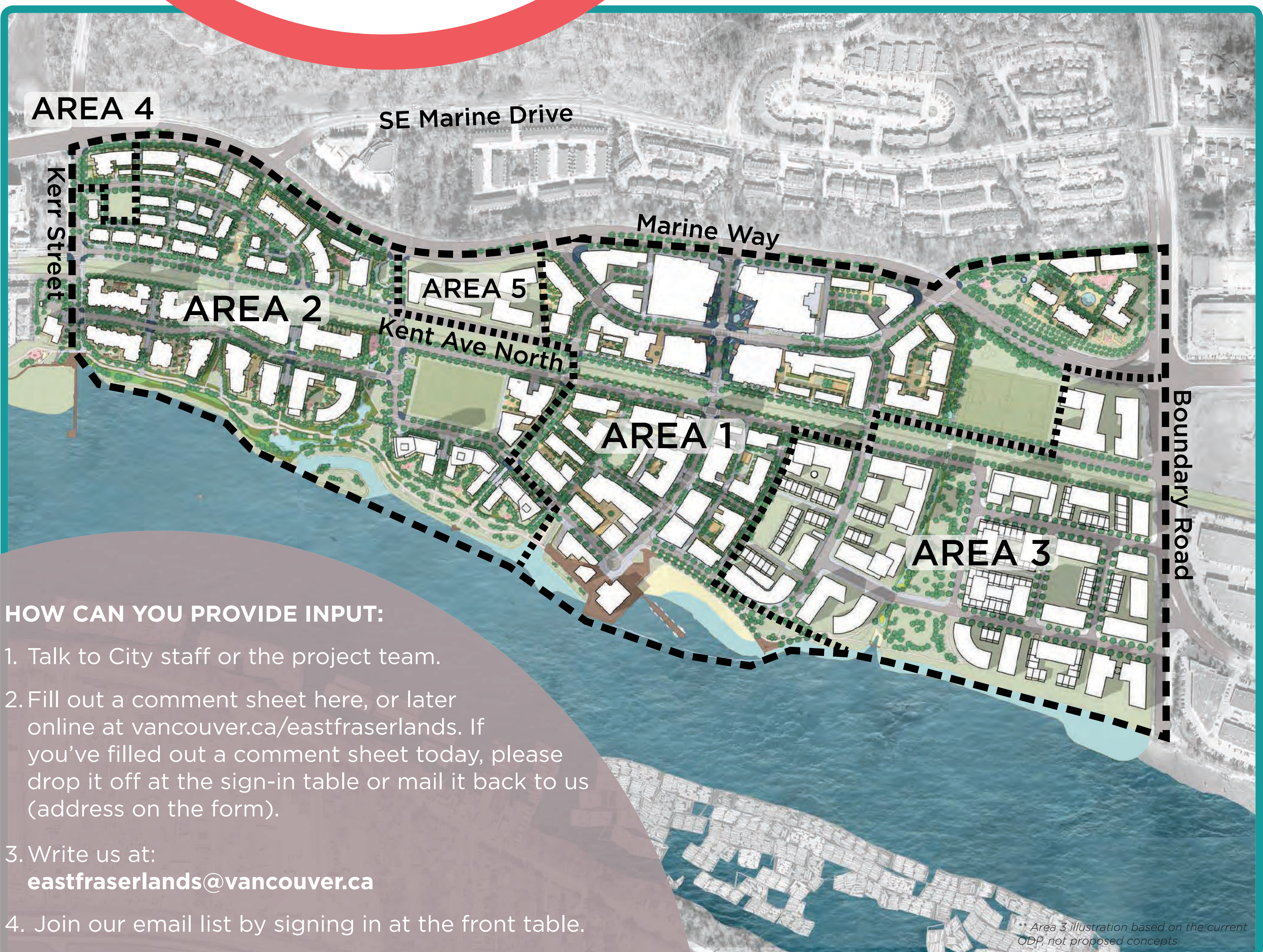


*It has been over a decade since the East Fraser Lands Official Development Plan (EFL ODP) was approved in 2006. On June 14, 2017, Vancouver City Council endorsed a planning program to review and update the EFL ODP to reflect:*

- Explore options to increase housing diversity in Area 3
- 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 rezoning of Area 3.



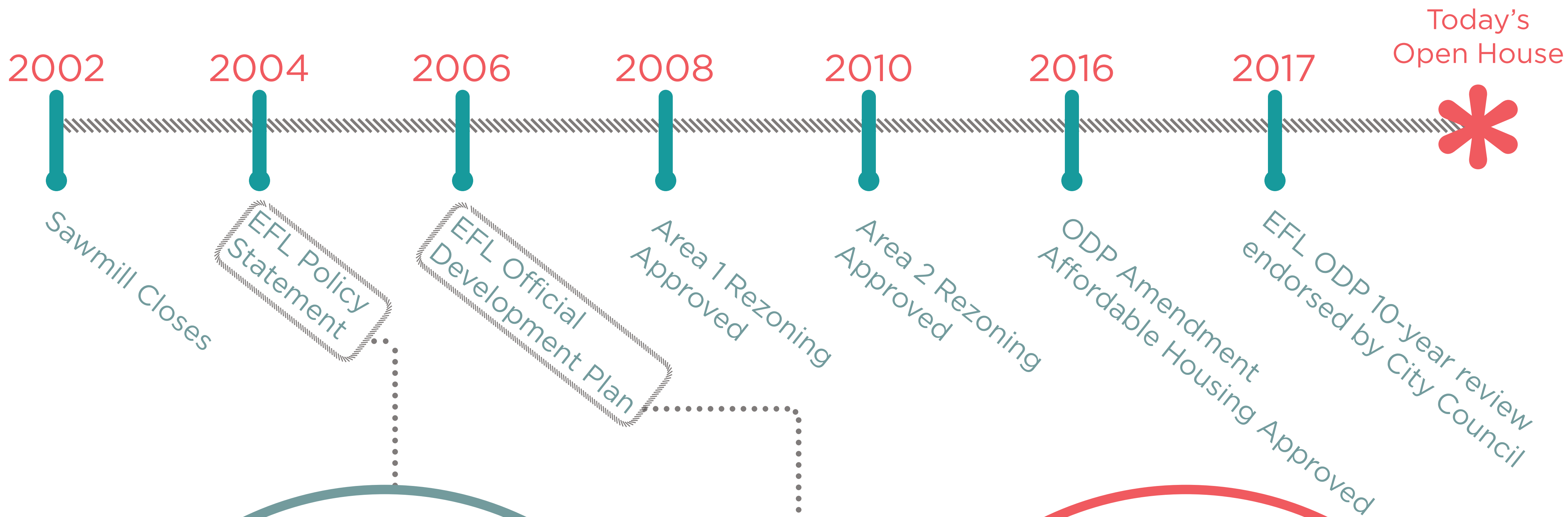
### HOW CAN YOU PROVIDE INPUT:

1. Talk to City staff or the project team.
2. Fill out a comment sheet here, or later online at [vancouver.ca/eastfraserlands](http://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](mailto: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.

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



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 51 ha (128 ac) site.



## 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:

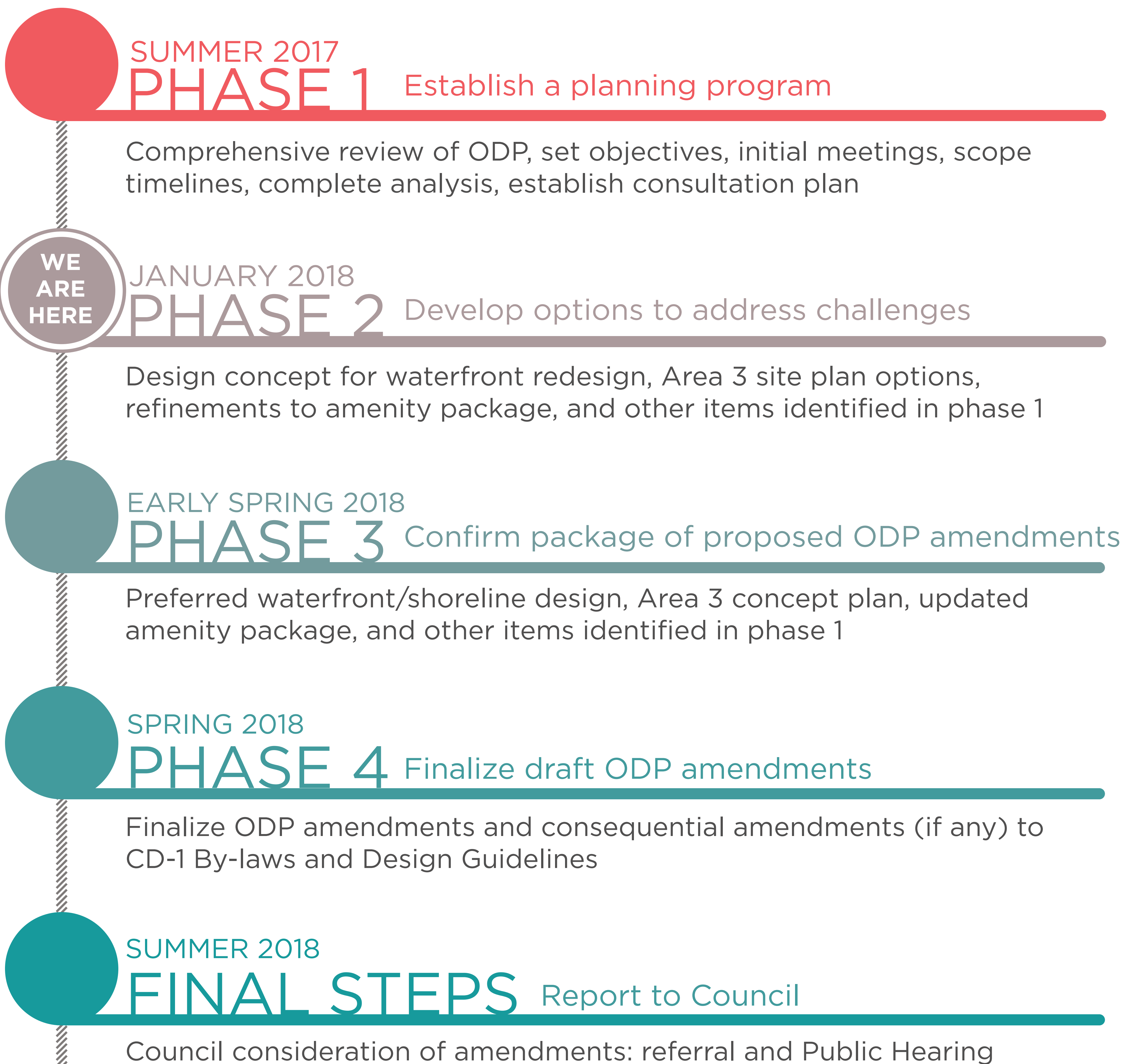
- land use and density
- housing type and tenure
- community amenities
- access and movement
- building form, layout and height
- parks and open spaces, and
- development phasing



# 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.



*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

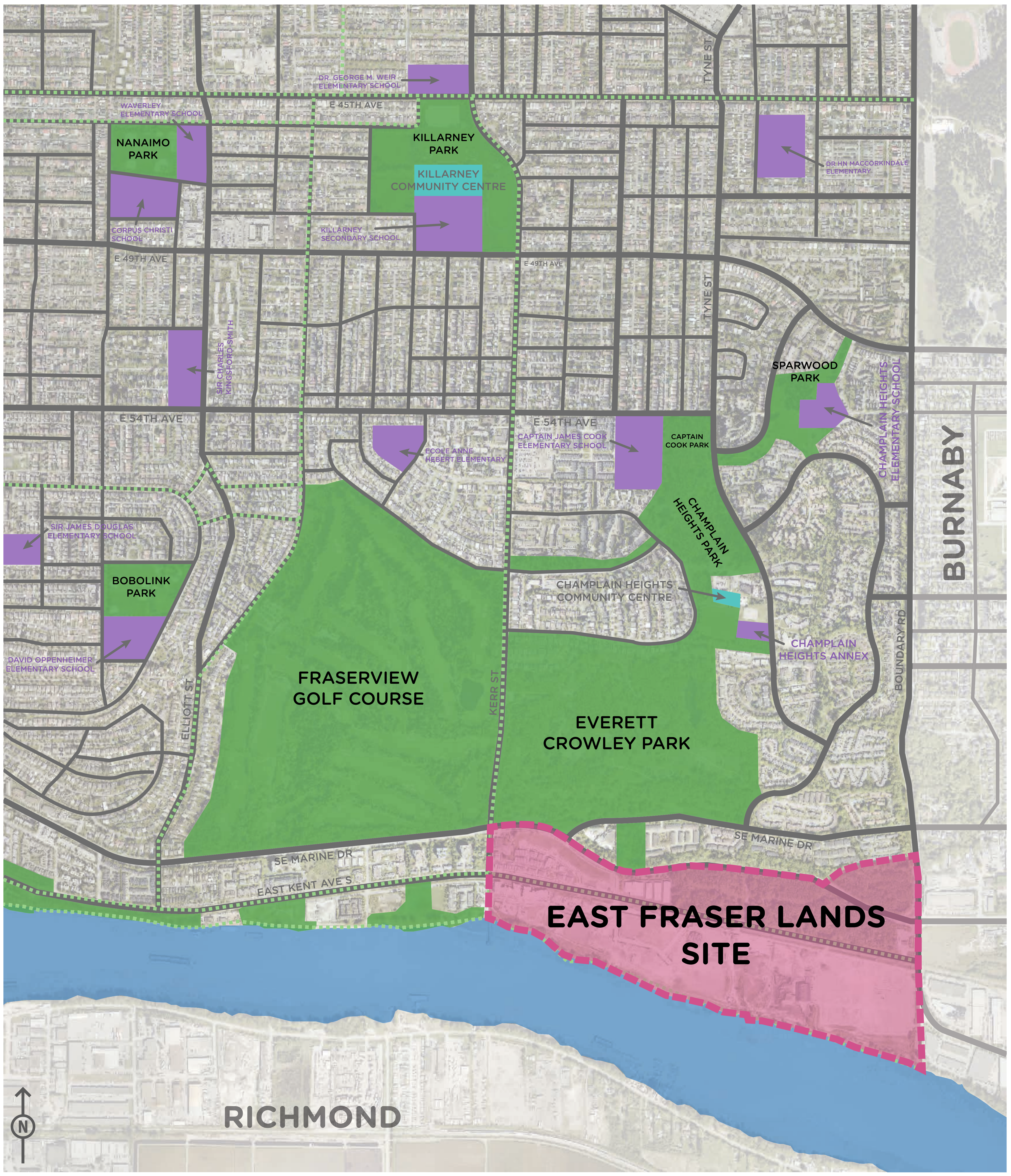
- Coordinate the EFL ODP 10-year review planning program.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure City policies and directions, landowner's objectives, and community priorities, are reflected in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

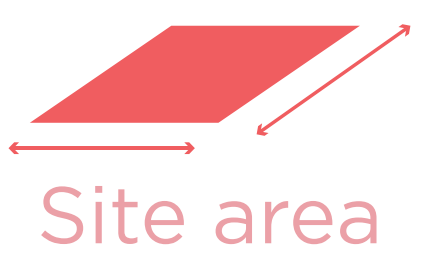




- PARKS
- SCHOOLS
- COMMUNITY CENTRES
- EAST FRASER LANDS SCHOOL SITE
- BIKE PATHS



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



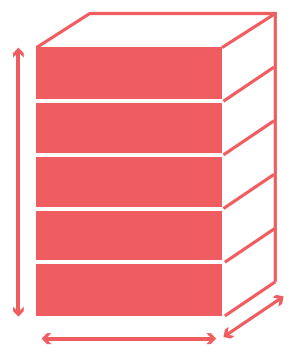
Site area

51 hectares  
(128 acres)



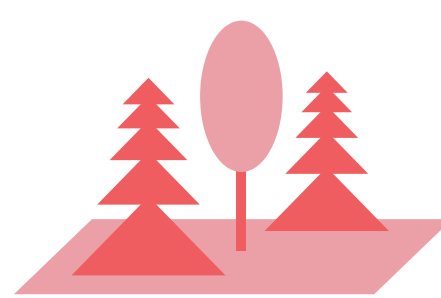
Housing Types

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



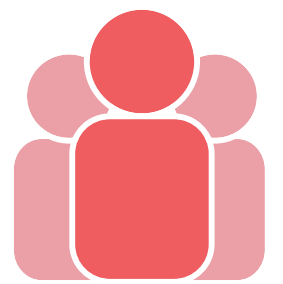
Total Floor area

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



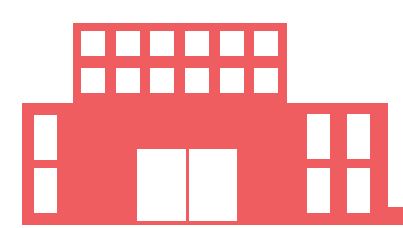
Childcare Facilities

- 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



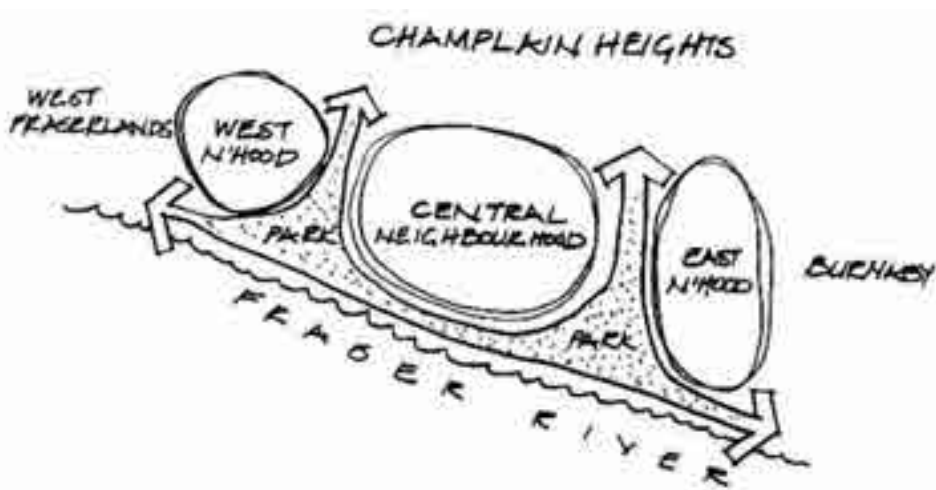


The EFL ODP includes a set of urban design principles, which establish:

- 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 revising of Area 3.

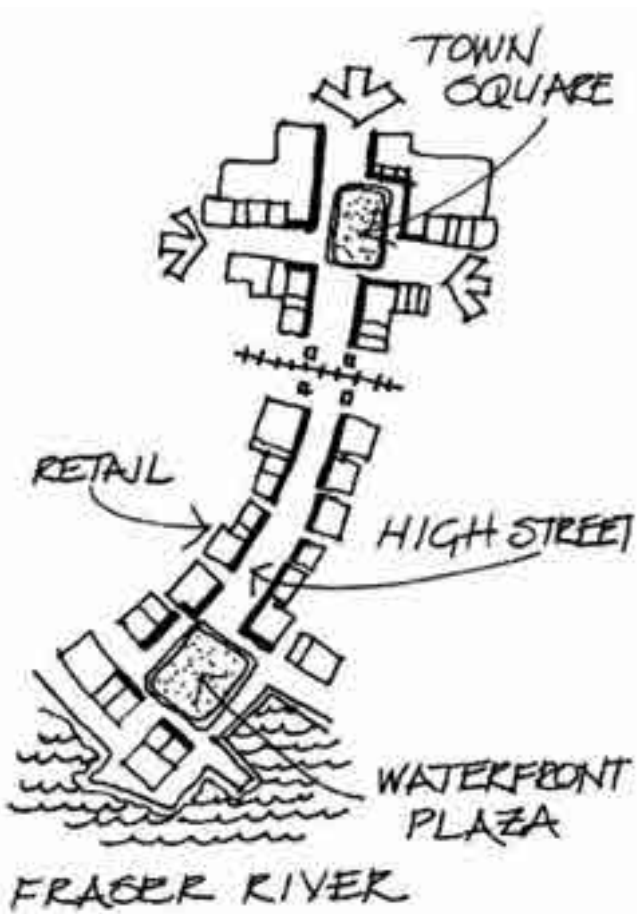
## Distinct Neighbourhoods



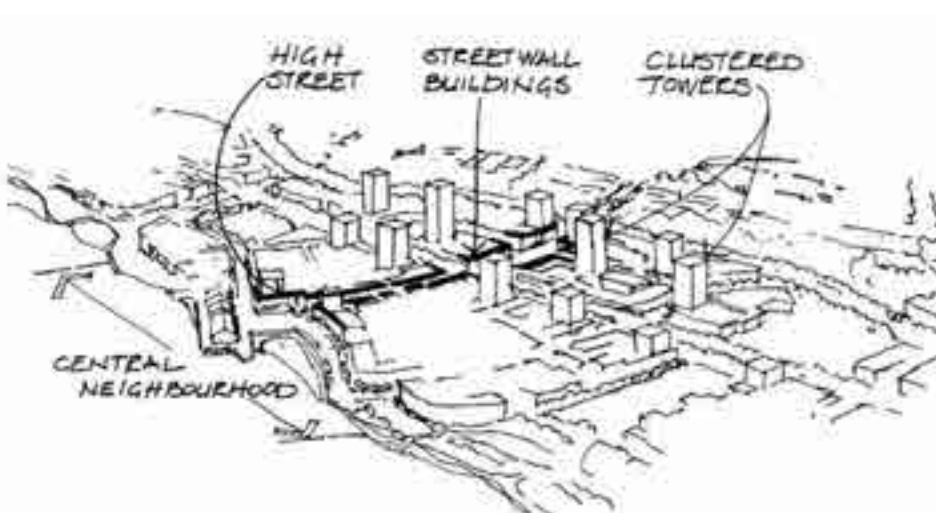
Land use and development intensity



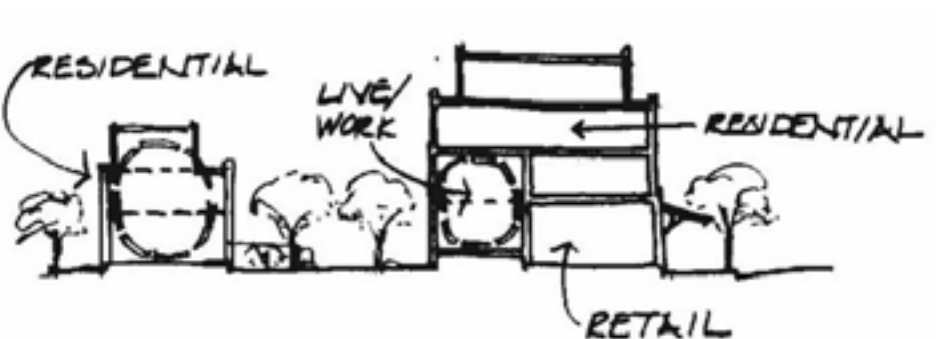
High street



Clustered towers



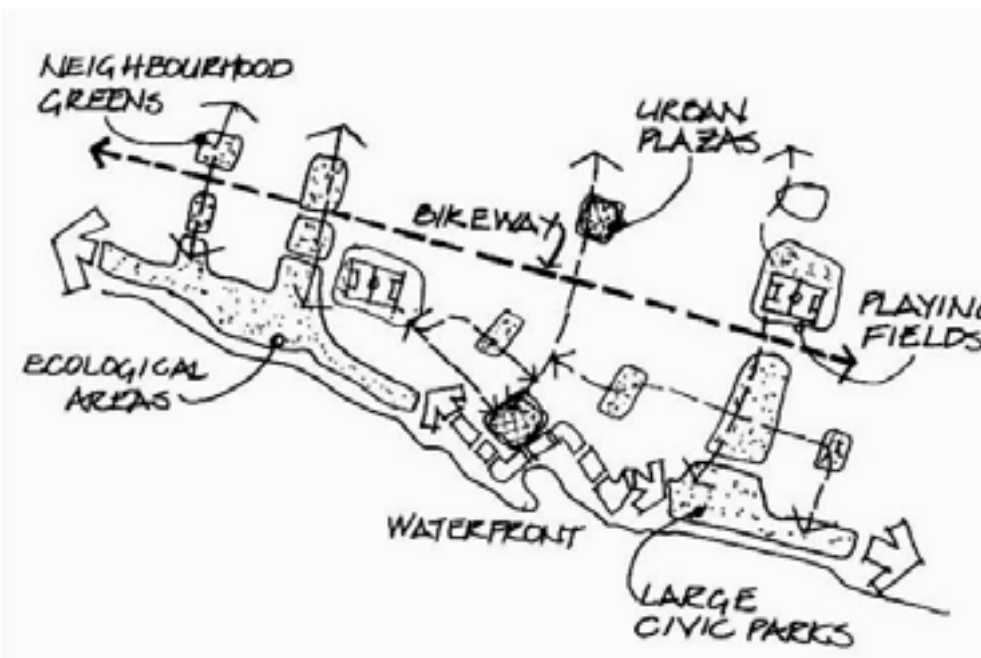
Mixed uses



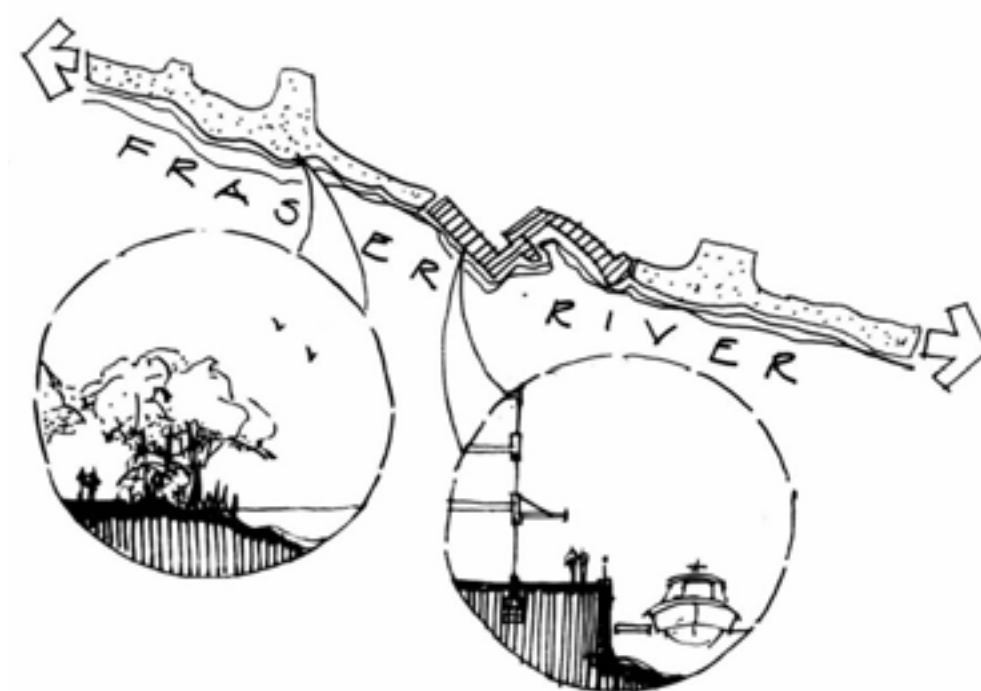
Mixture of building types and scales



## Open space network



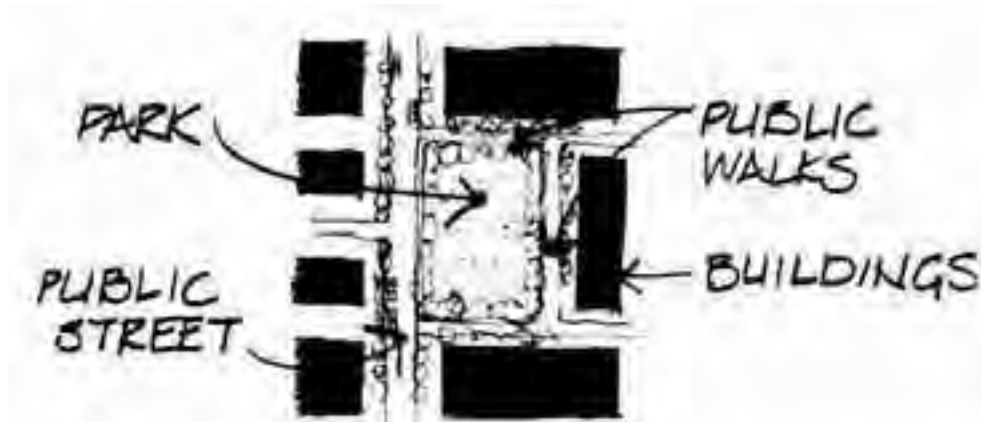
## Continuous foreshore park



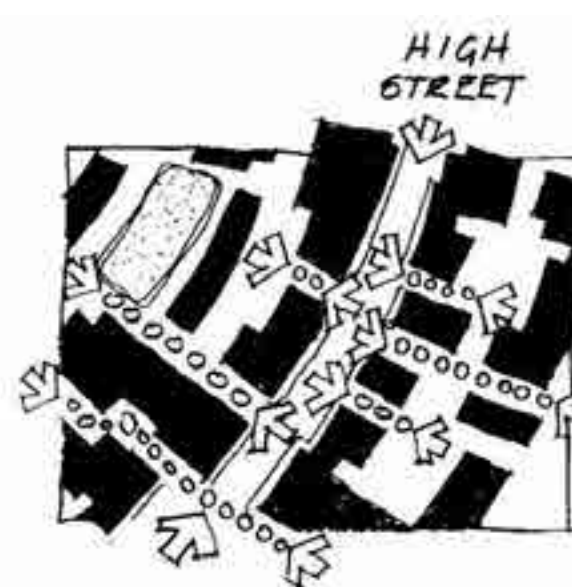
## Neighbourhood greens



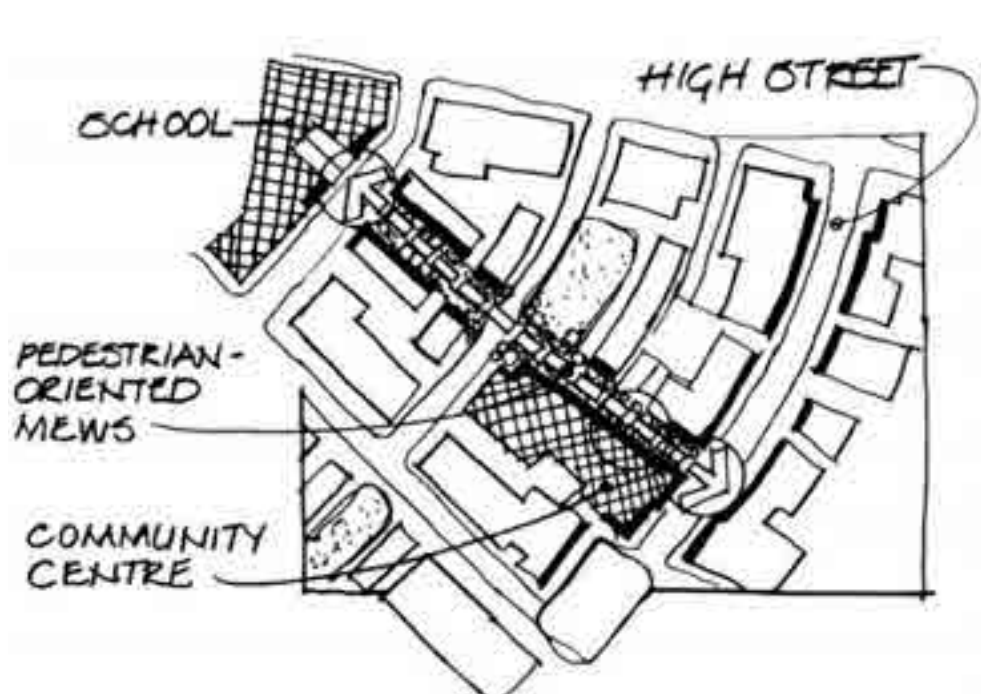
## Public edges for public spaces



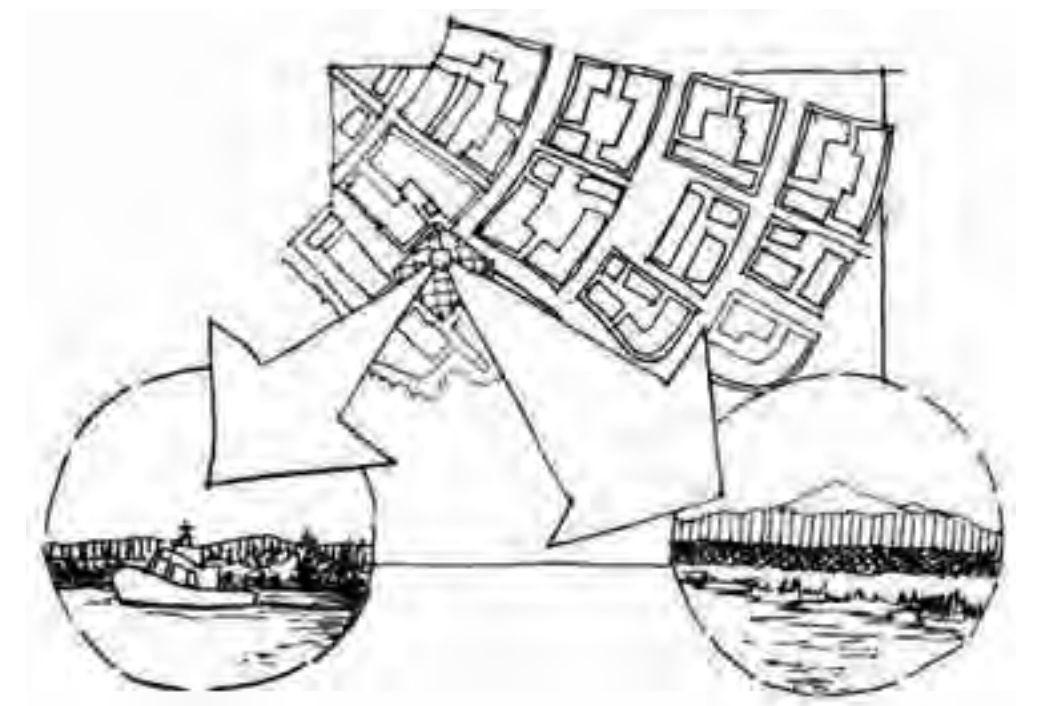
## High street connectivity



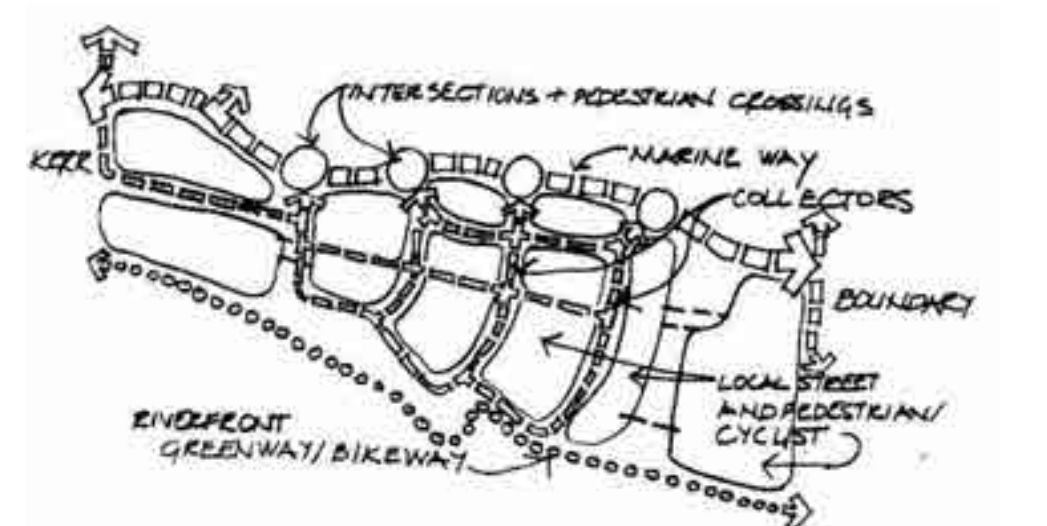
## Visual connections



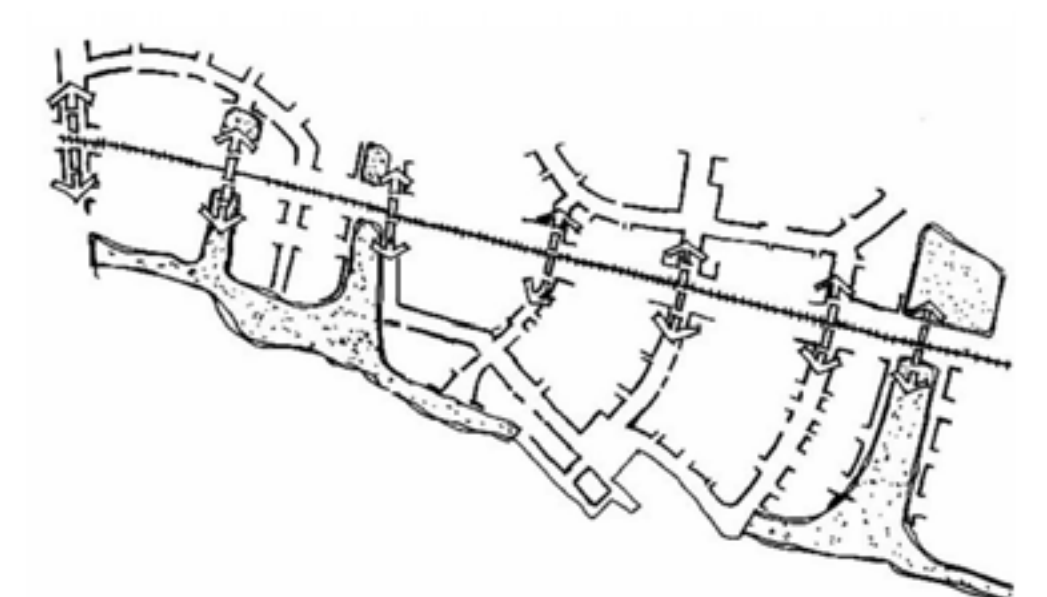
## Views



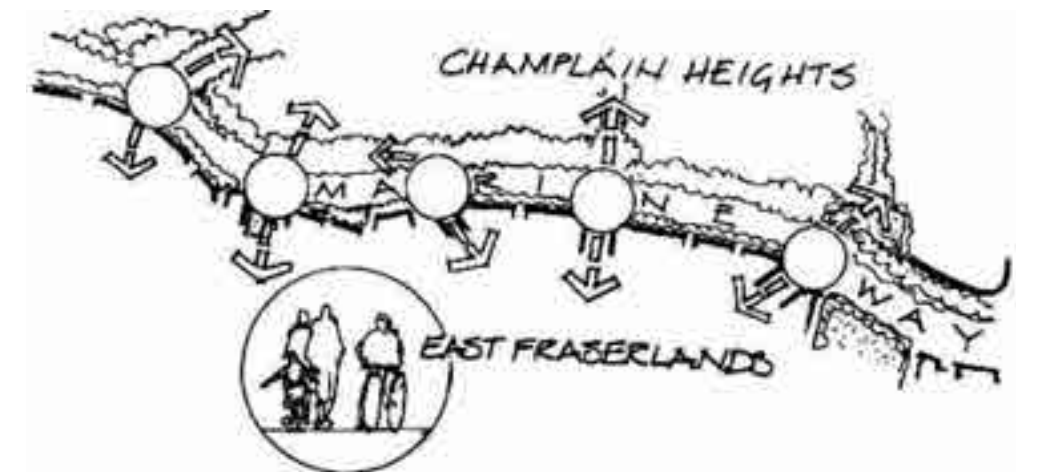
## Hierarchy of movement



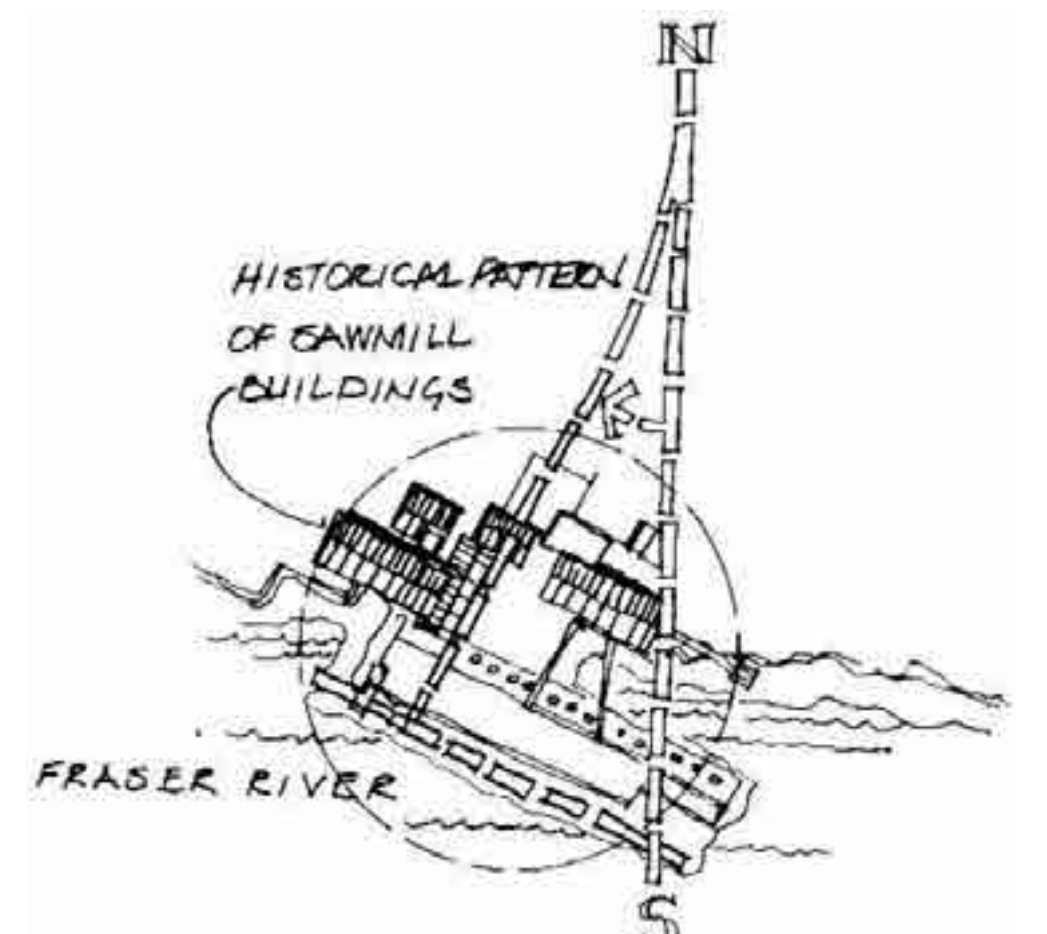
## Rail corridor



## Marine way frontage



## Historical patterning

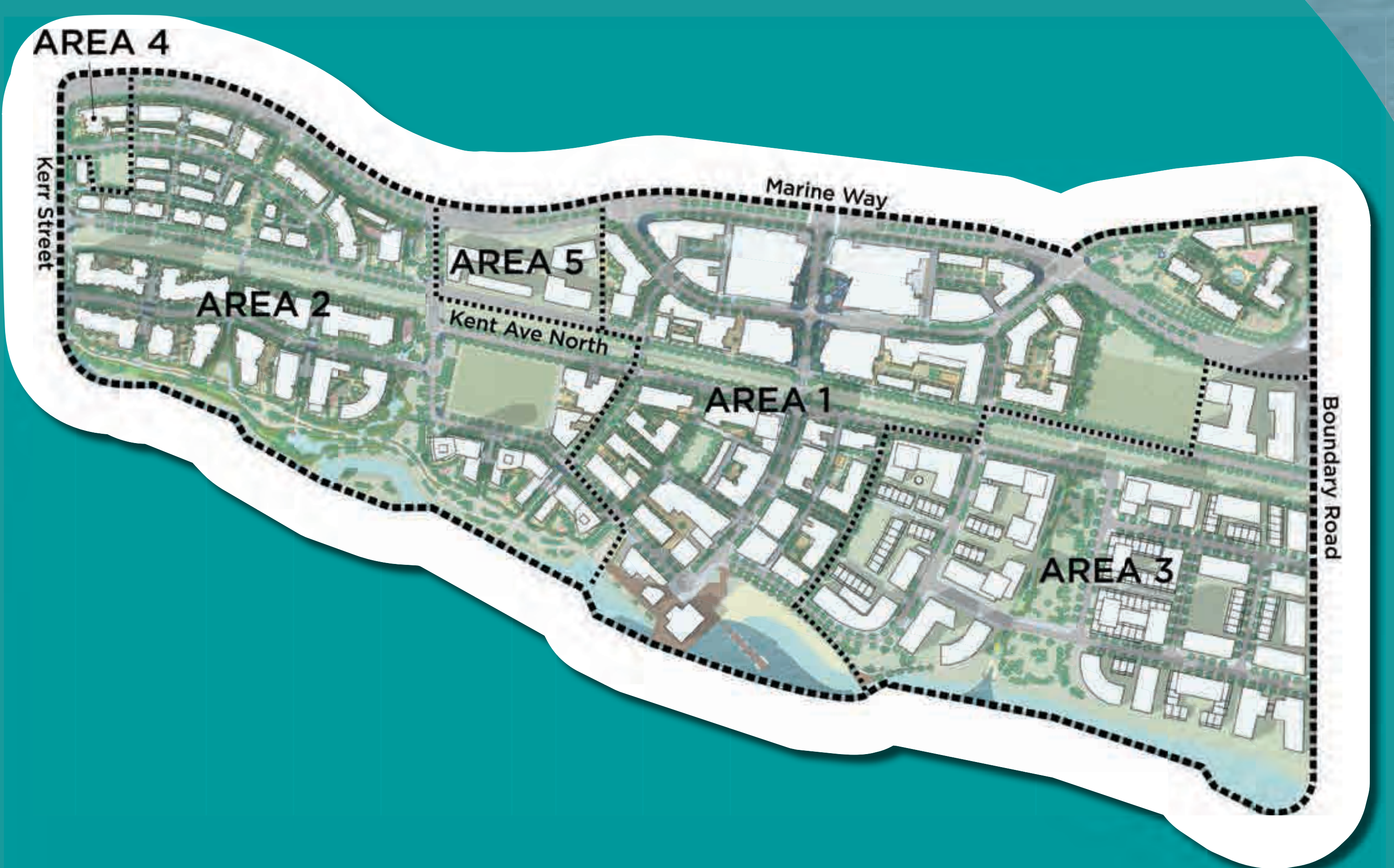




# DEVELOPMENT PROGRESS



## AREA MAP



**AREA 3**

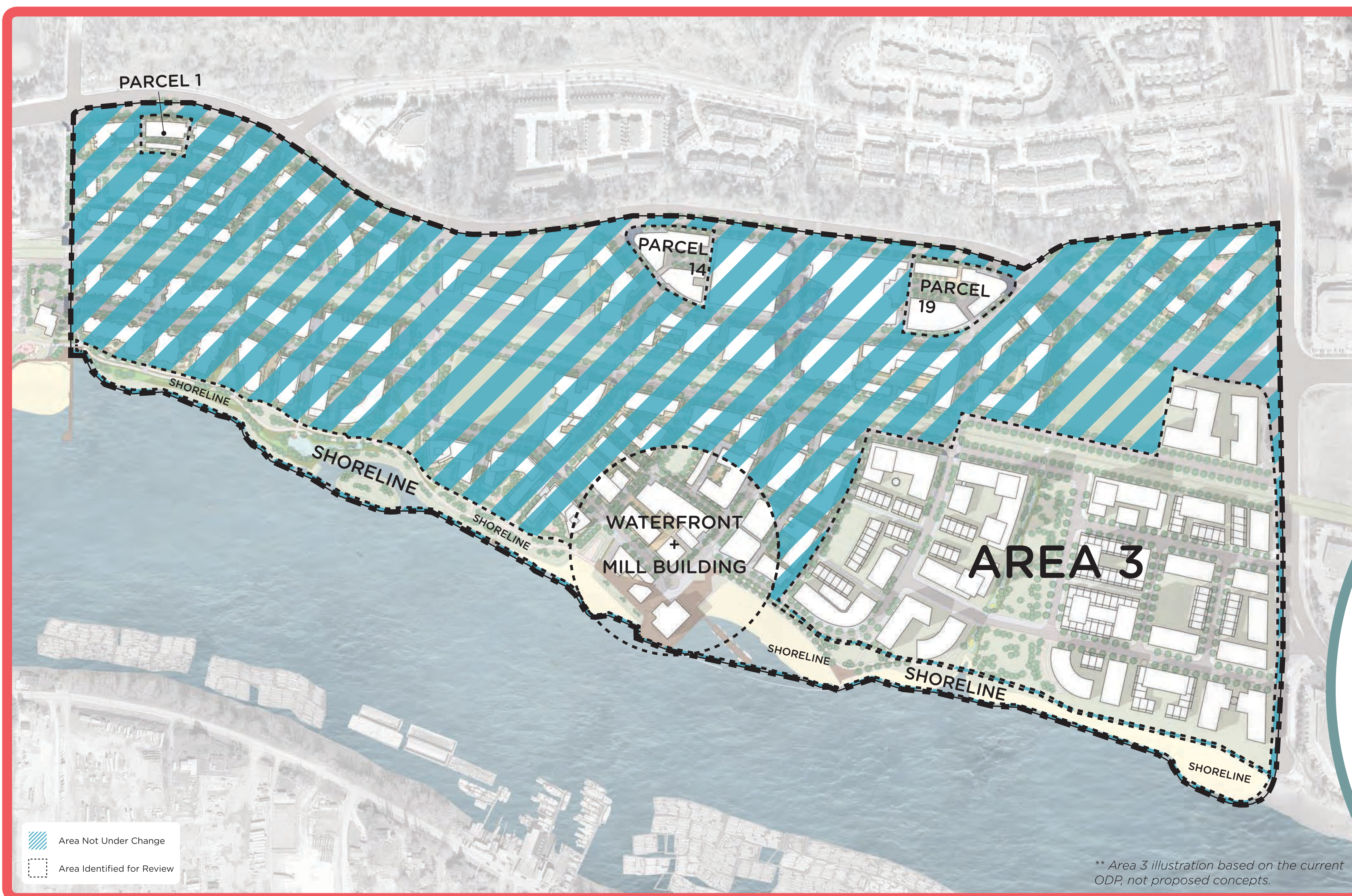
- Area 3 - under review
- Constructed
- Under Construction
- Design in process
- Upcoming



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



**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:

**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. The review provides an opportunity to address some of these challenges.

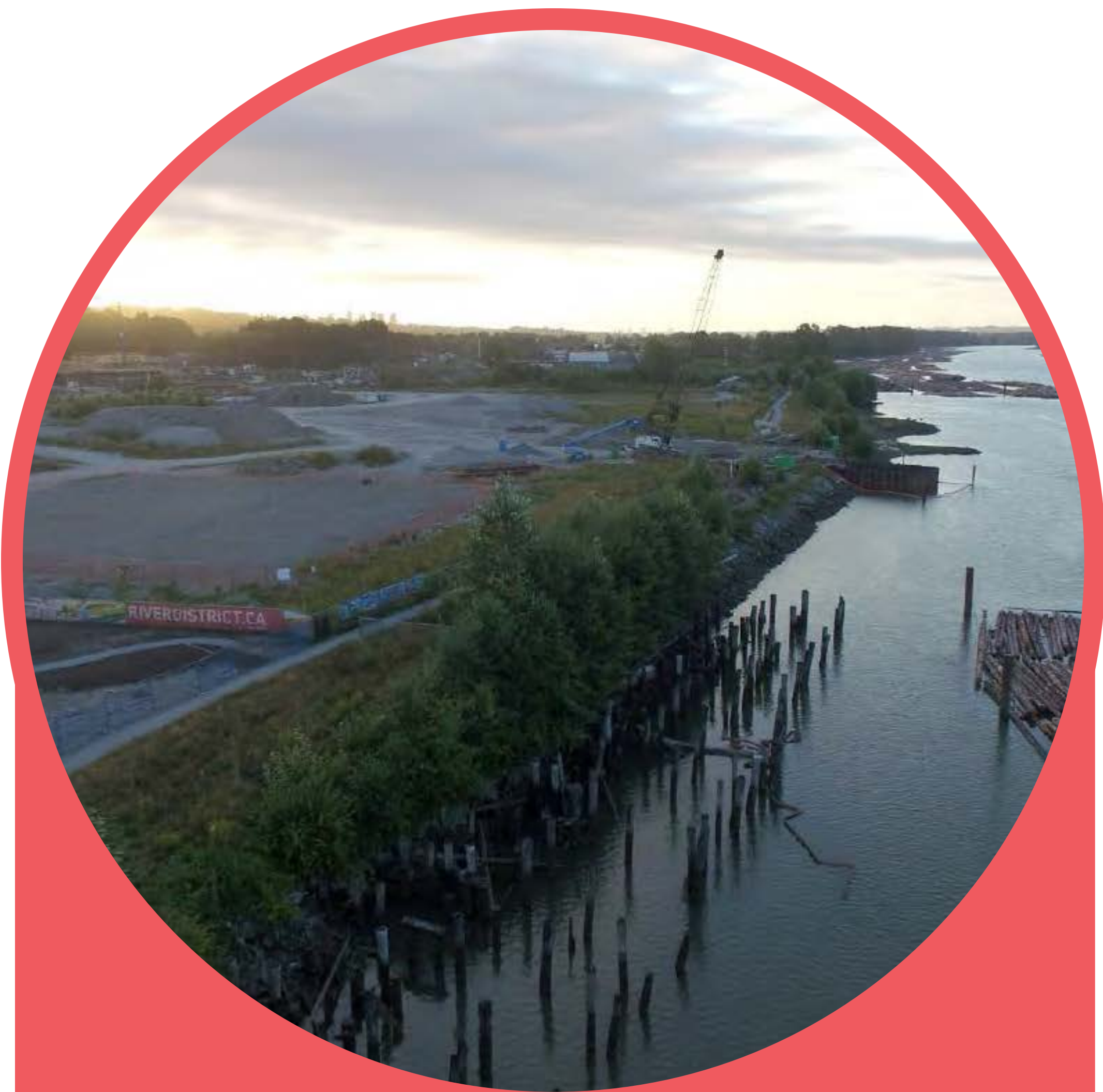
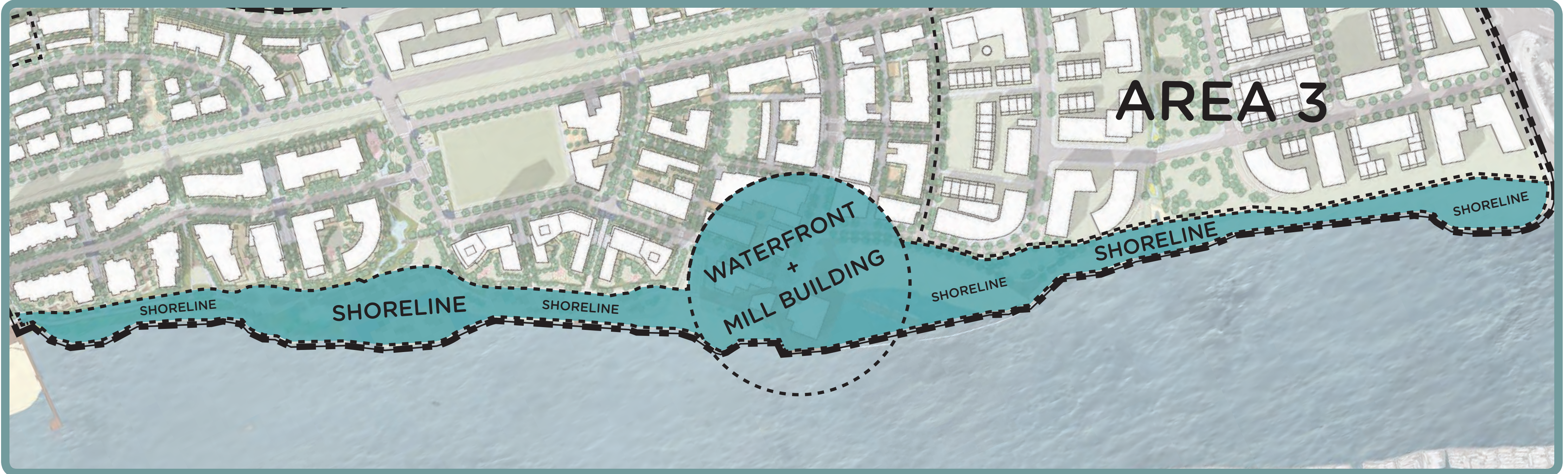
**OTHER AMENDMENTS**

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.

**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.





**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 m to 4.6 m to allow for 1 m 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.

On November 20, 2017, Vancouver Board of Parks and Recreation approved the design of new parks in Area 2 (the western neighbourhood) which include flood mitigation measures. For more information: [vancouver.ca/parks-recreation-culture/east-fraser-lands-parks.aspx](http://vancouver.ca/parks-recreation-culture/east-fraser-lands-parks.aspx)

**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.



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 park.



## ODP SUPPORTS

- 194,471 sq. m (2.1 M sq. ft.) residential and light industrial live-work
- 2.5 ha (6.2 ac.) park
- Secondary school site
- 53,000 sq. m (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:

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

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

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

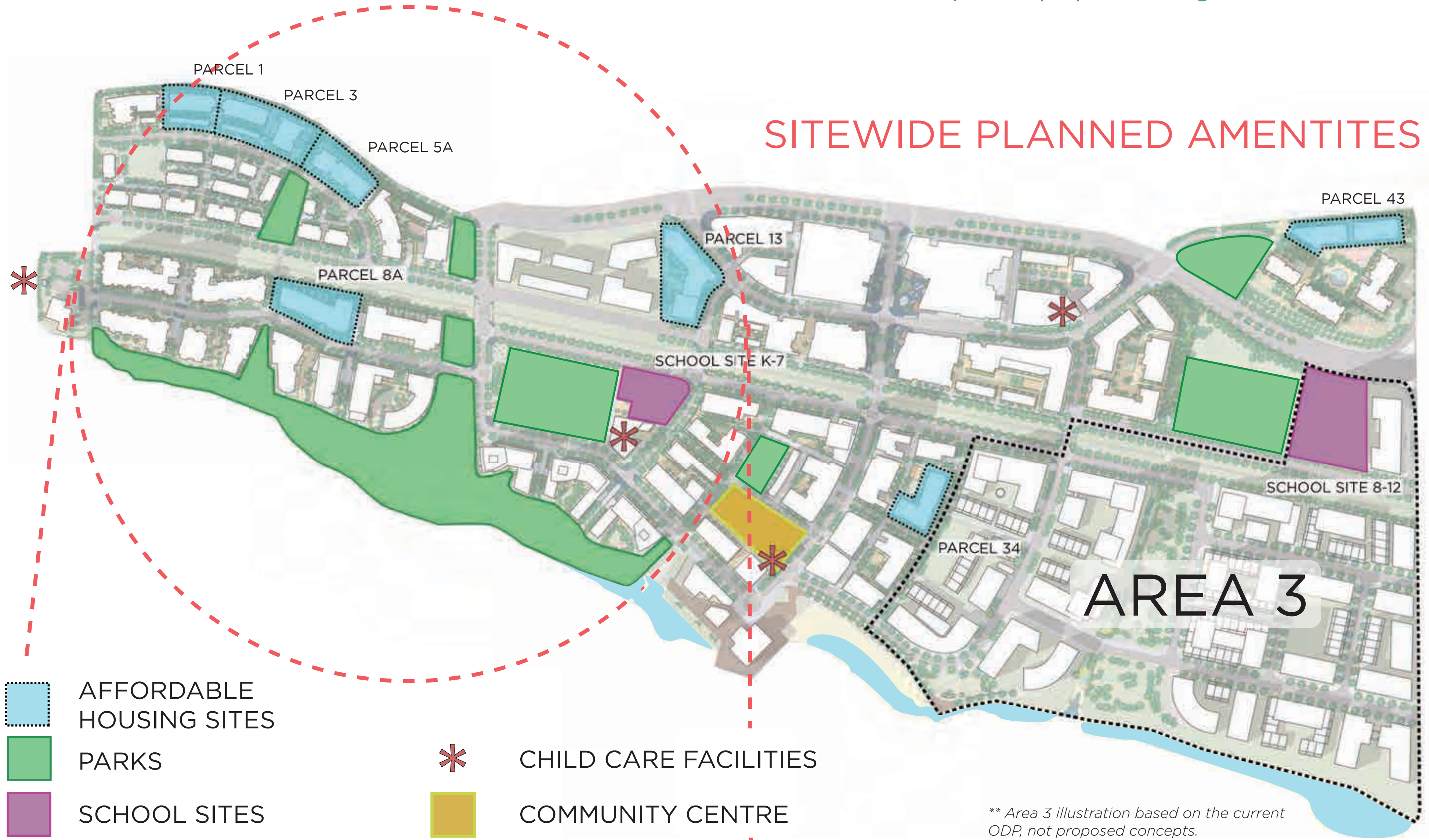




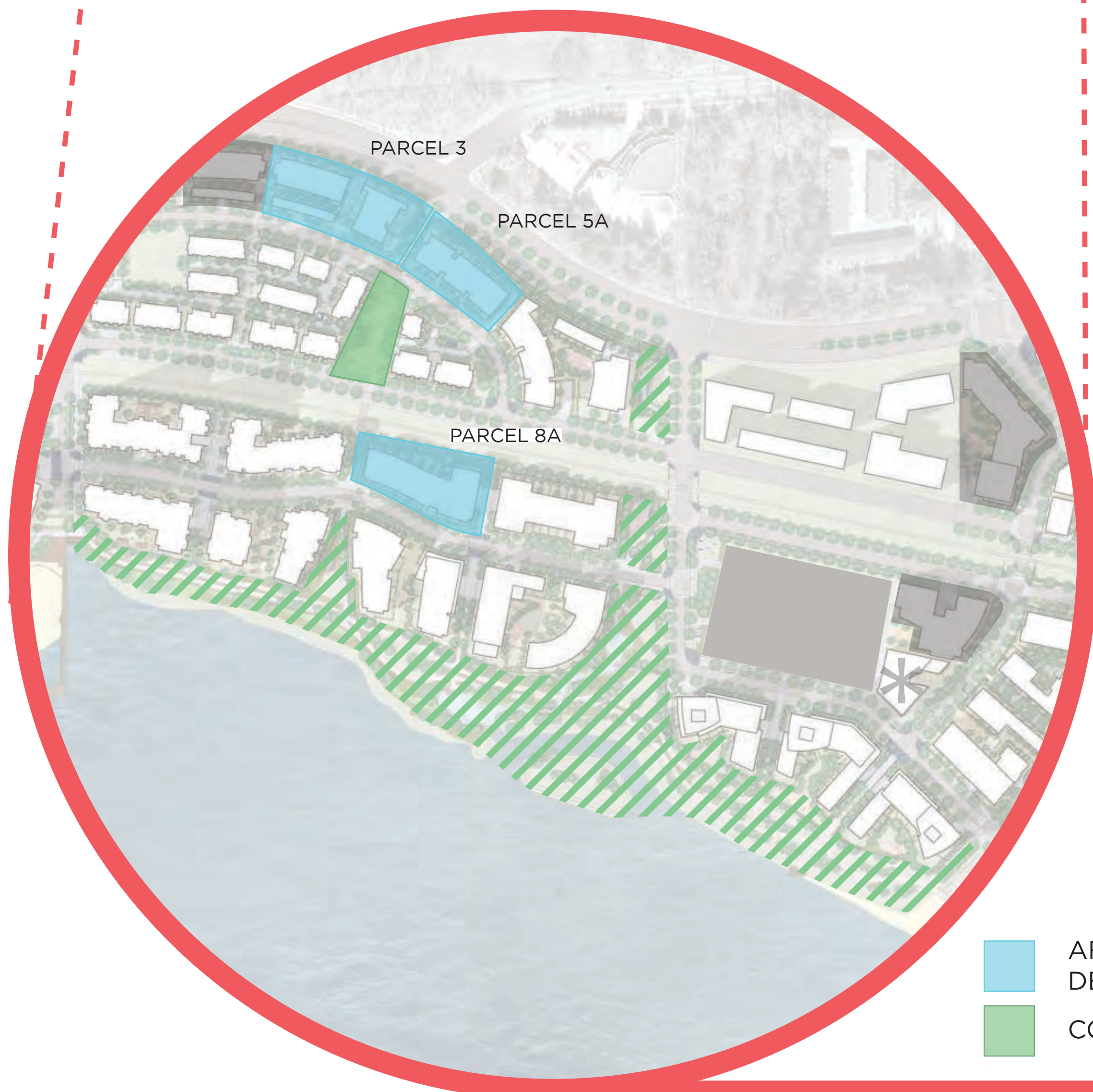
The EFL ODP includes a robust package of public amenities to support the new community, including 10.2 hectares (25.2 acres) of parks and public open space, a 2,790 sq. m (30,000 sq.ft.) community centre, four childcare facilities with spaces for 256 children, 140 after school-care spaces, two school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



## 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. The design of these parks was approved by the Park Board in November 2017 and the design team are furthering the details with plans to start construction in mid-2018.

## AFFORDABLE HOUSING

Within the coming months, the City will have completed the purchase of five affordable housing sites which will accommodate 49,400 sq. m (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 Strategy (2017)



Vancouver Bird Strategy (2015)

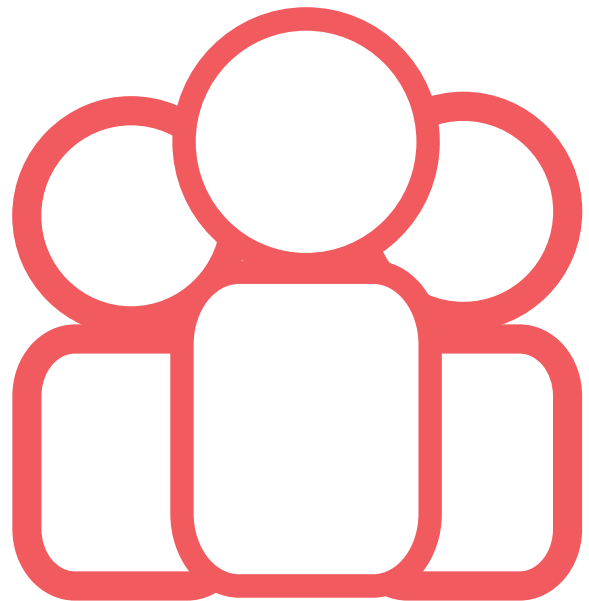




## OPEN HOUSE #1

On July 22 and July 26, 2017, the City hosted two open houses to launch the East Fraser Lands (EFL) 10-year Official Development Plan (ODP) review planning program. A total of 228 people attended the events over the two days.

A paper questionnaire was available at the open houses and online. The online questionnaire was accessible between July 22 and September 6, 2017. What follows is a summary of the results, and the extended consultation summary can be found online at: [vancouver.ca/eastfraserlands](http://vancouver.ca/eastfraserlands).



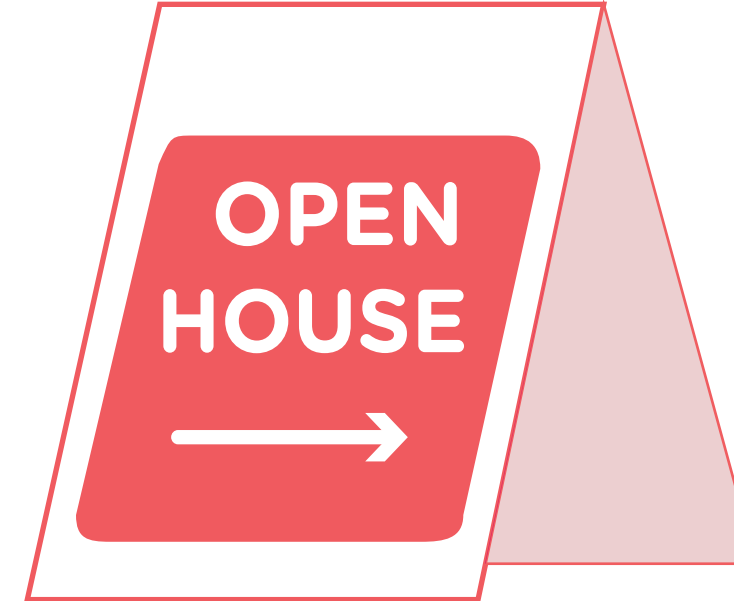
**228+**

RESIDENTS, NEIGHBOURS AND FRIENDS OF EFL WERE ENGAGED



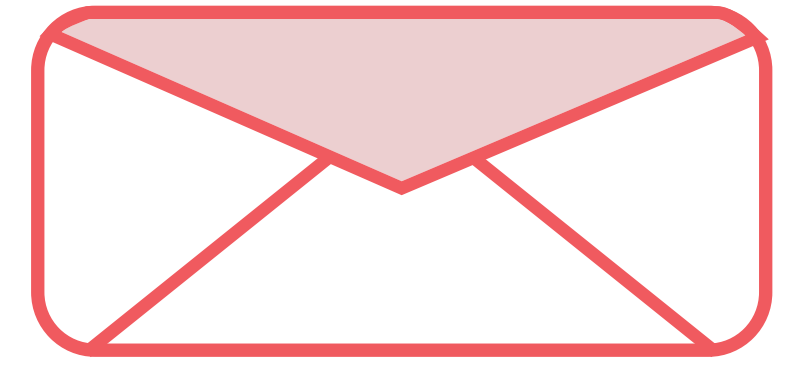
**105+**

FEEDBACK FORMS WERE RECEIVED ONLINE THROUGH TALK VANCOUVER AND IN PERSON AT OUR EVENTS



**2**

PUBLIC OPEN HOUSES WERE HELD ON SITE AND AT CHAMPLAIN HEIGHTS COMMUNITY CENTRE



**5,000+**

POSTCARD NOTIFICATIONS WERE SENT IN THE MAIL

### PLANNED NEW COMMUNITY

#### WHAT DO YOU LIKE

A number of respondents identified the river front path as something they like about the western neighbourhood. Furthermore, many identified the building scale, accessibility to the river, parks/open space, and the introduction of community facilities and events (among others) as something that they like.

#### WHAT NEEDS IMPROVEMENT

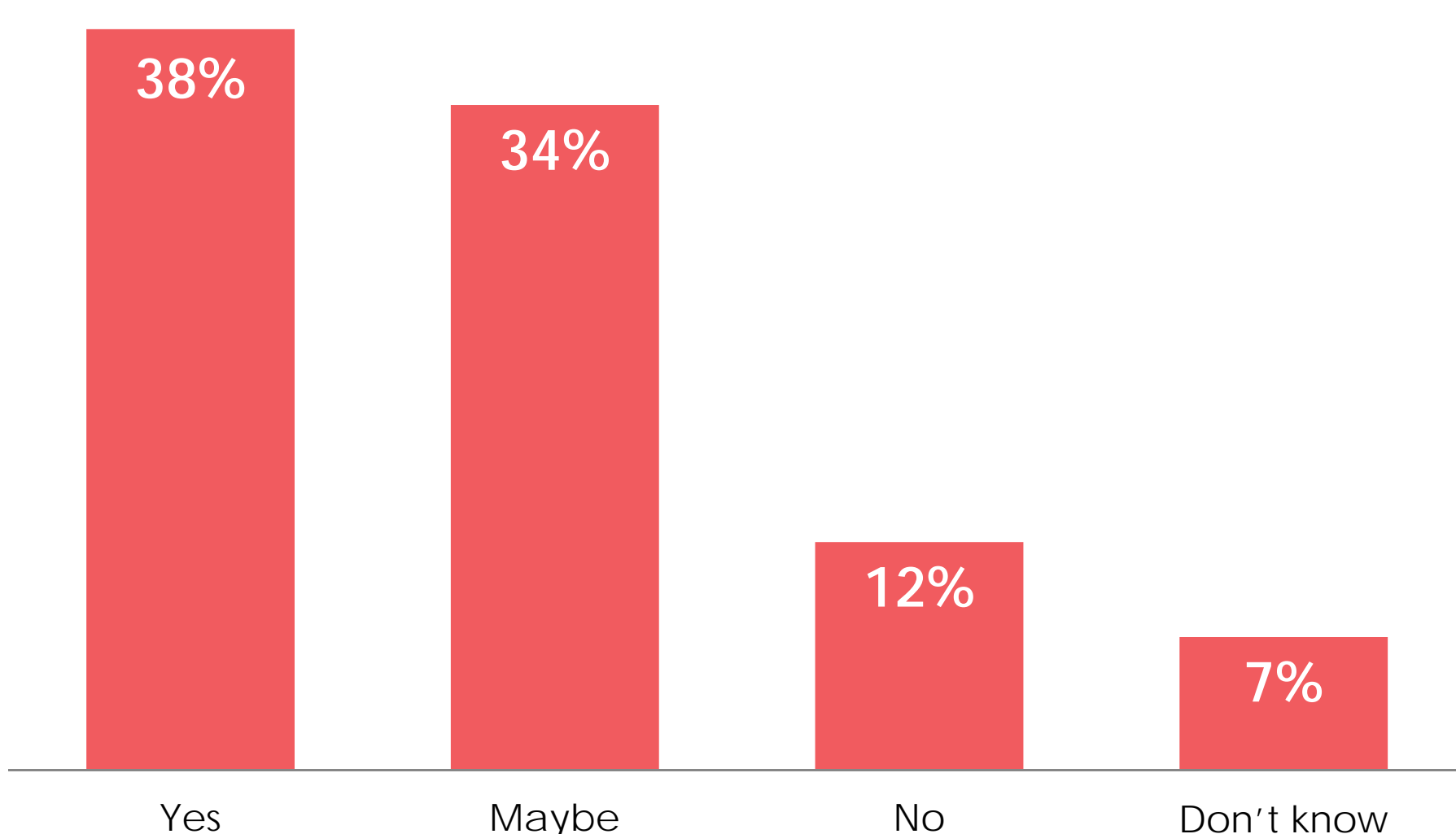
Respondents explained that access to public transit and availability of public parking are issues in need of improvement. Other suggestions include:

- more pedestrian oriented areas
- improved access to parks/open space
- reduce vehicle congestion in the area
- access to childcare/school/community centre

### PUBLIC BENEFITS

#### IS THIS THE RIGHT PACKAGE OF PUBLIC AMENITIES TO SERVE THE NEW AND EXISTING COMMUNITY?

The majority of respondents said that this is the right public amenity package to serve the new and existing EFL community (38%). 34% of respondents selected 'maybe', and 12% said that this isn't the right package of public amenities.



#### IS THERE ANYTHING MISSING?

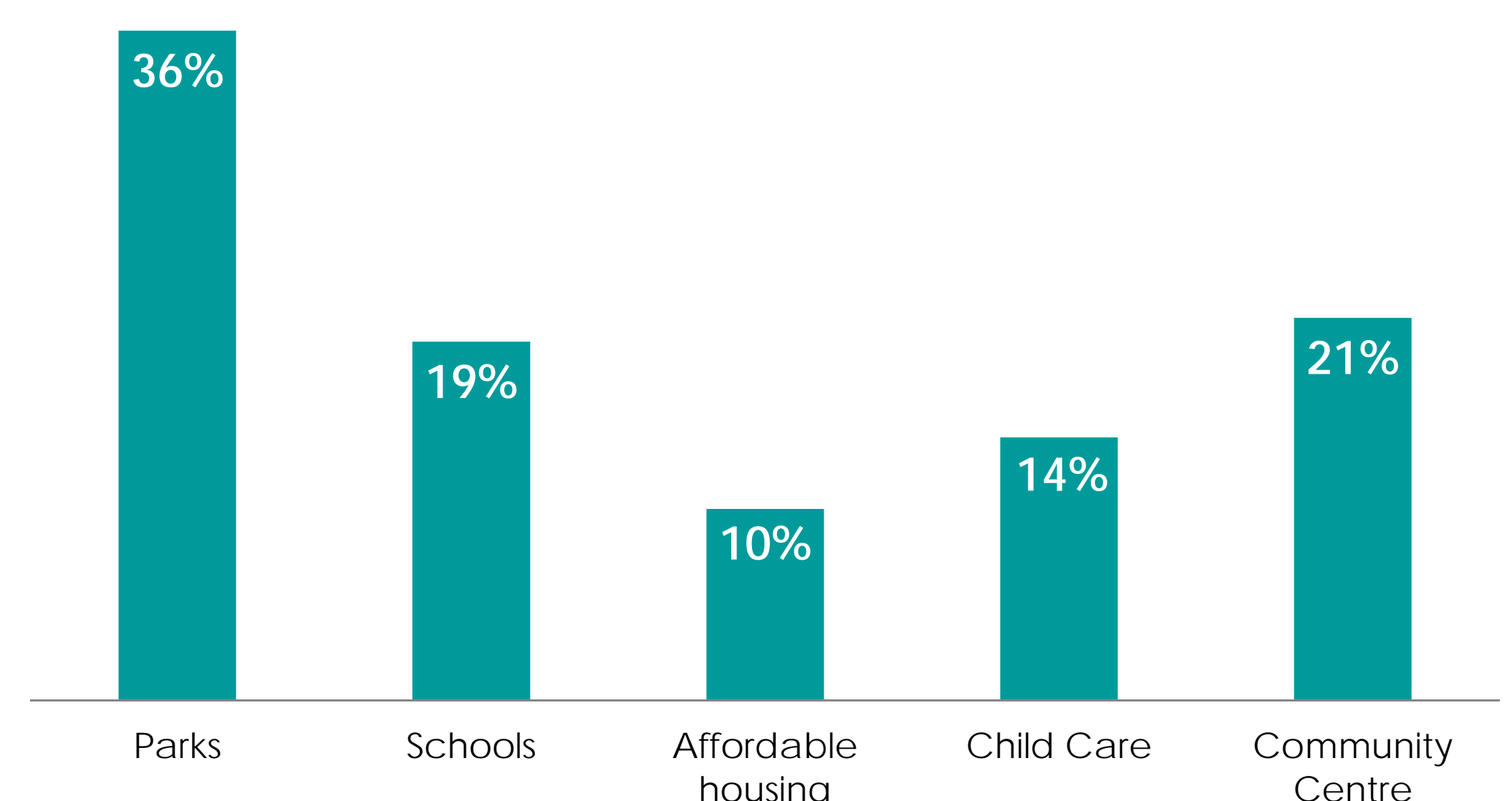
- more childcare spaces
- a seniors centre
- more parks & open space
- public transit options
- public bathrooms
- a larger community centre
- more public parking
- local serving commercial retail

### FRASER RIVER SHORELINE

Many identified the importance of maintaining accessibility to the river as being important in the design on the shoreline and waterfront path. Other commonly suggested ideas include:

- construction of pedestrian and bicycle paths
- off-leash dog park
- maintaining important natural areas
- design of floodable areas
- increased parks and open spaces
- benches and lighting

#### OF THE PLANNED AMMENITIES WHICH ARE THE HIGHEST PRIORITY FOR YOU?



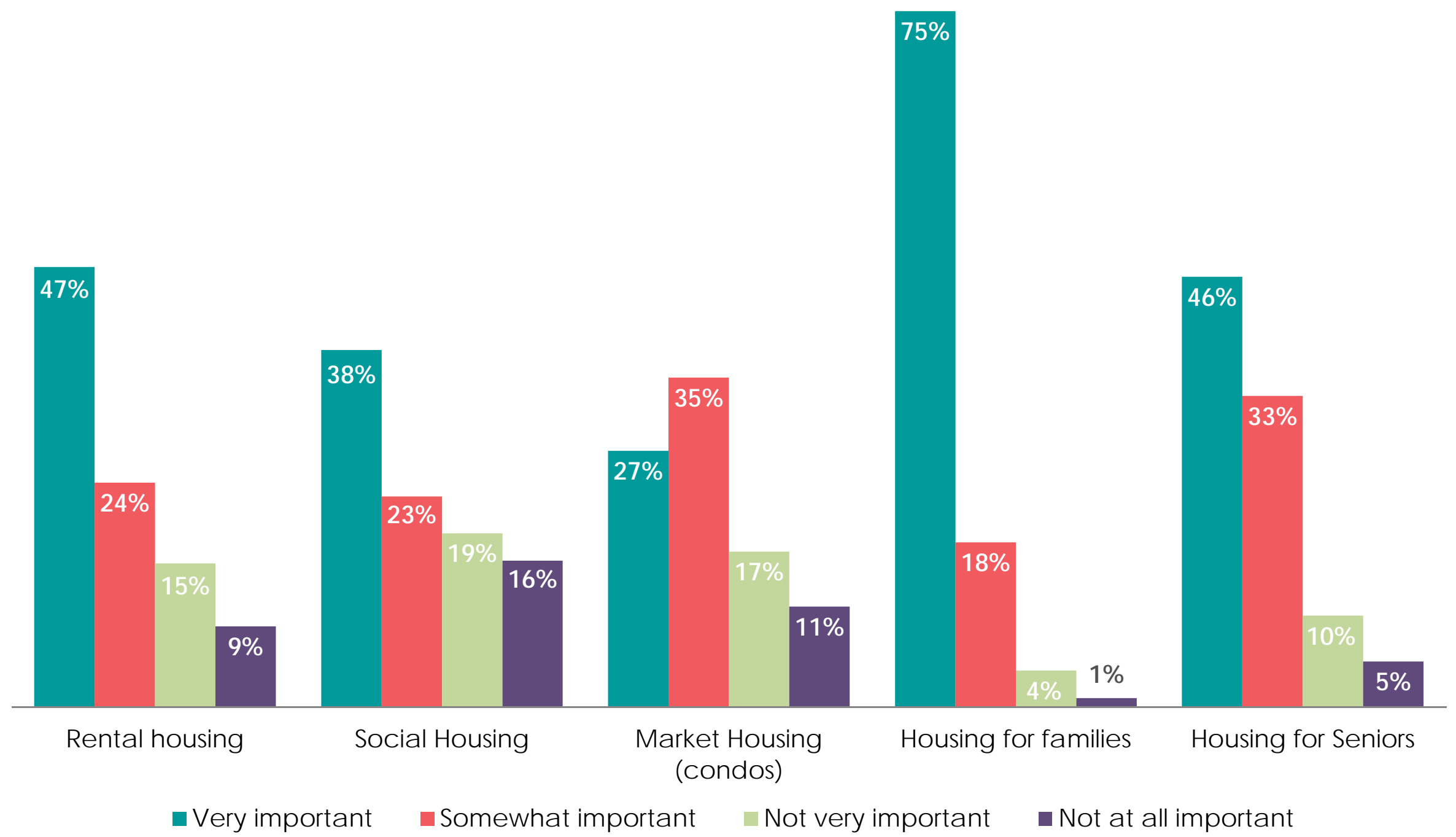


## AREA 3 REDESIGN

In the current Official Development Plan, Area 3 is envisioned to be primarily residential area, with some light industrial live-work located near Boundary Road. Area 3 also includes 2.5 hectares (6.2 acres) of parks, a site for a high school and 20% of the units for social housing. The proposed redesign will consider increased park space, transportation connections and increased diversity of housing types to address housing need.

## HOUSING TYPES

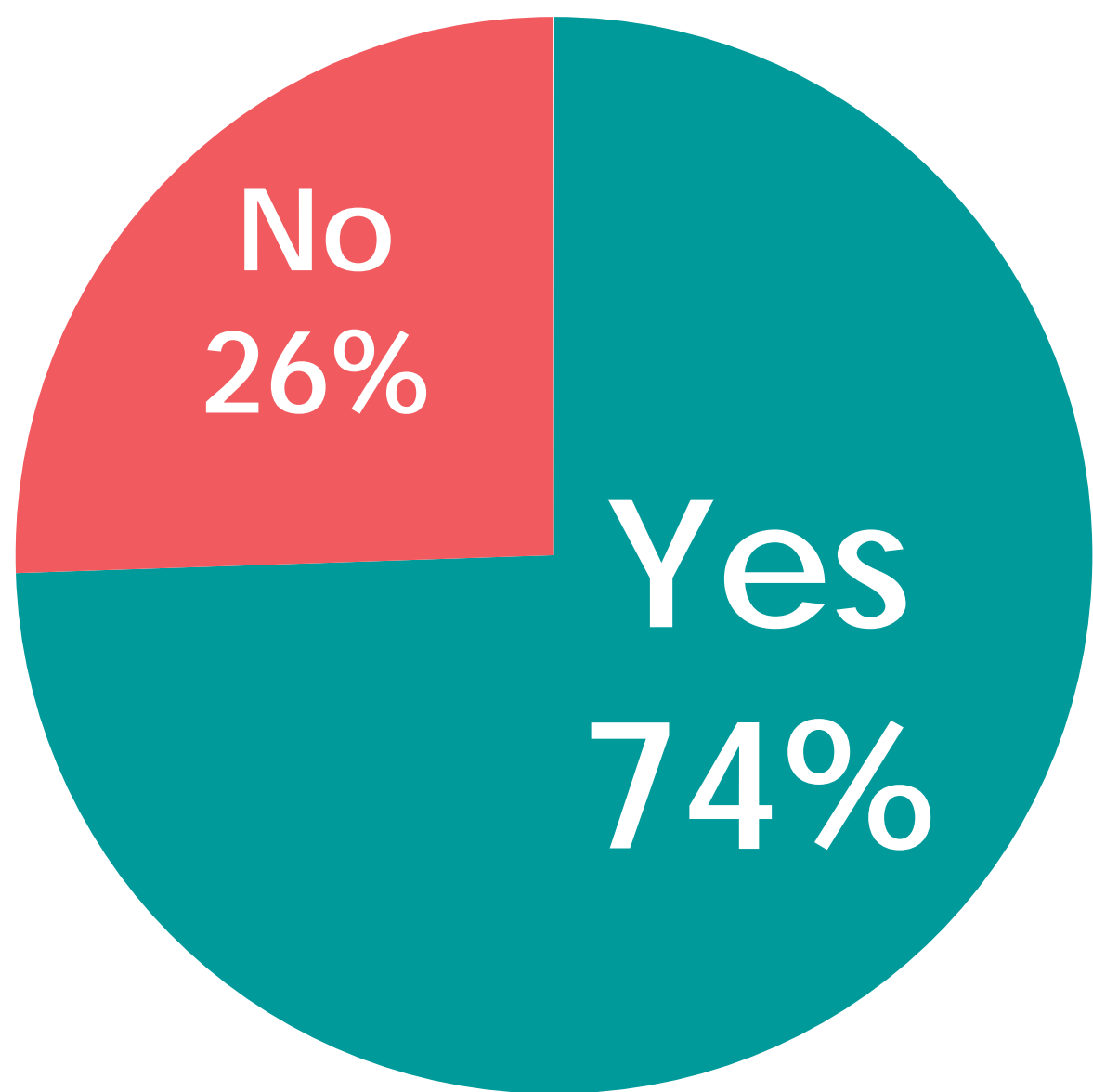
Please indicate how important the following types of housing are for the Area 3 redesign:



The above chart indicates that the majority of respondents selected housing for families as being very important in the redesign of Area 3 (75%). Of the other housing types, housing for seniors and rental housing also stood out as being very important to respondents (47% and 46%, respectively).

## MIX OF USES

Should Area 3 incorporate a greater mix of uses i.e. retail, office, service?



Of the 78 respondents to this question, 74% felt that Area 3 should incorporate a greater mix of uses.

Many of those who responded “no” explained that they were not interested in more office space as part of the Area 3 redesign.

## BUILDING FORMS AND HEIGHTS

Do you think Area 3 is an appropriate location to accommodate additional housing and an increase in height and density?

There was a mix of responses to this question. Those in favour explained that Area 3 is an appropriate location for increased density as it increases housing supply and improves affordable housing opportunities.

Respondents who indicated otherwise were concerned that it might be challenging for infrastructure to support increased density; that taller buildings could potentially block views to the river and shade parks; and that the lack of public transit will be an issue as the population increases throughout the EFL site.

## TRANSPORTATION

The key issues and improvements which the 100 respondents to this question identified are represented below. Many identified pedestrian priority routes, car share spaces, improved public transit options, parking spaces for electric vehicles, and more bike routes/connection as important when considering the redesign of Area 3.



Pedestrian priority routes



Add car share spaces



Improved public transit options



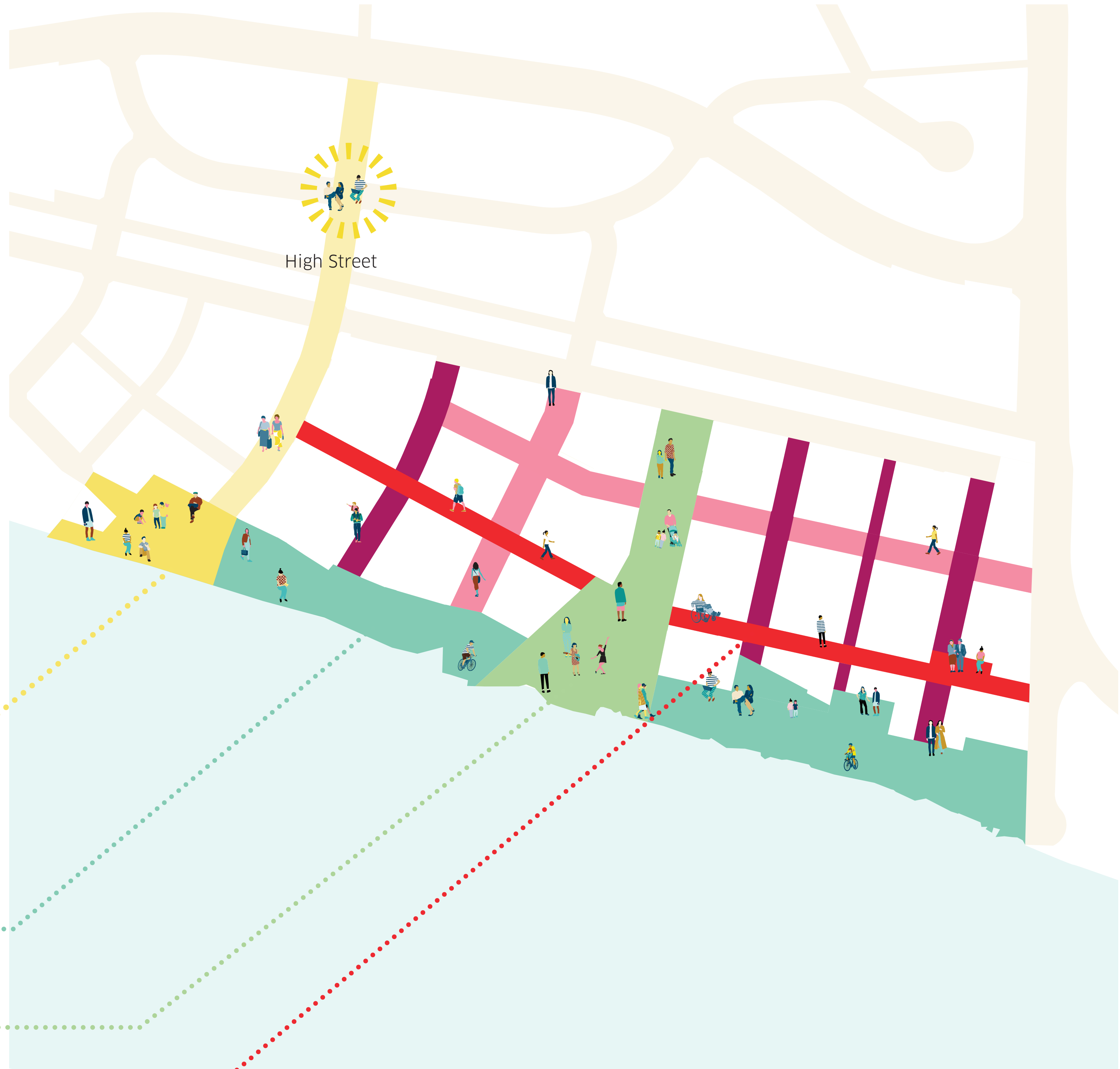
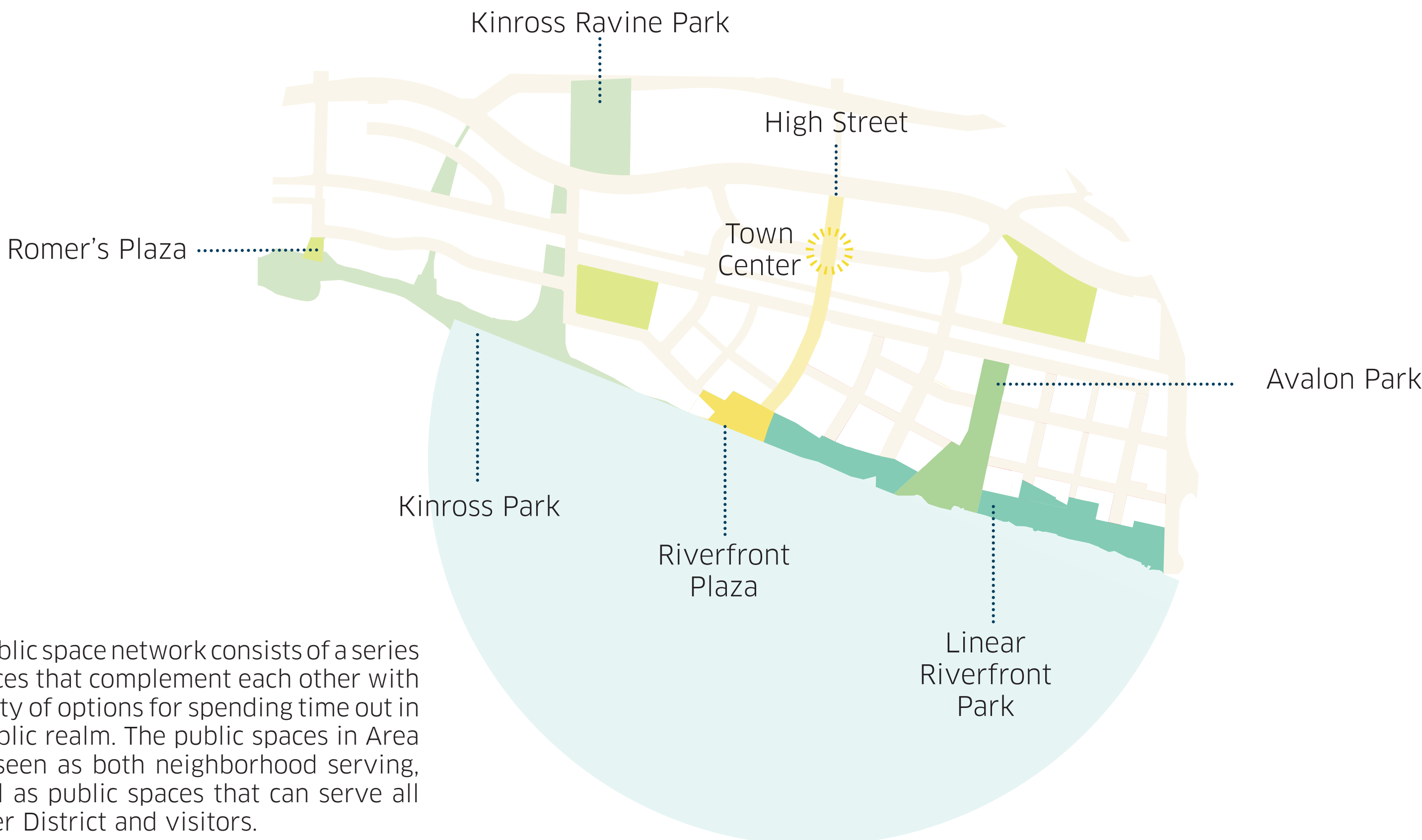
Parking options for electric vehicles



More bike routes/connections



# Area 3 PUBLIC SPACE NETWORK



The public space network consists of a series of spaces that complement each other with a variety of options for spending time out in the public realm. The public spaces in Area 3 are seen as both neighborhood serving, as well as public spaces that can serve all of River District and visitors.

## Key Public Spaces

### Riverfront Plaza

The plaza is part of Area 1, but directly connected to Area 3 Riverfront Park.

### Riverfront Park

Linear park along Fraser River.

### Avalon Park

A neighborhood park connecting north-south.

### Streets and Public Space

### Courtyards

## Area 3 Public Space Plan

- Area 3 Spine
- Neighbourhood Laneways
- Neighbourhood Connectors
- Avalon Park
- Linear Riverfront Park
- Riverfront Plaza



# Area 3 PUBLIC SPACE NETWORK

## Proposed Street Hierarchy

The proposed street hierarchy shown are illustrative concepts to demonstrate street types and character. These street types show the variety of experiences and possibilities for streets in the public realm.



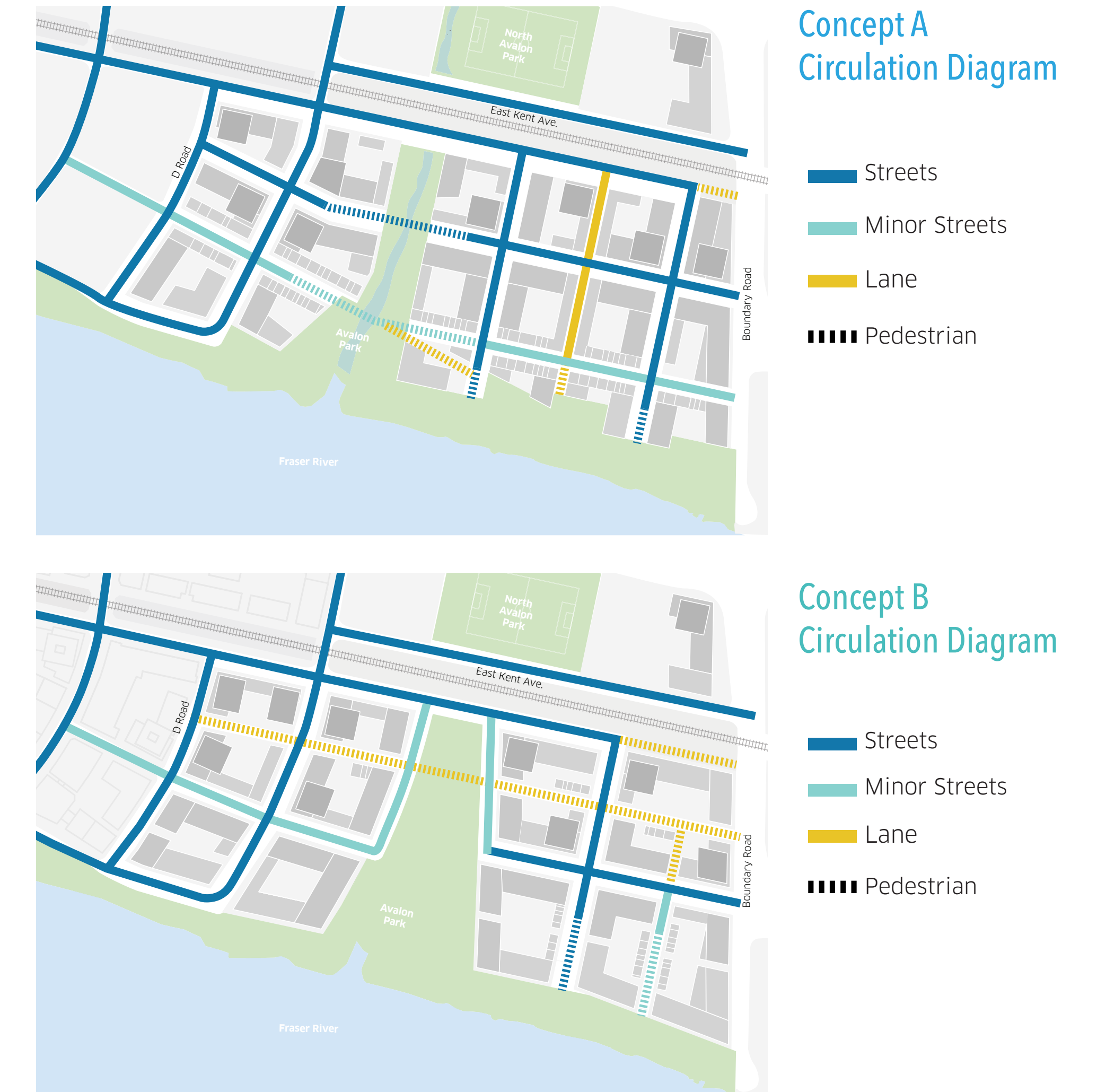
The streets in River District Area 3 are more than just roads serving people getting from A-B or to and from home, they are the connective tissue that link together all the components of the public space network, and hold smaller areas for program / 'the small pause' on the way.

The street hierarchy allows for some streets to serve local traffic to and from parkades, while others serve other functions such as play and small-scale meeting places. Stormwater management and greening is incorporated across all street types.

An east-west connecting street 'neighborhood spine' (Area 3), is a pedestrian priority street that allows for local traffic and connects the High Street directly to key amenities in the neighborhood, making walking or biking the easiest and most comfortable choice for getting around.

The east-west connector is seen predominantly as a neighborhood serving street and could benefit from holding other functions than residential such as corner stores, neighborhood coffee shops and live-work units.

## Inspirational Images



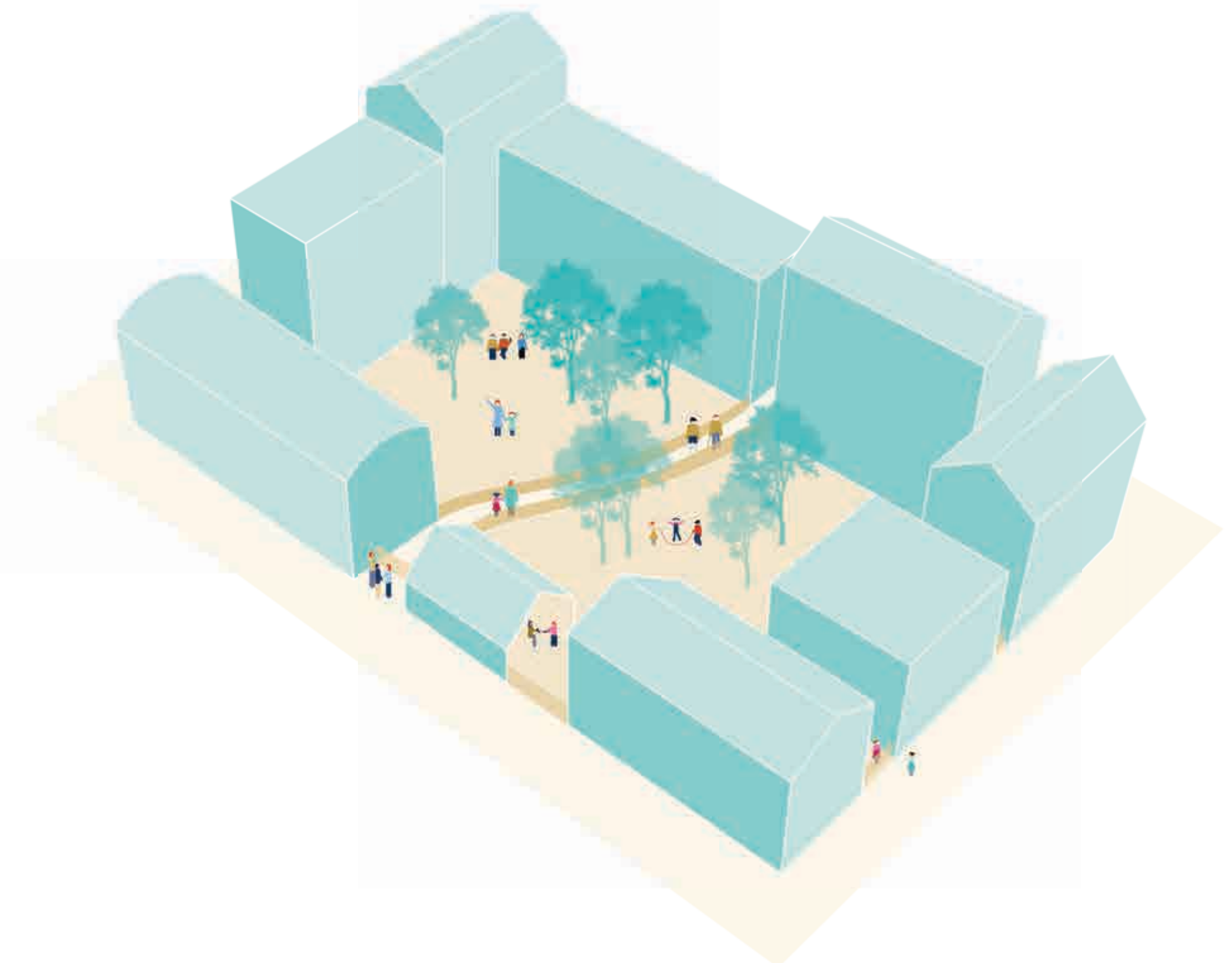


# Area 3 COURTYARDS

The urban form and building massing in Area 3 is designed to create a series of enclosed courtyard areas that vary in scale and program according to adjacent block type and building height.

Enclosed courtyards form a critical part of the public space network as spaces of high capacity to support neighbor serving program as well as a high degree of maintenance and management provided by building residents. Research has demonstrated that such high capacity / high control spaces foster social cohesion and neighborly connections.

The courtyards are additional open space in Area 3 and are not part of the overall park calculation but complement the open spaces by providing unique programs and amenities such as play areas, urban gardens, bike parking, shared social spaces for building residents, and potential shared utility functions such as trash and recycling.



## Inspirational Images



The images above illustrate a variety of possible design approaches to courtyard spaces



# RIVER DISTRICT: Area 3 Concepts

Two concepts are presented here for River District Area 3. We are seeking feedback on each conceptual site plan option, each which show a distinct approach to development parcels, public space, street network, parks and open space and building massing.

## Concept A

This concept is characterized by smaller blocks and development parcels creating more connectivity throughout the site. The Avalon stream corridor north of the site is carried south to the Fraser River through Avalon park as an urban canal leading to an expansive open space along the riverfront. A series of parks along the river become "riverfront rooms" providing opportunities for a diversity of activities and programs for the community. A pedestrian prioritized East/West neighbourhood spine one block north of the park connects to High Street and is intended to activate the community with potential commercial uses along the street.



## Concept B

This concept explores larger block sizes and development parcels resulting in more generous courtyard sizes. The building massing creates a strong edge along Avalon Park which is a generous open space along the north/south axis of the development. The Park has been consolidated into a major contiguous open space presenting opportunities to be programmed with a wide range of activities for the community. A 'living laneway' one block south of Kent Avenue is a pedestrian prioritized street becoming a place for children to play, opportunity to support green infrastructure and as an East/West connector.





# Area 3 CONCEPT A - Design Ideas

## Enhance Parks and Open Space

An open space system that prioritizes diversity of activity along the waterfront.

## People First

All aspects of the plan consider places for people and social opportunities.

## Pedestrian Priority Routes

This concept prioritizes the pedestrian in many ways. Notably, the 'Neighbourhood Spine' provides a special passage throughout the neighbourhood.

## Range of Housing Types

A range of housing types are provided throughout the neighbourhood.

## Mixed-Use Buildings

The eastern-most blocks may provide an opportunity to deliver live-work or even light industrial / entrepreneurial uses along Boundary Road.



## Connection to High Street

The Neighbourhood Spine creates a direct connection from the High Street to a neighbourhood serving node by the River.

## Smaller Blocks

Concept A is structured around a smaller than typical block size which allows for flexibility in movement throughout the neighbourhood.

## Semi-Private Courtyards

Several of the courtyards have been specifically designed to support social, active courtyard spaces. Courtyard spaces provide an opportunity for light, air, and activity for surrounding residential units.

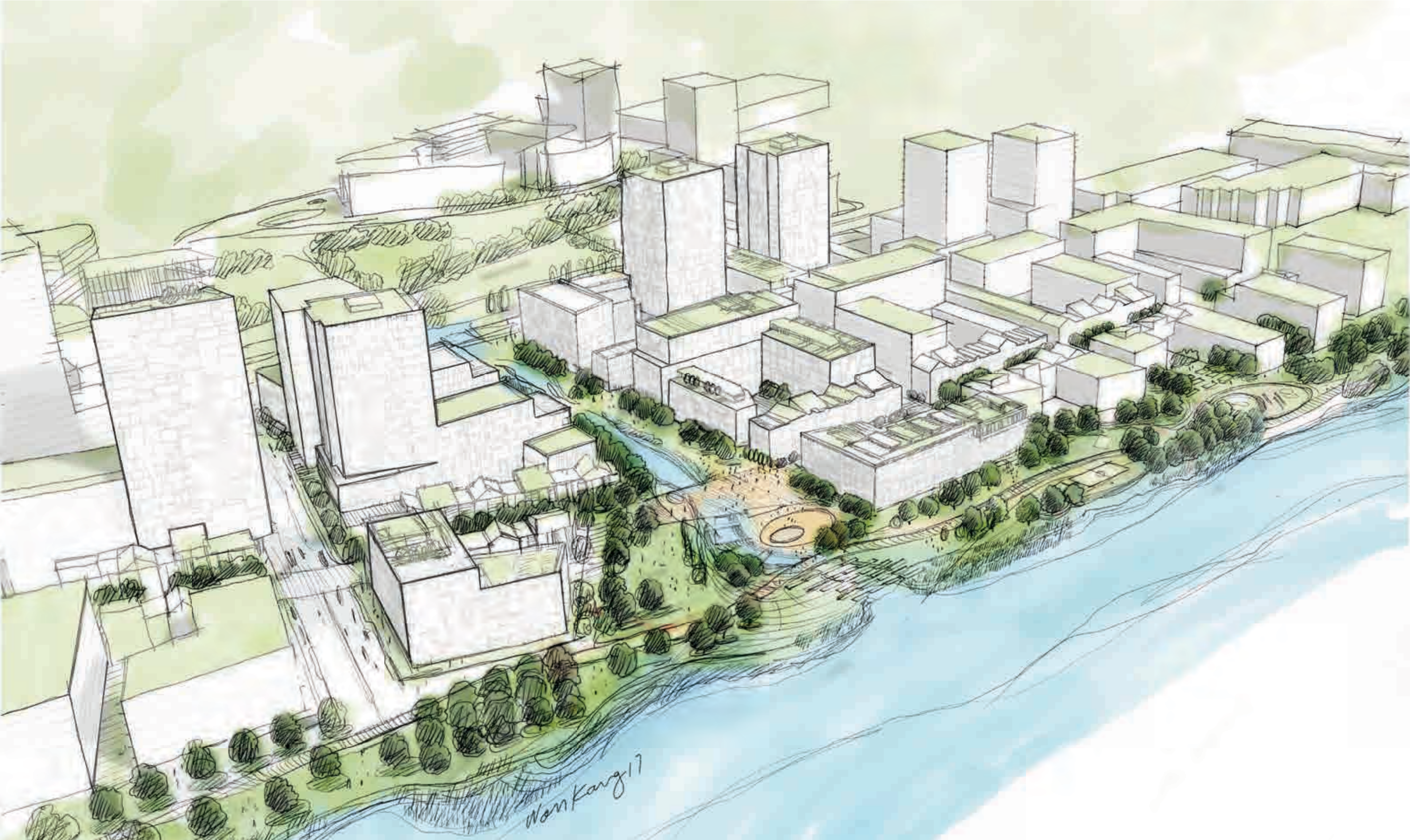
## Riverfront Outdoor 'Rooms'

Concept A incorporates a diversity of outdoor spaces along the riverfront. To achieve this, some buildings are setback further from the River than Concept B.

Concept  
A



# Area 3 CONCEPT A



Above is a birds eye illustrative rendering of Concept A.

## Area 3 Spine - Pedestrian & Bike Priority

The Spine is a pedestrian prioritized street adjacent to the Riverfront Park. The spine is intended to be an East/West connector through the community with commercial uses along the street to activate the ground level with residential above.

The spine is directly north of the Riverfront Park and is linked to the open space through pedestrian connectors creating a large and continuous public space network.



Structure Diagram



- Land Use**
- Residential
  - Commercial
  - Mixed use (Residential/Commercial)
  - Mixed use (Residential/Light Industry)
  - Park



- Height and Building type**
- Towers (18-28 storeys)
  - Mid-rise buildings (6-12 storeys)
  - Low-rise buildings (3-6 storeys)



- Circulation Diagram**
- Streets
  - Minor Streets
  - Lane
  - Pedestrian



# Area 3 CONCEPT A - Open Space Ideas

Concept A focuses the open space along the Fraser River with a series of park spaces along the riverfront that provide opportunities for a variety of activities and programs. The Riverfront Park varies in width, expands and narrows, to serve different scale program areas. These might include open green spaces for gathering, a plaza, areas for recreational activities and playgrounds. The park spaces are connected to the neighbourhood spine, a pedestrian street directly north of the open spaces through a pedestrian passageways creating a permeable and cohesive public space.

The Avalon stream corridor continues from the North with a gracious canal with a series of paved and planted program areas along the water canal. The canal will continue south widening toward Riverfront Park and flowing out to the Fraser River.

The park design will be led by the Vancouver Parks Board.



Note the illustration and programming are suggestive only.

## PARK PROGRAMMING INSPIRATION





# Area 3 CONCEPT B - Design Ideas

## Enhance Parks and Open Space

An open space system that is centered around a major neighbourhood park.

## People First

All aspects of the plan consider places for people and social opportunities.

## Pedestrian Priority Routes

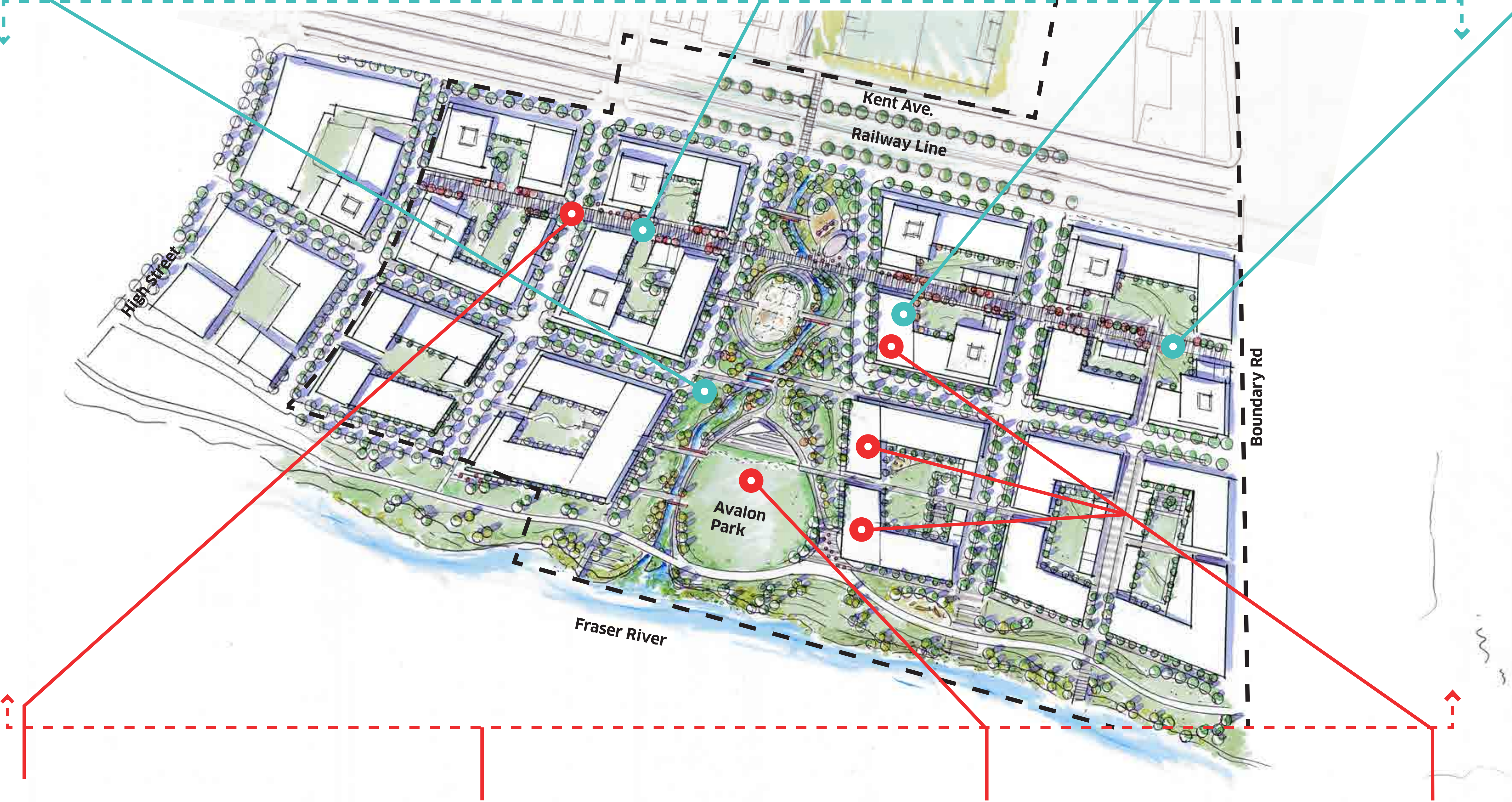
This concept prioritizes the pedestrian in many ways. Notably, the 'Living Laneway' provides a special passage throughout the neighbourhood.

## Range of Housing Types

A range of housing types are provided throughout the neighbourhood.

## Mixed-Use Buildings

The eastern blocks are noteworthy in their potential to deliver live-work or even soft industrial / entrepreneurial uses along Boundary Road.



## Living Laneway

This laneway - potentially pedestrian only - provides an opportunity for a place to play, for green infrastructure, and for a comfortable place to walk.

## Range of Block Sizes

Concept B provides for a wide range of block sizes. Some of the larger block sizes enable generous courtyards for residential uses.

## Major Neighbourhood Park

In Concept B, the park space is consolidated into a major open space central to the neighbourhood. Unlike Concept A, the riverfront open space is more narrow with buildings close to the river in all circumstances.

## Framed Edge

This concept locates mid-rise buildings along the entire perimeter of the open space and riverfront. This 'framing' of the open space helps to define the park edge but also prioritizes the location of residential uses in areas with long views across the park or the river.

Concept B



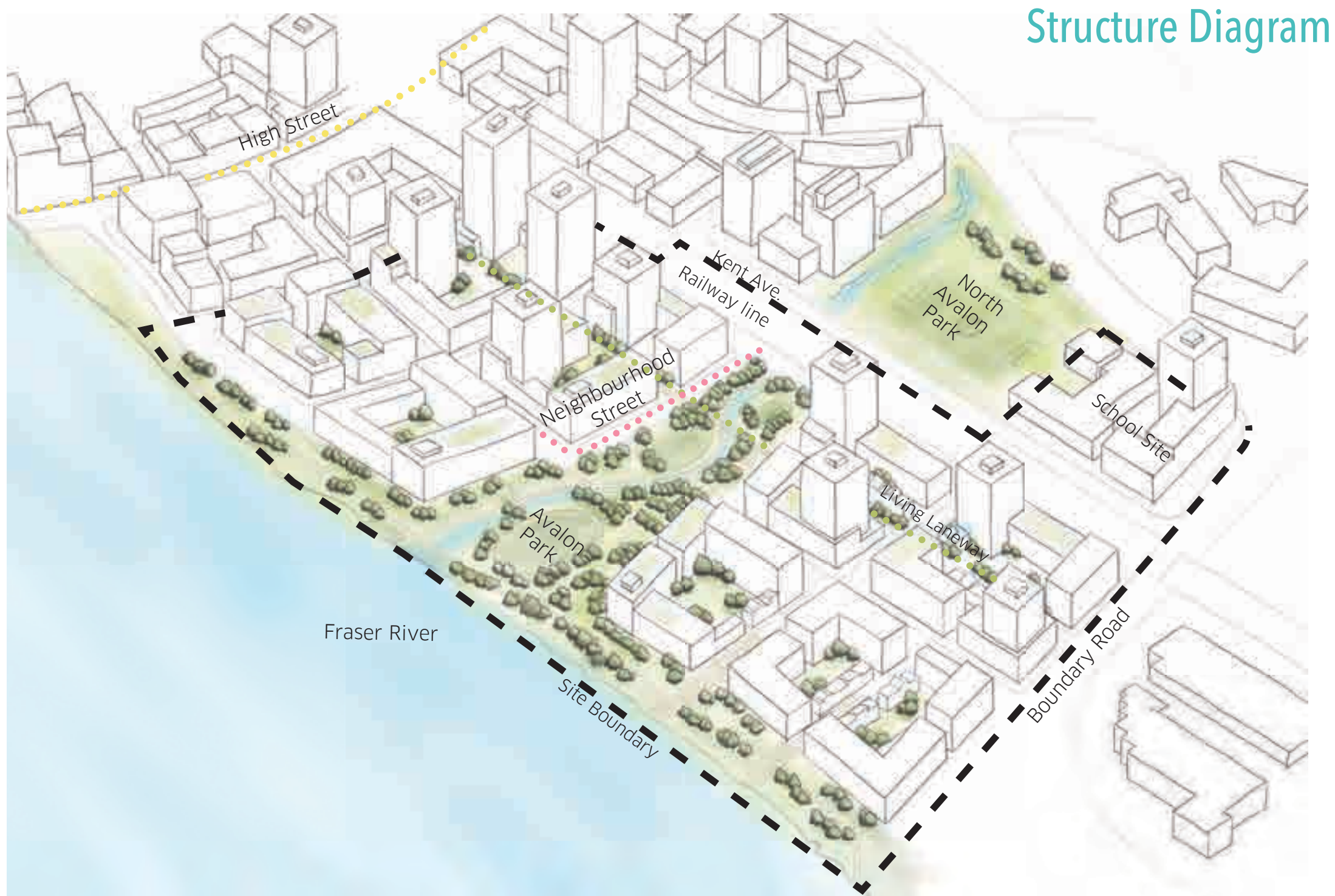
# Area 3 CONCEPT B



Above is a birds eye illustrative rendering of Concept B.

## Living Laneway

This 'Living Laneway' is envisioned as a pedestrian priority - potentially pedestrian only - lane located within the northern portion of the neighbourhood. In addition to green infrastructure, this passage can provide a place for play, gathering, and circulation.



### Land Use

- Residential
- Commercial
- Mixed use (Residential/Commercial)
- Mixed use (Residential/Light Industry)
- Park



### Height and Building type

- Towers (18-28 storeys)
- Mid-rise buildings (6-12 storeys)
- Low-rise buildings (3-6 storeys)



### Circulation Diagram

- Streets
- Minor Streets
- Lane
- - - Pedestrian



# Area 3 CONCEPT B - Open Space Ideas

Concept B emphasizes the North-South axis with a large and expansive open space in the middle of Area 3 that is larger and treated as a more pastoral / natural park. The Avalon stream corridor continues in the park from the North and meanders through the open space defining the series of park 'rooms' of various sizes. The naturalized stream flows through the open spaces and to the Fraser River with a wood boardwalk path adjacent to it.

The Riverfront Park is treated as a wild and naturalistic edge focused on the experience of connecting with nature and the ecological diversity of the Fraser, lending small scale spaces for pause along the way.

Concept B focuses on nature and bringing natural elements to the forefront. From the possibility of a wetland pond that collects stormwater from the community, to informal pathways through vegetated areas, or natural playgrounds and large recreation areas, this open space concept has the potential to accommodate a variety of programs.

The park design will be led by the Vancouver Parks Board.



Note the illustration and programming are suggestive only.

## PARK PROGRAMMING INSPIRATION



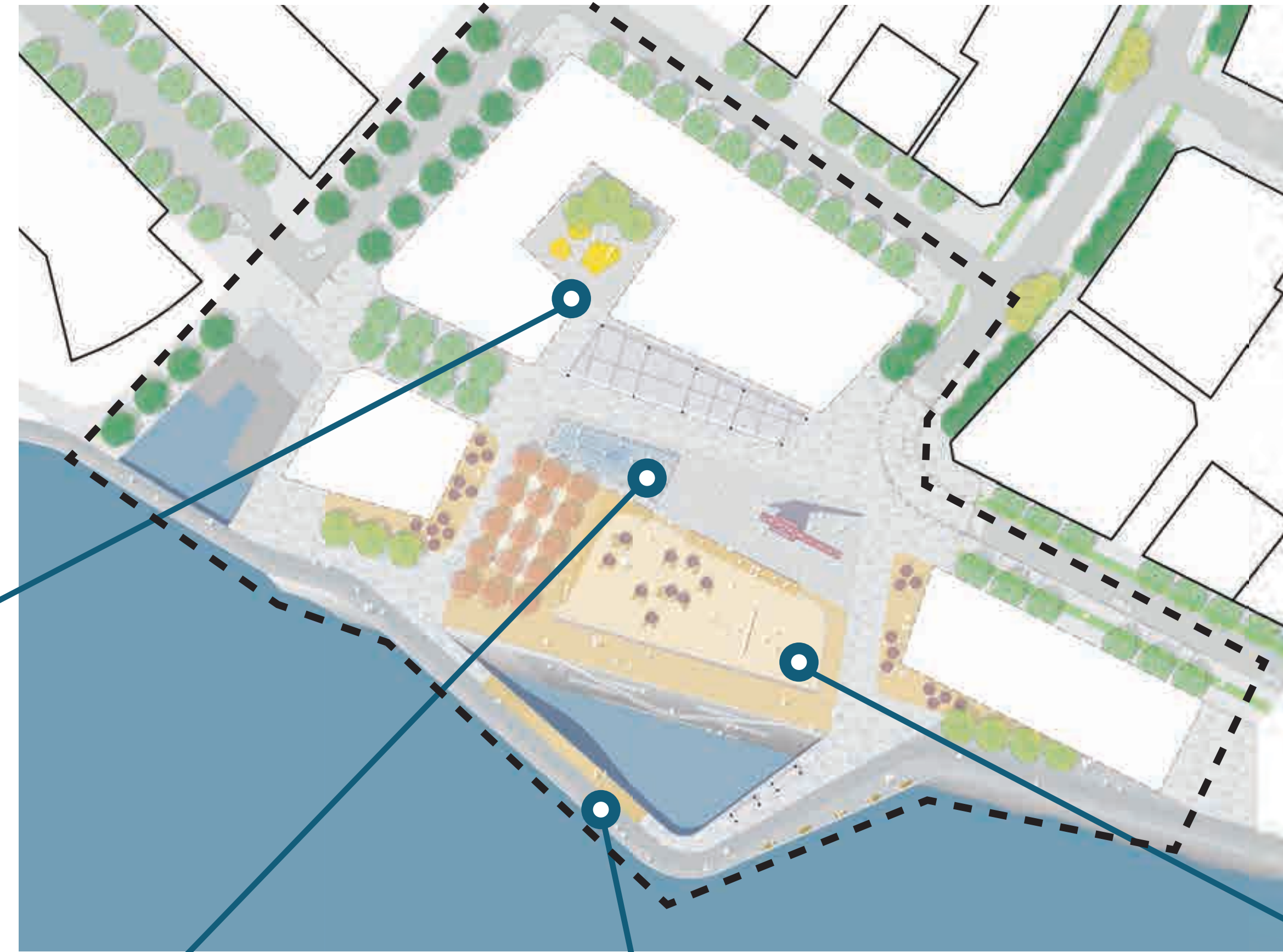


# Area 1 RIVERFRONT PLAZA

## Approved ODP Plan



## Revised Concept



The Riverfront Plaza is seen as the neighborhood heart, and is situated where High Street meets Fraser River. The plaza is framed by a series of public functions including a community centre, library, daycare, riverfront restaurant and potentially other retail. Besides serving as a community meeting place, it also holds the potential to become a regional attractor with functions and program that serve beyond the local community, from daytime to evening, from weekday to weekend and all seasons, across different age groups.



## Circulation Diagram

- Street
- Shared Surface **EVA** / deliveries, bike access
- Multi-Use Path, with separated bike path
- ⋯ Bike and Pedestrian Paths
- ⋯ Pedestrian Connections

## Proposed elements of the plaza are:

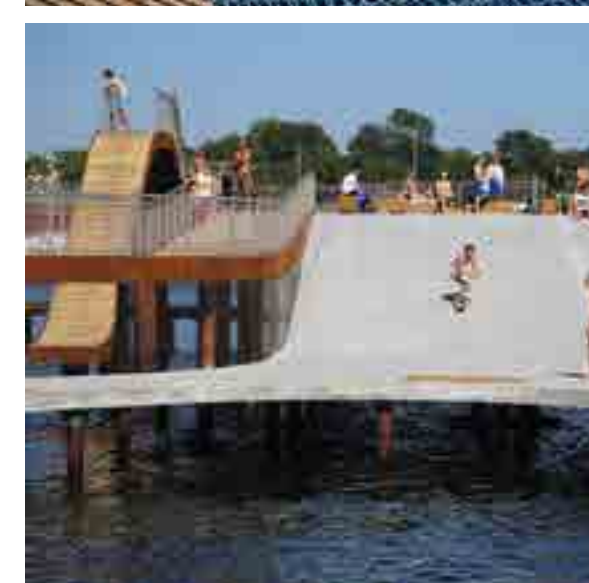
**The Community Center and Library Outdoor Space** has a Roof Structure which allows for outdoor programming. As a protected area from the elements by the entrance, the community center can serve the neighborhood all year round.



**The Square** consists of a flush surface and allows for movement across the plaza. The flush surface and size of the area invites for program such as Farmer's Market, seasonal events and holiday celebrations, and rotating art programs. A splash pad is integrated in the surface to provide seasonal water play. In the center of the The Square is the historic crane, which will serve as a neighborhood marker recalling the industrial heritage of River District creating an 'Instagram moment', lit with artistic lighting, changing with the seasons / use of The Square.



**The Promenade and The Wave** invites you to get close to the water and consists of 3 different paths, partly undulating for a playful experience. The inner path, which is the direct route along The Beach, with steps that gives you the option of getting in direct contact with the water. The outer path is divided in two to invite the slower pace users out walking with an unobstructed view over the water and with seats and small wind/rain shelters to stop and pause and with a path allowing people on bikes to ride with water on both sides.

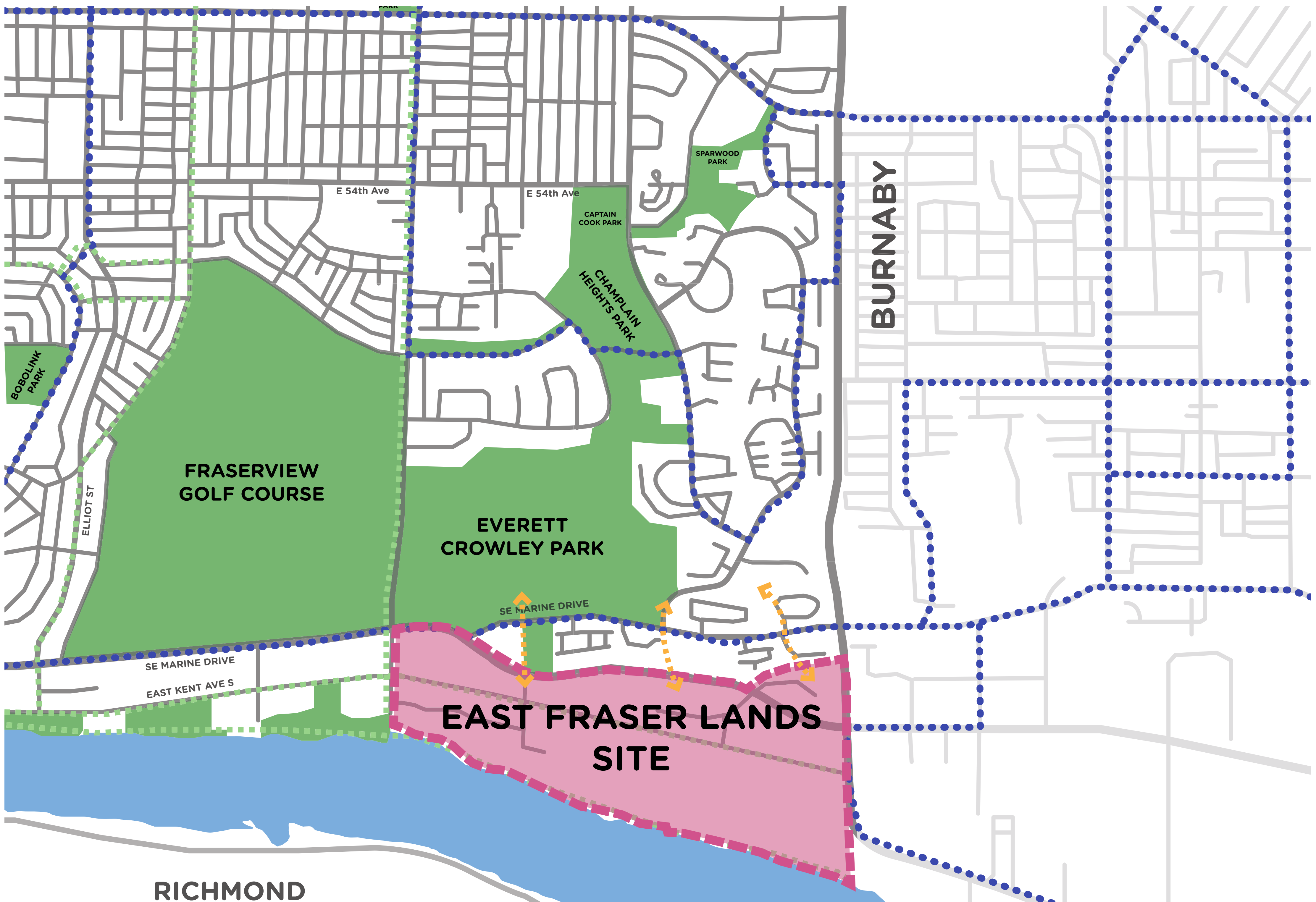


**The Beach** a great location for watching the sun rising and setting and for meeting with friends and family for summer activities such as beach volley. Deck chairs and umbrellas allow people to enjoy the positive aspects of climate as well as the striking view of the Fraser River and Mount Baker. The size of the space allows for reprogramming in the colder seasons, even covering the sandy area with other surfacing allowing for alternative use. Elements such as food trucks could support the use of the the Beach all year round, but should be placed on the adjacent paved area 'The Square'.



The inspirational images above include places such as Kalevbod Brygge (Copenhagen), Bostanlı Sunset Lunge (Turkey), Cherry blossoms (Sweden) and an outdoor skating rink (Ohio). They are suggestive of the type of character intended for this important plaza.





RICHMOND

- PARKS
- BIKE LANES
- Potential Pedestrian Connection
- EAST FRASER LANDS SITE
- BUS ROUTES

## TRANSIT

The East Fraser Lands roadway network accommodates all types of users so that motorists, cyclists, pedestrians, and transit users can move safely and efficiently within the neighbourhood.

The City has recently engaged a consultant team and is leading a technical study in partnership with TransLink to assess shorter, medium and longer term options for improving transit to the East Fraser Lands area.

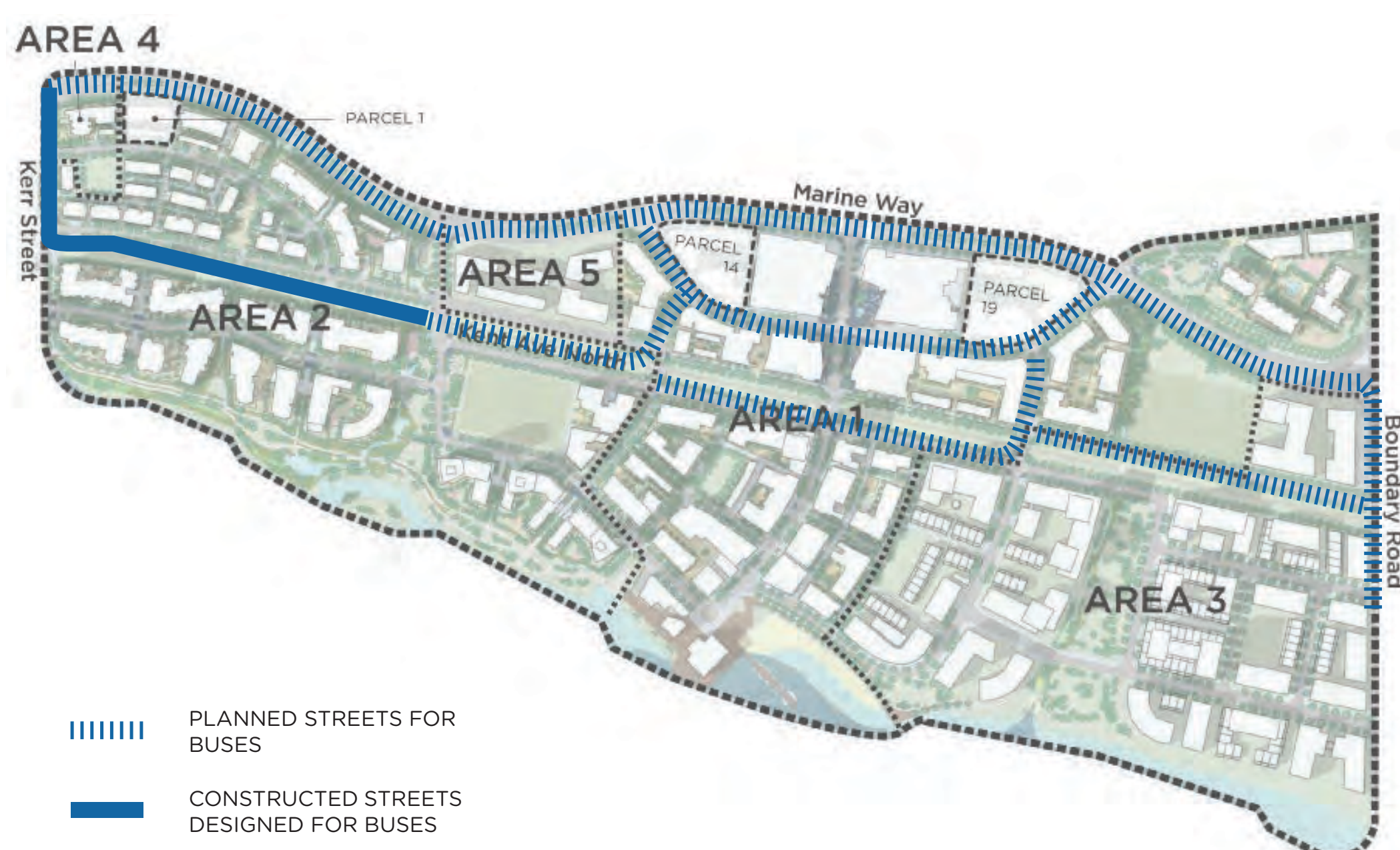
## PARKING

The existing off-street parking requirements in the East Fraser Lands were developed to support a mixed-use and multi-modal neighborhood.

The City is in the process of reviewing the current off-street parking requirements as part of the EFL 10-year ODP review to:

- meet the needs of East Fraser Lands' residents and visitors; and
- bring off-street parking requirements in line with other areas of the Vancouver, while also working towards the City's overall transportation goals.

## STREETS DESIGNED FOR BUSES



- PLANNED STREETS FOR BUSES
- CONSTRUCTED STREETS DESIGNED FOR BUSES

## SEPARATED BIKE ROUTE NETWORK



- PLANNED SEPARATED BIKE ROUTES
- CONSTRUCTED SEPARATED BIKE ROUTES

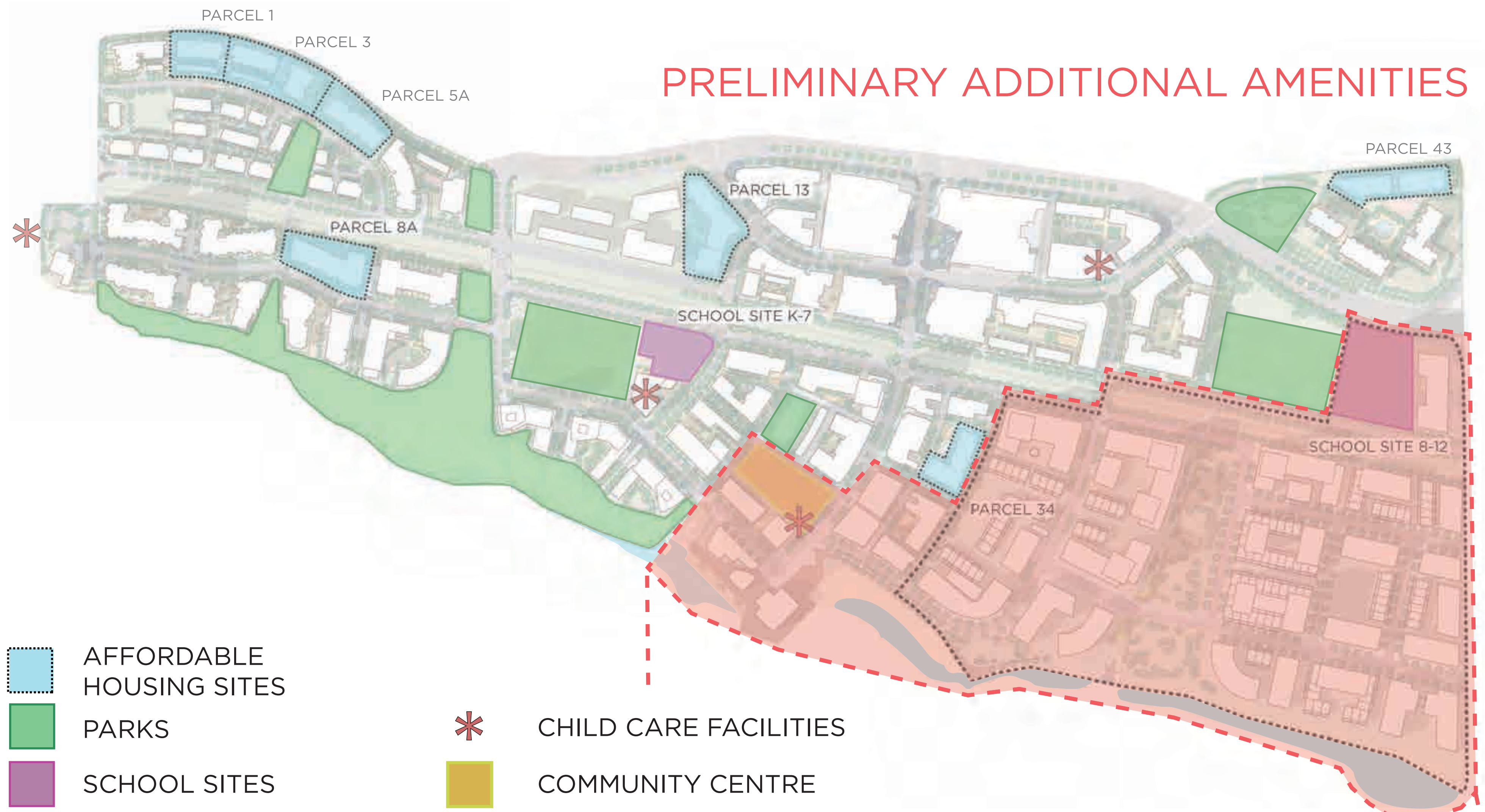


## CURRENT AMENITY PACKAGE

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 sq. m (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.

## INCREASED AMENITIES AND DELIVERY

As part of the Area 3 redesign additional amenities are sought commensurate with additional density. The preliminary package of additional amenities is listed below. At the next stage of the process, we will report back on an improved delivery strategy (anticipated late spring 2018).



## CIVIC CENTRE

*EFL ODP required uses:*

- Community centre (30,000 sq. ft.)
  - 69 space childcare
  - 60 out of school spaces

*Proposed additions:*

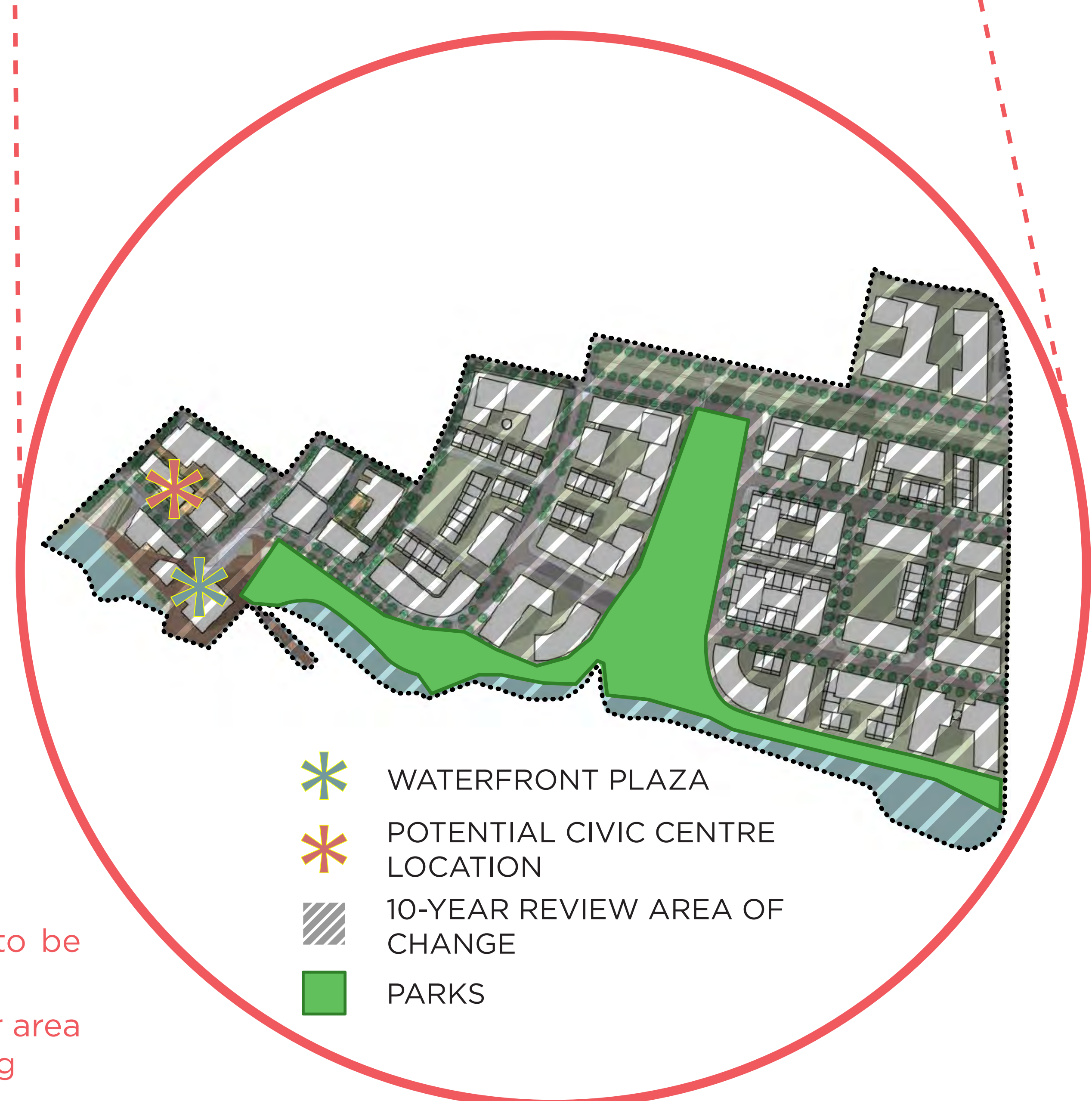
- Stand alone building
- Library space
- 69 space childcare
  - 49 relocated from parcel 19
  - 20 additional spaces
  - 20 additional out of school spaces
- Waterfront plaza

## PARKS

- Increase the width of the shoreline park in Area 3 to 30 m
- Add approximately 0.8 ha (2 ac.) of park space

## HOUSING DIVERSITY

- 571,00 sq.ft. (approx 675 units) are intended to be for Affordable Housing
- In addition, at least 20% of the new Area 3 floor area will be for Affordable Housing or rental housing





# NEXT STEPS

## WHAT'S NEXT?

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

## 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](http://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](mailto: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.