CITY OF **VANCOUVER**

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POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date:	July 8, 2008
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VanRIMS No.:	08-2000-20
Meeting Date:	July 24, 2008

TO: Vancouver City Council

FROM: Director of Planning in consultation with the General Manager of Engineering Services, the Managing Director of Social Development, and the General Manager of Parks and Recreation

SUBJECT: CD-1 Rezoning – 3350 to 3650 and 3699 Marine Way; 3505 to 3515 Preston Avenue; and 3450 to 3512 East Kent Avenue South (East Fraserlands)

RECOMMENDATION

A. THAT the application by Parklane Homes to carry out the following three rezonings at East Fraserlands be referred to a Public Hearing:

Rezone the lands located at 3350 and 3320 Marine Way, and 3505 and 3515 Preston Avenue, all as described by legal descriptions contained in Appendix K, to CD-1 (Comprehensive Development District), together with:

i. plans prepared on behalf of Parklane Homes received June 12, 2008, represented in Appendix I;
ii. draft CD-1 By-law, generally as presented in Appendix A – Town Square Precinct;
iii. the recommendation of the Director of Planning to approve the application, subject to approval of conditions contained in Appendix D;
iv. draft East Fraserlands Design Guidelines, generally as presented in Appendix J (limited distribution to Council Members only);

Rezone the lands located at 3450 and 3512 Kent Avenue South, all as described by legal descriptions contained in Appendix K, to CD-1 (Comprehensive Development District), together with:

v. plans prepared on behalf of Parklane Homes received June 12, 2008, represented in Appendix I;
vi. draft CD-1 By-law, generally as presented in Appendix B – Waterfront Precinct;
vii. the recommendation of the Director of Planning to approve the application, subject to approval of conditions contained in Appendix E;
viii. draft East Fraserlands Design Guidelines, generally as presented in Appendix J;

Rezone the lands located at 3520, 3620 and 3699 Marine Way, all as described by legal descriptions contained in Appendix K, to CD-1 (Comprehensive Development District), together with:

ix. plans prepared on behalf of Parklane Homes received June 12, 2008, represented in Appendix I;
x. draft CD-1 By-law, generally as presented in Appendix C – Park Precinct;
xi. the recommendation of the Director of Planning to approve the application, subject to approval of conditions contained in Appendix F;
xii. draft East Fraserlands Design Guidelines, generally as presented in Appendix J;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-laws generally in accordance with Appendices A, B and C for consideration at Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for these CD-1 By-laws in accordance with Schedule B (C-2) of the Sign By-law as set out in Appendix G for consideration at the Public Hearing.

B. THAT consequential amendments to the East Fraserlands Official Development Plan By-law, generally as presented in Appendix G, be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendments to the East Fraserlands Official Development Plan By-law generally in accordance with the draft amendments contained in Appendix G for consideration at Public Hearing.

C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law be amended to include these CD-1 By-laws in Schedule B as set out in Appendix G; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the enactment to the Noise Control By-law at the time of enactment of the CD-1 By-laws.

D. THAT Recommendations A and B be adopted on the following conditions:

i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

ii. THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

iii. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

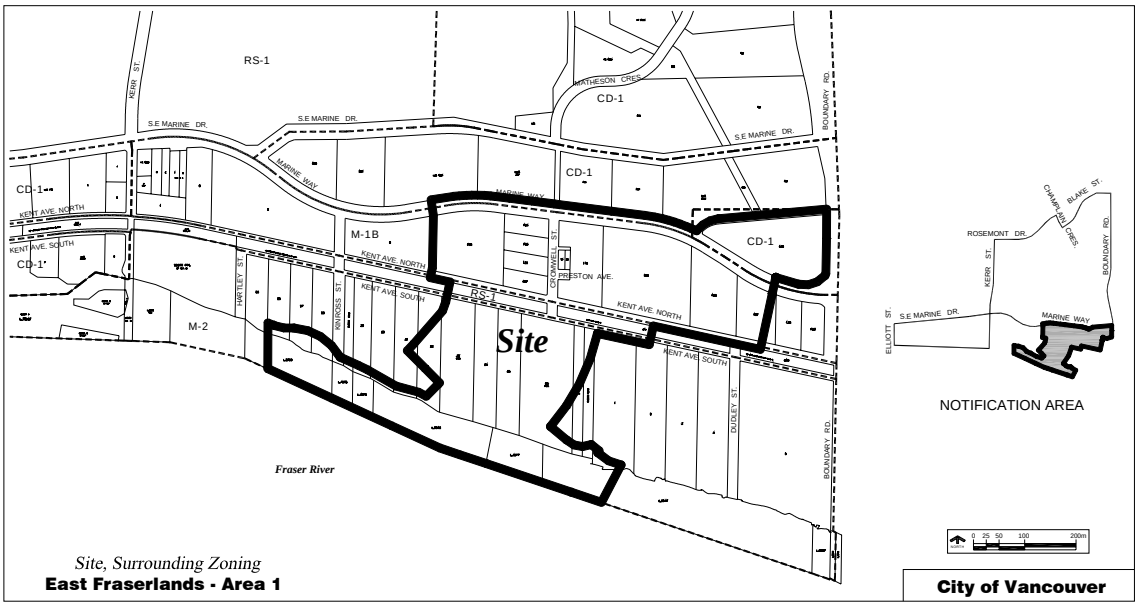
GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- Victoria-Fraserview/Killarney Community Vision, approved January 2002.
- East Fraserlands Planning Program, approved May 2002.
- East Fraserlands Policy Statement, approved December 16, 2004.
- East Fraserlands Official Development Plan, approved November 14, 2006.

Figure 1 - Proposed Rezoning Site and Context



PURPOSE AND SUMMARY

This report assesses an application by Parklane Homes (property owner) to rezone the site from M1-B and M-2 (Industrial) and CD-1 (Comprehensive Development) to three new CD-1

Districts in accordance with the East Fraserlands Official Development Plan (ODP). The rezoning Site, shown in Figure 1 above, comprises 21 hectares (52 acres) to be developed with a range of residential forms from townhouses to 25-storey apartment towers as well as a neighbourhood commercial centre and high street, a public waterfront, parks, community centre, and two child care facilities.

Staff have assessed the application and have concluded that it generally meets the intent of the ODP with the exception of the provisions addressed in this report. Staff recommend that the application be referred to a Public Hearing together with draft CD-1 By-laws generally as shown in Appendices A, B and C and the recommendation of the Director of Planning that the application be approved, subject to approval of conditions listed in Appendices D, E and F. Also recommended to be referred to the same Public Hearing are draft consequential amendments to the East Fraserlands ODP generally as shown in Appendix G.

BACKGROUND

The sawmill at East Fraserlands (EFL) ceased operations in 2001. In 2003, City Council directed staff to explore redevelopment possibilities and carry out a public consultation process that actively involved the local community. Since that time, a major planning process has been in progress to plan the redevelopment of EFL as a compact, complete and sustainable mixed use community.

Policy Development - Through the collaborative efforts of the community, City staff, and developer Parklane Homes, the EFL Policy Statement was created and adopted in December 2004. The Policy Statement established general principles for the creation of a mixed-use new community on the site. A comprehensive planning process continued into the next stage of policy development that involved a week-long community charrette, public open houses, and extensive dialogue between community, City staff, developer, and consultants. After significant review and refinement, the ODP for EFL was developed. The ODP, receiving positive support from the community, was passed unanimously by Council in November 2006.

Rezoning - The rezoning process formally began in February 2007 when Parklane Homes applied to rezone the first phase of EFL. Staff received supplementary material in April 2007, which was presented to the Urban Design Panel to gauge their support for continued design development. The application was then presented to the wider community for input at Open Houses in May 2007. The application has been comprehensively reviewed by City staff, Council advisory committees and the EFL Committee (a neighbourhood committee with longstanding involvement in the project).

Staff would like to acknowledge and thank members of the EFL Committee for their tireless efforts in helping to represent community interests throughout the planning process and for participating constructively and creatively in the review and refinement of the rezoning application. A letter from the EFL Committee commenting on the rezoning is contained in Appendix H.

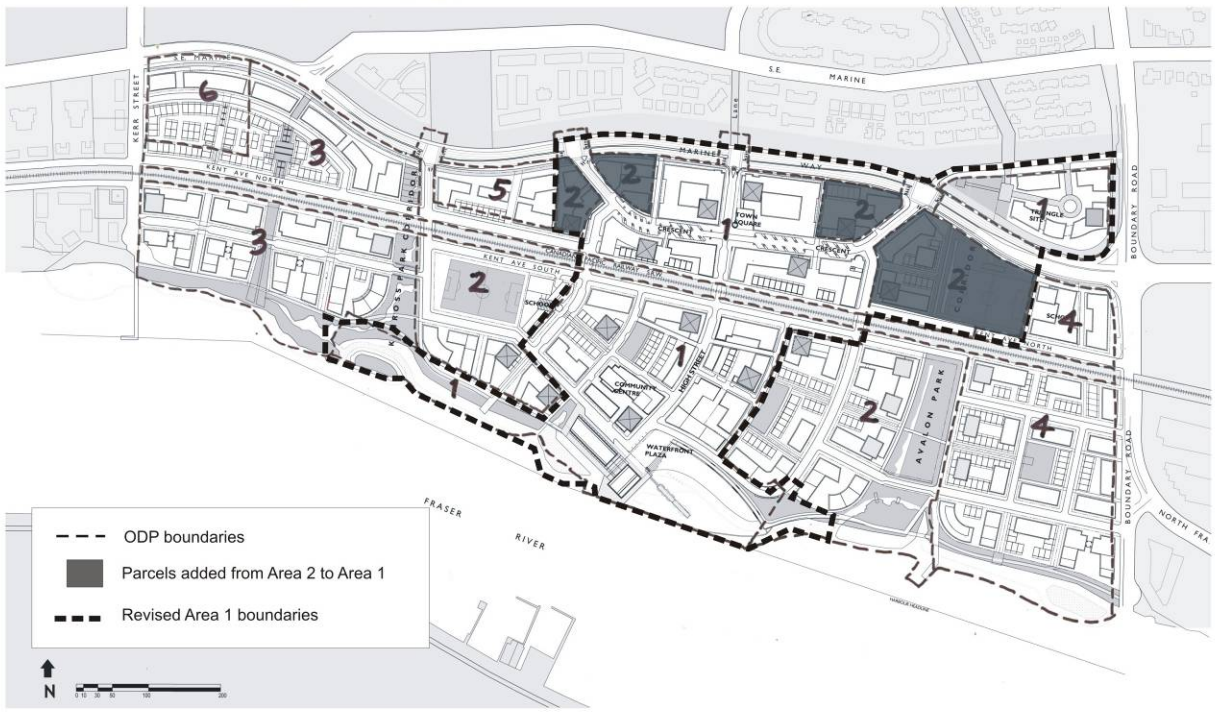
DISCUSSION

1. Rezoning Site in Relation to ODP Areas

The rezoning Site is 21 hectares (52 acres) and is comprised of Area 1 with some portions of Area 2 as defined in the ODP and some minor boundary changes. The sites added from Area 2 include five development parcels (parcels 13, 14, 19, 20 and 21), an additional 49-space child care facility, additional waterfront park and the inclusion of the lit artificial sports field and field house. The modification of Area 1 to include these portions of Area 2 as well as minor boundary changes to Areas 3 and 4 require amendments to the ODP, which are contained in Appendix G.

For clarity, all references to the Site from this point forward will include the revised boundaries, uses and amenities for Area 1 and 2, unless otherwise indicated.

Figure 2 - East Fraserlands showing the Rezoning Site (within heavy dashed line)



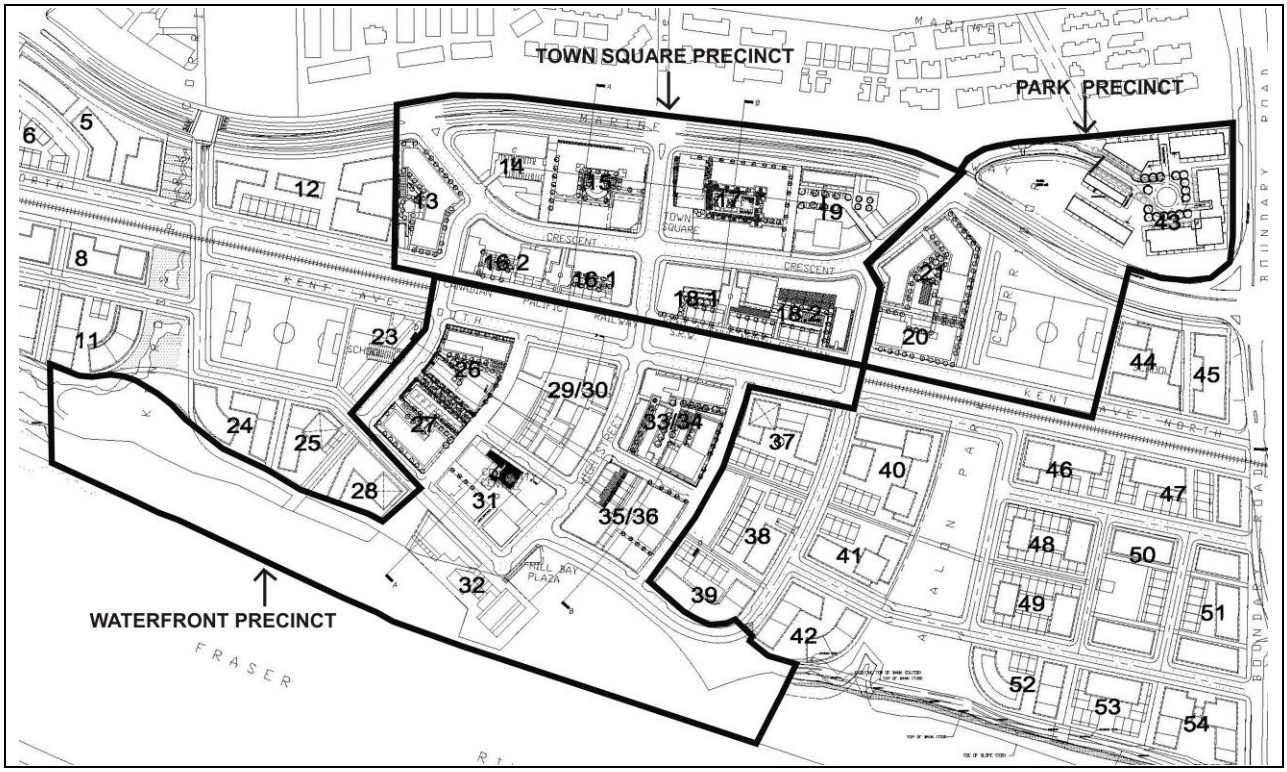
The Site is organized into three character precincts: the Town Square Precinct, Park Precinct, and Waterfront Precinct, as illustrated in Figure 3 below.

There are 19 development parcels (the "Parcels") to be created through the subdivision of the Site as illustrated in Figure 3 below. The primary uses found on each Parcel are generally as follows:

a) residential use (including affordable housing) – Parcels 13, 20, 21, 26, 27 and 43;

b) housing mixed with commercial – Parcels 14, 15, 16, 17, 18, 19, 29/30, 31, 32, 33/34, 35/36; and
c) community facilities – Parcel 31 (community centre and 69-space child care facility), Parcel 19 (49-space child care facility), and Parcel 32 (potential public art facility).

Figure 3 - Character Precincts and Development Parcels



2. Proposed Zoning and Development Approvals Process

Recognising the scale, complexity and timeline of development contained within the rezoning application, Staff recommend the following approach to zoning and development approvals: multiple CD-1 zoning districts, design guidelines, and a Preliminary Development Permit application process.

Comprehensive Development Districts (CD-1) - Staff determined that three separate comprehensive development district schedules (CD-1s) would be optimal for managing the approvals process and phasing of this large Site. Each CD-1 corresponds to a Precinct:

- Town Square Precinct (CD-1 ***) - is located between Marine Way and the CPR rail tracks and includes Parcels 13, 14, 15, 16, 17, 18, and 19;
- Park Precinct (CD-1 ***) – includes Parcels 20, 21 and 43 as well as the park with the lit artificial field and field house; and
- Waterfront Precinct (CD-1 ***) – is located south of the CPR rail tracks and includes Parcels 26, 27, 29/30, 31, 32, 33/34, and 35/36.

All three CD-1s are described in this report and drafts of the CD-1 by-law are contained in Appendices A, B and C.

Design Guidelines – As part of this rezoning package, the applicant team has worked with Staff to develop a comprehensive set of draft design guidelines for EFL (the "Design Guidelines"). The Design Guidelines include three sections: public realm plan; built form and parcelization; and character and expression. The Design Guidelines provide a design framework as EFL moves through the permitting and construction processes. In addition, the programming and design of public parks will require a public consultation process, and the design of streets and lanes will ultimately be approved by the General Manager of Engineering Services.

The draft EFL Design Guidelines contained in Appendix J, are put forward for Council's consideration as part of this application. The draft Design Guidelines are available for viewing in the City Clerk's office or on-line at:
http:\\vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm.

Development Permit Process – The density, complexity and mixed use nature of the proposals for the rezoning Site warrant further review of the form and massing of the development Parcels which interface with the critical public realm components of the EFL neighbourhood centre and waterfront. To address this, prior to considering development permits for individual blocks, the following Parcels will be reviewed and approved as preliminary development permits:

- Parcels 15, 16.1, 17, 18.1.
- Parcels 29/30, 31, 32, 33/34, 35/36.

The remaining development Parcels within the rezoning Site will be reviewed as full development permits. Each preliminary development permit will be presented to the urban design panel and the development permit board for their advice and approval.

3. Land Uses

The predominant land use proposed for the rezoning site is residential. However, as the site includes the heart of the overall EFL community, it is also the location of most of the community-serving uses and facilities, including the neighbourhood commercial centre.

The proposed neighbourhood commercial centre is organized along a high street (the "High Street"). At the north end, two retail anchors – a grocery store (Parcel 17) and a secondary anchor (Parcel 15) – frame the town square. The waterfront is anchored by the community centre (Parcel 31) and three buildings referred to as the mill buildings (Parcel 32). These include waterfront restaurants and retail in the eastern building, a potential public art facility in the central building and live-work units at grade in the western building, with residential above. Smaller and medium-size retail units that will house restaurants, cafés, smaller shops and services line the High Street.

The crescent street (the "Crescent Street") runs east-west connecting Marine Way to the High Street. The ODP included a mix of uses (termed "flex uses") on the Crescent Street and Marine Way which would complement the retail High Street and support an active, viable and locally oriented neighbourhood centre. These uses include office, live-work, institutional, and those service and manufacturing uses that are compatible with a residential mixed-use development. These uses will be included in the draft CD-1 By-laws for the Town Square Precinct (CD-1 ***) and the Waterfront Precinct (CD-1 ***).

Live-work has been included as a permitted use in the Town Square Precinct (CD-1 ***) and the Waterfront Precinct (CD-1 ***) draft by-laws. Although there is currently Council direction not to pursue additional zoning for this use pending resolution of assessment and taxation issues, this resolution was not expected to apply to the EFL ODP area, which had been in process during the Council discussion on live-work. The Director of Finance, in consultation with the Director of Planning, is expected to report back to Council on potential solutions to these issues. The inclusion of live-work allows for grade-level units on the Crescent Street and in the mill buildings to be approved initially with a work space or to be converted to live-work use in the future. Live-work is also allowed on the second floor of buildings located along the High Street.

Secondary units within multiple-dwelling residential building units are proposed with this rezoning. Staff are recommending the inclusion of secondary units in a maximum of 25% of the units in the rezoning area. This will allow for the potential development of rental suites or "granny" suites associated with a principle dwelling in multiple dwellings or townhouses, which will add to the diversity of housing options provided. No additional density is provided to achieve the secondary units.

Community-serving uses proposed with this rezoning include institutional and recreational uses. The community centre proposed on Parcel 31 will be developed with a 69-space child care facility on an upper level. The rezoning includes an additional child care facility with 49-spaces in Parcel 19, and a potential public art facility on Parcel 32.

All of the proposed land uses are consistent with the ODP provisions.

4. Floor Area and Density

As previously discussed, the rezoning application includes Area 1 of the ODP and five Parcels that were previously contained in Area 2. In Area 1, the ODP allowed a total floor area of 261 700 m^2 for all uses and a maximum of 233 800 m^2 for residential. Area 2 allowed a total floor area of 214 350 m^2 for all uses and a maximum of 194 000 m^2 for residential.

As part of the rezoning, a consequential amendment to the ODP is proposed which adjusts the boundaries of Areas 1 and 2. The total floor area allocated to ODP Area 1 will be increased and that for Area 2 will be reduced, with the overall floor area for EFL remaining unchanged. The revised floor area totals for ODP Areas 1 and 2 are shown in Table 1 below.

The totals include residential, retail and flex uses, but the "public" institutional and recreational uses (community centre and child care facilities) are not included in the overall maximum.

Table 1 - ODP Floor Area revisions for Area 1 and Area 2

Use	**Approved ODP**		**Revisions for Area 1 and 2 (ODP Amendments)**	
	Area 1	**Area 2**	**Area 1 (revised)**	**Area 2 (revised)**
Residential	233 800 m^2	194 000 m^2	306 802 m^2	120 998 m^2
Retail	23 350 m^2	0	23 350 m^2	0
Flex	4550 m^2	20 350 m^2	24 900 m^2	0
Area Totals	**261 700** m^2	**214 350** m^2	**355 052** m^2	**120 998** m^2
COMBINED TOTAL	476 050 m^2		476 050 m^2	

An ODP amendment for the revised floor areas for Area 1 and Area 2 is included in Appendix G.

Description of Floor Area by Use:
The total floor area allocated to the rezoning application (ODP Area 1 revised) is 355 052m^2, with the following maximums for each use:

- 306 802 m^2 for residential uses;
- 23 350 m^2 for retail uses; and
- 24 900 m^2 for flex uses.

Table 2 shows the floor area amounts Staff recommend for each Precinct (CD-1). These are consistent with the ODP with the exception of the office portion allowed under the flex uses, as discussed below.

Table 2 - Proposed Floor Area by Use

Precinct (CD-1)	Residential Use	Retail Use	Flex Uses*	Total
Town Square Precinct	140 594 m^2	15 183 m^2	23 706 m^2	179 483 m^2
Park Precinct	62 608 m^2	-	-	62 608 m^2
Waterfront Precinct	103 600 m^2	8167 m^2	1194 m^2	112 961 m^2
TOTAL	**306 802 m^2**	**23 350 m^2**	**24 900 m^2**	**355 052 m^2**

* Flex Uses include: Live-Work / Residential, Cultural and Recreational, Institutional, Office, Service, and Manufacturing uses compatible with residential. Refer to relevant CD-1 by-laws for details and conditions.

Residential Use - The proposed residential floor area, including the affordable housing, is 306 802 m^2. This amount is consistent with the ODP. The residential density allocated to each Precinct (CD-1) is as indicated in Table 2 above.

Retail Use – The ODP allows a total floor area of 23 350 m^2 for retail uses. The rezoning allocates 15 183 m^2 to the Town Square Precinct and 8167 m^2 to the Waterfront Precinct, as indicated in Table 2 above. There are no retail uses permitted in the Park Precinct.

Flex Uses – These uses include cultural and recreational, institutional, live-work / residential, office, service, and manufacturing uses that are compatible with residential. The ODP allows a total floor area of 24 900 m^2 for these uses. The rezoning allocates 23 706 m^2 to the Town Square Precinct and 1194 m^2 to the Waterfront Precinct, as indicated in Table 2 above. There are no flex uses permitted in the Park Precinct.

The ODP specifies a maximum of 12 400 m^2 to be allocated for office in the flex use areas. The applicant has proposed an additional 2022 m^2 of office use located on Parcels 14 and 19. There is no net gain in floor area as 2022 m^2 will be subtracted from the total allowable flex use designated to the Town Square Precinct. The form and massing of these parcels is consistent with the direction in the ODP, and the creation of jobs in the development is supportable. Staff recommend approval of the additional 2022 m^2 for office use, a consequential amendment to the ODP is required, and is included in Appendix G.

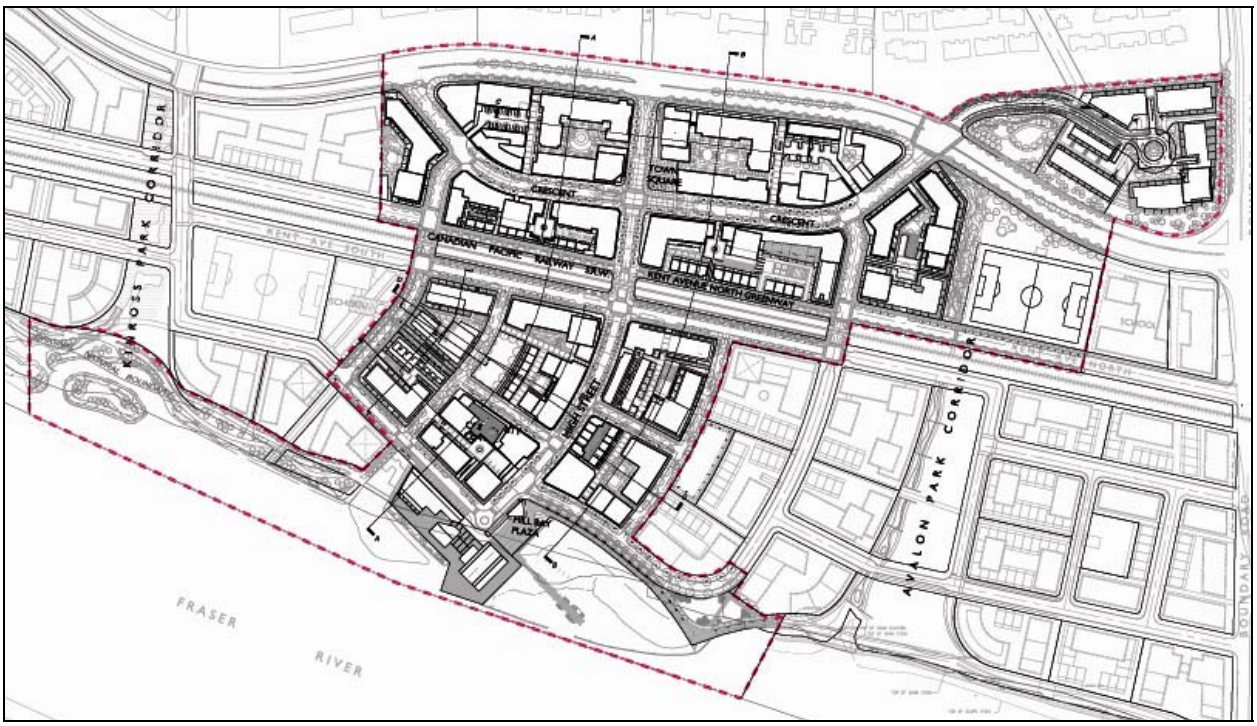
5. Preliminary Form of Development

The rezoning application proposes a city block pattern consistent with the ODP, curving gently from Marine Way to the river's edge, centred on the High Street. The High Street is the retail spine of the central neighbourhood and is anchored by the town square to the north and the waterfront plaza at the river. Clustered towers and streetwall buildings define the pedestrian scale and character of the High Street and town square. The High Street and Crescent Street are mixed-use with residential above commercial uses. The development Parcels provide a range of building types and scale within an overall urban structure that creates a highly permeable, pedestrian-friendly public realm.

The waterfront area is mixed use with residential, retail, and active community-oriented uses. The urban scale and form of buildings at the riverfront and the densities and population that they support will help to make this section of the riverfront the vibrant focus of activity envisioned in the ODP.

The triangle site (Parcel 43) located at the north-east corner of the development, north of Marine Way, acts as both a gateway to Vancouver, and as an important pedestrian connection between EFL and Champlain Heights.

Figure 4 - Illustrative Plan of Rezoning Site



As in most cases when moving from the more general level of an ODP to rezoning, adjustments in massing have occurred. Most changes in massing from what was envisaged in the ODP respond to:

- accommodating the now-surveyed public view-cone to Mount Baker from Everett Crowley Park;
- expanding the range of residential unit types, including townhouses accessed from raised podium levels above retail;

- creating an urban-scaled streetwall and enhanced height for retail space, backed by two storeys of residential units fronting mews and courtyards behind;
- introducing greater variety in low and midrise massing heights to facilitate roof-top use and access, and to act as markers in the overall urban structure;
- providing more ground-oriented townhouses and through-units on Parcel 43 that both expand the variety of housing types and offer more units protected from Marine Way traffic noise; and
- creating greater pedestrian permeability at the waterfront and reflecting divisions in land tenure and ownership by dividing the mill buildings on Parcel 32 into three distinct building forms.

The proposed preliminary form of development is shown in the plans in Appendix I.

The Urban Design Panel (UDP) unanimously supported this application as a preliminary review. Their comments about the built form are contained in the minutes of April 2007 (see Appendix H). The most significant issue, with which Staff concur, is the scale and complexity of the rezoning application. The UDP requested that Staff and the applicant return with each Precinct for further review of form and massing to address this, which is reflected in the preliminary development permit process outlined above.

6. Building Height

Figure 8 of the ODP indicates building height limits for the site, including a maximum of 24 storeys between Marine Way and Kent Avenue North, 18 storeys south of the CPR rail line and at the triangle site, 12 storeys north of the waterfront, and 4 storeys for the waterfront buildings. The Optimum Heights Illustrative Plan in the ODP indicates heights in storeys for each building, showing how development intensity is to increase gradually from the waterfront to the town square. The ODP also illustrates towers clustered around the town square with street wall buildings defining the High Street and a mix of building scales to create variety within blocks and neighbourhoods.

The proposed building heights in the rezoning application vary slightly from the ODP in various locations, however, they are generally consistent with the intent of the ODP. It is proposed to increase the maximum height on Parcels 16 and 18 from 24 storeys to 25 storeys, on Parcel 29/30 from 18 to 19 storeys, and on Parcel 31 from 12 to 13 storeys to accommodate double-height spaces on the ground-floor of the towers. These proposed increases reflect design development to accommodate taller ground floor retail spaces backed by two-storey residential spaces. They are supported by staff on the basis of development and urban design objectives. The draft CD-1 By-laws reflect these height increases and consequential amendments to the heights section of the ODP are set out in Appendix G.

An important public view from Everett Crowley Park to Mount Baker was identified in the Policy Statement and the ODP. The view has been quantified and surveyed as a view cone, and established across Parcels 15, 17, 19, 20 and 21 to ensure that it is preserved.

A shadowing study has been carried out to assess the shadowing impact of taller buildings both on adjacent properties and within the EFL development itself. The study indicates that no shadowing of adjacent properties will occur between the spring and fall equinoxes, which is the time of year that Staff typically assess for shadowing impacts. The study also indicates that the height and massing of buildings provides good solar access to important public streets

and open spaces. Rezoning conditions are included to preserve and enhance solar access through detailed design of some of the taller buildings.

7. Affordable and Family Housing

Affordable Housing - The ODP requires that at least 20% of all residential units in EFL be available for affordable housing and that 50% of those units be suitable for families. It is estimated that approximately 3302 units would be developed on the rezoning Site, of which 481 units would be for affordable housing, representing 14.6% of the total.

Given the mixed-use nature of the rezoning Site and the complexity of developing affordable housing in air-space parcels, Staff recommend approval of the proposed 481 units of affordable housing, comprising 36 905 m^2 of the total residential floor space. Even though this falls short of EFL's overall objective of 20%, staff note that affordable housing developments will be more easily achieved in the remaining ODP areas where stand-alone sites are more easily available. To ensure that the overall target of 20% is met, staff recommend that the ODP be amended to include requirements for affordable housing in the remaining ODP areas as set out in Appendix G.

As the ODP does not set a maximum number of units, but only a maximum allowable floor space, the affordable housing requirement needs to be translated from 20% of all the units to a percent of the total floor space. On the basis of previous new neighbourhoods, where the 20% affordable housing policy has been applied, and a detailed analysis of the affordable housing projects proposed for EFL, staff have determined that the 20% of total units requirement equals a requirement that 17% of the total residential floor space be set aside for affordable housing. The percent of floor space is less than the percent of units because the average size of affordable housing units is smaller than the average size of a market unit.

Family Housing – The ODP requires that 35% of all residential units be designed for families with children, with 50% of the affordable housing component to be suitable for families. All units designated for family housing will be required to satisfy the Council-adopted guidelines for "High-Density Housing for Families with Children".

Table 3 - Family Housing

Area	# of Units	# of Family Units	% of Family Units
Affordable Housing	481	204	42%
Market Housing	2821	954	34%
Total	**3302**	**1158**	**35%**

Affordable Housing for Families - The applicant's proposal includes 204 affordable family housing units based on the following unit mix, which represents 42% of the total affordable housing units:

- Family units:
  - 140 two-bedroom units
  - 48 three-bedroom units
  - 16 four-bedroom units
- Non-Family units:
  - 12 studio units
  - 265 one-bedroom units

Given the high-density and mixed-use form of development in the rezoning Site, staff recommend approval of the slightly reduced percentage of affordable family housing. The development of family housing will be more easily achieved in the remaining ODP areas due to the prevalence of low-rise building forms. An amendment to the ODP is proposed to increase the affordable family housing units allocated to the remaining Areas as set out in Appendix G. The allocation of affordable housing units to the Areas to be developed in future phases is preliminary and is subject to change through the rezoning process for each Area. The distribution of affordable housing is anticipated as follows:

Table 4 - Affordable Housing in ODP Areas

Area	# of Family Units	As % of affordable housing units	# of Non-Family Units	As % of affordable housing units	Total Units
Area 1 (revised)	204	42.4%	277	57.6%	481
Area 2 (revised)	129	41.7%	180	58.3%	309
Area 3	191	100%	0	0%	191
Area 4	210	65.2%	112	34.8%	322
Total	**734**	**56.3%**	**569**	**43.7%**	**1303**

ODP Areas 5 and 6 are in separate ownership or have long-term leases and are not included in Table 4. Area 5 and 6 will be required to meet the requirement that 20% of units be allocated for affordable housing, of which 50% is affordable family housing, as set out in the ODP.

Affordable Housing by Precinct - The conditions of enactment related to affordable housing will secure, through agreements, affordable housing sites. These will provide a minimum of 36 905 m^2 of floorspace which would accommodate 481 affordable housing units, with a minimum of 204 for families. The distribution in each Precinct is as follows:

Table 5 - Affordable Housing by Precinct

Parcel	Floor Space	% of total residential floor space	# of Units	# of Family Units
Town Square Precinct (CD-1 ***)		14.8%		
Parcel 13	10 770 m^2		181	0
Parcel 15	10 000 m^2		136	40
Waterfront Precinct (CD-1 ***)		7.2%		
Parcel 33	7455 m^2		76	76
Park Precinct (CD-1 ***)		13.9%		
Parcel 43	8680 m^2		88	88
Total	**36 905** m^2	**12%**	**481**	**204**

Delivery of Affordable Housing - Affordable housing will be delivered as non-profit rental or co-operative housing with a priority on housing for core-need households. If senior government funding to develop the affordable housing and to subsidize core-need households is not available, City Council has the ability to select alternative forms of affordable housing. City Council would also retain the right, subject to a rezoning amending the CD-1 By-laws, to allow a site designated for affordable housing to be converted to market housing on condition

that the developer pay the difference between the market value of the affordable housing and the City's option price.

The City's inclusionary housing policy for new neighbourhoods such as EFL assumes that Federal and/or Provincial funding will be available to pay the Option Price for the affordable housing sites, the construction costs, and the operating subsidies required to accommodate core-need households. Staff note that senior government funding for affordable housing has been limited in recent years, especially affordable housing for families, and has not always been available when affordable housing sites are ready to be developed. In order to allow development to proceed in a comprehensive manner, and to avoid the creation of vacant sites or undeveloped air-space parcels, the Option to Purchase will have a mechanism to convert affordable housing sites to market sites with a Payment in Lieu. Staff will work with the applicant to facilitate development of the affordable housing on the same timeline as the adjoining market development is proceeding. The Payment in Lieu mechanism will only be used in the event that funding is not available to proceed with development when the affordable housing site is fully serviced and/or the adjoining market development is proceeding. Such potential Payment in Lieu funds generated from the conversion of affordable housing sites will be invested in other affordable housing sites in EFL, with a priority on sites within the same Area.

Staff also acknowledge that affordable housing sites in EFL may need to be purchased in advance of senior government funding, and that the City may need to offer affordable housing sites to the senior levels of government for long-term leases with nominal prepaid rents, and therefore may have to pay the Option Price itself. Staff propose that the City use the City-wide DCLs designated for replacement housing and generated from the sites within the ODP area to purchase affordable housing sites in EFL, noting that other sources of City funding may need to be accessed if insufficient DCLs are available to acquire an affordable housing site when it is ready to be developed or accept Payment in Lieu instead.

8. Community Centre and Child Care Facilities

Section 3.5.6 of the ODP requires a community centre with an area of at least 2790 m^2, three 69-space child care facilities, one 49-space child care facility, and two out-of-school child care centres each consisting of 125 spaces. The rezoning application includes the community centre and two child care facilities (one 69-space and one 49-space), which is consistent with the amenities expected in the ODP for the rezoning Site.

The community centre, proposed on Parcel 31, meets the area requirement of 2790 m^2 as set out in the ODP. The community centre will be developed with a 69-space child care facility, with an indoor floor area of at least 764 m^2 and an outdoor floor area of at least 615 m^2 on its roof. The 49-space child care facility, with an indoor floor area of at least 555 m^2 and an outdoor floor area of at least 475 m^2, is proposed on Parcel 19.

Delivery of the child care facilities and the community centre will be secured through legal agreements that are conditions of zoning enactment of the Town Square Precinct and Waterfront Precinct CD-1 By-laws

9. Public Art

At the time of the ODP, it was calculated that the entire EFL site will generate approximately $6.2 million for public art, based on the public art funding formula approved in 1990. On June 26, 2008, Council approved an adjusted public art funding formula that will be implemented

January 1, 2009. The new public art budget formula will apply to Phase 2 and subsequent Phases of the EFL development. On March 10, 2008 the applicant presented to the Public Art Committee a preliminary public art plan which proposes to establish a dedicated public art endowment to fund public artworks, an onsite public art facility, and ongoing support for an artist residency program. The Public Art Committee unanimously supported the plan. Minutes of the March 10th meeting are included in Appendix H.

A legal agreement to secure the contribution required under the City of Vancouver Public Art Policy to secure the program is a condition of zoning enactment.

10. Parks and Open Space

Area 1 identified in the ODP is required to provide at least 2.9 hectares of park and public open space. The rezoning application is generally consistent with the ODP. The following are considered by Staff to be desirable adjustments resulting from the expanded Area 1:

- inclusion of the lit artificial sports field and field house (previously included in Area 2);
- extension of the eastern boundary of Area 1 to include the entire lookout park;
- minor realignment of the western boundary of Area 1;
- increased park area adjacent to the inlet west of the High Street; and
- modifications to the park calculation, to exclude:
    - the covered area on Parcel 32 - between potential public art facility and the waterfront restaurant from the park calculation; and
    - the town square – rather than dedication as park, the town square will remain in the ownership of the applicant, with a surface right-of-way to secure public access over the square.

These adjustments result in a net increase in park space of 2.0 ha (4.9 acres) to be included in the park calculation and delivered as part of the development of the rezoning Site (Area 1). Consequential amendments to the proposed park areas for ODP Areas 1, 2 and 3 are set out in Appendix G.

The EFL Design Guidelines provide direction for the design of the public parks and open space in EFL. The parks and open space network includes the following spaces by Precinct:

Town Square Precinct: Given the highly urban nature of the Town Square Precinct there is one key public open space.

- **Town Square** (0.0074 ha/0.183 acres) – is a key civic feature in EFL and provides a community focus at the north end of the high street adjacent to the grocery and secondary anchor stores.

Park Precinct: There are two parks in the Park Precinct: one located on the triangle site (Parcel 43) and the other located to the east of Parcels 20 and 21 which contains both the lit artificial sports field and the northern portion of the Avalon park corridor.

- **Promontory park** (0.295 ha/0.729 acres): – this park on Parcel 43 plays an important role in linking EFL to the Champlain Heights community as part of the Avalon park corridor extending from the waterfront to the upland;
- **Avalon park north** (1.517 ha/3.747 acres, including 1.5m SRW):
    - **Lit artificial sports field and field house** – the Park Board and the applicant are seeking to design and deliver the lit artificial field and field house as early in the development as possible;

- **Avalon park corridor watercourse** – as envisaged in the ODP, this park includes a watercourse that flows along the west side of the artificial field to convey water originating in the Avalon Ponds in Everett Crowley Park, augmented by storm and rainwater runoff, to the Fraser River, and contributing to rainwater remediation and habitat creation.

Waterfront Precinct: There are three park spaces in the Waterfront Precinct: the waterfront park, the neighbourhood park, and the community centre site.

- **Waterfront Park** (2.642 ha/6.528 acres)
  - **Kinross foreshore park** – the eastern portion of the waterfront park, from the western boundary of the rezoning Site to the inlet, is the most naturalized part of the waterfront. It includes the sanctuary island and termination of the proposed Kinross wetland;
  - **Waterfront plaza and promenade** – the plaza is the southern terminus of the retail High Street and is envisioned as the key gathering space for visitors and residents alike. The plaza and waterfront promenade is the most urban treatment of the waterfront;
  - **Lookout Park** – is the eastern termination of the waterfront park included in the rezoning Site.
- **Neighbourhood Park** (0.148 ha/0.365 acres, including 1.5m SRW) – situated at the end of a pedestrian mews which connects the future elementary school site with the Community Centre site and is bounded on the western side by a proposed woonerf. Residential Parcels 26, 27, 29/30 and 31 have outlooks over the park; and
- **Community Centre site** (0.276 ha/0.682 acres) – will be provided for the community centre and 69-space childcare facility.

11. Street Network

The street network identified in the ODP was designed to create an efficient circulation system reflecting the City's transportation priorities. The rezoning application is consistent with the ODP.

Staff and the applicant team have worked with TransLink to ensure adequate space for bus service on the routes identified in the ODP. The High Street was widened to accommodate future bus routes, should service be required to the community centre and waterfront plaza.

The EFL Design Guidelines provide direction for the design of the street network. The Public Realm Plan illustrates sample cross-sections of the new streets as well as a re-designed Marine Way for the purposes of demonstrating the types of surface treatments and generally showing how the street functions will be delineated. Prior to construction of the streets, there will be a full design review to ensure the streets are constructed to the City's satisfaction, considering all applicable policies and transportation priorities.

A servicing agreement is a condition of zoning enactment and will secure design and construction of the streets at no cost to the City.

12. Greenways and Bikeways

East Fraserlands provides two key east-west greenway and bikeway facilities as well as a number of both on- and off-street north-south connections. The following greenways and bikeways have been reviewed with the Bicycle Advisory Committee (BAC) and are illustrated in the EFL Design Guidelines:

Fraser River Greenway – The ODP calls for a bicycle path parallel to the riverfront walkway to complete the Fraser River Greenway between West Fraserlands and the Burnaby foreshore. Waterfront routes in the city typically have parallel paths with the pedestrians on the water side, and bikes and other wheeled users on the upland side. In the ODP, the plan was to provide this arrangement through most of the EFL waterfront except the portion between the inlet and the waterfront plaza around the mill buildings.

Through the rezoning process, it became apparent that such an approach could generate conflicts between pedestrians and wheeled users attempting to navigate around the mill buildings and waterfront plaza. Staff has worked with the applicant to reroute wheeled users around the north side of the inlet and Parcel 32, along the edge of the waterfront plaza and reconnecting to the waterfront bicycle path east of the plaza. This provides a continuous and designated route for wheeled users, improving wayfinding and limiting areas of potential conflict between pedestrians and cyclists.

Kent Avenue North Bikeway – The ODP calls for upgrading the existing Kent Avenue bikeway. Kent Avenue North was designed, during the ODP, to be discontinuous through the centre of the site to discourage vehicular movement on this cyclist commuter route. Through the rezoning process, Staff have worked with the applicant to ensure sufficient path widths on both the greenway portion and vehicular portions of Kent Avenue North.

North-South Connections – The streets in EFL are designed to be primarily low-speed residential or commercial streets and most bicycle movement is accommodated on-street. In addition, there are several off-street routes for cyclists to connect from the waterfront to the areas north of the rail tracks, and to the surrounding upland neighbourhoods including:

- a shared pedestrian and bicycle path in the Avalon Park corridor from Marine Way to Kent Avenue North with a future planned extension to the waterfront; and
- a separated off-street route planned adjacent to the future elementary school site.

Additional on- and off-street routes are identified in the ODP and will be secured through future area rezonings.

13. Parking, Loading and Circulation

Parking - The parking standards included with this rezoning are designed to reduce auto dependency by setting low minimum parking requirements and imposing maximum requirements. These new standards will apply to multiple dwelling units and live-work units. There will be an even lower minimum standard for affordable housing units. For all other uses, parking and loading will be provided as per the Parking By-law at the time of Development Permit.

Developments in EFL with 50 or more dwelling units are also required to provide car share vehicles including off-street parking stalls. Conditions of enactment are included in Appendices D, E and F to ensure the provision of these car-share vehicles and spaces.

It is anticipated that Parcel 32 will be challenged in meeting the parking requirement due to the irregular parcel and the parking space requirement generated by the restaurant uses. It is anticipated that the balance of spaces may need to be accommodated on a nearby Parcel, and are currently proposed on Parcel 31.

In order to encourage walking, biking and transit as preferred modes of movement, no explicit parking provision has been made for the waterfront walkway and bikeway amenity being developed for this neighbourhood. These visitors will utilize the public parking supplied on and off street. Temporary parking will be provided on Parcels 20 and/or 21 for the lit artificial field until the time that those Parcels are developed. Arrangements for additional temporary public parking in future development sites such as the adjacent school sites or other areas of EFL may be necessary to support broader public access to the area.

Loading - Loading is to be provided according to the Parking by-law. Access to the off-street parking and loading areas is primarily from the vehicular mews and woonerfs, or private courtyards. An updated study is required at the Development Permit stage to evaluate turning templates for all parking and loading access points and for internal parking and loading circulation. Truck access to loading areas will be examined in more detail at the Preliminary Development Permit stage.

Circulation – To facilitate circulation and transportation throughout the neighbourhood the following measures are proposed in addition to the bikeways and greenways detailed above:

- Three new traffic signals on Marine Way: two at Crescent Street (east and west ends) and one at the High Street.
- Parallel parking provided where appropriate throughout the neighbourhood, particularly on the High Street and the Crescent to support the retail uses.
- A traffic circle at the south end of High Street to allow vehicles to double back in search of parking rather than circling through the residential streets.
- Streets designed to accommodate transit on the routes identified in the ODP. Additional work has been done to secure High Street between the rail line and the waterfront as a future bus route should it ever be required. Discussions with TransLink are underway to ensure bus service is available for the new neighbourhood once development begins. Appendix H includes a letter from Translink staff outlining their current thinking with respect to transit service in the early stages of EFL development.
- Enough flexibility in the plan to ensure that should transit services be offered on the CPR rail line that a station could be added or that an existing commercial space could be converted.

14. Environmental Sustainability

Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application. The application identified numerous site-wide sustainability elements and a strategy for implementing green buildings.

Site-wide Sustainability - Major projects such as EFL, where the developer is responsible for the design and construction of the site services, present a unique opportunity to incorporate site-wide sustainability initiatives. Some of the key features to be provided include:

- Landscape-based rainwater management strategy designed to target the 'first flush' of rainwater falling on the site. The streets and public open spaces are designed with raingardens and swales in strategic locations where rainwater can be collected and filtered prior to infiltration or release into the Fraser River.
- Site ecological health is enhanced through a number of initiatives, notably major shoreline habitat restoration including the creation of a sanctuary island at the foot of Kinross park corridor, creation of a watercourse to convey water originating in the

Avalon Ponds, augmented by stormwater and rainwater runoff, through the Avalon park corridor, and a landscape strategy designed to provide songbird habitat.
- Urban agriculture with edible landscaping and communal gardening opportunities will be designed throughout the Site in both the public realm and on the development Parcels.

Neighbourhood Energy Utility (NEU) – Staff and the applicant are working together to secure a NEU for EFL. Two options are being pursued. The preferred option utilizes waste heat from the Metro Waste-to-Energy plant located in 4.5 km east of the Site in Burnaby. The second option would be an on-site biomass facility. Discussions are underway with Metro Vancouver and the City of Burnaby to secure the waste heat option.

Green Building Strategy – Parklane Homes is committed to creating a leading edge sustainable community, and as such the applicant has volunteered a strategy for green buildings that applies LEED® (Leadership in Energy and Environmental Design) Gold equivalent and Built Green™ Gold equivalent, depending on the construction method, as a baseline requirement for all buildings in EFL.

The LEED® rating system is applied primarily for new designs and major renovations of new commercial, institutional and high-rise residential buildings. The built form in EFL will also have a number of low and mid-rise residential buildings that are not particularly well suited to the LEED® system. To address this, the applicant proposes to use Built Green™ Gold equivalent with an EnerGuide target of 80 points as a rating system for the remainder of the buildings.

To monitor the progress toward achieving LEED® and Built Green™ Gold equivalent, the applicant would be expected to submit a sustainability strategy with an accompanying LEED® checklist and Built Green™ project checklist with their development permit application.

Buildings evaluated under the Canadian Green Building Council's (CaGBC) Leadership in Energy and Environmental Design for New Construction (LEED NC-1) program must target all prerequisites and the equivalent of 39 credits (LEED Gold) from the project checklist (see Appendix D). 22 of 39 equivalent credits that are achieved must be those identified as City priorities in Appendix H.

Buildings that are not evaluated under the LEED® NC-1 program will target a Gold rating under either the Built Green™ program, or the Built Green™ BC "Multi" program, with a minimum Energuide score of 80.

The applicant is not required to register the buildings with the LEED® Canada Green Building Council (CaGBC) or Built Green™.

In addition to the green building targets discussed above, the following measures will be included:
- green roofs over concrete structures, excluding the tops of towers. Roofscapes will be highly programmable, useable and accessible spaces;
- buildings will be designed to reduce potable water consumption and achieve a high level of energy performance through a number of strategies including eliminating electric resistance heating in the residential units and utilizing the NEU;
- Energy Star™ appliances required in residential units;

- no natural gas fireplaces;
- realize opportunities for waste heat recovery where appropriate (i.e. from the grocery store on Parcel 17); and
- 20% of all residential parking spaces (excluding visitor parking) will have electric outlets for electric vehicles.

15. Public Amenities
During the ODP process the applicant worked with Staff and the EFL Committee to determine a package of amenities needed as part of a complete community, with a level of amenity appropriate to the future population in EFL. As previously discussed, the rezoning site includes Area 1 and the five development parcels previously anticipated to be developed as part of Area 2 as well as the park with the artificial playing field. As a result the amenities package has been increased proportionately as shown in the table below:

Table 6 - Amenity Package for Area 1

Amenity	ODP – Area 1	Revised - Area 1
Parks and public open space	2.9 hectares	4.9 ha including lit artificial sports field
Community centre	2790 m^2	2790 m^2
Child care facility	69-space child care facility	69-space child care facility and 49-space child care facility

In addition, Appendix B includes a condition of enactment to secure a per capita financial contribution to the Vancouver Public Library, as required under the ODP.

Staff support the amenity package as proposed.

Delivery of Public Amenities – When the ODP was approved, Council endorsed the principle that all of the Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) accruing from development in the ODP area would be used to fund public amenities in the ODP area. Additional funds would be provided through DCLs / CACs from the development of 3rd party owned sites within the ODP area and City-owned properties in West Fraserlands.

The availability of the funding sources may not match the timing for delivery of the public amenities as the community is developing. Therefore, during the ODP process it was agreed that the City may need to provide interim funding to cover temporary shortfalls to ensure that the amenities can be delivered concurrently with build-out of the development.

These principles continue to guide the strategy for the funding and delivery of public amenities within EFL.

16. Phasing
Development will be carried out in a series of phases, beginning with the area around the town square and the triangle site and then moving south along the High Street to the waterfront, followed by a number of 'infill' sites in the eastern and western sections of the rezoning Site. The development of Parcels generally follows the sequencing below (refer to Figure 3 for Parcel locations):

- Town square - Parcels 15, 16.1, 17 and 18.1

- Triangle site - Parcel 43
- High Street – Parcels 29/30 and 33/34
- Waterfront – Parcels 31, 32, 35/36
- 'Infill' sites – 13, 14, 16.2, 18.2, 19.1, 19.2, 20, 21, 26 and 27

Parks, Open Space and Community Facilities - Agreements for the delivery of the parks, open spaces and community facilities (community centre and child care) will be conditions of enactment (see Appendices D, E and F). The phasing of parks, open spaces and community facilities will be tied to the first occupancy permit of the Parcels, as outlined below:

Table 7 - Parks and Child Care Phasing

Amenity	Parcel
Town Square Precinct (CD-1 *)**	
Town Square	17
49-space childcare facility	19
Park Precinct (CD-1 *)**	
Triangle site park	43
Lit artificial field	15
Avalon corridor watercourse	20 or 21
Waterfront Precinct (CD-1 *)**	
Neighbourhood park	29/30
Kinross park corridor and shoreline park (Area 1 western boundary to and including inlet)	33/34
Waterfront plaza and mill bay shoreline works including Lookout Park	35/36
Community Centre and 69-space childcare facility	31

17. Waterfront Dock

A floating dock is proposed at the waterfront plaza in order to accommodate recreational boats and potential future ferry services. The design of the dock is addressed in a condition (see Appendix E), however, responsibility for the ongoing maintenance of the facility has not been resolved. If the dock proposal is to be realised a legal agreement addressing maintenance responsibility will need to be concluded prior to enactment of the rezoning.

18. Site Remediation, Waterfront Tenure, CPR Rail Line

The site, as former industrial land, has a number of complicated legal and land ownership challenges. There will be legal agreements related to site remediation, waterfront tenure and the CPR rail line crossings.

Site Remediation – A portion of the site within the Waterfront Precinct contains groundwater which exceeds the numerical standards for contamination due to the use of creosote by the former industrial operation. A remediation plan, including a pump-and-treat facility to remove the creosote, has been in place for several years.

Parts of the lands containing contaminated groundwater are due to be transferred to the City as road, park land and the site for the community centre. Council policy requires that lands transferred to the City be remediated to numerical residential standards or, if it is road, to residential standards for the top 3 metres and commercial standards below 3 metres. Given the nature of the contamination – creosote contained within groundwater – achieving this

standard is not possible without undertaking an excavation over a wide area to a depth of approximately 20 metres.

As an alternative, the applicant has proposed maintaining the pump-and-treat operation as long as is deemed necessary by the Provincial Ministry of Environment (MOE) to remove the residual groundwater contamination, supplemented by a 4 metre top layer of clean soil, so that a Certificate of Compliance can be obtained from the MOE. Staff are in the process of discussing this proposal with the applicant, together with a range of other technical and legal mechanisms, to ensure that any legal liability transferred to the City is adequately mitigated.

Staff will report back to Council prior to enactment of the rezoning of the Waterfront Precinct with recommendations on how to address the groundwater contamination. Appendix E contains prior-to enactment agreements relating to this issue.

Waterfront Tenure – A portion of the site along the river's edge has been filled over time. Those lands are part of waterlots operated by the Vancouver Fraser Port Authority which leases the lots from the Province. The waterlots will be designed to look and feel like park, but likely can not be dedicated to the City. Discussions are underway to secure long-term tenure of the upland portion of the waterlots which will be a condition of the zoning enactment (see Appendix E). The waterfront walkway / bikeway will be secured in a location satisfactory to the City.

CPR Rail Crossings – There are three proposed Canadian Pacific Railway crossings within Area 1. One of the crossings is generally in the alignment of Cromwell Street, an existing street dedication. The City is seeking a crossing agreement to replace Cromwell that sees the City as senior, as well as agreements securing the two other crossings. An agreement with Canadian Pacific Railways will be required to secure the crossings.

19. Site Servicing

The redevelopment of a brownfield site of this size requires an extensive network of new services and infrastructure. The services will have to be designed and constructed to service both the ultimate build-out of the ODP area as well as the individual phases as they proceed. The new services include surface infrastructure such as roads, pathways and landscaping (including sustainability features such as swales and rain gardens) as well as underground utilities such as sewer and water mains. All of the obligations to design and construct the new services will be secured by contract.

20. Floodplain Level Review

The Subdivision Approving Officer reviewed flood plain levels city-wide, including those for EFL, in 2007. The ground level of EFL is being raised to meet current City flood plain regulations for the site. The Approving Officer intends to undertake regular city-wide reviews of flood plain levels on an approximately four-year basis to assess the science and data on sea level rise and its implications for flood plain safety. The flood plain level at EFL will be subject to the findings of these reviews.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications directly associated with this rezoning with respect to the City's operating expenditures, fees or staffing.

However, the Public Realm Plan that is proposed as part of the Design Guidelines suggests treatment options for the various components of the public realm. For example, it suggests paving materials, lighting installations, landscaping, sidewalk treatment and drainage designs. As has become standard practice in new comprehensive developments of this size, many of these treatment options will require a higher level of maintenance funding than current standard City treatments. In order to address this issue, Staff will report back to Council with a request for maintenance funding once designs have been finalized and maintenance requirements can be quantified.

ENVIRONMENTAL IMPLICATIONS

The proposed development will achieve numerous environmental sustainability objectives outlined in this report and in the sustainability matrix included in Appendix H.

SOCIAL IMPLICATIONS

The proposed development includes affordable and family housing, urban agriculture opportunities, a community centre, two child care facilities, and a potential public art facility. These are key elements in creating a socially sustainable, complete and inclusive community.

CONCLUSION

Staff assessment of this application concluded that the proposed use, density and form of development are supportable. The Director of Planning recommends that the application be referred to a Public Hearing, together with draft CD-1 By-laws generally as shown in Appendices A, B and C, draft EFL Design Guidelines shown in Appendix J, and a recommendation of the Director of Planning that it be approved, subject to the conditions of approval listed in Appendices D, E and F, including approval in principle of the form of development as shown in plans included in Appendix I. The Director of Planning also recommends that consequential amendments to the EFL ODP, generally as outlined in Appendix G, be referred to the same Public Hearing.

* * * * *

Town Square Precinct
East Fraser Lands

Draft for public hearing

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-___ attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Definitions

2. In this By-law:

"CD-1 (_____)" means that area of land shown within the heavy black outline on Schedule A;

"principal dwelling unit combined with a secondary dwelling unit" means a dwelling unit, other than a seniors supportive or assisted housing unit or a live-work unit, within a multiple dwelling, which is a principal residence, combined with one secondary dwelling unit which is smaller than the principal residence, and in respect of which the principal residence and secondary dwelling unit may have either shared or separate external access but must have shared internal access which the owner or occupant of the principal residence is able to lock off from the principal residence;

"secondary dwelling unit" means a secondary dwelling unit referred to in the definition of "multiple dwelling unit combined with a secondary dwelling unit";

"sub-area 1" means that area of CD-1 (_____) illustrated on Schedule A;

"sub-area 2" means that area of CD-1 (_____) illustrated on Schedule A; and

"sub-area 3" means that area of CD-1 (_____) illustrated on Schedule A.

Uses

3.1 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are those uses which this Section 3 lists.

3.2 Uses permissible in CD-1 (_____) are:

(a) Dwelling Uses, limited to:

(i) Multiple Dwelling,

(ii) Multiple Dwelling Unit combined with a Secondary Dwelling Unit,

(iii) Seniors Supportive or Assisted Housing, and

(iv) Dwelling Units in conjunction with any use listed in this section 3.2;

(b) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and

(c) Interim Uses not listed in sections 3.2, 3.3, 3.4, or 3.5, and accessory uses customarily ancillary to them, if:

(i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,

(ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,

(iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD-1 (_____),

(iv) the Director of Planning or Development Permit Board approves the location of the interim use, and

(v) any development permit for an interim use has a time limit of three years.

3.3 In addition to the uses set out in section 3.2, uses permissible in sub-area 1 include only:

(a) Cultural and Recreational Uses, limited to Artist Studio – Class A, Fitness Centre, Library, Museum or Archives, Personal Training Centre, and Theatre;

(b) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;

(c) Office Uses;

(d) Retail Uses, not including Adult Retail Store, Gasoline Station – Full Service, Gasoline Station – Split Island, Pawn Shop, and Vehicle Dealer; and

(e) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, and School – Vocational or Trade; and

(f) Accessory Uses customarily ancillary to the uses listed in this section 3.3.

3.4 In addition to the uses set out in section 3.2, uses permissible in sub-area 2 include only:

(a) Cultural and Recreational Uses, limited to Artist Studio – Class A, Club, Fitness Centre, Hall, Library, Museum or Archives, Personal Training Centre, and Theatre;

(b) Institutional Uses, limited to Child Day Care Facility, Church, Community Care Facility, Group Residence, and Social Service Centre;

(c) Live-Work Use;

(d) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewery and Distilling, Clothing Manufacturing, Dairy Products Manufacturing, Jewellery Manufacturing, Leather Manufacturing, Printing or Publishing, Textiles or Knit Goods Manufacturing, and Wood Products Manufacturing;

(e) Office Uses;

(f) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Bed and Breakfast Accommodation, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, and School – Vocational or Trade; and

(g) Accessory Uses customarily ancillary to the uses listed in this section 3.4.

3.5 Uses permissible in sub-area 3 include only the uses set out in section 3.2.

Conditions of use

4.1 The design and lay-out of at least 35% of the dwelling units must:

(a) be suitable for family housing;

(b) include two or more bedrooms; and

(c) comply with Council's "High Density Housing for Families with Children Guidelines".

4.2 At least 317 dwelling units, other than live-work units, must consist of affordable housing dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rate.

4.3 Of the 317 dwelling units referred to in section 4.2, at least 40 dwelling units must be for family housing as defined in the "High Density Housing for Families with Children Guidelines".

4.4 In sub-area 1, except for dwelling units fronting directly on Marine Way, the rail corridor as defined in the East Fraser Lands Official Development Plan, or on courtyards, a dwelling use must be on the second or a higher floor of a building.

4.5 In sub-area 1, a personal training centre, school – arts or self-improvement, or office must be on the second or a higher floor of a building except that advertising, financial institution, health care, insurance, real estate, travel, and ticket agency offices may be at grade.

4.6 In sub-area 2, the first storey of a building containing a manufacturing use, to a depth of 4.5 m from the front wall of the building and extending across its full width, must benefit pedestrian character to the satisfaction of the Director of Planning or Development Permit Board.

4.7 Any development permit issued for live-work uses must stipulate as permitted uses:

(a) dwelling units;

(b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and

(c) dwelling unit combined with any uses set out in subsection (b).

4.8 Any development permit issued for a building that includes a multiple dwelling use, or a group of buildings that comprises a single development, must stipulate the number of secondary dwelling units included in the development.

Density

5.1 The floor area for all uses, combined, must not exceed 179 483 m².

5.2 The floor area for all dwelling uses, combined, must not exceed 140 594 m².

5.3 The floor area for all cultural and recreational uses, institutional uses, office uses, retail uses, and service uses in sub-area 1, combined, must not exceed 15 183 m².

5.4 The floor area for all cultural and recreational uses, institutional uses, live-work uses, manufacturing uses, office uses, and service uses in sub-area 2, combined, must not exceed 23 726 m².

5.5 The floor area for office uses in sub-area 2, combined, must not exceed 14 442 m².

5.6 The floor area for a manufacturing use in sub-area 2 must not exceed 200 m².

5.7 In each of sub-areas 1 and 2, an accessory use must not exceed a gross floor area equal to 25% of the gross floor area of the principal use to which it is ancillary.

5.8 In a building that includes a multiple dwelling use, or a group of buildings that comprises a single multiple dwelling use development, the number of multiple dwelling units combined with secondary dwelling units must not exceed 25% of the total number of dwelling units.

5.9 A secondary dwelling unit must consist of at least 19 m².

5.10 Computation of floor area must include:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and

(c) in the case of a dwelling use or live-work use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that

represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

5.11 Computation of floor area must exclude:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;

(b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

(d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;

(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m^2 for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;

(f) amenity areas including day care facilities, recreation facilities, and meeting rooms except that the total area excluded must not exceed 7 000 m^2; and

(g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 406 mm thickness based on an overall wall performance of R15 or greater.

5.12 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, except that:

(i) the total area of all open balcony or sundeck exclusions must not exceed 12% of the residential floor area being provided,

(ii) the location of the floor area equal to the additional exclusion between 8% and 12% must be primarily at the south or west facades to improve solar shading between the spring and fall equinox,

(iii) the location and design of any additional exclusion between 8% and 12% that does not improve solar shading must improve the livability of dwelling units and the usability of associated outdoor spaces, and

(iv) achieve acceptable urban design within the approved form of development for the site, in the opinion of the Director of Planning;

(b) enclosed residential balconies if:

(i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure,

(ii) the enclosed balconies are part of dwelling units in the first nine storeys that front Marine Way, and

(iii) the total area of enclosed balcony does not exceed 4% of residential floor area fronting on Marine Way;

(c) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character, energy efficiency, or occupant comfort;

(d) unenclosed outdoor areas at grade level underneath building overhangs, if:

(i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and

(ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;

(e) despite section 5.10(c), open to below spaces or double height volumes in two storey live-work units, to a maximum of 30% of the floor area of the first floor of that unit, if:

(i) the design of the unit provides for open-to-below or double-height volume located at the street frontage with a depth of at least 3 m along 65% of the frontage,

(ii) a 30% volume remains open to below, and

(iii) there is a demonstration of an approvable second level design at the time of application for a development permit, regardless of whether the second level is constructed at time of occupancy;

(f) features to reduce solar gain which may be in the form of French balconies, horizontal extensions, solar shades, and other features which, in the opinion of the Director of Planning, are similar to the foregoing if there are no encroachments over the property line;

(g) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit;

(h) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.10(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden area; and

(i) floor space devoted to passive design elements such as larger ventilation shafts, or other elements providing ventilation and light within buildings if:

(i) the total area of passive design element exclusions does not exceed 2% of the total floor area of the building, and

(ii) urban design within the approved form of development for the site, in the opinion of the Director of Planning, is acceptable.

5.13 The use of floor space excluded under section 5.11 or 5.12 must not include any purpose other than that which justified the exclusion.

Building height

6.1 The building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, for each development parcel illustrated in Schedule A and referred to in the following table must not exceed either the number of storeys or height in metres set out in the following table:

Development Parcel	**Number of storeys**	**Maximum building heights in metres**
13	20	65.0

14	7	30.67
15	17	56.62
16	25	80.62
17	19	62.62
18	25	80.62
19	18	59.62

6.2 If the uppermost level of a building:

(a) consists of the upper floors of two storey dwelling units;

(b) does not exceed 40% of the floor area below it;

(c) provides rooftop access to private outdoor space and usable roof area; and

(d) meets the intent of the CD-1 design guidelines adopted by Council for it;

then, for the purposes of section 6.1, the uppermost level is not a storey.

6.3 Despite sections 6.1 and 6.2, the Director of Planning or Development Permit Board may permit a greater building height for garden structures such as elevator and stair enclosures, amenity areas, tool sheds, and trellises.

Parking, loading, and bicycle spaces

7. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that:

(a) with respect to multiple dwelling uses:

(i) each dwelling unit that consists of less than 112.5 m² of gross floor area must have at least 1 parking space for each 75 m^2 of gross floor area,

(ii) each dwelling unit that consists of 112.5 m² or more of gross floor area must have at least 1.5 parking spaces for each dwelling unit,

(iii) each dwelling unit must have at least 0.1 visitor parking spaces,

(iv) each dwelling unit that consists of less than 130 m² of gross floor area must have no more than 1 parking space for each 65 m² of gross floor area,

(v) each dwelling unit that consists of 130 m² or more of gross floor area must have no more than 2 parking spaces for each dwelling unit,

(vi) each dwelling unit must have no more than 0.2 visitor parking spaces, and

(vii) despite clauses (iv) and (v), if the maximum number of parking spaces calculated at a rate of 1 space for each 65 m² of gross floor area results in less than the total number of dwelling units in the building, excluding secondary dwelling units then each dwelling unit must have no more than 1 parking space;

(b) with respect to live-work use, each dwelling unit:

(i) that consists of 75 m² or less of gross floor area must have at least 1 parking space for each dwelling unit,

(ii) that consists of more than 75 m² must have at least 1 parking space for each dwelling unit plus at least 1 parking space for each additional 75 m² of gross floor area above 75 m² of gross floor area,

(iii) must have at least 0.2 visitor parking space for each dwelling unit,

(iv) that consists of 75 m² or less of gross floor area must have no more than 1.3 parking space for each dwelling unit,

(v) that consists of more than 75 m² must have no more than 1.3 parking space for each dwelling unit plus 1 parking space for each additional 75 m² of gross floor area above 75 m² of gross floor area, and

(vi) must have no more than 0.5 visitor parking spaces for each dwelling unit;

(c) with respect to affordable housing, each dwelling unit must have:

(i) at least 0.4 parking space,

(ii) at least 0.1 visitor parking space,

(iii) not more than 1 parking space, and

(iv) not more than 0.2 visitor parking space.

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this

section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

Severability

9. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2008

_____
Mayor

_____
City Clerk

Schedule A

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FRASER
RIVER

Waterfront Precinct
East Fraser Lands

Draft for public hearing

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-___ attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Definitions

2. In this By-law:

"CD-1 (_____)" means that area of land shown within the heavy black outline on Schedule A;

"principal dwelling unit combined with a secondary dwelling unit" means a dwelling unit, other than a seniors supportive or assisted housing unit or a live-work unit, within a multiple dwelling, which is a principal residence, combined with one secondary dwelling unit which is smaller than the principal residence, and in respect of which the principal residence and secondary dwelling unit may have either shared or separate external access but must have shared internal access which the owner or occupant of the principal residence is able to lock off from the principal residence;

"secondary dwelling unit" means a secondary dwelling unit referred to in the definition of "multiple dwelling unit combined with a secondary dwelling unit";

"sub-area 1" means that area of CD-1 (_____) illustrated on Schedule A;

"sub-area 2" means that area of CD-1 (_____) illustrated on Schedule A; and

"sub-area 3" means that area of CD-1 (_____) illustrated on Schedule A.

Uses

3.1 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are those uses which this Section 3 lists.

3.2 Uses permissible in CD-1 (_____) are:

(a) Dwelling Uses, limited to:

(i) Multiple Dwelling,

(ii) Multiple Dwelling Unit combined with a Secondary Dwelling Unit,

(iii) Seniors Supportive or Assisted Housing, and

(iv) Dwelling Units in conjunction with any use listed in this section 3.2;

(b) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and

(c) Interim Uses not listed in sections 3.2, 3.3, 3.4, or 3.5, and accessory uses customarily ancillary to them, if:

(i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,

(ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,

(iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD-1 (_____),

(iv) the Director of Planning or Development Permit Board approves the location of the interim use, and

(v) any development permit for an interim use has a time limit of three years.

3.3 In addition to the uses set out in section 3.2, uses permissible in sub-area 1 include only:

(a) Cultural and Recreational Uses, limited to Artist Studio – Class A, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Personal Training Centre, and Theatre;

(b) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;

(c) Live-Work Uses;

(d) Office Uses;

(e) Retail Uses, not including Adult Retail Store, Gasoline Station – Full Service, Gasoline Station – Split Island, Pawn Shop, and Vehicle Dealer; and

(f) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, and School – Vocational or Trade; and

(g) Accessory Uses customarily ancillary to the uses listed in this section 3.3.

3.4 In addition to the uses set out in section 3.2, uses permissible in sub-area 2 include only:

(a) Cultural and Recreational Uses, limited to Artist Studio, Hall, Library, Museum or Archives, and Theatre;

(b) Live-Work Use;

(c) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewery and Distilling, Clothing Manufacturing, Dairy Products Manufacturing, Jewellery Manufacturing, Leather Manufacturing, Textiles or Knit Goods Manufacturing, and Wood Products Manufacturing;

(d) Office Uses;

(e) Retail Uses, not including Adult Retail Store, Furniture or Appliance Store, Gasoline Station – Full Service, Gasoline Station – Split Island, Grocery or Drug Store, Pawnshop, Secondhand Store, and Vehicle Dealer;

(f) Service Uses, limited to Neighbourhood Public House, Photofinishing or Photography Studio, Production or Rehearsal Studio, Restaurant, School – Arts or Self-Improvement; and

(g) Accessory Uses customarily ancillary to the uses listed in this section 3.4.

3.5 Uses permissible in sub-area 3 include only the uses set out in section 3.2.

Conditions of use

4.1 The design and lay-out of at least 35% of the dwelling units must:

(a) be suitable for family housing;

(b) include two or more bedrooms; and

(c) comply with Council's "High Density Housing for Families with Children Guidelines".

4.2 At least 76 dwelling units, other than live-work units, must consist of affordable housing dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rate.

4.3 All 76 dwelling units referred to in section 4.2 must be for family housing as defined in the "High Density Housing for Families with Children Guidelines".

4.4 In sub-area 1, dwelling units and live-work units fronting on high street must be on the second or a higher floor of a building.

4.5 In sub-area 1, a personal training centre, school – arts or self-improvement, or office must be on the second or a higher floor of a building except that advertising, financial institution, health care, insurance, real estate, travel, and ticket agency offices may be at grade.

4.6 In sub-area 2:

(a) dwelling units in the most westerly building must be on the second or a higher floor of the building; and

(b) dwelling units in the most easterly building are not permissible.

4.7 In sub-area 2, the first storey of a building containing a manufacturing use, to a depth of 4.5 m from the front wall of the building and extending across its full width, must benefit pedestrian character to the satisfaction of the Director of Planning or Development Permit Board.

4.8 Any development permit issued for live-work uses must stipulate as permitted uses:

(a) dwelling units;

(b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and

(c) dwelling unit combined with any uses set out in subsection (b).

4.9 Any development permit issued for a building that includes a multiple dwelling use, or a group of buildings that comprises a single development, must stipulate the number of secondary dwelling units included in the development.

Density

5.1 The floor area for all uses, combined, must not exceed 112 961 m².

5.2 The floor area for all dwelling uses, combined, must not exceed 103 600 m², and in:

(a) sub-area 1 and sub-area 3, combined, must not exceed 99 983 m²; and

(b) sub-area 2 must not exceed 3 617 m².

5.3 The floor area for all cultural and recreational uses, institutional uses, office uses, retail uses, and service uses in sub-area 1, combined, must not exceed 6 177 m².

5.4 The floor area for all cultural and recreational uses, institutional uses, live-work uses, manufacturing uses, office uses, retail uses, and service uses in sub-area 2, combined, must not exceed 3 184 m².

5.5 The floor area for a manufacturing use in sub-area 2 must not exceed 200 m².

5.6 In each of sub-areas 1 and 2, an accessory use must not exceed a gross floor area equal to 25% of the gross floor area of the principal use to which it is ancillary.

5.7 In a building that includes a multiple dwelling use, or a group of buildings that comprises a single multiple dwelling use development, the number of multiple dwelling units combined with secondary dwelling units must not exceed 25% of the total number of dwelling units.

5.8 A secondary dwelling unit must consist of at least 19 m².

5.9 Computation of floor area must include:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and

(c) in the case of a dwelling use or live-work use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

5.10 Computation of floor area must exclude:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;

(b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

(d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;

(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m^2 for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;

(f) amenity areas including day care facilities, recreation facilities, and meeting rooms except that the total area excluded must not exceed 5 000 m^2; and

(g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 406 mm thickness based on an overall wall performance of R15 or greater.

5.11 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, except that:

(i) the total area of all open balcony or sundeck exclusions must not exceed 12% of the residential floor area being provided,

(ii) the location of the floor area equal to the additional exclusion between 8% and 12% must be primarily at the south or west facades to improve solar shading between the spring and fall equinox,

(iii) the location and design of any additional exclusion between 8% and 12% that does not improve solar shading must improve the livability of dwelling units and the usability of associated outdoor spaces, and

(iv) achieve acceptable urban design within the approved form of development for the site, in the opinion of the Director of Planning;

(b) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character, energy efficiency, or occupant comfort;

(c) unenclosed outdoor areas at grade level underneath building overhangs, if:

(i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and

(ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;

(d) despite section 5.9(c), open to below spaces or double height volumes in two storey live-work units, to a maximum of 30% of the floor area of the first floor of that unit, if:

(i) the design of the unit provides for open-to-below or double-height volume located at the street frontage with a depth of at least 3 m along 65% of the frontage,

(ii) a 30% volume remains open to below, and

(iii) there is a demonstration of an approvable second level design at the time of application for a development permit, regardless of whether the second level is constructed at time of occupancy;

(e) features to reduce solar gain which may be in the form of French balconies, horizontal extensions, solar shades, and other features which, in the opinion of the Director of Planning, are similar to the foregoing if there are no encroachments over the property line;

(f) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit;

(g) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.9(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden area; and

(h) floor space devoted to passive design elements such as larger ventilation shafts, or other elements providing ventilation and light within buildings if:

(i) the total area of passive design element exclusions does not exceed 2% of the total floor area of the building, and

(ii) urban design within the approved form of development for the site, in the opinion of the Director of Planning, is acceptable.

5.12 The use of floor space excluded under section 5.10 or 5.11 must not include any purpose other than that which justified the exclusion.

Building height

6.1 The building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, for each development parcel illustrated in Schedule A and referred to in the following table must not exceed either the number of storeys or height in metres set out in the following table:

Development Parcel	**Number of storeys**	**Maximum building heights in metres**
26	14	46.0
27	6	22.0
29 and 30	19	61.0
31	13	43.0
32	4	15.0
33 and 34	14	46.0
35 and 36	9	31.0

6.2 If the uppermost level of a building:

(a) consists of the upper floors of two storey dwelling units;

(b) does not exceed 40% of the floor area below it;

(c) provides rooftop access to private outdoor space and usable roof area; and

(d) meets the intent of the CD-1 design guidelines adopted by Council for it;

then, for the purposes of section 6.1, the uppermost level is not a storey.

6.3 Despite sections 6.1 and 6.2, the Director of Planning or Development Permit Board may permit a greater building height for garden structures such as elevator and stair enclosures, amenity areas, tool sheds, and trellises.

Parking, loading, and bicycle spaces

7. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that:

(a) with respect to multiple dwelling uses:

(i) each dwelling unit that consists of less than 112.5 m² of gross floor area must have at least 1 parking space for each 75 m^2 of gross floor area,

(ii) each dwelling unit that consists of 112.5 m² or more of gross floor area must have at least 1.5 parking spaces for each dwelling unit,

(iii) each dwelling unit must have at least 0.1 visitor parking spaces,

(iv) each dwelling unit that consists of less than 130 m² of gross floor area must have no more than 1 parking space for each 65 m² of gross floor area,

(v) each dwelling unit that consists of 130 m² or more of gross floor area must have no more than 2 parking spaces for each dwelling unit,

(vi) each dwelling unit must have no more than 0.2 visitor parking spaces, and

(vii) despite clauses (iv) and (v), if the maximum number of parking spaces calculated at a rate of 1 space for each 65 m² of gross floor area results in less than the total number of dwelling units in the building, excluding

secondary dwelling units then each dwelling unit must have no more than 1 parking space;

(b) with respect to live-work use, each dwelling unit:

(i) that consists of 75 m² or less of gross floor area must have at least 1 parking space for each dwelling unit,

(ii) that consists of more than 75 m² must have at least 1 parking space for each dwelling unit plus at least 1 parking space for each additional 75 m² of gross floor area above 75 m² of gross floor area,

(iii) must have at least 0.2 visitor parking space for each dwelling unit,

(iv) that consists of 75 m² or less of gross floor area must have no more than 1.3 parking space for each dwelling unit,

(v) that consists of more than 75 m² must have no more than 1.3 parking space for each dwelling unit plus 1 parking space for each additional 75 m² of gross floor area above 75 m² of gross floor area, and

(vi) must have no more than 0.5 visitor parking spaces for each dwelling unit;

(c) with respect to affordable housing, each dwelling unit must have:

(i) at least 0.4 parking space,

(ii) at least 0.1 visitor parking space,

(iii) not more than 1 parking space, and

(iv) not more than 0.2 visitor parking space.

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35

Living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

Severability

9. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2008

_____
Mayor

_____
City Clerk

Schedule A

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CROSS PARK CORRIDOR
AVALON PARK CORRIDOR
BOUNDARY ROAD
FRASER
RIVER

Park Precinct
East Fraser Lands

Draft for public hearing

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-___ attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Definitions

2. In this By-law:

"CD-1 (_____)" means that area of land shown within the heavy black outline on Schedule A;

"principal dwelling unit combined with a secondary dwelling unit" means a dwelling unit, other than a seniors supportive or assisted housing unit, within a multiple dwelling, which is a principal residence, combined with one secondary dwelling unit which is smaller than the principal residence, and in respect of which the principal residence and secondary dwelling unit may have either shared or separate external access but must have shared internal access which the owner or occupant of the principal residence is able to lock off from the principal residence; and

"secondary dwelling unit" means a secondary dwelling unit referred to in the definition of "multiple dwelling unit combined with a secondary dwelling unit".

Uses

3.1 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are those uses which this Section 3 lists.

3.2 Uses permissible in CD-1 (_____) are:

(a) Dwelling Uses, limited to:

(i) Multiple Dwelling,

(ii) Multiple Dwelling Unit combined with a Secondary Dwelling Unit,

(iii) Seniors Supportive or Assisted Housing, and

(iv) Dwelling Units in conjunction with any use listed in this section 3.2;

(b) Parking Uses, limited to Parking Area;

(c) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and

(d) Interim Uses not listed in section 3.2, and accessory uses customarily ancillary to them, if:

(i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,

(ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,

(iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD-1 (_____),

(iv) the Director of Planning or Development Permit Board approves the location of the interim use, and

(v) any development permit for an interim use has a time limit of three years.

Conditions of use

4.1 The design and lay-out of at least 35% of the dwelling units must:

(a) be suitable for family housing;

(b) include two or more bedrooms; and

(c) comply with Council's "High Density Housing for Families with Children Guidelines".

4.2 At least 88 dwelling units must consist of affordable housing dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rate.

4.3 All 88 dwelling units referred to in section 4.2 must be for family housing as defined in the "High Density Housing for Families with Children Guidelines".

4.4 Any development permit issued for a building that includes a multiple dwelling use, or a group of buildings that comprises a single development, must stipulate the number of secondary dwelling units included in the development.

Density

5.1 The floor area for all uses, combined, must not exceed 62 608 m².

5.2 In a building that includes a multiple dwelling use, or a group of buildings that comprises a single multiple dwelling use development, the number of multiple dwelling units combined with secondary dwelling units must not exceed 25% of the total number of dwelling units.

5.3 A secondary dwelling unit must consist of at least 19 m².

5.4 Computation of floor area must include:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their cross-sectional areas and included in the measurements for each floor at which they are located; and

(c) in the case of a dwelling use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

5.5 Computation of floor area must exclude:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;

(b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

(d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;

(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m^2 for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;

(f) amenity areas including day care facilities, recreation facilities, and meeting rooms except that the total area excluded must not exceed 3 000 m^2; and

(g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 406 mm thickness based on an overall wall performance of R15 or greater.

5.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, except that:

(i) the total area of all open balcony or sundeck exclusions must not exceed 12% of the residential floor area being provided,

(ii) the location of the floor area equal to the additional exclusion between 8% and 12% must be primarily at the south or west facades to improve solar shading between the spring and fall equinox,

(iii) the location and design of any additional exclusion between 8% and 12% that does not improve solar shading must improve the livability of dwelling units and the usability of associated outdoor spaces, and

(iv) achieve acceptable urban design within the approved form of development for the site, in the opinion of the Director of Planning;

(b) enclosed residential balconies if:

(i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure,

(ii) the enclosed balconies are part of dwelling units in the first nine storeys that front Marine Way or Boundary Road, and

(iii) the total area of enclosed residential balcony exclusion does not exceed 4% of the residential floor area of dwelling units fronting on Marine Way or Boundary Road;

(c) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character, energy efficiency, or occupant comfort;

(d) unenclosed outdoor areas at grade level underneath building overhangs, if:

(i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and

(ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;

(e) features to reduce solar gain which may be in the form of French balconies, horizontal extensions, solar shades, and other features which, in the opinion of the Director of Planning, are similar to the foregoing if there are no encroachments over the property line;

(f) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit;

(g) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.4(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden area; and

(h) floor space devoted to passive design elements such as larger ventilation shafts, or other elements providing ventilation and light within buildings if:

(i) the total area of passive design element exclusions does not exceed 2% of the total floor area of the building, and

(ii) urban design within the approved form of development for the site, in the opinion of the Director of Planning, is acceptable.

5.7 The use of floor space excluded under section 5.5 or 5.6 must not include any purpose other than that which justified the exclusion.

Building height

6.1 The building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, for each development parcel illustrated in Schedule A and referred to in the following table must not exceed either the number of storeys or height in metres set out in the following table:

Development Parcel	**Number of storeys**	**Maximum building heights in metres**
20	16	53.0
21	10	35.0
43	18	61.5

6.2 If the uppermost level of a building:

(a) consists of the upper floors of two storey dwelling units;

(b) does not exceed 40% of the floor area below it;

(c) provides rooftop access to private outdoor space and usable roof area; and

(d) meets the intent of the CD-1 design guidelines adopted by Council for it;

then, for the purposes of section 6.1, the uppermost level is not a storey.

6.3 Despite sections 6.1 and 6.2, the Director of Planning or Development Permit Board may permit a greater building height for garden structures such as elevator and stair enclosures, amenity areas, tool sheds, and trellises.

Parking, loading, and bicycle spaces

7. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions

in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that:

(a) with respect to multiple dwelling uses:

(i) each dwelling unit that consists of less than 112.5 m² of floor area must have at least 1 parking space for each 75 m^2 of floor area,

(ii) each dwelling unit that consists of 112.5 m² or more of floor area must have at least 1.5 parking spaces for each dwelling unit,

(iii) each dwelling unit must have at least 0.1 visitor parking spaces,

(iv) each dwelling unit that consists of less than 130 m² of floor area must have no more than 1 parking space for each 65 m² of floor area,

(v) each dwelling unit that consists of 130 m² or more of floor area must have no more than 2 parking spaces for each dwelling unit,

(vi) each dwelling unit must have no more than 0.2 visitor parking spaces, and

(vii) despite clauses (iv) and (v), if the maximum number of parking spaces calculated at a rate of 1 space for each 65 m² of gross floor area results in less than the total number of dwelling units in the building, excluding secondary dwelling units then each dwelling unit must have no more than 1 parking space;

(b) with respect to affordable housing, each dwelling unit must have:

(i) at least 0.4 parking space,

(ii) at least 0.1 visitor parking space,

(iii) not more than 1 parking space, and

(iv) not more than 0.2 visitor parking space.

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

Severability

9. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2008

_____
Mayor

_____
City Clerk

Schedule A

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16.2
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FRASER
RIVER
AVALON PARK CORRIDOR

WATERFRONT PRECINCT
3450, 3512 E. Kent Avenue South

PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the Public Hearing to the satisfaction of the Director of Legal Services.

Names of parks and streets are as identified in Figure 2 in Appendix I.

Any reference to development "Parcels" refers to the parcels identified in Figure 2 in Appendix I.

Documents referred to that are not included within this rezoning package can be viewed at the City Clerk's Office, 3rd Floor, City Hall.

A. PROPOSED CONDITIONS OF APPROVAL FOR THE PRELIMINARY FORM OF DEVELOPMENT

PRELIMINARY FORM OF DEVELOPMENT

(a) THAT the proposed preliminary form of development be approved by Council in principle, generally as prepared on behalf of Parklane Homes and stamped received June 12, 2008 provided that the director of planning or the Development Permit Board, as the case may be, may allow alterations to this preliminary form of development when approving a Preliminary Development Permit and a detailed scheme of development as outlined below.

(b) THAT, prior to final approval by Council of the preliminary form of development, the applicant shall obtain approval of a Development Application by the Director of Planning, or the Development Permit Board, to be consistent with Preliminary Development Permits, for which approvals of the Director of Planning or Development Permit Board are to be obtained by the applicant for development Parcels 29/30, 31, 32, 33/34, 35/36.

The Director of Planning or the Development Permit Board shall consider the following conditions:

DESIGN DEVELOPMENT

General Conditions

URBAN DESIGN

Tower Floorplates

(1) Design development to reduce tower floorplates above the 9th storey to a maximum of 605 m^2, including all interior floorspace but excluding exterior balconies, except, at the discretion of the Director of Planning, an increase to 650 m^2 may be considered where the proposed building demonstrates all of the following:

a) exceptional green building design, particularly in the area of energy performance. Exceptional green building design and energy performance will be assessed relative to evolving city standards at time of each development permit application;
b) exceptional architectural design. While all buildings at EFL are expected to achieve a high standard of quality, materiality and architectural design, taller, larger buildings should be exceptional. Particular emphasis should be placed on articulation to de-emphasize perceived building mass; and
c) contextually appropriate massing. An increase in building floorplate should be suitable to the localized urban design condition and the role of the building within the overall plan. It should not adversely affect sun on public places, or the perceived scale of buildings adjacent to important public places.

Note to applicant: It is anticipated that there will be a variety of tower floorplate sizes in response to the unique conditions, placement, and role that each tower plays. Consideration should be given to relocating building floorspace to mid-rise massing that further enhances definition and overlook of the street and public places. Allowance must be made at upper levels for reduced floorplate sizes to enable useable outdoor space, and sculpting and capping of tower elements.

Frontages on Mount Baker Way

(2) Design development to live-work frontages on Mt. Baker way to make them function well as residential units.

Note to applicant: Live-work premises should provide an outlook, daylighting, and private outdoor space appropriate to residential. Live-work premises may be a two-storey unit with workspace at grade, living space on the upper level (and possibly on a portion of the lower level), one or both of which has direct access to private outdoor space. Live-work premises may also be a single-storey through-unit with 'work' frontage on the street and 'live' exposure at the rear on a courtyard, mews or residential street.

Retail Areas

(3) Design development of commercial units to provide adequate retail unit depth for a viable and wide range of retail and service uses with a minimum depth of 15 metres, except those CRU's wrapping minor anchors.

Note to Applicant: To ensure a mix of retail uses and to maximize viability, variable depths will be considered to accommodate a range of retail enterprises, with a target of achieving depths of 18-21 metres wherever possible.

(4) Design development to ensure a mix of small and medium size retail uses to support an active high street.

Note to applicant: Medium-size stores are to range in size from 930 m^2 to 1500 m^2, medium size stores are not to exceed a floor area of 2350 m^2.

(5) Design development to optimize pedestrian interest and retail and service use exposure along the high street by appropriately locating retail anchor tenant entries and related entrances to parking access on the high street.

Surface Rights-of-way

(6) Design development to provide SRWs to secure public access to the secondary system of paths that create permeability and connectivity of the block system, generally as illustrated in East Fraserlands Design Guidelines (see Appendix J), to the satisfaction of the Director of Planning, City Engineer and Legal Services.

Note to applicant: The precise location, width, and functionality of the SRWs are to be determined at Development Permit. SRWs are to be:

- accessible, and comfortable for pedestrians;
- safe, secure, well-lit, ungated and welcoming;
- overlooked by active, inhabited space;
- typically provide visibility and permeability through the block;

In addition, SRWs are to be provided over 1.5 m sidewalks contiguous with public parks in Parcels 29/30, and are to be included in the park calculation.

Townhouses at lower levels

(7) Design development to ensure residential street frontages are primarily comprised of two storey townhouse units with:

a) active uses such as living rooms and kitchens, on the main level frontage, not bedrooms;
b) a main level raised above grade to create a sense of privacy and a comfortable relationship of dwelling to street; and
c) useable private outdoor space adjacent to the street or other private outdoor space directly accessible from the more active living spaces of the unit (ie roof decks, balconies off living areas, circulation spaces and courtyards).

Solar access on important public spaces (Parcels 26, 31, 33/34)

(8) Design development to articulate and shape tower forms in a manner that optimizes solar access to important public spaces, in particular, waterfront plaza and waterfront walk, and the Neighbourhood Parks. Tower forms to which this condition refers are those on 26, 31, and 33/34.

Note to applicant: In some cases this may be accomplished by articulation and shaping of a floorplate that meets the maximum allowable area. In other cases, it may be necessary to reallocate some tower floorspace within the parcel, or to another parcel in the precinct.

Setbacks

(9) Design development to increase residential setbacks along Marine Way, and townhouse setbacks on Kent Avenue North, to 2.5m to ensure appropriate

relationship of dwelling to street, useable private outdoor space, planting area, trees, and room for steps.

Woonerf Frontages and Setbacks (Parcels 26, 33/34, 35/36)

(10) Design development to provide increased setbacks along woonerfs where the following criteria are not met in the design of units fronting the woonerfs:

a) active uses such as living rooms and kitchens, on the main level frontage, not bedrooms;
b) a main level raised above grade to create a sense of privacy and a comfortable relationship of dwelling to street; and
c) useable private outdoor space adjacent to the street or other private outdoor space directly accessible from the more active living spaces of the unit (ie roof decks, balconies off living areas, circulation spaces and courtyards).

Note to applicant: This setback and relationship of building to street is contingent on the woonerf design contained within the East Fraserlands Design Guidelines (see Appendix J). Should the final woonerf design vary in concept an increased setback may be required.

Townhouses on Neighbourhood Park (Parcel 29/30)

(11) Design development to increase setback of townhouses on Parcel 29/30 from the neighbourhood park. A minimum setback of 4.5 m is required.

Note to applicant: Setback to include 1.5m sidewalk adjacent to the park, 0.5m planting strip between the sidewalk and any wall, fence, or other delineation of private outdoor space, and 2.5m for landscape division, privacy screening, and patio areas. The sidewalk should be a minimum of 1.5 m wide and the materials should be compatible with the remainder of the perimeter walkway on the park, to be determined when the park is programmed and designed.

(12) Design development to townhouses overlooking the park to create an appropriate configuration and setback on the 4th level to improve solar access to the park.

Signage

(13) Provide a conceptual signage plan that confirms design intent for general precinct related signage, retail frontages, anchor tenancies, individual buildings and addressing.
Note to applicant: The conceptual signage package should carefully consider the overall design intent established in the East Fraserlands Design Guidelines (see Appendix J) with respect to character.

Parcel 27

(14) Design development at the time of Development Permit to demonstrate that a reallocation of density and increase in the illustrative form of development height for Parcel 27, if sought by the applicant, will in the opinion of the Director of Planning, produce a superior urban design and

ensure that the scale and definition of streets and public places is not diminished.

Parcel 31

(15) Design development to articulate and shape the tower form in a manner that considers solar access on the waterfront plaza and mill bay road, and reduces apparent upper level mass as viewed from mill bay.

(16) Design development to articulate upper level massing in a way that provides greater opportunity for terraces and balconies.

Parcel 32

(17) Design development to ensure that the height, width and design of the central covered public outdoor access between Mill Buildings provides a high amenity, clearly public, access and views to the riverfront.

(18) Design development to ensure that the waterfront restaurant on Parcel 32 has a double height ground floor.

(19) Design development to address appropriate screening and enhancement of the parking ramp edge. The west facing edge of the building should take advantage of its waterfront location and its adjacency to an important part of the public realm.

Parcel 33/34

(20) Design development to provide terracing and setbacks at upper levels overlooking the park.

Parcel 35/36

(21) Design development to create upper level articulation and setbacks providing enhanced opportunities for private outdoor space.

HERITAGE

(22) Design development at the Preliminary Development Permit to integrate heritage artifacts including the traveling crane, fluted v-rollers, and large engine, into the public realm and or building design.

Note to applicant: Heritage artifacts should be sited in the general vicinity of their original locations where possible.

(23) Complete an interpretive strategy that documents and communicates the history of the site to future residents of East Fraserlands.

PHASING

(24) Development is to be phased generally to follow the sequencing set out below:

a) Parcels 29/30 and 33/34
b) Parcels 31, 32, 35/36
c) Parcels 26 and 27

Note to applicant: Parcels 31 and 32 are to be developed immediately following resolution of groundwater remediation but not sooner than the phasing sequence as set out above.

LANDSCAPE DESIGN

Public Realm

(25) Provision of a variety of spaces consistent with the East Fraserlands Design Guidelines (see Appendix J) . Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, site furniture, weather protection, garbage storage, recycling and loading facilities.

Open Space and Landscape Treatment

(26) Provision with each Development Permit application of a design rationale outlining the programming of the outdoor spaces and landscape structures, including overall use, sustainable design features (planting, water, composting, soil, habitat), urban agriculture, access and security.

(27) Provision with each Development Permit application for the inclusion of urban agriculture features that are appropriate to the size, unit configuration and location of the proposed development parcel, to ensure that the diverse needs of the future resident population can be met.

Note to applicant: Urban agriculture features, particularly shared garden plots and edible landscaping, should meet the intent of the City of Vancouver's Food Policy objectives and relevant guidelines. Careful consideration should be given to adequate solar exposure, provision of hosebibs for urban agriculture areas, and opportunities for tool storage, composting and seating.

Technical

(28) Provision of optimum planting depth and volume (may be beyond BCLNA Landscape Standards) for all areas planted on slab. Structures such as underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes.

(29) Provision with each Development Permit application of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes, and quantities), paving, walls, furniture, fences, lighting, site grading and other landscape features. Plant materials should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum of 1:100 (1/8”=1’-0”) scale.

(30) Provision with each Development Permit application of large scale sections 1:50 (1/4”=1’) illustrating the townhouse to public realm interface at the streets, lanes and Woonerfs. The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

(31) Design development to take into consideration the principles of CPTED having particular regard for:
- maximizing surveillance provided by ground level residential units to the pedestrian mews;
- providing clear definition between public and private spaces;
- providing secure access to services such as residential mail and garbage without using public property;
- providing convenient and secure access if residential parking is proposed off-site;
- reducing the scale of large areas of underground parking to serve specific buildings where possible;
- reducing opportunities for crime in underground parking areas by providing full separation between user groups and improving visibility,
- reducing opportunities for break and enter;
- reducing opportunities for mail theft; and
- reducing opportunities for graffiti and skateboarding where not programmed in open spaces.

SOCIAL DEVELOPMENT

(32) Provision with each Development Permit application of a range of common area amenities that are appropriate to the size, unit configuration and location of the proposed development parcel, to ensure that the diverse needs of the future resident population can be met.

Note to applicant: Indoor and outdoor area amenities should meet the intent of the High-Density Housing for Families with Children Guidelines. The basic structure and aesthetics of the outdoor amenity areas should allow flexibility for future alternate uses of the spaces.

(33) Provision of a minimum of one family childcare unit in each of the Affordable Housing buildings where family housing is provided, to the satisfaction of the Managing Director of Social Development.

Note to applicant: Family childcare unit layouts should comply with the requirements of the Community Care Facility Licensing and should be licensable for the maximum number of spaces.

PARKS

Waterfront Plaza and the Central Waterfront

(34) Design development of the waterfront plaza and central waterfront subject to public consultation to ensure the day-long vitality of the spaces, provide for informal play, create a comfortable scale and accommodate a wide range of future activities, including special events and festivals.

Note to applicant: Consideration should be given to features and seating that animate and provide comfort in those spaces; and power and water should be available to support proposed plaza activities, such as farmers' market, special events, festivals and a possible future café or food service kiosk.

(35) Design development to ensure adequate and easily accessed storage for furnishings and equipment that support programming of the plaza.

Note to applicant: This could be provided in the community centre.

(36) Design development to the water play area proposed for the north end of the waterfront plaza to ensure it is universally accessible, can be used safely and is attractive when not in use.

Note to applicant: Need to consider whether it can be used without supervision, would there be standing water, how could it be used off-season, how accessible it is, etc.

(37) Design development to the proposed beach to ensure universal access and maintenance vehicle access.

Note to applicant: The beach must be accessible to everyone and the Park Board will require vehicular access for occasional maintenance.

(38) Design development to ensure a high level of seating along the entire central waterfront.

(39) Design development to identify appropriate locations for weather protection along the central waterfront to support activity in inclement weather.

(40) Design development to site and design one or more fenced off-leash areas for dogs.

Community Centre

(41) Design development to the satisfaction of the General Manager of Parks and Recreation for a community centre having a floor area of at least 2790 m^2.

Note to applicant: The community centre programming will be subject to a public consultation process, in conjunction with the Park Board, including the residents living in the new community, the residents of West Fraserlands and from the Victoria Fraserview Killarney community.

Shoreline Park

(42) Design development to ensure the ultimate grading and landscape of the proposed water features/wetland in the Kinross corridor just upland of the sanctuary island.

Note to applicant: Bridge structure(s) will need to be designed and built to accommodate the crossing(s) by the required pathway(s).

(43) Design development to maintain the integrity of the sanctuary island for habitat.

Note to applicant: Detailed design should discourage people or dogs from accessing the sanctuary island in the proposed Shoreline Park.

(44) Design development to ensure the inlet west of the mill buildings, at the foot of west woonerf, is an attractive and engaging ecological feature.

Neighbourhood Park

(45) Design development to ensure a connected network of sidewalks within the park to increase its usability.

Other

(46) No utilities located in or adjacent to parks will be included in the park calculation.

(47) All park programming for individual parks should be subject to a public consultation process, in conjunction with the Park Board, including any residents living in the new community, the residents of West Fraserlands and from the Victoria Fraserview Killarney community.

ENGINEERING

Public Realm Plan

(48) Design development of the mill bay dock and sheer boom to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The design of the dock and sheer boom should consider: integration into the design of the restaurant pier structure, public access from the waterfront plaza, protection of the dock and pier, and accommodation of future ferry services. Arrangements for appropriate access to, and maintenance of, the dock will require a legal agreement.

(49) Design development such that the pedestrian and cyclist routes along the waterfront are hard surfaced, continuous and separated throughout. They may converge with minimum separation where required (eg. on structures, in lookout park, and in front of the mill buildings).

Note to applicant: Cyclist routes shall have clearly defined pedestrian crossing points in appropriate locations. The design of the pedestrian and cyclist routes shall be generally as shown in the East Fraserlands Design Guidelines (see Appendix J).

(50) Design development such that street trees are only provided where protection for the trees is also provided to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Where located adjacent to driving surfaces, trees should generally be located between the sidewalk and the driveable surface.

Note to applicant: Design of the woonerfs may require an alternate design approach and any design is subject to the standard review process and will be subject to approval by the General Manager of Engineering Services. Any design must provide an equal or better level of protection as a standard curb and gutter.

(51) Design development such that all roads have a standard crown profile.

Note to applicant: If a road requires a different profile, the detailed design will be considered through a detailed design review process.

(52) Design development such that both sides of streets have pedestrian friendly sidewalks.

Note to applicant: Design of the Woonerfs may require an alternate design approach and any design is subject to the standard review process and will be subject to approval by the General Manager of Engineering Services.

(53) Design development such that the proposed woonerfs address the safety and protection of pedestrians, cyclists, and landscape materials to the satisfaction of the General Manager of Engineering Services.

(54) Design development such that the lighting design including proposed catenary lighting is finalized to the satisfaction of the General Manager of Engineering Services.

(55) Design development such that the rainwater management system can accommodate peak stormwater runoff and elements such as raingardens and bioswales accommodate tree growth.

Note to applicant: Any water that flows from private to public property is subject to public safety considerations as well as the regulatory framework that governs water conveyance from public to private property.

(56) Design development such that planting strips minimize intrusion into adjacent pathways.

(57) Support agreements will be required where properties require support by means of a retaining wall or any other structure adjacent to City street prior to occupancy of any buildings on the parcel requiring the agreements.

(58) Design development such that all streets accommodate all legal users including vulnerable users.

Parking

(59) Confirm on the drawings submitted for Development Permit application that the parking layout adhere with the City of Vancouver Parking and Loading Design Supplement.

(60) Design development such that on-site loading is properly accommodated. Detailed loading design including turning swaths where appropriate shall be provided before the issuance for any development permit.

(61) Provision at Development Permit application of an updated Parking and Loading Study for each Parcel and as part of this study turning templates for all parking and loading access points and for all internal parking and loading circulations be clearly shown.

(62) Provision at Development Permit application, for each multiple dwelling building where 10% or more of the units contain secondary units, of details to the satisfaction of the General Manager of Engineering Services on the increased impacts of secondary units on streets and the neighbourhood. The City Engineer, if deemed necessary, may require additional mitigation measures at the development permit stage.

Note to applicant: Details may be requested in the form of a Transportation Study that examines vehicle volumes with and without secondary units and suggests mitigation measures for any impacts.

(63) Design development to include that provision of adequate parking spaces, as required by the Parking By-law, for Parcel 32 retail uses be accommodated as part of Parcel 31 parking.

(64) Design development to ensure parking and loading access for each parcel be either off the lane or vehicular mews, with the exception of Parcel 32 where parking access can be from the street.

ENVIRONMENTAL SUSTAINABILITY

(65) Buildings evaluated under the Canadian Green Building Council's (CaGBC) Leadership in Energy and Environmental Design for New Construction (LEED NC-1) program must achieve all prerequisites and the equivalent of 39 credits (LEED Gold) from the project checklist. (Refer to Appendix D) 22 of 39 equivalent credits that are achieved must be those identified as city priorities in appendix D.

Note to applicant: The LEED NC-1 project checklist should identify targeted credits and a project sustainability strategy with references to the project drawings where applicable that articulate how the applicant will achieve each credit or prerequisite and demonstrate compliance.

(66) All buildings that are not evaluated under the LEED NC-1 program will achieve a Gold rating under either the Built Green program, or the Built Green "Multi" program, with a minimum Energuide score of 80.

Note to applicant: A Built Green project checklist identifying targeted credits and a project sustainability strategy on how the applicant will demonstrate compliance will be required. A copy of the Energuide report (including both completed "P" and "N" files) will be required at occupancy permit.

(67) Provide a compliance strategy and timeline that outlines the documentation process required to achieve LEED NC-1 Gold and/or Built Green Gold equivalent, include reference to appropriate documentation at development permit, building permit and occupancy permit stages.

(68) Use of electrical resistance heating for residential heating is not permitted.

(69) All domestic appliances installed in residential units that are applicable to the Energy Star™ program will have an Energy Star™ label.

(70) Provide for individual in-suite metering for energy use.

Note to applicant: Meter displays will be in a prominent location to encourage usage and improve effectiveness.

(71) No natural gas fireplaces are to be installed within dwelling units. Ornamental non-combustion fireplaces are permitted if they are not heat producing.

Note to applicant: All fireplaces are discouraged. A letter from a professional engineer outlining any provision for ornamental fireplaces is to be submitted at the time of application for a Building Permit to state that the fireplaces installed are not heat producing.

(72) Provide a green roof over concrete structures, excluding the tops of towers. Roofscapes should be highly programmable, useable and accessible.

(73) Provide three streams of waste removal both in-suite and in-building for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space and infrastructure to accommodate three streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.

(74) Twenty percent of all residential parking spaces (excluding visitor parking) will have electric outlets for electric vehicles.

Note to applicant: The outlets must meet the specification laid out in section 86 'Electric Vehicle Charging' in the Canadian Electrical Code including a 20 amp receptacle circuitry that is designed for all spaces, excluding visitor parking. Clarification for how power will be allocated must be provided.

NEIGHBOURHOOD ENERGY UTILITY

(75) Building design is to include provision of connections to, and be compatible with, the Neighbourhood Energy Utility proposed for the area.

(76) Buildings shall, upon implementation of the Neighbourhood Energy Utility, connect to the system for provision of all building heating and domestic hot water services. Exceptions, however, may be granted by the City Engineer on a case by case basis for the use of solar systems to generate heat energy or equipment to acquire waste heat energy from the refrigeration or cooling system of a building for the purpose of supplementing the heat energy provided by the Neighbourhood Energy Utility.

(77) Provide compatible, energy efficient design and details of the in-building heating and domestic hot water for the connection to the Neighbourhood Energy Utility proposed for the area.

SECONDARY UNITS

(78) Prior to Development Permit issuance, a covenant will be required to ensure that the number of strata lots created upon registration of a strata plan is consistent with the approved number of principle dwelling units.

B. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

AGREEMENTS

THAT, prior to enactment of the CD-1 By-law, the registered owners shall, at no cost to the City make arrangements for the following, on terms and conditions satisfactory to the Director of Legal Services:

CHARGE SUMMARY

(1) Provide to the Director of Legal Services a charge summary of the titles to the subject lands, in accordance with her specifications.

ENGINEERING

Services Agreement

(2) Execute a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called "the Services") such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided. The services shall include:

a) the upgrading of all Storm, Sanitary and Water systems as required by the development;
b) a route to the satisfaction of the General Manager of Engineering Services and the Fire Chief that is south of

the CP Rail ROW and connects Kerr Street with the High Street and is suitable for fire access;

c) design and construction of all rail crossings;
d) a continuous waterfront walkway and bikeway;
e) the provision of a floating dock attached to the pier structure at the Waterfront Plaza, generally as shown in the East Fraserlands Design Guidelines (see Appendix J), subject to the execution of a maintenance agreement for the dock;
f) pathways as needed that provide continuous and uninterrupted passage along the river's edge, or a suitable alternate route within a reasonable distance through all phases of development such that the connection between the Burnaby foreshore and West Fraserlands for pedestrians and cyclists is maintained through all phases of development;
g) at least one temporary vehicular and pedestrian access route to the waterfront from the town square through all phases of development;
h) all roads, pathways, sidewalks, lanes, woonerfs, mews, boulevards, greenways, bikeways and all other hard or soft-scaped surface and subsurface elements for public access as generally shown in the East Fraserlands Design Guidelines (see Appendix J); and
i) provision of life-cycle assessments for all non-standard materials proposed for City streets.

Rail Crossings

(3) Assign to the City, from CP Rail and any relevant authorities, agreements and approvals satisfactory to the Director of Legal Services in consultation with the General Manager of Engineering Services relating to street crossings and maintenance provisions over all railways, generally in those locations shown in the East Fraserlands Design Guidelines (see Appendix J).

Note to applicant: The dimensions, conditions, exact locations, and timing of delivery are to be part of the agreements. One of the vehicular crossings shall maintain the City's seniority and be a dedicated crossing while the other crossings shall be Statutory Rights-of-Way.

Subdivision Plan

(4) Obtain approval of and deposit for registration a subdivision plan that creates parcels generally as defined in the East Fraserlands Design Guidelines (see Appendix J) document and provides for delivery to the City, roads (which includes the waterfront walkway/bikeway), and lands for parks and open space.

Note to applicant: To facilitate vehicle manoeuvring while maintaining adequate pedestrian space, small radius curves at intersections will be replaced with corner chamfers.

Statutory Rights-of-ways

(5) Execute statutory right-of-way agreements for public access over vehicular passageways traversing parcels, pedestrian mews, and other spaces for public access (refer to the East Fraserlands Design Guidelines – Appendix J) including walkways adjacent to Public Parks:

- Parcel 29/30, and
- Parcel 32 between the shoreline park and the leased waterfront walkway.

(6) Execute blanket surface statutory rights of way for public access over parcels 26, 27, 29/30, 31, 32, 33/34, and 35/36 to provide at least one temporary vehicular and pedestrian access route to the waterfront from the Town Square through all phases of development.

Note to applicant: The SRW area will be reduced and refined when an appropriate alignment has been determined and may be moved and adjusted as needed from time to time to the satisfaction of the General Manager of Engineering Services.

Land for Public Spaces, Roads and Community Centre

(7) Make arrangements to convey to the City such propriety rights in lands to be used for public open spaces, parks, roads, walkways/bikeways and the community centre as considered appropriate by the City Manager.

Conveyance of Closed Roads

(8) Make arrangements to acquire from the City, at a cost to be determined by City Council prior to the enactment of this rezoning, the portions of road as described and adjacent to lands described in Appendix K being that part of Lot 62 (Cromwell Street south from Kent Avenue South).

Release of Agreements

(9) Cause the discharge of SRW GC104773 from all lands encumbered thereby.

Neighbourhood Energy Utility

(10) Make arrangements for appropriate agreements for access to and operation of the Neighbourhood Energy Utility;

Waterfront Access Agreements

(11) Grant statutory rights-of-way for public access over the waterfront parcels 27, 31, 32, and 35/36 for continuous waterfront passage.

Lease of Roads

(12) Make arrangements for the execution of a lease agreement for Kent Avenue South, Hartley Street, Kinross Street, Dudley Street and Cromwell Street to the abutting owners in accordance with Council Resolution of December 12, 2006.

Car-share Agreement

(13) Make arrangements for:

a) the provision, operation, and maintenance of car-share vehicles and the provision and maintenance of parking spaces for use exclusively by such vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law;
b) designation of visitor or surplus parking spaces which are publicly accessible 24 hours a day (e.g. within visitor parking or outside the building) for future use by car-share vehicles, with such spaces not to be in addition to required parking for residents or visitors; and
c) car-share vehicles and spaces will be required for multiple residential units, including live-work units and affordable housing units. "Secondary dwelling units" (i.e. secondary suites in a housing unit) will be considered as separate dwelling units for the purpose of calculating the required number of car-share vehicles;

all as outlined in the table below:

No. of Dwelling Units in Development Permit Application	Shared Vehicle	Shared Vehicle Parking Space	Visitor Space to be Converted for Future Shared Parking Space
1 – 49	None	None	1
50 – 149	1	1	1
150 – 249	2	2	2
250 – 349	2	2	3
Each additional 100 units or portion thereof	+0	+0	+1

SOCIAL DEVELOPMENT

(14) Grant to the City options to purchase lots within Parcel 33/34, to be identified by the City, for Affordable Housing programmes. The optioned lots must be sufficient to develop a minimum of 76 family units with a minimum aggregate floor area of 7455 square metres.

(15) Make arrangements to secure the provision of a 69-space childcare centre in Parcel 31 as part of the community centre.

Note to applicant: The childcare facilities must meet the City's Childcare Design Guidelines and the Childcare Technical Guidelines, as well as regulations under the Community Care Facilities Licensing Act, as such guidelines and regulations are set out at the time the developer submits a Development Permit application therefor.

PARKS

(16) Make arrangements to convey to the City 3.066 ha of land fully constructed as park, to be funded by the developer but supplemented by City contributions as may be approved by Council. The provision of parks should accompany the development of those Parcels as set out below (see East Fraserlands Design Guidelines – Appendix J – for park definitions):

a) Neighbourhood Park (with an area of approximately 0.148 ha) – Parcel 29/30;
b) Kinross Foreshore Park (inlet to western edge of Area 1) (with an area of approximately 1.505 ha) – Parcel 33/34
c) Waterfront Plaza and Promenade and the Lookout Park (inlet to eastern edge of Area 1) (with an area of approximately 1.137 ha) – Parcel 35/36; and
d) Land for a Community Centre (with an area of approximately 0.276 ha) - Parcel 31.

(17) Make arrangements for the development of a Community Centre with a floor area of at least 2790 m^2, and additional floor area for a 69-space child care centre on Parcel 31.

PUBLIC ART

(18) Make arrangements for the provision of a public art contribution of $0.95 (in 2008 dollars, to be inflated at the consumer price index for construction costs) per square foot of floorspace (excluding non-market housing), generally in accordance with the approved East Fraserlands preliminary Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the City.

LIBRARY CONTRIBUTION

(19) Make arrangements for the provision of a library contribution of $62.75 per East Fraserlands resident (in 2006 dollars, to be inflated at the consumer price index for construction costs) in a series of payments, such agreement to provide for security in a form and amount satisfactory to the City.

SOILS

(20) Make arrangements to clean the soils in the roads to residential land use numerical standards for the top 3 meters and commercial land use standards below 3 meters and to the most restrictive standards for marine aquatic life for the groundwater, all as prescribed by the *Environmental Management Act*, or make arrangements for an alternative solution which shall be acceptable to the City Manager in her discretion.

(21) Make arrangements to clean the soils contamination in the parks to residential land use numerical standards and the groundwater contaminants to the most restrictive standard for marine aquatic life, as prescribed by the *Environmental Management Act* or make arrangements for an

alternative solution which shall be acceptable to the City Manager in her discretion.

(22) Make arrangements to clean the soils contamination on the community centre site to residential land use numerical standards and the groundwater contaminants to the most restrictive standard for marine groundwater, as prescribed by the *Environmental Management Act* or make arrangements for an alternative solution which shall be acceptable to the City Manager in her discretion.

General Note: Where the director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services may, in her sole discretion and on the terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City Official having responsibility for each particular agreement, who may consult other City Officials and City Council.

* * * *

PARK PRECINCT
3520, 3620, 3699 Marine Way

PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the Public Hearing to the satisfaction of the Director of Legal Services.

Names of parks and streets are as identified in Figure 2 in Appendix I.

Any reference to development "Parcels" refers to the parcels identified in Figure 2 in Appendix I.

Documents referred to that are not included within this rezoning package can be viewed at the City Clerk's Office, 3rd Floor, City Hall.

A. PROPOSED CONDITIONS OF APPROVAL FOR THE PRELIMINARY FORM OF DEVELOPMENT

PRELIMINARY FORM OF DEVELOPMENT

(a) THAT the proposed preliminary form of development be approved by Council in principle, generally as prepared by Parklane Homes and stamped "Received Planning Department, June 12th, 2008", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow alterations to this preliminary form of development when approving the detailed scheme of development as outlined below.

(b) THAT, prior to final approval by Council of the preliminary form of development, the applicant shall obtain approval of a Development Application by the Director of Planning, or the Development Permit Board, who shall consider the following conditions:

DESIGN DEVELOPMENT

General Conditions

URBAN DESIGN

Tower Floorplates

(1) Design development to reduce tower floorplates above the 9th storey to a maximum of 605 m^2, including all interior floorspace but excluding exterior balconies, except, at the discretion of the Director of Planning, an increase to 650 m^2 may be considered where the proposed building demonstrates all of the following:

a) exceptional green building design, particularly in the area of energy performance. Exceptional green building design and energy performance will be assessed relative to evolving city standards at time of each development permit application.

b) exceptional architectural design. While all buildings at EFL are expected to achieve a high standard of quality, materiality and architectural design, taller, larger buildings should be exceptional. Particular emphasis should be placed on articulation to de-emphasize perceived building mass; and
c) contextually appropriate massing. An increase in building floorplate should be suitable to the localized urban design condition and the role of the building within the overall plan. It should not adversely affect sun on public places, or the perceived scale of buildings adjacent to important public places.

Note to applicant: It is anticipated that there will be a variety of tower floorplate sizes in response to the unique conditions, placement, and role that each tower plays. Consideration should be given to relocating building floorspace to mid-rise massing that further enhances definition and overlook of the street and public places. Allowance must be made at upper levels for reduced floorplate sizes to enable useable outdoor space, and sculpting and capping of tower elements.

Frontages on Boundary Road and Marine Way

(2) Design development to ensure that enclosed balconies fronting Marine Way and Boundary Road, in the opinion of the Director of Planning, meet the intent of the City's approved Balcony Enclosure Guidelines and are:

- clearly expressed on the exterior of the building;
- project somewhat from the main façade;
- highly glazed, with transparency and openness at corners; and
- expressed as open balconies that have been enclosed.

Note to applicant: Enclosed balconies may be permitted on the first nine storeys of units with exposure to Marine Way or Boundary Road to improve liveability by reduction of noise.

Surface Rights-of-way

(3) Design development to provide SRWs to secure public access to the secondary system of paths that create permeability and connectivity of the block system, generally as illustrated in the East Fraserlands Design Guidelines (see Appendix J), to the satisfaction of the Director of Planning, City Engineer and Legal Services;

Note to applicant: The precise location, width, and functionality of the SRWs are to be determined at Development Permit. SRWs are to be:

- accessible, and comfortable for pedestrians;
- safe, secure, well-lit, ungated and welcoming;
- overlooked by active, inhabited space;
- typically provide visibility and permeability through the block;
- align and connect directly with public routes and streets (in Parcels 20/21, align with the bridge over the water course in Avalon corridor).

In addition, SRWs are to be provided over 1.5 m sidewalks contiguous with public parks in Parcels 20 and 21 and are to be included in the park calculation.

Townhouses at lower levels

(4) Design development to ensure residential street frontages are primarily comprised of two storey townhouse units with:

a) active uses such as living rooms and kitchens, on the main level frontage, not bedrooms;
b) a main level raised above grade to create a sense of privacy and a comfortable relationship of dwelling to street; and
c) useable private outdoor space adjacent to the street or other private outdoor space directly accessible from the more active living spaces of the unit (ie roof decks, balconies off living areas, circulation spaces and courtyards).

Mt. Baker Viewcone (Parcels 20, 21)

(5) Design development to ensure that no portion (including elevator penthouses, mechanical equipment, etc.) of any building extends into the Mount Baker viewcone. Affected parcels may include 15, 17, 18, 19, 20, and 21.

Note to applicant: The viewcone is to be professionally surveyed and defined to preserve a view extent to the satisfaction of the Director of Planning. Complying with this condition may mean a reduction in height of some taller buildings and possible reallocation of floor area to mid-rise building forms and lower levels.

Signage

(6) Provide a conceptual signage plan that confirms design intent for general precinct related signage, individual buildings and addressing.

Note to applicant: The conceptual signage package should carefully consider the overall design intent established in the East Fraserlands Design Guidelines (see Appendix J) with respect to character.

Parcel 43

(7) Resolution of existing 10 m City SRW located on the northern property line of Parcel 43.

Note to applicant: Consideration may be given at time of Preliminary Development Permit to reducing or possible relocation of the SRW within Parcel 43 to improve connections between Road L and Boundary Road.

PHASING

(8) Development is to be phased generally to follow the sequencing below:

a) Parcel 43
b) Parcels 20 and 21

LANDSCAPE DESIGN

Public Realm

(9) Provision of a variety of spaces consistent with the East Fraserlands Design Guidelines (see Appendix J). Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, site furniture, weather protection, garbage storage, recycling and loading facilities.

Open Space and Landscape Treatment

(10) Provision with each Development Permit application of a design rationale outlining the programming of the outdoor spaces and landscape structures, including overall use, sustainable design features (planting, water, composting, soil, habitat), urban agriculture, access and security.

(11) Provision with each Development Permit application for the inclusion of urban agriculture features that are appropriate to the size, unit configuration and location of the proposed development parcel, to ensure that the diverse needs of the future resident population can be met.

Note to applicant: Urban agriculture features, particularly shared garden plots and edible landscaping, should meet the intent of the City of Vancouver's Food Policy objectives and relevant guidelines. Careful consideration should be given to adequate solar exposure, provision of hosebibs for urban agriculture areas, and opportunities for tool storage, composting and seating.

Technical

(12) Provision of optimum planting depth and volume (may be beyond BCLNA Landscape Standards) for all areas planted on slab. Structures such as underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes.

(13) Provision with each Development Permit application of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes, and quantities), paving, walls, furniture, fences, lighting, site grading and other landscape features. Plant materials should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum of 1:100 (1/8”=1’-0”) scale.

(14) Provision with each Development Permit application of large scale sections 1:50 (1/4”=1’) illustrating the townhouse to public realm interface at the streets, lanes and Woonerfs. The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

(15) Design development to take into consideration the principles of CPTED having particular regard for:

- maximizing surveillance provided by ground level residential units to the pedestrian mews;
- providing clear definition between public and private spaces;
- providing secure access to services such as residential mail and garbage without using public property;
- providing convenient and secure access if residential parking is proposed off-site;
- reducing the scale of large areas of underground parking to serve specific buildings where possible;
- reducing opportunities for crime in underground parking areas by providing full separation between user groups and improving visibility;
- reducing opportunities for break and enter;
- reducing opportunities for mail theft; and
- reducing opportunities for graffiti and skateboarding where not programmed in open spaces.

SOCIAL DEVELOPMENT

(16) Provision with each Development Permit application of a range of common area amenities that are appropriate to the size, unit configuration and location of the proposed development parcel, to ensure that the diverse needs of the future resident population can be met.

Note to applicant: Indoor and outdoor area amenities should meet the intent of the High-Density Housing for Families with Children Guidelines. The basic structure and aesthetics of the outdoor amenity areas should allow flexibility for future alternate uses of the spaces.

PARKS

Avalon Corridor

(17) Provide temporary parking on Parcels 20 and/or 21 to accommodate a minimum of 30 vehicles as near the field as possible and to provide direct access between the parking and the field by at least one pathway prior to construction of Parcels 20 or 21.

(18) Design development to the Avalon Corridor to incorporate conveyance of water originating in the Avalon Ponds in Everett Crowley Park, augmented by storm and rainwater runoff, to the Fraser River.

Note to applicant: Option 3 described in Appendix H that does not use a pump appears to be most supportable, but further development including a life-cycle assessment for both options 2 and 3 would be required to determine the preferred option; the water course should be as natural in appearance as possible and be constructed at the latest with the adjacent parcels 20/21.

(19) Design development to the Avalon Corridor to integrate the proposed water course with associated riparian planting with the north-south 3.5m bikeway/pedestrian walkway west of the field.

(20) Design development to ensure the primary public pedestrian and bicycle paths and rail crossings along the Avalon corridor are as direct and aligned as possible.

Other

(21) No utilities located in or adjacent to parks will be included in the park calculation.

(22) All park programming for individual parks should be subject to a public consultation process, in conjunction with the Park Board, including any residents living in the new community, the residents of West Fraserlands and from the Victoria Fraserview Killarney community.

ENGINEERING

Public Realm Plan

(23) Design development such that street trees are only provided where protection for the trees is also provided to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Where located adjacent to driving surfaces, trees should generally be located between the sidewalk and the driveable surface.

(24) Design development such that all roads have a standard crown profile.

Note to applicant: If a road requires a different profile, the detailed design will be considered through a detailed design review process.

(25) Design development such that both sides of streets have pedestrian friendly sidewalks.

(26) Design development such that the rainwater management system can accommodate peak stormwater runoff and elements such as raingardens and bioswales accommodate tree growth.

Note to applicant: Any water that flows from private to public property is subject to public safety considerations as well as the regulatory framework that governs water conveyance from public to private property.

(27) Design development such that planting strips minimize intrusion into adjacent pathways.

(28) Support agreements will be required where properties require support by means of a retaining wall or any other structure adjacent to City street prior to occupancy of any buildings on the parcel requiring the agreements.

(29) Design development such that all streets accommodate all legal users including vulnerable users.

Parking

(30) Confirm on the drawings submitted for Development Permit application that the parking layout adhere with the City of Vancouver Parking and Loading Design Supplement.

(31) Design development such that on-site loading is properly accommodated. Detailed loading design including turning swaths where appropriate shall be provided before the issuance for any development permit.

(32) Provision at Development Permit application of an updated Parking and Loading Study for each Parcel and as part of this study turning templates for all parking and loading access points and for all internal parking and loading circulations be clearly shown.

(33) Provision at Development Permit application, for each multiple dwelling building where 10% or more of the units contain secondary units, of details to the satisfaction of the General Manager of Engineering Services on the increased impacts of secondary units on streets and the neighbourhood. The City Engineer, if deemed necessary, may require additional mitigation measures at the development permit stage.

Note to applicant: Details may be requested in the form of a Transportation Study that examines vehicle volumes with and without secondary units and suggests mitigation measures for any impacts.

(34) Design development to include that provision of adequate parking spaces, as required by the Parking By-law.

(35) Design development to ensure parking and loading access for each parcel be either off the lane or vehicular mews.

ENVIRONMENTAL SUSTAINABILITY

(36) Buildings evaluated under the Canadian Green Building Council's (CaGBC) Leadership in Energy and Environmental Design for New Construction (LEED NC-1) program must achieve all prerequisites and the equivalent of 39 credits (LEED Gold) from the project checklist. (Refer to Appendix D) 22 of 39 equivalent credits that are achieved must be those identified as city priorities in appendix D.

Note to applicant: The LEED NC-1 project checklist should identify targeted credits and a project sustainability strategy with references to the project drawings where applicable that articulate how the applicant will achieve each credit or prerequisite and demonstrate compliance.

(37) All buildings that are not evaluated under the LEED NC-1 program will achieve a Gold rating under either the Built Green program, or the Built Green "Multi" program, with a minimum Energuide score of 80.

Note to applicant: A Built Green project checklist identifying targeted credits and a project sustainability strategy on how the applicant will demonstrate compliance will be required. A copy of the Energuide report (including both completed "P" and "N" files) will be required at occupancy permit.

(38) Provide a compliance strategy and timeline that outlines the documentation process required to achieve LEED NC-1 Gold and/or Built Green Gold equivalent, include reference to appropriate documentation at development permit, building permit and occupancy permit stages.

(39) Use of electrical resistance heating for residential heating is not permitted.

(40) All domestic appliances installed in residential units that are applicable to the Energy Star™ program will have an Energy Star™ label.

(41) Provide for individual in-suite metering for energy use.

Note to applicant: Meter displays will be in a prominent location to encourage usage and improve effectiveness.

(42) No natural gas fireplaces are to be installed within dwelling units. Ornamental non-combustion fireplaces are permitted if they are not heat producing.

Note to applicant: All fireplaces are discouraged. A letter from a professional engineer outlining any provision for ornamental fireplaces is to be submitted at the time of application for a Building Permit to state that the fireplaces installed are not heat producing.

(43) Provide a green roof over concrete structures, excluding the tops of towers. Roofscapes should be highly programmable, useable and accessible.

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(45) Twenty percent of all residential parking spaces (excluding visitor parking) will have electric outlets for electric vehicles.

Note to applicant: The outlets must meet the specification laid out in section 86 'Electric Vehicle Charging' in the Canadian Electrical Code

including a 20 amp receptacle circuitry that is designed for all spaces, excluding visitor parking. Clarification for how power must be provided.

NEIGHBOURHOOD ENERGY UTILITY

(46) Building design is to include provision of connections to, and be compatible with, the Neighbourhood Energy Utility proposed for the area.

(47) Buildings shall, upon implementation of the Neighbourhood Energy Utility, connect to the system for provision of all building heating and domestic hot water services. Exceptions, however, may be granted by the City Engineer on a case by case basis for the use of solar systems to generate heat energy or equipment to acquire waste heat energy from the refrigeration or cooling system of a building for the purpose of supplementing the heat energy provided by the Neighbourhood Energy Utility.

(48) Provide compatible, energy efficient design and details of the in-building heating and domestic hot water for the connection to the Neighbourhood Energy Utility proposed for the area.

SECONDARY UNITS

(49) Prior to Development Permit issuance, a covenant will be required to ensure that the number of strata lots created upon registration of a strata plan is consistent with the approved number of principle dwelling units.

B. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

AGREEMENTS

THAT, prior to enactment of the CD-1 By-law, the registered owners shall, at no cost to the City make arrangements for the following, on terms and conditions satisfactory to the Director of Legal Services:

CHARGE SUMMARY

(1) Provide to the Director of Legal Services a charge summary of the titles to the subject lands, in accordance with her specifications.

ENGINEERING

Services Agreement

(2) Execute a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called “the Services”) such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided. The services shall include:

a) the upgrading of all Storm, Sanitary and Water systems as required by the development;

b) all roads, pathways, sidewalks, lanes, woonerfs, mews, boulevards, greenways, bikeways and all other hard or soft-scaped surface and subsurface elements for public access as generally shown in the East Fraserlands Design Guidelines (see Appendix J); and
c) provision of life-cycle assessments for all non-standard materials proposed for City streets.

Subdivision Plan

(3) Obtain approval of and deposit for registration a subdivision plan that creates parcels generally as defined in the East Fraserlands Design Guidelines (see Appendix J) and provides for delivery to the City, roads (which includes the waterfront walkway/bikeway), and lands for parks and open space.

Note to applicant: Provision of an as-built survey of Marine Way and detailed design of those sections of Marine Way to be improved including the intersection of Marine Way and Road L will be required prior to approval of the subdivision plan.

Note to applicant: To facilitate vehicle manoeuvring while maintaining adequate pedestrian space, small radius curves at intersections will be replaced with corner chamfers.

Statutory Rights-of-Ways

(4) Execute statutory right-of-way agreements for public access over lanes traversing parcels, pedestrian mews, and other spaces for public access (refer to the East Fraserlands Design Guidelines – Appendix J) including walkways adjacent to Public Parks on Parcel 20 and 21.

(5) Execute blanket surface statutory rights of way for public access over parcels 20 and 21 to provide part of at least one temporary vehicular and pedestrian access route to the waterfront from the Town Square through all phases of development.

Note to applicant: The SRW area will be reduced and refined when an appropriate alignment has been determined and may be moved and adjusted as needed from time to time to the satisfaction of the General Manager of Engineering Services.

Lease of Roads

(6) Make arrangements for the execution of a lease agreement for Kent Avenue South, Hartley Street, Kinross Street, Dudley Street and Cromwell Street to the abutting owners in accordance with Council Resolution of December 12, 2006.

Neighbourhood Energy Utility

(7) Make arrangements for appropriate agreements for access to and operation of the Neighbourhood Energy Utility.

Car-share Agreement

(8) Make arrangements for:

1. the provision, operation, and maintenance of car-share vehicles and the provision and maintenance of parking spaces for use exclusively by such vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law;
2. designation of visitor or surplus parking spaces which are publicly accessible 24 hours a day (e.g. within visitor parking or outside the building) for future use by car-share vehicles, with such spaces not to be in addition to required parking for residents or visitors; and
3. car-share vehicles and spaces will be required for multiple residential units, including live-work units and affordable housing units. "Secondary dwelling units" (i.e. secondary suites in a housing unit) will be considered as separate dwelling units for the purpose of calculating the required number of car-share vehicles;

all as outlined in the table below:

No. of Dwelling Units in Development Permit Application	Shared Vehicle	Shared Vehicle Parking Space	Visitor Space to be Converted for Future Shared Parking Space
1 – 49	None	None	1
50 – 149	1	1	1
150 – 249	2	2	2
250 – 349	2	2	3
Each additional 100 units or portion thereof	+0	+0	+1

SOCIAL DEVELOPMENT

(9) Grant to the City options to purchase lots within Parcel 43, to be identified by the City, for Affordable Housing programmes. The optioned lots must be sufficient to develop a minimum of 88 family units with a minimum aggregate floor area of 8680 square metres.

PARKS

(10) Make arrangements to convey to the City 0.629 ha of land fully constructed as park, to be funded by the developer but supplemented by City contributions as may be approved by Council. The provision of parks should accompany the development of those Parcels as set out below:

1. Promontory Park (with a maximum area of 0.295 ha) – Parcel 43;
2. Avalon Park North (with an area of approximately 0.334 ha) – Parcel 20 or 21.

PUBLIC ART

(11) Make arrangements for the provision of a public art contribution of $0.95 (in 2008 dollars, to be inflated at the consumer price index for construction costs) per square foot of floorspace (excluding non-market housing), generally in accordance with the approved East Fraserlands preliminary Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the City.

LIBRARY CONTRIBUTION

(12) Make arrangements for the provision of a library contribution of $62.75 per East Fraserlands resident (in 2006 dollars, to be inflated at the consumer price index for construction costs) in a series of payments, such agreement to provide for security in a form and amount satisfactory to the City.

General Note: Where the director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services may, in her sole discretion and on the terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City Official having responsibility for each particular agreement, who may consult other City Officials and City Council.

* * * *

ADDITIONAL INFORMATION

1. Site Background

East Fraserlands (EFL) is located in the southeast corner of the city of Vancouver on the Fraser River. It includes the land between Kerr Street and Boundary Road south of Marine Way, as well as a triangular site north of Marine Way at Boundary Road. The entire EFL site comprises approximately 52 hectares (128 acres) of land currently zoned for industrial use, of which 21 hectares (52 acres) is being considered for rezoning in this report. A Canadian Pacific Rail (CPR) corridor bisects the main site south of Marine Way into north and south sections. The land south of the rail corridor was in use by the Canadian White Pines Sawmill until its closure in 2001 and is now owned by ParkLane Homes. Majority of the land north of the rail corridor was previously owned by the City of Vancouver, but was sold to ParkLane Homes following approval of the ODP. The remaining lands north of the rail corridor are in 3rd party private ownership and are either vacant or in industrial use.

The proposed rezoning site (Area 1) forms the 'central neighbourhood' of the future East Fraserlands community. The adjacent areas east and west of the rezoning site are anticipated to be rezoned in the order illustrated in Figure 3, Section 7 of the ODP, and will be predominantly residential use.

2. Transit

An accessible and reliable transit service is critical to support the development. The transit strategy is based on bus routes that link EFL to Skytrain, Canada Line and other destinations and the potential long-term use of the rail corridor and river for ferry service. City staff continue to work closely with Translink to facilitate early transit service for Area 1 residents in EFL.

3. Letter from Translink

TransLink
1600 - 4720 Kingsway
Burnaby, BC V5H 4N2
Canada
Tel 604-453-4500
Fax 604-453-4637
www.translink.bc.ca

South Coast British Columbia
Transportation Authority

May 29, 2008

Our File No. 0155-01
General Correspondence

Mr. Paul Pinsker
Community Transportation Engineer
CITY OF VANCOUVER
453 West 12th Avenue
Vancouver BC V5Y 1V4

FILE #
830 300 E Fraser Lands

Dear Mr. Pinsker:

Re: Transit Service to East Fraser Lands

TransLink is aware of the priority the City is attaching to the inclusion of transit service in the East Fraser Lands. Such support of sustainable transportation in a new community, with an anticipated population of well over 10,000 residents at build-out, is most laudable. We appreciate having been consulted on the design of the development's street network to ensure that it will be able to support a transit network that provides good coverage and operating characteristics.

As you may be aware, TransLink is engaged in the development of a long-term planning and funding strategy and can not currently commit to any expanded transit services after 2009. Consequently, any expansion of transit service to East Fraser Lands will be subject to the availability of transit resources and a review of expansion priorities. However, we are aware that this development is of such a scale that it should well exceed the thresholds set in TransLink's Transit Service Guidelines for the establishment of a new service. For reference, the applicable guideline is as follows:

ENGINEERING RECORDS
MAIL
STP
SM/TD/STP
COPIES

Following are key conditions that should be met for introducing regular Bus services in new development areas:

- *Minimum density of 30 residents per hectare or 25 jobs per hectare as measured over a minimum developed area of 10 hectares.*
- *There is an adequate road and pedestrian access system that provides for safe access and efficient operation of Bus service.*

- *It is projected that the area would generate at least 250 total person trips (by auto, bike or bus) for each additional Bus service hour that would be required to provide new service to the area.*

In applying these Guidelines, consideration will also be given to the socio-economic characteristics of the community and other factors such as travel demand management programs that may affect potential transit ridership.

Thus while we are unable to commit to providing service at this time, we fully anticipate that the East Fraser Lands will easily meet the thresholds for a new transit service and so will be a priority area when considering the allocation of available expansion resources when occupancy begins. To this end, TransLink will be initiating a sub-area plan for the East Fraser Lands and neighbouring Big Bend area of Burnaby in 2009 that will further identify transit needs and priorities in these growing areas.

Yours truly,

Graeme Masterton
Manager, Transit Planning

4. City's Letter to Translink

CITY OF
VANCOUVER

ENGINEERING SERVICES
T.R. Timm, P.Eng., General Manager

June 11, 2008

File No.: 830 300 E Fraser Lands

Graeme Masterton
Manager, Transit Planning
TransLink
1600 - 4720 Kingsway
Burnaby, BC V5H 4N2

Dear Mr. Masterton:

RE: Transit Service to East Fraserlands

Thank you for your letter of May 29, 2008, regarding anticipated transit services for East Fraserlands. We will be going to City Council next month with staff's Referral Report to Public Hearing for rezoning the first phase of this major project. The entire site comprises approximately 52 hectares (128 acres) of land currently zoned for industrial use, of which 21 hectares (52 acres) is now being put forward. This first phase alone anticipates over 350,000 square metres of total development, including nearly 50,000 square metres of non-residential use. Clearly a development of this scale will require substantial transit services to meet the community's demands, with first occupancies anticipated in 2011.

It was a pleasure meeting with your staff Rachel Jamieson and Ian Fisher to examine route possibilities for introducing various transit services into the new community. Only with these services can we fulfill the City's vision for East Fraserlands as a functional, model sustainable community. We at the City of Vancouver look forward to working together further in the years ahead in planning the timely introduction of these vital transit services.

Yours truly,

Paul M. Pinsker

Paul M. Pinsker, P.Eng.
Community Transportation Engineer
tel: 604.873.7917
fax: 604.871.6619
paul.pinsker@vancouver.ca

/pmp

Engineering Services 453 West 12th Avenue Vancouver BC V5Y 1V4 tel: 604.873.7323 fax: 604.873.7200
engineering@vancouver.ca

5. Vancouver School Board Comments

The Vancouver School Board provided the following comments on June 5, 2008:

Funding application for the Year 2011-2013 for a new elementary school at East Fraserlands was included in the Vancouver School Board's 2008 5-year Capital Plan submission to the Ministry of Education. The funding year was based on our calculation of potential student yield from the available information of occupancy of new housing in the East Fraserlands area.

6. Environmental Health

The Environmental Health Division has reviewed the rezoning application and provided the following comments on August 29, 2007:

- The City's acoustical criteria shall form part of the Zoning By-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.

- If a Community Care Facility (adult or child care) is proposed, plans will be submitted for approval to C.C.F.L.

- The Noise Control By-law requires amendment at time of enactment of Zoning By-Law to include this CD-1 or new zoning district in Schedule B.

- The City shall seek relief from Transport Canada's Canadian Rail Operating Rules that require railway engines to whistle at public crossings at grade within this new residential development area.

7. Fire Protection Engineer's Comments

Vancouver Fire & Rescue Services have reviewed the rezoning application for East Fraserlands and provide the following comments on April 3, 2008:

- Parcel 18:
    - Fire Department access required to townhouses – Fire Department response point required.
    - Fire Department responds to street address – addresses will be required for all townhouses.
    - At Fire Department response point, fire alarm annunciator panel and fire Department connection for sprinkler (/ standpipe) system required.
    - Access into interior courtyard area with large fire vehicles may be difficult / tight and may require further review.

- Parcel 16:
    - Fire Department access required to townhouses – Fire Department response point required.
    - Fire Department responds to street address – addresses will be required for all townhouses.

- At Fire Department response point, fire alarm annunciator panel and fire Department connection for sprinkler (/ standpipe) system required.
- Access into interior courtyard area with large fire vehicles may be difficult / tight and may require further review. Note location of entry ramps down into underground parkade.
- Fire Department access required to townhouses behind commercial / residential.

- Parcel 20/21: Ensure Fire Department access to townhouses to rear (east end of Parcel 21)

- Parcel 27: Provide Fire Department access on woonerf. Minimum width for Fire Department access route is 6 m. The Fire Department is prepared to review a reduction to this width provided the 'pinch points' are localized, with removable bollards, and are not at Fire Department access points to buildings. Please provide a more detailed layout of the woonerf indicating the location of these 'pinch points', clear widths, and lengths for Fire Department review and comment.

- Parcel 29/30: Fire Department access required to 3-storey townhouses at western portion of development.

- Parcel 32A,B: Please note maximum travel distance from street curb (Mt Baker Road / High Street turnaround) is 15 m to principal entrance door of two commercial / retail buildings.

- Parcel 43: Private access route must comply with Fire Department access requirements.

- CP Railway ROW: will cut off access to Parcels 26, 27, 29/30, 31, 32, 33/34, 35, & 36. This would occur should a train block the street access to the above parcels when fire vehicles respond to an emergency from Firehall #5, located at 54th Avenue and Kerr Street. Therefore from Kerr Street, a roadway shall be extended on the south side of the CP Railway ROW such that fire vehicles can respond from the west to the above parcels of land.

8. Letter from Parklane regarding Vancouver Fraser Port Authority lands

PARKLANE
HOMES

Four Bentall Centre
Suite 2000, 1055 Dunsmuir St
Vancouver, BC V7X 1L5
Tel: 604.648.1800
Fax: 604.648.2868
www.parklane.com

April 17, 2008

City of Vancouver
453 West 12th Ave.
Vancouver, BC
V4Y 1V4

Attn: Kirsten Robinson
Planner

Re: East Fraserlands

Dear Kirsten,

Regarding the untitled lands located south of the ParkLane property along the riverfront, please be advised that we have had several meetings with The Vancouver Fraser Port Authority to move beyond what was outlined in their "Approval in Principal" dated October 5. 2006.

As you know, the Port controls leases on these areas on behalf of the Province.

We understand the City's preference for a freehold transfer of the future parkland to the City. If this is not achievable, the City may be willing to accept a long term lease for the parkland.

We have discussed this issue with our legal council and land surveyors and they are of the opinion that raising title to this land is possible.

The Port has indicated that they would like to retain a one foot strip of land adjoining the river, should we be able to raise title to these lands and transfer them to the City. We understand that the City supports this in concept. In addition, the Port has also indicated that should the lands be leased to the City on a long term basis (75 – 99 years), the annual rent would be a nominal sum.

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PARKLANE
HOMES

We will be arranging a joint meeting of the Port and City staff to further discuss the next steps in the near future.

ParkLane is committed to reaching an agreement with The Port that achieves the City's goals prior to enactment of the Phase 1 rezoning.

Yours truly,

Brent Tedford
Development Manager

9. Letter from Fraser River Estuary Management Program

Burrard Inlet Environmental Action Program

June 11, 2008

Vancouver Fraser Port Authority
400 - 625 Agnes Street
New Westminster, BC
V3M 5Y4

By e-mail (nures.kara@vfpa.ca)

Attention: Nures Kara, Environmental Manager - River

Re: FREMP CPR# 0706F030; Parklane White Pines Development Ltd. – East Fraser Lands Development Project, Vancouver, BC – Fraser River North Arm

PROJECT REVIEW

Reference is made to the subject application sent to the Fraser River Estuary Management Program (FREMP) Environmental Review Committee (ERC) for a coordinated environmental review.

Reference is also made to the following documents:

- The letter to V. Jones of North Fraser Port Authority from G. Williams of GL Williams & Associates Ltd. dated June 26, 2007 regarding the application for the East Fraserlands development and attachments.
- The Fraser River Estuary Management Program Coordinated Project Review Common Application Form signed by G. Williams on behalf of WesGroup Income Properties LLP dated June 26, 2007 and attachments.
- The Memo to D. Hasselmann of BIEAP/FREMP from G. Williams of GL Williams & Associates Ltd. dated June 26, 2007 regarding "East Fraserlands Project Backgrounder" and attachments.
- The letter to B. Tedford of WesGroup Income Properties Limited Partnership from G. Lee of Seacor Environmental Inc. dated May 28, 2007 regarding "Status – Former Weyerhaeuser Canadian White Pine Sawmill Remediation Project" and attachments.
- The GL Williams & Associates Ltd. report "East Fraser Lands, City of Vancouver Property, Habitat Inventory" dated June 14, 2007.
- The InterCAD Services Ltd. report "Rainwater Management Plan for East Fraser Lands" dated May 2007.
- The Moffatt & Nichol "East Fraserlands" Drawings:
  - Drawing No. 5380-FS-400 Sheet 1 of 6 "Foreshore Site Plan Ground Improvements And Revetments" Rev. L dated Feb20/07.

501 - 9645 Cathleen Avenue, Burnaby BC V5H 4J7 - Phone 604 775 5756 - Fax 604 775 5198 - www.biearfremp.org

- Drawing No. 5380-FS-401 Sheet 2 of 6 "Foreshore Revetments Plan And Sections" Rev. F dated Feb20/07.
- Drawing No. 5380-FS-402 Sheet 3 of 6 "Foreshore Revetments Plans And Sections" Rev. O dated May3/07.
- Drawing No. 5380-FS-403 Sheet 4 of 6 "Foreshore Revetments Plans And Sections" Rev. O dated May3/07.
- Drawing No. 5380-FS-404 Sheet 5 of 6 "Foreshore Revetments Plans And Sections" Rev. J dated May3/07.
- Drawing No. 5380-FS-405 Sheet 6 of 6 "Foreshore Revetments Plans And Sections" Rev. G dated May3/07.

- The PWL Partnership Landscape Architects Inc. Project "East Fraserlands" Drawings:
  - Drawing No. LSK-01 "Site Wide Fremp Landscape Plan" dated 2007/03/14.
  - Drawing No. LSK-02 "Site Wide Fremp Landscape Plan" dated 2007/03/14.
  - Drawing No. LSK-03 "Site Wide Fremp Landscape Plan" dated 2007/03/14.
  - Drawing No. LSK-04 "Site Wide Fremp Landscape Plan" dated 2007/03/14.
  - Drawing No. LSK-05 "Site Wide Fremp Landscape Plan" dated 2007/03/14.
- The GL Williams & Associates Ltd. documents "Table 1. Confirmed habitat balance sheet showing existing and compensation areas for East Fraserlands development (Oct. 16, 2007)." and "Table 2. Confirmed habitat balance for Phases 1 and 2 (October 17, 2007)." which shall amend the above referenced information as applicable.
- The GL Williams & Associates Ltd. report "East Fraserlands Eulachon Spawning Habitat Criteria Report" dated January 12, 2008.
- The Moffatt & Nichol in association with GL Williams & Associates Ltd. "East Fraserlands" Drawings:
  - Drawing No. 5380-FS-406 Sheet 1 of 2 "Conceptual Eulachon Spawning Areas Plan and Sections" Rev. A dated Jan22/08.
  - Drawing No. 5380-FS-407 Sheet 2 of 2 "Conceptual Eulachon Spawning Areas Plan and Sections" Rev. A dated Jan22/08.

From the above referenced documents, the FREMP ERC understands that Parklane White Pines Development Ltd. is proposing to undertake works and activities to develop the property at 3450 Kent Avenue South, Vancouver, BC (the "site"). The works and activities and related works and activities will include alteration of the upland adjacent to and of the intertidal foreshore and sub-tidal riverbed in the Fraser River North Arm at the site (the "Project") including, but not limited to, the following:

i. The construction of buildings and associated infrastructure such as roads and utilities including a rain management system.

ii. The construction of a riprap revetment on the upland, intertidal foreshore and sub tidal riverbed of the Fraser River North Arm at the site.

iii. The construction of bulkheads, pile-supported structures and a float on and in the Fraser River North Arm at the site.

i. The construction of compensatory fish habitat on upland of and intertidal foreshore in the Fraser River North Arm at the site. This aspect will include, but not be limited to, the creation of riparian

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Vancouver Fraser Port Authority
FREMP CPR # 0706F030
June 11, 2008; Page 5

Yours sincerely,

Environmental Review Committee

Per:

Project Review Coordinator

cc: M. Willcox, BC Ministry of Environment
N. Au, Environment Canada
J. Mackie, Transport Canada NWPD
B. Naito, Fisheries and Oceans Canada

DFO C&P Field Supervisor, DFO Richmond/Delta in Steveston (facs: 604.664.9255)

B. Tedford, Parklane White Pines Development Ltd.
Suite 2000, Four Bentall Centre
1055 Dunsmuir Street, PO Box 49150
Vancouver, BC V7X 1J1

G. Williams, GL Williams & Associates Ltd. (facs: 604.944.1544)

10. EFL Green Building Strategy and LEED Project Checklist

SUSTAINABILITY AND BUILDINGS

The green building strategy for the East Fraserlands will achieve a minimum baseline of environmental performance in all facets of building design and construction. This strategy applies to all residential, mixed-use, commercial, and institutional developments in EFL. This strategy is founded on the principles of the LEED® green building assessment as well as the Built Green™ program, which provide robust tools to guide development of a variety of green building types. Based on its type, each building will be designed and target performance according to a minimum LEED Gold equivalent or Built Green Gold equivalent with an Energuide 80. While registration and certification with the LEED and Built Green programs is not mandatory, the community centre will achieve LEED Gold certification.

MEASURING GREEN BUILDING PERFORMANCE

The several types of buildings associated with this project will have particular characteristics related to the LEED and Built Green rating systems, including:

Built Green Rating Systems

The Built Green Homes and MS&RT (Multi) systems provide a comprehensive method of measuring the green strategies used in the project. Points are awarded from each of the eight areas of the checklist to give a cumulative total. Each separate category has minimum point totals that must be met.

The low and mid-rise wood frame construction residential buildings within this project will achieve Built Green Gold and will go beyond the Built Green requirements to provide an Energuide score of 80.

LEED Green Building Rating System

The LEED rating system offers a comprehensive approach to green building design. The following LEED scorecard have been prepared based on two types of credits:

a. Credits that will be targeted as a minimum (indicated under the column heading "Mandatory");
b. All other credits will be investigated and selected according to the specific building context and program to meet the LEED Gold level (39 points).

LEED Canada-NC 1.0 Project Checklist

Table Key:	Required credit consistent with Vancouver GBS

		Vancouver GBS 08/09 VBBL 08/09 Mandatory
Sustainable Sites	**14** Points	**4**

Prereq 1	**Erosion & Sedimentation Control**	Required	Y
Credit 1	**Site Selection *****		
Credit 2	**Development Density**		1
Credit 3	**Redevelopment of Contaminated Site**		
Credit 4.1	**Alternative Transportation**, Public Transportation Access		1
Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms		1
Credit 4.3	**Alternative Transportation**, Alternative Fuel Vehicles		1
Credit 4.4	**Alternative Transportation**, Parking Capacity		
Credit 5.1	**Reduced Site Disturbance**, Protect or Restore Open Space		
Credit 5.2	**Reduced Site Disturbance**, Development Footprint		
Credit 6.1	**Stormwater Management**, Rate and Quantity		
Credit 6.2	**Stormwater Management**, Treatment		
Credit 7.1	**Heat Island Effect**, Non-Roof		
Credit 7.2	**Heat Island Effect**, Roof		
Credit 8	**Light Pollution Reduction**		

Water Efficiency		**5** Points	**2**

Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%		1
Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation		
Credit 2	**Innovative Wastewater Technologies**		
Credit 3.1	**Water Use Reduction**, 20% Reduction		1
Credit 3.2	**Water Use Reduction**, 30% Reduction		

Energy & Atmosphere		**17** Points	**3**

Prereq 1	**Fundamental Building Systems Commissioning**	Required	
Prereq 2	**Minimum Energy Performance**	Required	Y
Prereq 3	**CFC Reduction in HVAC&R Equipment**	Required	Y
Credit 1	**Optimize Energy Performance 20%**	1 to 10	2
Credit 1.2	**Optimize Energy Performance 30%**		
Credit 1.3	**Optimize Energy Performance 40%**		
Credit 1.4	**Optimize Energy Performance 50%**		
Credit 1.5	**Optimize Energy Performance 60%**		
Credit 2.1	**Renewable Energy**, 5% *		
Credit 2.2	**Renewable Energy**, 10% *		
Credit 2.3	**Renewable Energy**, 20% *		
Credit 3	**Best Practice Commissioning**		
Credit 4	**Ozone Protection**		1
Credit 5	**Measurement & Verification ****		
Credit 6	**Green Power**		

Materials & Resources		**14** Points	**3**

Prereq 1	**Storage & Collection of Recyclables**	Required	Y
Credit 1.1	**Building Reuse:** Maintain 75% of Existing Walls, Floors, and Roof		
Credit 1.2	**Building Reuse:** Maintain 95% of Existing Walls, Floors, and Roof		
Credit 1.3	**Building Reuse:** Maintain 50% of Interior Non-Structural Elements		
Credit 2.1	**Construction Waste Management:** Divert 50% from Landfill		1
Credit 2.2	**Construction Waste Management:** Divert 75% from Landfill		1
Credit 3.1	**Resource Reuse:** 5%		
Credit 3.2	**Resource Reuse:** 10%		
Credit 4.1	**Recycled Content:** 7.5% (post-consumer + ½ post-industrial)		
Credit 4.2	**Recycled Content:** 15% (post-consumer + ½ post-industrial)		
Credit 5.1	**Regional Materials:** 10% Extracted and Manufactured Regionally		
Credit 5.2	**Regional Materials:** 20% Extracted and Manufactured Regionally		
Credit 6	**Rapidly Renewable Materials**		
Credit 7	**Certified Wood**		
Credit 8	**Durable Building**		1

Indoor Environmental Quality	**15** Points	**8**

Prereq 1	**Minimum IAQ Performance**	Required	Y
Prereq 2	**Environmental Tobacco Smoke (ETS) Control******	Required	Y
Credit 1	**Carbon Dioxide (CO_2) Monitoring**		
Credit 2	**Ventilation Effectiveness**		
Credit 3.1	**Construction IAQ Management Plan:** During Construction		
Credit 3.2	**Construction IAQ Management Plan:** Testing Before Occupancy		
Credit 4.1	**Low-Emitting Materials:** Adhesives & Sealants		1
Credit 4.2	**Low-Emitting Materials:** Paints and Coating		1
Credit 4.3	**Low-Emitting Materials:** Carpet		1
Credit 4.4	**Low-Emitting Materials:** Composite Wood and Laminate Adhesives		1
Credit 5	**Indoor Chemical & Pollutant Source Control**		
Credit 6.1	**Controllability of Systems:** Perimeter Spaces		1
Credit 6.2	**Controllability of Systems:** Non-Perimeter Spaces		
Credit 7.1	**Thermal Comfort:** Compliance		1
Credit 7.2	**Thermal Comfort:** Monitoring		
Credit 8.1	**Daylight & Views:** Daylight 75% of Spaces		1
Credit 8.2	**Daylight & Views:** Views 90% of Spaces		1

Innovation & Design Process	**5** Points	**2**

Credit 1.1	**3 stream waste diversion**	1
Credit 1.2	**Urban Agriculture**	1
Credit 1.3	**Innovation in Design**	

Credit 1.4	**Innovation in Design**	
Credit 2	**LEED® Accredited Professional**	
Mandatory Credits		**22**
Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-70 points		

* The City of Vancouver will accept the EFL NEU as equivalent to satisfaction of this credit.
** The City of Vancouver will accept in-suite energy use displays
***The City of Vancouver will accept a negotiated standard that differs from LEED
**** All conditions of the credit apply however no mechanical testing will be required.

GENERAL CONDITIONS

Additional conditions are to be met by the development teams for this project:

- The development parcels for this project will connect to a proposed Neighbourhood Energy Utility (NEU) should the proposed NEU be approved and implemented by the time of development.
- No electrical baseboards will be used in this project for heating residential suites. Some electrical base board heaters may be used in appropriate locations such as utility rooms in the parkade.
- All domestic appliances installed in residential units that are applicable to the Energy Star™ program will have an Energy Star™ label.
- Provide for individual in-suite metering for energy use. Meter displays will be in a prominent location to encourage usage and improve effectiveness.
- No natural gas fireplaces are to be installed within dwelling units. Ornamental non-combustion fireplaces are permitted if they are not heat producing.
- Heat recovery from large retailers such as grocery stores will be part of the LEED Gold initiatives.
- Provide a green roof over concrete structures, excluding the tops of towers. Such roofscapes should be highly programmable, useable and accessible.
- Provide three streams of waste removal both in-suite and in-building for the development parcel (regular garbage, recyclable materials and organics). The development site is to provide adequate space and infrastructure to accommodate three streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.
- Twenty percent of all residential parking spaces (excluding visitor parking) will have electric outlets for electric vehicle.

COMPLIANCE

Each development will provide a compliance strategy and timeline that outlines the documentation process required to achieve LEED NC-1 Gold and/or Built Green Gold equivalent, including reference to appropriate documentation at development permit, building permit and occupancy permit stages.

11. Excerpt from InterCAD report (August 29, 2007)

The following is an excerpt from the InterCAD study regarding options 2 and 3 for conveyance of water originating along Avalon Park Corridor, augmented by storm and rainwater runoff, to the Fraser River.

Option 2

Since the open channel on the north side of Marine Way was considered to be not feasible, a second option was developed. The second option would require construction of a sump manhole over the existing 900mm diameter storm sewer in the south boulevard of Marine Way. A controlled pumping system would be installed in the manhole to pump stormwater up out of the main into the on-site channel in East Park (see attached drawing SK03).

This is the least sustainable option explored and, even though the estimated construction cost appears less than other options, it carries indeterminate long term costs for pump operation and maintenance.

Option 3

The third option would provide flow by gravity instead of pumping. As with Option 1, a flow splitter manhole would be constructed on the existing main in the Cromwell right-of-way north of Marine Way (see attached drawing SK04). Low flows would be directed into a pipe that would be constructed across Marine Way then east in the south boulevard discharging into the open channel in East Park. Due to existing services in Marine Way, this pipe may have to function as a syphon.

12. Letter from ParkLane regarding rail crossings

PARKLANE
HOMES

Four Bentall Centre
Suite 2000, 1055 Dunsmuir St
Vancouver, BC V7X 1L3
Tel: 604.648.1800
Fax: 604.648.2868
www.parklane.com

May 28, 2008

City of Vancouver
453 West 12th Ave.
Vancouver, BC
V4Y 1V4

Attn: Carli Edwards, P. Eng.
Projects Branch Manager
Engineering Services

Re: East Fraserlands

Dear Carli,

Regarding the three proposed new rail crossings within the Phase 1 rezoning area, in order to move beyond the "Approval in Principal" letter form CP Rail dated March 17, 2006, we have engaged Delcan to complete the crossing design work.

We understand the importance of the pedestrian crossing that will connect the north and south sections of Avalon Park. Although this crossing will not be necessary for Phase 1, it is being considered in the current negotiations.

Delcan specializes in the design of transportation infrastructure and they have successfully completed rail projects for us in the past. They will also be responsible for reviewing the proposed designs with the City, CPR and Transport Canada.

We expect to have design drawings ready for your review by mid June.

We understand the City's goal of retaining seniority at the new High Street crossing and the placement of new Right of Way agreements for the other crossings. The City would like a full width dedication for High Street (21.5m) and would like CPR to be responsible for maintaining the infrastructure and signage. Parklane will work diligently towards these goals.

We understand that we are required to facilitate the legal agreements that will be required for these crossings prior to enactment of the Phase 1 rezoning.

Yours truly,

B. Tedford

Brent Tedford
Development Manager

13. Minutes of the Urban Design Panel (April 25, 2007)

EVALUATION: SUPPORT (7-0)

Introduction: Dan Sirois, Project Planner, introduced the proposal for a rezoning to permit the first phase of a mixed use development proposed for East Fraserlands on the former Canadian White Pine Saw Mill site. The ODP was approved by Council in November last year. Parklane Homes is the owner of the land. The vision for the future development of the lands includes a diverse community which is environmentally sustainable. Phase 1 proposed to develop a retail district focused on High Street, community centre, childcare, parks, affordable housing and improvements to the foreshore of the Fraser River.

Patricia St. Michel, Urban Design Planner, further described the overall development and asked the Panel to give advice on the following areas:

Waterfront precinct – publicness of the waterfront:

- The replacement of retail at the waterfront with live-work and residential. Are there other more public uses or strategies that should be considered that would better support the waterfront as a vital public place?
- The relationship between the live-work building at the waterfront (Parcel 32) and the public riverfront walk and bikeway.

Crescent/High Street relationship:

- Comment on the relationship between retail on the Crescent and the High Street.
- What can be done in the public realm, and through other means to draw people across the tracks to south High Street and the riverfront?

Marine Way:

- Comment on Marine Way public realm section, and the liveability of residential and live-work as proposed.

Form Massing and Height:

- General comment on tower massing and height.
- The prominence and scale relationship of tower on west neighbourhood park (Parcel 26).
- Comment on massing at waterfront square, and the scale and form of the 12 storey tower on the square (Parcel 31).
- Panel comment regarding height of towers (higher than typically expected for the number of storeys indicated).

Mr. Sirois and Ms. St. Michel took questions from the Panel.

Applicant's Introductory Comments: James Cheng, Architect, clarified the overall plan for the development including the urban design concept and sustainability measures. Mr. Cheng noted that they started with the public realm first as the wanted to create a walkable community and take advantage of the natural qualities of the site. The layout of the streets was planned to allow for views down to the river.

Rob Barrs described the sustainability initiatives planned for the entire development including rainwater management and green building technologies.

Chris Sterry, Landscape Architect, described the landscape plans for the development noting the plans for urban agriculture.

Joyce Drohan, Architect, described housing typologies and architectural character for the development.

The applicant team took questions from the panel.

Several Panel members expressed concern regarding the scope and importance of the rezoning and the lack of time allotted for the panel's review and felt that the panel's comments may be cursory and too limited in detail.

These concerns were discussed with staff and the applicant team and it was decided that panel members would provide commentary on what the "next steps" should be for future project review by the Urban Design Panel that would allow for more detailed consideration.

Panel's Consensus on Key Aspects:

- The project is both ambitious as well as thoughtful and considerate in terms of its process;
- Design Development of the Marine Way section, interface and uses to achieve a more fine grained detail and better integration with the neighbouring city fabric;
- Develop a stronger design rational for tower locations that reinforces and better relates to the ground-oriented public realm plan;
- The waterfront building is the anchor on the water and needs to have more intense public uses to better draw people to the water's edge;
- Consider celebrating the history of the site, water and riverfront uses to better animate the riverfront public spaces and develop the site's own unique sense of place in the city;
- Consider a restaurant on the water and other public uses that encourage afternoon and evening activities;
- Consider possible tower shadow impacts on the waterfront public space; and
- Consider developing the adjacent park spaces early which would add a great amenity to the area.

Related Commentary: After reviewing the model and posted drawings, the Panel commented as follows:

The Panel unanimously supported the project and agreed that it was an incredibly ambitious project for the architect team and the developer and was to be commended for all their hard work.

Most of the Panel thought the idea of live/work on the water was not very convincing and wouldn't help to animate the waterfront and felt there are other alternatives. The Panel suggested adding something that connects with the industrial use of the water front, something that would bring people down to the water. They thought this was a great opportunity for a place of celebration such as a museum, theatre, public market or other venue that would draw people. One Panel member suggested having a restaurant out over the water. One Panel member suggested a ferry that goes up river to New Westminster similar to the ones in False Creek. Also one Panel member suggested the applicant should look at the shadow impacts on the waterfront as people will want to spend sunny days and evenings there.

The Panel suggested the applicant build in enough flexibility and a little grittiness into the development for a mature look that won't create an instant village. The Panel agreed that incremental and flexible use and density needs to go all the way through the site and include the retail on High and Crescent Streets. They suggested limiting the CRU's on Crescent and having flex space for offices and keep retail to High Street. A couple of Panel members suggested having retail on Marine Way instead of residential. They also thought the success and diversity of the retail will be a key piece and would make the development more sustainable.

The panel suggested a number of strategies to help draw people across the tracks to south High Street and the riverfront including: a great retail mix, public art, iconic architecture, landscape gestures, public safety and public transit access, but noted that it was mostly dependant on the success of the riverfront program.

The Panel had some concerns about residential uses on Marine Way and suggested planting trees that would screen and buffer the street from the rest of the development. One Panel member suggested having affordable housing and setting the traffic lights to slow down the traffic. Another Panel member thought that liveability on Marine Way meant affordability and suggested smaller units. Several members of the Panel thought that the public realm wasn't adequate at 6 meters and agreed with staff's comments about a double row of trees to soften the area.

Regarding form and massing, the Panel thought there was a strong vision for the area and thought the tower massing looked better in the rezoning model which has a more random approach but the heights looked better in the ODP model. Several Panel members thought the towers didn't seem to be completely resolved in the development and encouraged the applicant to develop a stronger rationale for the composition that is understandable when viewed from the public realm. They liked the smaller tower on the park.

The Panel had no issue with the height of the towers given the scale of the development. A couple of Panel members suggested putting the community centre at the base of the tower.

The Panel commended the applicant for their plans regarding sustainable measures. The Panel also thought public art opportunities especially at the water edge were a good idea. Regarding landscaping, one Panel member suggested having as much landscaping that grows big and fast around the tracks to give a more mature look to the area. The Panel thought the public realm would be an important part of the development and would like to see more fine grained spaces between the buildings and a greater emphasis on the two public spaces.

Some of the Panel would like to see the development come back to the Panel as a workshop while other members would rather see individual parcels come back as a development permit for comments from the Panel. The panel members supported the idea suggested by Mr. Cheng that future reviews by the panel would occur on a precinct by precinct basis.

Applicant's Response: Mr. Cheng thanked the Panel for being able to grasp such a large and complex project and said he was looking forward to coming back with one precinct at time to the Panel. Mr. Shearing said he didn't get the opportunity very often to publicly thank his consultant team. He thanked them for doing an extraordinary job in putting the project together and looked forward to seeing the results of their labour.

14. Minutes of the Bicycle Advisory Committee (April 16, 2008)

East Fraserlands 5:50-6:10

Kirsten Robinson, Major Projects Group, and Matthew Holm, Engineering Services, presented a proposal for Phase 1 of the East Fraserlands, including a proposed bikeway strategy, and changes requested by staff.

Highlights:

- description of area and location in the city;
- timeline and history of process; hoping to go to Council in June;
- package includes a public realm plan, and
- overview of ODP and proposed bikeways.

In discussion it was noted:

- would be an idea to move the bike lane next to the curb behind the rows of parked cars;
- consider other ways of separating bikes lanes from vehicles;
- need to plan for separation between pedestrian and bike trails;
- consider door-to-door cycling routes, and
- plan seems generally incomplete as there is no mention of modal share, cycling/pedestrian facilities are to be determined at a later stage, enshrines on-street parking, there is lack of bicycle parking in the plan, and there is a need to provide proper cycling facilities to move people from the outset.

Ms. Robinson and Mr. Holm, along with Scott Edwards, Manager – Greenways and Neighbourhood Transportation, Peter Stary, Engineering Services responded to questions regarding identification of rail line crossings, separation of bike paths from other modes of transportation, bicycle parking, and placement of bike lanes.

15. Public Art Committee Minutes (March 10, 2008):

Barbara Cole, Public Art Consultant, and Norm Shearing, ParkLane Homes, provided an overview on the East Fraser Lands, proposed a preliminary public art plan *(on file)* and responded to questions.

RESOLVED

THAT the Public Art Committee recommends approval of the East Fraser Lands preliminary public art plan as presented at its meeting on March 10, 2008; and
THAT staff seek to ensure that all City and other public buildings on the East Fraser Lands contribute to the Public Art Program.

CARRIED UNANIMOUSLY

16. CNIB Accessibility Comments

ASIC
Advocates for Sight Impaired Consumers

75 – 5600 Lucas Road, Richmond, BC V7C 4T1
Telephone: (604) 241-7499 ● E-Mail: asic@telus.net
Website: www.asic.bc.ca

April 20, 2008

Mr. Joe Carreira & B. Tedford
Parklane Homes
Suite 2000, Four Bentall Centre
1055 Dunsmuir Street
PO Box 49379
Vancouver, BC V7X 1L5

Dear Sirs:

Re: East Fraser Lands – CNIB Accessibility Comments

Thank you for inviting me to discuss the accessibility opportunities as they relate to the " Woonerf Lanes" proposed at the East Fraser Lands redevelopment. Your description of the Woonerf Lane was very informative and in my capacity as Vice-Chair of CNIB's BC-Yukon Division Board and as President of Advocates for Sight-Impaired Consumers (ASIC). I believe that the accessibility issues for persons living with vision loss can be addressed at the detailed design stage. The International Standards Organization is currently developing new standards to cover this application which might include a change in pavement treatment or some other type oftactile walking surface indicator.

I thank you again for including us in your decision making process and I look forward to future consultation as required.

Sincerely,

R. E. (Rob) Sleath
President, ASIC

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MEMBER ORGANIZATIONS

● Alliance for Equality of Blind Canadians ● BC Association of the Deaf Blind ● BC Blind Sports and Recreation Association ● Canadian Council of the Blind – BC Yukon Division ● CNIB – BC/Yukon Division Client Services Committee ● Western Association of Persons with Vision Impairment ●

17. Sustainability Matrix
East Fraserlands Sustainable Development Commitments Matrix

The following table outlines ParkLane's commitments on its sustainable development strategy as applicable to the Area 1 rezoning.

Commitment	Discussion	Implementation tool
1. Land use for a complete, diverse community		
High density community	• EFL will be a high density community in a relatively suburban context • Future community with a smaller footprint • Reflects principles of Ecodensity	• CD-1 By-law • Conditions • Design Guidelines • ODP
Brownfield site	• EFL is developed on a former industrial contaminated site • River shoreline, soil and groundwater remediation • Restoration of foreshore & tidal land	• CD-1 By-law • Conditions • Legal Agreements
1.1 Housing diversity	• EFL will provide a range of housing types for a diversity of ages, family sizes and incomes: o 20% of residential units in EFL will be dedicated to affordable housing; - a portion will be dedicated in the Area 1 rezoning. o 35% of all residential units will be suitable for families o Live/work units	• CD-1 By-law • ODP • Design Guidelines
1.2 Commercial diversity for jobs and shopping	• EFL will offer a range of commercial spaces for businesses including: o Office space o Retail space (including an anchor food store) o Live/work space	• CD-1 By-law • Design Guidelines • ODP
1.4 Recreation and amenity uses	EFL will provide in Area 1, a community centre, two childcare facilities and a range of outdoor public open space for a variety of recreation needs; including a lit artificial turf playing field, a beach, and a significant part of the shoreline walk and bikeway.	• CD-1 By-law • Design Guidelines • Conditions
2. Transportation innovations		
2.1 Access by adjacency to daily needs [Air emissions	• EFL's land use patterns allow every home to be within approximately 5 mins walking distances from daily goods and services. Area 1 focuses primarily on the commercial core of the neighbourhood with immediately surrounding	• Conditions • Design Guidelines • Subdivision Plan

reduction; less traffic]	residential areas which will all meet this goal.	
2.2 Pedestrian orientation	• A full pedestrian circulation network will be provided connecting all areas of the community through sidewalks, pedestrian mews/streets, greenways and parks pathways.	• Design Guidelines • Conditions • Subdivision Plan
2.3 Interconnected street network	• EFL's streets will be structured roughly around a grid pattern that maximizes the interconnectedness of the streets and thereby the pedestrianization of the neighbourhood. These connections will be established over EFL's buildout. • Street network includes pedestrian mews, woonerfs ("living streets"), Kent Ave Greenway, foreshore & pier with exclusive use by pedestrians & bikes.	• Design Guidelines • Conditions • Subdivision Plan
2.4 Bicycle facilities	• A bicycle network is provided throughout the site with a variety of on-street and off-street east-west and north-south routes both connecting internally and externally. • A commuter along Kent Avenue North and a recreational route along the riverfront will be provided. • Initial bicycle network elements will be provided in Area 1 • Bicycle facilities will be provided in all buildings and in key public open space areas.	• Conditions • Parking By-law • Design Guidelines
2.5 Transit	• A transit network will be structured to provide a convenient transit stop within a 5 minute walk of every home in the neighbourhood. This network will evolve over the development's buildout starting with initial service in Area 1 including standard buses and potentially community transit services.	• Design Guidelines • TransLink will determine servicing
2.6 Future railway transit stop	• In anticipation of potential future rail transit along the Marpole spurline there is a location identified for a future railway stop. The design of the pier is flexible enough to accommodate a dock which could support a river taxi, should such a service become feasible in the future.	• Design Guidelines • ODP
2.7 Traffic calming	• Street design will take into account traffic calming principles and practices, narrower streets and a network of pedestrian-oriented streets including woonerfs ("living streets").	• Design Guidelines • CD-1 By-law • Conditions
2.8 Parking reductions	• EFL will investigate opportunities to reduce vehicular use through strategies including reduced parking requirement for residential buildings, subsidized membership for auto-	• CD-1 Bylaw • Parking By-law

		club/car-share systems and transit passes.	
2.9 Underground parking	•	The majority of parking will be provided underground to support an active public realm with pedestrian linkages. There is street parking to support a vibrant public realm in the commercial areas.	• Parking By-law • CD-1 By-law • Design Guidelines
2.10 Shared car program	•	A shared car program will be promoted throughout the site, recognizing that the developer has limited control over this program for many sites.	• Parking By-law • CD-1 By-law
3. Green buildings			
3.1 Green building strategy	•	EFL will include a comprehensive green building approach for Area 1 rezoning based on LEED gold equivalent or Built Green gold equivalent for all buildings in the development.	• Conditions • Design Guidelines
3.2 LEED	•	EFL has committed to meeting LEED Gold equivalent for all applicable buildings	• Conditions • Design Guidelines
3.3 Built Green	•	EFL has committed to meet the equivalent of a Built Green Gold standard for all wood construction buildings deemed appropriate for the Built Green program.	• Conditions • Design Guidelines
3.4 Energy performance	•	Commitment to reduce energy consumption within EFL and meet the City's mandatory requirements to achieve a high level of energy performance	• Conditions • Design Guidelines
3.5 Green roofs	•	All parkade roofs, the concrete roofs of retail and the roofs of concrete buildings (excluding high-rise),will be designed as green roofs.	• Condition s • Design Guidelines
4. Landscape design			
4.1 Recreation diversity	•	The landscape in EFL will provide a wide range of recreational opportunities in formal and informal spaces and corridors. Parks and open spaces will be programmed to meet these opportunities in design development.	• CD-1 By-law • Conditions • ODP
4.2 Accessibility	•	The public realm in EFL will reference principles of Universal Design to enable accessibility	• Design Guidelines • Conditions
4.3 Ecosystem areas	•	The landscape will provide a site-wide network of ecosystem areas that protect and enhance local biodiversity. Opportunities for rainwater	• Conditions • Design Guidelines

	conveyance through a network of bioswales will be explored in design development. • The north section of Avalon Park corridor is to be completed.	
4.4 Rivers edge habitat	• A riverfront riparian protection and enhancement area will be created through significant additional salmon-rearing habitat areas at the river's edge, a wetland, and a sanctuary island for birds and small amphibians	• Conditions • Design Guidelines
4.5 Songbird habitat	• The landscape will be designed using guidelines to encourage urban habitat for songbirds wherever possible.	• Design Guidelines
4.6 Heritage	• A statement of significance was prepared. Artifacts from the site's history including elements from the sawmill that used to occupy the site will be integrated into the landscape design. This will occur over all phases of the development, starting with the waterfront in Area 1.	• Conditions • Design Guidelines
4.7 Safety	• CPTED principles will be used in the building and public realm design to enhance public safety.	• Conditions
4.8 Rainwater	• A comprehensive rainwater management plan has been developed for EFL that will include implementation of rainwater gardens and bioswales, permeable pavers and ecosystem based runoff management.	• Conditions • Design Guidelines
4.9 Water wise planting	• Native and drought tolerant plantings will be used in private landscaped gardens.	• Design Guidelines
4.10 Minimal light pollution	• The landscape design will utilize strategies for minimizing light pollution from buildings, landscape and signage lighting.	• Design Guidelines
4.11 Solar access	• Providing good solar access to public parks, open spaces, roads & private outdoor spaces has formed the basis of the public realm design.	• Conditions • Design Guidelines
4.12 Views	• Key views to Mt Baker from Everett Crowley park are protected. • Placement of towers and mid-rise to optimize views for all residents. • Waterfront plaza view of river and Mt Baker.	• Conditions • Design Guidelines
5. Green infrastructure		
5.1 Energy strategy	• A district heating system, based on a large portion of renewable heat sources is being	• Combined research with

	considered to service all buildings within EFL. • A feasibility study has been carried out by Parklane and the City of Vancouver.	CoV • Conditions
5.2 **Water efficiency**	• Buildings and landscapes will be designed to minimize water use through selecting high efficiency appliances and fixtures in buildings and through water-wise landscape design.	• Green Building Strategy • Design Guidelines
5.3 **Rainwater strategy**	• Rainwater will be celebrated as an amenity in the landscape design where possible, managed and cleaned before release into the river.	• Conditions • Design Guidelines
5.4 **Solid waste reduction**	• Buildings will be designed to support 3-stream separation (recyclables, organic waste & other waste).	• Green Building Strategy
5.5 **Construction waste strategy**	• A construction waste management plan will be implemented for all buildings on the site at the time of construction, ensuring over 75% diversion of construction waste from the landfill.	• Green Building Strategy
5.6 **Existing materials recycling**	• Existing asphalt and concrete that was on the site prior to redevelopment will be recycled.	• Green Building Strategy
6. Local food systems		
6.1 **Grocery store and restaurants**	• A location for a grocery store and restaurants will be provided in the commercial areas within easy walking distance of all homes in Area 1.	• CD-1 By-law • Design Guidelines
6.2 **Farmers market**	• The waterfront plaza will be designed to support a farmers market.	• Design Guidelines
6.3 **Urban agriculture**	• Communal gardening will be considered on public land and principles of edible or productive landscaping will be used in the landscape design where appropriate. • Urban agriculture policies will apply for private development.	• Design Guidelines
7. Social health and community amenity		
7.1 **Childcare**	• Childcare facilities [49 & 69 spaces] will be provided in Area 1 according to the City's guidelines.	• Childcare Agreement • ODP
7.2 **Waterfront amenities**	• A range of waterfront amenities will be provided including: o A waterfront walkway and bikeway with	• Conditions • Design Guidelines

	natural and built areas linking neighbourhoods on either side of EFL: o a beach area; o a possible dock; and o a range of park and natural spaces.	
7.3 Public art	• A Public art fund for public art initiatives within EFL will be established.	• Public Art Agreement • Design Guidelines
7.4 Library contribution	• A contribution will be made to the City for neighbourhood library needs as part of the Area 1 amenity package.	• Library Agreement
8. Economic development		
8.1 Commercial diversity	• A range of commercial spaces (size, location, type) will be included in the commercial high street area of EFL to provide a diversity of businesses, jobs and shopping or service opportunities.	• CD-1 By-law • Design Guidelines
8.2 Live/work	• Building forms and zoning will be offered to support live/work units in Phase 1.	• CD-1 By-law • Design Guidelines
9. Education		
9.1 Institutional & educational uses	• Elementary and secondary school sites are proposed in future phases of development. The elementary school is an important part of a complete community at EFL. • Additional educational elements may be found in the interpretive aspects in the public realm and landscaping.	• ODP • CD-1 By-law • Design Guidelines

18. Public Consultation

Public engagement and consultation has continued to an important part of the East Fraserlands project.

The East Fraserlands (EFL) Committee
This rezoning application has been comprehensively reviewed by the EFL Committee, a neighbourhood committee with long standing involvement in the project. City staff would like to thank the EFL Committee for their remarkable efforts in representing community interests throughout the rezoning process and significantly contributing to

the review and refinement of the rezoning application. The EFL Committee has provided their comments to include as part of this rezoning.

Open Houses
Two open houses were held for the EFL rezoning application which gave the public an opportunity to view the plans and 3-D models, ask questions and provide comments to staff and the applicant.

Sunday, May 27th, 2007
1pm – 4pm
Champlain Mall
3200 E. 54th Avenue

Wednesday, May 30th, 2007
4pm - 7pm
Champlain Community Centre
3350 Maquinna Drive

In preparation for these open houses, a rezoning notification letter was mailed to surrounding property owners on May 11th, 2007 and rezoning signs were placed at six different locations on the site. An advertisement for public open houses ran in the May 25th edition of the Vancouver Courier. City staff, the proponent and consultants were on-hand to discuss the rezoning proposal and to answer questions. A total of 44 people signed in at these events and 13 comments forms were completed. A far greater number of people attended the open house than reflected in the number of sign-in sheets received.

The comment form produced for the open houses was designed to elicit input on the different aspects of the rezoning proposal. The responses to the rezoning application were very positive. The majority of the comments from respondents indicated that the goals set out in the ODP were reflected in the rezoning proposal. The following summarizes key comments received from the public at the two open houses:

1- Sustainability
    - Ensure the provision of public transit
    - Recycling facility should be available on-site

2- Retail Strategy
    - Should have speciality foods, deli bakery, high-end clothing, pharmacy
    - Farmers market, high-end food/grocery store
    - Good mix of stores, concern regarding size of large store and the negative impact on small retailers
    - Smaller, non-chain stores
    - Provide family oriented restaurants
    - Provide liquor store and gift shop
    - Basic neighbourhood serving goods but not too much retail
    - Provide a good non-chain coffee shop
    - Provide speciality shops such as clothing, food, and sporting goods

- Provide a farmer's market, fresh seafood shop
- Provide take-out food restaurants

3- Waterfront
- Some concern regarding noise from pub
- Opportunities to fish on pier at waterfront would be desirable
- Provide boat launch facility
- Should have fewer businesses at waterfront
- Should include space for arts centre, small performance space
- Provide bicycle rental shop
- Provide picnic areas
- Provide outdoor seating
- Waterfront should celebrate site's history and have a marine focus
- Provide opportunities for music, live theatre, art
- Consider public market similar to Granville Island market

4- Public Realm
- Public realm proposed achieves the goals set out in the ODP

5- Built form
- Buildings on High Street too high
- Concern about towers blocking views

6- Parks and Open Space
- Not enough open space near river

7- Amenities
- Early delivery of school to attract more families
- Affordable housing ratio too high

8- Transportation
- GVRD and City should approach CPR to use rail line for a street car system to connect New West Skytrain Station to Canada Line
- Separation of walking and cycling paths
- Establish ferry service connecting to Canada Line and other neighbourhoods (Westminster Quay, Granville market)
- Consider overpass to connect pedestrians to EFL from Champlain Heights

9- Other
- Concern that noise on Marine Way will worsen with new traffic lights
- Sound barrier along Marine Way would mitigate traffic noise

19. East Fraserlands Committee

E A S T F R A S E R L A N D S C O M M I T T E E

July 14, 2008

Dear Mr. Mayor and Members of Council:

The East Fraserlands (EFL) Committee submits this letter to Council in support of the attached CD1 Rezoning application with a sense of accomplishment, aware that key elements to a sustainable 'complete' community in southeast Vancouver await future fulfilment. Much has been achieved, yet much potential remains to be fully realized. The latter includes 20% affordable and supportive housing, a neighbourhood energy utility (NEU), comprehensive public transit service, an elementary and (in time) secondary school, and more, all happily given more-or-less encouraging signs thus far. The EFL Committee has been hard at work since 2002, but we are by no means done. Nor, needless to say, are our representatives on City Council, and on Councils to follow.

You have here received a first rezoning application created by ParkLane and its consultants ably led by VP Norm Shearing, elaborated through the diligent work of several City departments, with an additional 'filter' lent by an open, consensus-based subcommittee of the Victoria-Fraserview/Killarney (VFK) CityPlan Committee. For our part the EFL Committee has done its utmost to ensure 'sustainability' in the EFL, in our terms 'the best possible integration of the social and natural for the 21st century and beyond.' We hope and expect that 'green' standards set in the EFL will be surpassed by future rezonings, and by other projects in Vancouver and elsewhere. Today we have collaboratively accomplished what we can, imagining ourselves in the shoes of future fellow citizens, encouraged to believe our efforts have been successful by several regional and national awards for the project, mainly for project elements related to sustainability. Importantly, some of those awards have been for the process, others for the as-yet-conceptual product.

To 'the process' we request your attention for a moment, in our appreciation and as a reminder to you and to future Councils, for the heartbeat of sustainability in real terms is being created month after month, year after year in the East Fraserlands planning process. Its Policy Statement, Official Development Plan, and now its CD1 Rezoning application, from a community perspective have all been guided by an abiding commitment to our children, and theirs. Many times a strictly economic and/or 'scientific' view has offered a flat 'No' to parts of the EFL plan which now appear simply sensible: if not for Committee determination there would be no streams, no wetland or islands, no full-sized community centre, the list goes on. All were once for long periods 'unfeasible' or 'unaffordable' – as truly future-oriented 'green building' standards were until a few weeks ago. The good, hopeful news for the EFL project, and instructively for others, is that 'No' was not the last word.

An earlier Council established community standing in the EFL planning process in 2003, after more than a year of deepening community frustration over a plan suited to the 1950's, and the current Council has enhanced that standing and contribution particularly through the efforts of neighbourhood planners Matt Shillito, Dan Sirois, Kirsten Robinson, Andrea Tang, urban designer Patricia St. Michel, and senior planner Tom Phipps. Council should take great pride from making real community participation possible through extremely effective professional support. Without this Council's assistance our efforts could not have amounted to much, or counted much, and the EFL

project would have been much the poorer for it. We thank you for resisting the current trend toward informing citizens what will be done to them cynically re-packaged as 'consultation' not only for ourselves, but on behalf of thousands of future citizens of our City, for whom we have presumed to imagine and dream and plan a community as best we can. According to the Urban Development Institute, the Canadian Institute of Planners and other estimable bodies, our 'best' has been theirs as well. Credit is due to all participants, most certainly including yourselves.

This first rezoning application takes award-winning ideas a large step closer to reality. In our view it remains true both to previous thinking and to future possibilities. Aware that more and better ideas will evolve and be needed to make the East Fraserlands a truly sustainable community, partly in ways that we cannot yet entirely foretell, today we respectfully ask for your support and approval of a very strong CD1 rezoning application.

Sincerely,

The East Fraserlands Committee: Chair Sharon Saunders, Vice Chair Milt Bowling, Vice Chair Steve Lloyd, and Members Abby Soh, Andrea Rolls, Anne Svendsen, Bert Massiah, Daniel Chung, Karen Larcombe, Les Brown, Lorna Gibbs, Nick Lum, Noreen Takahashi, Sally Teich, Sue Tucker, and Terry Kirstiuk.

20. Applicant's Comments

PARKLANE
HOMES

To Mayor and Council

In November 2006 the East Fraserlands (EFL) ODP was unanimously supported by this Council in a little over two hours. It was an amazing accomplishment for a project of this size and complexity to have so successfully met the goals and aspirations of Council, the Community, the City, and ParkLane Homes. It was particularly gratifying for those individuals who had dedicated themselves to the planning of this inspiring new community.

Since that time, we have continued to work with both City staff and the local community in preparing the first phase rezoning. At approximately 52 acres and 3.8 million square feet of density, this is one of the largest and perhaps most complex rezonings in the City's history. With the commitment of City staff, the dedication of the East Fraserlands Committee, and an outstanding group of design professionals, the first phase of EFL reaches and in many instances surpasses the goals set in the ODP.

At the risk of not capturing everyone, ParkLane Homes would like to thank the following individuals who played key roles in the rezoning process:

<u>City Staff</u>

Planning:	Tom Phipps, Kirsten Robinson, Matt Shillito, Patricia St. Michel, Andrea Tang
Engineering:	Carli Edwards, Matthew Holm, Paul Pinsker
Parks:	Alan Duncan
Social Planning:	Vickie Morris, Christine Tapp
Housing Center:	Daniel Naundorf
Sustainability Office:	David Ramslie
Office of Cultural Affairs:	Bryan Newson

<u>Community</u>

VFK Committee:	Sharon Saunders, Steve Lloyd, Milt Bowling, Lorna Gibbs, Daniel Chung, Les Brown, Bert Massiah, Noreen Colbert, Anne Svendsen, Sue Tucker, Abby Soh, Nick Lum, Terry Kirstiuk

<u>Consultants</u>

Urban Design/Architecture:	James KM Cheng Architects Inc. James Cheng, Joyce Drohan, Wayne Pai
Architecture/Green Building:	Hughes Condon Marler Architects Karen Marler, Roger Hughes, Graig Lane, Michel Labrie
Public Realm:	PWL Partnership Landscape Architects Inc. Chris Sterry, Lisa Ujimoto
Roads and Services:	InterCAD Services Ltd. Don Young
Transportation:	Bunt & Associates Engineering Ltd. Paul Dorby
Environment:	G L Williams & Associates Ltd. Gary Williams
Rainwater:	KSA Consultants Ltd. Kim Stephen
Public Realm Lighting:	Pivotal Lighting Design Jeff Miller
Retail:	Patty Xenos Design Patty Xenos, Isabelle Gosselin

ParkLane Homes looks forward to working with City Staff on the next design and construction phases of East Fraserlands.