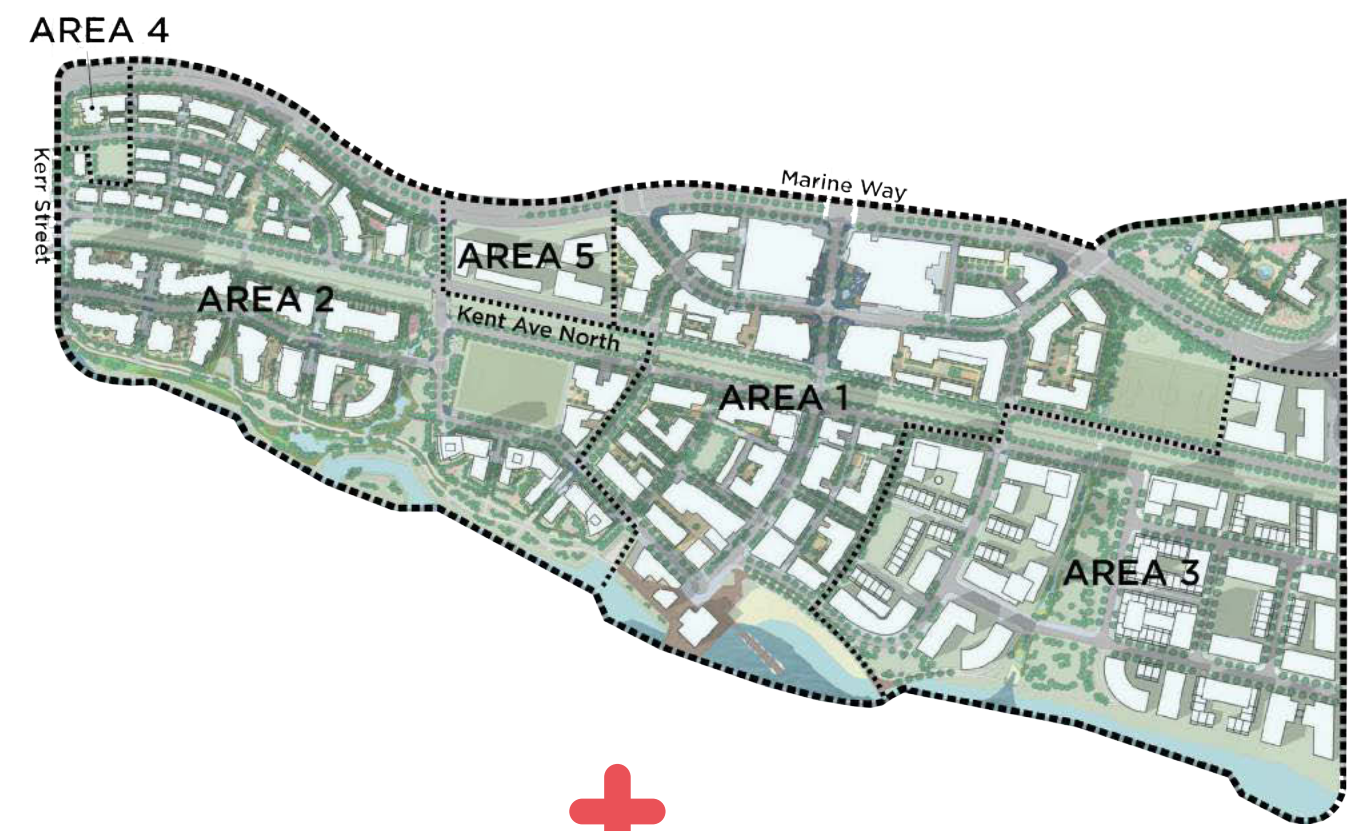
An opportunity to provide a standalone civic centre and waterfront plaza is being explored. Attendees were asked what they thought of this idea.

The majority of respondents were in favour of the proposed standalone civic centre and waterfront plaza, while some had no preference, and a small number of people preferred the original ODP version.





2006 Approved Official Development Plan + Urban Design Principles



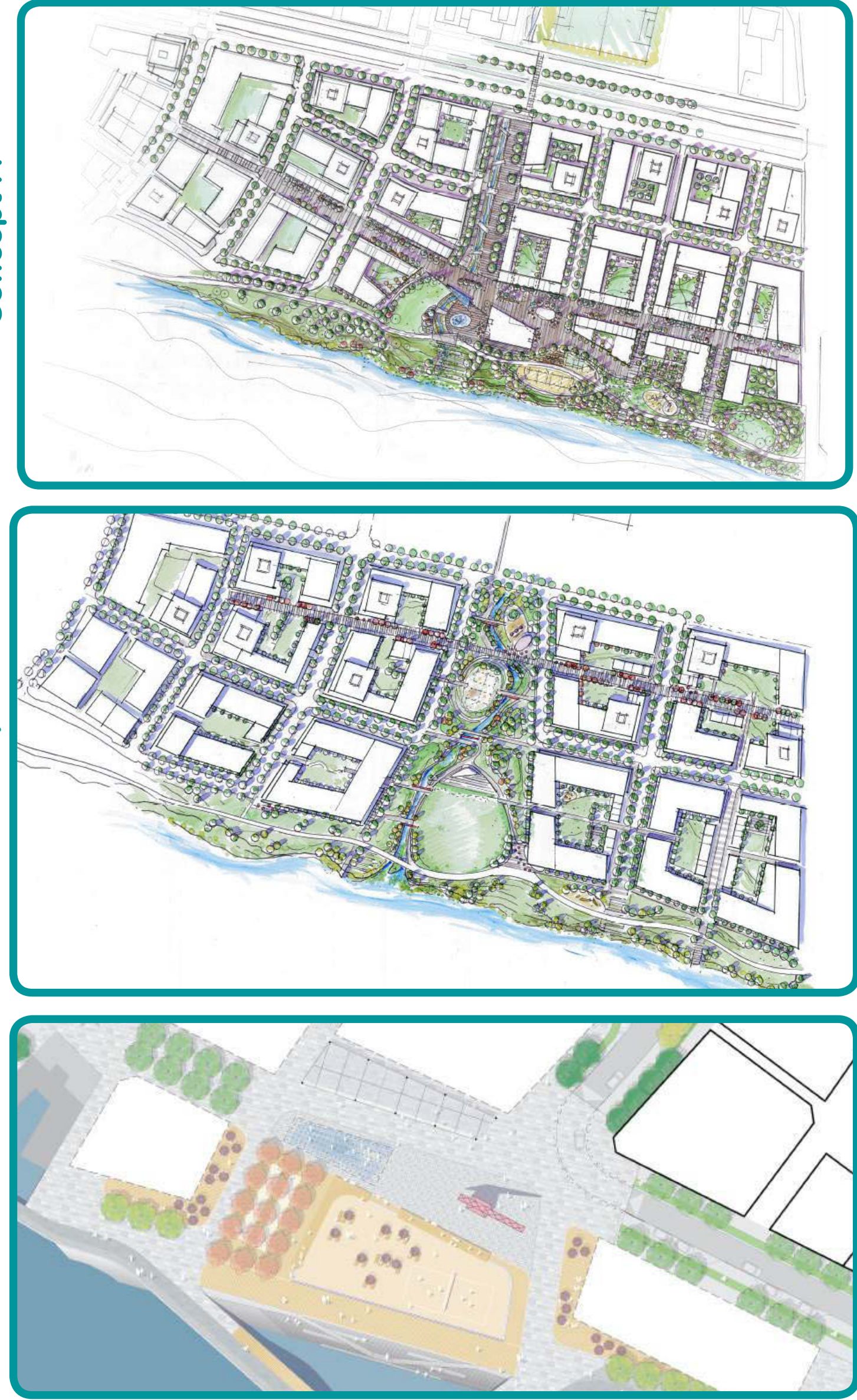
- Distinct neighbourhoods
- Land use and development intensity
- Mixed uses
- Mixture of building types and scales
- Open space and parks
- High street connectivity
- Hierarchy of movement

JULY 2017 PUBLIC ENGAGEMENT



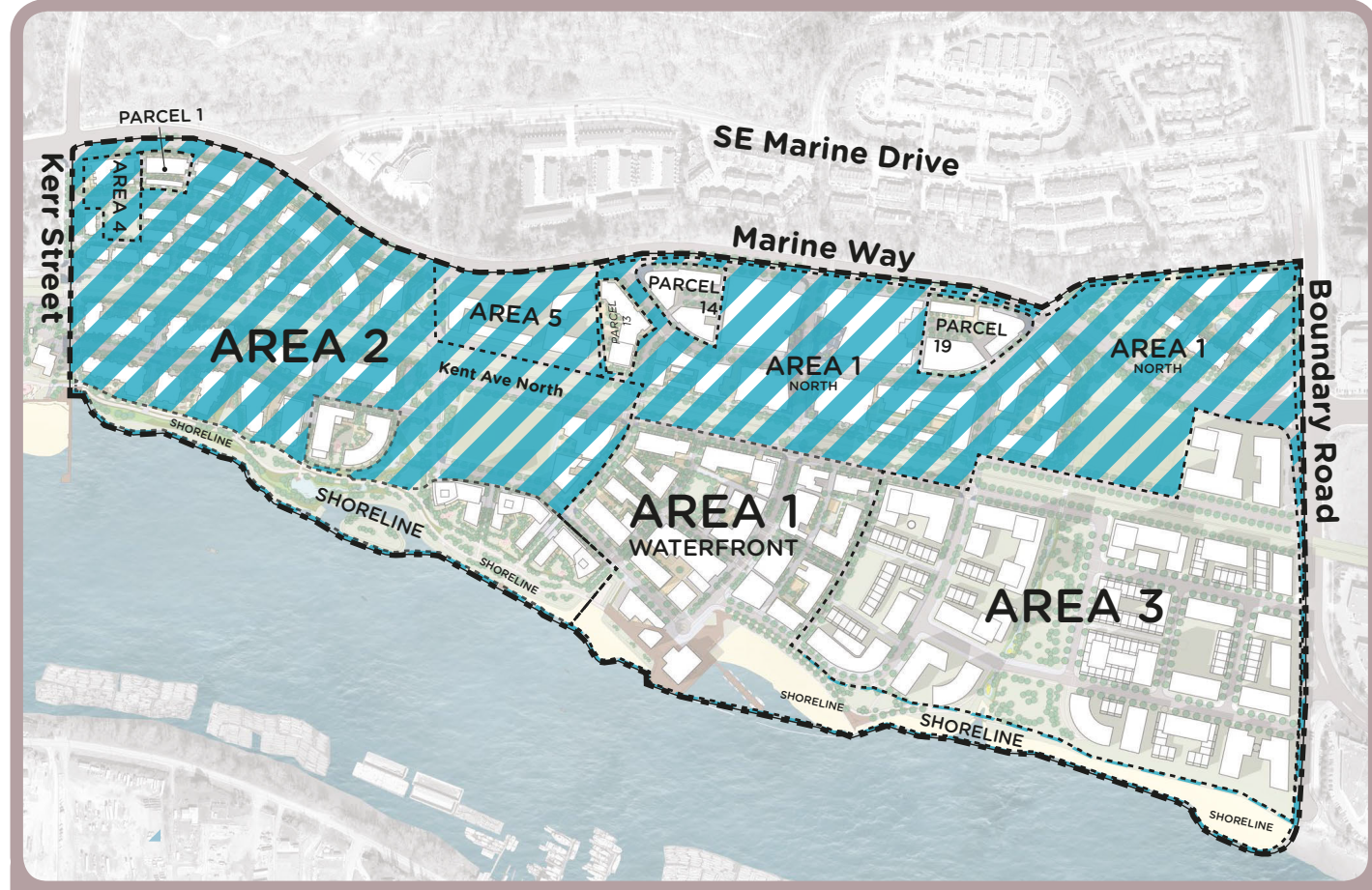
Concept Development + Evaluation

Area 3 Concept A
Area 3 Concept B
Area 1 & 2 Civic Centre & Waterfront Plaza



JANUARY 2018 PUBLIC ENGAGEMENT

Expanding the Scope



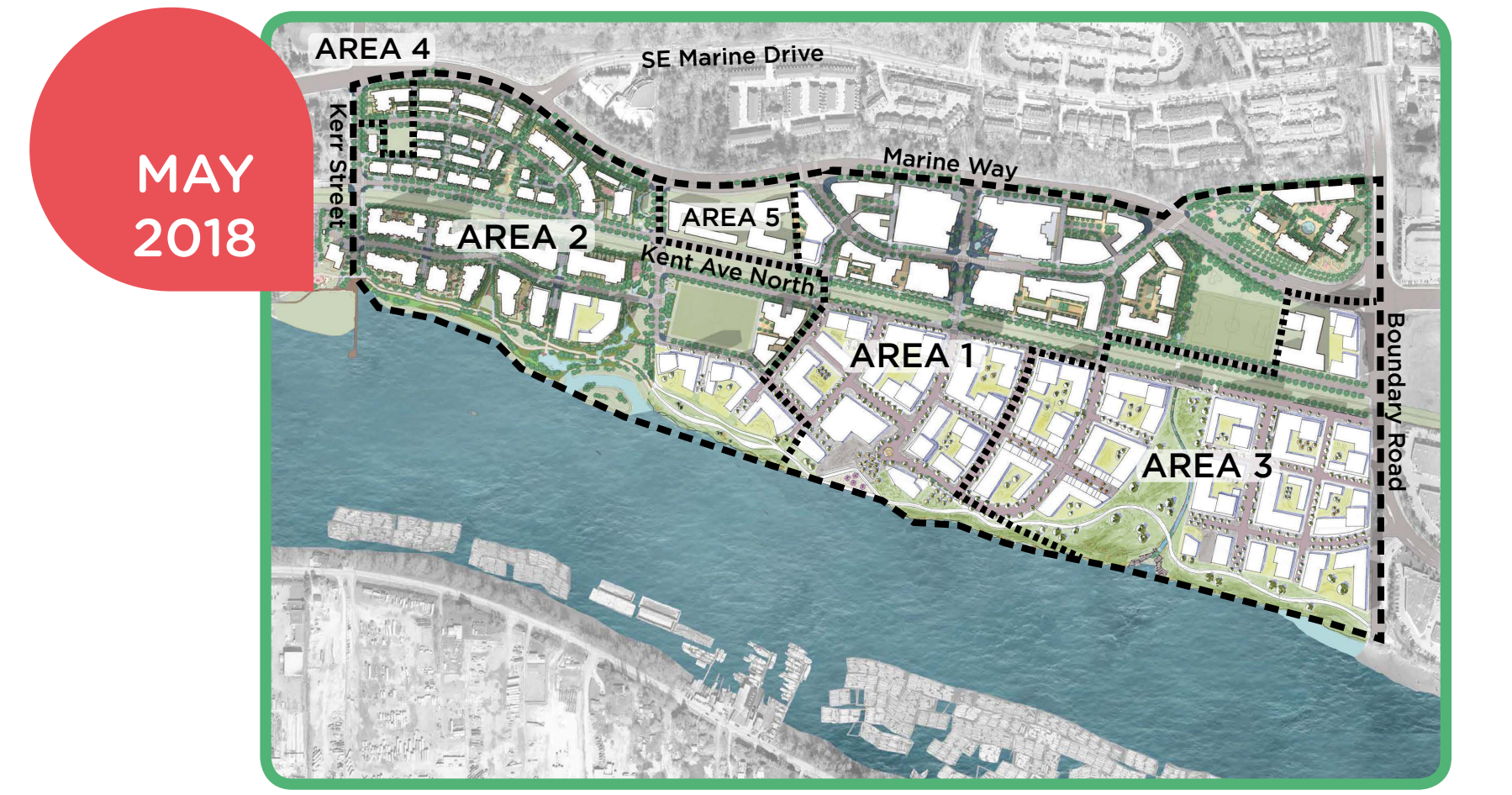
Why are we taking a closer look at changes to Area 1 and Area 2 waterfront?

- **Urban design and built form:** retain the focus on High Street and the central neighbourhood as the area of greatest height and development intensity
- **Civic Centre and waterfront plaza:** consolidate park space to provide an expanded waterfront plaza, framed by a new civic centre
- **Housing affordability:** opportunity to add new affordable housing to the central neighbourhood

MAY 2018 PUBLIC ENGAGEMENT

We are here Draft Policy and Concept Plan

PREFERRED CONCEPT

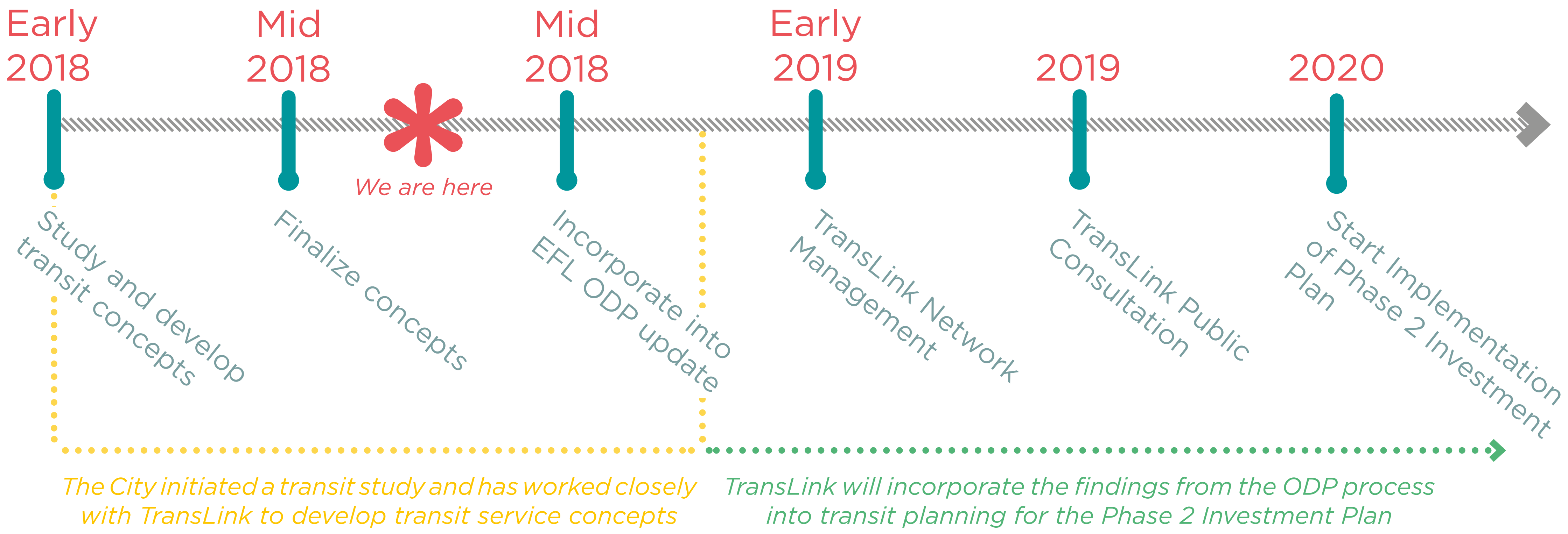


ODP + CD-1 BY LAW AMENDMENTS

SUMMER / FALL 2018 5 UPDATED MASTER PLAN & ODP AMENDMENTS

PUBLIC ENGAGEMENT

TRANSIT PLANNING PROCESS



The planning and study process thus far has included working sessions with stakeholder groups including the Metro Vancouver Alliance Routespeak and the Fraserview Transit Working Group, as well as a focused transit workshop with EFL residents

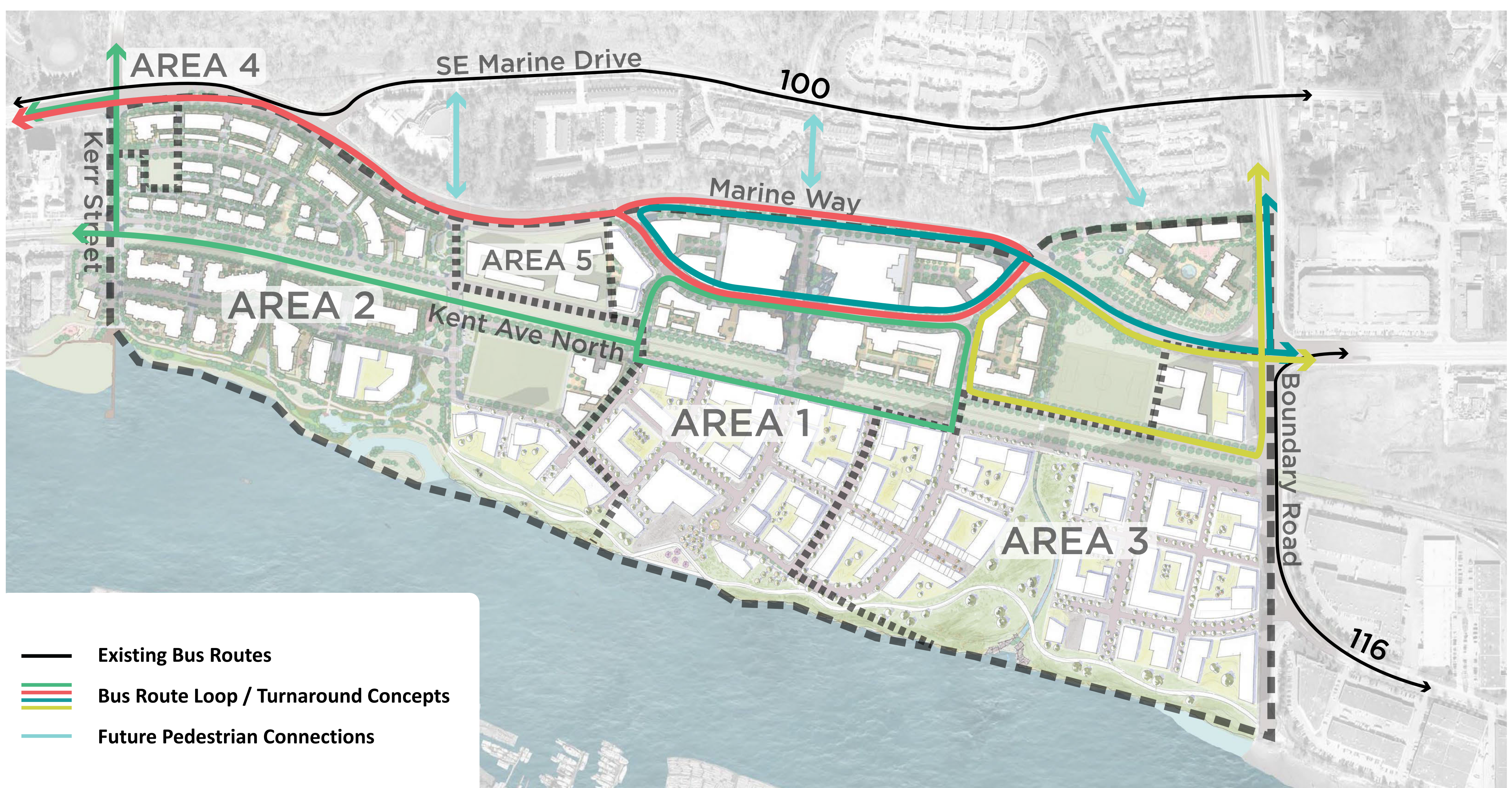
The study process has developed shorter, medium and longer term transit service concepts, with a focus on the shorter term opportunities. Future opportunities such as a rail connection or a water-based connection will continue to be explored.

The preliminary concepts will inform transit supportive requirements for the EFL and will be included in the ODP update. This also includes pedestrian facilities required to facilitate transit access

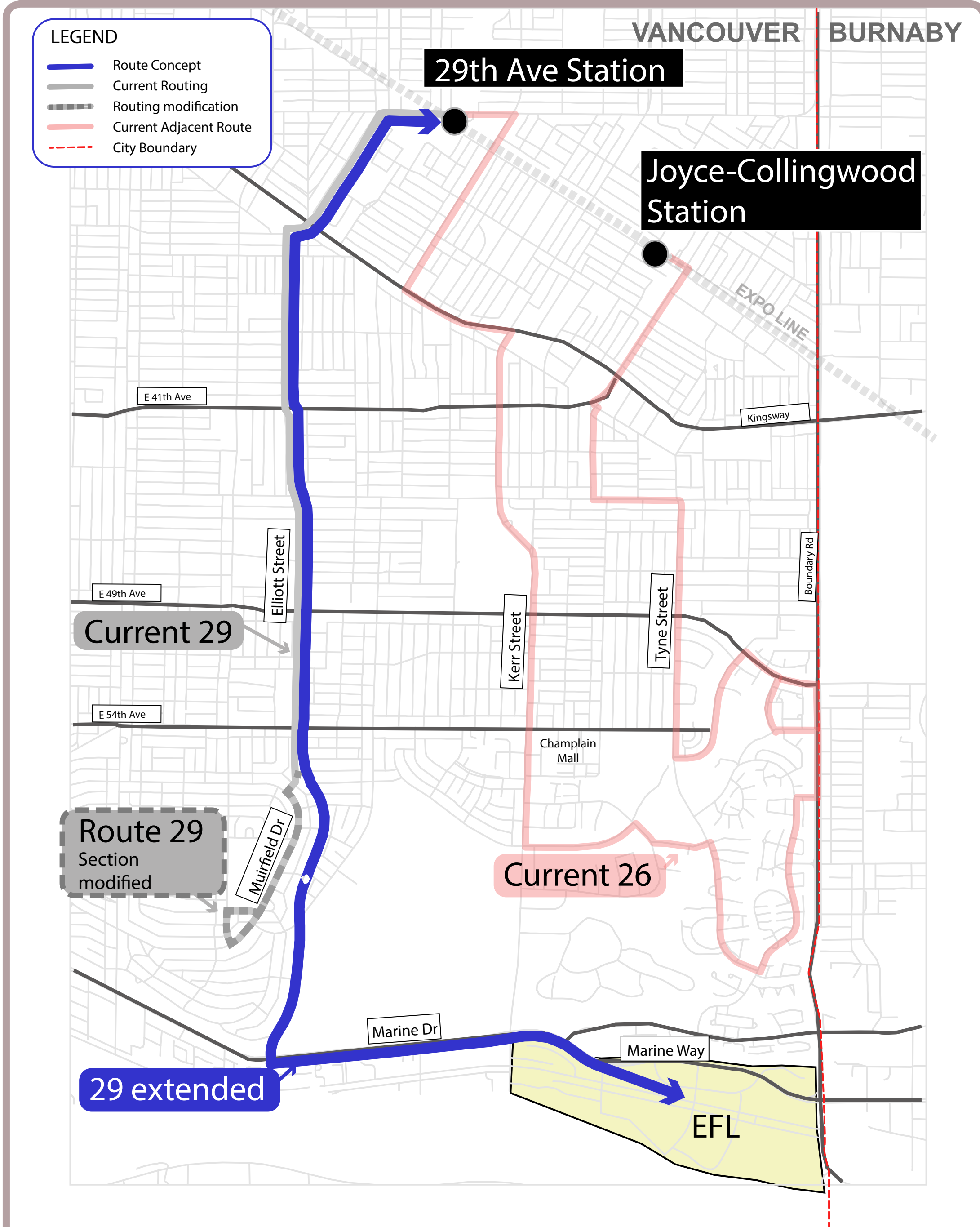
As part of Phase 2 of the 10 Year Vision, TransLink has identified the EFL as an area candidate for service investments. The concepts developed will require further detailed planning and engineering work, community consultation and feasibility testing before determining which service(s) is/are preferred and can be implemented. The City will continue to work closely with TransLink, who will incorporate this work into Phase 2 Investment Plan concepts.

Service concepts shown on these presentation boards should be considered as 'under discussion', and one or more could be implemented in the near term or longer term pending further planning and approval. We want to hear your thoughts on your preferred concept and/or package of preferred concepts, as shown in these boards.

INTERNAL ROUTING CONCEPTS

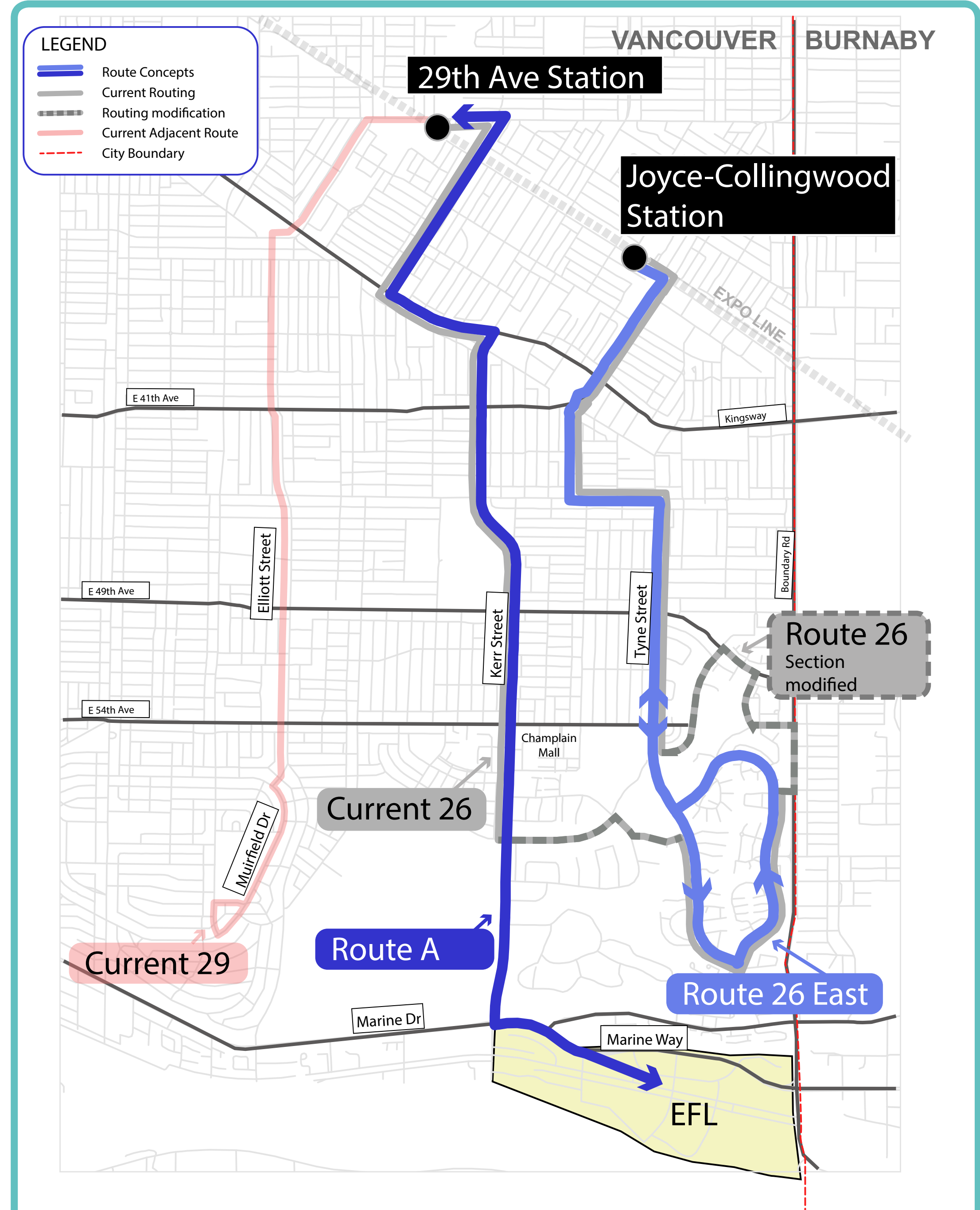


ROUTE 29 EXTENDED



- Provides north-south connectivity and connection to Expo Line (estimated 20 to 25 min)
- Does not connect directly to Champlain Mall
- Retains most of the existing route, while the extension serves a new market including the EFL

ROUTES NEW A & 26 EAST



- Provides north-south connectivity from EFL to Champlain Heights (within 12 min) and Expo Line (within 20 min)
- Retains local service in Champlain Heights, but results in some loss of coverage and direct access to Champlain Mall for some current transit customers
- Utilizes steeper slopes - can create accessibility and service reliability issues

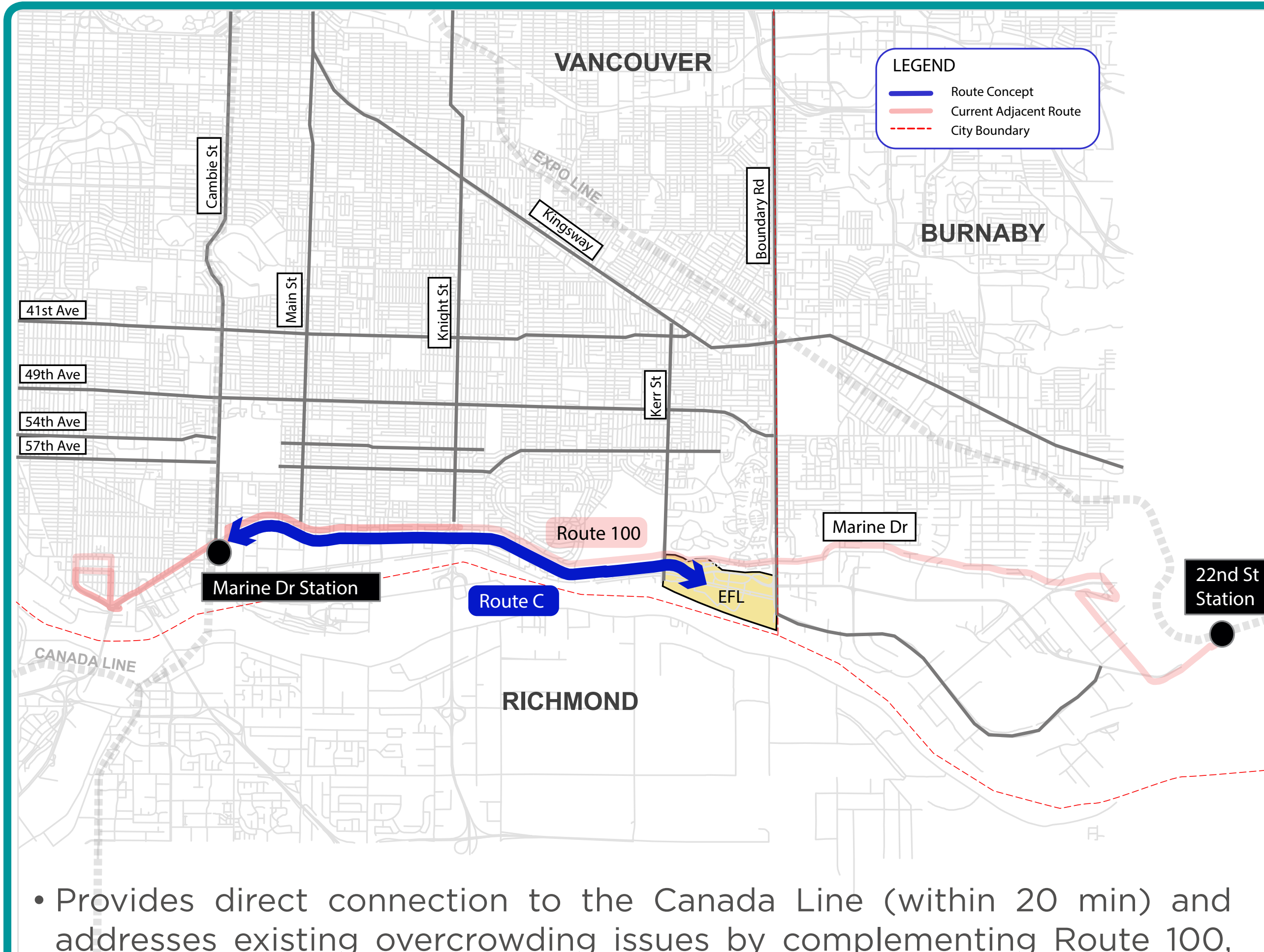
WHICH CONCEPT DO YOU PREFER?

Please place an X dot under your preferred concept on this board. Use a large red dot for your overall preferred concept across all boards.

WHY DO YOU PREFER THE CONCEPT?

Please place a sticky note with any comments under your preferred concept

NEW ROUTE C



WHICH CONCEPT DO YOU PREFER?

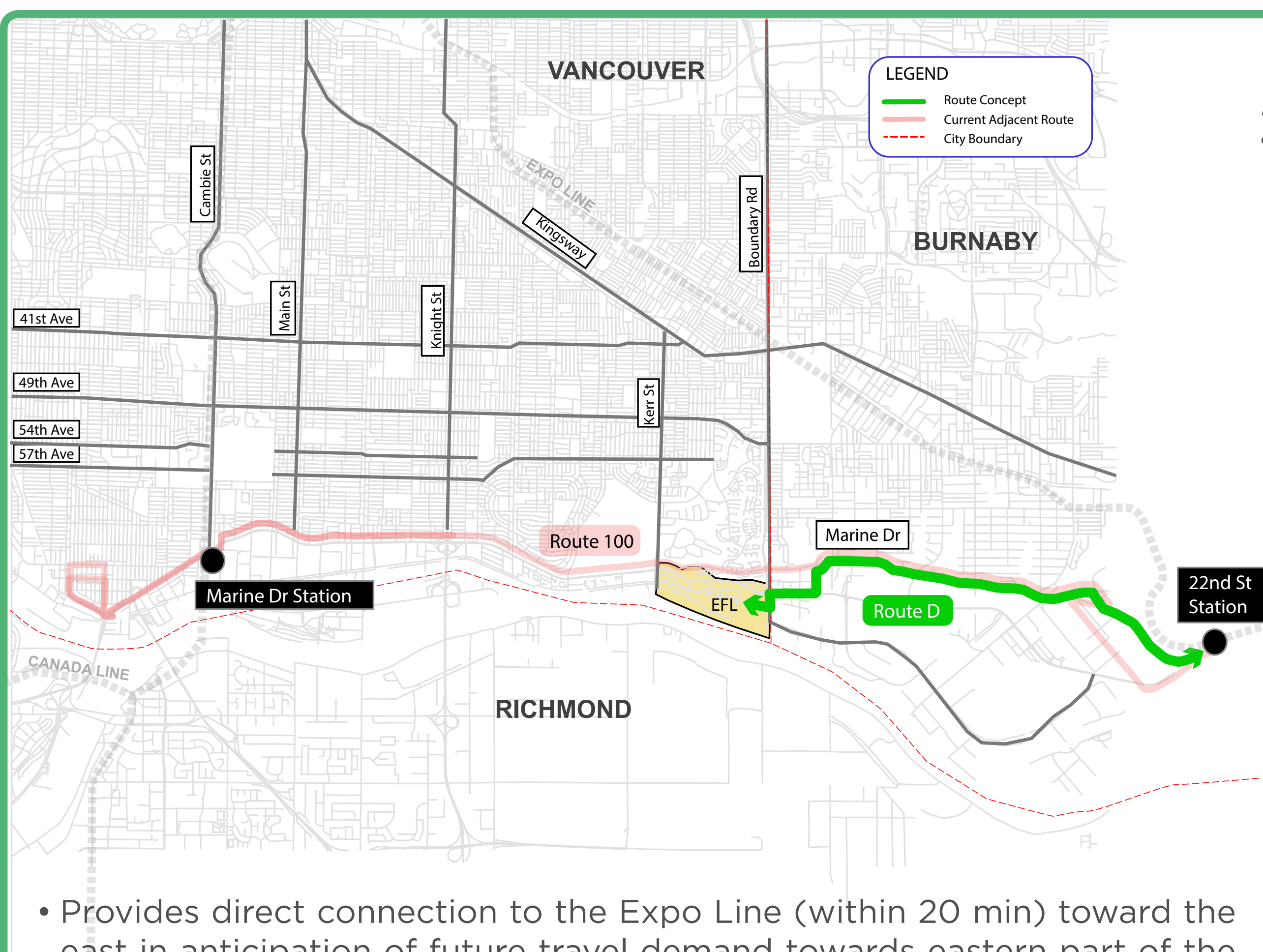
Please place an X dot under your preferred concept on this board. Use a large red dot for your overall preferred concept across all boards.

WHY DO YOU PREFER THE CONCEPT?

Please place a sticky note with any comments under your preferred concept

- Provides direct connection to the Canada Line (within 20 min) and addresses existing overcrowding issues by complementing Route 100, which would be retained
- Provides limited new transit coverage to adjacent communities

NEW ROUTE D



WHICH CONCEPT DO YOU PREFER?

Please place an X dot under your preferred concept on this board. Use a large red dot for your overall preferred concept across all boards.

WHY DO YOU PREFER THE CONCEPT?

Please place a sticky note with any comments under your preferred concept

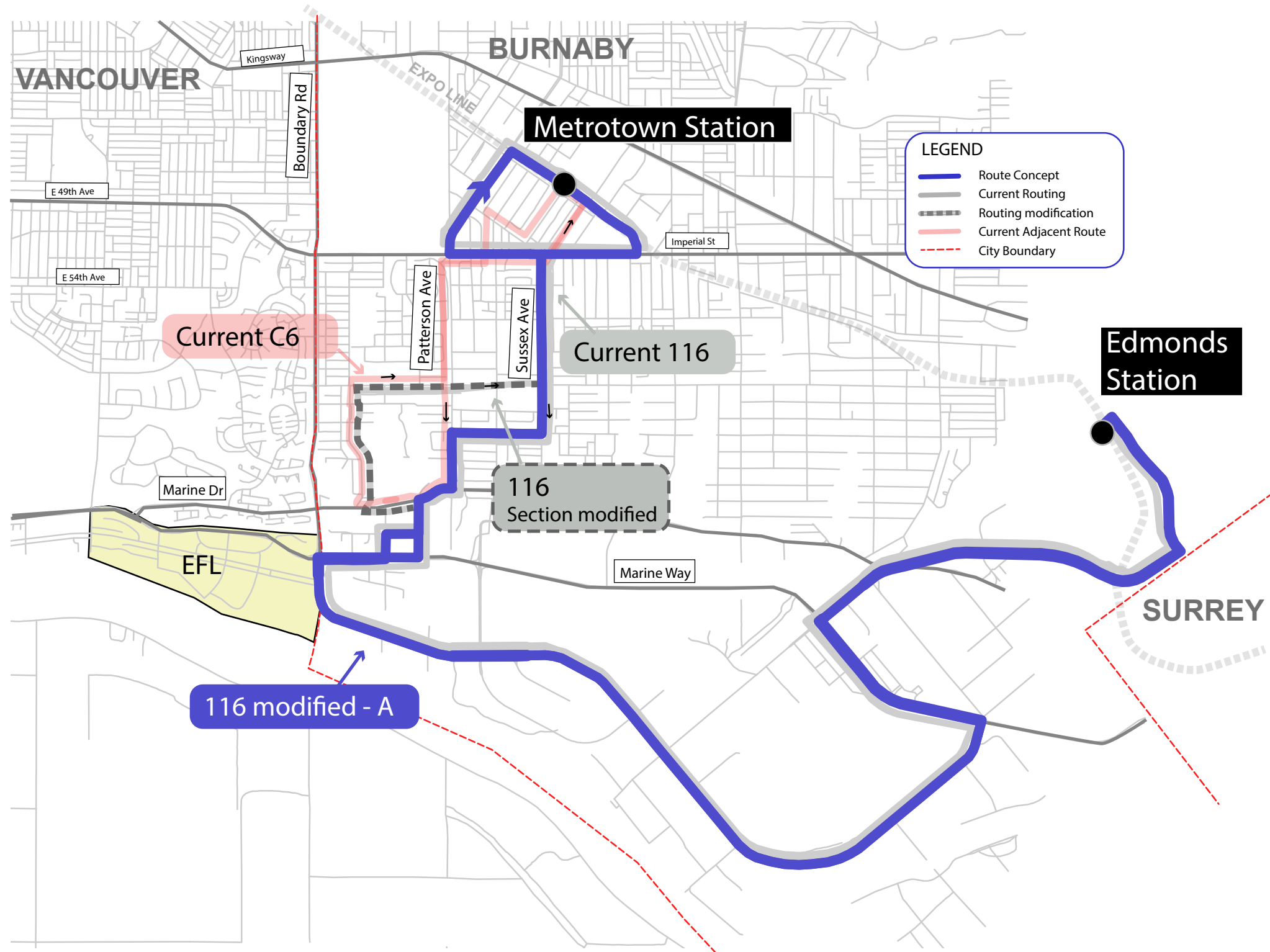
- Provides direct connection to the Expo Line (within 20 min) toward the east in anticipation of future travel demand towards eastern part of the Metro Region, while retaining the existing Route 100
- Provides limited new transit coverage to adjacent communities

Service concepts shown on these presentation boards should be considered as 'under discussion', and not as part of an approved implementation plan. One or several projects could be implemented within the near term, pending funding approval for Phase 2 of the 10-Year Vision, and further detailed planning. For more information on TransLink's Investment Plan and process, please visit: <https://tenyearvision.translink.ca/>

- Service ideas emerging from this current process will be reviewed, with any proceeding action contingent on:
- Consultation with other communities including Champlain Heights and other communities in Vancouver, Burnaby, and New Westminister
 - Confirmation of operational feasibility (e.g. road tests, bus layover and terminus spaces), additional transportation engineering and design, and review and identification of adequate bus stop locations

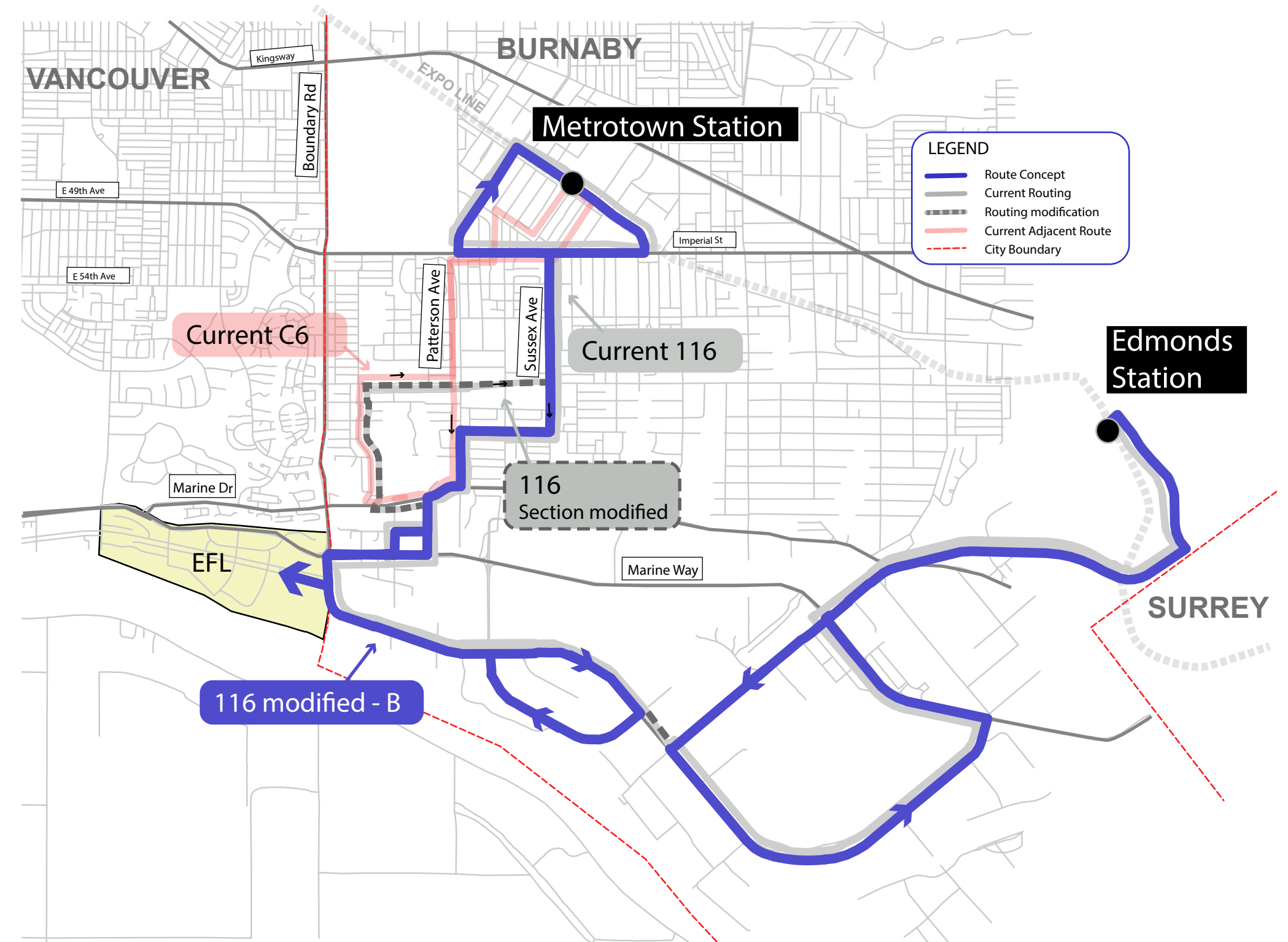
These service concepts were developed on the basis of improving connectivity to the EFL, while increasing legibility, directness and reducing duplication between the existing 116 and C6 routes.

ROUTE 116 - A



- Simplifies routing between EFL and Metrotown, providing improved travel time (within 15 min) with minimal loss of transit coverage
- Limited coverage and convenience for EFL residents

ROUTE 116 - B



- Simplifies routing between EFL and Metrotown, providing improved travel time (within 15 min) and increases convenience for EFL
- Increases travel time and requires an inconvenient transfer for some existing (and future) customers

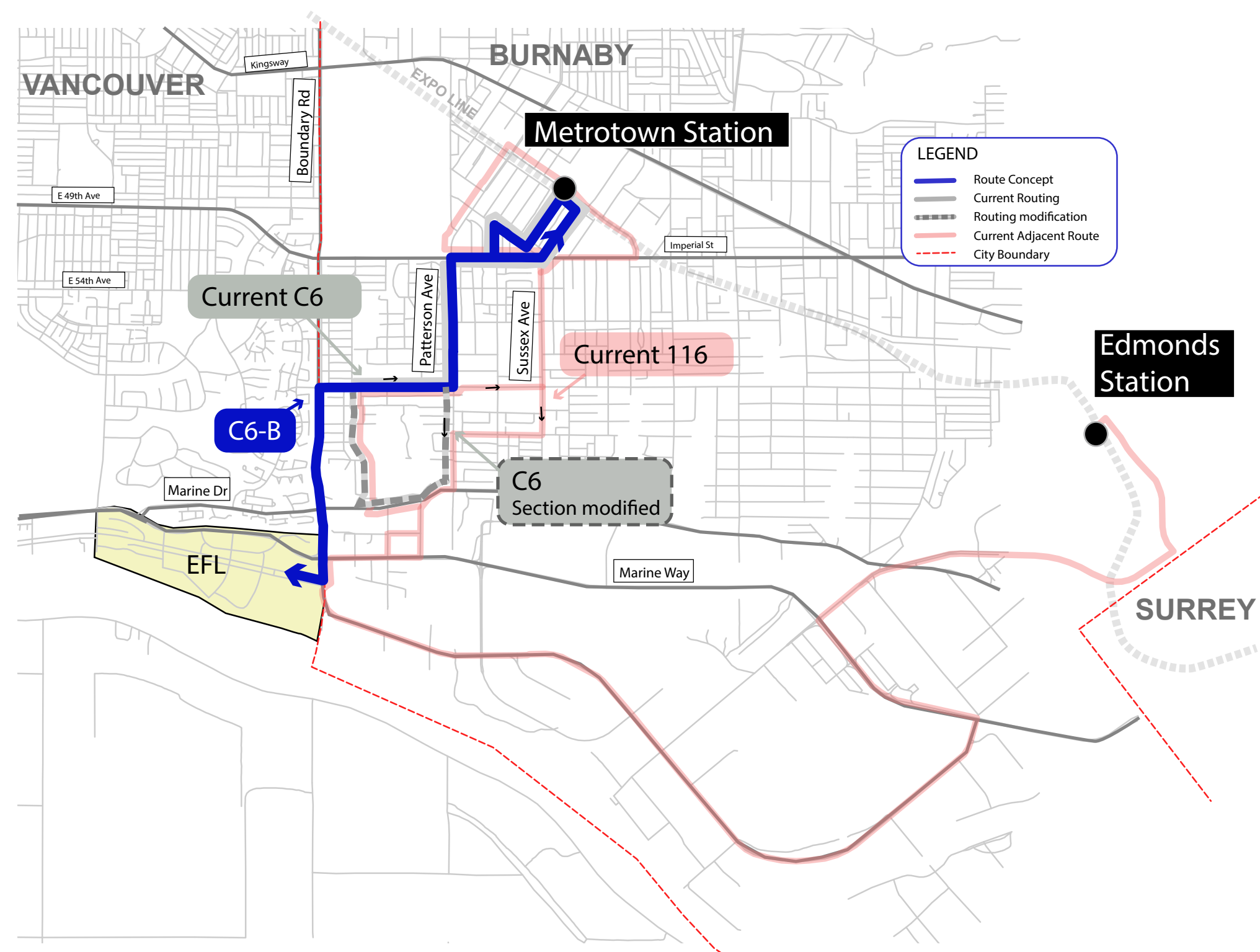
WHICH CONCEPT DO YOU PREFER?

Please place an X dot under your preferred concept on this board. Use a large red dot for your overall preferred concept across all boards.

WHY DO YOU PREFER THE CONCEPT?

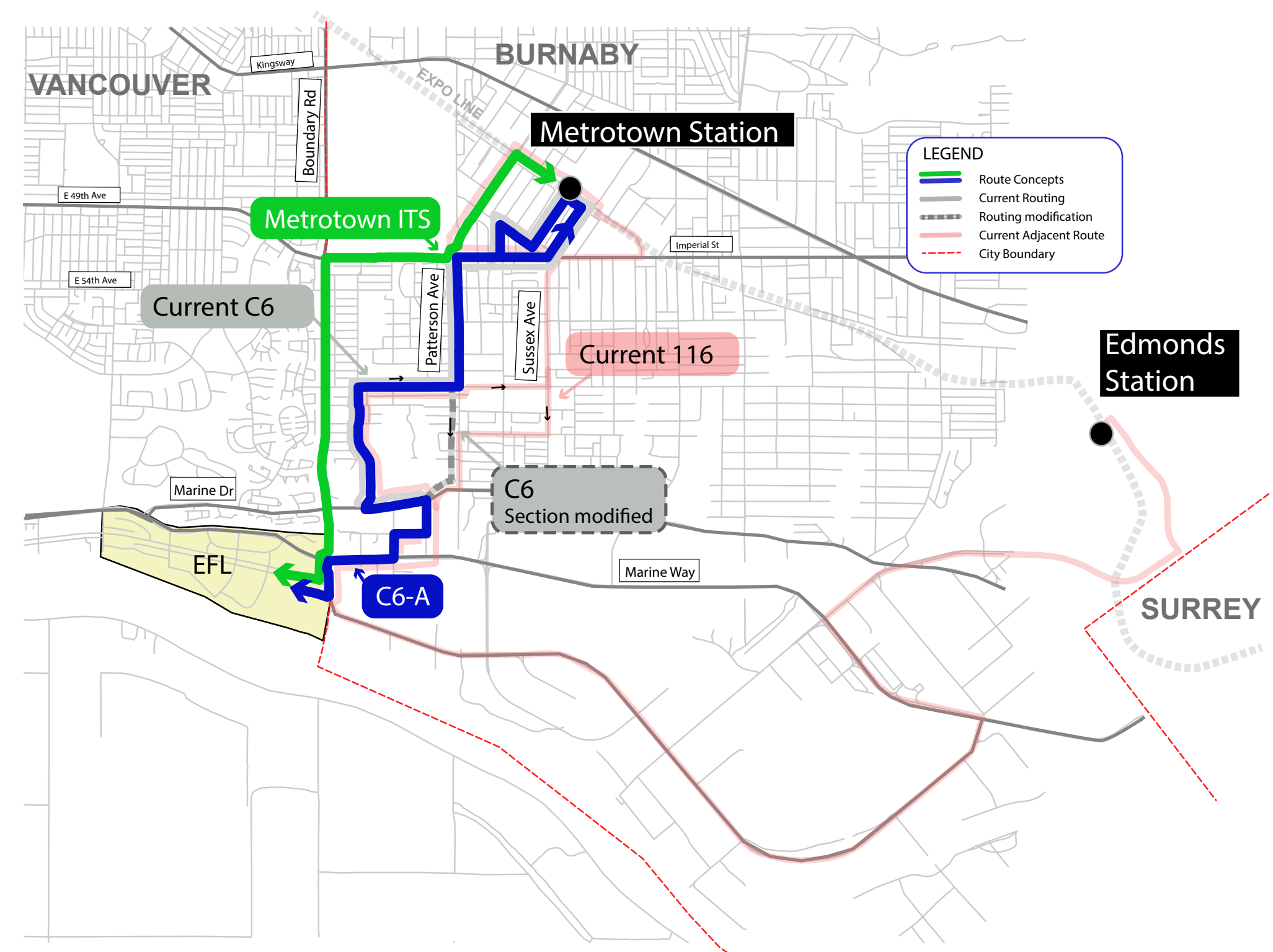
Please place a sticky note with any comments under your preferred concept

ROUTE C6-B



- Simplifies routing between EFL and Metrotown, and provides direct service (within 12 min)
- Inconveniences some existing transit customers
- Providing stops and transit access challenging on Boundary Rd

ROUTES C6-A & METROTOWN ITS



- Provides several opportunities for direct access into the EFL, with minimal loss of transit coverage
- A Metrotown Independent Transit Service (ITS) would provide direct travel (within 10 min) between EFL and Metrotown, but requires private operator
- May reintroduce service duplication (inefficiencies)

The concept(s) presented as Independent Transit Services (ITS), would be privately operated and would need to go through an approval process, for more information please visit: <https://www.translink.ca/Plans-and-Projects/Independent-Transit-Services.aspx>. Currently, no private party has committed to operating such a service. Service concepts shown on these presentation boards should be considered as 'under discussion', and not as part of an approved implementation plan. One or several projects could be implemented within the near term, pending funding approval for Phase 2 of the 10-Year Vision, and further detailed planning. For more information on TransLink's Investment Plan and process, please visit: <https://tenyearvision.translink.ca/>
 Service ideas emerging from this current process will be reviewed, with any proceeding action contingent on:
 • Consultation with other communities including Champlain Heights and other communities in Vancouver, Burnaby, and New Westminster
 • Confirmation of operational feasibility (e.g. road tests, bus layover and terminus spaces), additional transportation engineering and design, and review and identification of adequate bus stop locations

Resulting from the 10-year review of the East Fraser Lands Official Development Plan (ODP) the following changes are proposed:

OVERALL DENSITY

Increased floor area is proposed in Areas 1, 2 and 3 as illustrated on the previous boards. Based on the proposed changes, the 'Land Use' section of the ODP would be amended generally as follows:

	Original ODP (square feet)	Proposed Additional (square feet)	Proposed Total by Area (square feet)
Area 1 - rezoned in 2008	3,821,764	437,916	4,259,680
Area 2 - rezoned in 2010	1,562,463	-	1,562,463
Area 3 - future rezoning	2,093,277	1,041,131	3,134,408
Area 4 - future rezoning	76,640	-	76,640
Area 5 - future rezoning	192,136	-	192,136
TOTAL	7,746,248	1,479,047	9,225,327

AREAS PROPOSED FOR CHANGE

Legend

- Additional density in areas with approved rezonings
- Density shift from community centre site
- Additional density in areas with future rezonings



AFFORDABLE HOUSING

Consistent with the EFL ODP requirements for 'Affordable Housing' 20% of the residential units (at least 17% of the residential floor area) is to be provided as 'Social Housing'. Figure 18 of the EFL ODP would be amended as follows:

AFFORDABLE HOUSING SITES

Legend

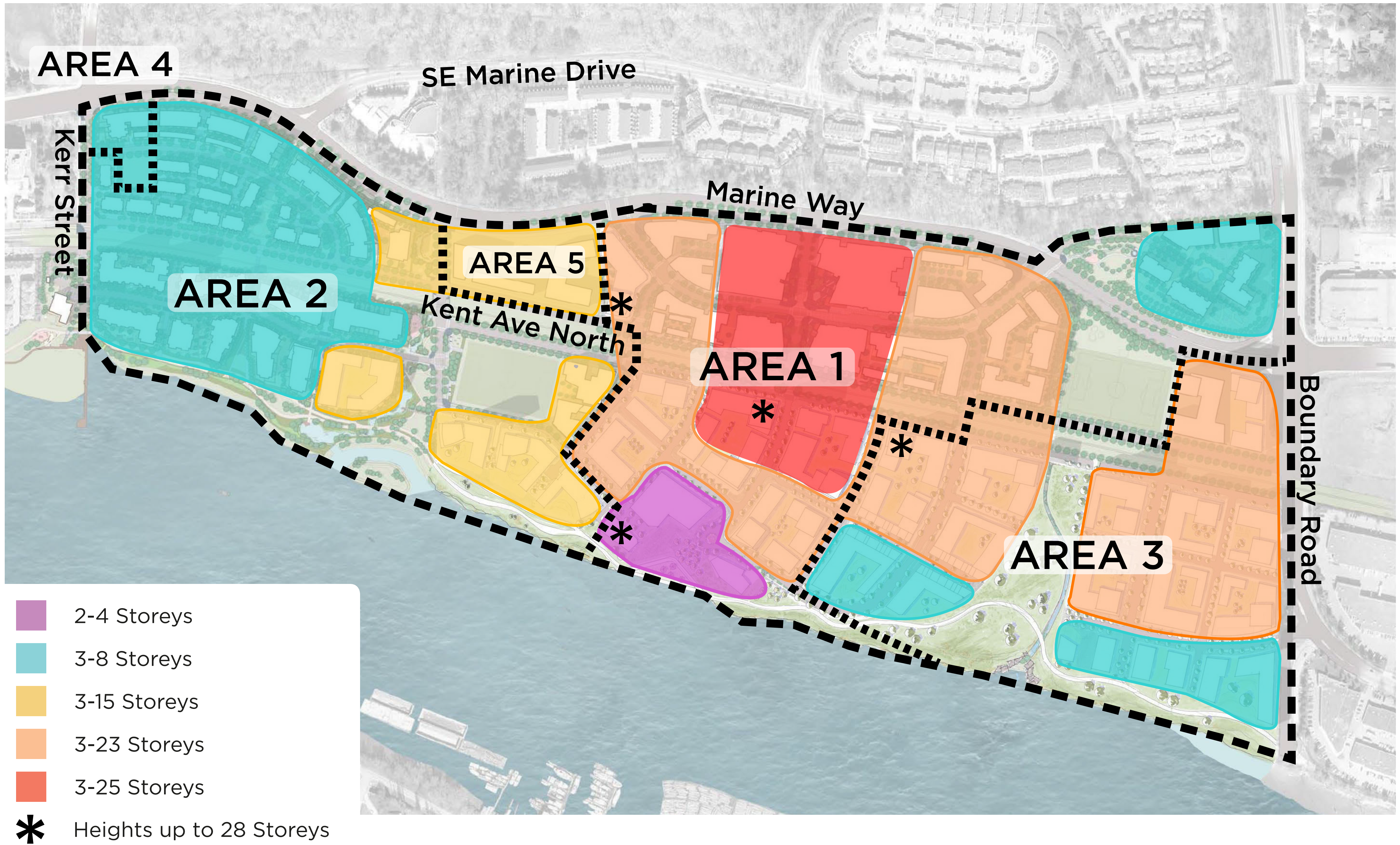
- additional density on previously approved affordable housing sites
- previously approved affordable housing sites
- ✱ proposed affordable housing sites (to be confirmed through area rezoning)



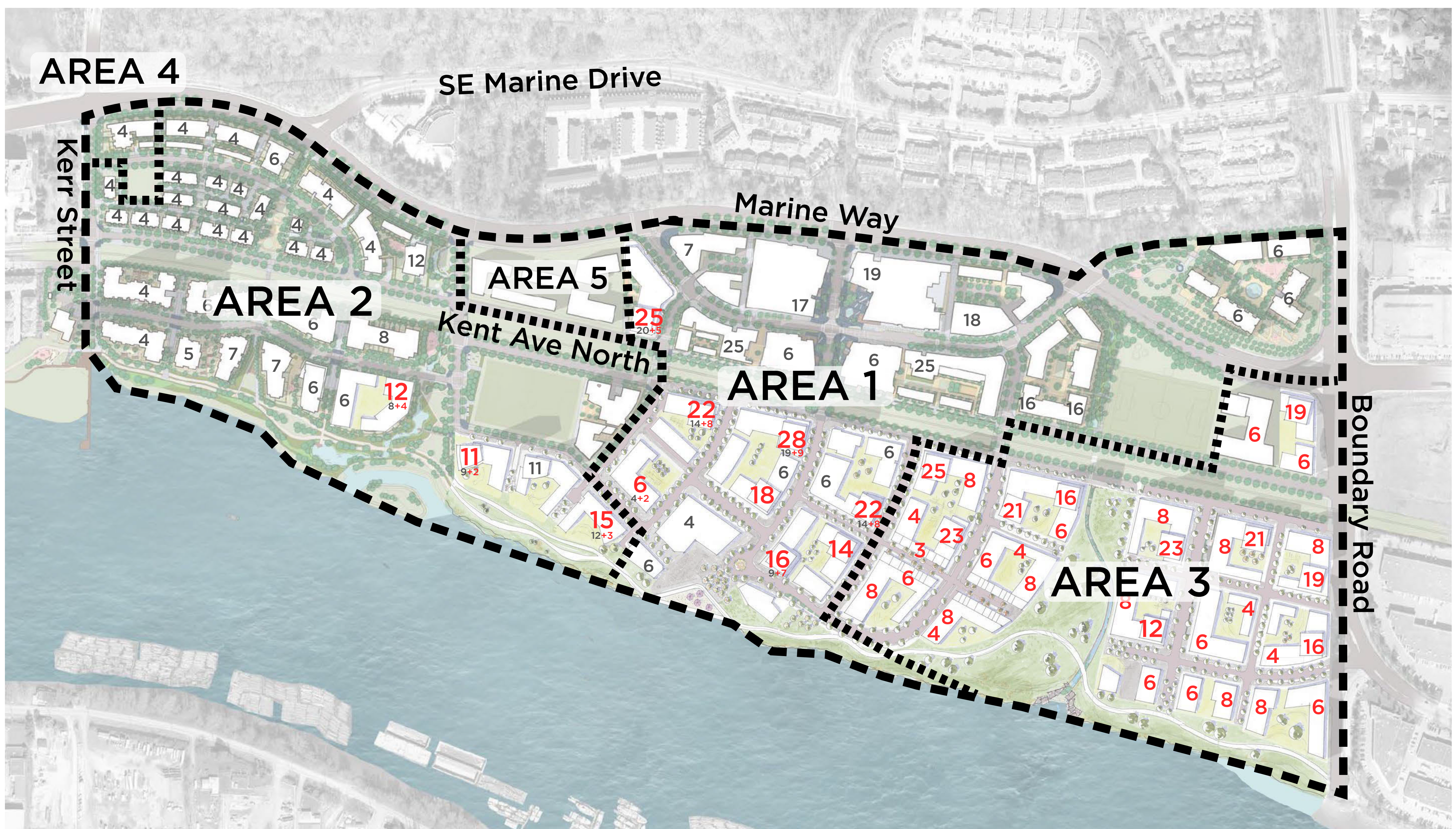
BUILDING HEIGHTS

The EFL ODP includes two diagrams that illustrate building heights in the plan. The diagrams are proposed to be amended as follows:

MAXIMUM BUILDING HEIGHTS



OPTIMUM BUILDING HEIGHTS



CURRENT AMENITY PACKAGE

The EFL ODP includes a robust package of public amenities to support the new community, including:

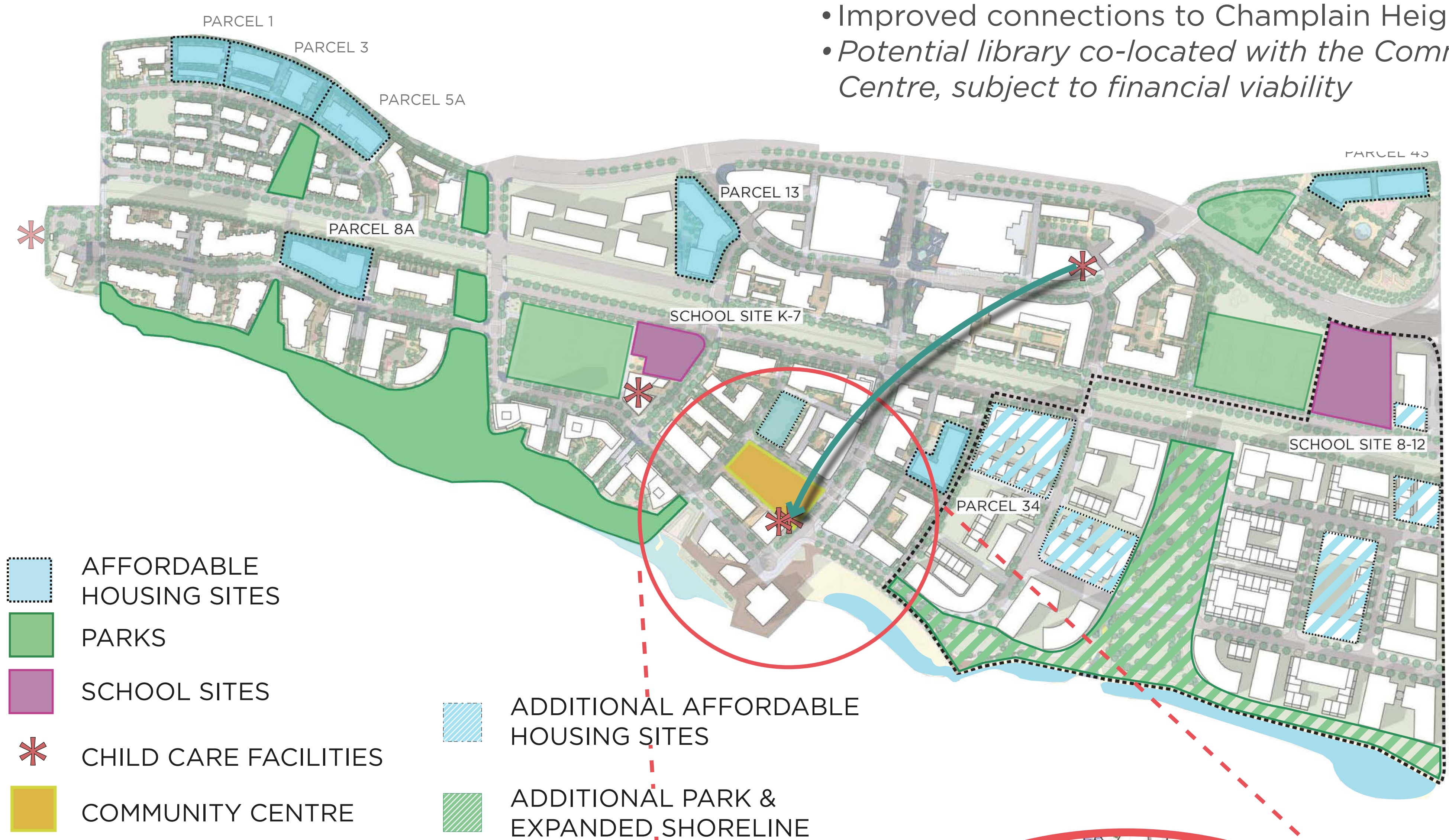
- 25.2 acres of parks and public open space
- 30,000 sq.ft. community centre
- Four childcare facilities with spaces for 256 children
- 140 after school-care spaces
- Two school sites
- Sites to accommodate 20% of the units for affordable housing

UPDATED AMENITY PACKAGE

As part of the 'EFL ODP 10-year Review' additional public amenities and some changes to the existing package of amenities are proposed including:

- 20 spaces of childcare spaces located in the Community Centre
- Two acres of park space including wider riverfront park
- Expanded destination waterfront plaza
- Waterfront site for the community centre
- 247,686 sq.ft. of Social Housing (approx. 350 units)
- Improved connections to Champlain Heights
- *Potential library co-located with the Community Centre, subject to financial viability*

PRELIMINARY ADDITIONAL AMENITIES



DELIVERY STRATEGY

An update to the 'East Fraser Lands: Public Amenity Financial Plan & Strategy' will be completed as part of the upcoming Area 1 rezoning (anticipated in winter 2019). The update will incorporate additional public amenities and identify strategies to improve amenity delivery.



NEXT STEPS

FILL OUT A COMMENT FORM

EFL ODP 10-YEAR REVIEW WHAT'S NEXT?

Throughout the planning process there will be more opportunities to provide your input.



Please let us know what you thought about the information presented today. Fill out the comment form available at this open house or online. Your feedback will be used to finalize refinements to the plan, and draft amendments to the EFL ODP.

STAY INVOLVED

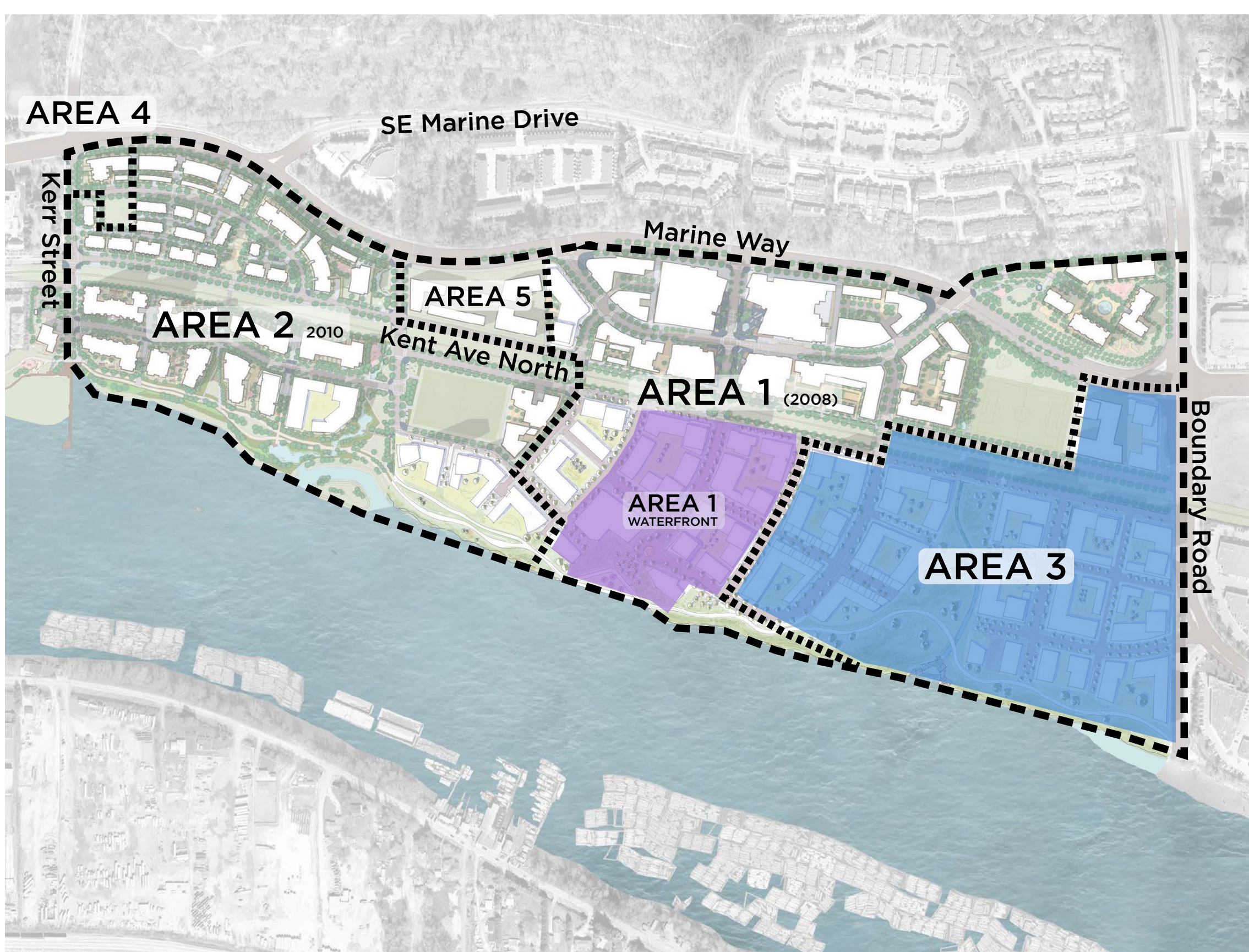


- Add your name to our email list or sign in today to be notified when Council considers changes to the EFL ODP and CD-1 bylaw

HOW YOU CAN PROVIDE INPUT:

- 1 Talk to City staff or the project team.
- 2 Fill out a comment sheet here, or later online at vancouver.ca/eastfraserlands. If you have filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
- 3 Write to us at: eastfraserlands@vancouver.ca
- 4 Join our email list by signing in at the front table to be notified of the next public event.

NEXT STEPS



- **Council decision:** Following a Council decision on the proposed EFL ODP changes, individual sites could be developed aside from the Area 1 waterfront and Area 3, which would require future rezoning applications
- **Area 1 rezoning and Financial Plan update:** If Council approves changes to the EFL ODP for the Area 1 waterfront, a rezoning application could be submitted in late 2018 or early 2019. Staff would also complete an update to the EFL Financial Plan at the same time.
- **Area 3, 4 and 5 rezoning applications:** Both Area 4 and Area 5 are privately owned, and rezoning applications for either of those sites may be submitted independent of the rezoning of Area 1 and Area 3.