



EAST FRASER LANDS AREA 2 & KERR STREET PROPERTIES DESIGN GUIDELINES

JAN 13, 2010





INTRODUCTION TO THE DOCUMENT

1.0

APPLICATION AND INTENT

These Design Guidelines should be used in conjunction with the associated CD-1 By-Laws to guide development of Area 2 within the East Fraserlands (Figure 1). As well as assisting the development permit applicant, the guidelines will be used by City staff, Development Permit Board, and the Urban Design Panel in evaluating proposed developments. The guidelines will ensure that the public realm and individual developments are compatible with the urban design concept for this area and the overall vision for East Fraserlands (EFL). Flexibility is intended in the interpretation and application of these Guidelines where it can be clearly demonstrated that an alternate approach will produce a superior result architecturally or with respect to sustainability.

Applications should also refer to the East Fraserlands Policy Statement, the East Fraserlands Official Development Plan, High Density Housing for Families with Children Guidelines, and Childcare Design Guidelines.

The site consists of 15.5 hectares (38.34 acres) of land area. It is bounded in the south by the Fraser River; to the north by Marine Way/ SE Marine Drive, to the west by three properties on the west side of Kerr street and east by Area 1 the central neighbourhood of the EFL development.

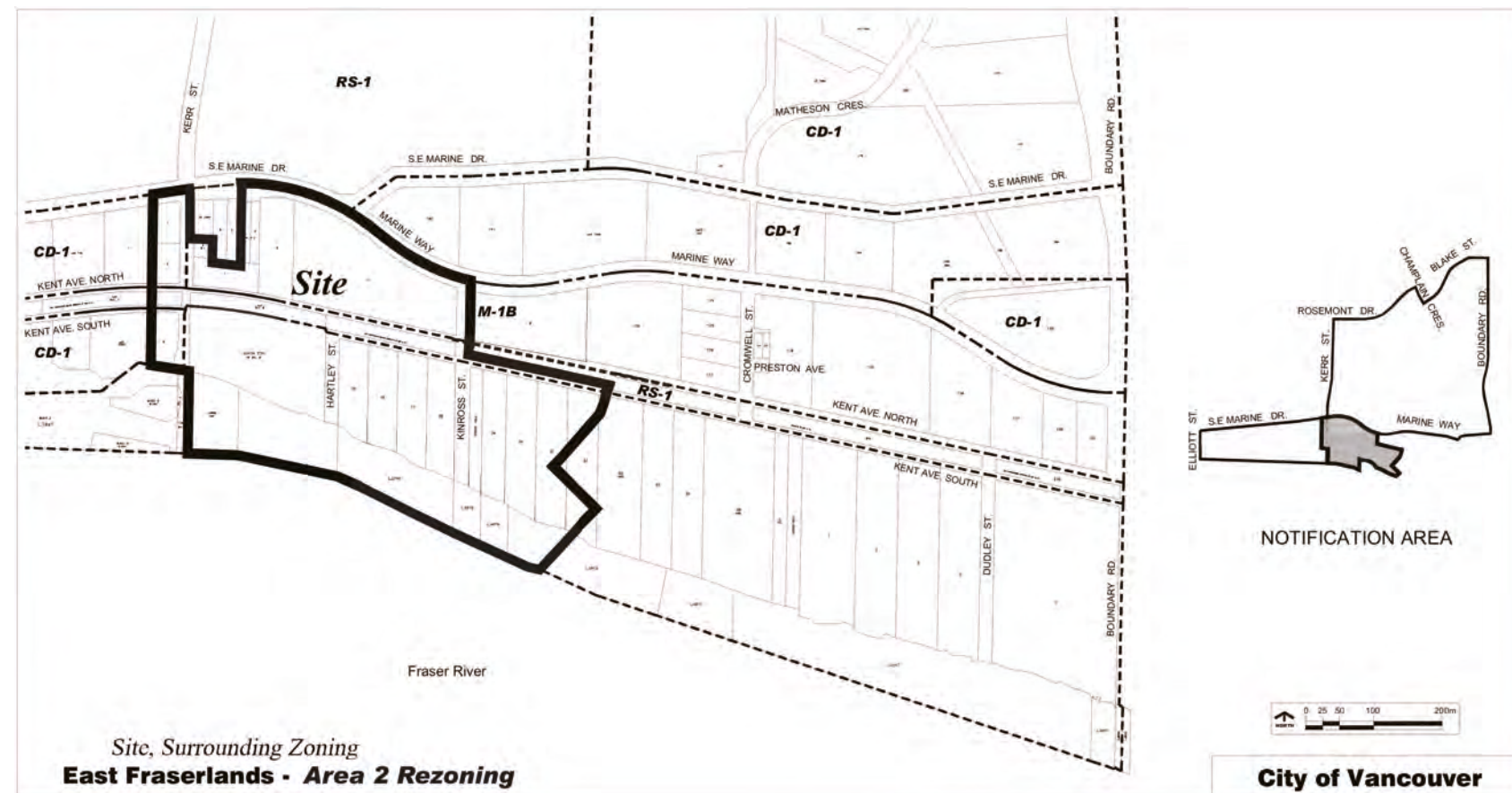


Figure 1: Area 2, East Fraserlands

ORGANIZATION AND CONTENT

These Design Guidelines include three sections and Appendices. For clarity, Area 2 is broken down into precincts, however; there will be three seperate CD-I bylaws. The content of the document is described below.

Section A – Public Realm Plan

The Public Realm Plan is a conceptual design framework that will guide the detailed design of the public realm in Area 2 of EFL. This section includes public realm considerations on streetscapes, parks and open space, public realm components such as landscape, accessibility and way finding, as well as site wide sustainability strategies.

Section B – Built Form and Parcelization

This section identifies and provides development direction for the individual parcels. Illustrations and design considerations are included to guide built form and massing. These considerations include building heights, views, solar access and the urban design role and characteristics of each parcel.

Section C – Character and Expression

This section of the Guidelines provides the overall design direction intended to create a sense of place for EFL. Architecture, landscape, lighting and retail are each addressed here through design goals and principles; a range of design responses for each discipline; as well as character and key attributes of the various building typologies and public realm environments within Area 2 of EFL. These are illustrated with photographic examples.

Appendices:

This section contains additional site information including survey, and topography plans.

3.0

VISION

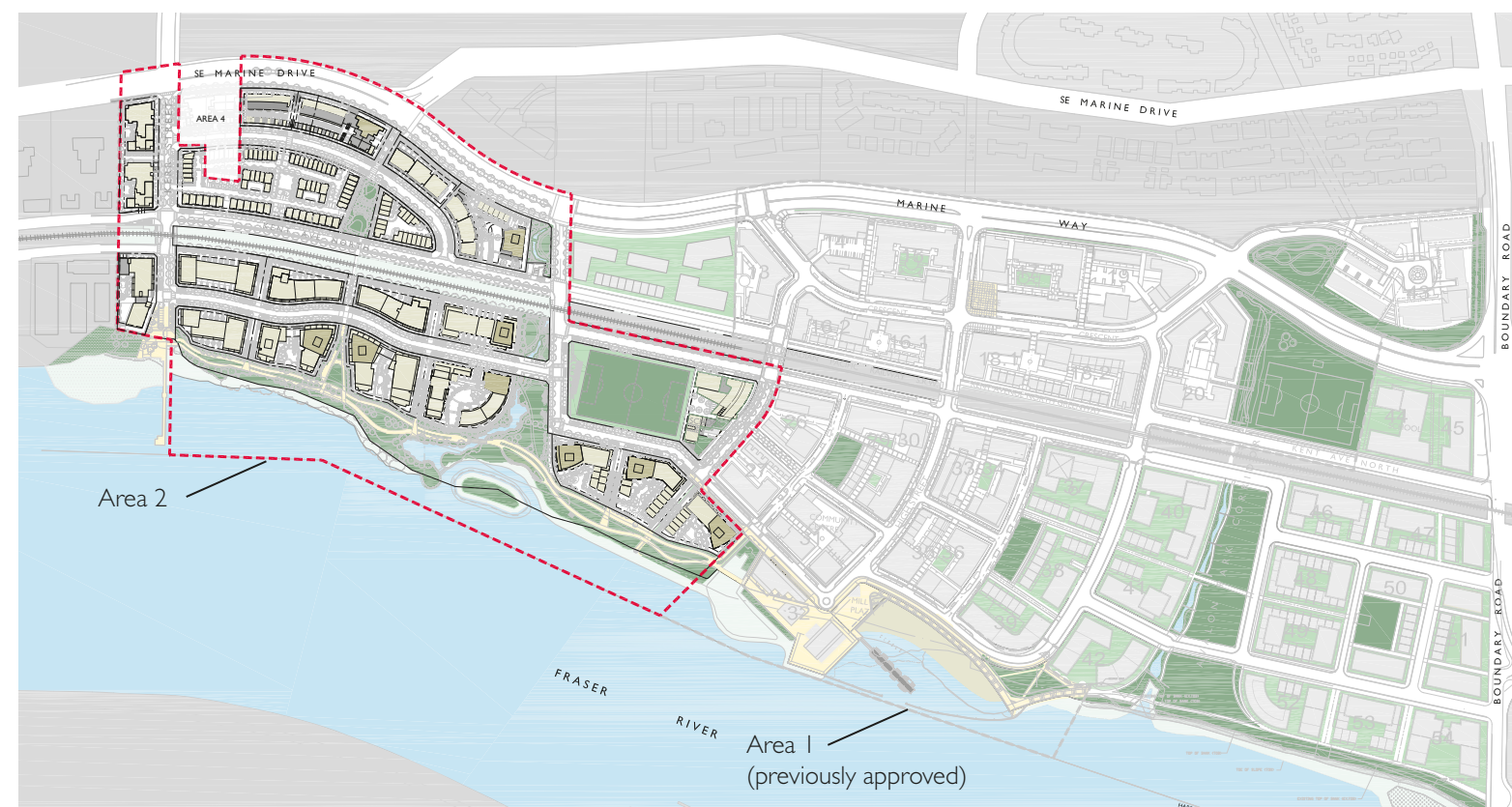
The Vision for East Fraserlands is:

To create a complete community consistent with Vancouver's sustainability principles. The new community should provide opportunities for its residents to live, work, learn, shop and play. It should provide housing for a variety of households, ages, and income levels ... It should be a healthy community that promotes walking, cycling, and use of transit as efficient and attractive choices. It should provide an integrated parks and open space system It should promote efficient use of natural resources in its use of land ... It should be socially and environmentally sustainable.

East Fraserlands Policy Statement, December 2004

Area 2, to which these Guidelines apply, forms the west neighbourhood of the EFL development and is based on the East Fraserlands Official Development Plan (ODP) and Policy Statement.

The site includes three parcels located west of Kerr Street which were not part of the Official Development Plan area, but excludes properties on the southeast corner of SE Marine Drive and Kerr Street (Area 4) which will be included in a future rezoning.



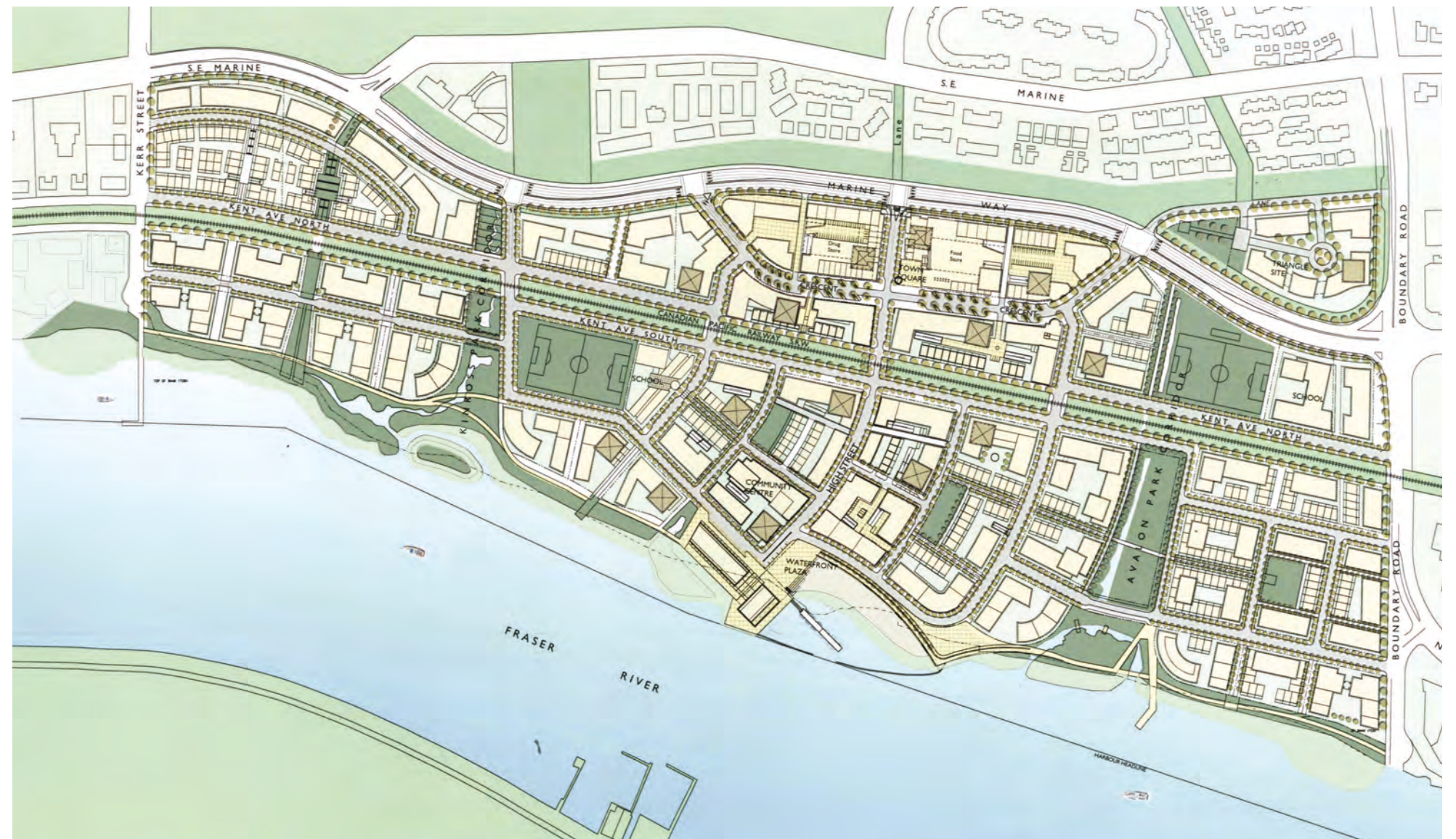
4.0

BACKGROUND POLICY

The two plans in this section, one from the Official Development Plan and the other from Area 1, demonstrate the evolution of the East Fraserlands Plan. The ODP set the overall land use, density, amenities and planning principles. Area 1 rezoning addressed form of development for most of the central neighbourhood. Area 2 addresses the west neighbourhood and the SW portion of the central neighbourhood.

4.1 Official Development Plan (ODP)

The basic framework for Area 2 is the overall development concept that forms the Official Development Plan. This concept is described in the plan below. Refer to the Official Development Plan at www.vancouver.ca/eastfraserlands.



Official Development Plan (November 14, 2006)

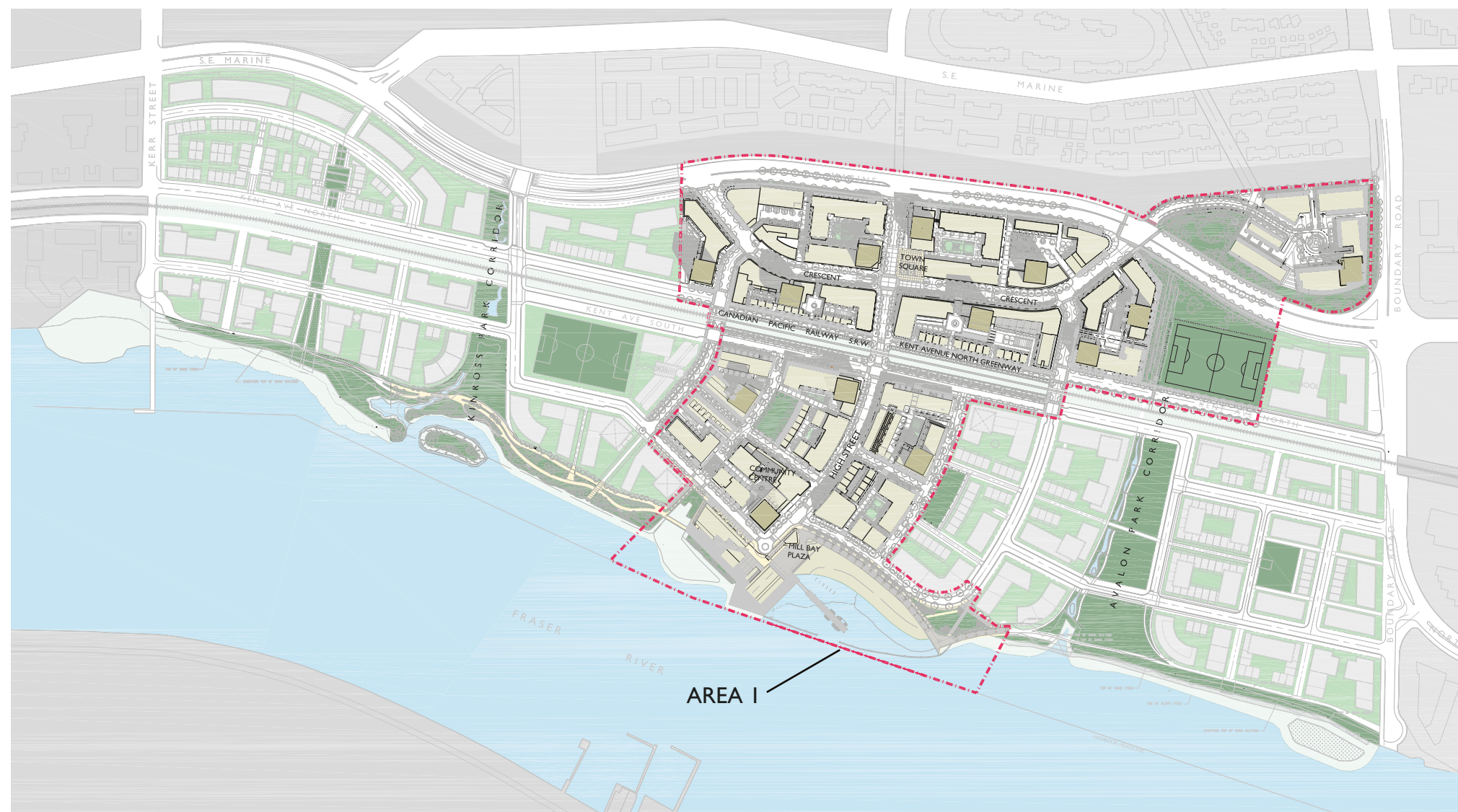
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4.2

AREA 1 REZONING

Area I establishes the mixed use heart of EFL and the core of the central neighbourhood. Extending north-south from Marine Way to the river and two to three blocks east and west of the central high street, Area I is characterized by a denser, more urban form with tower buildings up to a height of 25 storeys. Mixed use blocks combine ground level retail with residential at the upper levels.

For more information refer to www.vancouver.ca/eastfraserlands.



Area I Plan

1:6000

KEY PRINCIPLES

Sustainability:

As a walkable neighbourhood, the development will comprehensively integrate diverse environmental, social and economic sustainability strategies including high-performance green buildings and site-wide initiatives. Site-wide initiatives include a comprehensive rainwater management plan, potential neighbourhood energy utility, fish and wildlife habitat enhancement, landscape to provide bird habitat, urban agriculture opportunities, car sharing, non-standard parking requirements, public transit, social housing and a variety of community amenities.

A complete community:

Area 2 will establish a vibrant residential neighbourhood in East Fraserlands that enables residents to live in diverse housing types and easily access transit, parks and open spaces, and community amenities. Area 2 will complement the tightly-knit and balanced mix of land uses in the dense urban environment of Area 1; together, both areas will promote the evolution of a complete community where all the needs of its future residents can be met and the young and old can grow and age in place.

Comprehensive public realm:

An integrated and permeable network of diverse public spaces including streets, pedestrian mews, waterfront pathways, plazas and parks forms the primary organizing pattern. Including a highly permeable network that connects key places within the neighbourhood and EFL with adjacent areas, the public realm will support a highly walkable community, reflecting the City of Vancouver's top priorities of walking, biking, and transit. A diversity of parks and open spaces will be sensitively programmed based on community needs and aspirations and stregically designed with elements such as lighting, landscape, and street furniture to provide comfort and safety for all users.

Architectural diversity & sense of place:

EFL will include diverse architectural expressions that reflect the site's industrial history, its riverine nature, and a west coast contemporary approach. Architecture and landscape design should contribute to sustainability, liveability and a strong sense of place. Architecture, blocks, and street walls should be highly legible and designed to reinforce and enhance pedestrian experience and the public spacese onto which they front.

Refer to Section A - Public Realm Plan for more specific principles relating to public realm and Section C - Expression and Caracter for more detailed principles relating to architecture and landscape.

6.0

OVERALL PLAN FOR AREA 2

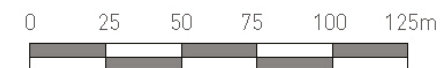
Complementing the adjacent West Fraserlands (WFL), the west neighbourhood is comprised mostly of low to mid-rise residential buildings that express a relaxed, urban scale appropriate to families and quiet riverfront living. Diversity is provided in some higher forms of up to 13 storeys that punctuate specific places within the public realm, heights transitioning downwards as they move west from the much higher central neighbourhood.

The west neighbourhood is comprised of three character precincts, the Northwest, the Southwest and the Southeast. Each is intended to have its own distinct identity. The precinct descriptions follow:





Overall Plan for Area 2
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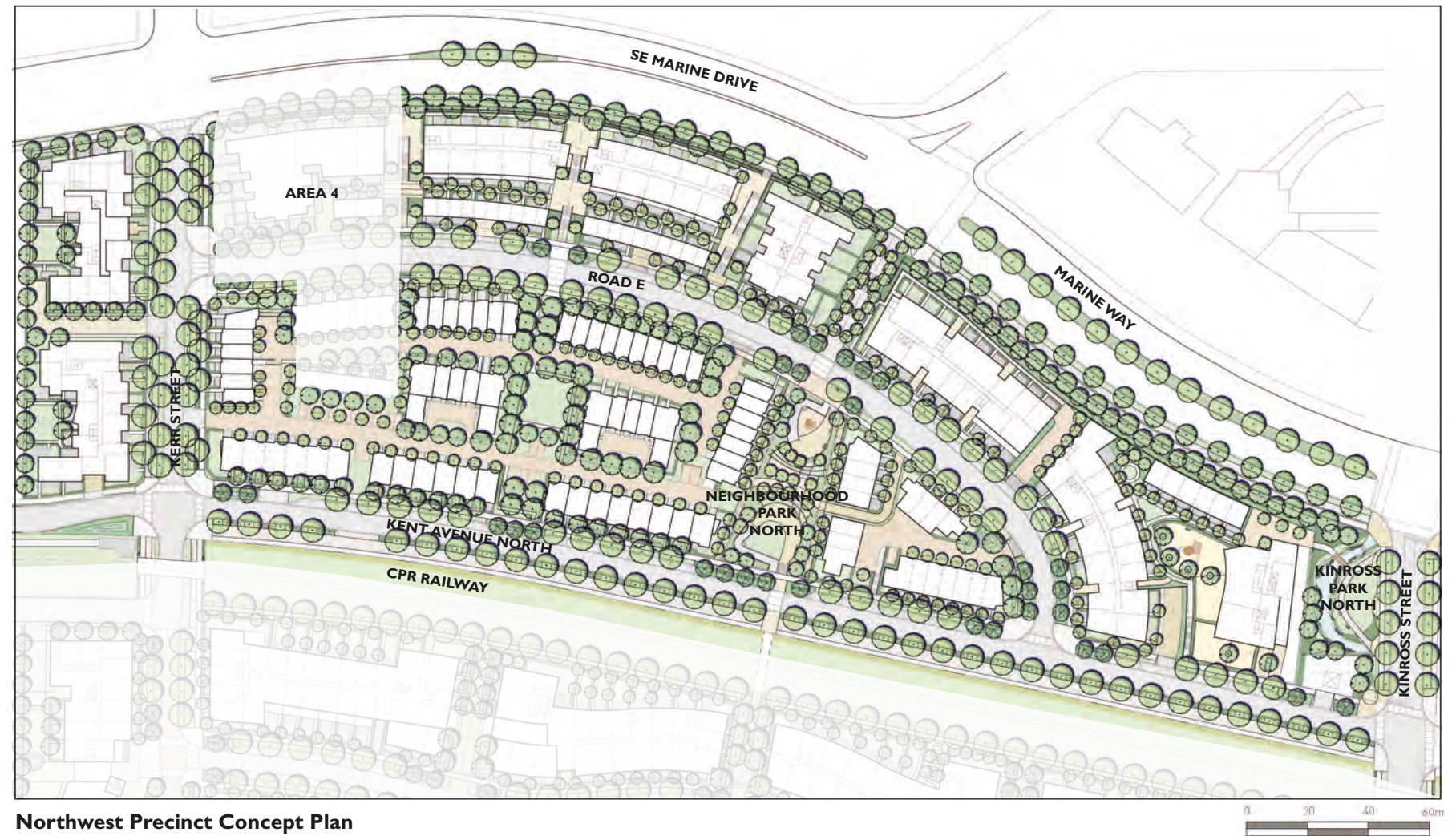
6.1

CHARACTER PRECINCTS

6.1.1 Northwest Precinct

This precinct takes its identity from the sloping topography that affects most of the site. The result is a hillside community with a central townhouse neighbourhood framed by mid-rise forms along its east, west and north perimeters. Terracing both in building forms and in the landscape emphasizes the sloping topography and provides a broad range of river view opportunities from both living units and open space.

A highly permeable plan includes multiple north-south pedestrian routes, many with uninterrupted views to the river. This park, the precinct's primary open space, also capitalizes on the slope, providing three dramatic terraces from which to enjoy the view to the south part of the west neighbourhood and the river.



Northwest Precinct Concept Plan

1:2000



Southwest Precinct Concept Plan

1:2000

6.1.2 Southwest Precinct

This precinct's identity draws from its naturalistic setting and the established appeal of the Kerr Street pier. Eight blocks frame a gently curving east-west street envisioned as a richly landscaped pedestrian-friendly environment. Terraced midrise blocks frame a series of generous garden spaces opening onto the foreshore and modulate the streetwall along the Kent Avenue corridor.

A direct connection to the river is provided by two mews and a neighbourhood park running between blocks; these alternate with the visual connections afforded by openings along the road H frontage.

A small local-serving commercial building is located at the foot of Kerr St where it engages the existing pier to create a neighbourhood hub as a focus for community social activity.



6.1.3 Southeast Precinct

This precinct is characterized by its proximity to the central neighbourhood and its high profile location. Bounded almost entirely by open space, the three residential blocks complement the scale and massing of the Area I parcels. The result is an urban ensemble that creates a clear identity for this southwest edge of the central neighbourhood, tempered by the more modest scale of the townhouse forms flanking the mews and forming the river frontage.

As in the Southwest precinct, a strong relationship to the river is achieved by the direct connection along the mews as well as the large semi-private garden spaces fronting on the foreshore.

The highly visible school and child care block serves as a prominent civic focus both for the precinct and for the greater EFL development. A three storey school and two storey childcare facility provide an urban streetwall along road A and a more informal, articulated frontage to the school yard and the playing field to the west.



Southeast Precinct Concept Plan
1:2000

7.0

HISTORICAL CONTEXT

The East Fraserlands site is embedded in layers rich in history and meaning. A statement of significance and heritage inventory was conducted for East Fraserlands in May 2008 to guide design development, use of materials, and future siting of historic resources. More information regarding the site's historical context, historic references and use of materials will follow in Section C.

The entire site, of which Area 2 is a part, is a 53-hectare former sawmill site on Vancouver's Fraser River flats in the southeast corner of Vancouver. It is bounded by the North Arm of the Fraser River; Boundary Road, S.E. Marine Drive, and Kerr Street. The large site is bisected by the CPR railway line and by E. Kent Street North and South, which run along either side of the tracks.

The historic place is located within the traditional territory of the Musqueam First Nation. An archaeological assessment has been completed and no archaeological sites have been recorded. Nevertheless, for thousands of years the Fraser River and its tributary streams were the scene of an intense annual salmon fishery that drew people from all over the region. In the 19th Century, the site was used by European settlers who took advantage of the site's adjacency to the Fraser River, using it for agricultural purposes and raising cattle. By the early twentieth century, the land was subdivided and the BC Electric Railway established an interurban line between Eburne (Marpole) and New Westminster, leasing and electrifying the CPR tracks. With rail service, the site began to industrialize. A sprawling sawmill complex developed over next several decades.

The White Pines Mill that occupied the East Fraserlands site for much of the last century represents an important stage in the history of British Columbia and the Fraser River. Although the mill was dismantled in 2004, leaving few vestiges of its existence, there are still various opportunities within the EFL development to recall and celebrate the industrial legacy and historic memory of the site.

None of the historic and iconic mill buildings remain – the only structures left are a 1970s administration building on Kent Street and a large storage building. A few large artifacts do remain however, including fluted v-rollers used to move raw logs, a traveling crane along the river to the west, and a large engine from the hog pit. These artifacts evoke memories of the large scale infrastructure that once dominated the site and images of the hustling and bustling mill activity in moving timber. Although none of these artifacts are currently identified in the Vancouver Heritage Register, these artifacts will be located in the public realm or integrated with public art as the site develops, playing an important role in remembering the site's history.

Along the shore, piles and decking reflect the central role of the river in transporting raw logs. Log booms, boom boats, and boom-men still work along the edge of the site.



Historical Aerial Photo

Circa 1940



DESIGN PROCESS

8.1 Naming Streets and Parks

Names of new streets and parks within the site and referred to in these Design Guidelines are unofficial and have been identified for the purpose of reference. Streets will be officially named at the development permit stage while parks will be named as part of standard Parks Board procedures.

