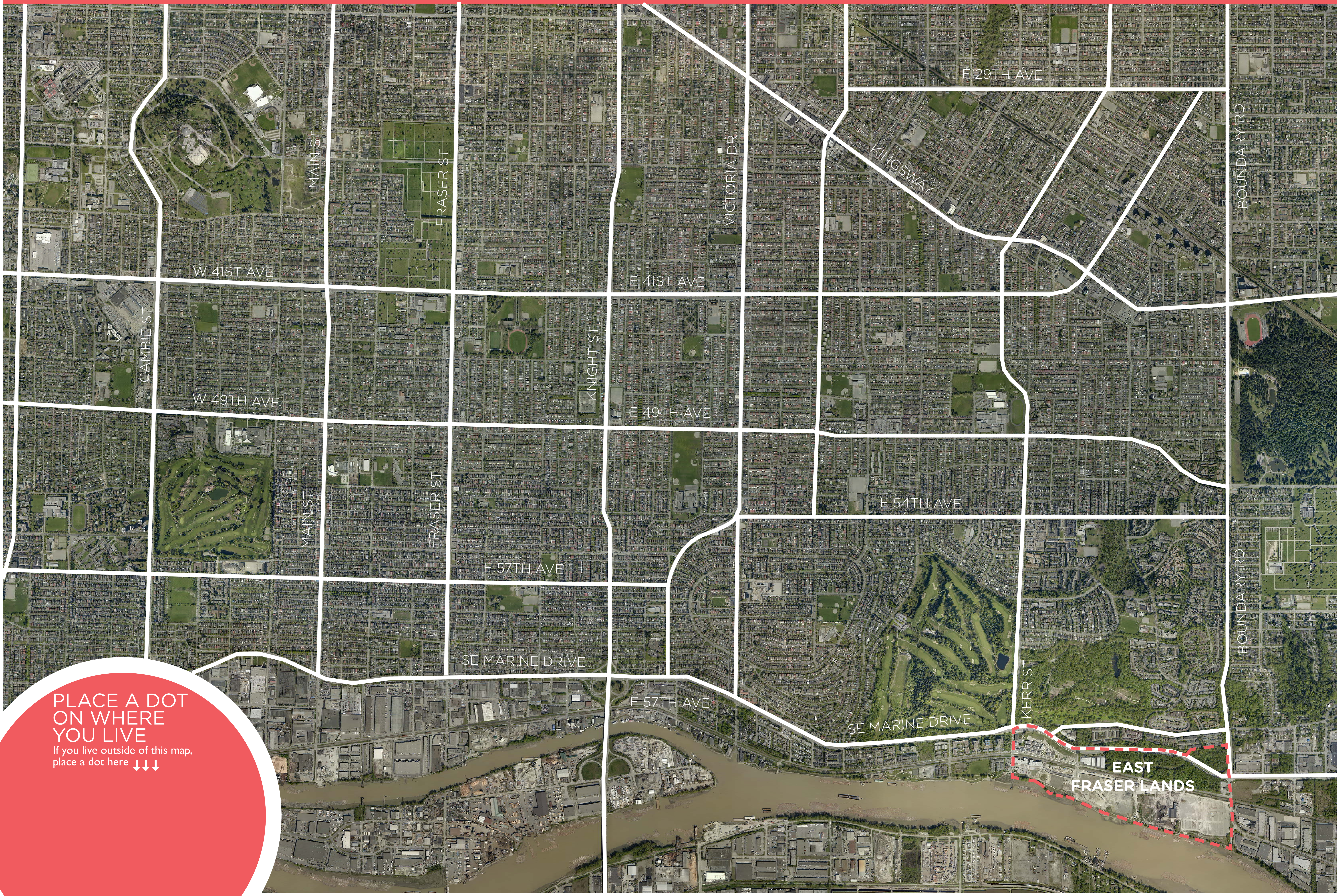


WELCOME

where do you live?



PLACE A DOT
ON WHERE
YOU LIVE
If you live outside of this map,
place a dot here ↓↓↓

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:

- Increase housing diversity;
- Revise central waterfront to create a standalone community centre;
- Reflect new Council policy and standards;
- Respond to changing environmental conditions due to climate change and;
- Improve delivery of public benefits

Interim Approvals

In September 2018, Council approved a package of interim measures to ensure development could proceed while work on the 10-year Review continued. For more information on the approved changes refer to 'Interim Measures - Approved September 2018' display board.

Finalizing the EFL ODP Review

The purpose of today's open house is to share the remaining proposed changes to the EFL ODP including additional floor area in Areas 1 & 3, adjustments to the site plan, increased building heights, proposed housing mix, additional public benefits, change of use on Parcels 14 & 19, and anticipated amenity delivery schedule.

What happens at the end of the process?

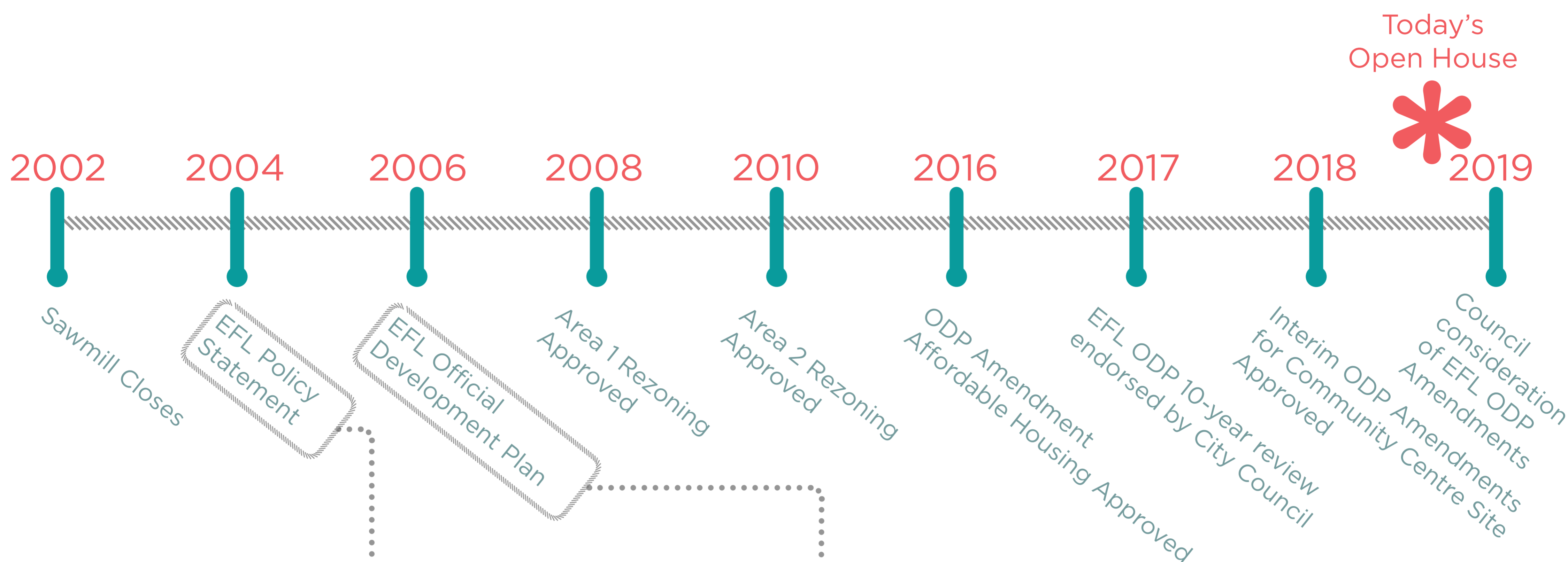
The proposed amendments to the EFL ODP and CD-1 By-laws will be finalized based on your feedback and presented for Council's consideration. If approved, the updated EFL ODP will be used to inform ongoing implementation of EFL and future areas rezonings. It is anticipated that a rezoning application for Area 1 (waterfront) will follow this process.



HOW CAN YOU PROVIDE INPUT:

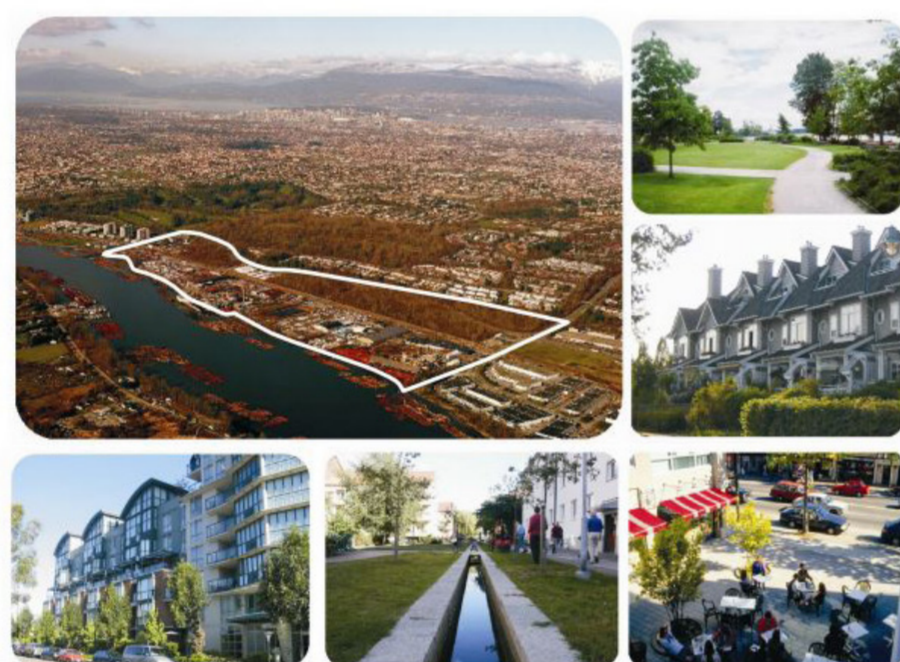
1. Talk to City staff or the project team.
2. Fill out a comment sheet here, or later online at vancouver.ca/eastfraserlands. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
3. Write us at: eastfraserlands@vancouver.ca
4. Join our email list by signing in at the front table.

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

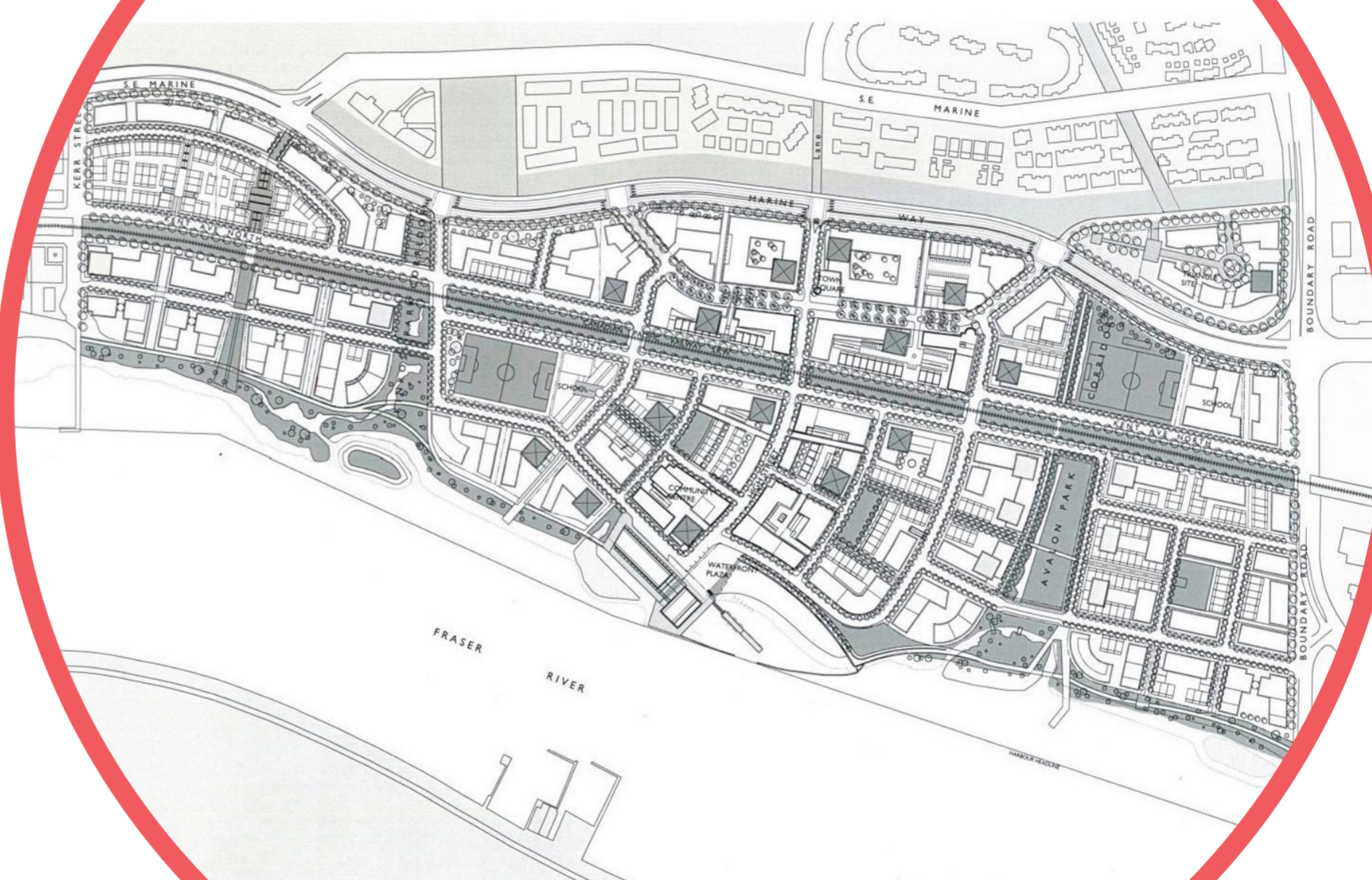


East Fraserlands Policy Statement

City of Vancouver
Planning Department
CITY OF VANCOUVER
Adopted December, 2004



EFL Illustrative Plan



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

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 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.



SUMMER 2017

PHASE 1 Establish a planning program

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



JANUARY 2018

PHASE 2 Develop options to address challenges

Design concept for waterfront redesign, Area 3 site plan options, refinements to amenity package, and other items identified in phase 1



SPRING 2018

PHASE 3 Refine concept and proposed ODP amendments

Preferred waterfront/shoreline design, Area 3 concept plan, updated amenity package, and other items identified in phase 1
** Expanded scope to consider additional residential density in Area 1*



FALL 2018

PHASE 4 Council approval of interim amendment to ODP

Council consideration of interim amendments: referral and Public Hearing



SUMMER/FALL 2019

PHASE 5 Complete draft ODP amendments

Finalize ODP amendments and consequential amendments to CD-1 By-laws and Design Guidelines



WINTER 2019/2020

FINAL STEPS Report to Council

Council consideration of amendments: referral and Public Hearing

Development of the previously approved Parcels in Area 1 and 2 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 Properties, 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 Properties 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

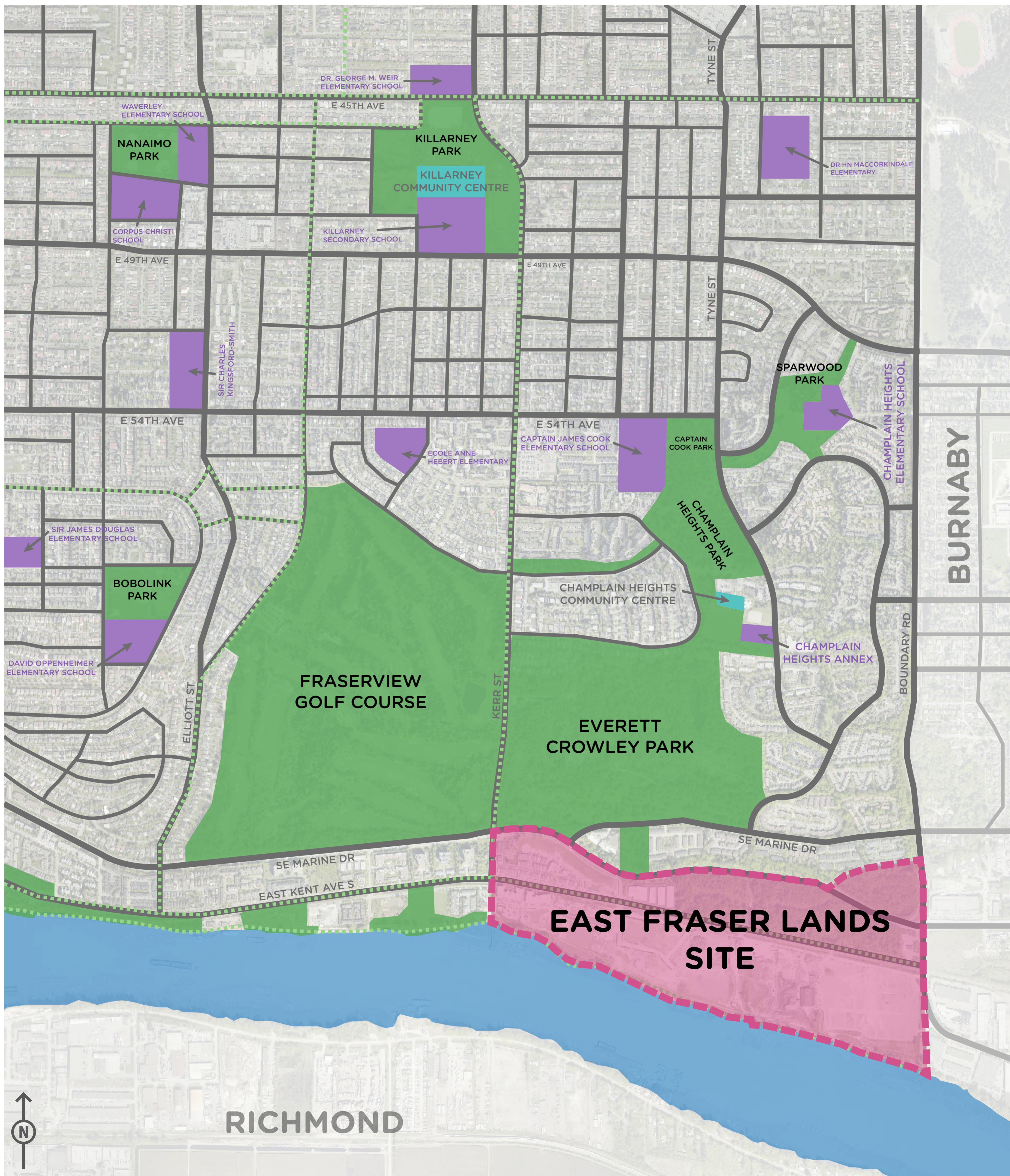
- Coordinate the EFL ODP 10-year review planning program.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure City policies and directions, landowner's objectives, and community priorities, are reflected in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

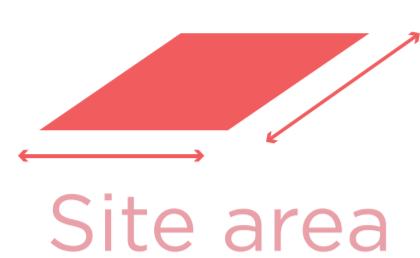
- Act as proponents for the redevelopment of the site.
- Identify proponent's priorities and aspirations for the review and redesign.
- Generate and refine redesign concepts (with technical input from the City) balancing objectives of all parties.
- Work with the City to inform and engage nearby residents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

PLANNING CONTEXT MAP



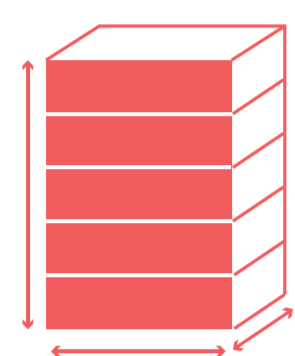
EFL ODP OVERVIEW

The EFL Official Development Plan (2006; amended in 2018) supports the following:



Site area

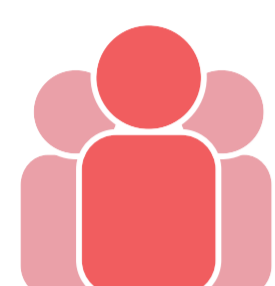
51 hectares
(128 acres)



Total Floor
area

724,779 sq. m
(7,801,456 sq. ft.)

* Updated in 2018 interim amendments



Anticipated
Population at
build-out

Approximately
12,650

* Updated in 2018 interim amendments



Retail Floor
Area

23,350 sq. m
(251,335 sq. ft.) focused
on a High street
with a grocery store



Office and
Flex Uses
Floor Area

24,900 sq. m
(268,000 sq. ft.)



Residential
Floor Area

676,529 sq. m
(7,282,097 sq. ft.)

* Updated in 2018 interim amendments



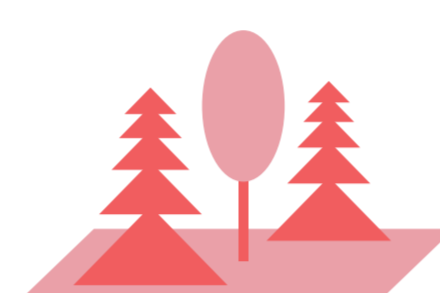
Affordable
housing

20% of the units are
for affordable housing



Housing
Types

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



Parks

10.2 hectares (25.2 acres) including
a continuous foreshore park, plazas,
playfields, ecological areas and
neighbourhood parks



Childcare
Facilities

- Four facilities with a total of
256 childcare spaces
- 140 out-of-school care spaces



Community
Centre

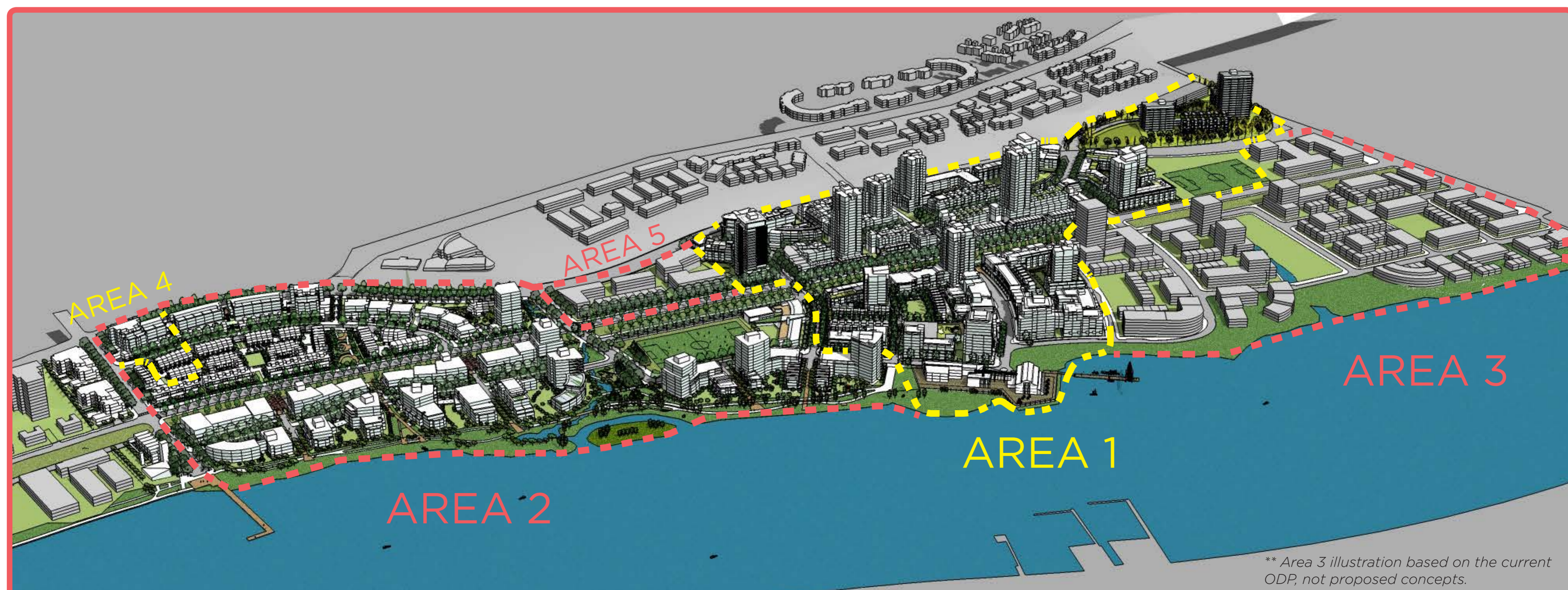
2,790 sq. m (30,000 sq. ft.) similar
in size to the Creekside Community
Centre



Schools

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

THE EFL ODP IS DIVIDED INTO THREE NEIGHBOURHOODS



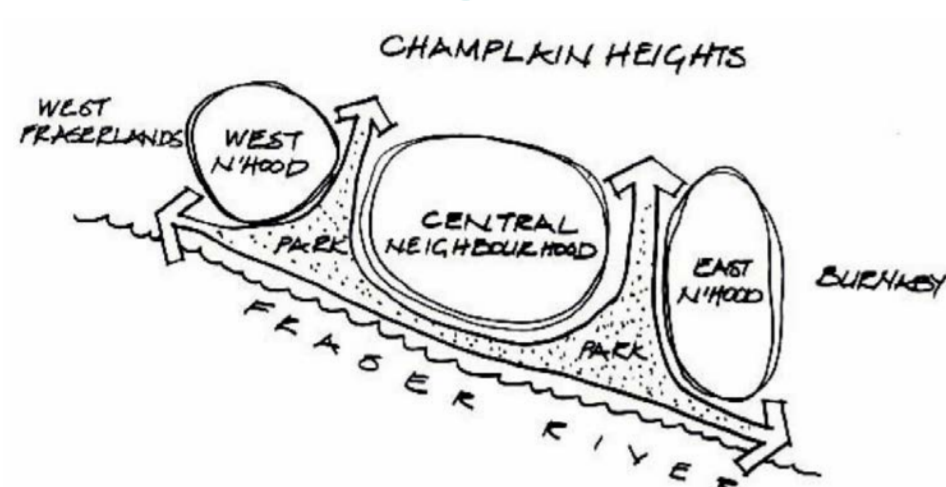
** Area 3 illustration based on the current
ODP, not proposed concepts.

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.

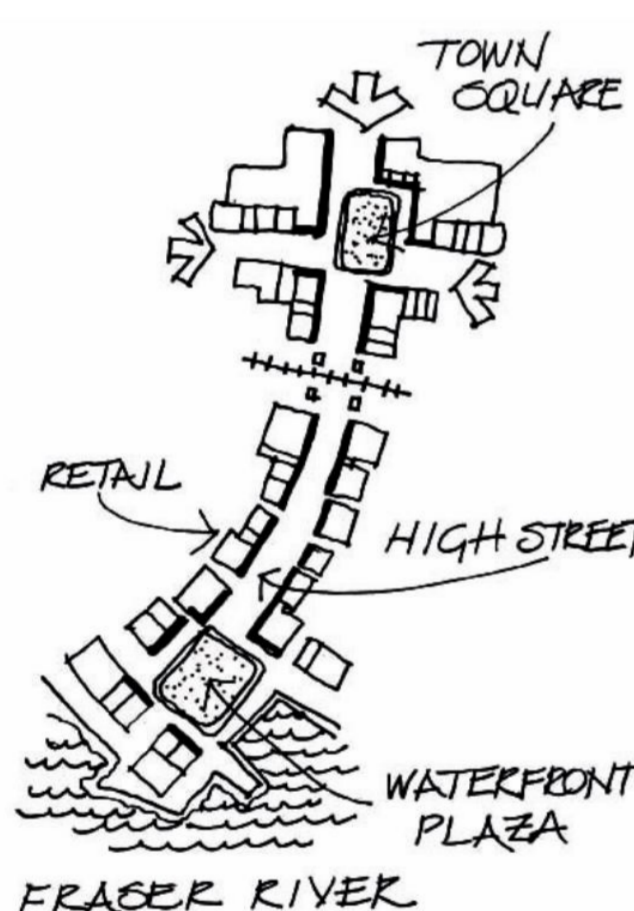
Distinct Neighbourhoods



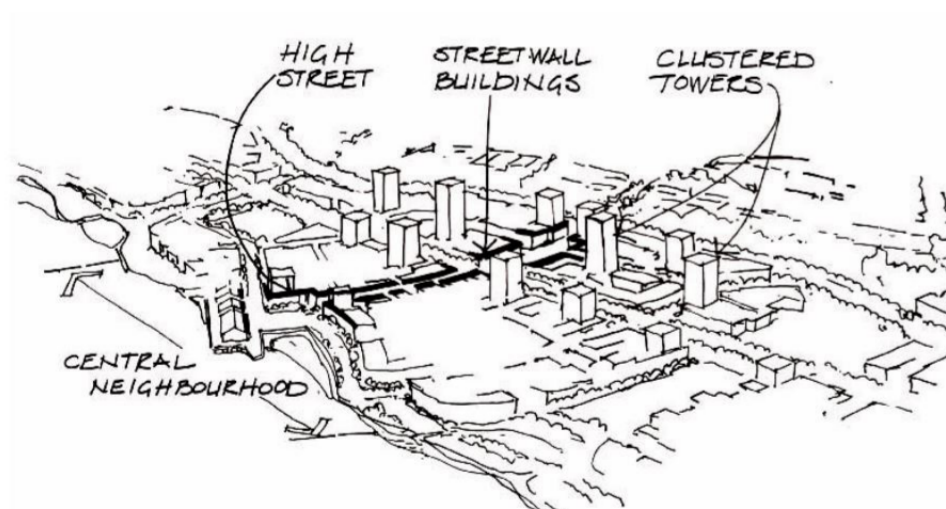
Land use and development intensity



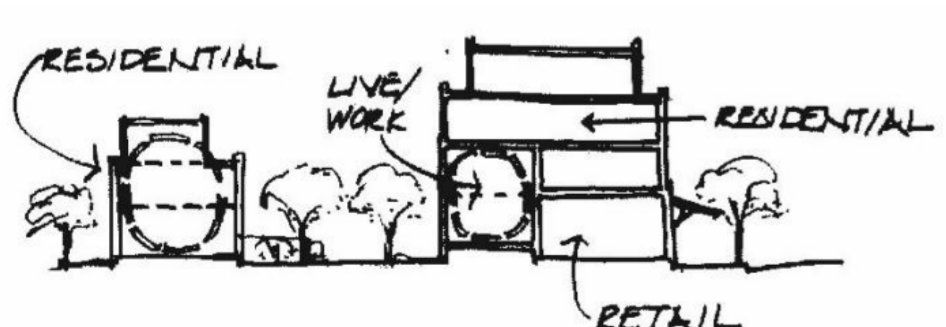
High street



Clustered towers



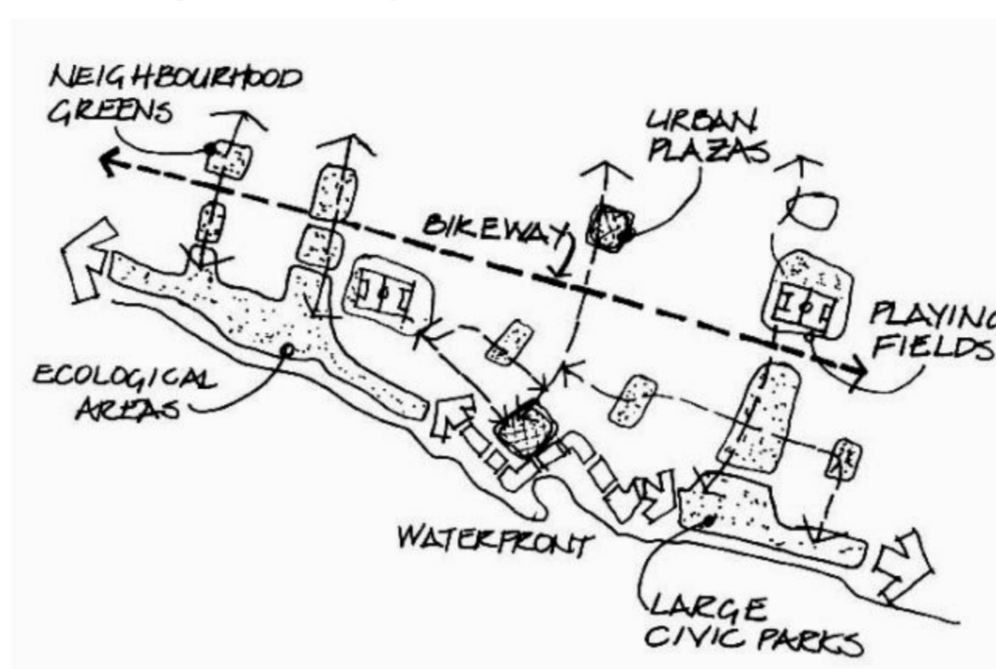
Mixed uses



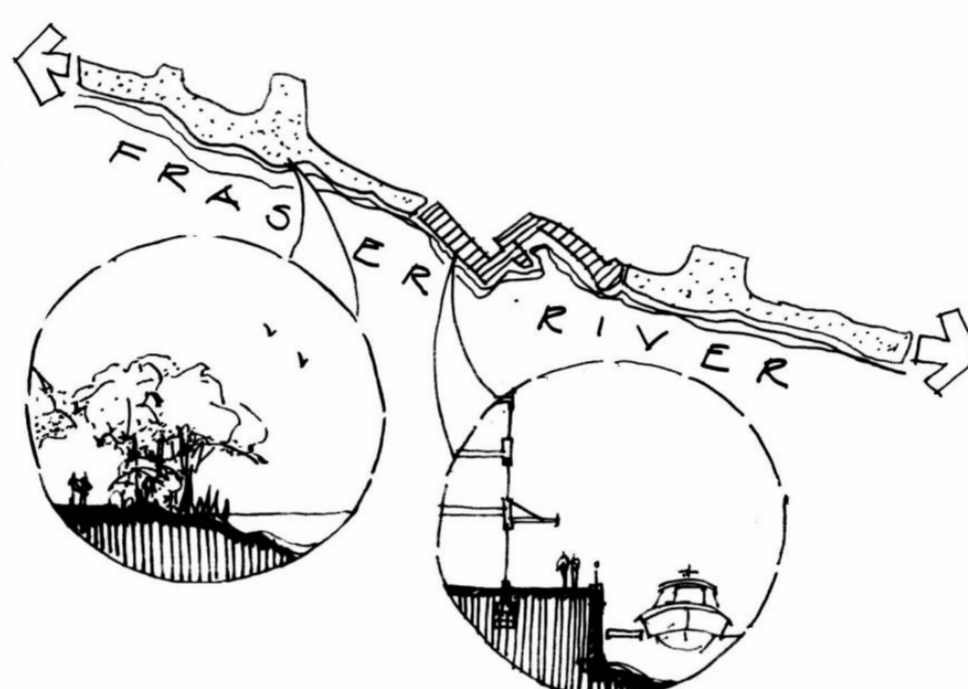
Mixture of building types and scales



Open space network



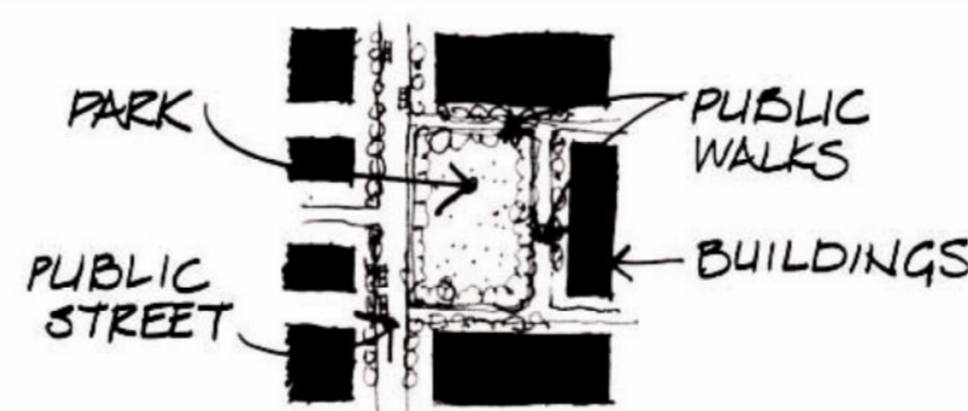
Continuous foreshore park



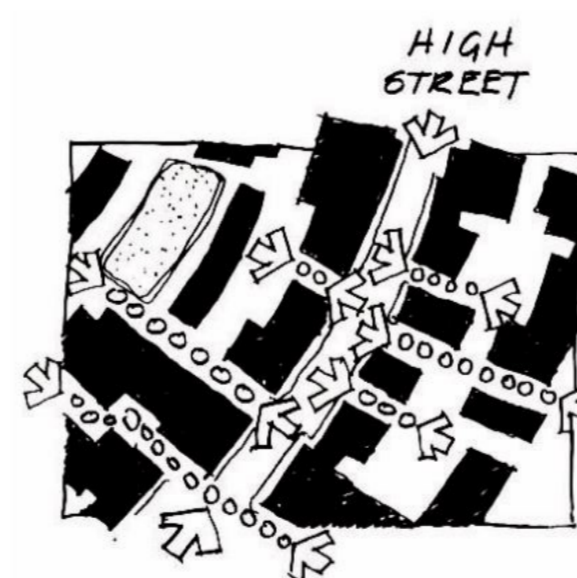
Neighbourhood greens



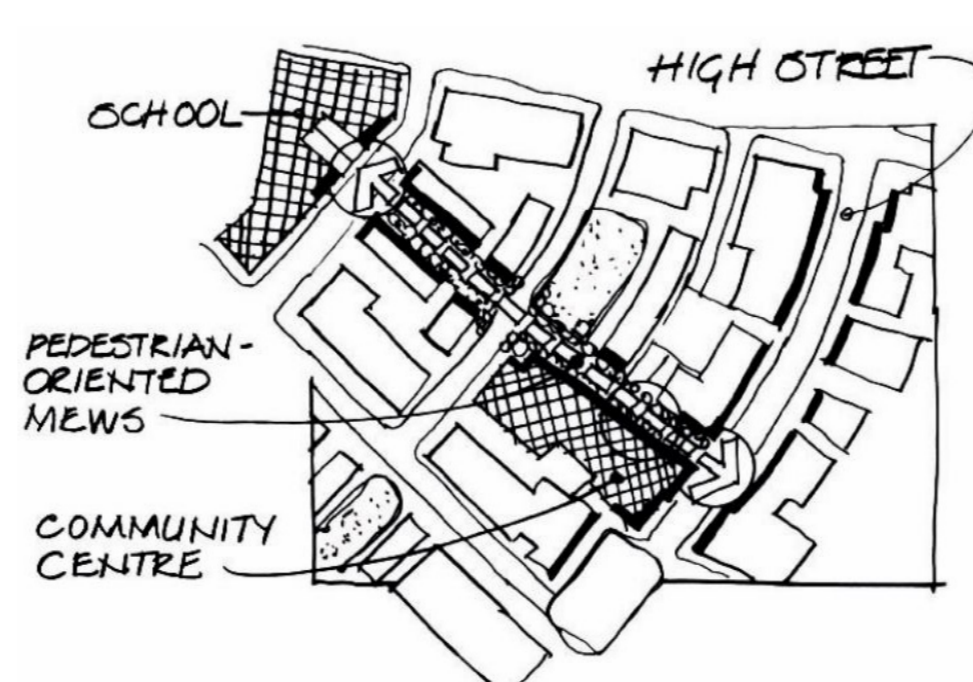
Public edges for public spaces



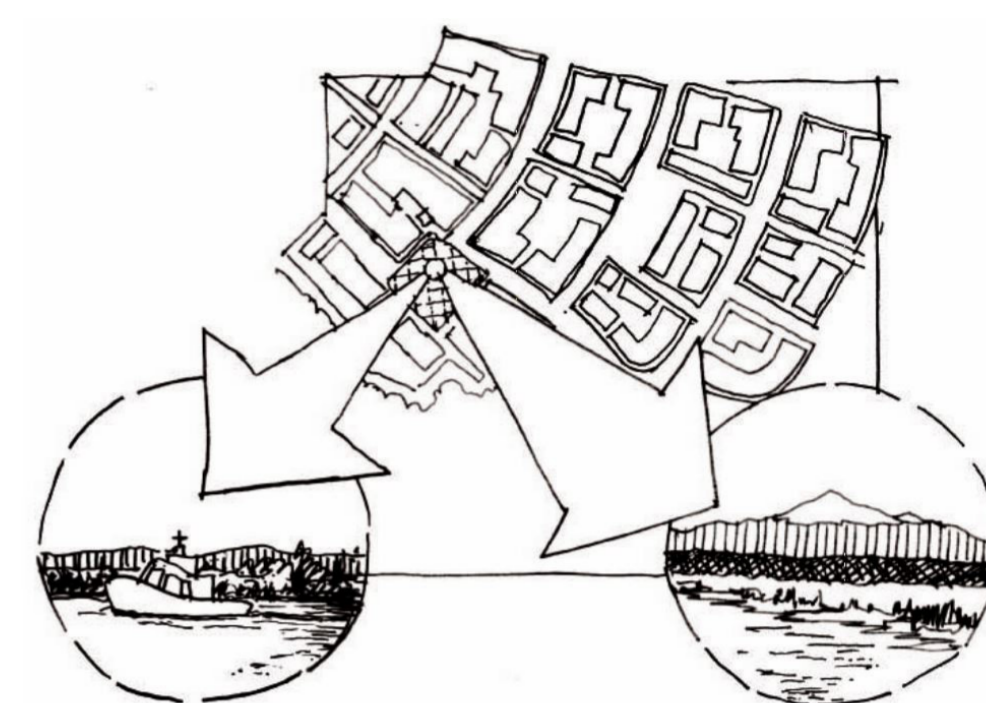
High street connectivity



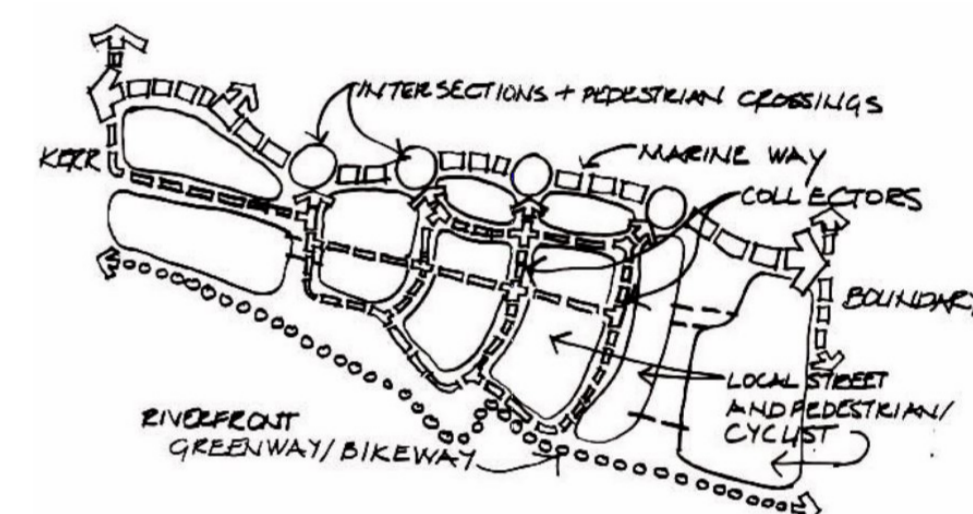
Visual connections



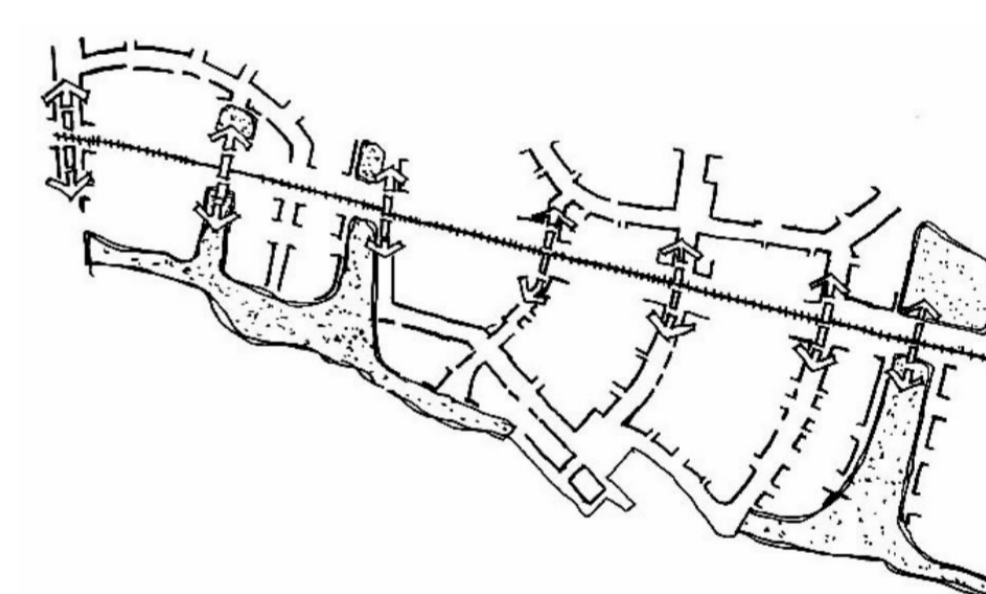
Views



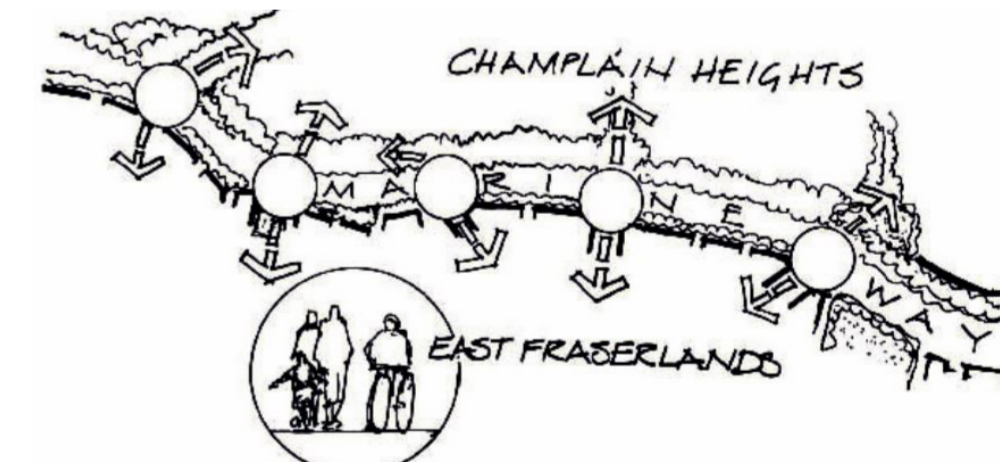
Hierarchy of movement



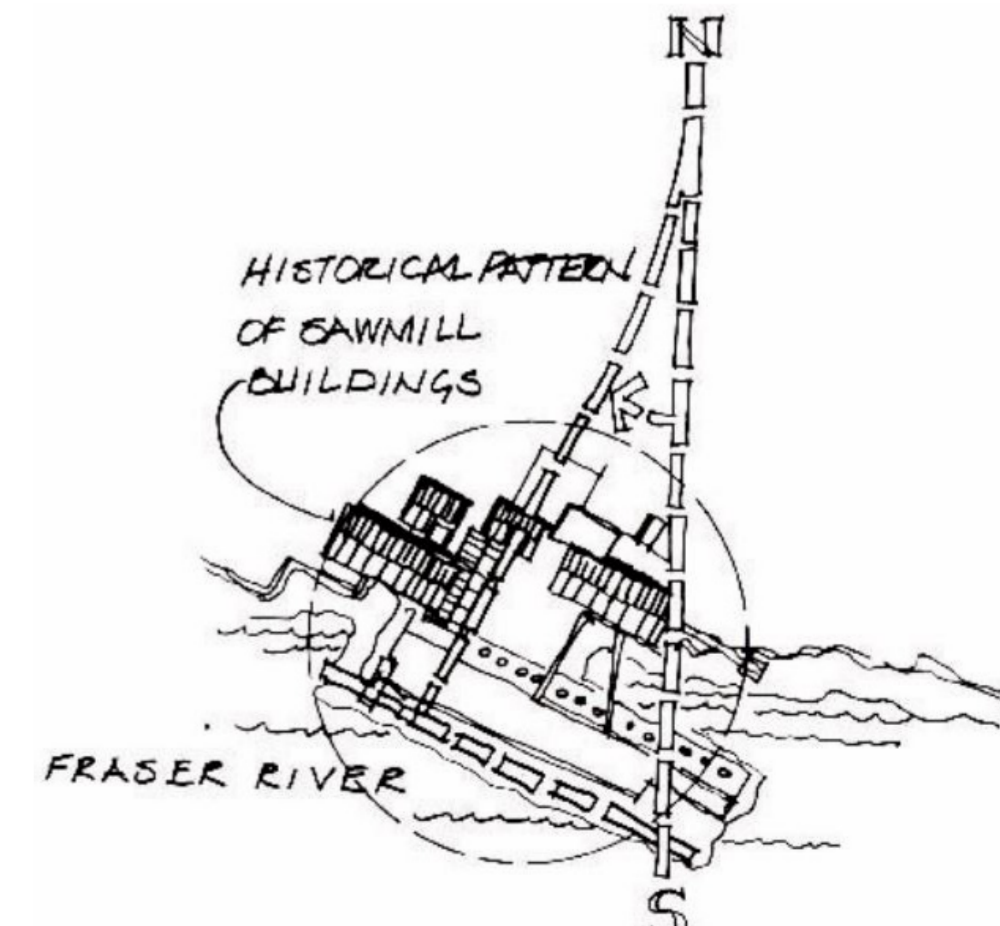
Rail corridor



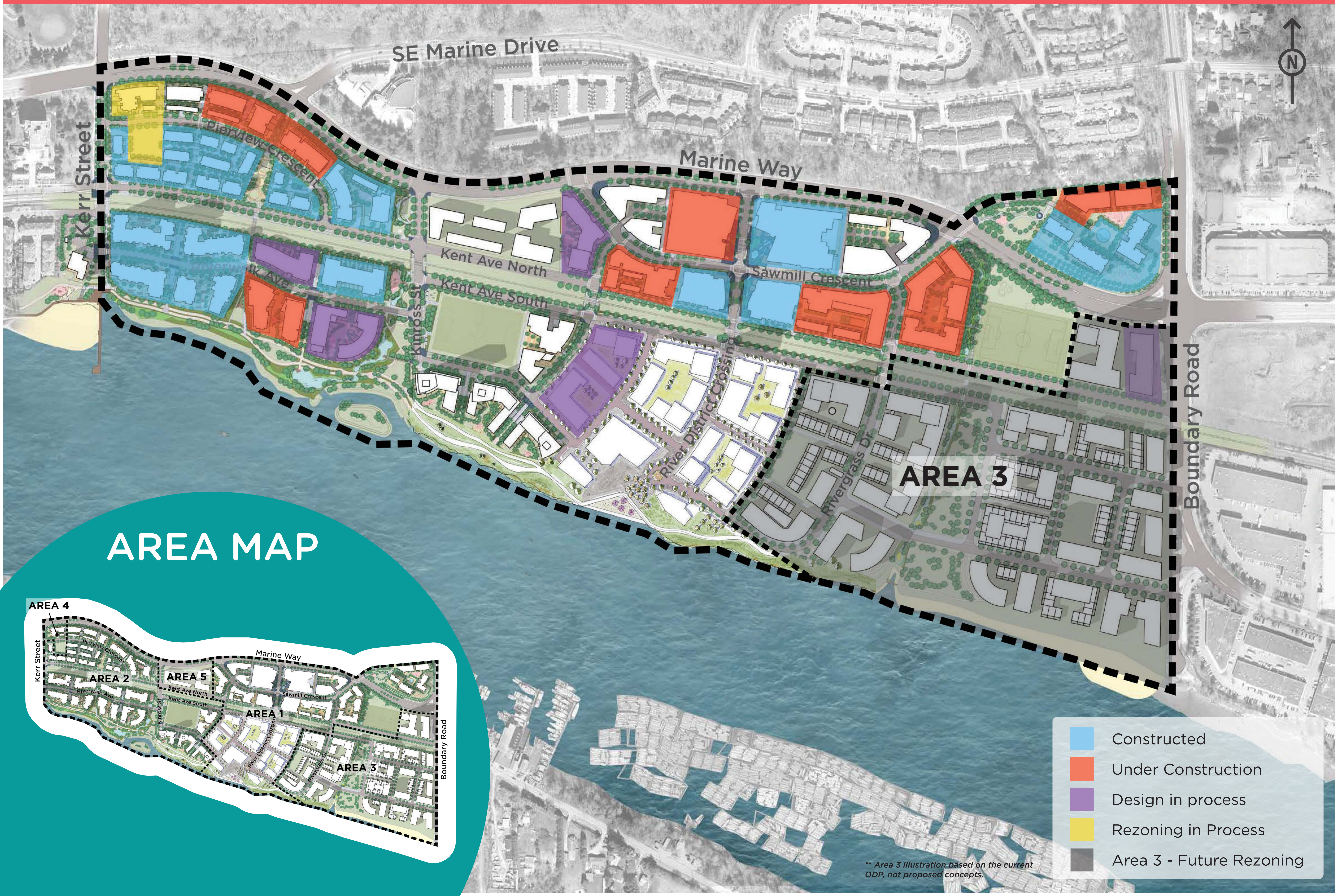
Marine way frontage



Historical patterning



DEVELOPMENT PROGRESS



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 intent of the EFL ODP 10-year Review is to adapt the ODP 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 Areas 1 & 2 (shown in blue) in accordance with the previously approved rezonings.

The following are the key areas of focus for the EFL ODP review as identified in 2017:



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.



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 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.



CENTRAL WATERFRONT

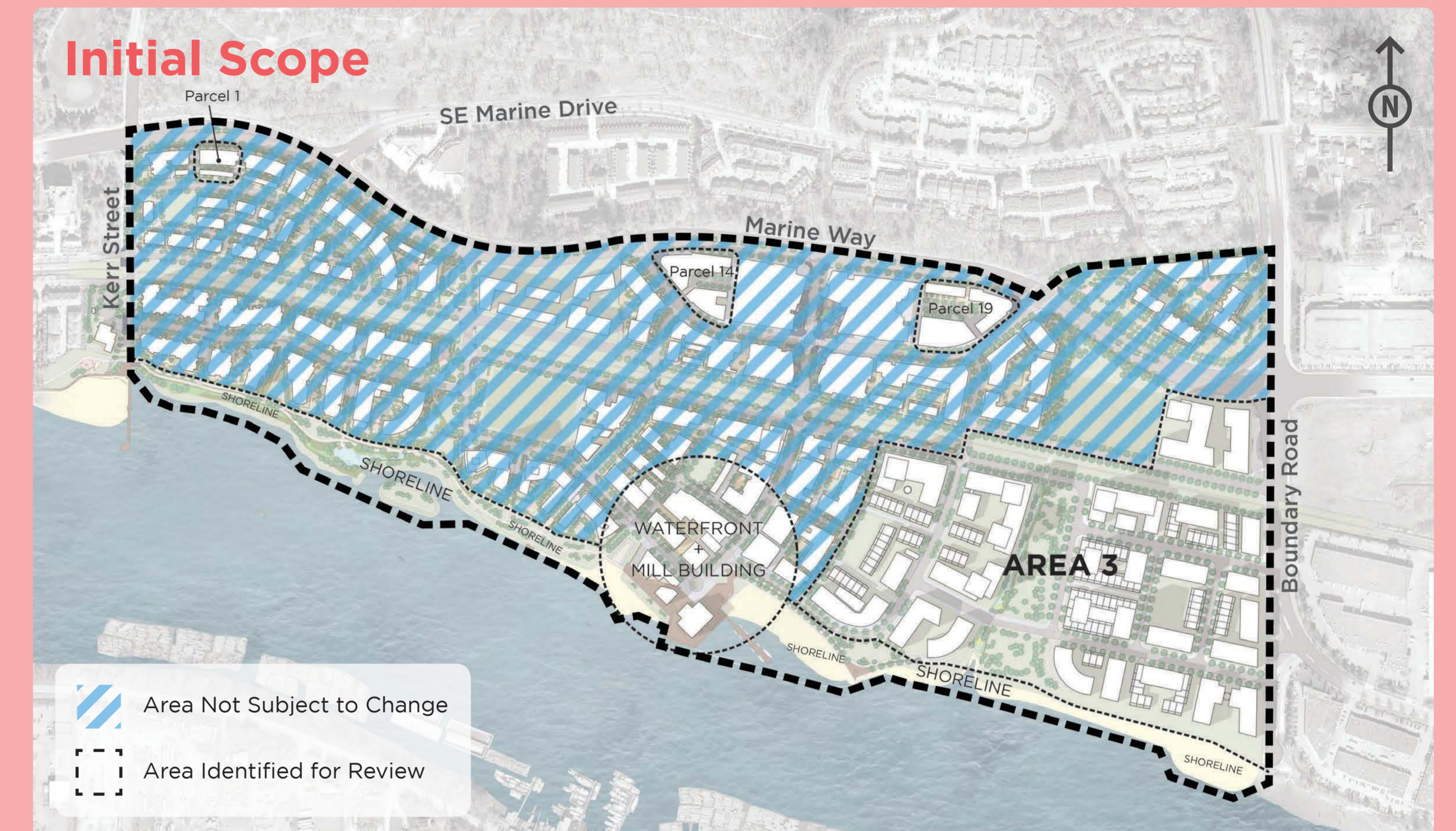
Changes to the central waterfront (Area 1 and Area 2) heights and densities are being explored to retain focus on the high street as the central heart of the neighbourhood, re-distribute density and park space to allow for a new standalone community centre, and to increase affordable housing in the central part of EFL.



OTHER AMENDMENTS

The ODP review also includes consideration of:

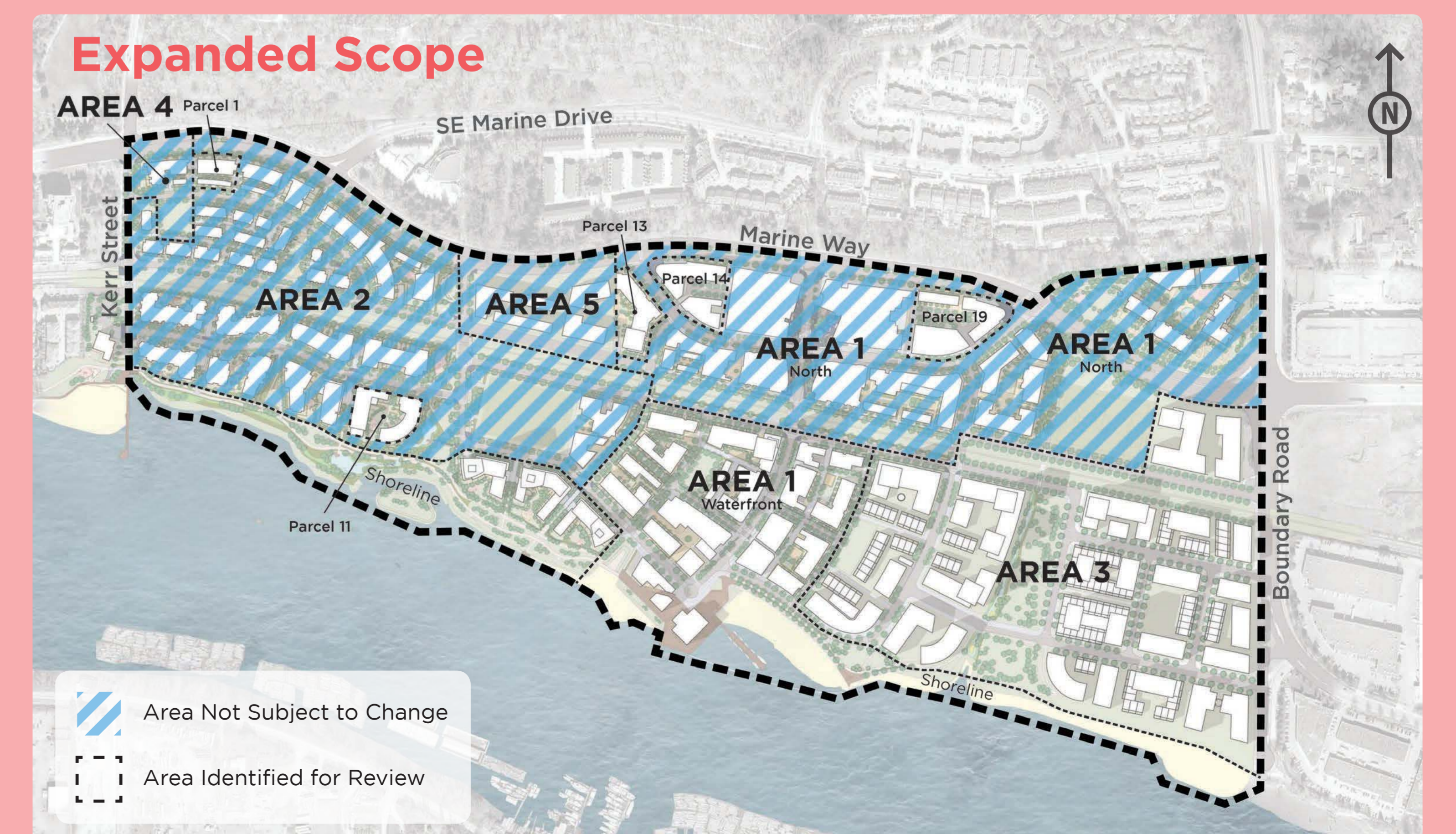
- Additional density on Parcel 1 for affordable housing
- Removal of EFL specific parking maximums
- Updates to the bike network & bike share locations
- Amendments to Parcel 19 to include an energy centre and relocate childcare centre to the community centre site
- Change of use from 'office' to 'rental housing' on Parcels 14 & 19



EXPANDING THE SCOPE

Through the first phase of the review, the scope was expanded to take a closer look at the waterfront parcels in Areas 1 & 2 with the objectives of:

- **Urban Design and Built Form:** retaining the focus on River District Crossing (High Street) and the central neighbourhood as the area of greatest height and development intensity.
- **Community Centre and Waterfront Plaza:** consolidating park space to provide an expanded waterfront plaza, framed by the community centre and two retail buildings.
- **Housing Affordability:** adding new affordable housing to the central waterfront.
- **Development Revenue:** generating additional revenue to help fund public amenities.



PREFERRED CONCEPT PRESENTED AT PHASE 3 OPEN HOUSE

In May 2018, the City hosted two open houses as part of the third phase of the EFL ODP 10-year Review. Over 150 people attended the events and more than 70 feedback forms were received.

The open house featured a 'preferred concept plan' which was developed based on feedback from earlier phases of public consultation, advice from the Urban Design Panel, technical staff review and input from the landowners. The preferred concept included:

- Townhouse and low-rise apartment buildings (3-4 storeys);
- Mid-rise buildings (4-8 storeys) along typical streets and parks;
- Taller buildings (8-25 storeys) and increasing height toward the Town Centre and River District Crossing (high street), with a 28-storey tower marking the central neighbourhood;
- Park network of 27.2 acres including additional park in Area 3 (+2 acres);
- Expanded destination waterfront plaza at the foot of River District Crossing (high street);
- A waterfront site for the community centre; and
- An additional 1,478,000 sq. ft., including 247,700 sq. ft. of Affordable Housing

Preferred Concept Plan as Presented at May 2018 Open House



PUBLIC FEEDBACK FROM PHASE 3 OPEN HOUSE

CENTRAL WATERFRONT

Public feedback related to changes proposed for the central waterfront, including creation of a waterfront site for the Community Centre, changes to the road network, and reallocation of previously approved market housing density, was generally positive. Some concerns were raised about height increases on parcels within Area 1 and about traffic impacts of the shift.

Many identified a strong interest in expediting delivery of the Community Centre. The density reallocation shifted approved floor area to other sites within Area 1 that were scheduled for development. To take advantage of the opportunity, and based on the public feedback received, a package of interim measures were put forward and ultimately supported by Council in September 2018.

Based on feedback collected at the May 2018 Open Houses, a package of interim measures were presented to Council for early consideration.

The approved measures included:

- Changes to the EFL master plan and road network to secure a waterfront site for the Community Centre;
- Redistribution of existing floor area in Area 1 from the previous community centre site to adjacent market sites, to achieve a larger stand-alone site for the EFL community centre;
- An increase in the maximum floor area to add 5,129 sq. m (55,208 sq. ft.) of affordable housing in Area 1 and Area 2; and
- Other minor amendments to:
 - Remove EFL-specific parking maximums to align with citywide regulations in the Parking By-law;
 - Incorporate new policy for sea level rise and shoreline flood management;
 - Increase the time limit from three to five years for interim uses in EFL; and
 - Remove the requirement for landscaped setbacks along stretches of Boundary Road, Kerr Street, and Kinross Street.

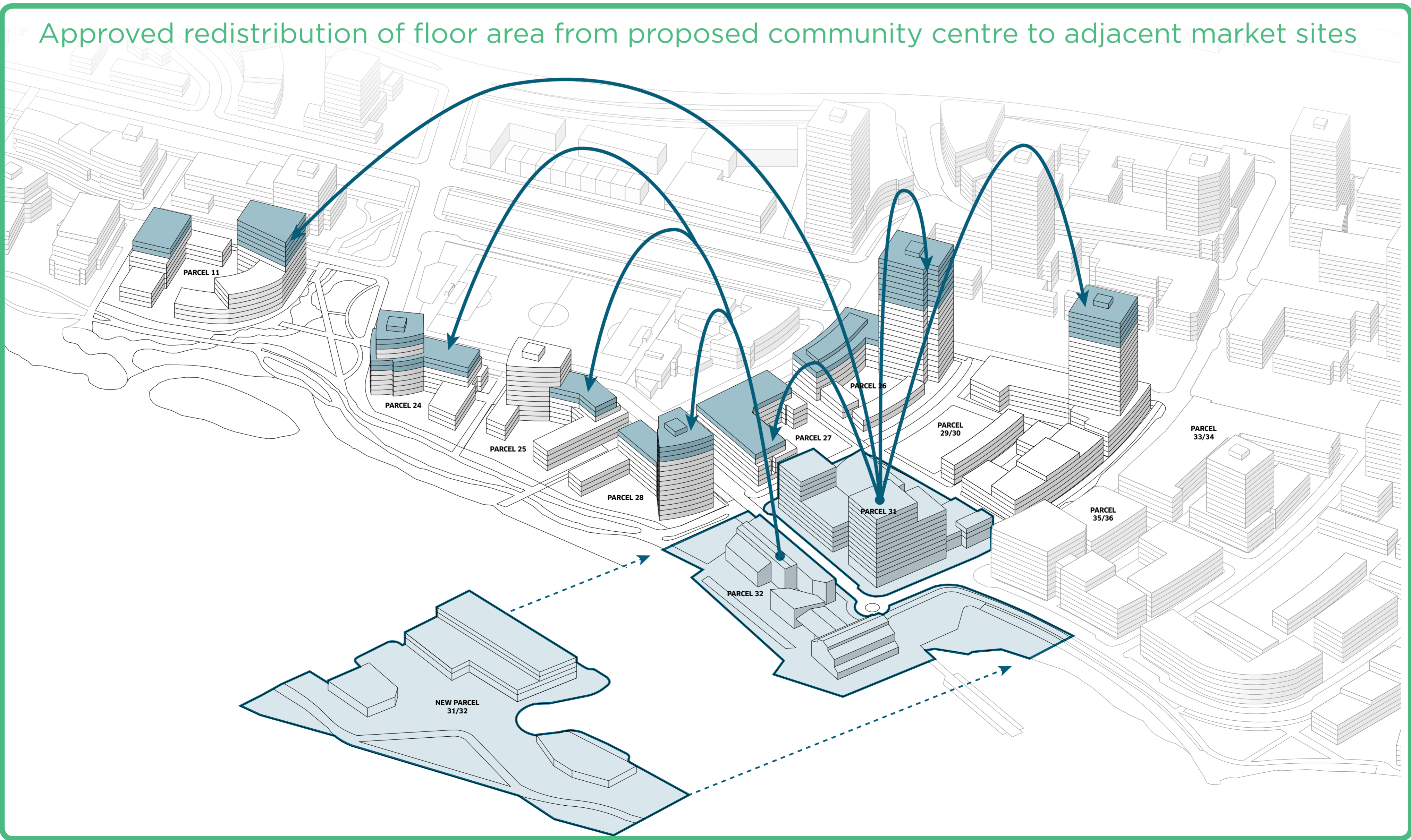
These amendments were approved prior to the completion of the broader EFL ODP 10-year review to allow the City to secure the standalone Community Centre site and additional affordable housing prior to the next phase of development which would have limited opportunities to re-distribute density to other zoned development sites.



New waterfront parcel for Community Centre



Amendments to guide design of Fraser River shoreline

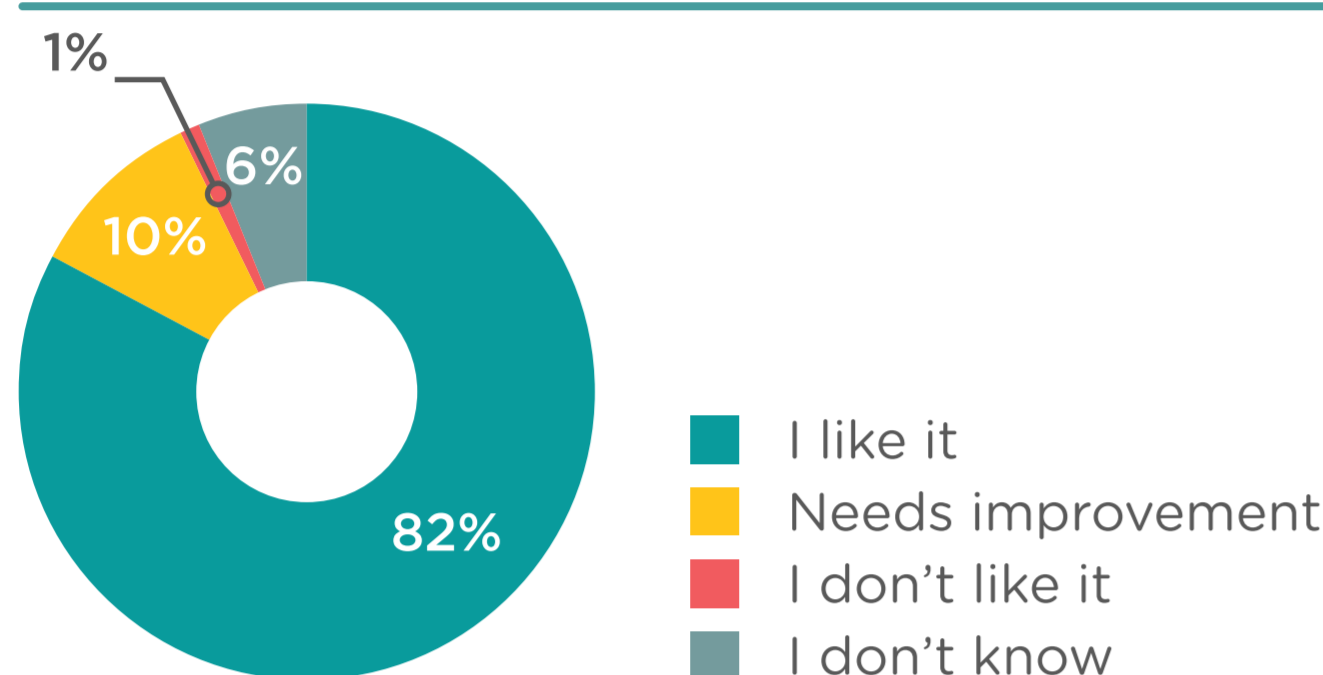


PUBLIC FEEDBACK FROM PHASE 3 OPEN HOUSE (Continued)

WESTERN NEIGHBOURHOOD (AREA 3)

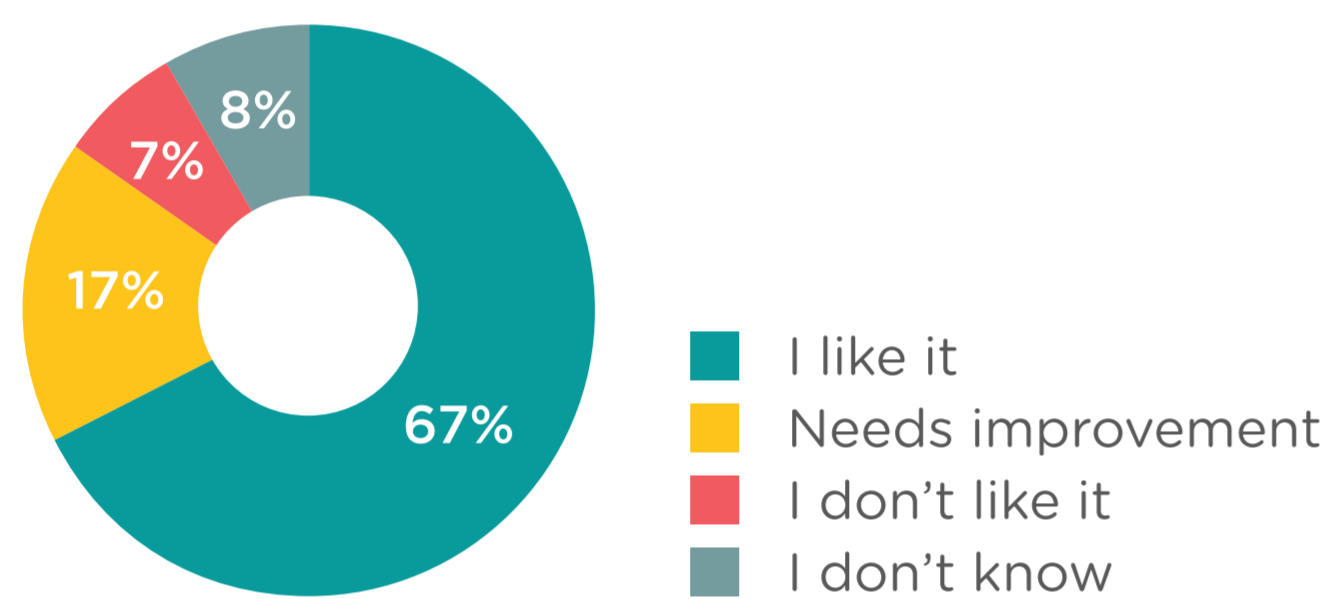
Below is the feedback relating to the proposed redesign of Area 3 (see preferred concept map on previous board):

PARKS AND OPEN SPACE



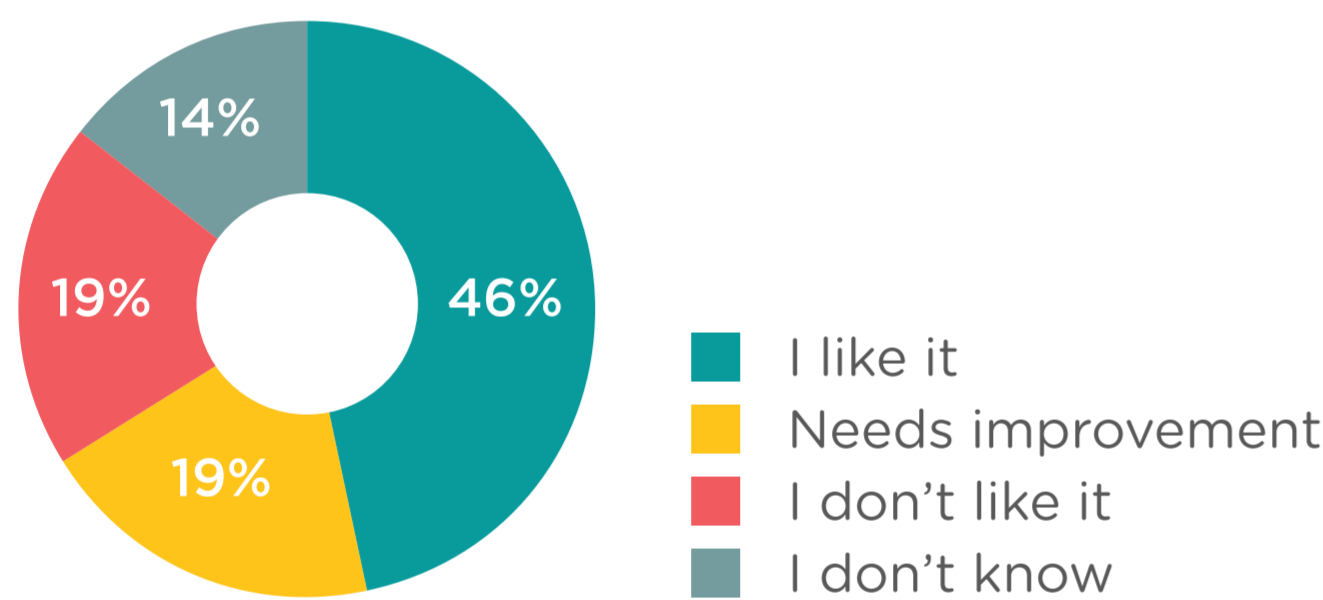
The redesign of Area 3 includes two additional acres of park space and a wider riverfront park. The majority of respondents said that they like the additional park (82%). 10% said it needs improvement, 1% said they don't like it, and 6% don't know.

LAND USE



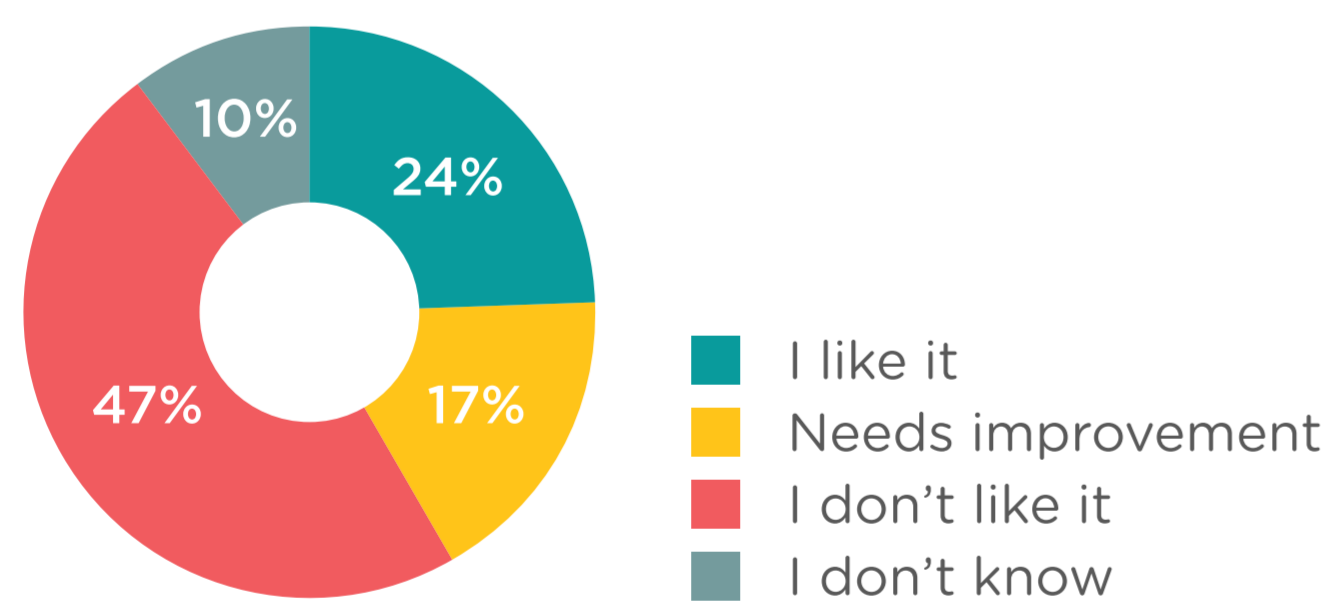
EFL is designed to be a sustainable mixed-use community with shops and services located close to housing. The Area 3 redesign includes additional housing including market, rental and affordable housing. Area 3 also includes retail and live-work along the "paseo" and light industrial on Boundary Road. The majority of respondents like the proposed mix of uses (67%). 17% said it needs improvement, 7% said they don't like it, and 8% don't know.

BUILDING TYPE & HEIGHTS



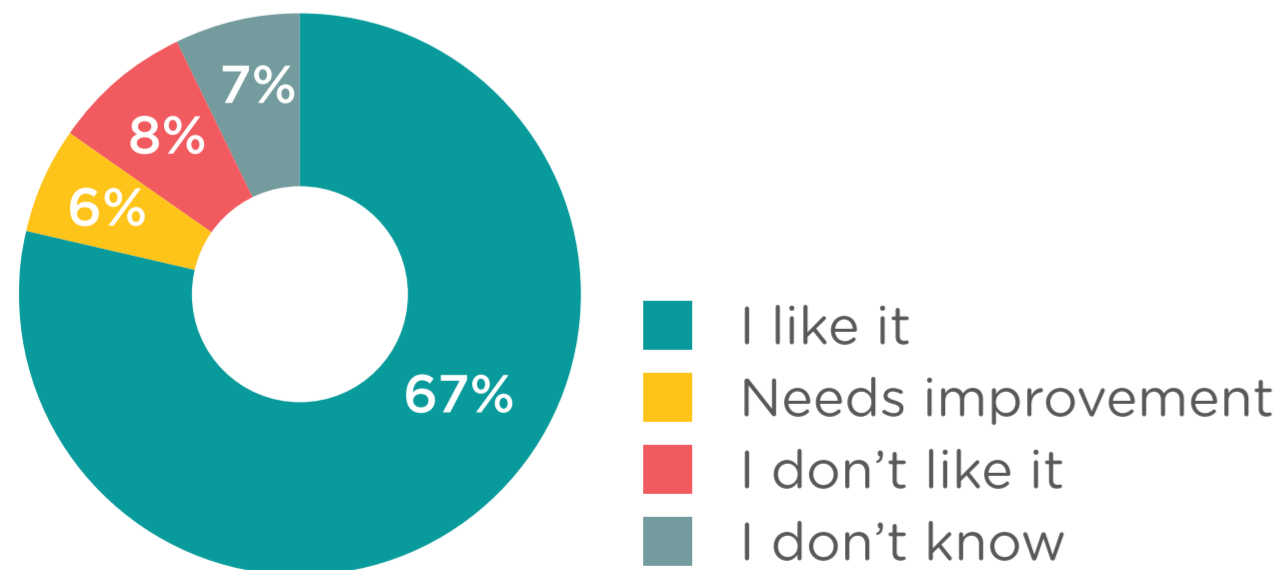
A variety of building types and heights ranging from 3-storey townhouses to 25-storey towers are proposed in Area 3. The majority of respondents said that they like the proposed approach to building types and heights (46%). 19% said it needs improvement, 19% said they don't like it, and 14% don't know.

DENSITY



The redesign of Area 3, combined with the additional density proposed in Area 1, result in an overall increase in floor area of 1,478,000 sq.ft. in EFL bringing the total development floor area (density) to 9.2 million sq.ft.. The majority of respondents said that they don't like the proposed increase of density in the plan (47%). 17% said it needs improvement, 24% said they like it, and 10% don't know.

MOBILITY



The Area 3 redesign includes a network of new streets designed to minimize shortcutting. The concept includes safe pedestrian routes and separated cycling paths. A new type of street a "paseo" connects from shops on River District Crossing (high street) to the waterfront at Avalon Park. In response, the majority said that they like the proposed movement network (78%). 6% said it needs improvement, 8% said they don't like it, and 7% don't know.

PUBLIC AMENITIES

The majority of respondents indicated support for the proposed package of additional public amenities including 2 acres of park space, 20 childcare spaces, 247,000 sq.ft. of social housing, improved connections to Champlain Heights, and potential library subject to financial viability.

Several respondents discussed the importance of having a community centre and library on-site. Many individuals expressed concern with the timing of the community amenities, preferring the community amenities either be built prior to the construction of additional housing or for a timeline to be established with defined dates. A few individuals expressed interest in additional social housing units, while others felt the number of social housing units was adequate or should be reduced.

Following the approval of the interim measures in 2018, staff have continued to work with Wesgroup Properties to refine development concepts for both Areas 1 & 3 to increase housing diversity and to generate revenue to pay for public amenities.

EXPANDED HOUSING OPTIONS

The current concept for Area 1 includes additional floor area (rounded to nearest 1,000) as follows:

TENURE	PROPOSED ADDITIONAL FLOOR AREA	APPROX. # OF UNITS
Affordable Housing	+55,000 sq. ft.	~70 units
Rental Housing	+100,000 sq. ft.	~120 units
Market Housing	+263,000 sq. ft.	~315 units
Change of use from ‘Office’ to ‘Rental Housing’	No additional floor area	~190 units
Energy Centre	+20,000 sq. ft	n/a
Total	438,000 sq. ft	~695 units

** To ensure the targets for affordable housing are met 19,052 sq. ft. was added to Parcel 13 in September 2018 to allow the Vancouver Affordable Housing Agency (VAHA) to initiate the development of the building.*

The current concept for Area 3 includes additional floor area (rounded to nearest 1,000) as follows:

TENURE	EXISTING FLOOR AREA ODP (2006)	PROPOSED ADDITIONAL FLOOR AREA	PROPOSED TOTAL FLOOR AREA	APPROX. # OF UNITS (COMBINED)
Affordable Housing	571,000 sq. ft.	+207,000 sq. ft.	778,000 sq. ft	~945 units
Rental Housing	n/a	+400,000 sq. ft.	400,000 sq. ft	~485 units
Market Housing	1,522,000 sq. ft.	+581,000 sq. ft.	2,103,000 sq. ft	~2,450 units
Energy Centre + Retail	n/a	+30,000 sq. ft	30,000 sq. ft.	
Total	2,093,000 sq. ft	1,218,000 sq. ft.	3,311,000 sq. ft	~3,880 units

ADDITIONAL PUBLIC AMENITIES

As part of the ‘EFL ODP 10-year Review’ changes to the amenity package are proposed.

The first changes were approved by Council in September 2018 including:

- Expanded destination waterfront plaza
- New waterfront site for the community centre

In addition, the following increases to the package are being considered:

- 20 spaces of childcare spaces located in the Community Centre
- Two acres of park space including wider riverfront park in Area 3
- 262,000 sq.ft. of Social Housing (approx. 320 units - subject to unit size and make-up)
- Improved upland connections to Champlain Heights
- 49-space childcare centre shifted to Community Centre Site
- **Potential library co-located with the Community Centre, subject to financial viability*

AMENITY DELIVERY

EFL is unique in that it is the City's responsibility to deliver the amenities including construction of new parks, childcare facilities, and community centre using the money generated by the development (DCLs and CACs). The City is also responsible for the purchase of affordable housing sites from Wesgroup Properties, but requires additional contributions and financing from senior government and housing partners to construct the buildings and achieve the affordability required. Construction of the schools are the responsibility of the Vancouver School Board (VSB) and Provincial Government.

As of May 15, 2019, the City has collected roughly \$38 M of development revenue from EFL (a combination of DCLs and CACs). To date, the City has allocated \$24.1 M to delivery of public benefits in EFL with \$21.6 M allocated to the purchase of affordable housing sites.

While some progress has been made on delivery, a number of challenges have emerged including increasing costs, lower development revenues and competing priorities within EFL and city-wide.

In 2010, the cost of the public amenities was estimated to be \$108 M, and that over the life of the project \$83 M of revenues would be collected to pay for the amenities - a projected shortfall of \$25 M. Today, the projected shortfall has grown to approx. \$54 M.

The City is committed to delivering the DCL-eligible amenities as funding is available. The most acute challenge is the anticipated funding shortfall for the Community Centre which relies wholly on CACs as it is not DCL eligible. Currently only \$5 M of the required \$35 M has been secured.

Preliminary financial analysis indicates that the additional strata density proposed for Areas 1 & 3 will roughly generate enough CAC to enable Wesgroup Properties to deliver the Community Centre. CACs are confirmed as part of each Area rezoning. The goal is to align delivery of the community centre with enactment of the Area 3 rezoning. The estimated timeline is to start construction of the community centre is approx. 2025.

DEVELOPMENT COST LEVIES (DCLs)

Most new development in the City of Vancouver pays Development Cost Levies (DCLs). A DCL is paid by property developers based on square footage. DCLs are an important source of revenue for City facilities such as:

- Parks
- Childcare facilities
- Social and non-profit housing
- Engineering infrastructure

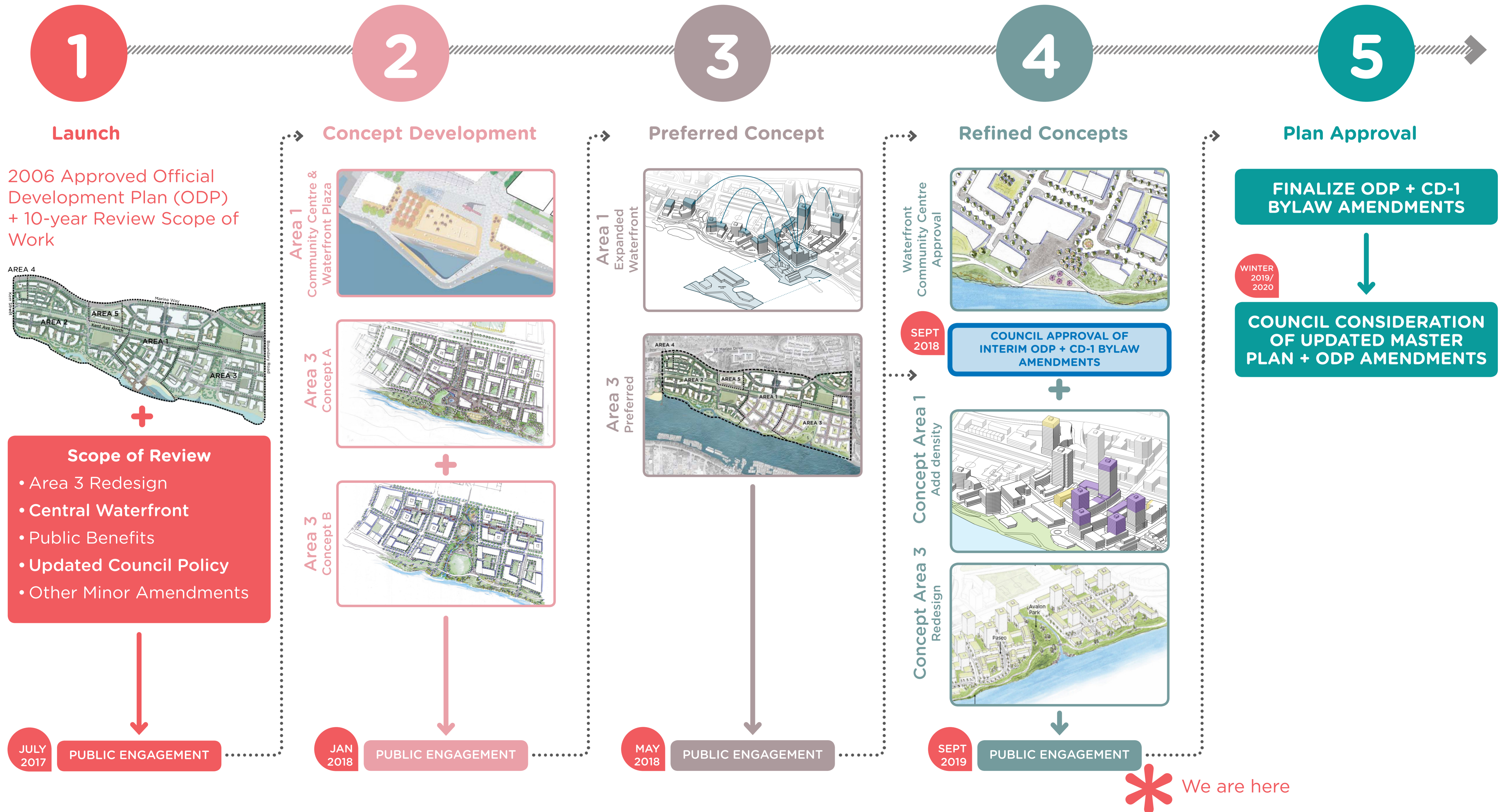
COMMUNITY AMENITY CONTRIBUTIONS (CACs)

Community Amenity Contributions (CACs) are in-kind or cash contributions provided by property developers when City Council grants development rights through rezoning.

CACs help the City build and expand facilities like:

- Park space
- Libraries
- Childcare facilities
- Community centres
- Transportation services
- Cultural facilities
- Neighbourhood houses





Resulting from the 10-year review of the East Fraser Lands Official Development Plan (ODP) the following changes are proposed:

OVERALL DENSITY

Increased floor area is proposed in Areas 1 and 3 as illustrated on the previous boards. Based on the proposed changes, the ‘Land Use’ section of the ODP would be amended generally as follows:

	Original ODP (square feet)	Proposed Additional (square feet)	Proposed Total by Area (square feet)
Area 1 - rezoned in 2008	3,743,451	438,000	4,181,451
Area 2 - rezoned in 2010	1,695,961	-	1,695,961
Area 3 - future rezoning	2,093,277	1,218,000	3,311,227
Area 4 - future rezoning	76,640	-	76,640
Area 5 - future rezoning	192,136	-	192,136
TOTAL	7,801,465	1,656,000	9,457,465

AREAS PROPOSED
FOR CHANGE

Legend

- Additional density in areas with approved rezonings
- Additional density in areas with future rezonings
- Change of use from office to rental housing



AFFORDABLE HOUSING

Consistent with the EFL ODP requirements for ‘Affordable Housing’ 20% of the residential units (at least 17% of the residential floor area) is to be provided as ‘Social Housing’. **Figure 17** of the EFL ODP would be amended as follows:

AFFORDABLE
HOUSING SITES

Legend

- Additional density on previously approved affordable housing sites
- Previously approved affordable housing sites
- Proposed affordable housing sites (to be confirmed through area rezoning)



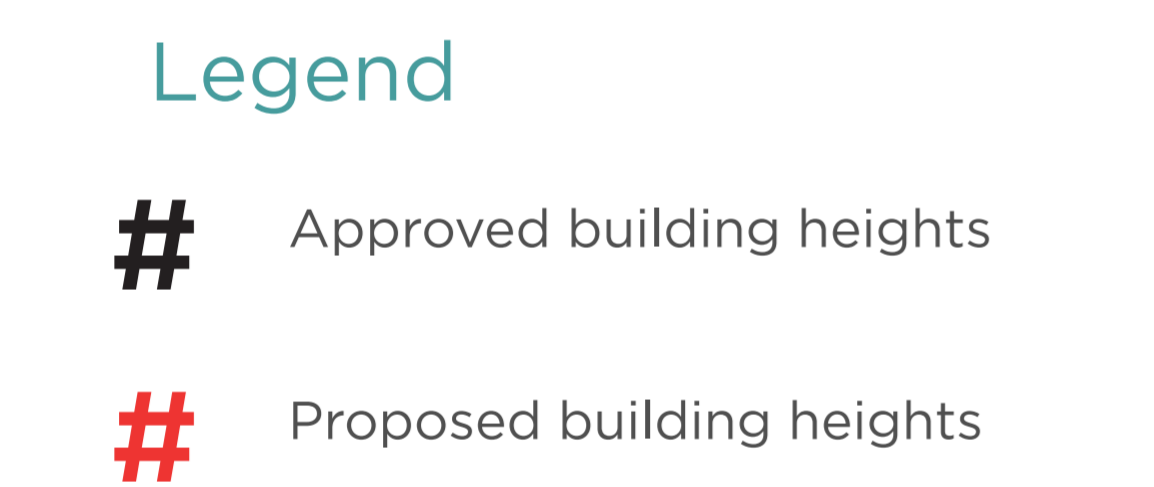
BUILDING HEIGHTS

The EFL ODP includes two diagrams that illustrate building heights in the plan. The diagrams are proposed to be amended as follows:

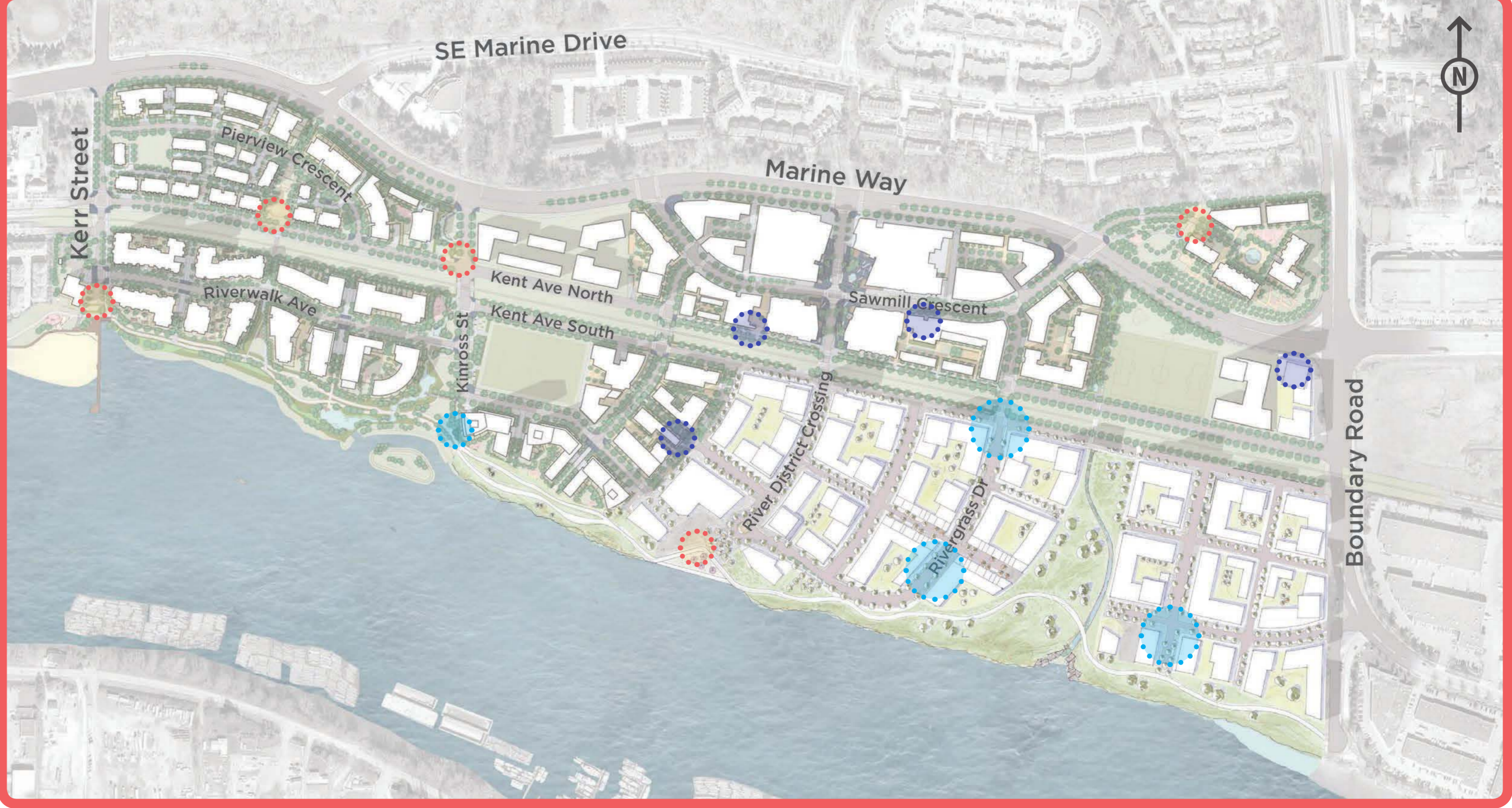
MAXIMUM BUILDING
HEIGHTS



OPTIMUM BUILDING
HEIGHTS



PROPOSED PUBLIC
BIKE SHARE STATIONS



AMENITY DELIVERY STRATEGY

The EFL Official Development Plan (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;
- 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 (approx. 1300 units).

An update to the 'East Fraser Lands: Public Amenity Financial Plan & Strategy' is part of the EFL ODP 10-year Review. The update will incorporate additional public amenities and identify strategies to improve amenity delivery.

DELIVERY TIMELINE

Affordable Housing

Site Acquisition - The City has purchased Parcels 3, 5, 8A, 13 and 43. Combined these five sites accommodate at least 596 new units.

The two remaining zoned sites to be purchased by the City are Parcels 1 and 33/34. A minimum of 600 units Affordable Housing will be secured in the future when Area 3 is rezoned.

Housing Delivery - The Vancouver Affordable Housing Agency (VAHA) is facilitating development of the affordable housing in partnership with senior governments and non-profit housing providers. Parcels 3, 5, 8A and 43 have approved Development Permits (DPs) and construction is underway or imminent. A Development Permit application has been submitted for Parcel 13.

Park Delivery

Vancouver Board of Parks and Recreation is leading development of the parks in EFL. The design of 3.2 hectares (7.8 acres) of park in Area 2 was approved in 2017. The construction timeline is indicated below:

Completed Parks:

1. Neighbourhood Park North (opened 2011)
2. Neighbourhood Park South (opening soon)

Upcoming Parks:

3. Kinross Park Corridor (construction underway)
4. Area 2 Foreshore Park (pending Provincial approval)
5. Promontory Park (construction anticipated 2021)
6. Avalon North and Playfield (construction anticipated 2023)

1. **Waterfront Redesign** - September 2018, Council approved changes to the central waterfront to create a stand-alone community centre site. As a result of those changes and the overall timeline for development of the waterfront, no detailed design has been completed. Delivery is anticipated in approx. 2025 along with the Community Centre.

Area 3 Parks - TBD



Community Centre

The community centre is a key piece of the central waterfront and an anchor of the new neighbourhood. Construction of the community centre is contemplated to be at the mid-point of development when there is enough population to support programming and staffing / building operating costs. The target occupancy for operational efficiency is roughly 50%. Current population estimates are about 20% of the total anticipated population.

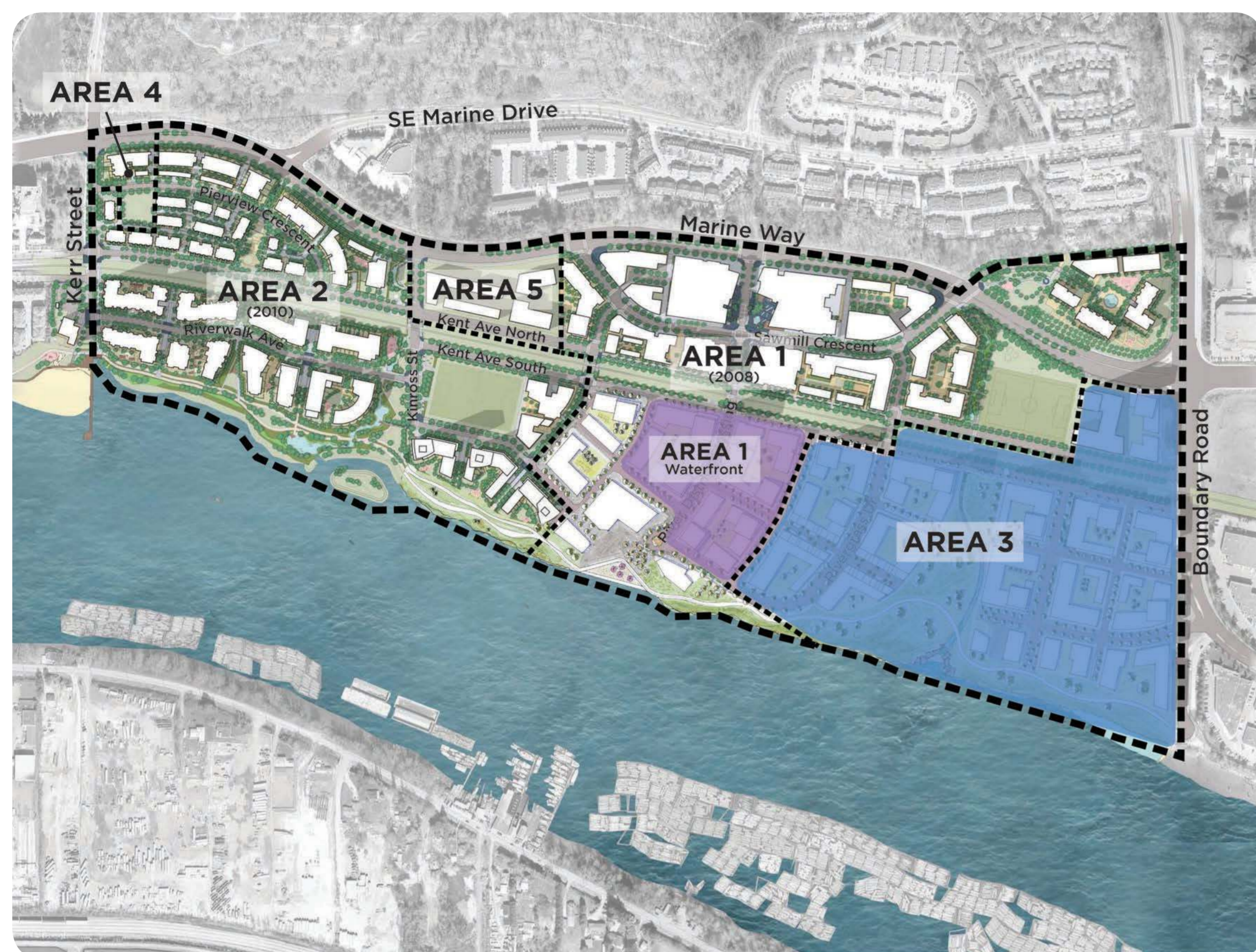
Funding of the community centre is also a key challenge. It is anticipated that any additional revenues generated by increased density will be used to deliver the Community Centre. The timeline for delivery is approximately 2025/2027.

Childcare Delivery

There are four childcare facilities planned for EFL:

1. **West Fraser Lands (69+ spaces)** - A childcare facility is planned to be located to the west of the site in West Fraser Lands (WFL). Funding has been tentatively secured, and project planning is expected to begin in 2020.
2. **Community Centre (138-spaces)** - Two 69-space childcare centres are planned to be delivered with the Community Centre (approx. date 2025/2027). **This includes the proposed additional 20 childcare spaces.* To ensure that the City is ready to deliver these childcare spaces, money is put into a reserve each year.
3. **School Site (69-spaces)** - A childcare facility is planned to be co-located with the elementary school and delivery will be coordinated with Vancouver School Board (VSB). The VSB had not determined a timeline for delivery of the school.

The City remains committed to delivering public amenities as revenue is collected and allocated through the capital plan process.



- 1. Council decision:** Following a Council decision on the proposed EFL ODP changes, individual sites could be developed aside from the Area 1 waterfront and Area 3, which would require future rezoning applications.
- 2. Area 1 rezoning:** If Council approves changes to the EFL ODP for the Area 1 waterfront, a rezoning application could be submitted in early 2020.
- 3. Area 3, 4 and 5 rezoning applications:** A rezoning application for Area 3 will follow the Area 1 rezoning process. Both Area 4 and Area 5 are privately owned, and rezoning applications for either of those sites may be submitted at any time.

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 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
- 4** Join our email list by signing in at the front table to be notified of the next public event.

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 finalize refinements to the plan, and draft amendments to the EFL ODP.

STAY INVOLVED



Add your name to our email list or sign in today to be notified when Council considers changes to the EFL ODP and CD-1 bylaw