

EAST FRASER LANDS (RIVER DISTRICT)



YEAR ODP REVIEW

PHASE 1 CONSULTATION SUMMARY

EAST FRASER LANDS

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

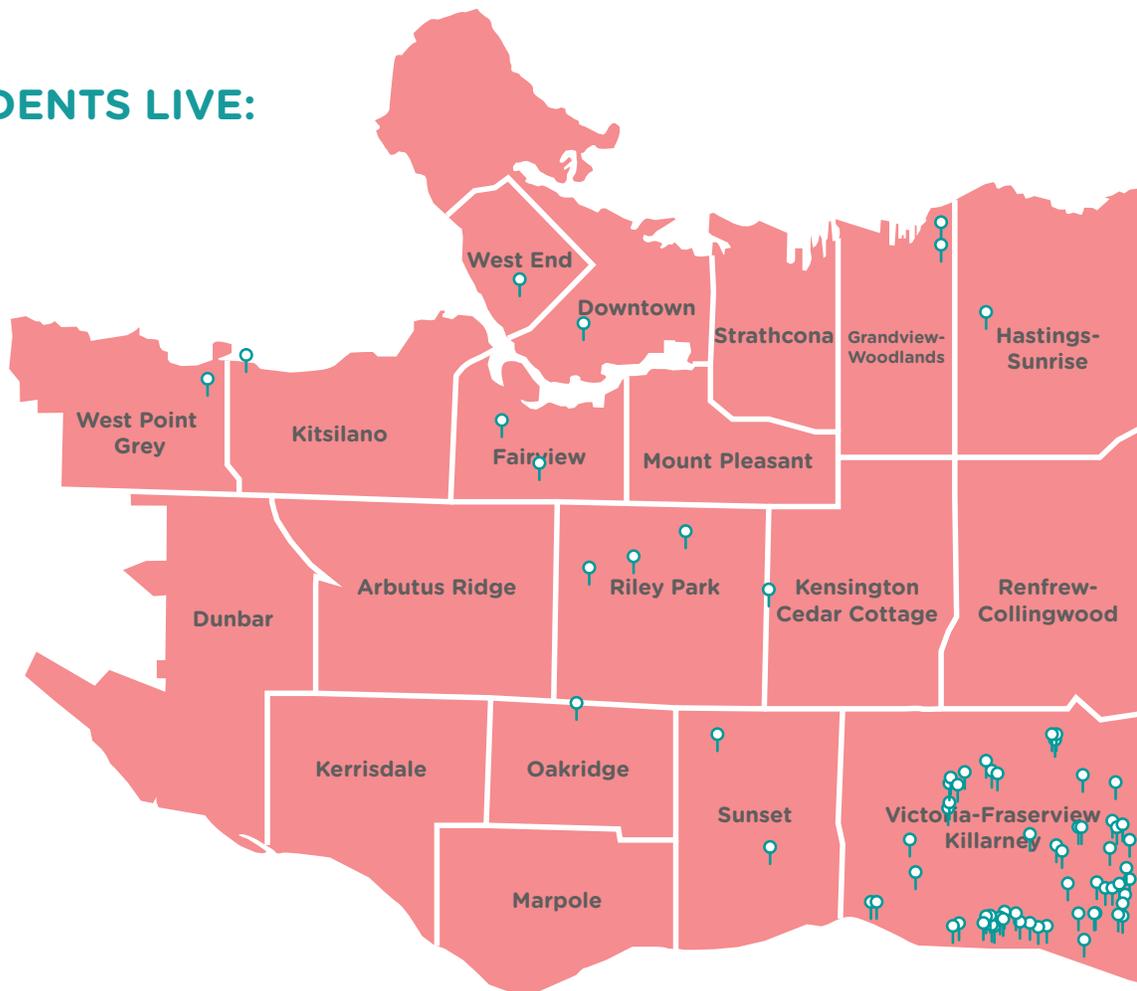
It has been over a decade since the EFL Official Development Plan (ODP) was approved. On June 14, 2017, Vancouver City Council endorsed a planning program to review and update the EFL ODP to reflect:

- 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

On July 22 & 26, 2017, the City hosted two open houses to launch the 10-year ODP review planning program. The following document summarizes responses from the event.

WHERE RESPONDENTS LIVE:

Postal codes provided by respondents from the open houses are represented by the pins on this map. The majority of respondents came from the Victoria-Fraserview Killarney community.





228+

RESIDENTS,
NEIGHBOURS
AND FRIENDS
OF EFL WERE
ENGAGED



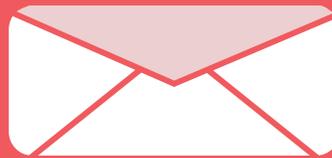
100+

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



2

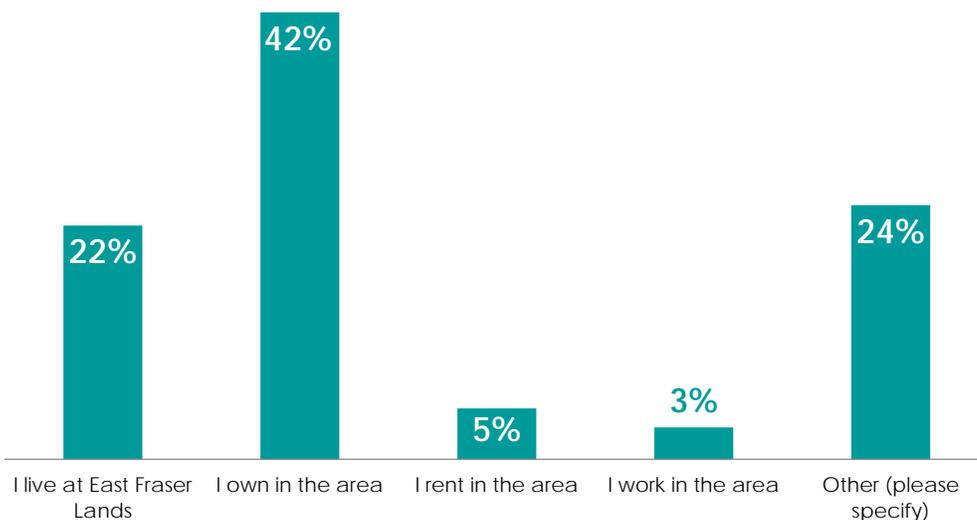
PUBLIC OPEN
HOUSES WERE
HELD ON SITE AND
AT CHAMPLAIN
HEIGHTS
COMMUNITY
CENTRE



5,000+

POSTCARD
NOTIFICATIONS
WERE SENT IN THE
MAIL

DEMOGRAPHICS QUESTIONS

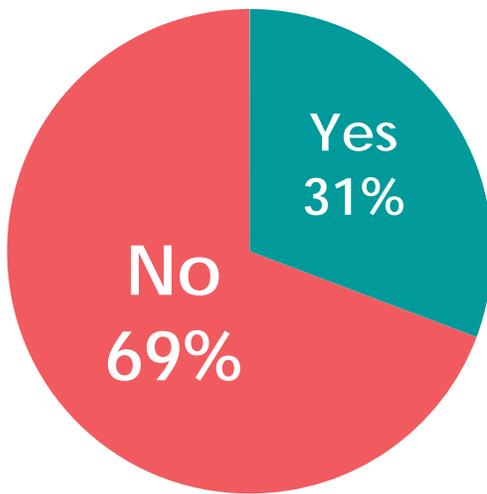
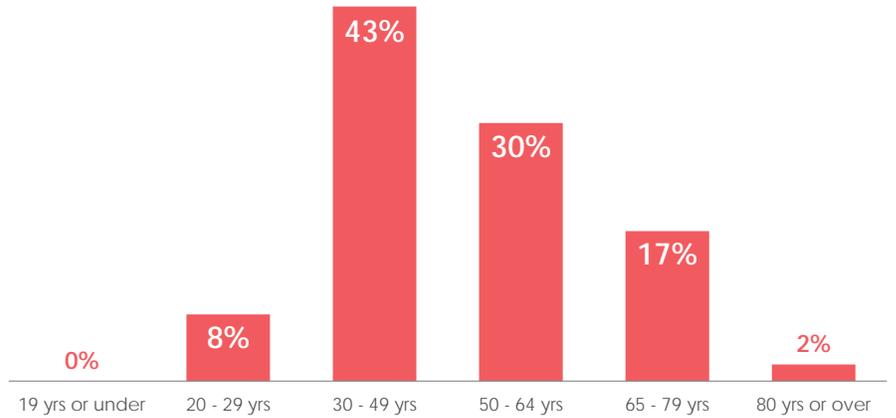


CONNECTING TO THE AREA SURROUNDING EFL

The majority of respondents who provided feedback owned in the area, lived at East Fraser Lands, or are connected to the site in some "Other" way.

WHICH AGE CATEGORY DO YOU FALL IN?

Most of the respondents from the launch open houses fell into the 30-49 age bracket (43%), followed by the 50-64 yrs and 65-79 yrs age brackets, respectively.



DO YOU HAVE CHILDREN OVER THE AGE OF 19 AT HOME?

The majority of respondents do not have children over the age of 19 at home (69%).



QUESTIONNAIRE

A paper questionnaire was available at the open houses and online. The online questionnaire was accessible between July 22, 2017 and September, 6, 2017. A total of 228 people attended the open houses and 104 people completed the questionnaires (21 hard copies submitted at the open houses and 83 completed online). What follows is a summary of the results.

1. PLANNED NEW COMMUNITY

The western neighbourhood (located between Kerr Street and Kinross Street) is starting to take shape. Do you have any feedback about the new neighbourhood? In particular;

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



2. FRASER RIVER SHORELINE

Since the plan was adopted in 2006, new provincial flood protection guidelines have been established. The City is considering a new design for the shoreline to incorporate flood prevention measures, including building the waterfront pathway, parks and streets at a higher level.

WHAT WOULD YOU LIKE TO SEE IN THE DESIGN OF THE SHORELINE AND WATERFRONT PATH?

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

Note: The waterfront park design was approved by the Park Board on November 20, 2017

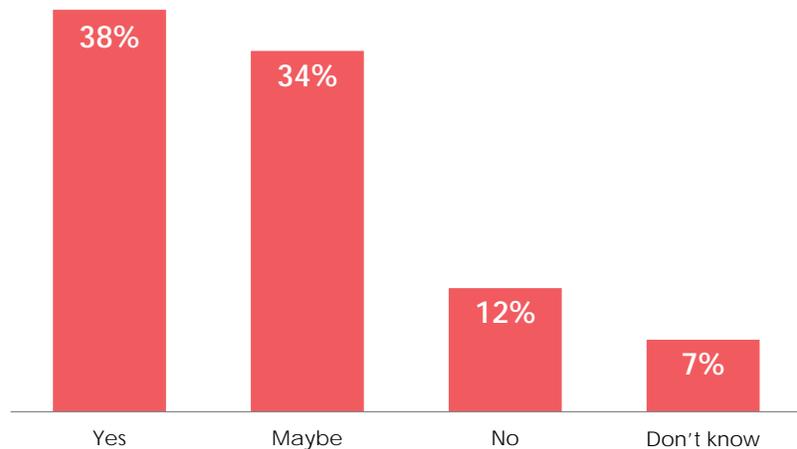
3. PUBLIC BENEFITS

East Fraser Lands is planned to include a robust package of public amenities, including:

- parks and public open space (10.2 hectares/25.2 acres)
- a community centre (2,790 m²/30,000 sq. ft.)
- four childcare facilities with spaces for 256 children
- 140 after school-care spaces
- sites for two schools
- sites to accommodate 20% of the units for affordable housing

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.

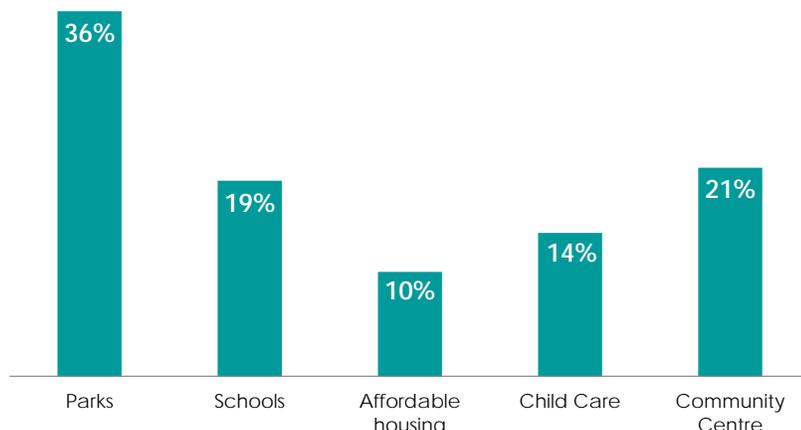


IS THERE ANYTHING MISSING?

A list of amenities that respondents identified as missing follows (in no particular order):

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

OF THE PLANNED AMENITIES WHICH ARE THE HIGHEST PRIORITY FOR YOU?



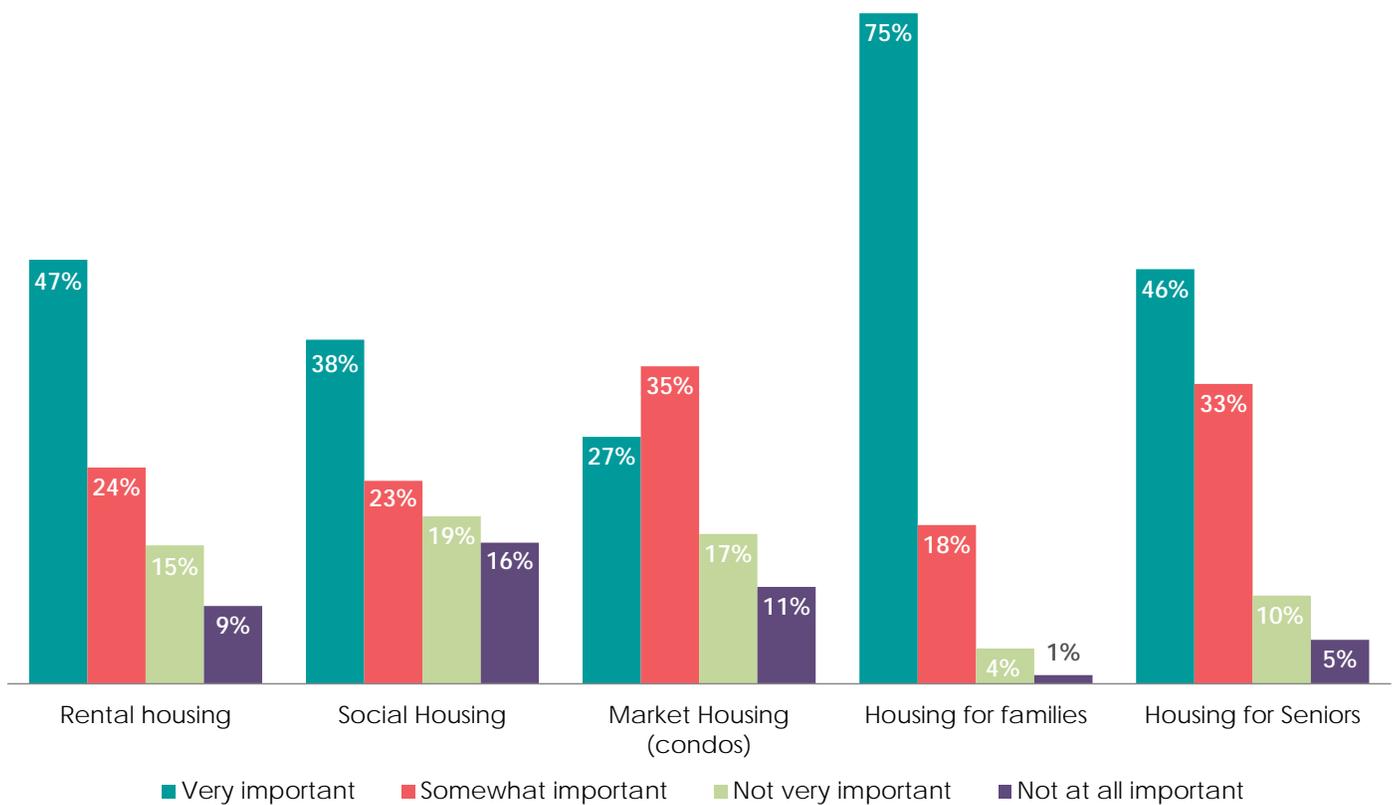
The majority of respondents identified parks as the highest priority amenity (36%), followed by the community centre (21%), the schools (16%), childcare (14%), then affordable housing (10%).

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 currently includes 2.5 hectares (6.2 acres) of parks, a site for a high school and 27% 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.

4. HOUSING TYPES

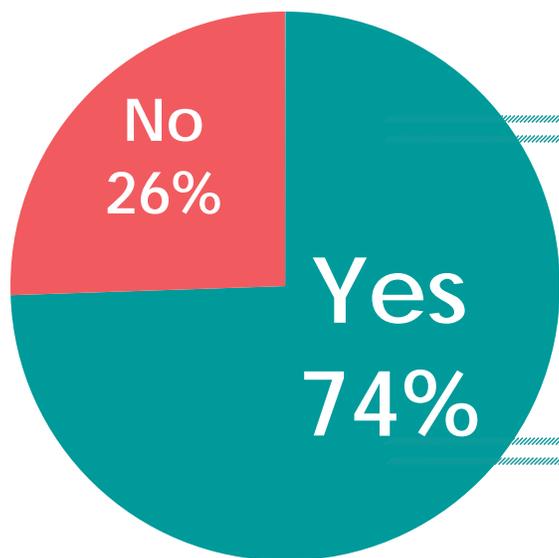
Please indicate how important the following types of housing are for the Area 3 redesign:



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).

5. 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 that responded 'no' explained that they were not interested in more office space as part of the Area 3 redesign.

6. TRANSPORTATION

When considering all modes of transportation - walking, cycling, transit and cars - what key issues and improvements should be considered in the redesign of Area 3?

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

7. BUILDING FORMS AND HEIGHTS

The ODP currently permits a range of building forms and heights ranging from 3-19 storeys in Area 3. The ODP review will include a redesign of Area 3 to increase density and affordable housing options to address housing need.

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.

