

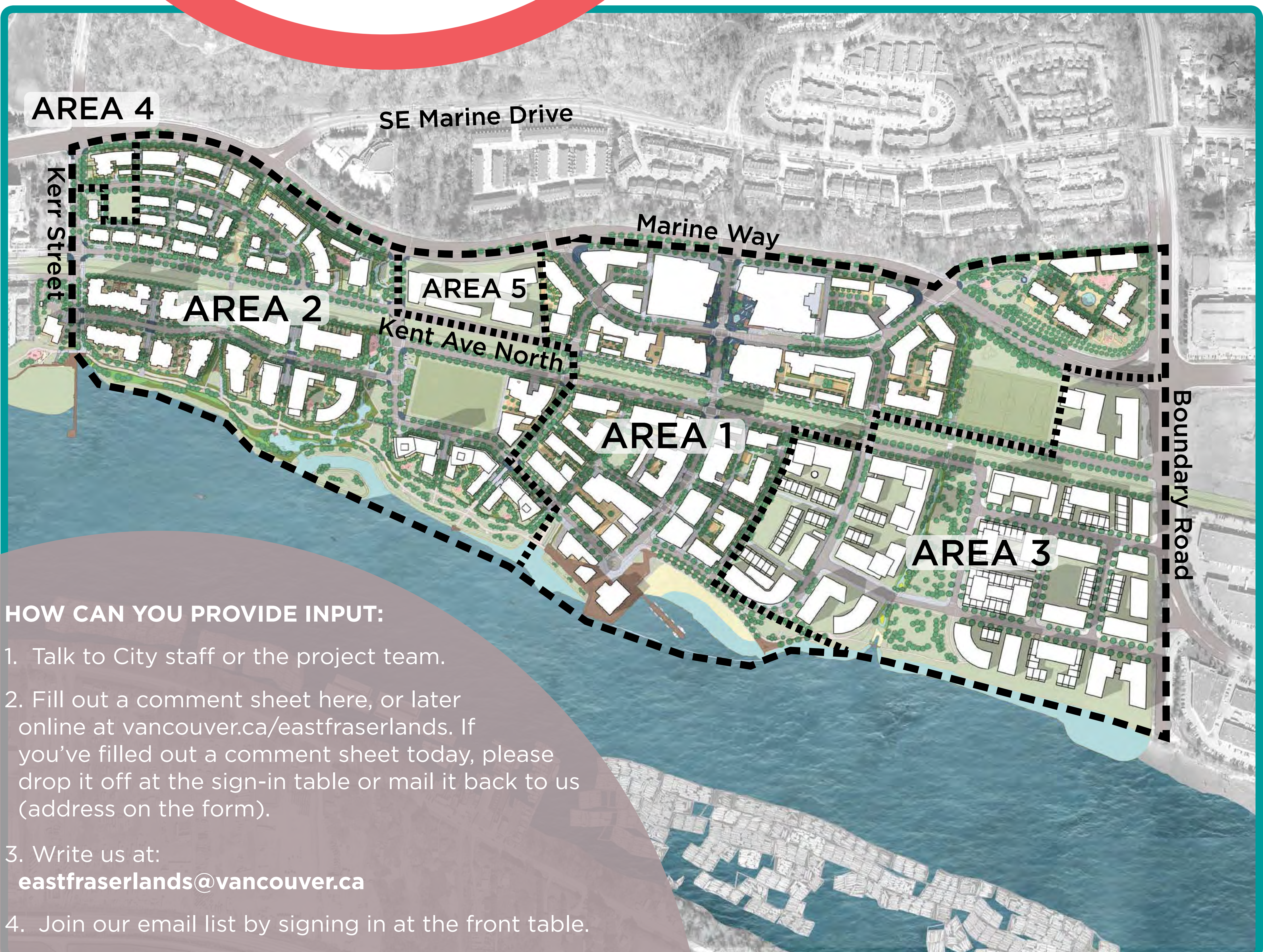
WELCOME

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:

- New Council policy and standards
- Changing environmental conditions due to climate change
- Delivery of public benefits, and
- Explore options to increase housing diversity in Area 3

WHAT HAPPENS AT THE END OF THE PROCESS?

Amendments 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 rezoning of Area 3.

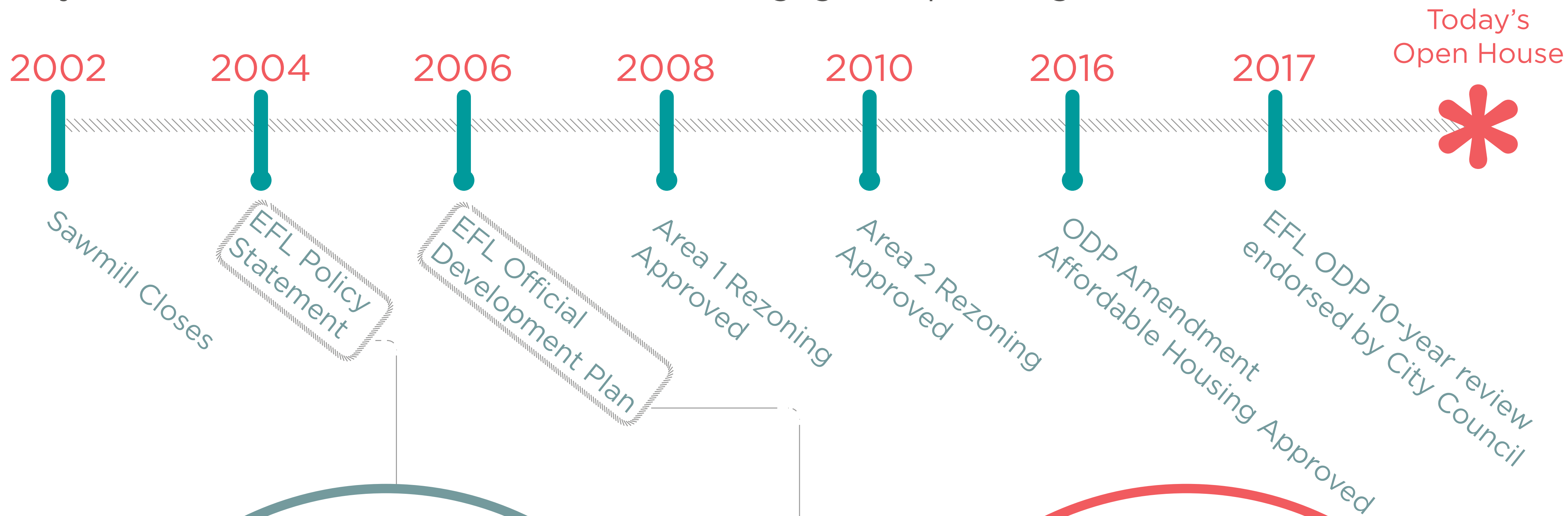


HOW CAN YOU PROVIDE INPUT:

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.
5. Come to the next event and tell us what you think about our progress.

BACKGROUND

Planning for East Fraser Lands (EFL) has been underway since 2002, shortly after Weyerhaeuser closed the operation of the White Pine Sawmill. Over the past 15 years, thousands of Vancouverites have engaged in planning for the future of this



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

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.

WE ARE HERE

SUMMER 2017

PHASE 1

Establish a planning program

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

FALL 2017

PHASE 2

Develop options to address challenges

design concept(s) for waterfront redesign, Area 3 site plan and housing options, refinements to amenity package/delivery mechanisms, and other items identified in phase 1

WINTER 2017/2018

PHASE 3

Confirm package of 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 (if any) 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 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

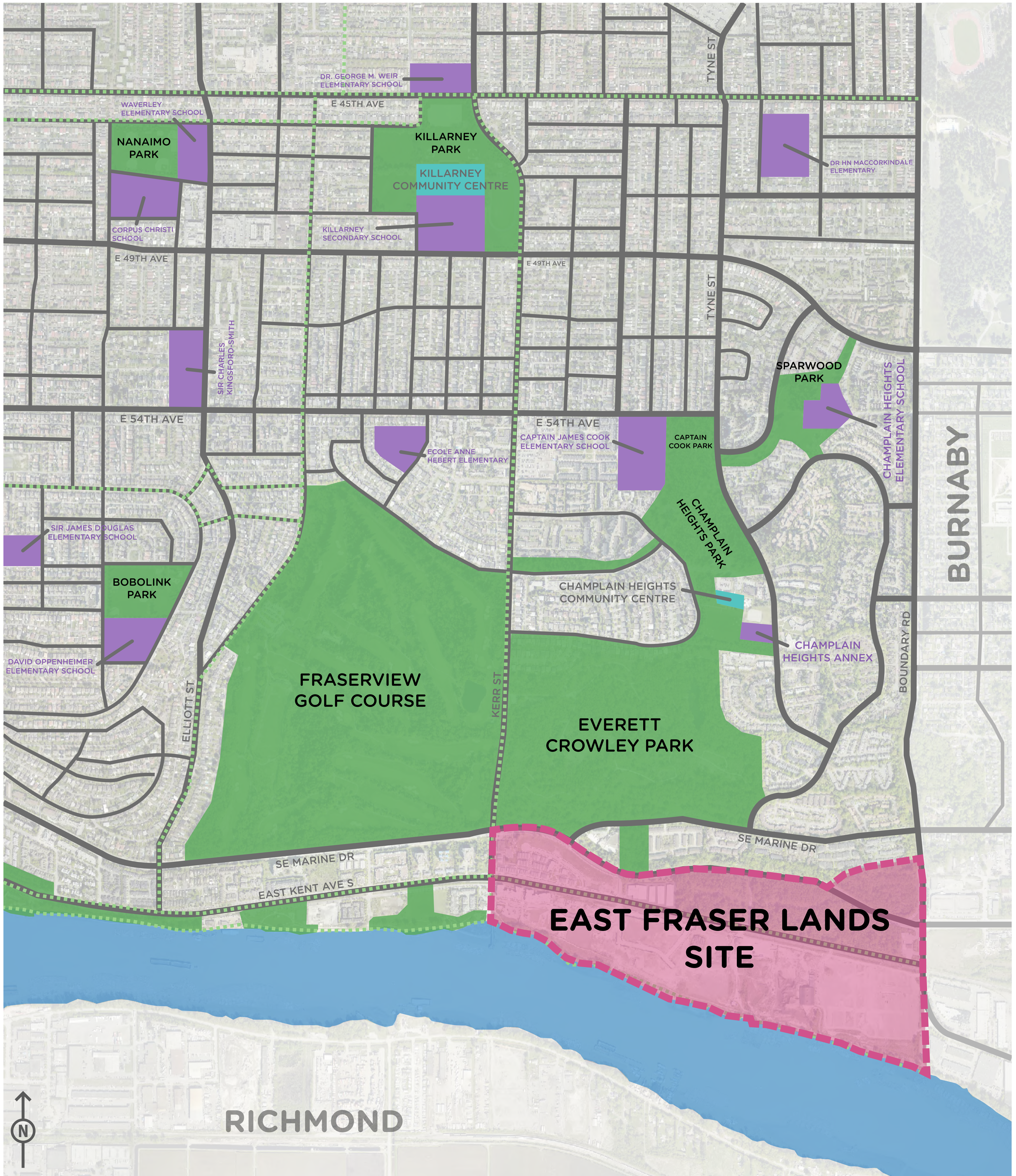
- Coordinate the EFL ODP 10-year review planning program.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure City policies and directions, landowner's objectives, and community priorities, are reflected in 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

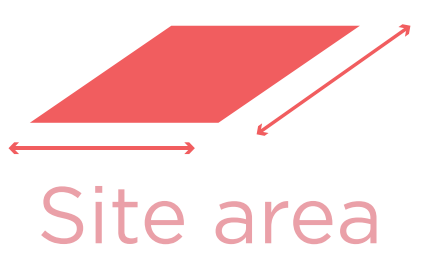
- Act as proponents for the redevelopment of the site.
- Identify proponent's priorities and aspirations for the review and redesign
- Generate and refine redesign concepts (with technical input from the City) balancing objectives of all parties.
- Work with the City to inform and engage nearby residents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

PLANNING CONTEXT MAP



- PARKS
- SCHOOLS
- COMMUNITY CENTRES
- EAST FRASER LANDS SITE
- BIKE LANES

The EFL Official Development Plan supports the following:



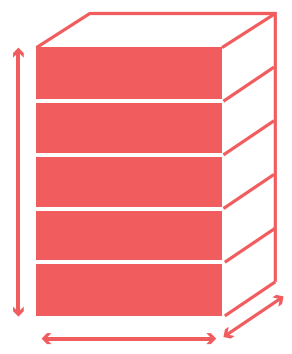
Site area

51 hectares
(128 acres)



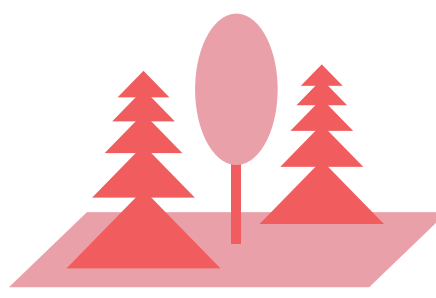
Housing Types

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



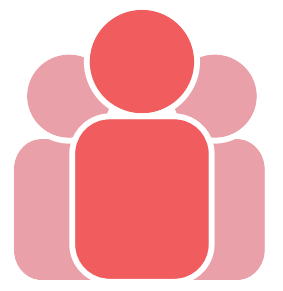
Total Floor area

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



Parks

10.2 hectares (25.2 acres) including a continuous foreshore park, two 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



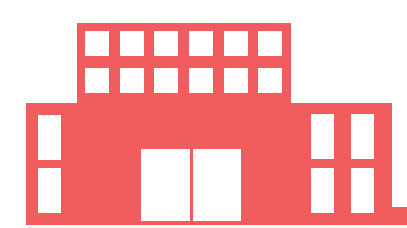
Childcare Facilities

- 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



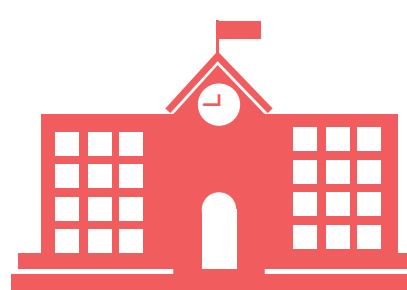
Residential Floor Area

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



Affordable housing

20% of the units are for affordable housing



Schools

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

BIRD'S EYE VIEW

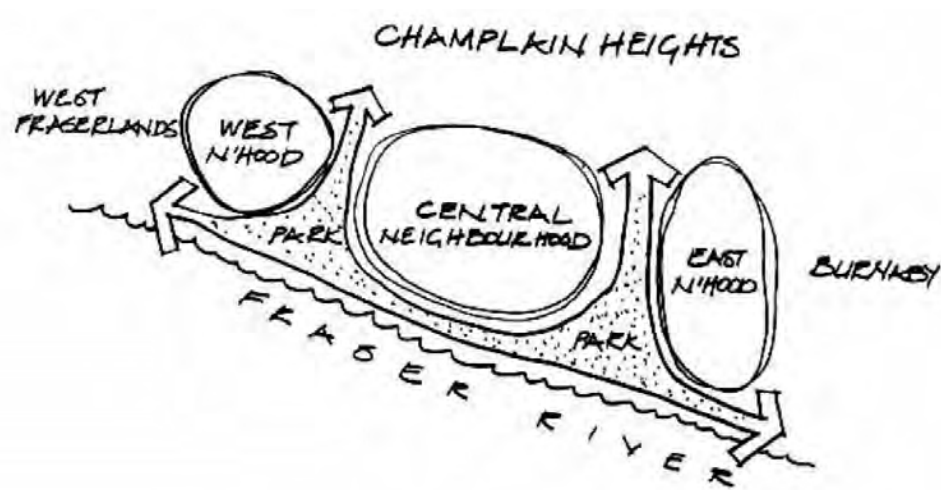


The EFL ODP includes a set of urban design principles, which establish:

- 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, including revisioning of Area 3.

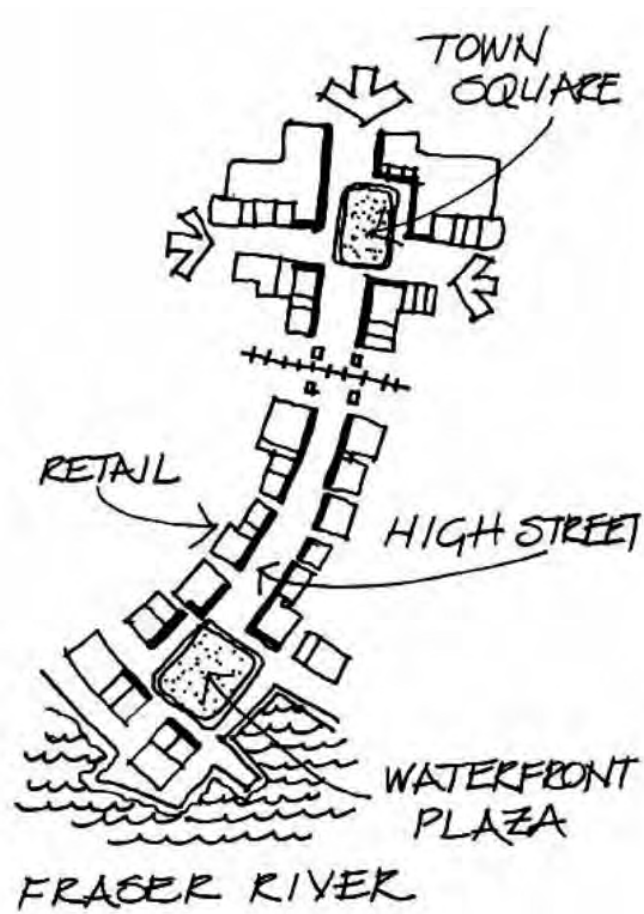
Distinct Neighbourhoods



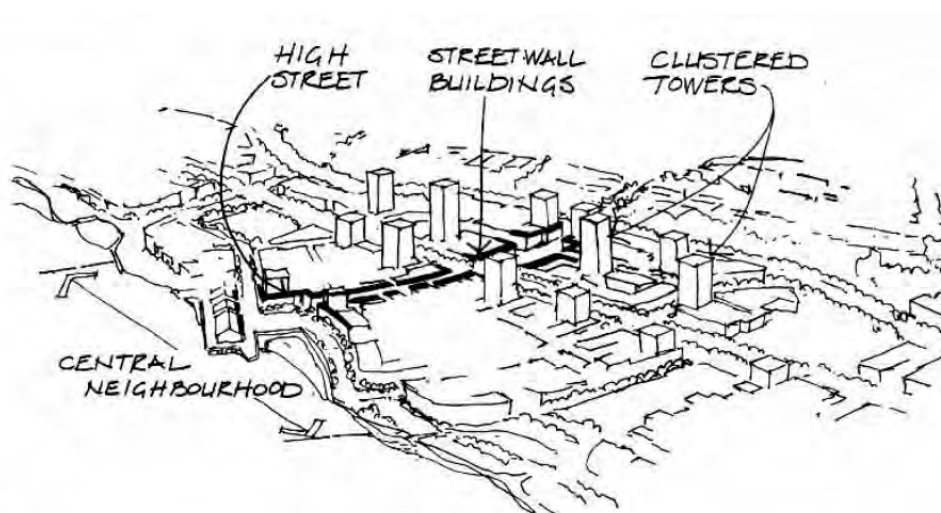
Land use and development intensity



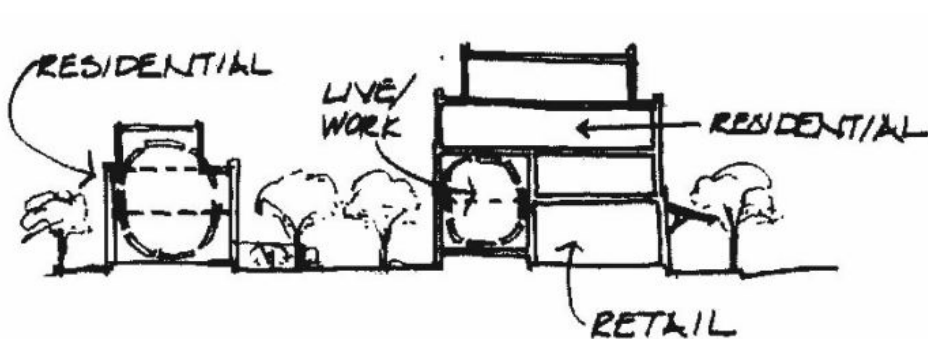
High street



Clustered towers



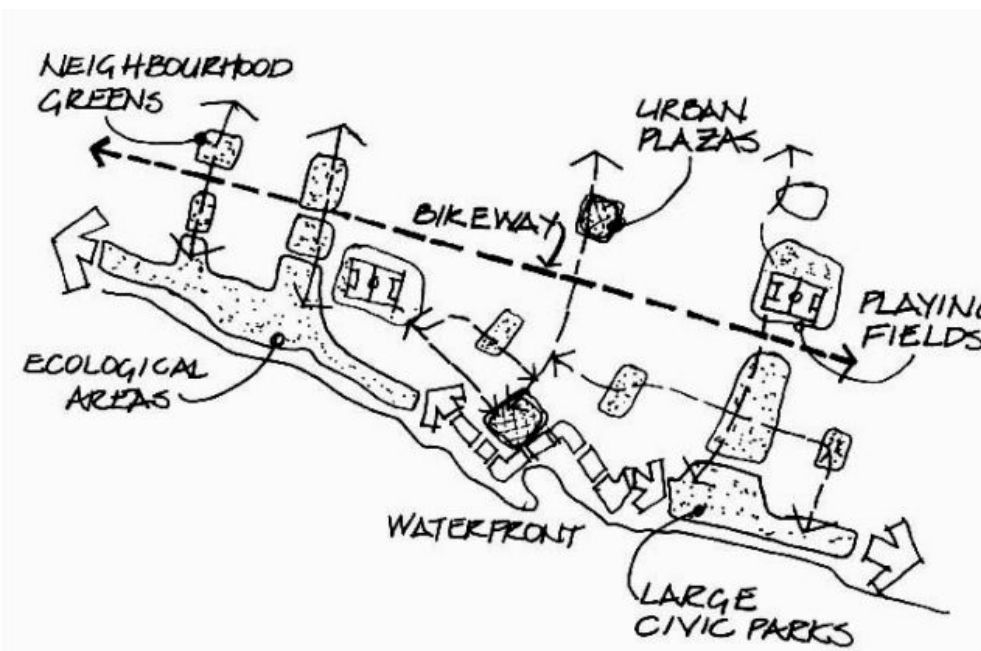
Mixed uses



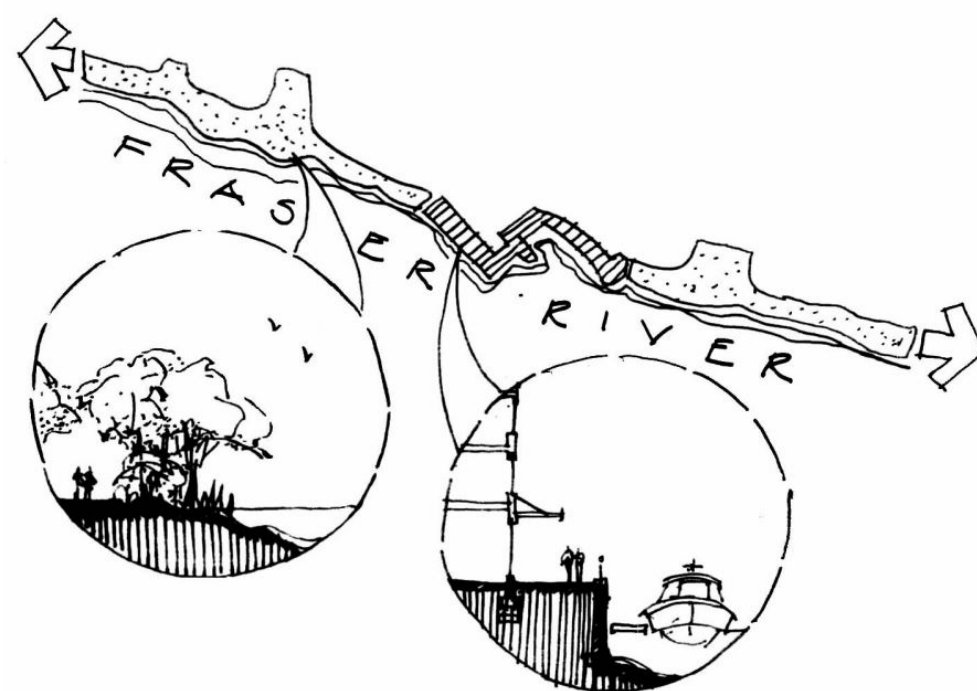
Mixture of building types and scales



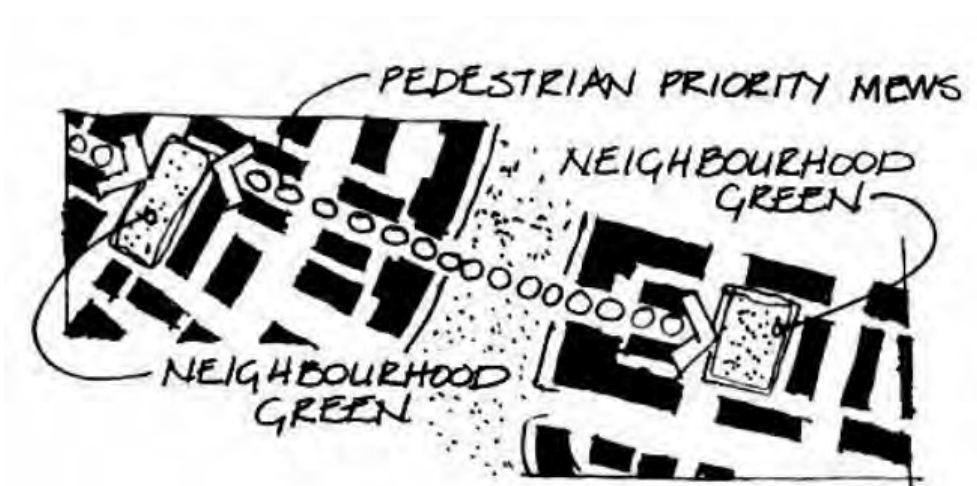
Open space network



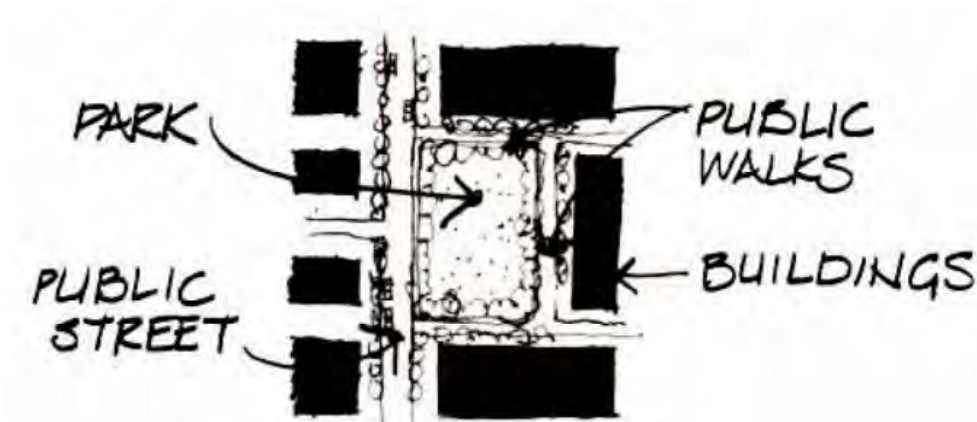
Continuous foreshore park



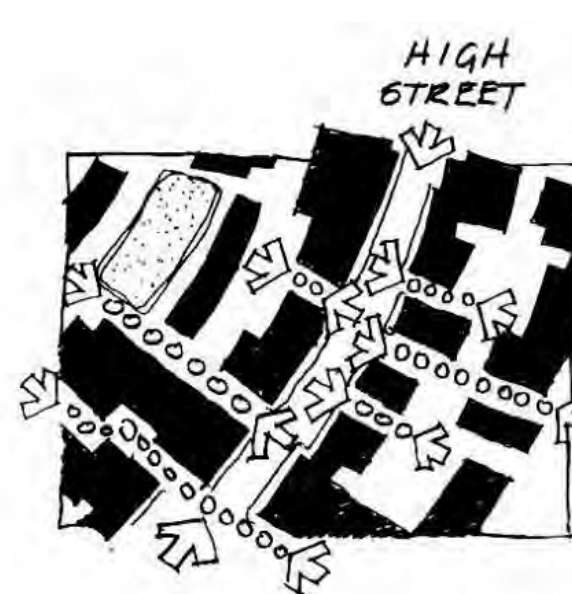
Neighbourhood greens



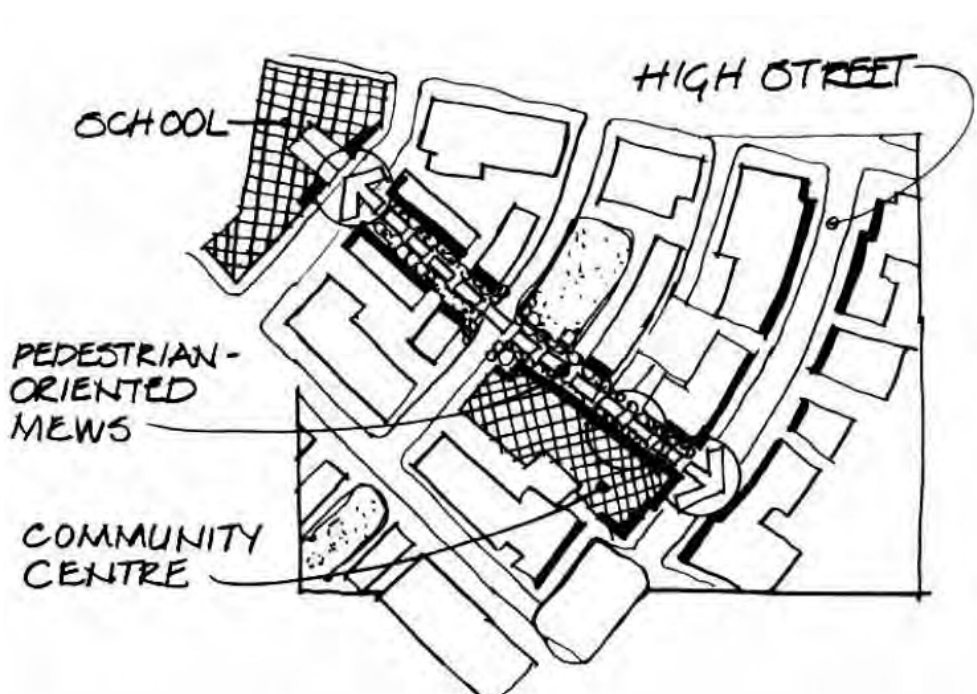
Public edges for public spaces



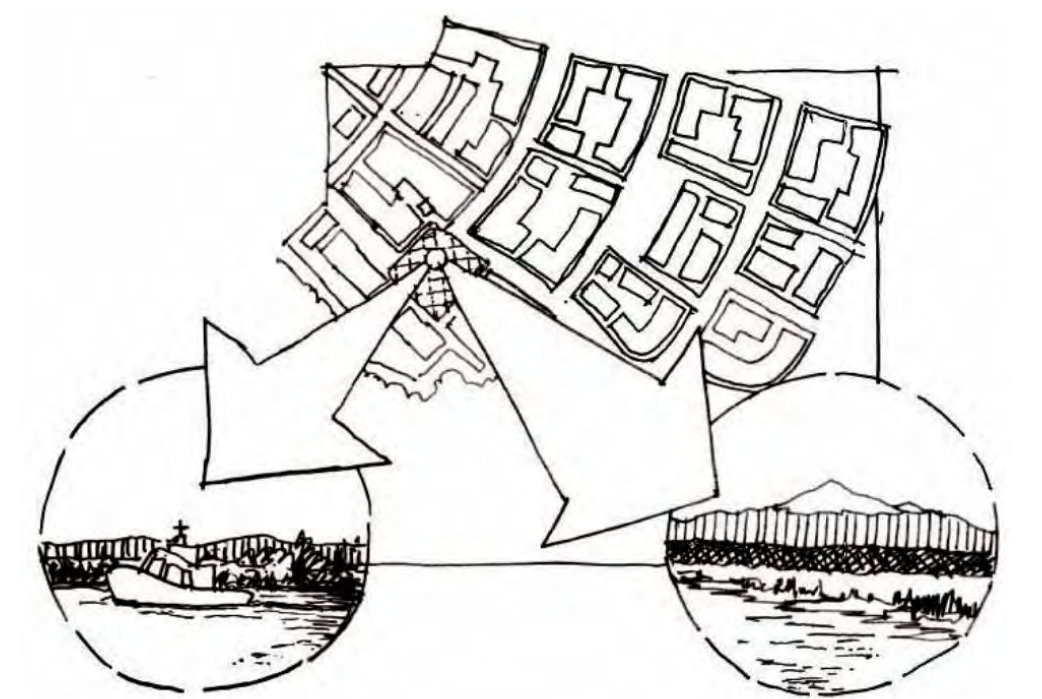
High street connectivity



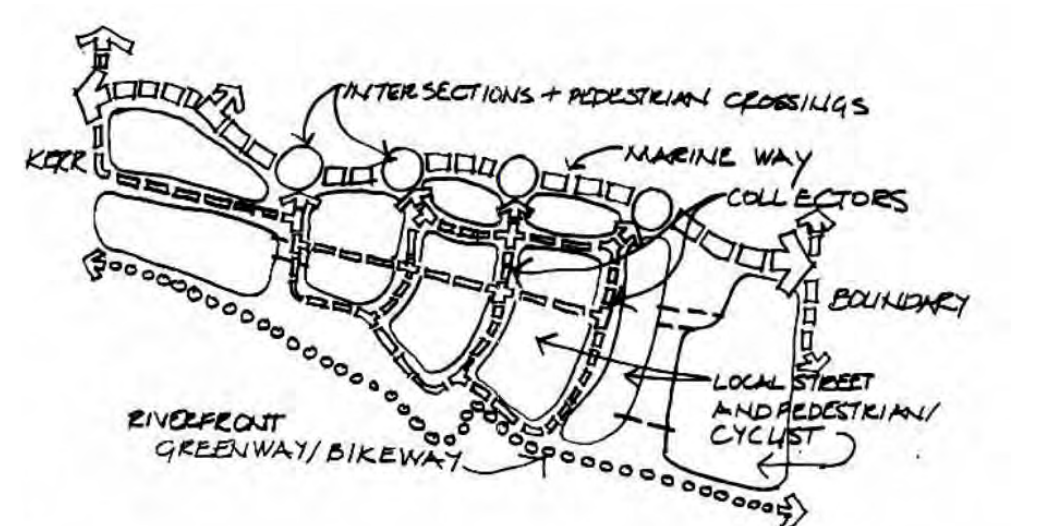
Visual connections



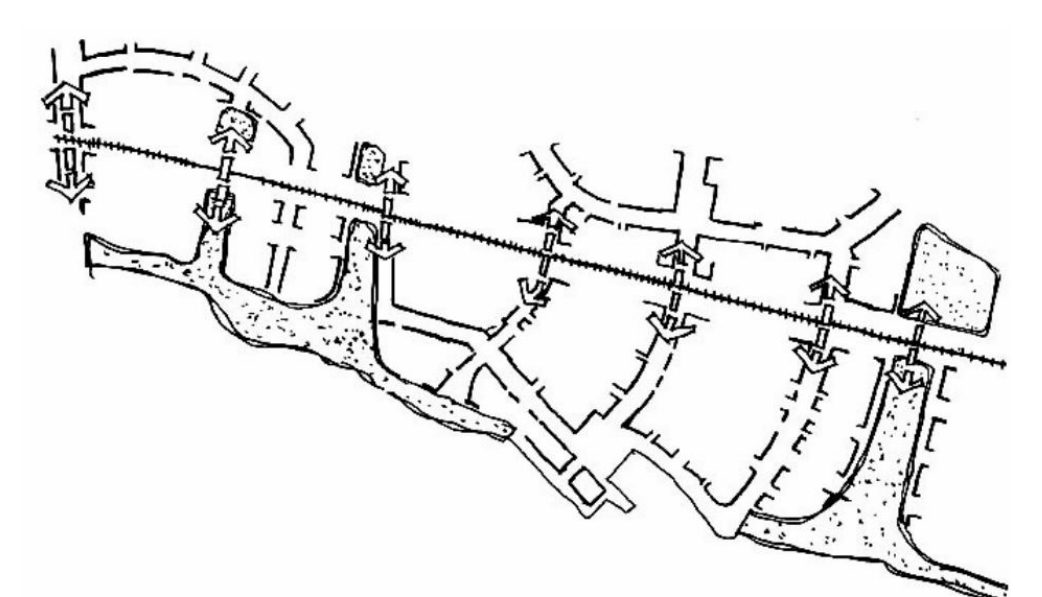
Views



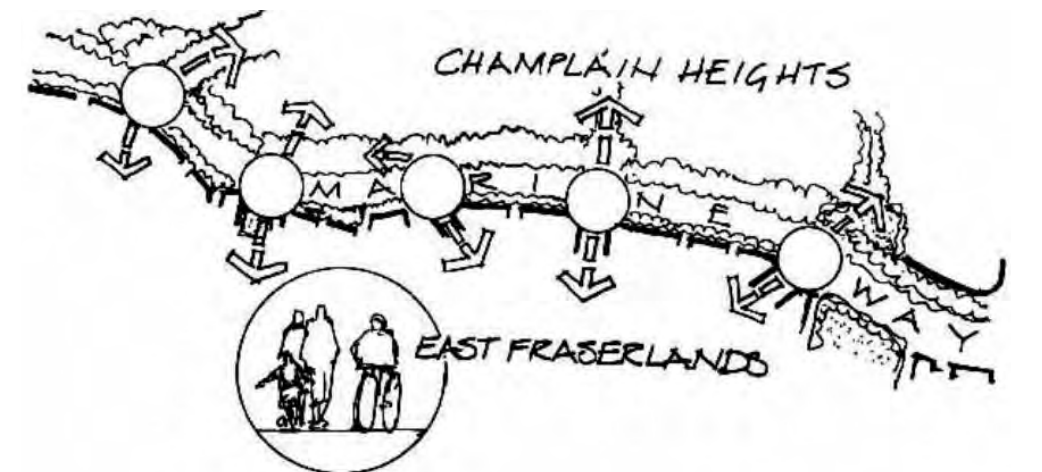
Hierarchy of movement



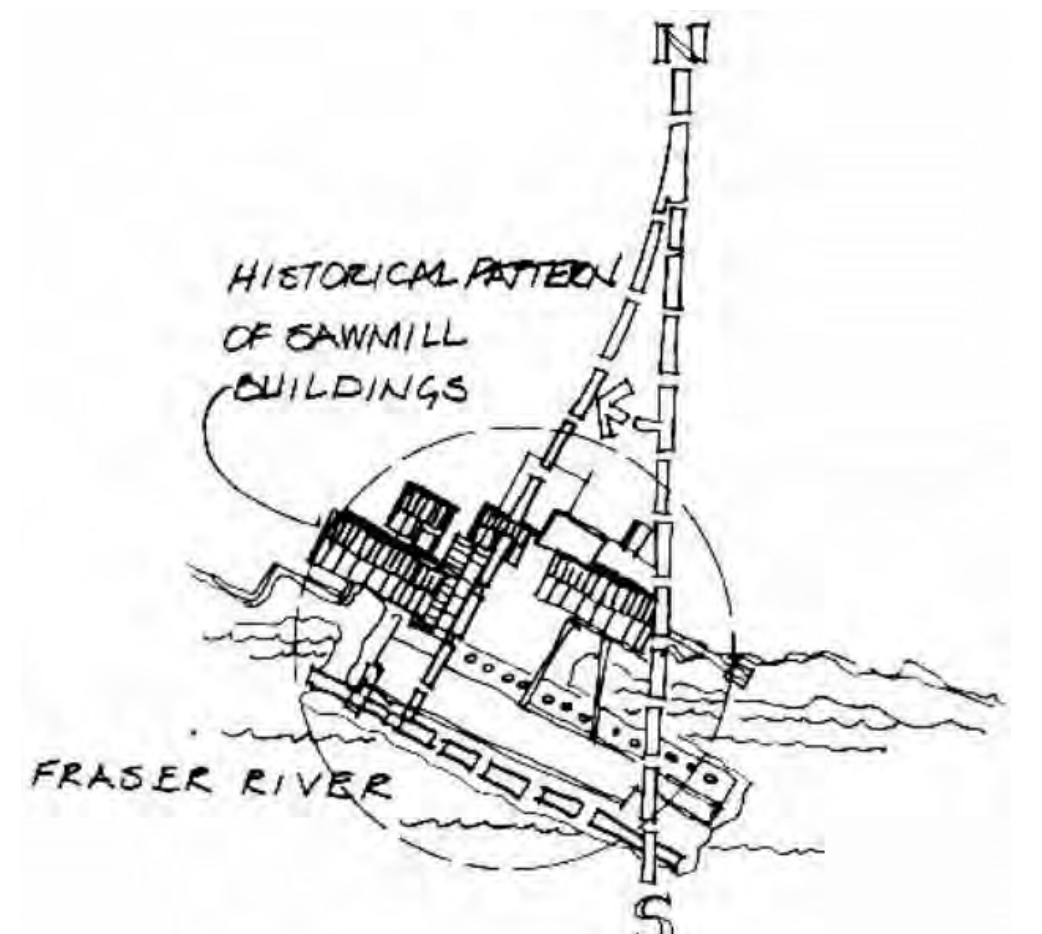
Rail corridor



Marine way frontage



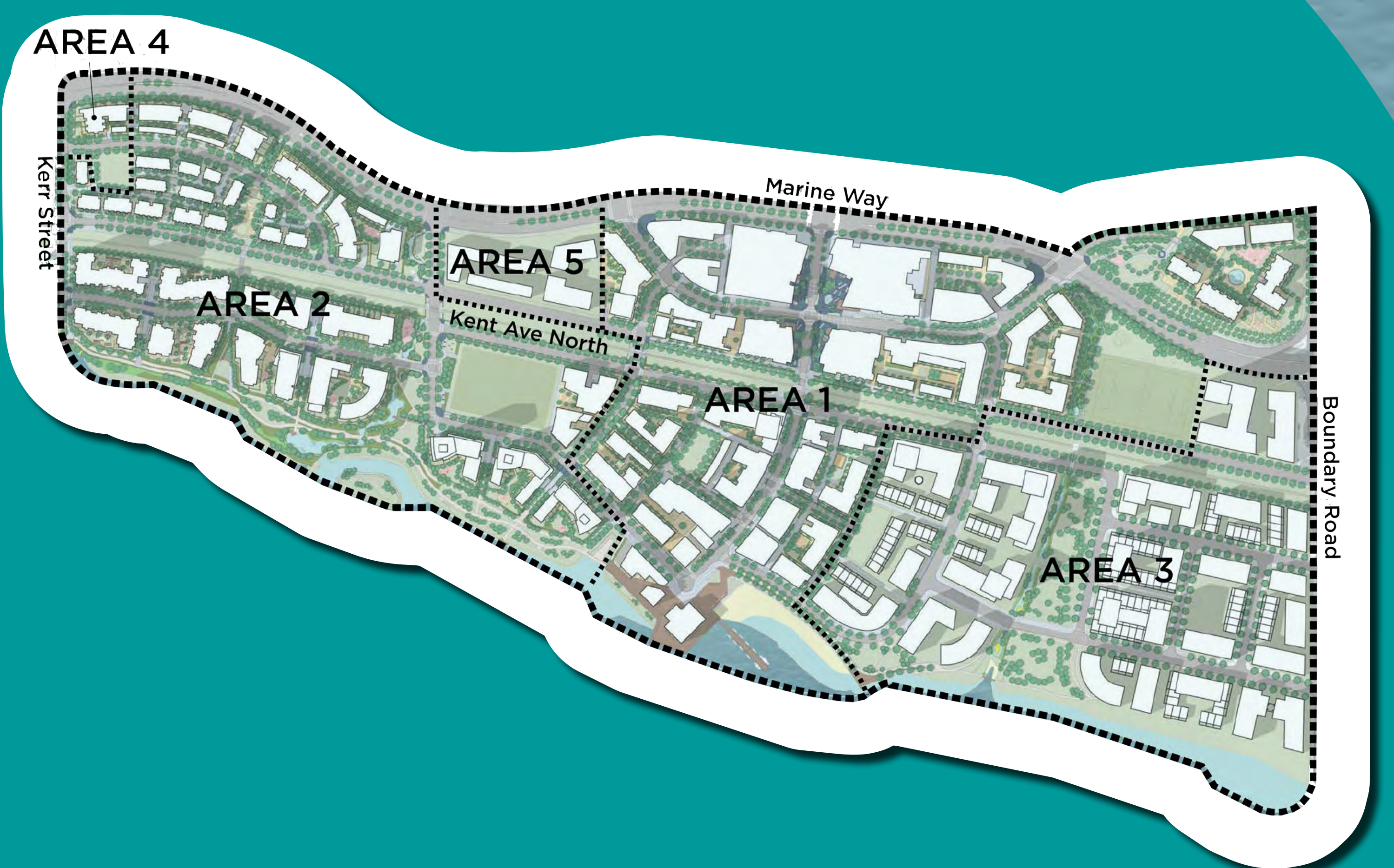
Historical patterning



DEVELOPMENT PROGRESS



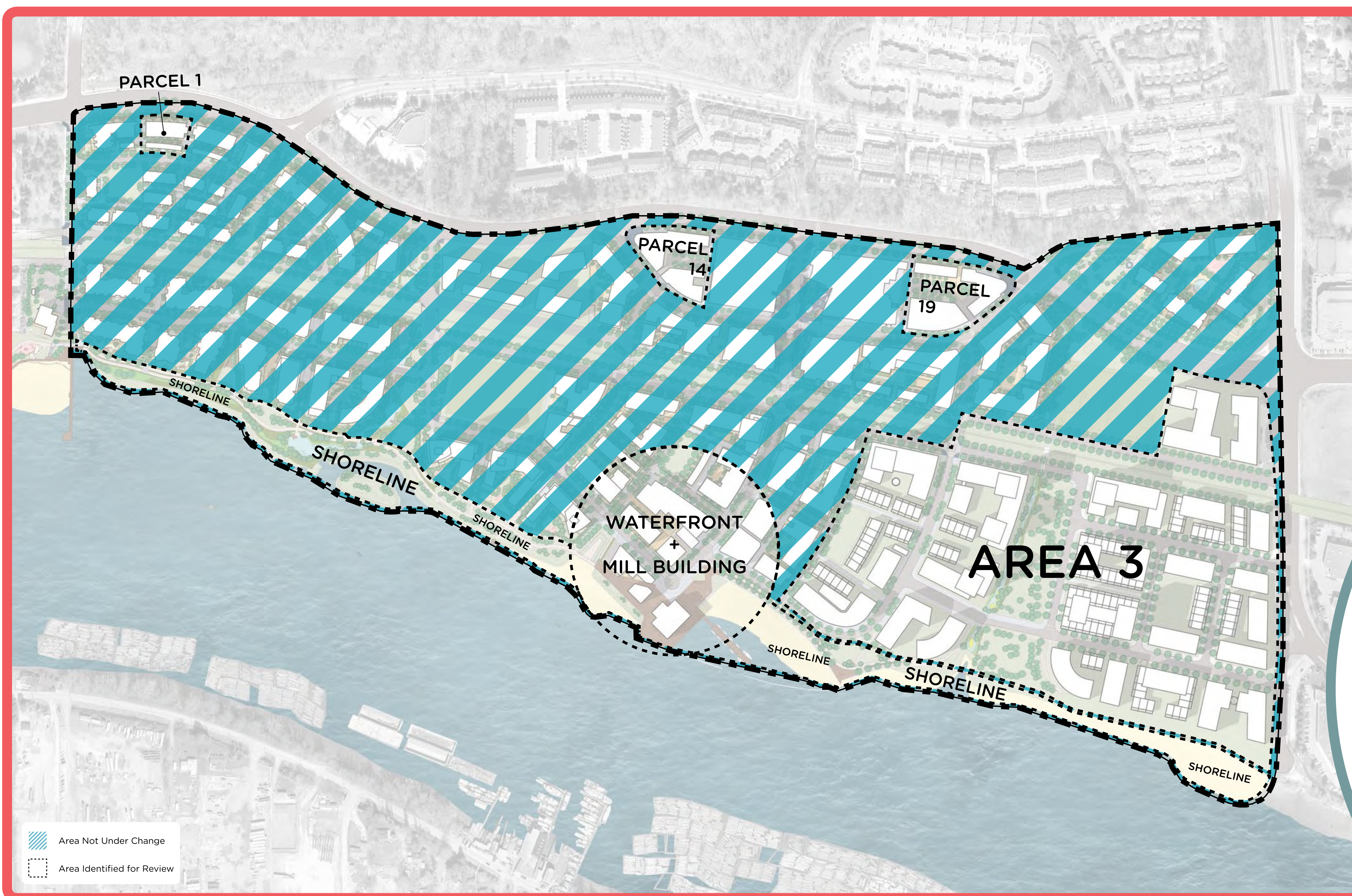
AREA MAP



Constructed	
Under Construction	
Design in process	
Upcoming	

WHAT'S BEING REVIEWED?

REVIEW AREA areas hatched blue are not changing



Planning for East Fraser Lands has been underway for about 15 years. 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 Waterfront and Mill Building.

WHAT ELSE IS BEING REVIEWED?

- PARKING REGULATIONS
- BIKE NETWORK + BIKE SHARE LOCATIONS
- RAINWATER MANAGEMENT APPROACH
- SITING FOR THE COMMUNITY CENTRE
- TRANSIT OPTIONS
- BUILDING HEIGHTS IN WATERFRONT PRECINCT
- PARCEL 19 CHILDCARE CENTRE

The 10-yr review will incorporate multiple opportunities for public review and feedback on all 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:

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.

AREA 3

The eastern neighbourhood (Area 3) is the last significant area in EFL (approx. 33 acres) 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.

PUBLIC BENEFITS

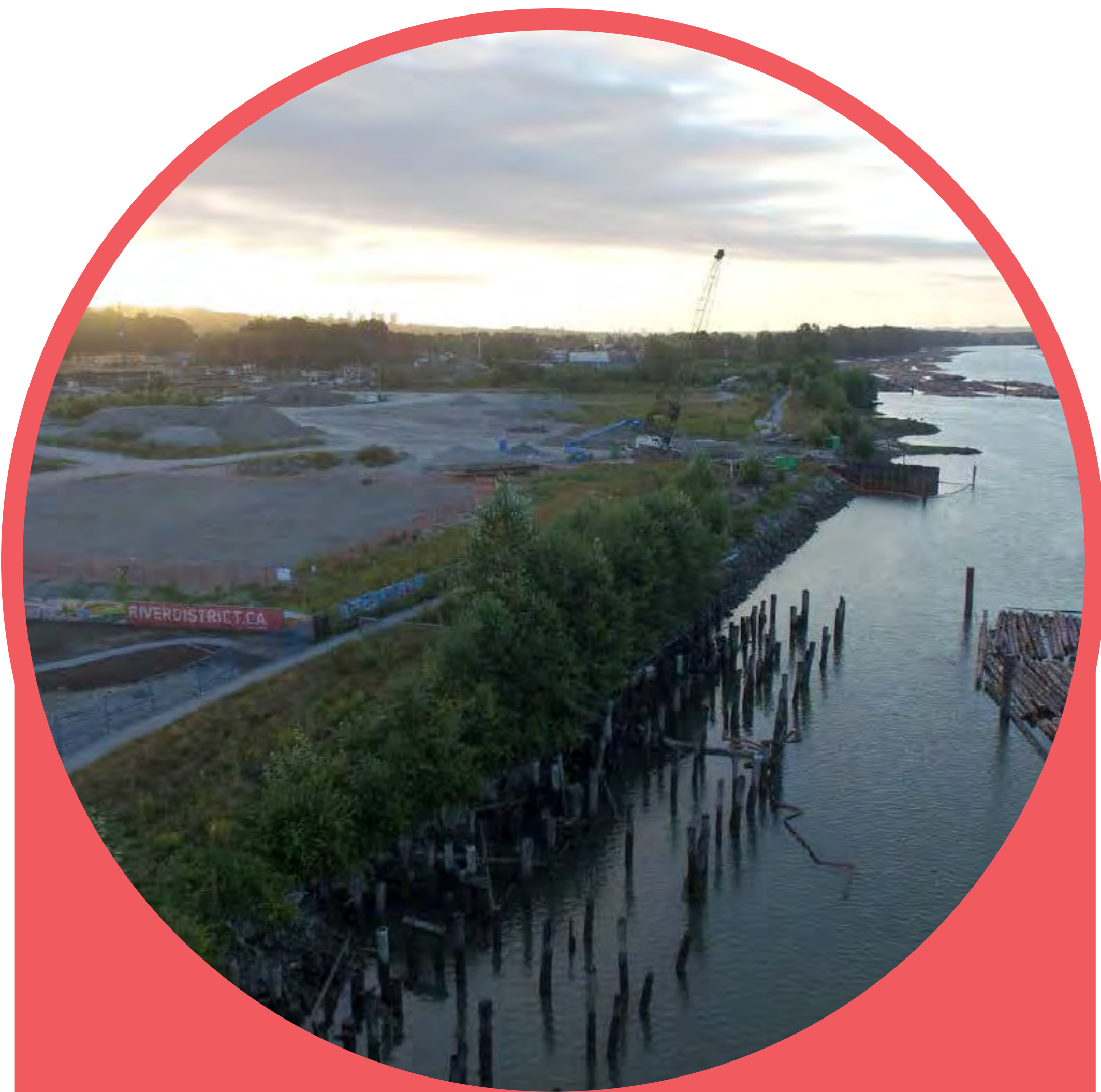
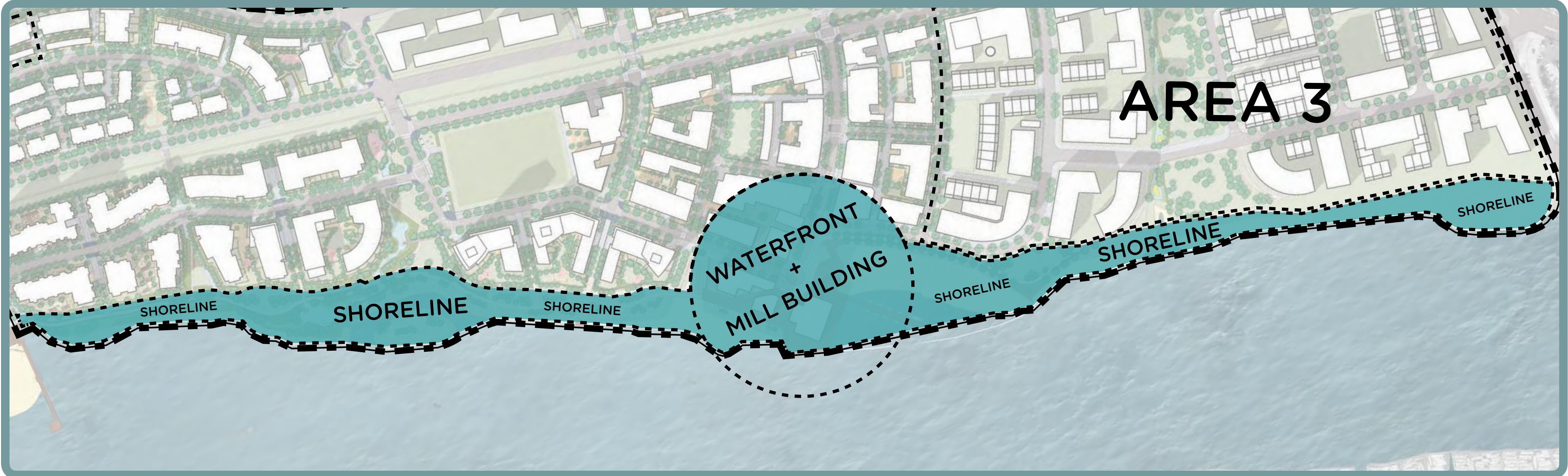
EFL is unique in that the City is responsible for the delivery of public amenities (parks, childcare, community centre, sites for affordable housing) which is different from most development projects in Vancouver. While some progress has been made, a number of challenges have emerged including increasing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

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.

OTHER AMENDMENTS

The ODP review will include other amendments identified through the process, and those previously proposed including additional density on Parcel 1 for affordable housing, change in use from office to rental housing on Parcel 14 & 19, and inclusion of an Energy Centre on Parcel 19.



Flood Construction Levels - Since the EFL ODP was approved, there is increased awareness of sea level rise associated with climate change. In 2011 the City updated the flood construction level (FCL) for buildings from 3.5 to 4.6 m to allow for 1m of sea level rise by 2100. In EFL, new buildings are designed to 4.8 m, which is higher than the city-wide FCL. However the roadways and existing rail corridor, and two buildings designed prior to the increase, do not meet the new requirement. As part of the shoreline design, there is an opportunity to improve flood mitigation measures to protect property and infrastructure within the area. Changes to the shoreline design will be addressed through the park design process for Area 2 and through the ODP review for the central waterfront.

Regulatory Approvals - Some portions of the waterfront lands are under Provincial jurisdiction and the long term status of the lands is uncertain. To address this (uncertainty), the 10-year review will explore adjustments to the design of the waterfront plaza and Mill Building.

Waterfront Plaza & Beach - To help ensure viability of shops while the High Street is under construction (estimated to take approx 8-10 years), Wesgroup is considering a temporary market and/or park to draw people to the area. In considering a temporary condition, greater consideration will also be given to the design of the permanent waterfront plaza, and treatment of the water's edge including the proposed beach given sea level rise.

AREA 3 & OTHER ADJUSTMENTS

East Fraser Lands Area 3, which is not yet rezoned, represents a unique opportunity to expand the range of housing options in EFL. The ODP review will include exploration of redevelopment options to increase density and affordable housing options to address housing need. The review of Area 3 also provides an opportunity to reconsider the planned street network and amenity package including potential expansion of the waterfront



ODP SUPPORTS

- 2.1M sq. ft. residential and light industrial live-work
- 2.5 ha (6.2 acres) park
- Secondary school site
- 570,000 sq. ft. for affordable housing

KEY OPPORTUNITIES

- Explore opportunities to diversify housing options
- Refine street network
- Increase shoreline park

OTHER ADJUSTMENTS

The ODP 10-year review will consider previously proposed amendments:

Parcels 14 & 19 - convert 14,422 sq. m (155,237 sq. ft.) of office use to residential use for rental housing.

Parcel 19 - allow for a stand alone District Energy Utility building

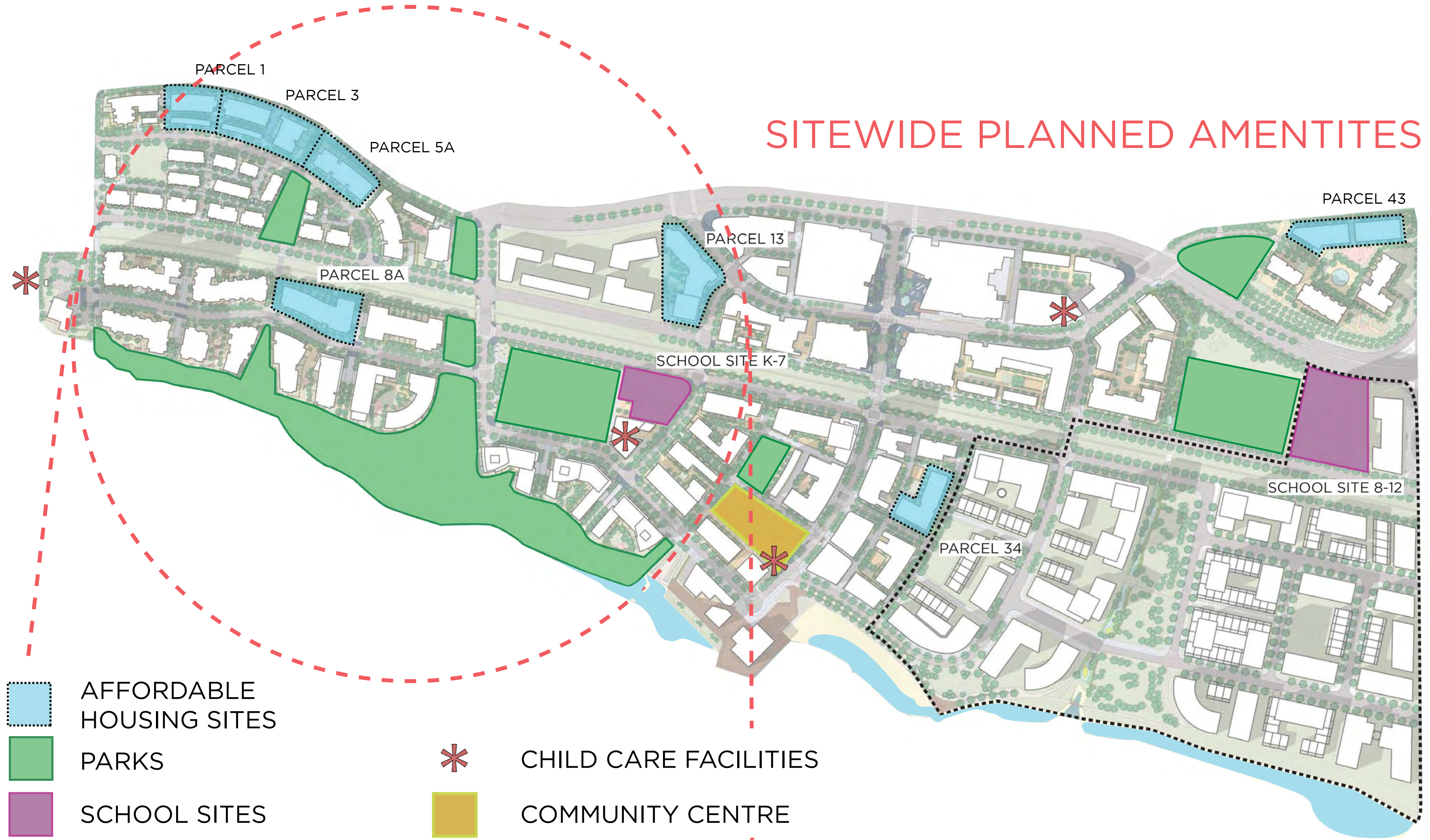
Parcel 1 - restore 3,359 sq. m (36,156 sq. ft.) for a City-owned Affordable Housing building.



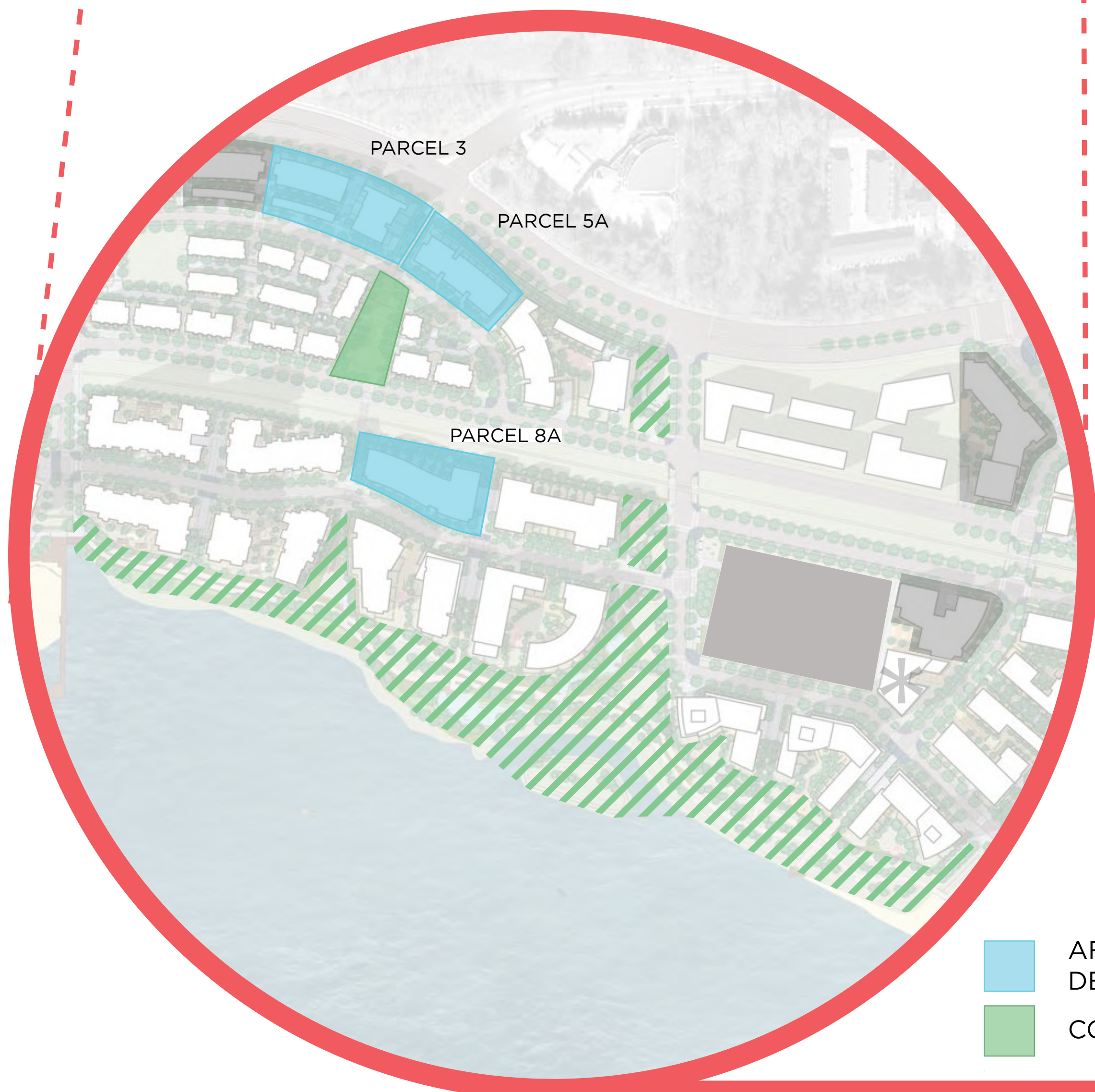
The EFL ODP includes a robust package of public amenities to support the new community, including 10.2 hectares (25.2 acres) of parks and public open space, a 2,790 m² (30,000 sq.ft.) community centre, four childcare facilities with spaces for 256 children, 140 after school-care spaces, two school sites, and sites to accommodate 20% of the units for affordable housing.

CHALLENGES WITH AMENITY DELIVERY

While progress has been made toward the delivery of the public amenity package in EFL, a number of challenges have emerged including increasing construction costs, lower development revenues and competing priorities within EFL and city-wide. The 10-year review will evaluate the public benefits package to secure alternative funding sources and mechanisms to ensure that delivery keeps pace with development.



AMENITIES IN PROCESS



PARKS

In 2011, the first public park (Neighbourhood Park North) was completed. Parks Board is currently leading the design of 3.2 hectares (7.8 acres) of new park space in Area 2, including the western section of the waterfront. An Open House to update on progress is planned for the fall. Construction of the new Area 2 parks is anticipated to begin in 2018.

AFFORDABLE HOUSING

Within the coming months, the City will have completed the purchase of five affordable housing sites which will accommodate 532,000 sq. ft. or a minimum of 596 new units. Vancouver Affordable Housing Agency is leading development of the affordable housing parcels in EFL. Construction of the first project (Parcel 8A) is expected to begin in fall 2017.

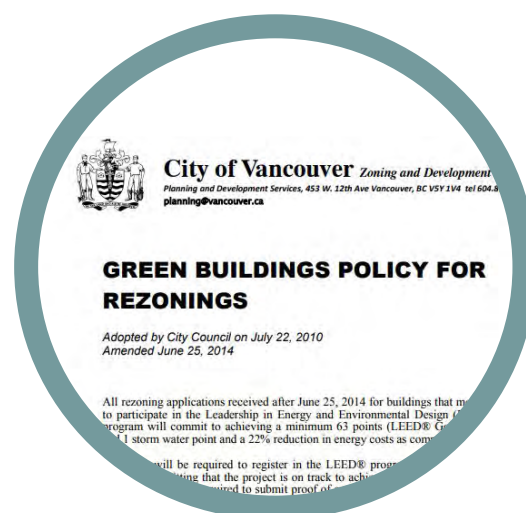
One of the key challenges in implementation of any large-phased project is that Council policy evolves over time in response to changing context and opportunities. Because significant areas of EFL have been rezoned, it can be challenging to adapt to changing policy context within existing approvals.

A review of the ODP offers an opportunity to review new and emerging Council policy to strategically update the master plan, where possible, for example:

- Adjustment to park designs to accommodate flood mitigation measures
- Design of streets to accommodate cycling facilities
- New approach to respond to the zero emissions building plan, and
- Opportunities to address the need for rental housing and housing affordability

These are some of the relevant Council policies have been approved since the EFL plan was adopted

Green Buildings Policy for Rezoning (2010 updated 2017)



Renewable City Strategy (2015)



Housing and Homelessness Strategy (2011)



Flood Plain Standards and Requirements (2015)



Transportation 2040 (2012)



Biodiversity Strategy (2016)



Final Report from the Mayor's Task Force on Housing Affordability (2012)



Rainwater Management Plan and Green Infrastructure Strategy (2016)



Creation of Vancouver Affordable Housing Agency (2014)



Healthy City Strategy Action Plan (2016)



Secured Market Rental Housing Policy (2012)



Zero Emissions Building Plan (2016)



Vancouver Public Bike Share (2013)



Housing Vancouver Emerging Directions (2017)



Vancouver Bird Strategy (2015)



NEXT STEPS

WHAT'S NEXT?

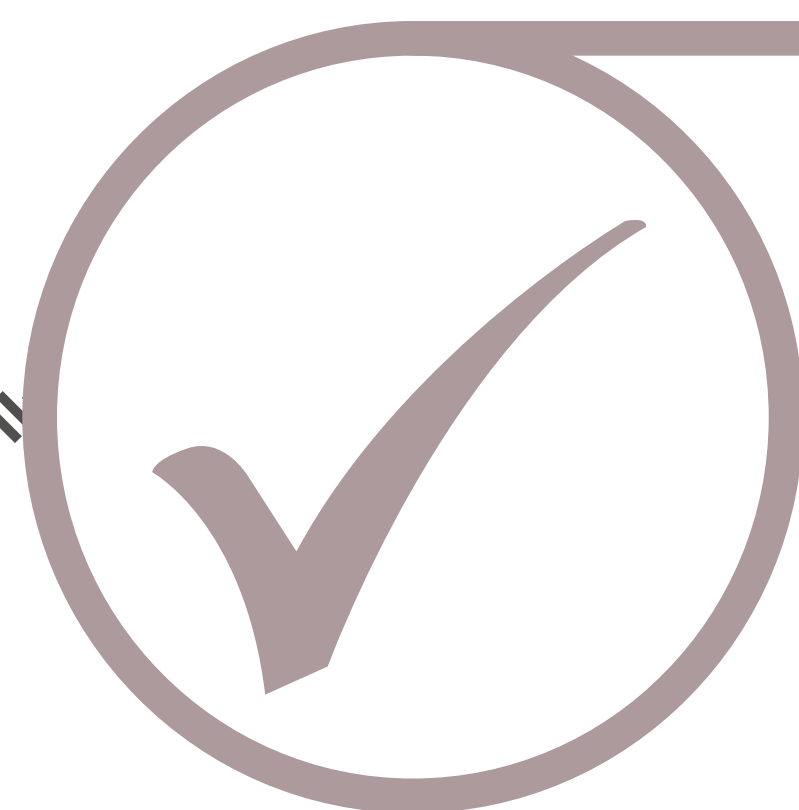
In the coming months, we will come back to the community with design concept(s) for waterfront redesign, Area 3 site plan and housing options, and refinements to amenity package/delivery mechanisms.

FILL OUT A COMMENT FORM



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 inform refinements to the plan, and guide redesign of the waterfront and Area 3.

STAY INVOLVED



- Add your name to our email list or sign in today to be notified of the next public event.
- Come to the next event and tell us what you think about our progress.

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'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 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.
- 5 Come to the next event and tell us what you think about our progress.