



## ADMINISTRATIVE REPORT

Report Date: July 6, 2011  
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Meeting Date: July 12, 2011

TO: Vancouver City Council  
FROM: General Manager, Park Board  
SUBJECT: East Fraserlands Neighbourhood Park North

### *RECOMMENDATION*

THAT Council approve funding for design and construction of Neighbourhood Park North in the East Fraserlands (EFL) at a cost of approximately \$700,000, source of funding to be eligible development cost levies (DCLs) generated from the EFL ODP area as per the EFL Public Amenity Financial Strategy.

### *GENERAL MANAGER'S COMMENTS*

The recommended motion will allow the construction of the first park in East Fraserlands to proceed in conjunction with construction of the residential development on either side.

### *CITY MANAGER'S COMMENTS*

The City Manager recommends approval of the foregoing.

### *COUNCIL POLICY*

Victoria-Fraserview/Killarney Community Vision (approved January 2002)  
East Fraserlands Policy Statement (approved December 2004)  
East Fraserlands ODP (approved November 2006)  
East Fraserlands Area 1 Rezoning (approved at Public Hearing September 2008)  
East Fraserlands Area 2 Rezoning (approved at Public Hearing January 2010)  
East Fraserlands: Public Amenity Financial Plan & Strategy (December 2010)

## ***PURPOSE***

This report recommends that Council approve the allocation of development cost levies generated from the East Fraserlands ODP area for the design and construction of Neighbourhood Park North in the East Fraserlands. This approval is a condition for a legal agreement between the City and the developer that the developer will advance funding for design and construction of the park in 2011 and be reimbursed by the City when sufficient development cost levies have been collected.

## ***BACKGROUND***

East Fraserlands (EFL) is a development area located in the southeast corner of Vancouver on the Fraser River. The majority of the site is owned by ParkLane Homes, the EFL project proponent.

On December 14, 2010, Council adopted the EFL Public Amenity Financial Strategy (attached as Appendix A) which commits the financial equivalent of all development cost levies and community amenity contributions to public amenities on site, and seeks to align the delivery of amenities with the phasing of the development where possible.

## ***DISCUSSION***

On December 14, 2010, ParkLane Homes obtained rezoning enactment for Area 2 of EFL, and development is proceeding. A new visitor centre at the foot of Kerr Street complete with neighbourhood restaurant is introducing interested parties to the planned development, now called River District.

Area 2 includes six new parks with a total area of 4.2 ha (10.4 acres). The first one to be built is Neighbourhood Park North, located on a south-facing slope and flanked by townhomes. The design concept for this park of 1,320 m<sup>2</sup> (0.33 acres), approved by the Park Board on January 31, 2011, includes a viewpoint, walkways and ramps, seating, edible and indigenous plantings, integrated storm water features, a children's play area and components of urban agriculture.

ParkLane Homes is intending to build the park this year in conjunction with the first two townhome developments flanking the park. Pursuant to a park construction agreement which staff are currently negotiating with ParkLane Homes, ParkLane Homes will manage the detailed design and construction of the park in accordance with standard Park Board processes including competitive procurement of the construction contract and approval of the construction contract by the City's Bid Committee and Park Board. All aspects of the design and construction will be approved by Park Board staff prior to acceptance. The estimated cost of this park development is \$700,000.

As ParkLane Homes wishes to undertake the construction of the park prior to the City collecting sufficient DCLs from the EFL ODP area to fund this project, ParkLane Homes has agreed to advance the necessary funding for design and construction of the park without interest on the condition that the City will reimburse ParkLane Homes when sufficient DCLs are collected from the EFL ODP area. This arrangement for reimbursement is subject to

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Council approval of Recommendation A and will be contained in the park construction agreement which is currently being negotiated.

Recommendation A is consistent with the EFL Public Amenity Financial Strategy (attached as Appendix A) approved by Council in December 2010.

***FINANCIAL IMPLICATIONS***

The estimated cost of design and construction for the East Fraserlands Neighbourhood Park North is \$700,000; source of funding to be eligible development cost levies generated from the EFL ODP area.

***CONCLUSION***

Approval of the motion is a condition of a park construction agreement currently under negotiation between the City and ParkLane Homes that will allow design and construction of East Fraserlands Neighbourhood Park North in 2011, with re-imburement of the park design and construction costs to occur in the future once the City has collected a sufficient amount of eligible development cost levies.

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## APPENDIX A

*EFL Public Amenity Financial Strategy (Approved by Council, December 14, 2010):*

- *that the financial equivalent of all DCLs and CACs generated from development within EFL, including sites owned by ParkLane Homes and third party sites (the Spools and the Mini-warehouse properties), and from the City-owned properties adjacent to the ODP area (Kerr Street sites and other properties within the West Fraser Lands: 2910 East Kent Avenue South, 2780 Southeast Marine Drive, and 2800 Southeast Marine Drive), be committed to the public amenity package;*
- *that the public amenity package related to each rezoning and the associated funding and delivery strategy be reviewed at each rezoning with adjustments to scope and/or timing to reflect the fiscal capacity and priorities of the City as appropriate;*
- *that individual project approvals by Council be subject to identified sources of funding and best efforts be made to align the delivery of the amenities with the development phasing of sites within the ODP area;*
- *that the City be prepared to manage the funding issues that arise from anticipated mismatches between the timing of receipt of DCL and/or CAC funding and the expenditures to deliver the amenity package, with consideration given to the following options:*
  - *allocation of citywide DCLs from outside the ODP area;*
  - *allocation of tax-supported capital funding;*
  - *cost savings opportunities through alternative built form and/or value engineering for parks, childcare, and community centre;*
  - *potential adjustments to the timing and package of amenities to be delivered, with consideration of priorities in consultation with interested parties, including local residents and the EFL Committee;*
  - *application of an area specific DCL on top of the citywide DCL; with rates and implementation timeline to be approved by Council; and*
- *that the City pursue external funding and innovative partnerships with senior governments, community partners, and the private sector to achieve the EFL vision and policy objectives.*