

**Supports Item No. 3
P&E Committee Agenda
June 14, 2007**

SIGNIFICANT NEW REZONING APPLICATION

Address: 3350, 3520, 3620, 3699 Marine Way; 3450, 3512 E. Kent Ave S.; 3505, 3515 Preston Ave., AKA East Fraserlands
Applicant: Parklane Homes/WesGroup Income Properties
Application Date: February 28th, 2007
Staff Contact: Daniel Sirois 604-873-7237

Present Zoning: M-2, M1-B, CD-1 (140)
Proposed Zoning: CD-1

Background:

On November 14th 2006, City Council approved the East Fraserlands ODP. The plan calls for the creation of a walkable, mixed-use neighbourhood that provides opportunities for future residents to live, work, learn, shop and play in a socially, economically and environmentally sustainable community. This rezoning application represents the first, and largest phase of a multi-phase development. Phase One includes the mixed-use core envisioned for EFL's central neighbourhood.

Proposal:

The proposal for this phase is to subdivide land to create a network of streets, blocks, development parcels, and parks over a 51.7 acre (20.9 hectare) area. Nineteen development parcels are proposed, which would accommodate a variety of building forms and open spaces. Building types include three-storey row houses, four to seven-storey residential, commercial and mixed-use buildings, as well as thirteen residential towers ranging in height from 10 to 25 storeys. This development would include a mix of non-market and market housing (approximately 3,400 units in total) and a neighbourhood retail district anchored by a grocery store and a drug store. Improvements to the Fraser River foreshore are planned along with three new CPR rail crossings to connect the northern and southern portions of the development. Three new signalized access points to the site along Marine Way are also proposed. Community amenities for this project include approximately 8.67 acres (3.5 hectares) of parks, two day care facilities, a 30,000 square foot community centre and contributions for public art and to the Vancouver Public Library.

Development Statistics:

Residential:	3,393,859 square feet	(315,300 square metres)
Office:	196,468 square feet	(18,252 square metres)
Live-Work:	127,111 square feet	(11,809 square metres)
Commercial:	217,190 square feet	(20,178 square metres)
Amenity Space:	44,679 square feet	(4,150 square metres)
Parks:	8.67 acres	(3.5 hectares)
Parking:	5,649 spaces	

Applicable Plans, Policies and Guidelines:

- Victoria-Fraserview/Killarney Community Vision, approved January 2002.
- East Fraserlands Planning Program, approved May 2002.
- East Fraserlands Policy Statement, approved December 2004.
- East Fraserlands ODP, approved November 14, 2006

Issues:

Staff is assessing the broad range of issues that accompany rezoning applications of this size and will report all outstanding issues to Council in the rezoning referral report, or in issues reports if direction is needed.

CAC Implications:

CACs negotiated during the ODP phase with further negotiations to occur on timing of amenity delivery during each rezoning phase.

Method of Public Notification:

Property owners within the boundaries of the notification area used for the ODP Public Hearing, plus all who previously expressed interest in EFL during the public process have been notified. Signs have been placed at six locations on the site. Open Houses for this rezoning application were held on May 27th and 30th, 2007.