



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: July 10, 2018
Contact: Susan Haid
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VanRIMS No.: 08-2000-20
Meeting Date: July 24, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: East Fraser Lands Official Development Plan 10-year Review Planning Program: Progress Update and By-law Amendments for a New Community Centre Site and Affordable Housing

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the East Fraser Lands Official Development Plan By-law No. 9393, generally in accordance with Appendix A, to achieve the following:
- (i) A standalone site for a future community centre in East Fraser Lands; and
 - (ii) Increase the total density to allow for an additional 5,129 sq. m (55,208 sq. ft.) of Affordable Housing in Area 1 and Area 2;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, generally in accordance with Appendix A, for consideration at the Public Hearing.

- B. THAT, if the application to amend the East Fraser Lands Official Development Plan By-law No. 9393, set out in Recommendation A, is referred to Public Hearing, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law No. 3575 to:

- (i) Amend CD-1 (567) By-law No. 10943 for the East Fraser Lands Waterfront Precinct, to increase the maximum height from 19 to 24 storeys, reduce the maximum floor area from 112,961 sq. m (1,215,902 sq. ft.) to 103,917 sq. m (1,118,552 sq. ft.) and make housekeeping amendments, generally as presented in Appendix B, subject to the conditions of approval contained in Appendix C;
- (ii) Amend CD-1 (499) By-law No. 10195 for East Fraser Lands Area 2 South, to increase the maximum floor area from 106,743 sq. m (1,148,963 sq. ft.) to 115,787 sq. m (1,246,311 sq. ft.) and make housekeeping amendments generally as presented in Appendix D, subject to the conditions of approval contained in Appendix E;
- (iii) Amend CD-1 (566) By-law No. 10941 for East Fraser Lands Town Square Precinct, to add 1,770 sq. m (19,052 sq. ft.) of Affordable Housing on Parcel 13, to increase the height from 20 storeys to 25 storeys, and make housekeeping amendments generally as presented in Appendix F;
- (iv) Amend CD-1 (498) By-law No. 10194 for East Fraser Lands Area 2 North, to add 3,359 sq. m (36,156 sq. ft.) of Affordable Housing on Parcel 1, and make housekeeping amendments generally as presented in Appendix G;
- (v) Amend CD-1 (565) By-law No 10942 for East Fraser Lands Park Precinct to make housekeeping amendments generally as presented in Appendix H; and
- (vi) Amend Schedule C, Streets Requiring Landscaped Setbacks, to remove the requirement for landscaped setbacks on sections of Boundary Road, Kerr Street, and Kinross Street, generally as presented in Appendix I;

FURTHER THAT the application be referred to the same Public Hearing as the application set out in Recommendation A;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally in accordance with Appendix B, D, G, H and I, for consideration at the Public Hearing.

- C. THAT, subject to approval of the amendments to the East Fraser Lands Official Development Plan By-law No. 9393 and the Zoning and Development By-law, set out in Recommendations A and B, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the following for Council adoption at the time of enactment of the amending by-law:
 - (i) Updates to the *Area 2 and Kerr Street Properties Design Guidelines*, generally as presented in Appendix J; and
 - (ii) Updates to the *Phase 1 Design Guidelines*, generally as presented in Appendix K;

FURTHER THAT this recommendation be referred to the same Public Hearing.

- D. THAT Recommendations A to C 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 expenditures 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 sole 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.

REPORT SUMMARY

The East Fraser Lands Official Development Plan (ODP) 10-year Review was launched in 2017 to address challenges and potential new opportunities identified over the decade-long implementation process of the current ODP. East Fraser Lands (EFL) is a 128-acre site in southeast Vancouver bound by SE Marine Drive/Marine Way, Kerr Street, Boundary Road and the north arm of the Fraser River. The EFL ODP guides land use, density, height, public benefits, transportation, built form and character, sustainability and development phasing. It has been over a decade since the EFL ODP was approved in 2006.

This report provides an interim update on the EFL ODP 10-year Review, including the planning process to date. Amendments to the EFL ODP and corresponding CD-1 by-law amendments are proposed to allow for: redistribution of existing floor area from the proposed community centre site to adjacent market sites, which will achieve a larger, standalone site for the EFL community centre; an increase in the maximum floor area to add 5,129 sq. m (55,208 sq. ft.) of affordable housing in Area 1 and Area 2; and, other minor amendments to remove EFL-specific parking maximums to align with citywide regulations in the Parking By-law, to increase the time limit from three to five years for interim uses in EFL, and to remove the requirement for landscaped setbacks along stretches of Boundary Road, Kerr Street and Kinross Street. The primary benefit of the proposed changes is to secure a standalone Community Centre for the City as well as to increase certainty on waterfront development sites for the proponent. The proponent (Wesgroup Properties) has worked collaboratively with the City, including providing revised designs, to facilitate these changes.

The EFL ODP anticipates a community centre and childcare centre, to be integrated with a privately owned market development site, including residential and commercial uses. As development has progressed in EFL, Wesgroup Properties has worked with City staff to explore the opportunity to create a new standalone site for EFL's community centre. This would require redistribution of existing commercial and residential floor area, to create a larger City-owned community centre site. The Community Centre would have a stronger civic presence at the end of River District Crossing (High Street) next to the Fraser River. This represents a significant opportunity for place-making and increased flexibility for programming and building design. To

facilitate this change, this report proposes adjustments as conditions of enactment, to the existing legal agreements for Area 1 without unduly delaying development or resulting in a renegotiation of previous arrangements, except as required to reflect changes to the development plans.

It is preferable for these proposed amendments to be considered by Council prior to the completion of the broader EFL ODP 10-year Review (anticipated in 2019) to support continued development of a complete community in EFL, to allow for the opportunity to achieve a new, standalone site for the EFL Community Centre, and to support the addition of new Affordable Housing on City-owned sites. By proceeding at this time, the City is able to secure the standalone Community Centre site prior to the next phase of development which would limit opportunities to re-distribute density to other development sites.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Victoria Fraserview/Killarney Community Vision (2002)
- East Fraser Lands Policy Statement (2004)
- East Fraser Lands Official Development Plan (2006)
- East Fraser Lands Public Amenity Financial Plan and Strategy (2010)
- East Fraser Lands Official Development Plan 10-year Review Planning Program (2017)
- Area 2: CD-1(498 and 499) By-laws No. 10194 and 10195 respectively (2010) and associated Design Guidelines
- Area 1: CD-1 (565, 566 and 567) By-laws No. 10942, 10941 and 10943 respectively (2014) and associated Design Guidelines
- Flood Plain Standards and Requirements (2015)

REPORT

Background/Context

1. East Fraser Lands Planning & Policy

EFL is located in the southeast corner of Vancouver on the Fraser River, and includes the land between Kerr Street and Boundary Road south of Marine Way, as well as a triangle-shaped site north of Marine Way at Boundary Road. Planning has been underway since 2002 following closure of the White Pines Sawmill. Each step in the process has been a collaborative effort with the community, City staff and the proponent, Wesgroup Properties (previously Parklane Homes).

The key EFL land use policies are:

East Fraser Lands Policy Statement (2004) - the EFL Policy Statement envisions a complete and sustainable community including a variety of housing opportunities with a range of supporting amenities.

East Fraser Lands Official Development Plan (2006) - The EFL ODP includes approximately 7.7 million sq. ft. of development, including housing, shops and services,

local-serving office, a network of parks and plazas, four childcare centres, two school sites, a community centre and sites for affordable housing.

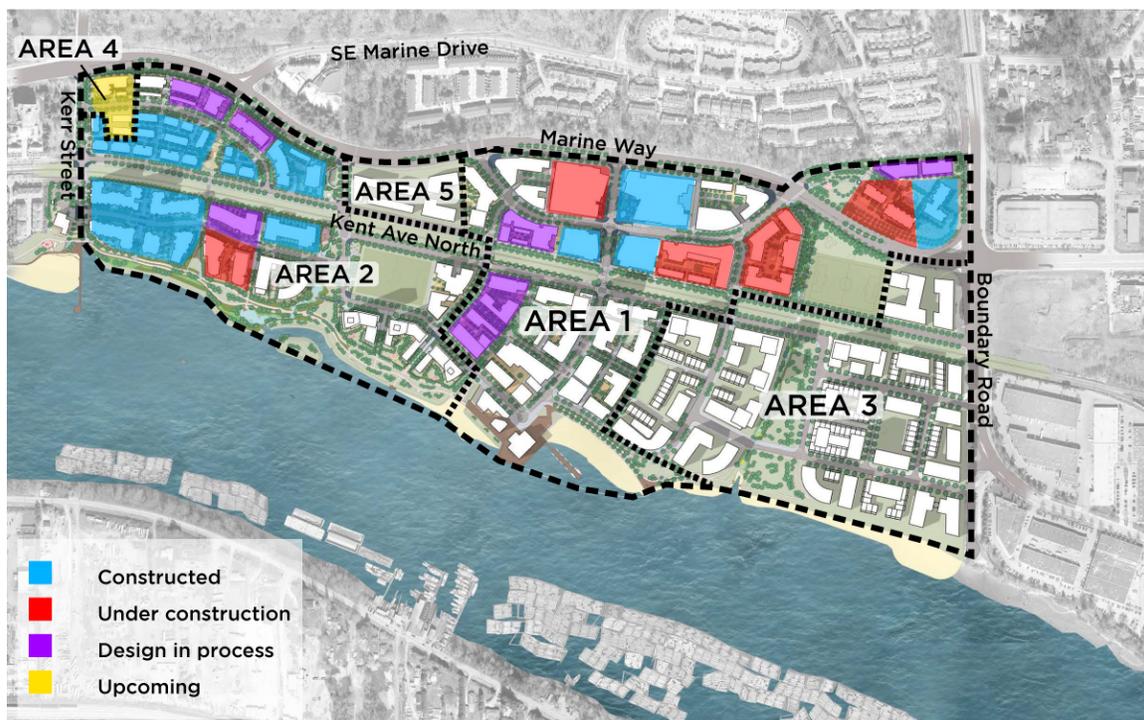
Area Rezonings - The first CD-1 rezonings (Area 1), including the Town Square, Waterfront and Park Precincts, were approved by Council at public hearing in September 2008 and enacted in 2014. The CD-1 rezonings for the western neighbourhood (Area 2) along with associated Design Guidelines were approved by Council at public hearing in January 2010 and enacted in 2010.

East Fraser Lands: Public Amenity Financial Plan & Strategy (2010) - EFL financial plan establishes a strategy to deliver the package of amenities envisioned in the EFL ODP. Council directed staff to reinvest all Community Amenity Contributions (CACs) and DCLs contemplated at the time to be generated from the EFL ODP and the vacant sites in West Fraser Lands (WFL) to help fund the delivery of the public benefit package which includes parks, childcare facilities, affordable housing and community centre.

2. East Fraser Lands Development Progress

Development of individual building parcels and new city infrastructure has been underway since 2010. The western neighbourhood (Area 2) has eight parcels that are either completed or are under construction. Work in the central neighbourhood (Area 1) is underway, with three of the four corners of the Town Square complete along with parcels within the Park Precinct being complete, under construction, or in permit stages (see map below).

Figure 1 — ODP Area Map and Development Progress (June 2018)



3. East Fraser Lands Official Development Plan 10-year Review

It has been over ten years since the EFL ODP was adopted by Council in 2006 and nearly seven years since the EFL Financial Plan and Strategy (Financial Plan) was approved. As implementation progresses, a number of challenges and potential new opportunities have been identified. The work program for the East Fraser Lands Official Development Plan 10-year Review (the “ODP review”), initiated in July 2017, has identified the following areas for evaluation as part of the planning program:

Fraser River Shoreline — As part of the ODP review, staff are reviewing associated CD-1 By-laws and the EFL Design Guidelines to address flood prevention, regulatory requirements and to allow for a review of the waterfront ‘Mill Building’ and plaza in the central neighbourhood. In addition, the City and the proponent are working to secure tenure of the foreshore lands which are owned and administered by the Provincial Government.

Evolving Council Policy — While it is important to note that development rights have previously been granted through enactment of the CD-1 by-laws in Areas 1 and 2, the ODP review offers an opportunity to strategically update the master plan and policies, where possible.

Public Benefits — The planning process includes a review of the approved EFL amenity package and acknowledges the need for a comprehensive strategy to address delivery and funding challenges.

Area 3 (Eastern Neighbourhood) — The ODP review provided an opportunity to explore various redevelopment options and density scenarios for Area 3 (eastern neighbourhood) while respecting the intent of the ODP’s urban design guiding principles.

Previously proposed Amendments — Staff will consider amendments proposed by Wesgroup Properties to Parcel 14 and 19 in the Town Square Precinct of Area 1 (central neighbourhood), as well as additional density to be allocated to City-owned Parcel 1 (western neighbourhood) for affordable housing.

Implementation Review — EFL is unique because of the substantial amount of new public infrastructure (streets, sewer and water, pump stations, etc.) required to serve the buildings due to it being a former industrial site. Through the 10-year review, staff will also explore opportunities to better facilitate development review and coordinate amenity delivery.

Transit Study — Concurrently with the ODP review, staff are working with a consultant team, in partnership with TransLink, on a technical study to assess shorter, medium and longer term options for improving transit to the EFL area. Consultation through the Transit Study process has included working sessions with stakeholder groups including the Metro Vancouver Alliance Routespeak and the Fraserview Transit Working Group, as well as a focused transit workshop with EFL residents in February 2018. Staff also provided options for review and feedback at ODP review open houses in May 2018.

As part of Phase 2 of their 10 Year Vision, TransLink has identified EFL as an area candidate for service investments. The concepts developed will require further detailed planning and

engineering work, community consultation and feasibility testing before determining which service(s) is/are preferred and can be implemented. The City will continue to work closely with TransLink, who will incorporate this information into their Phase 2 Investment Plan concepts.

4. Update on Planning Process

This report provides an interim update on the ODP review process to date. City staff led a collaborative planning process with Wesgroup Properties and its consultant team, engaging the East Fraser Lands and broader Victoria-Fraserview and Killarney communities, and other key stakeholders. A consultation summary is included as Appendix L. The planning process included three sets of public open houses at key stages:



At the launch open houses in July 2017, 228 people attended and 104 comment forms were received. When asked about how the new neighbourhood in EFL was taking shape, residents identified access to public transit and availability of public parking as issues in need of improvement, with parks, the community centre and schools being the highest priority amenities. A number of respondents identified the riverfront path as something they like about the western neighbourhood (Area 2), along with the building scale, accessibility to the river, parks/open space, and the introduction of community facilities and events.

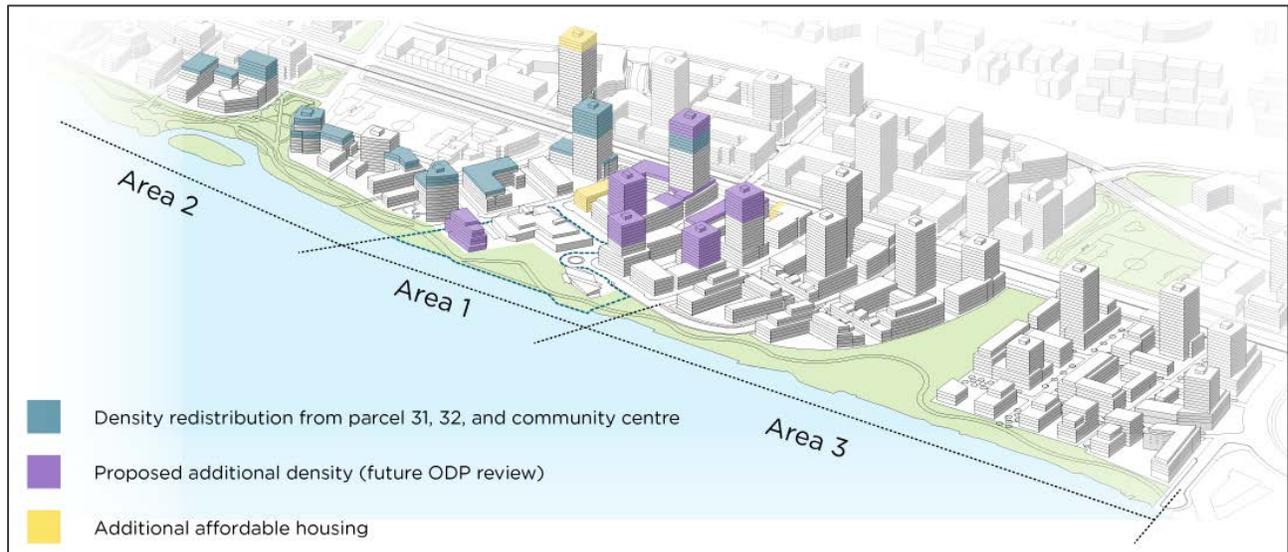
At the second round of open houses, in January 2018, 193 people attended and 90 comment forms were received. Two conceptual site plans for Area 3 were presented, along with a new concept for a riverfront plaza and community centre, to potentially include a community centre, library space and childcare facility. The majority of residents were in favour of the proposed standalone community centre and waterfront plaza, with the community centre identified as the highest priority new amenity.

The City's Urban Design Panel (UDP) evaluated the project in January 2018, and provided feedback on site planning options in a non-voting session. Through staff review of the two concepts, along with feedback from community members and UDP, a revised concept was prepared, with an expanded scope to explore changes in the Area 1 and Area 2 waterfront, as well as additional density in the central neighbourhood (Area 1), as illustrated in Figure 2.

The preferred concept (Figure 2) includes:

- Area 1: an additional 40,694 sq. m (437,915 sq. ft.) of residential floor area, including 6,916 sq. m (74,443 sq. ft.) of affordable housing; and
- Area 3: an additional 98,683 sq. m (1,062,216 sq. ft.) of residential and commercial floor area, including 16,428 sq. m (176,828 sq. ft.) of affordable housing, two acres of additional park and a revised street network.

Figure 2 — Preferred Concept



A third round of open houses was held in May 2018, with 150 people attending and 76 responses. Comments noted support for changes to Area 1 to allow for a standalone community centre site, with some concern about changes in height to allow for density redistribution. Delivery of the community centre was noted as a priority amenity for community members.

While the proposed changes to both Areas 1 and Area 3 have been well received by the community and Council committees, this report proposes amendments to achieve a stand-alone community centre site but does not address the ongoing ODP review in detail. In discussions with the proponent, staff recommend taking additional time to evaluate the proposed changes to the ODP and to resolve outstanding challenges with delivery of the public amenities. As development is proceeding on Area 1 (Parcels 26 and 27), this report recommends that Council consider a density transfer to secure a stand-alone site for the community centre, in advance of the more comprehensive ODP review to avoid missing the opportunity to shift density to secure the Community Centre site.

Recommendations arising from the broader ODP review will be brought forward in a separate report to Council, targeted for early 2019.

EFL Community Centre and other amendments — This report outlines proposed amendments to secure the Community Centre and other minor amendments to the EFL ODP and Zoning and Development By-law to allow for:

- redistribution of existing floor area within Area 1 and Area 2 to achieve a larger, standalone site for the EFL community centre;
- an increase in the maximum floor area to add 5,129 sq. m (55,208 sq. ft.) of affordable housing in Area 1 and Area 2;
- removal of EFL-specific parking maximums to align with citywide regulations in the Parking By-law;

- removal of the requirement for landscaped setbacks along stretches of Boundary Road, Kerr Street and Kinross Street; and
- greater clarity on the renewal of interim uses in EFL

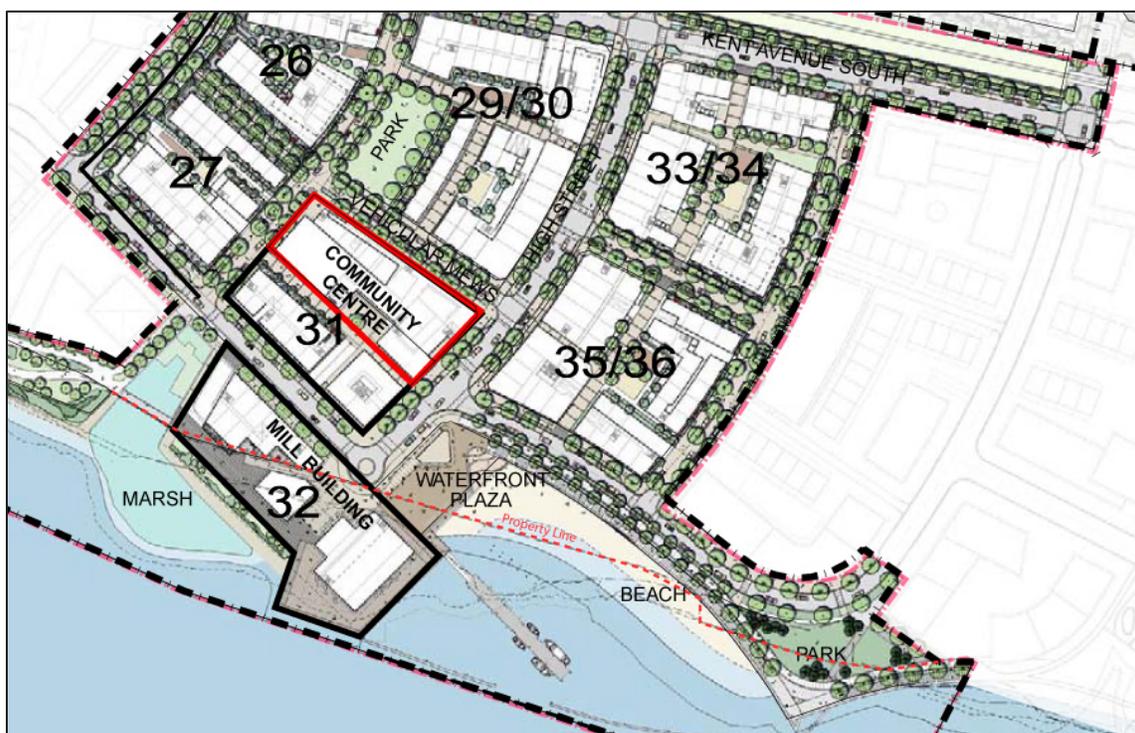
It is preferable for these proposed amendments to be considered by Council prior to the completion of the broader EFL ODP 10-year Review (anticipated in 2019), to support continued development of a complete community in EFL, including the opportunity to achieve a new, standalone site for the EFL community centre, and to support the addition of new affordable housing on City-owned sites.

Strategic Analysis

1. Community Centre and Waterfront Plaza

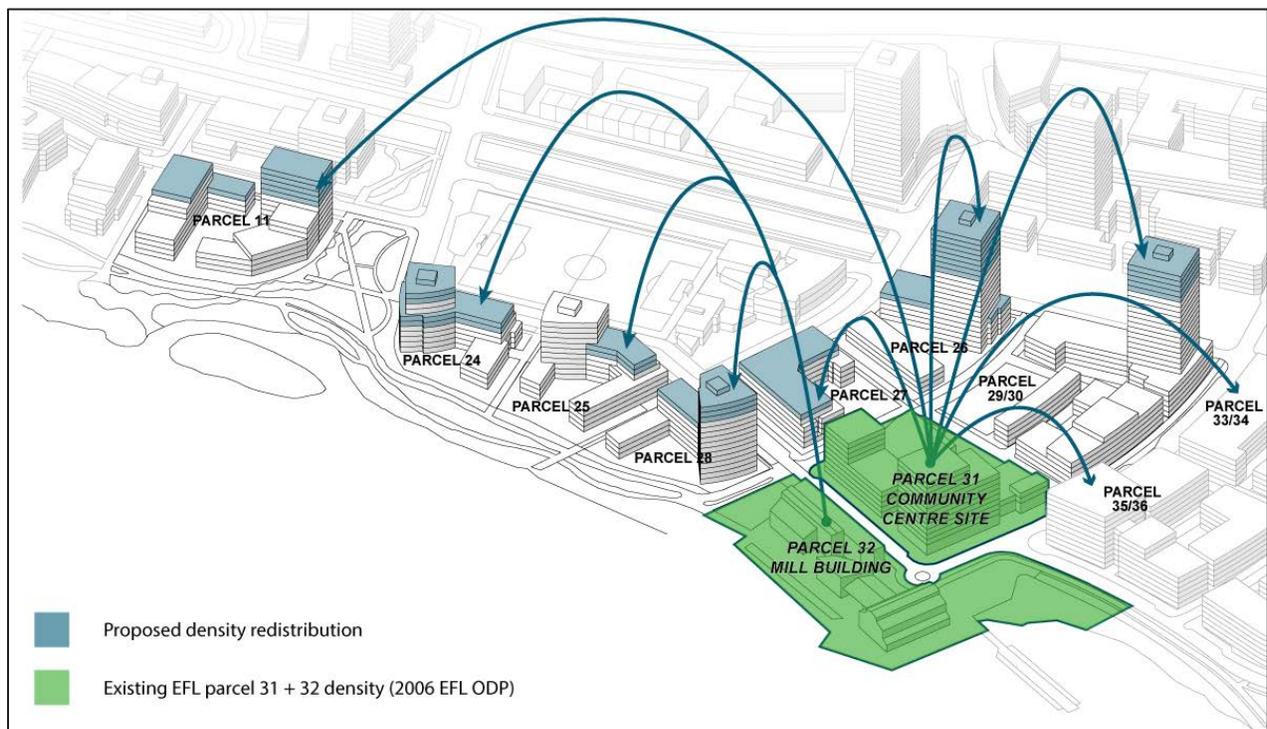
Community Centre site — The EFL ODP requires space for a community centre of at least 2,790 sq. m (30,000 sq.ft.) and a 69-space childcare centre on Parcel 31, to be located in the central neighbourhood (Area 1) close to the foot of River District Crossing (High Street), as shown in Figure 3. As anticipated in the EFL ODP, the community centre and childcare centre were to be built into a privately owned full block development, including residential and commercial uses, which would potentially limit options for future community centre renewal. Redistributing the residential and commercial floor area from Parcel 31 to nearby market development sites will allow for a larger, standalone site, with greater flexibility for renewal or inclusion of new City-owned facilities in the future.

Figure 3 — Existing Community Centre Site and Mill Building



Waterfront tenure — When the rezoning of Areas 1 and 2 were completed, improvements to the Fraser River shoreline required approval from the Vancouver Port Authority according to the Fraser River Estuary Management Plan. Wesgroup Properties secured an “approval in principle” of their proposed shoreline designs, based on the EFL Design Guidelines. Since the ODP was approved in 2006, the Province has reassumed the regulatory authority of the shoreline. During the transition period from the Port to the Province, the “approval in principle” has been honoured. However, the status of those approvals moving forward is uncertain, particularly in Area 1 where Wesgroup Properties has a commercial license with the Province to permit the “Mill Building” (see Figure 3) and other commercial uses which are partially located on Provincial Lands. The commercial license incurs both a financial burden and creates uncertainty about the length of tenure for Wesgroup Properties. To address this uncertainty, adjustments to the waterfront plaza and Mill Building have been proposed, to remove any commercial uses from Provincial Lands.

Figure 4 — Proposed Density Redistribution from Parcel 31 and Parcel 32



Density redistribution — The proposed density redistribution from Parcels 31 and 32 (generally as illustrated in Figure 4) would result in the following changes:

Table 1 — Proposed Density Redistribution from Parcel 31 and Parcel 32

	RESIDENTIAL		COMMERCIAL / LIVE-WORK		COMMERCIAL / RETAIL		TOTAL	
	sq. m	sq. ft.	sq. m	sq. ft.	sq. m	sq. ft.	sq. m	sq. ft.
Area 1								
Parcel 26	6,344	68,286	0	0	-	-	6,344	68,286
Parcel 27	1,536	16,533	0	0	-	-	1,536	16,533
Parcel 29/30	2,286	24,606	1,194	12,852	3	32	3,483	37,490
Parcel 31	-15,593	-167,842	-	-	-514	-5,533	-	-
Parcel 32	-3,617	-38,933	-1,194	-12,852	-1,990	-21,420	-	-
Parcel 33/34	-	-	-	-	191	2,058	191	2,058
Parcel 35/36	-	-	-	-	867	9,334	867	9,334
New waterfront parcels								
Parcel 32.1	-	-	-	-	479	5,153	479	5,153
Parcel 32.2	-	-	-	-	964	10,376	964	10,376
Area 2								
Parcel 11	3,648	39,266	-	-	-	-	3,648	39,266
Parcel 24	2,190	23,573	-	-	-	-	2,190	23,573
Parcel 25	856	9,214	-	-	-	-	856	9,214
Parcel 28	2,350	25,295	-	-	-	-	2,350	25,295

Development permit applications have been submitted for Parcel 26 and Parcel 27. To allow these sites to accommodate re-distributed density from Parcel 31 and 32, staff recommend that these amendments be considered by Council prior to the completion of the broader EFL ODP 10-year Review. If approved, these amendments would allow for a reconfigured Parcel 31 (see Figure 5), which would be approximately 3,729 sq. m (40,140 sq. ft.) in size. Two new privately-owned parcels (Parcel 32.1 and 32.2) would be created next to the plaza, as shown in Figure 5, sited to remove any commercial uses from Provincially-owned water lots.

Figure 5 — Proposed Concept: Waterfront Plaza and Community Centre



Urban design — Staff are supportive of the reallocation of density from the community centre site (Parcel 31) and Mill Building sites (Parcel 32) to the surrounding parcels. If approved, these changes will result in a much stronger urban design outcome than the original rezoning scheme, in which the community centre was separated from the waterfront plaza by a private residential and mixed-use development. With this density re-allocation, a free-standing community centre will be sited directly on the waterfront plaza, creating a truly “civic” node on the riverfront, at the terminus of EFL’s high street (River District Crossing).

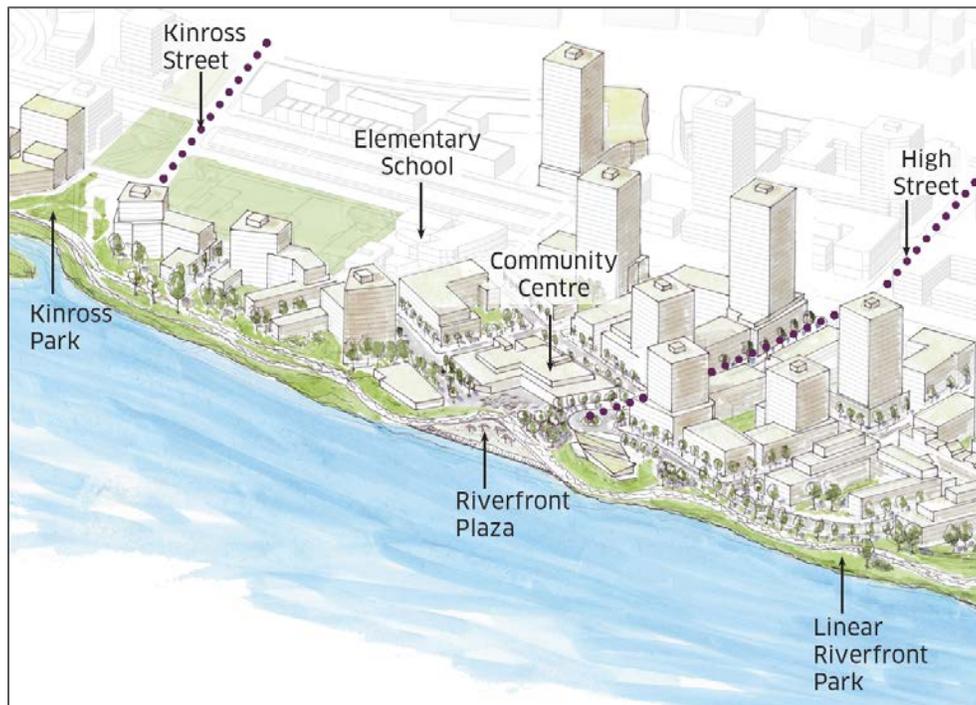
Staff believe that the “receiver” parcels of the reallocated density can successfully accommodate the additional massing, without compromising the quality of the public realm. Density has been carefully located to minimize additional shadow impacts on major green spaces, and to maintain appropriately-scaled, pedestrian-oriented streetscapes.

Viewed as a civic node, as proposed, the new community centre site would include an additional childcare facility, and could potentially include additional recreation or other community facilities, subject future updates to the EFL Public Amenity Plan and Financial Strategy. The direct access to a civic plaza on the waterfront will also increase the opportunities for outdoor community programming.

An initial “test fit” has been prepared to understand the civic facilities that could be physically accommodated on the new community centre site, subject to future financial analysis to determine funding. The site could include: two 69-space childcare facilities, a community centre at least a 2,790 sq. m (30,000 sq.ft.) in size, and potentially space for a Vancouver Public Library (VPL) branch.

While the proposed density and massing for the impacted parcels are generally supported, it's noted that the design guidelines amendments for these parcels are in draft form (see Appendix J and Appendix K) and will require further staff review and refinement prior to the Development Permit stage. From there, the site planning, massing, and architectural expression of these parcels will undergo more detailed design development through the Development Permit process.

Figure 6 — Community Centre Concept



Public feedback — Throughout the EFL ODP review open houses and consultation, delivery of the community centre was noted as a top priority amenity for community members. There is considerable support to achieve a standalone community centre and waterfront plaza. To achieve this, many respondents supported the density redistribution, while some noted concern related to changes in building heights, and others identified a need for further work. A summary of public feedback is included in Appendix L.

Staff support the proposed amendments (Appendix B and Appendix D), and the proposed form of development, generally as illustrated in the design guideline updates (Appendix I and Appendix J), subject to conditions of approval in Appendix C and E. To secure the standalone community centre site and waterfront plaza, conditions of enactment have been included with respect to existing legal agreements for Area 1. The new design has resulted in revisions to original enactment conditions and agreements, which are meant to reflect the updated design and intent of agreements.

2. Affordable Housing

This report proposes amendments to increase the maximum floor area in EFL, to allow for additional affordable housing on sites in Area 1 and Area 2. The EFL ODP currently requires that 20% of all units are to be for affordable housing to ensure that EFL is a mixed income, sustainable, and diverse community. The proposed locations of the affordable housing sites were identified in the EFL ODP and option-to-purchase agreements for the sites were secured through the rezonings of Areas 1 and 2, the central and western neighbourhoods respectively. The City has completed the purchase of five affordable housing sites, which will accommodate approximately 596 new units. Affordable housing on City-owned sites, including Parcel 1 (Area 2) and Parcel 13 (Area 1), will be delivered by Vancouver Affordable Housing Agency (VAHA) and their respective development and non-profit partners.

The preferred concept being explored through the ODP review (refer to the background section of this report) contemplates additional market residential floor area in Area 1. This would require additional affordable housing floor area, to maintain the 20% affordable housing requirement in the EFL ODP. With development already underway, there are a limited number of sites where new affordable housing could be accommodated. Staff are exploring opportunities to add affordable housing to existing City-owned sites and have identified Parcel 1 and Parcel 13, in Area 2 and Area 1 respectively, as sites that could accommodate additional floor area with a supportable form of development.

To allow continued development of affordable housing in EFL, and to increase the number of Affordable Housing units in advance of a future rezoning application for Area 1, staff recommend amendments to Parcel 1 and Parcel 13, as noted below:

Parcel 1 – In 2012, the City accepted a proposal from Wesgroup Properties that shifted the childcare centre anticipated for Parcel 5B to Parcel 1 or 3 while the City secured the funds required to construct the amenity. This change enabled the City to acquire a dirt site (Parcel 1) and shifted additional density to the market development on Parcel 5B. Subsequent technical analysis of Parcel 1 identified potential concerns regarding environmental health for children and construction complexity, compromising the ability of Parcel 1 to accommodate a 69-space childcare facility.

In 2016, Council approved an amendment to the ODP that permits the childcare facility to be delivered in West Fraser Lands (3010 Kent Ave South). As a result of that change, amendments are proposed to the EFL ODP to increase the maximum floor area to add 3,359 sq. m (36,156 sq. ft.) of residential use, for affordable housing, to Area 2 (western neighbourhood), which is consistent with the previously approved form of development for this parcel. Consequential amendments to CD-1 (498) for East Fraser Lands Area 2 North would allow for development of a four-storey affordable housing development. The parcels directly to the east of this site (Parcels 3 and 5A) are already owned by the City for use as affordable housing.

The City has an option to purchase Parcel 1 from Wesgroup Properties for \$1.00, which the City may exercise once Wesgroup Properties completes a road closure (in progress) to complete the Parcel 1 site. The development of the site will be led by VAHA. This change will allow for VAHA to prepare a Development Permit application for the site once the City acquires the site.

Parcel 13 – Parcel 13, in the Town Square Precinct of Area 1, is an existing VAHA site, and will be developed in partnership with the Community Land Trust (CLT), with a development permit application anticipated in late 2018. Amendments are proposed to the EFL ODP and CD-1 (566) for EFL Town Square Precinct to add 1,770 sq. m (19,052 sq. ft.) of residential floor area, for affordable housing, and to increase the height on Parcel 13 to 25 storeys.

Staff recommend that these amendments be approved in advance of broader changes resulting from the ODP review, to allow for the opportunity to add affordable housing to Parcel 1 and Parcel 13. As a result of these changes, the ODP requirements set out in Section 6 Development Phasing will need to be adjusted to reflect the addition of Affordable Housing floor area. Further details are included in Appendix A, Appendix F and Appendix G.

3. Sea Level Rise and Flood Management

Since the EFL ODP was approved, there is increasing awareness of the risk of sea level rise associated with climate change. In 2011, the Province issued a report, titled “Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use”, which recommended that local governments plan for 1m of sea level rise by 2100 and 2m by 2200. With these guidelines in mind, the City undertook a comprehensive coastal flood risk modelling study, which identified areas that are potentially vulnerable to flooding and the potential buildings, infrastructure and other assets at risk. As a result of that study, the City updated its flood construction level for buildings from 3.5m to 4.6m, to allow for 1m of sea level rise by 2100 plus a margin of safety (freeboard).

In 2011, development in EFL had just begun. In tandem with the City’s work on increasing the flood construction level (FCL), Wesgroup Properties initiated its own flood modelling work for EFL and, with the City’s approval, established a FCL for buildings of 4.8m, which is higher than the citywide FCL of 4.6m to account for subsidence. This level has been applied for new buildings ever since but is not currently noted in the EFL ODP or CD-1 by-laws for the area.

When the Area 1 and Area 2 rezonings were approved, there was a Provincial guideline in place which recommended that development be setback 15m from the Fraser River. Since that time, the recommended setback has been increased to 30m and is now regulated in the Vancouver Building By-Law (VBBL). In recognition that zoning entitlements are in place, amendments to the ODP to allow for a reduced setback in Area 1 and Area 2, consistent with previous approvals, are proposed for the EFL ODP. Area 3, which does not have zoning in place, will provide the required 30m setback. The amendments include reference to the EFL specific FCL of 4.8m and setback requirements for the different areas of the waterfront are included in Appendix A.

4. Miscellaneous Amendments

Parking Requirements - Parking standards for EFL are regulated through individual CD-1 by-laws, rather than the citywide standards established in the Parking By-law. The intent was to reduce auto dependency by setting maximum and low minimum parking requirements for EFL, encouraging residents to use transit, car share, or active transportation. As new residents have moved to EFL, staff have received feedback from the community on the challenges presented by the parking maximum, given the lack of transit service to the area.

To alleviate pressure on the limited on-street parking, and to align parking standards with citywide direction in the Parking By-law, staff recommend housekeeping amendments to remove EFL-specific parking provisions from existing CD-1 by-laws for Area 1 and Area 2. This change would allow flexibility for future Area 1 and Area 2 development sites to provide off-street vehicle parking in line with other areas of Vancouver, to better meet the needs of EFL visitors and residents. Further details are included in the CD-1 by-law amendments attached as appendices to this report (see appendices B, D, F, G and H).

As noted in the background section of this report, City staff also are working in partnership with TransLink to identify short, medium and long term transit options for improving transit to the EFL area. Further recommendations in relation to transit will be included as part of the broader ODP review, with a report to Council anticipated in 2019.

Interim Uses - The EFL ODP and CD-1 by-laws for the area provide discretion for the Director of Planning or Development Permit Board to permit interim uses, with a time limit of three years for each development permit. Area 2 currently includes a temporary financial institution (TD Canada Trust), two sales centres and the River District Centre (operated by Wesgroup Properties) and a restaurant. To provide clarity for existing and future interim uses in EFL, staff recommend amendments to the EFL ODP and corresponding CD-1 by-laws, to increase the time period from three to five years for interim uses, and to clarify that the Director of Planning or Development Permit Board may approve interim uses for subsequent periods of up to five years. Extending the time period to five years provides additional flexibility for interim uses serving the EFL neighbourhood as the area continues to build out. Further details are included in appendices B, C, D, F, and G.

Landscape Setback - There is an existing requirement for 7.6 m (25 ft.) landscape setbacks on the following streets:

- Boundary Road, west side, from Marine Way to Kent Avenue North, part of EFL ODP Area 3;
- Kerr Street, east side, from Kent Avenue North northerly for a distance of 112.1 m (368 ft.), part of EFL ODP Area 2 and Area 4; and
- Kinross Street, both sides, from SE Marine Drive to Kent Avenue North, part of EFL ODP Area 2 and Area 5.

As development in EFL continues, it is anticipated that a more urban setback would be provided, depending on adjacent land use. Staff are recommending removal of these landscape setback requirements as a housekeeping amendment, to enable a site-specific approach at the time of each rezoning or development permit application. Further details are included in Appendix H.

Financial Implications

The amendments contemplated in this report would secure a standalone site for the future EFL community centre and provide the opportunity for additional affordable housing on sites in Area 1 and Area 2. As the community amenities contemplated in the EFL Public Benefits Strategy will be delivered by the City over time, and financial and/or cashflow implications arising from the proposed changes will be addressed as part of the broader EFL ODP review and the public benefits delivery and financial strategy.

CONCLUSION

The East Fraser Lands Official Development Plan 10-year Review was launched in 2017 to address challenges and potential new opportunities identified over the decade-long implementation process. EFL is a 128-acre site in southeast Vancouver bound by SE Marine Drive/Marine Way, Kerr Street, Boundary Road and the north arm of the Fraser River. The EFL ODP guides land use, density, height, public benefits, transportation, built form and character, sustainability and development phasing. Further updates are forthcoming through the ODP review with anticipated reporting to Council in 2019.

Amendments to the EFL ODP and corresponding CD-1 by-law amendments are proposed to allow for redistribution of existing floor area to achieve a larger, standalone site for the EFL community centre, an increase in the maximum floor area to add 5,129 sq. m (55,208 sq. ft.) of affordable housing in Area 1 and Area 2, to remove EFL-specific parking maximums to align with citywide regulations in the Parking By-law, extend the time limit and clarify extensions for interim uses, and to add details on the EFL-specific flood construction level to the EFL ODP. These proposed changes are not intended to unduly delay development or result in a significant renegotiation of existing legal agreements.

Staff recommend that Council refer amendments to the EFL ODP and corresponding CD-1 by-laws to Public Hearing. If approved, these amendments support continued development of a complete community in EFL, allowing for the opportunity to achieve a new, standalone site for the EFL community centre, and supporting the development of affordable housing on City-owned sites.

* * * * *

LIST OF APPENDICES

- Appendix A: A By-law to amend East Fraser Lands Official Development Plan By-law No. 9393
- Appendix B: A By-law to amend CD-1 (567) for East Fraser Lands Waterfront Precinct
- Appendix C: A By-law to amend CD-1 (499) for East Fraser Lands Area 2 South
- Appendix D: Proposed Conditions of Approval
- Appendix E: A By-law to amend CD-1 (566) for East Fraser Lands Town Square Precinct
- Appendix F: A By-law to amend CD-1 (498) for East Fraser Lands Area 2 North
- Appendix G: A By-law to amend CD-1 (565) for East Fraser Lands Park Precinct
- Appendix H: A By-law to amend the Zoning and Development By-law
- Appendix I: Proposed Amendments to Area 2 and Kerr Street Properties Design Guidelines
- Appendix J: Proposed Amendments to Phase 1 Design Guidelines
- Appendix K: Public Consultation Summary

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East Fraser Lands Official Development Plan 10-year Review

PROPOSED AMENDMENT TO EAST FRASER LANDS OFFICIAL DEVELOPMENT PLAN BY-LAW

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- This by-law amends the indicated provisions of East Fraser Lands Official Development Plan By-law No. 9393
- In section 5.1 of the Table of Contents, Council:
 - inserts the following as section 5.1.6:

“5.1.6 Sea level rise and flood management”; and
 - renumbers the remaining sections in section 5.1 of the Table of Contents accordingly.
- In section 7 of the Table of Contents, Council adds the following in the correct numerical order:

“Figure 17: Affordable housing
Figure 18: Development phases
Figure 19: Community centre and waterfront plaza”.
- In section 3.3, Density, Council amends the text as follows:

“The floor area for all uses developed after the date of enactment of this By law, except public cultural, recreational, and institutional uses, is not to exceed ~~719 650 m²~~
724 779 m².”
- In sub-section 3.5.1, Dwelling Uses, Council amends the text as follows:

“(b) the total floor area for dwelling uses in all areas is not to exceed ~~671 400 m²~~
676 529 m²,”
- In sub-section 3.5.8, Interim Uses, Council amends the text as follows:

“3.5.8 As development is to occur over many years, interim land uses that are compatible with adjacent development, are easily removable and of low intensity or low in capital development, do not result in a risk to the public from contaminated soils, and are subject to development permits limited to ~~three~~ ***five*** years may be permissible in the areas. ***The Development Permit Board or***

Director of Planning may renew development permits for interim uses for subsequent terms of up to five years.”

- In sub-section 4.3.1, Western Neighbourhood, Council amends the text as follows:

“(d) include buildings up to 44 **15** storeys in locations where they reinforce urban design objectives;”
- In sub-section 4.3.4, Western Neighbourhood, Council amends the text as follows:

“4.3.4 Buildings are to range in height from two to 44–**15** storeys.”
- After sub-section 5.1.5, Ecology, Council inserts a new sub-section 5.1.6 as follows, and renumbers the existing sub-sections 5.1.6 through 5.1.8 as 5.1.7 through 5.1.9 respectively:

“Sea level rise and flood management

5.1.6 Each re-zoning is to incorporate measures to mitigate the impacts of climate change and sea level rise into the design of buildings and surrounding landscaping, and the design of the foreshore parks and greenway, and:

(a) with respect to development, all buildings are to comply with the Vancouver Building By-Law except that:

(i) all buildings, except those existing as of [date of enactment] are to be designed to meet or exceed the area specific Flood Construction Level (FCL), at the time of building permit issuance, which is currently set at a minimum of 4.8 m, and

(ii) all buildings are to be set back:

(A) a minimum of 7.5 m from floodwalls in the central neighbourhood, or

(B) 15 m to 30 m from the high water mark, except in the eastern neighbourhood where buildings are to be set back a minimum of 30 m,

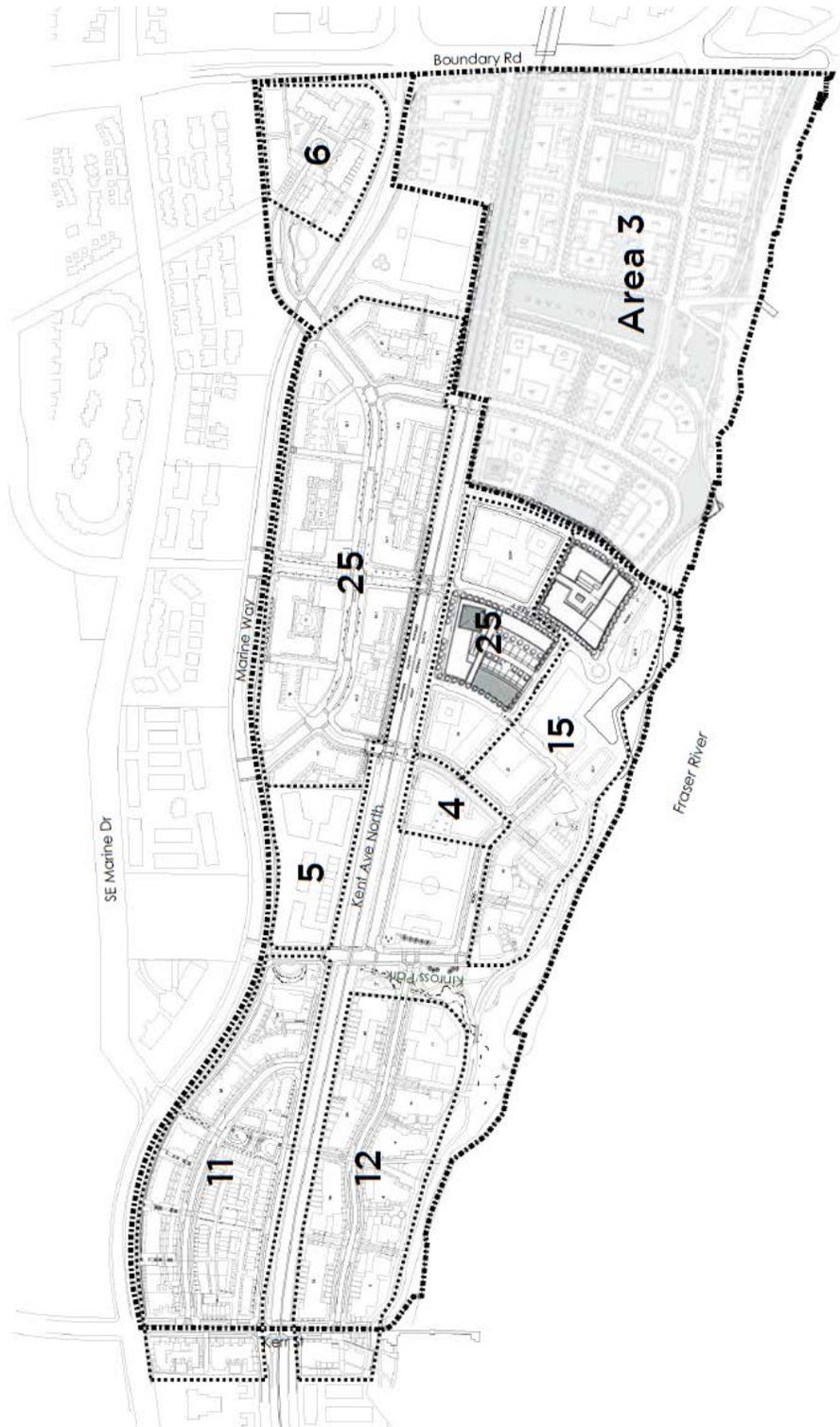
and may include an additional building setback considering building use and adjacencies;

(b) is to integrate continuous shoreline protection infrastructure from Boundary Road to Kerr Street that achieves a crest height of 4.8 m and incorporates soil densification where required;

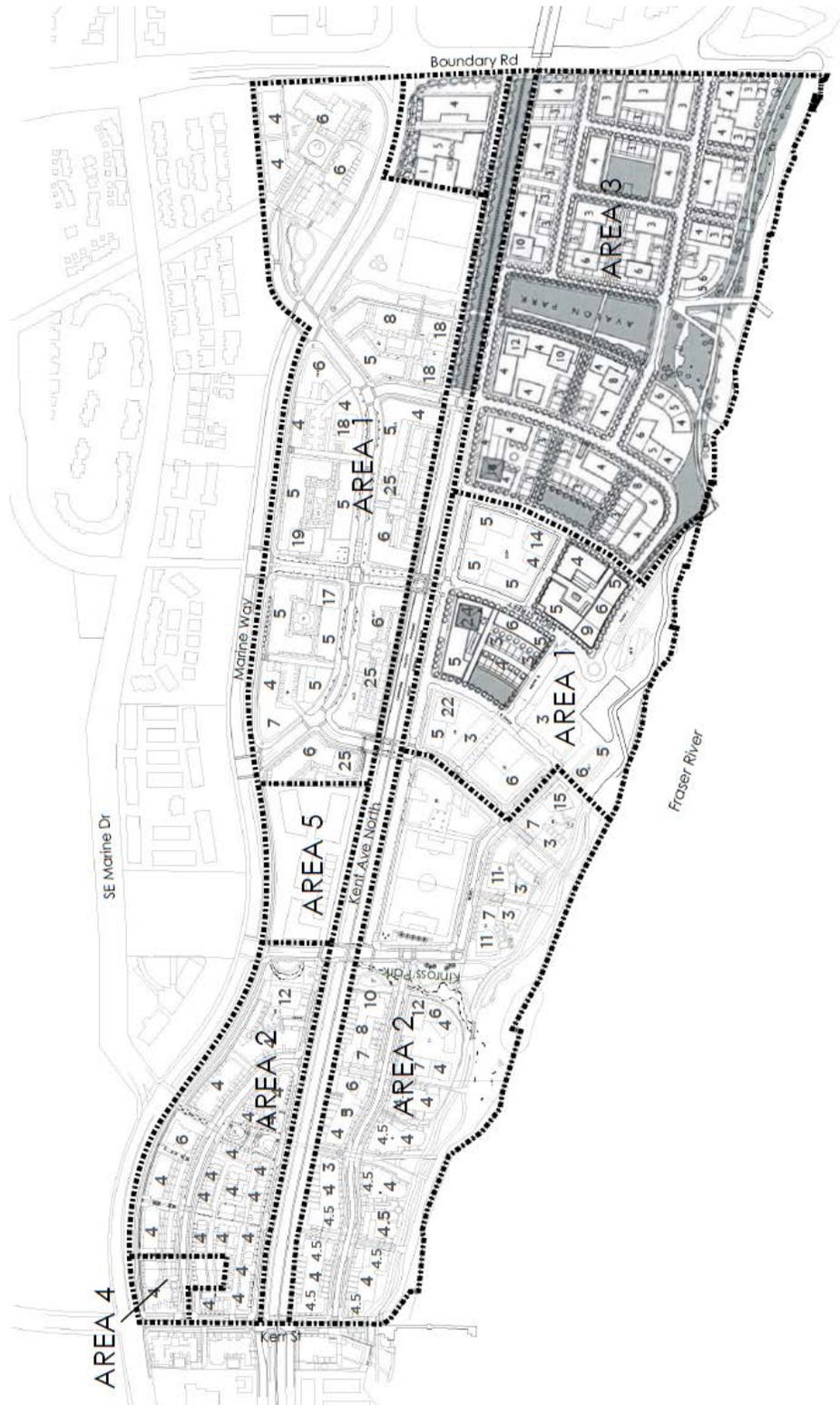
(c) is to future-proof the design of the shoreline and flood protection works to allow for at least 1m of additional sea level rise by 2100; and

(d) may require statutory rights-of-way in favour of the City for shoreline and flood protection works, to be determined at the time of each rezoning.

- In sub-section 6.1.1, Area 1, Council amends the text as follows:
 - “(a) residential floor area consisting of approximately ~~306 802 m²~~ **299,528 m²**”;
 - “(e) a community centre consisting of at least 2 790 m², ***adjacent to a waterfront plaza generally as illustrated in Figure 19.***”; and
 - “(i) at least ~~12%~~ **12.9%** of the residential floor area is to be available for affordable housing.”
- In sub-section 6.1.2, Area 2, Council amends the text as follows:
 - “(a) residential floor area consisting of approximately ~~145 157 m²~~ **157 560 m²**,” and
 - “(g) at least ~~13.8%~~ **14.8%** of the residential floor area is to be available for affordable housing.”
- In sub-section 6.1.3, Area 3, Council amends the text as follows:
 - “(f) at least ~~27.3%~~ **25.1%** of the residential floor area is to be available for affordable housing”
- In Section 6, Development Phasing, Council replaces Figure 8, Maximum Building Heights, with the following:

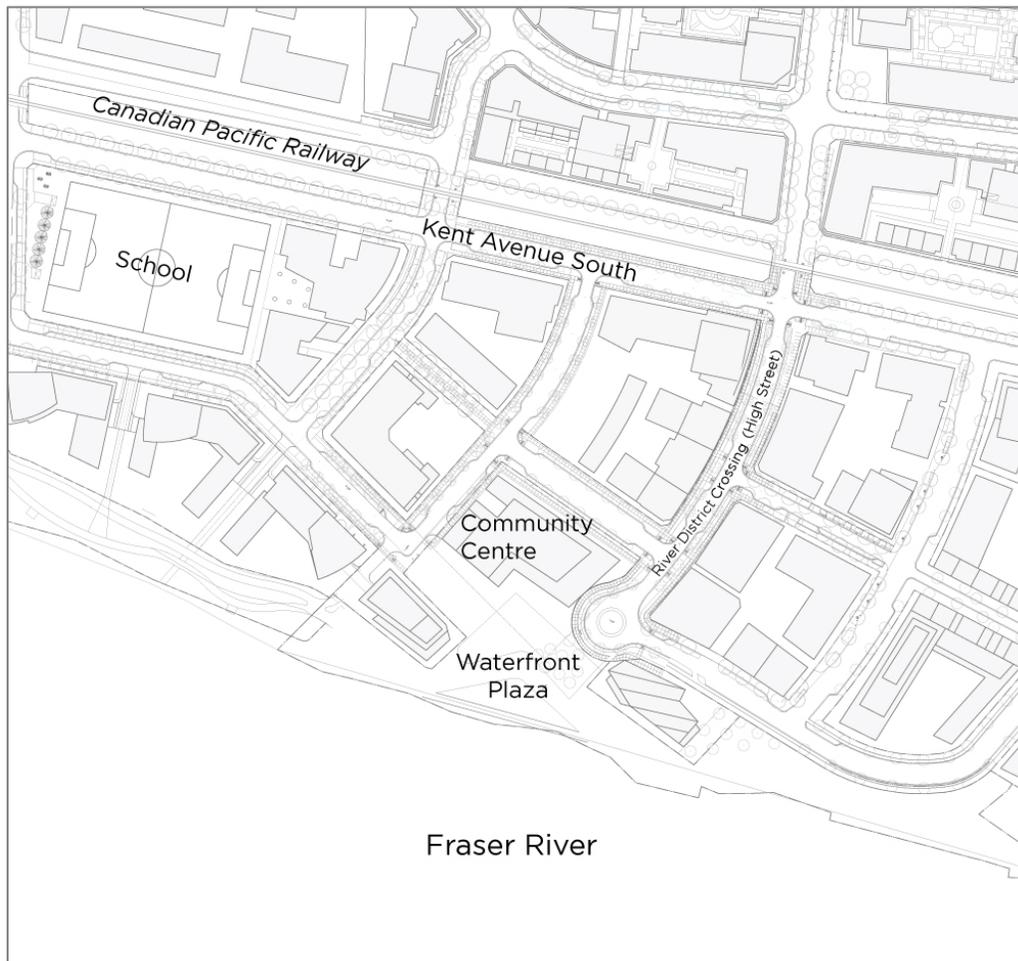


- In Section 6, Development Phasing, Council replaces Figure 9, Optimum Building Heights, with the following:



- At the end of section 6, Development Phasing, Council inserts the following:

“Figure 19: Community Centre and Waterfront Plaza



East Fraser Lands Official Development Plan 10-year Review
PROPOSED AMENDMENT TO
CD-1 (567) FOR EAST FRASER LANDS WATERFRONT PRECINCT

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- This by-law amends the indicated provisions of CD-1 (567) By-law No. 10943 for East Fraser Lands Waterfront Precinct.
- In section 1.2, Council strikes out the word “Z-619(d)(iii)” and substitutes “[Z-]”.
- In section 2, Council:
 - (a) strikes out the word “Z-619(d)(iii)” wherever it appears and substitutes “[Z-]”;
 - (b) strikes out the word “and” at the end of the definition for “sub-area 2”;
 - (c) strikes out the “.” at the end of the definition for “sub-area 3” and substitutes “; ***and***”; and
 - (d) adds the following definition after the definition for “sub-area 3”:

““sub-area 4” means that area of CD-1 (567) illustrated on the plan marginally numbered [Z-] attached as Schedule A to this By-law.”
- In section 3, Uses, Council amends the text as follows:

“3.2 Uses permissible in ***sub-area 1, sub-area 2 and sub-area 3*** of CD-1 (567) are:
 - (a) Dwelling Uses, limited to:
 - (i) Multiple Dwelling,
 - (ii) Principal Dwelling Unit combined with a Secondary Dwelling Unit,
 - (iii) Seniors Supportive or Assisted Housing, and
 - (iv) Dwelling Units in conjunction with any use permissible in the sub-area in which the Dwelling Units are situate;
 - (b) Cultural and Recreational Uses, limited to Park or Playground;
 - (c) Accessory Uses customarily ancillary to the uses listed in this section 3.2; and
 - (d) 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 (567),
- (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~~ **five years, except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.**

- In section 3, Uses, Council inserts a new sub-section 3.6, as follows:

“3.6 Uses permissible in sub-area 4 include only:

- (a) **Cultural and Recreational Uses, limited to Park or Playground; and**
- (b) **Accessory Uses customarily ancillary to the uses listed in this section 3.6.”**

- In section 4, Conditions of Use, Council amends the text as follows:

“4.5 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~~ **easterly and northerly buildings** are not permissible.”

- In section 5, Density, Council amends the text as follows:

“5.1 The floor area for all uses, combined, must not exceed ~~412 964 m²~~ **103 917 m²**.

5.2 The floor area for all dwelling uses, combined, must not exceed ~~403 600 m²~~ **94 556 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~~ **6 724 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 ~~3 484 m²~~ **1 443 m²**.”

- In sub-section 6.1, Building Height, Council amends the text as follows:

“Development Parcel	Number of storeys	Maximum building heights in metres
----------------------------	--------------------------	---

26	44 22	46.0 67.5	
27	6	22.0	
29 and 30	49 24	64.0 75.0	
31	43 3	43.0 10.5	
32.1 and 32.2	-4 1	45.0 6.6	
33 and 34	14	46.0	
35 and 36	9	31.0	”

- In Section 7, Parking, loading and bicycle spaces, Council amends the text as follows:

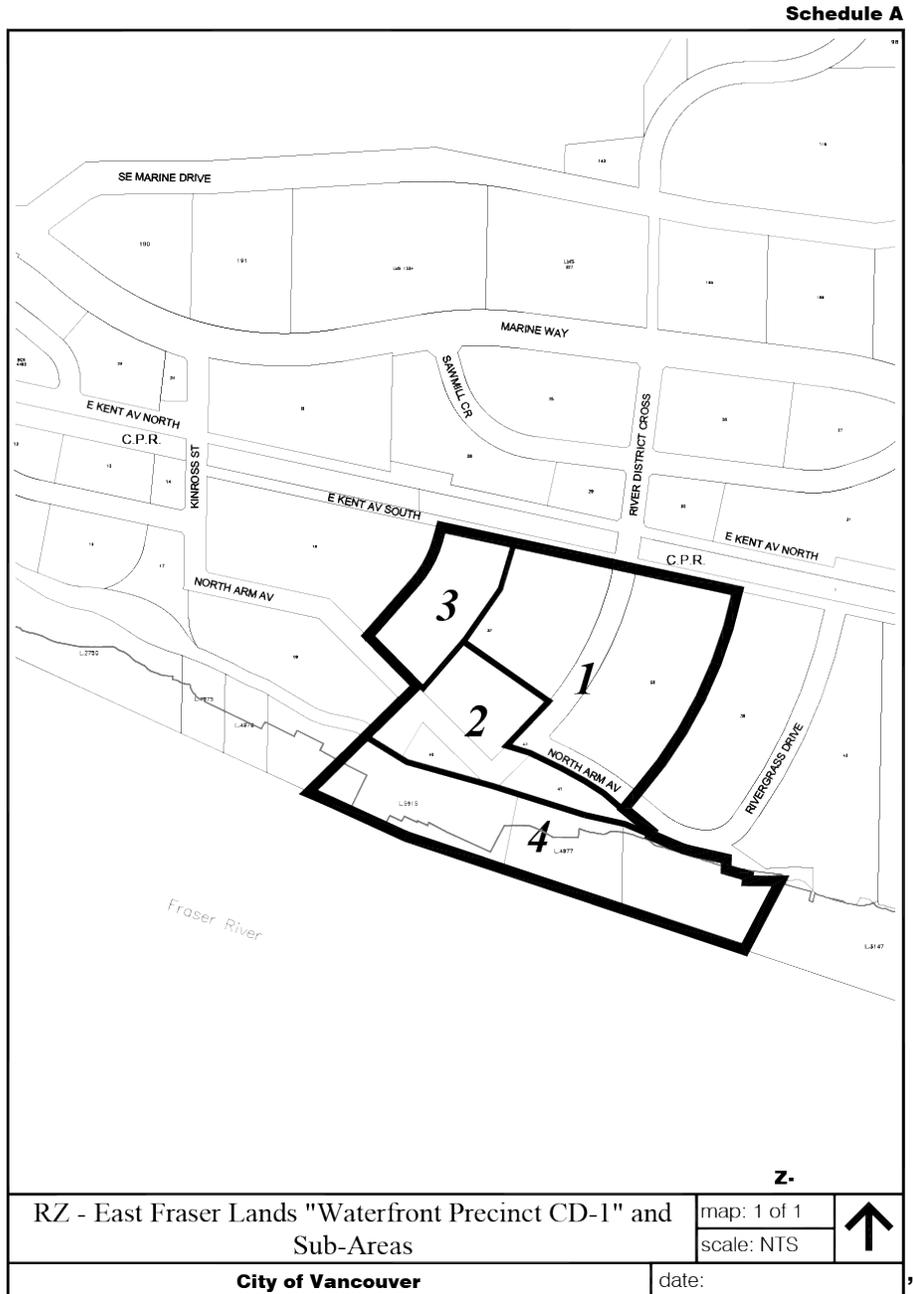
“Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.,~~except 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 m² 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.”~~

- Council strikes out map Z-619(d)(iii), the sub-area map, and substitutes the following map:

[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]

“



East Fraser Lands Official Development Plan 10-year Review

**CD-1 (567) FOR EAST FRASER LANDS WATERFRONT PRECINCT
DRAFT CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

In addition to the design development conditions approved by Council for the CD-1 rezoning of East Fraser Lands (Town Square, Park and Waterfront Precincts), as recorded in the Public Hearing Minutes, Tuesday, September 16, 2008, the Director of Planning or the Development Permit Board shall consider the following conditions:

1. Submission of revised Design Guidelines for the parcels that are modified under this text amendment (i.e. Parcels 26, 27, 29/30, 31 and 32 in Area 1), to the satisfaction of the Director of Planning.

Note to Applicant: The draft design guidelines in Appendix E require further staff review, and will be subject to further revision and refinement.

2. Design development to improve the interface to mitigate the impact of above-grade parkades on the street elevation and improve the interface of private development with the public realm.

Note to Applicant: In cases where parkades must protrude above grade, increased setbacks to accommodate enhanced landscaping, breaks or terracing in the massing, stair access and/or views to internal courtyards, enhanced cladding treatments of exposed parkade walls, and other design treatments are recommended to achieve visual porosity and animation in the pedestrian realm.

Parcel 29/30

3. Design development to limit tower floorplate, above 21.3 m (70 ft.) in height, to 697 sq. m (7,500 sq. ft.), measured to the far extent of the building massing including inset or enclosed balconies, but excluding projecting balconies.

4. Design development to create consistent streetwalls along River District Crossing (High Street) and Mews G, with a minimum 2.4 m (8 ft.), above the 5th storey.

Parcel 31

5. Design development to animate key street frontages, by locating active uses along the plaza, River District Crossing (High Street) and Mews G.

Note to Applicant: Active uses may include multi-purpose and/or activity rooms, gymnasium, lobby, library reading rooms, etc. Where possible, the rooms should have secondary entries onto the street and/or plaza, to create opportunities for indoor/outdoor programming.

6. Design development to provide a principle entry facing River District Crossing (High Street), and to provide a secondary entry and visual connection from Mews G to the plaza.
7. Design development to align the building frontage on North Arm Avenue with the massing on the adjacent Parcel 27, to create a consistent streetwall and framed view down the street end to the plaza.
8. Design development to locate childcare and associated outdoor spaces at Level 2 or above, and to rationalize the massing of the upper storeys to create larger, more functional outdoor play spaces.
9. Design development to optimize and rationalize the use of double-height spaces, to create views between key “public” spaces (i.e. lobby, mezzanine) and between spaces with related programs (i.e. fitness room and gymnasium).

Note to Applicant: To maximize efficiency, double- and over-height spaces should not be provided for back-of-house or administrative uses.

Design development to provide power and water to support events and activities in the Public Plaza area.

Parcel 32.1 and Parcel 32.2

10. Design development to align the building face to create a framed view, along Road B, to the riverfront down the street end.
11. Design development to accommodate a continuous waterfront pedestrian/bike facility (each path minimum 4.0m wide, plus separation and clearance width), including a minimum 3.3 ft. (1.0 m) landscape setback where adjacent to the building face.

Note to Applicant: In the event that a lease cannot be secured for the foreshore, Parcels 32.1 and/or 32.2 may need to be adjusted to ensure the waterfront pathways can be accommodated on Public land or through statutory rights-of-way. Any affected density assigned to Parcel 32.1 or 32.2 will be shifted to another site within the CD-1 boundary.

12. Design development to achieve a high standard of architectural and urban design innovation and excellence, in which the buildings serves to frame, complement and animate the public plaza.

13. Design development to Parcel 32.1, as follows:
 - (i) align the building frontage on North-Arm Avenue with the massing on the adjacent Parcel 28, to create a consistent streetwall and framed view to the plaza;
 - (ii) terrace the massing down towards the plaza and towards the riverfront, and to sculpt the massing to maximize public views;
 - (iii) create active retail use at grade, with a primary frontage on the plaza to engage and animate the public realm; and
 - (iv) create an active, transparent building frontage on the plaza and street frontages, with a major retail space(s) at grade.
14. Design development to Parcel 32.2, to sculpt the massing and building height to maximize public and private views to the plaza and riverfront.

CONDITIONS OF BY-LAW ENACTMENT

- (b) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Updated Subdivision Plan

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

Note to Applicant: Revisions to the subdivision plan and parcel locations must comply with Section 75 of the Land Title Act [RSBC 1996] with respect to access to water provisions. Further design development will be needed if waterfront tenure cannot be achieved.

Note to Applicant: Update existing legal agreements as required to append the updated subdivision plan and reflect any consequential amendments.

Amended Services Agreement

2. Revisions to the Services Agreements to account for impacts from the density re-allocation and revision to the subdivision plan, that 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 Agreements shall be revised to include:

- (i) Revision of Road B to 20.0 m (65.6 m);
- (ii) Revision of Mews G to be defined as Road G and width 23.0 m (75.5 ft.);
- (iii) Provision of statutory right of way on each side of High Street to achieve 23.0 m (75.5 ft.) width; and
- (iv) Amend item (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 subject to the execution of a maintenance agreement for the dock” to reflect the updated Area 1 Waterfront shoreline, parcel and plaza design (see condition 3).

Amended Shoreline Works Agreement

3. Revisions to the Shoreline Works Agreement to incorporate changes to the subdivision plan. Shoreline Works are to include structures, including a flood wall, if necessary in Area 1 Central Waterfront, to the satisfaction of the City Engineer.

Provision of Statutory Rights-of-ways (SRWs), minimum 7.5m (24.6 ft.) clear width measured from the toe of the shoreline works or floodwall, in favour of City Engineer for shoreline works, maintenance and installation. Structures will be maintained by City Engineer; walkways will be maintained by the applicable owner under public access SRWs, where applicable.

Foreshore Tenure

4. 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.
5. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services in consultation with the Park Board to enter into a no development covenant on Parcels 32.1, 32.2, 35 and 36 until such time as the City or Wesgroup Properties can secure tenure of the portion of park in the Provincial foreshore lease, at no cost to the City. The City and Wesgroup agree to collaboratively explore the benefits of a direct lease between the City and the Province for the foreshore park. However, the City acknowledges that this may not be achievable. Further, if tenure cannot be achieved by either party, an alternate parcel configuration may need to be considered to accommodate a continuous waterfront walkway/bikeway outside of the leasehold area.
6. Revision of statutory right-of-way agreements for public access to reflect:
 - (i) Continuous waterfront bike and pedestrians connection, paths to be at least 4.0 m (13.1 ft.) wide each, plus additional width for separation and clearances.

Note to Applicant: the intent is for this walkway and bikeway to be primarily on public land; there may be constrained locations which require SRWs on private lands.

- (ii) Changes to parcel forms of development and passageways traversing parcels, as required, to meet the intent of the adopted design guidelines.

Conveyance of Closed Roads

- 7. Make arrangements to transfer ownership of lands as necessary to support the proposed draft subdivision plan, accompanying these CD-1 and ODP amendments.

Note to Applicant: The closure of North Arm Avenue between River District Crossing and Road A is proposed to expand waterfront plaza, it is anticipated that modifications to the subdivision plan will result in a net increase in lands dedicated to the City.

- 8. Provision of Statutory Rights of Way (SRW) in favour of City Engineer, at least 10m in width, center over the existing storm main in the Road B street end, south of North Arm Ave, for utility and public access purposes.

Updated Parks Agreements

- 9. Revisions to the Parks Agreements to account for impacts from the density re-allocation and revisions to the subdivision plan that detail provision of space in Area 1, as required by the East Fraser Lands Official Development Plan, including sections 3.5.7 and 6.1.1.

Note to Applicant: Required park space is to be calculated as outlined in section 3.5.7 of the East Fraser Lands Official Development Plan.

East Fraser Lands Official Development Plan 10-year Review

**PROPOSED AMENDMENT TO
CD-1 (499) FOR EAST FRASER LANDS AREA 2 SOUTH**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- This by-law amends the indicated provisions of CD-1 (499) By-law No. 10195 for East Fraser Lands Area 2 South.
- In section 3, Uses, Council amends the text as follows:
 - “ 3.4 (b) Interim Uses not listed in sections 3.2 or 3.3, 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 (499),
 - (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~~ ***five*** years, ***except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.***”

- In section 5, Density, Council amends the text as follows:

“5.1 The floor area for all uses, combined, must not exceed ~~406 743 m²~~ ***115 787 m²***”

- In sub-section 6.1, Building Height, Council amends the text as follows:

Development Parcel	Number of storeys	Maximum building heights in metres
7A	6	22.5
7B	6	22.5
8A	6	22.5
8B	10	34.5
9A	6	22.5
9B	7	25.5
10	7	25.5
11	9 <i>12</i>	31.5 <i>37.5</i>

23	4	20.5	
24	11	37.5	
25	12 11	40.5 37.5	
28	13 15	43.5 46.5	”

- In Section 7, Parking, loading and bicycle spaces, Council amends the text as follows:

“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 and live-work use:
 - ~~(i)~~ at least the lesser of one parking space for each 100 m² of gross floor area and 1.5 parking spaces for each dwelling unit, and
 - ~~(ii)~~ no more than one parking space for each studio dwelling unit, 1.5 parking space for each one bedroom dwelling unit, and two parking spaces for each two bedroom or more dwelling unit;
- ~~(b)~~ a principal dwelling unit combined with a secondary dwelling unit, including the floor area of the secondary dwelling unit, is subject to the parking requirement otherwise specified in section 4.2.1.13 of the Parking By-law and there is no additional requirement for a secondary dwelling unit but, for the purpose of calculating visitor parking and shared vehicle parking space requirements, Council deems a secondary dwelling unit to be a separate dwelling unit;
- ~~(c)~~ with respect to visitor parking:
 - ~~(i)~~ at least that number of visitor parking spaces that would be equal to 10% of the total number of dwelling units, and
 - ~~(ii)~~ no more than that number of visitor parking spaces that would be equal to 20% of the total number of dwelling units;
- ~~(d)~~**(a)**with respect to loading spaces, Class A, for all residential uses, at least 0.01 loading space, Class A for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class A; **and**
- ~~(e)~~**(b)**with respect to loading spaces, Class B, for all residential uses, at least 0.005 loading spaces, Class B for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class B;
- ~~(f)~~ 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; and
- ~~(g)~~ there must be, with respect to a principal dwelling unit combined with a secondary dwelling unit, at least 1.25 bicycle parking spaces, Class A for each principal dwelling unit and at least 0.75 bicycle parking spaces, Class A for each secondary dwelling unit, but for bicycle spaces, Class B, there are no requirements for a secondary dwelling unit.

East Fraser Lands Official Development Plan 10-year Review

**CD-1 (499) FOR EAST FRASER LANDS AREA 2 SOUTH
DRAFT CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

In addition to the design development conditions approved by Council for the East Fraser Lands – Area 2 and Kerr Street Properties rezoning, as recorded in the Regular Council Minutes, Thursday, January 21, 2010, the Director of Planning or the Development Permit Board shall consider the following conditions:

1. Submission of revised Design Guidelines for the parcels that are modified under this text amendment (i.e. Parcels 11, 13, 24, 25 and 28 in Area 2), to the satisfaction of the Director of Planning.

Note to Applicant: The draft design guidelines in Appendix E require further staff review, and will be subject to further revision and refinement;

2. Design development to improve the interface to mitigate the impact of above-grade parkades on the street elevation and improve the interface of private development with the public realm.

Note to Applicant: In cases where parkades must protrude above grade, increased setbacks to accommodate enhanced landscaping, breaks or terracing in the massing, stair access and/or views to internal courtyards, enhanced cladding treatments of exposed parkade walls, and other design treatments are recommended to achieve visual porosity and animation in the pedestrian realm.

Parcel 11

3. Design development to relocate taller massing to the northwest corner of the site, to minimize shadowing on public parks and on-site open spaces.

Note to Applicant: Shadows on the Kinross Park and the playfield Park must not exceed those in the original rezoning.

4. Design development to shape the building massing, to create a strong, articulated edge to the Neighbourhood Park, and to terrace down to a lower building (not exceeding four storeys) at the waterfront.

Parcels 24, 25, 28

5. Design development to limit tower floorplate, above 22.9 m (75 ft.) in height, to 605 sq. m (6,500 sq. ft.), measured to the far extent of the building massing including inset or enclosed balconies, but excluding projecting balconies.
6. Design development to locate and shape taller building forms to mitigate shadowing on Playfield Park.

CONDITIONS OF BY-LAW ENACTMENT

- (b) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:
 1. Obtain approval of and deposit for registration of an updated subdivision plan that creates updated parcels and roads, generally as defined in the East Fraserlands Design Guidelines document and provides for delivery to the City, revised roads and lands for parks and open space, if any changes are proposed in Area 2.

Note to Applicant: Revisions to the subdivision plan and parcel locations must comply with Section 75 of the Land Title Act [RSBC 1996] with respect to access to water provisions.

Note to Applicant: Update existing legal agreements as required to append the updated subdivision plan and reflect any consequential amendments.

East Fraser Lands Official Development Plan 10-year Review

PROPOSED AMENDMENT TO CD-1 (566) EAST FRASER LANDS TOWN SQUARE PRECINCT

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- This by-law amends the indicated provisions of CD-1 (566) By-law No. 10941 for East Fraser Lands Town Square Precinct.
- In section 3, Uses, Council amends the text as follows:
 - “ 3.2 (d) Interim Uses not listed in sections 3.2, 3.3, 3.4, or 3.5, and accessory uses customarily ancillary to them, if:
 - (vi) 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,
 - (vii) 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,
 - (viii) 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 (566),
 - (ix) the Director of Planning or Development Permit Board approves the location of the interim use, and
 - (x) any development permit for an interim use has a time limit of ~~three~~ ***five*** years, ***except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.***”
- In section 4, Conditions of use, Council amends the text as follows:
 - “4.2 ~~At least 317 dwelling units, other than live-work units, must consist of affordable housing dwelling units.~~
At least 22 540 m² of dwelling uses, other than live-work uses, must be developed as affordable housing, as defined in the East Fraser Lands Official Development Plan By-law.”
- In section 5, Density, Council amends the text as follows:
 - “5.1 The floor area for all uses, combined, must not exceed ~~179 483 m²~~ ***181 253 m²***”
- In Section 5.2, Council amends the text as follows:

“The floor area for all dwelling uses, combined, must not exceed 140 594 m²
142 364 m²”

- In Section 6.1, Council amends the text as follows:

“

Development Parcel	Number of storeys	Maximum building heights in metres
13	20 25	65.0 77
14	7	30.67
15	17	56.62
16	25	80.62
17	19	62.62
18	25	80.62
19	18	59.62

”

- In Section 7, Parking, loading and bicycle spaces, Council amends the text as follows:

“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 m² 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.”~~

East Fraser Lands Official Development Plan 10-year Review

PROPOSED AMENDMENT TO CD-1 (498) EAST FRASER LANDS AREA 2 NORTH

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- This by-law amends the indicated provisions of CD-1 (498) By-law no. 10194 for East Fraser Lands Area 2 North.
- In section 3, Uses, Council amends the text as follows:
 - “ 3.2 (e) Interim Uses not listed in sections 3.2 and accessory uses customarily ancillary to them, if:
 - (xi) 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,
 - (xii) 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,
 - (xiii) 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 (498),
 - (xiv) the Director of Planning or Development Permit Board approves the location of the interim use, and
 - (xv) any development permit for an interim use has a time limit of ~~three~~ ***five*** years, ***except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.***”
- In section 4, Conditions of use, Council amends the text as follows:
 - “4.2 ~~At least 114 dwelling units must consist of affordable housing dwelling units.~~ ***At least 15 394 m² of dwelling uses must be developed as affordable housing, as defined in the East Fraser Lands Official Development Plan By-law.***”
- In section 5, Density, Council amends the text as follows:
 - “5.1 The floor area for all uses, combined, must not exceed ~~38,414 m²~~ ***41,773 m²***”
- In Section 7, Parking, loading and bicycle spaces, Council amends the text as follows:
 - “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) there must be, with respect to multiple dwelling uses and live-work use:
 - ~~(i) at least the lesser of one parking space for each 100 m² of gross floor area and 1.5 parking spaces for each dwelling unit, and~~
 - ~~(ii) no more than one parking space for each studio dwelling unit, 1.5 parking space for each one bedroom dwelling unit, and two parking spaces for each two bedroom or more dwelling unit;~~~~
- ~~(b) a principal dwelling unit combined with a secondary dwelling unit, including the floor area of the secondary dwelling unit, is subject to the parking requirement otherwise specified in section 4.2.1.13 of the Parking By-law and there is no additional requirement for a secondary dwelling unit but, for the purpose of calculating visitor parking and shared vehicle parking space requirements, Council deems a secondary dwelling unit to be a separate dwelling unit;~~
- ~~(c) there must be, with respect to visitor parking:
 - ~~(i) at least that number of visitor parking spaces that would be equal to 10% of the total number of dwelling units, and~~
 - ~~(ii) no more than that number of visitor parking spaces that would be equal to 20% of the total number of dwelling units;~~~~
- ~~(d)~~**(a)** there must be, with respect to loading spaces, Class A, for all residential uses, at least 0.01 loading space, Class A for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class A;
- ~~(e)~~**(b)** there must be, with respect to loading spaces, Class B, for all residential uses, at least 0.005 loading spaces, Class B for each dwelling unit, and any number equal to or greater than 0.5 is to count as one loading space, Class B; **and**
- ~~(f)~~**(c)** where off-street parking associated with individual dwelling units on development parcels 2/4 or 6 has surface access, the Director of Planning, in consultation with the General Manager of Engineering Services, may allow tandem parking stalls, each of which is to count as two parking spaces, to a maximum of 50% of the dwelling units on parcels 2/4 and 6;
- ~~(g) 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; and~~~~
- ~~(h) there must be, with respect to a principal dwelling unit combined with a secondary dwelling unit, at least 1.25 bicycle parking spaces, Class A for each principal dwelling unit and at least 0.75 bicycle parking spaces, Class A for each secondary dwelling unit, but for bicycle spaces, Class B, there are no requirements for a secondary dwelling unit.~~

East Fraser Lands Official Development Plan 10-year Review

PROPOSED AMENDMENT TO CD-1 (565) EAST FRASER LANDS PARK PRECINCT

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- This by-law amends the indicated provisions of CD-1 (4565) By-law no. 10942 for East Fraser Lands Park Precinct.
- In section 3, Uses, Council amends the text as follows:
 - “ 3.2 (e) Interim Uses not listed in sections 3.2 and accessory uses customarily ancillary to them, if:
 - (xvi) 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,
 - (xvii) 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,
 - (xviii) 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 (565),
 - (xix) the Director of Planning or Development Permit Board approves the location of the interim use, and
 - (xx) any development permit for an interim use has a time limit of ~~three~~ ***five*** years, ***except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years.***”
- In Section 7, Parking, loading and bicycle spaces, Council amends the text as follows:

“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 m² 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."~~~~

East Fraser Lands Official Development Plan 10-year Review

PROPOSED ZONING AND DEVELOPMENT BY-LAW AMENDMENTS

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

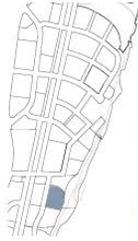
Note: Deleted provisions ~~struck out~~, and new inserted provisions are in ***bold italics***.

- In Schedule C – Streets Requiring Landscaped Setbacks, Council amends the text as follows:

~~“Boundary Road, west side, from Marine Way to Kent Avenue North ————— 7.6 m
Kerr Street, east side, from Kent Avenue North northerly for a distance of 112.1 m — 7.6 m
Kinross Street, both sides, from S.E. Marine Drive to Kent Avenue North ————— 7.6 m”~~

East Fraser Lands Official Development Plan 10-year Review

PROPOSED AMENDMENTS TO AREA 2 AND KERR STREET PROPERTIES
DESIGN GUIDELINES



PARCEL LOCATION

PARCEL 11

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 11	B1 RESIDENTIAL	37.5	12	9,909	106,659
	B2 RESIDENTIAL	22.5	7	6,803	73,227
TOTAL				16,712	179,886

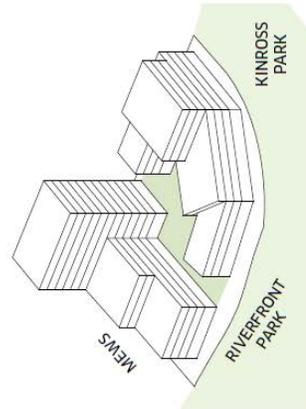
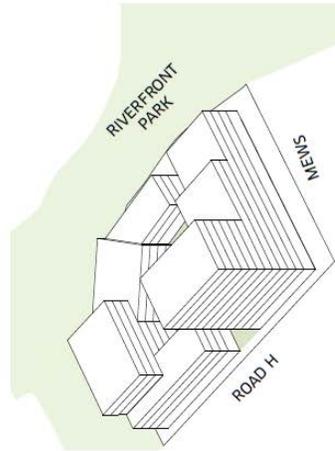
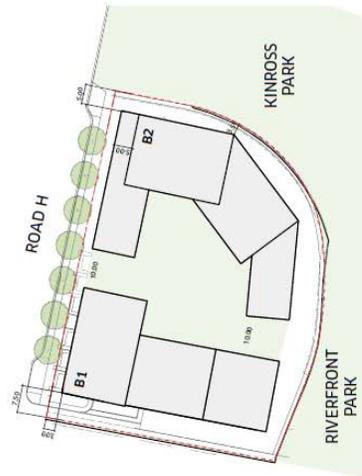
* Floor to floor height 3 m, except ground floor height 4.5 m.
* Includes underground parking

Urban design role:

- Marks the southwest terminus of Kinross Park South and provides transitions to Riverfront Park.
- Contributes to the street wall definition of "Road H".
- With Parcel 10, defines shared mews.
- Building forms frame semi-private landscape space that will contribute to the character of the foreshore.

Characteristics:

- The fronting of the east building steps towards the Riverfront Park and the river, broadening the view of the river and defining the south end of the park.
- Road H frontage is comprised of a series of townhouses.
- Private courtyard opening to the river provides a visual amenity and enhances the riverfront park experience.
- Both buildings contribute to the general terracing nature of the blocks south of road "H".
- Building frontages offer opportunities for a unique expression responding to the riverfront location.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



WESGROUP + DIALOG
Submitted June 20, 2018

PARCEL 24

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 24	RESIDENTIAL	34.5	11	2,430	26,158
TOTAL				2,430	26,158

* Floor to floor height 3 m, except ground floor height 4.5 m.
* Includes underground parking

Urban design role:

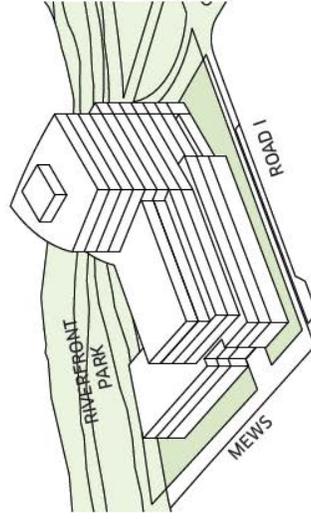
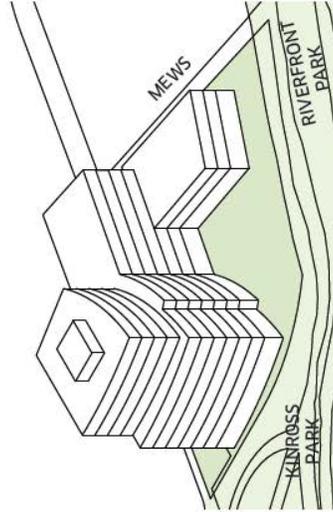
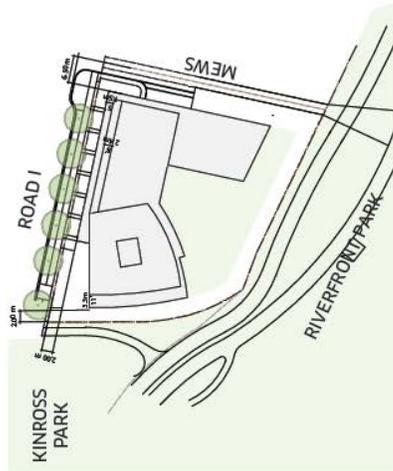
- Marks the southeast corner of Kinross Park.
- Terminates the view along Kinross Road.
- With Parcel 25, frames the shared mews.
- Building forms frame semi-private landscape space that contributes to the unique character of the foreshore.

Characteristics:

- The front of the east building steps towards Foreshore Park and the river, broadening the view of the water and defining the south end of the park.
- Road H frontage comprised of a series of townhouses.
- Private courtyard opening to the river provides a visual amenity and enhances the riverfront park experience.
- Both buildings contribute to the general terracing nature of the blocks south of road "H".
- Building frontages offer opportunities for a unique expression responding to the riverfront location.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



PARCEL LOCATION



PARCEL 25

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 25	RESIDENTIAL	34.5	11	12,254	131,901
TOTAL				12,254	131,901

* Floor to floor height 3 m, except ground floor height 4.5 m.
* Includes underground parking

Urban design role:

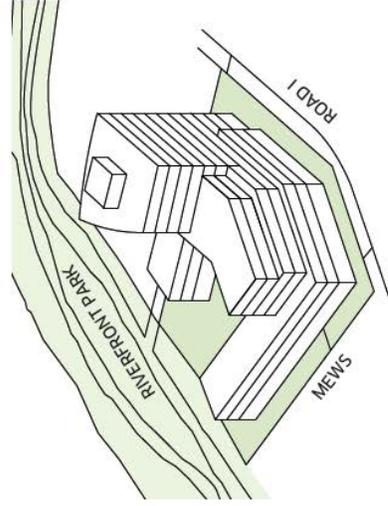
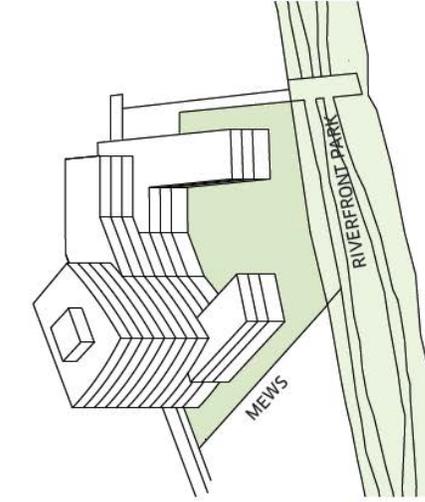
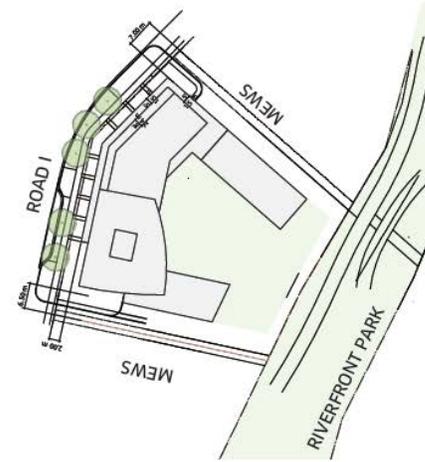
- Mid-step in tower transition from central neighbourhood.
- Provide a defined edge for the substantial open space of the Playfield Park.
- Define pedestrian routes.
- Building forms frame semi-private landscape space that contributes to the unique character of the foreshore.

Characteristics:

- Tower height should be lower than Parcel 28; tower configuration should consider solar access to Playfield Park and school.
- With frontage Parcel 24, street wall provides a scale appropriate to contain the south edge of the playing field open space combining tower and mid rise form.
- Town houses on both sides of the parcel define the adjacent mews with a comfortable scale for pedestrians.
- Private courtyard opening to the river provides visual amenity and enhances the riverfront park experience.
- Building frontages offer opportunities for a unique response to the riverfront location.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



PARCEL LOCATION



PARCEL 28

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 28	RESIDENTIAL	46.5	15	13,694	147,401
TOTAL				13,694	147,401

* Floor to floor height 3 m, except ground floor height 4.5 m.
* Includes underground parking

Urban design role:

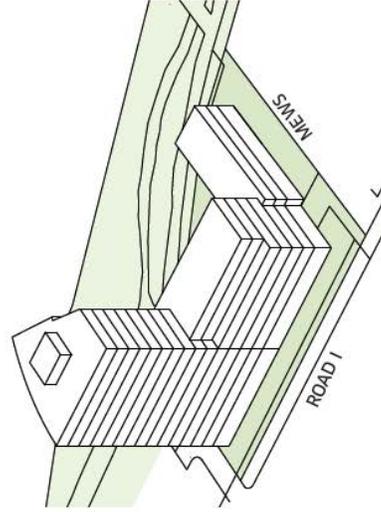
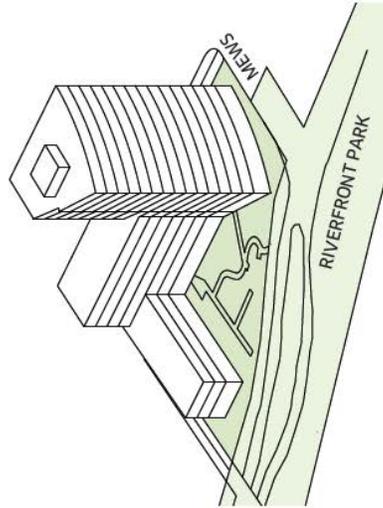
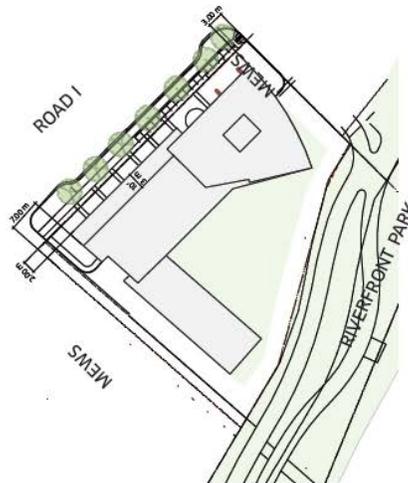
- Tower creates high point of the SE Precinct
- Tower marks the terminus to collector road and threshold to Riverfront, Playfield Park and Kinross Park South.
- With Parcel 25, frames the vehicular/pedestrian mews.
- Building forms frame semi-private landscaped space that contributes to the character of the riverfront.

Characteristics:

- Tower configuration should consider solar access to Playfield Park and school.
- Mt. Baker road frontage complements scale of mid rise street wall on Parcels 24 and 25 as well as Parcel 27 (area 1).
- Townhouses define east side of vehicle/pedestrian mews (extension of collector road).
- Frontage at ground floor of east side to provide a comfortable relationship to adjacent public space and waterfront bikeway/greenway through building setbacks and terrace areas at tower levels and location common areas such as amenity and lobby spaces.
- Private courtyard opening to the river provides visual amenity and enhances the riverfront park experience.
- Building frontages offer opportunities for a unique response to the riverfront location.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



PARCEL LOCATION



PARCEL 32.2

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 32.2	COMMERCIAL	6.60	1	964	10,376
TOTAL				964	10,376

* Floor to floor height 3 m, except ground floor height 4.5 m.
* Includes underground parking

Urban design role:

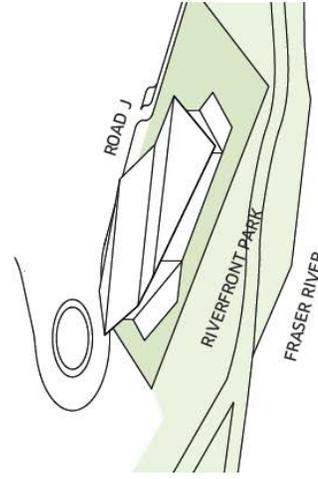
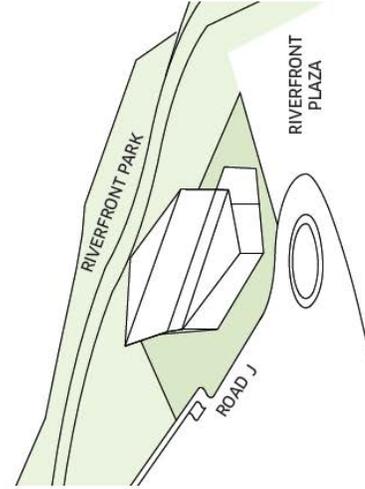
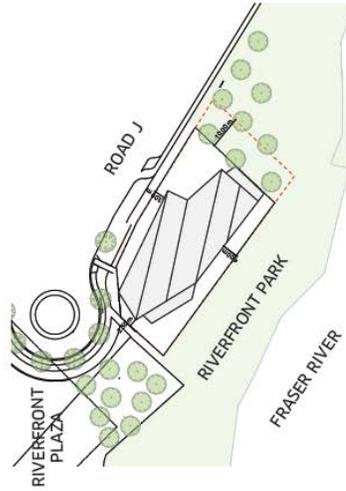
- Key commercial building, serves to give vibrancy to the Riverfront Plaza with patio.

Characteristics:

- The building
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



PARCEL LOCATION



PARCEL 29/30

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 29/30	RESIDENTIAL COMMERCIAL	73.5	24	27,637	297,482
TOTAL				29,537	317,933

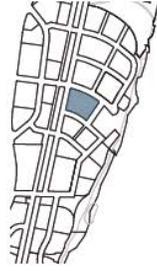
* Floor to floor height 3 m, except ground floor height 4.5 m.
* Includes underground parking

Urban design role:

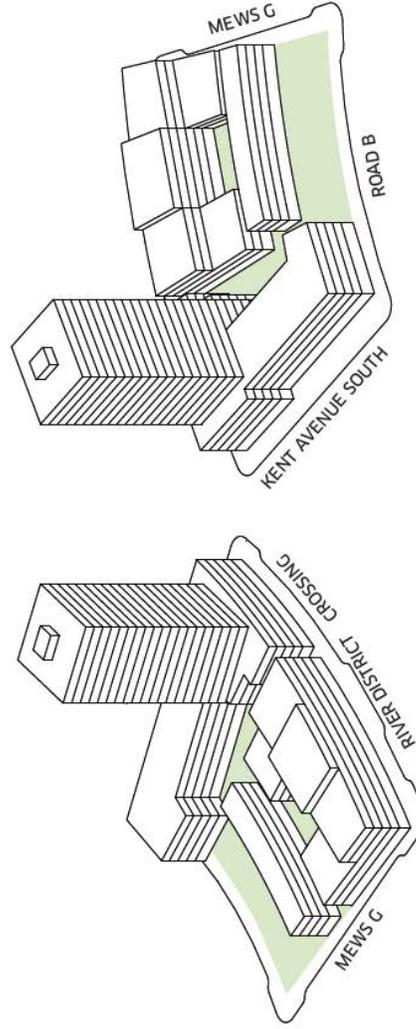
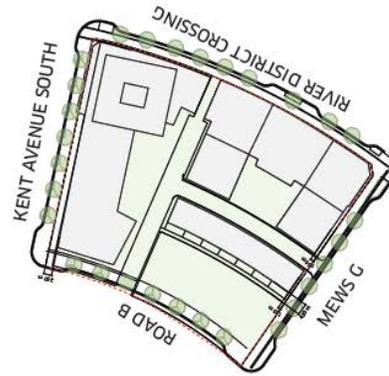
- Forms part of the gateway (with parcel 33/34) to the Waterfront precinct; tower enhances the visibility of the NE corner, creating a visual 'magnet' from Town Square.

Characteristics:

- Lane on south of Bldg 29-4 provides important east-west permeability, terminating in a walk-through breezeway that connects pedestrians to River District Crossing; this route will be a public ROW.
- Neighbourhood park immediately west of this parcel offers multiple opportunities for desirable semi-private space including garden terraces for town homes fronting on east edge and balconies at corners of Bldg 29-4 offers a green overlook for ground floor patios, indoor common spaces and surrounding units; it can also accommodate garden plots.
- More intimate open space created by 'U' shape Bldg 19-1 and town houses opposite; lane provides access to townhouses and as east-west lane, contributes to pedestrian network.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



PARCEL LOCATION



PARCEL 26

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 26	RESIDENTIAL	67.5	22	20,181	217,226
TOTAL				20,181	217,226

• Floor to floor height: 3 m, except ground floor height: 4.5 m.
 • Includes underground parking

Urban design role:

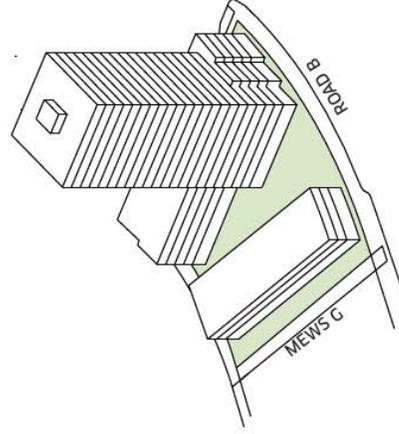
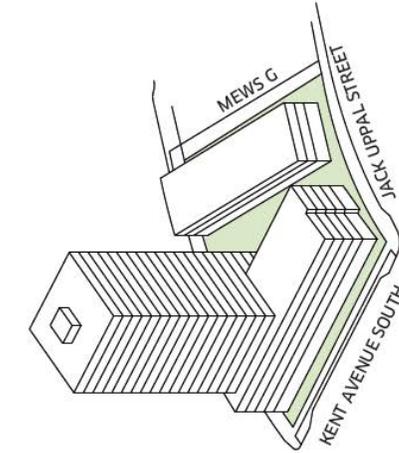
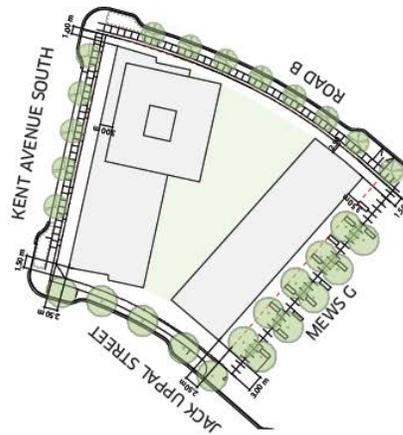
- Frames (with Parcel 27) the east-west pedestrian mews connecting the future school with the Community Centre; town homes flanking the mews provide a richly articulated street wall and deep garden patios to enhance the pedestrian experience along this key route.

Characteristics:

- At mid-block town homes of buildings 26-1 and 26-4 animate the garden courtyard with front doors accessed from mid-block walks.
- The 22 storey tower and podium give strong definition to Kent Ave South and the continuation of the street wall.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



PARCEL LOCATION



PARCEL 27

Parcel	Building	Height m	Storeys	Floor Area m ²	Floor Area sf
Parcel 27	RESIDENTIAL	19.5	6	8,572	92,268
TOTAL				8,572	92,268

FLOOR TO FLOOR HEIGHT 3 m, except ground floor height 4.5 m.
Includes underground parking

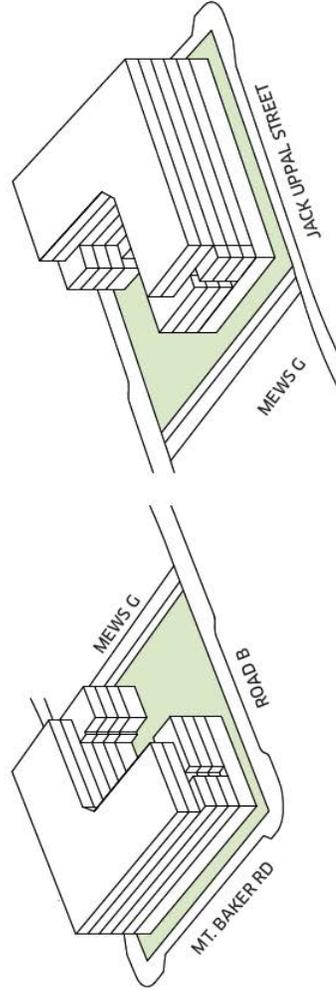
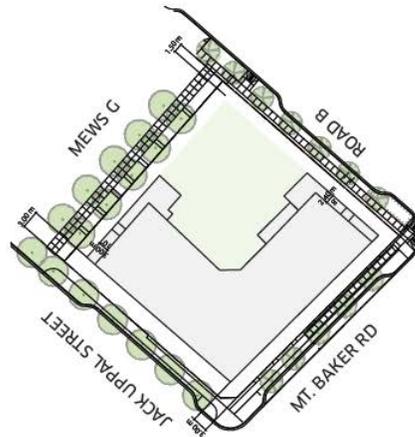


Urban design role:

- Provides south edge to east-west pedestrian mews. Similar approach to massing and garden patios as Parcel 26 is utilized for character consistent with this important pedestrian mews.

Characteristics:

- L shaped mid-rise building defines north side of Mt. Baker Road and Jack Uppal Street.
- Private courtyard opening provides a visual connection to the Community Centre and the Riverfront Plaza.
- The 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



East Fraser Lands Official Development Plan 10-year Review

PUBLIC CONSULTATION SUMMARY



East Fraser Lands 10-Year ODP Review - Area 1 & Community Centre Density Shift Engagement Summary

On May 24 & 26, 2018, the City hosted two open houses as part of the third phase of the East Fraser Lands 10-Year ODP Review. Over 150 people attended the events and more than 70 feedback forms were received.

Planning for East Fraser Lands (EFL) has been underway since 2002, shortly after Weyerhaeuser closed operations of the White Pine Sawmill. Over the past 15 years, thousands of Vancouverites have engaged in the planning for the future of this site.

Following the second round of consultation, updated information for the waterfront in Areas 1 & 2 and a preferred concept for the eastern neighbourhood (Area 3) were developed, based on feedback from the Urban Design Panel, technical staff review and input from the landowners.

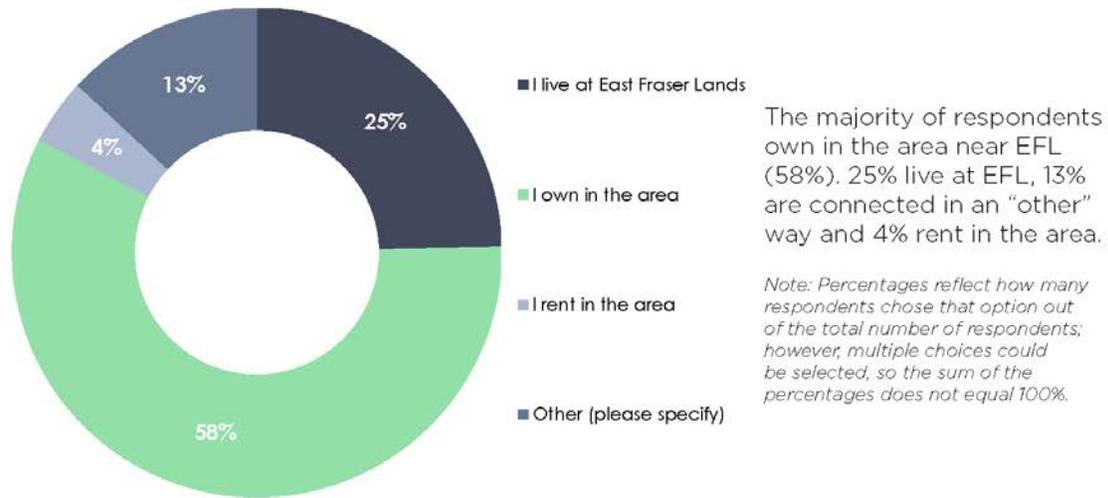
This document provides a summary of the key themes from the public feedback we received. A number of questions were asked to the public during the May 24 & 26 open houses including those on: parks and open spaces; land use; building types and heights; density; mobility; transit; proposed amenities; and community centre and waterfront plaza. This summary reflects only those questions that are related to changes to Area 1 & 2 and the proposed density shift to accommodate for a stand-alone community centre. What we heard will influence the draft amendments to the EFL ODP and other by-laws to establish a framework for land use, sustainability, transportation, density and building heights and public benefits. These amendments will be presented to Council for consideration later this year.

Complete summaries from the previous phase 1 & 2 open houses are available to view online at:

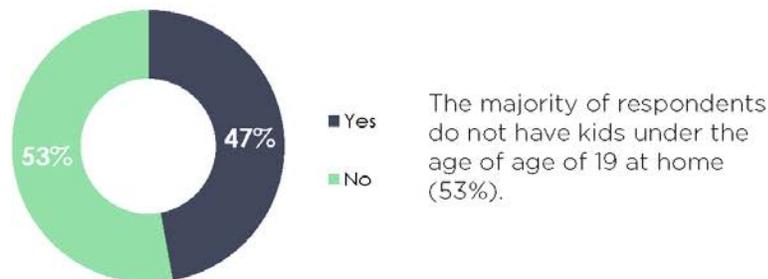
vancouver.ca/east-fraser-lands



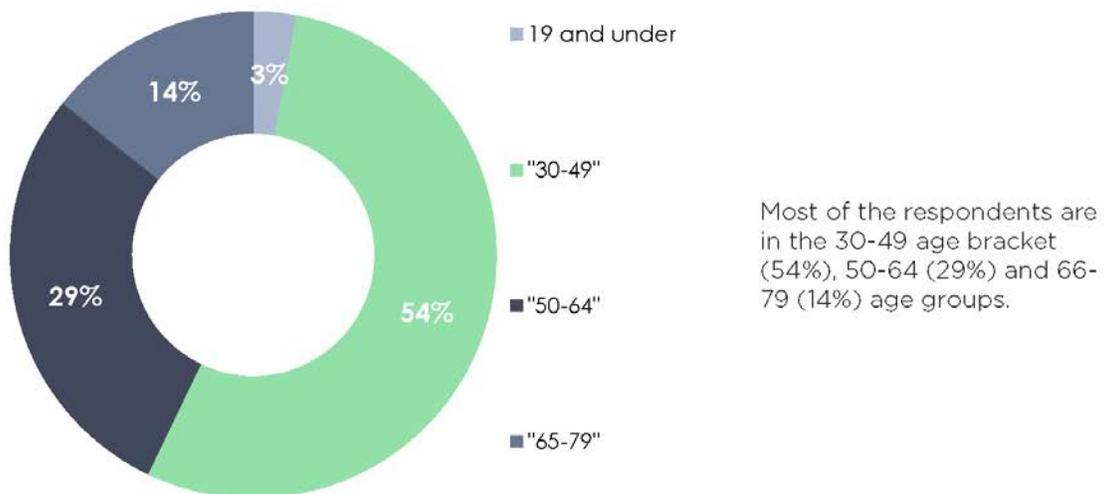
WHAT IS YOUR CONNECTION TO EFL



DO YOU HAVE CHILDREN UNDER THE AGE OF 19 AT HOME?

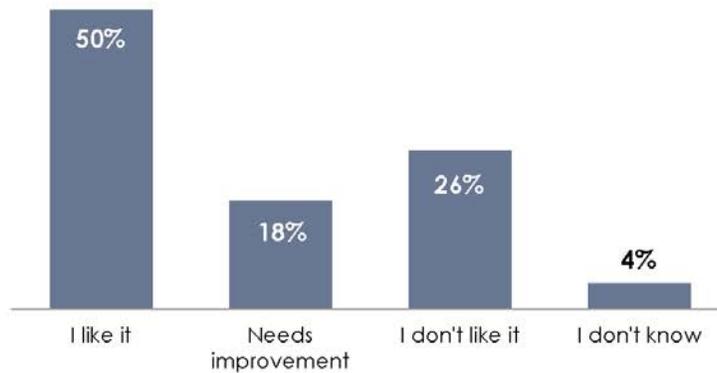


WHICH AGE CATEGORY DO YOU FALL IN?



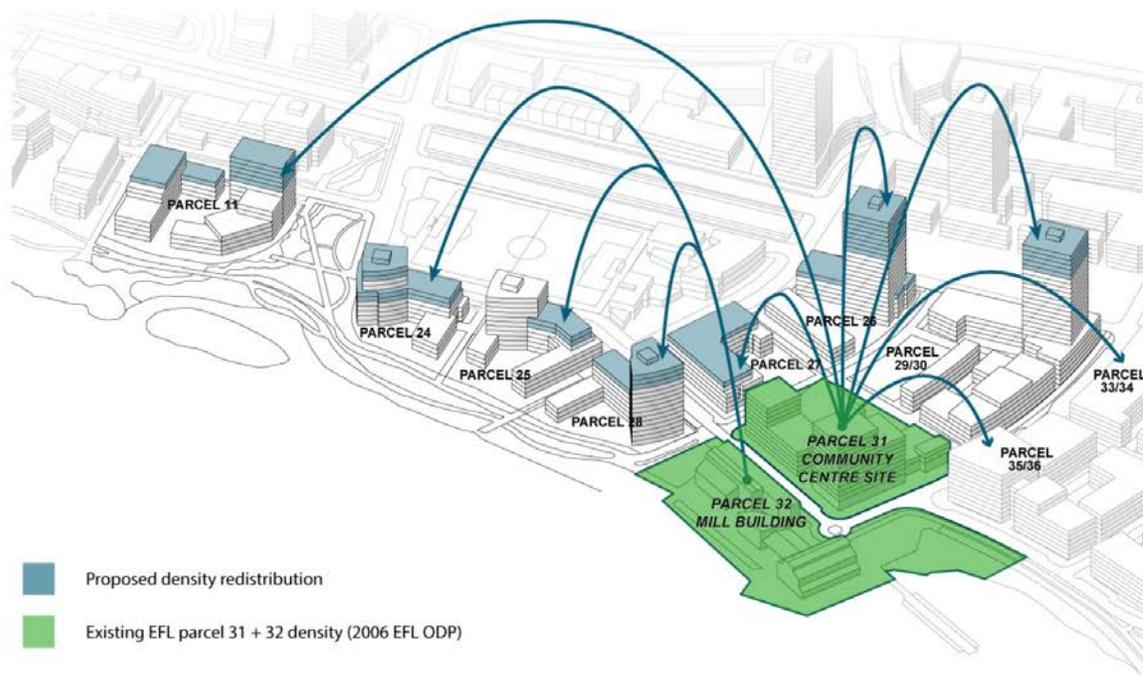
Q. 1 BUILDING TYPES AND HEIGHTS

In Area 1 additional building heights are proposed to enable the creation of a site for the Community Centre (by shifting density to existing parcels) and to increase housing close to the neighbourhood centre. What do you think about the proposal to increase building heights to achieve a site for the community centre?



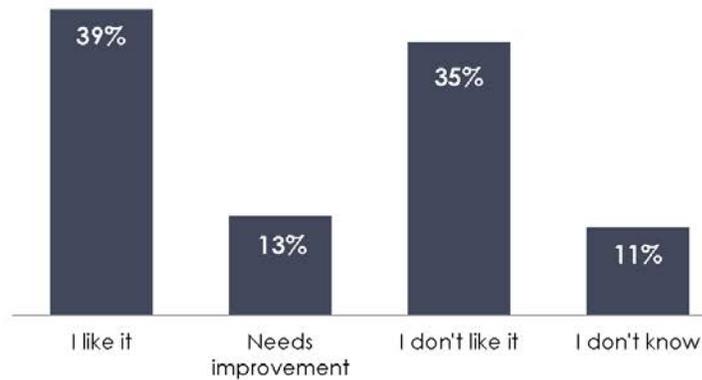
As displayed in the chart (left), the majority of respondents said that they like the proposal to increase building heights to achieve a site for the community centre (50%). 18% said it needs improvement, 26% said they don't like it, and 4% don't know.

COMMUNITY CENTRE DENSITY REALLOCATION



Q. 1b BUILDING TYPES AND HEIGHTS

What do you think about the additional building heights in Area 1

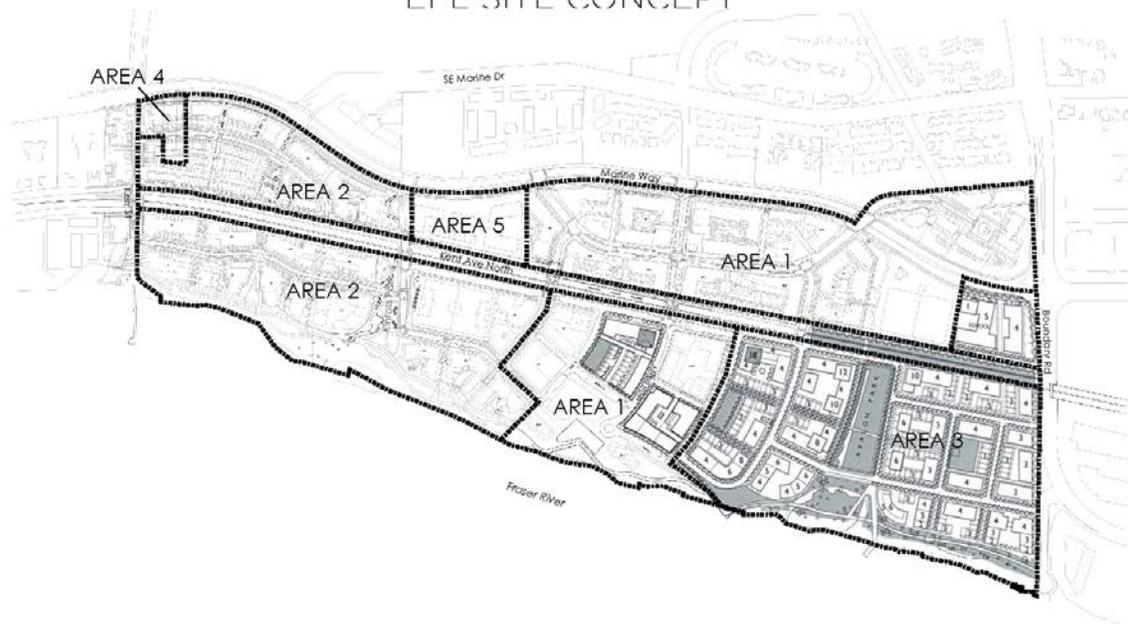


As displayed in the chart (left), the majority of respondents said that they like the additional building heights in Area 1 (39%). 13% said it needs improvement, 35% said they don't like it, and 11% don't know

ADDITIONAL COMMENTS

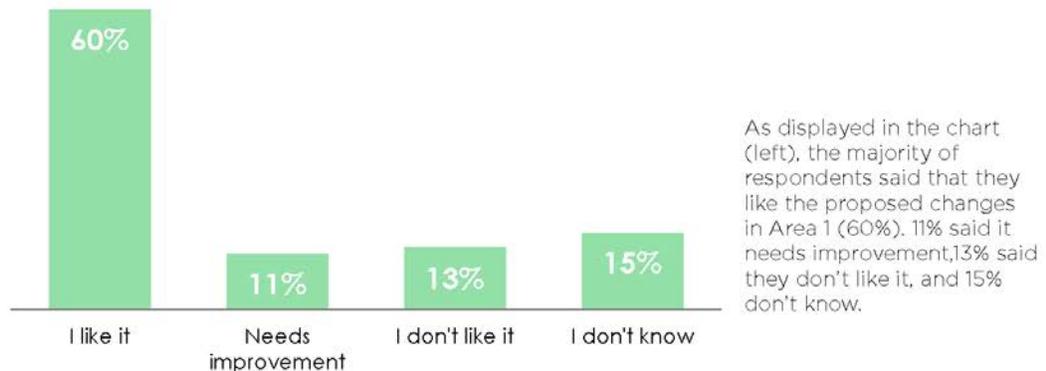
Many responses to this question are in support of the proposed building types and heights. Respondents support the transition of building heights toward the river and taller forms closer to High Street and East Kent Avenue. Some responses express concern about potential impacts to traffic and parking as a result of the taller buildings and other respondents would like to see the amenities (such as the civic centre and waterfront plaza) delivered earlier in the development process.

EFL SITE CONCEPT



Q. 2 MOBILITY

In Area 1, modifications to the street network are proposed to facilitate cyclist and vehicle movement resulting from the changes to the Community Centre site. What do you think about the proposed changes in Area 1?



ADDITIONAL COMMENTS

Further comments to this question include: insuring bicycle routes are well defined; improve public transit access to residents; improve parking; and provide pedestrian oriented areas.

Q. 3 CIVIC CENTRE AND WATERFRONT PLAZA

Plaza Modifications are proposed to the approved street network in Area 1 and residential density has been shifted from the Community Centre site to other parcels (resulting in modest increases in building heights). Do you support these changes to achieve a stand-alone civic centre and waterfront plaza? If not, please tell us why?

The majority of responses to this question were in support of the changes to Area 1 to achieve a stand-alone civic centre and waterfront plaza. Some comments express concern regarding the redistribution of density to surrounding buildings and others would like to see the delivery of the civic centre be on an expedited timeline.