



ADMINISTRATIVE REPORT

Report Date: June 2 2009
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Meeting Date: June 16, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: East Fraserlands Phase 2 Rezoning

RECOMMENDATION

- A. THAT Council endorse a planning program for the East Fraserlands Phase 2 rezoning, as outlined in this report.
- B. THAT the staff resources and associated cost recovered budget of \$643,900 (summarised in Appendix A) be approved to undertake the East Fraserlands Phase 2 rezoning; and

FURTHER THAT, consistent with City cost recovery policy, Council accept a contribution of \$643,900 from Parklane Homes to fully cover these costs.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the above.

COUNCIL POLICY

East Fraserlands Policy Statement (2004)
East Fraserlands Official Development Plan (2006)
East Fraserlands Phase 1 Rezoning (approved at Public Hearing 2008)

PURPOSE

This report summarises and recommends a fully cost recovered planning program to undertake the East Fraserlands Phase 2 rezoning.

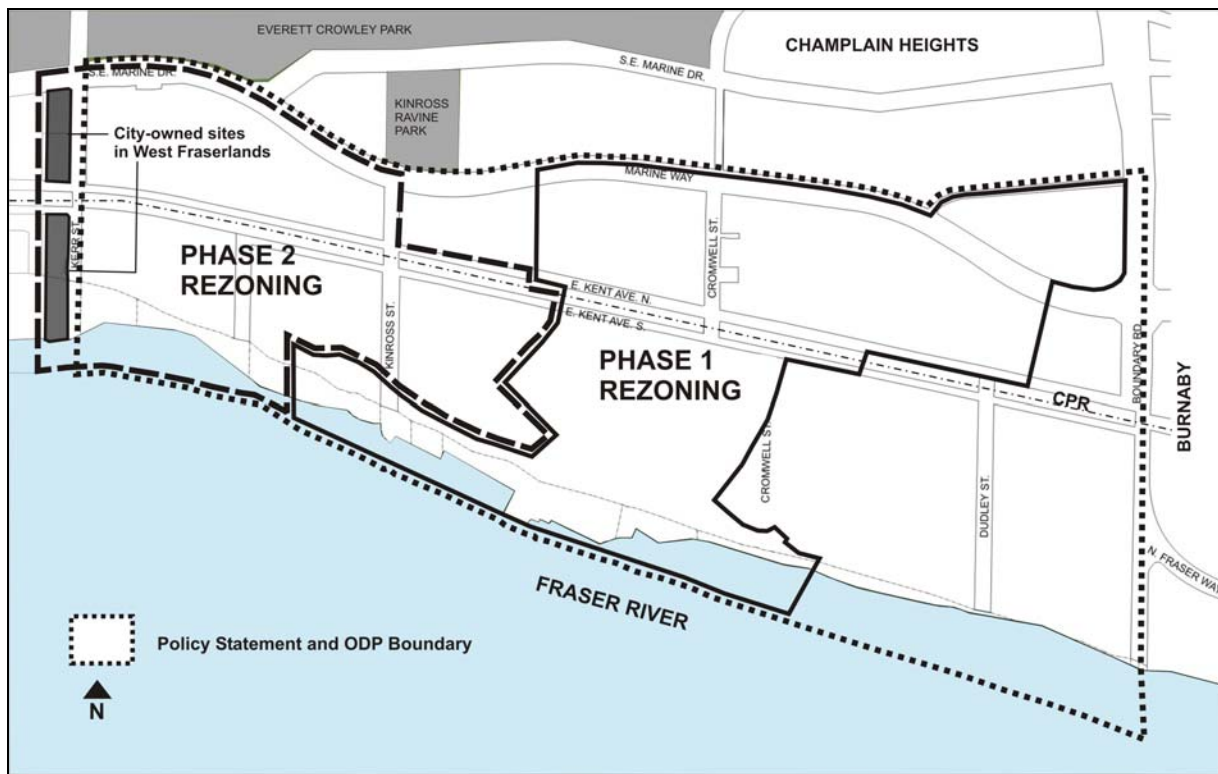
BACKGROUND

East Fraserlands comprises 51 hectares (126 acres) of land located in the southeast corner of the city on the Fraser River, between Kerr Street and Boundary Road, and south of Marine

Way. Planning has been underway at East Fraserlands since 2002 and has included Council approval of a Policy Statement (2004) and Official Development Plan (2006) which provide a policy framework for the creation of a complete and sustainable new community on the site. The Phase 1 rezoning of East Fraserlands, covering the mixed-use central neighbourhood, was approved by Council at Public Hearing in September 2008 and is currently proceeding towards enactment.

The project proponent, Parklane Homes, recently approached City staff with a view to undertaking the Phase 2 rezoning. The Phase 2 rezoning would cover the western part of East Fraserlands, as well as two small parcels of vacant, City-owned land adjacent to Kerr Street in West Fraserlands (see Figure 1). Discussions are currently underway over the potential sale of the City-owned land to Parklane.

Figure 1: East Fraserlands



DISCUSSION

The proposed Phase 2 rezoning area includes the south-western section of the central neighbourhood (including the elementary school) and the whole of the western neighbourhood identified in the Official Development Plan. These areas comprise predominantly low and mid-rise residential development, although the opportunity also exists to create a small commercial node on the riverfront at the foot of Kerr Street to serve the local needs of both East and West Fraserlands residents.

Parklane proposes to move forward with the second phase rezoning at this time for two principal reasons:

- To provide the flexibility to develop some low-rise (wood frame) residential buildings in the western neighbourhood in parallel with the higher density (concrete) residential

and mixed use development in Phase 1. This reflects a desire to diversify the housing types provided in the early stages of development as a result of the recent downturn in the market for higher density residential development.

- To be efficient in the use of Parklane’s staff and consultants, as well as the City staff team, by capitalising on recent experience gained through the Phase 1 rezoning.

Staff are supportive of Parklane’s proposal to undertake the Phase 2 rezoning, noting that a revised phasing strategy will need to be agreed through the planning program to ensure that an appropriate balance is established between the development of residential buildings in the western neighbourhood and the delivery of public amenities.

The Phase 2 rezoning is expected to involve the following general steps, based on the typical rezoning process and the specific experience gained from Phase 1:

- Technical review by City staff
- Public Open Houses
- Consultation with East Fraserlands Committee
- Consultation with Council Advisory Committees (Urban Design Panel, Bicycle Advisory Committee, etc)
- Application revisions
- Preparation of rezoning package - By-law(s), Conditions, Design Guidelines
- Public Hearing
- Preparation of Legal Agreements
- Enactment

In order to achieve continuity with the earlier stages of East Fraserlands planning work, the Phase 2 rezoning will be managed by a core team from the Major Projects Group in Current Planning, supplemented by a technical team from Engineering, Parks, Social Planning, Housing and Legal Services (see Appendix A). In addition to providing the necessary continuity, the Major Projects Group team brings the experience needed to deal with the scale and complexity of this rezoning.

FINANCIAL IMPLICATIONS

The estimated cost of the East Fraserlands Phase 2 rezoning is \$643,900. This will be fully recovered from the major projects rezoning payment recommended. Consistent with major projects cost recovery practice, the proponent’s payment may need to be increased if actual program costs exceed this budget. The proponent has agreed to make the payment in two instalments: \$443,900 upon submission of the application and \$200,000 within 30 days of Public Hearing. This is consistent with major project payment phasing.

CONCLUSION

As part of the ongoing planning of East Fraserlands, this report recommends that Council endorse a planning program and associated cost recovered budget for the East Fraserlands Phase 2 rezoning.

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STAFF RESOURCES AND BUDGET

Staff time allocations:

Staff	Person months
Core Staff (Major Projects, Current Planning)	
Senior planner	4
Project planner	13
Planning analyst	10
Urban designer	4.5
Technical Team	
Engineer	7.75
Social planner	2.5
Park planner	4.25
Housing planner	3
Solicitor	1.5
Legal assistant	0.8
Subdivision coordinator	0.3

Budget:

Item	Up to Public Hearing	Enactment	Total
Staff salaries and benefits	\$389,730	\$77,631	\$467,361
Process costs	\$28,788	\$3,488	\$32,276
Management, Overhead and Allocated costs	\$121,429	\$22,790	\$144,219
Totals (rounded)	\$539,950	\$103,900	\$643,900