



June 7, 2022

MEMO TO : Park Board Commissioners

FROM : Donnie Rosa - General Manager, Parks and Recreation

SUBJECT : **East Fraser Lands Community Centre Delivery Update – Board Briefing Memo**

Dear Commissioners,

The purpose of this memo is to provide an update on the proposed in-kind delivery of the East Fraser Lands (EFL) Community Centre and adjacent plaza as contemplated in an amendment to CD-1 (567) East Fraser Lands (EFL) Waterfront Precinct By-law (“EFL Area 1 Rezoning”). The [referral report](#) was approved on consent by City Council today and so the rezoning application will now be considered for decision at an upcoming public hearing. This work has been led by the City of Vancouver Planning Department, with involvement from staff from the Park Board and other City departments. Park Board staff are actively involved in the City’s technical planning team and have played a key role in this process.

Background

On February 2, 2021, staff issued a [Board memo](#) outlining an upcoming council referral report regarding the EFL Official Development Plan (ODP) and Public Amenity Financial Plan and Strategy: 10-year Review and Update (the “EFL 10-year Review”). Among other things, this report, which was approved through a public hearing in April 2021, recommended that Council direct staff to pursue removal of the EFL ODP area from the Utility Development Cost Levy (UDCL) boundary in exchange for in-kind delivery of a package of amenities, including the community centre and required drainage works. This set the stage for the current referral report to Council.

Discussion

In-kind Delivery Community Centre

The in-kind delivery of a community centre by the developer is being considered as part of this rezoning application. If approved, this will shift the responsibility for design and construction of the community centre from the City to the developer, and in doing so will secure a funding mechanism and timeline for delivery of the new community centre. It will also result in any risk associated with cost escalation to be borne by the developer. This is consistent with the delivery approach for the new community centre at the Oakridge Centre redevelopment.

When the EFL ODP was first approved in 2006, it was envisioned that the community centre would be delivered at roughly the halfway point of community build out when there would be sufficient population to support the operation of the facility. The community is anticipated to reach this population milestone sometime between 2025 - 2027. Given the lack of City funding available for the new community centre construction, the shift to in-kind delivery will better meet this timeline and is anticipated to result in community centre delivery by approximately 2027 to 2028.



Developer Delivery of the Community Centre Plaza

The community centre will be located within future parkland, on a site the council report refers to as the Community Centre Plaza. Given the close integration required between the community centre, associated parkade, and adjacent plaza, the referral report also sets the stage for Park Board staff to explore entering into a Park Development Agreement for the developer to deliver the community centre plaza at the same time as the community centre. The plaza will be funded by City-wide DCLs, with the design subject to approval by the Park Board and including public engagement to Park Board standards. Staff would anticipate engaging directly with the Musqueam, Squamish and Tsleil-Waututh Nations. A similar model is being explored for the delivery of a childcare centre that will be co-located on the roof of the community centre.

Next Steps

If the recommendations are approved at public hearing, Park Board staff will collaborate with City staff on the implementation steps outlined in the referral report, including finalizing the functional program for the community centre, the drafting of legal agreements, and a pre-development permit process for the waterfront precinct.

Park Board staff will report back to the Board at key project milestones.

Regards,

A handwritten signature in black ink, appearing to read 'Donnie Rosa', with a long horizontal line extending to the right.

Donnie Rosa (*they/she*)
General Manager - Parks and Recreation

ka/ef/ds

Copy to: PB Leadership Team
PB East Fraser Lands Project Team
PB Communications