



REFERRAL REPORT

Report Date: May 5, 2020
Contact: Neil Hrushowy
Contact No.: 604.829.9622
RTS No.: 13849
VanRIMS No.: 08-2000-20
Meeting Date: May 26, 2020

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: 3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan

RECOMMENDATION

- A. THAT the application by Park Lane River District Developments Ltd. (Wesgroup Properties) to amend CD-1 (566) By-law No. 10941 to achieve the following changes in Area 1, be approved, in principle:
- i. Amendments to allow secured market rental housing use and retail uses on Parcels 14 and 19 (sub-area 2);
 - ii. Increase floor area by 1 858 sq. m. (20,000 sq. ft.) to permit a community energy centre on Parcel 19; and
 - iii. Move the 49-space childcare centre from Parcel 19 to an alternative location in East Fraser Lands;

FURTHER THAT the application be referred to a Public Hearing;

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

- B. THAT, and subject to approval of Recommendation A, and consequential to the application to amend CD-1 (566) By-law No. 10941, amendments to the East Fraser Lands Official Development Plan By-law No. 9393, generally in accordance with Appendix B, 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 amending by-law, generally in accordance with Appendix B, for consideration at the Public Hearing.

C. THAT, subject to approval of 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 Phase 1 Design Guidelines, generally as presented in Appendix D;

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

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

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

Recommendations A and B are submitted as a package for Council's consideration, therefore if the proposed By-law in Recommendation A is approved in principle (as is or as amended by Council at its discretion), Recommendation B must also be approved in principle.

REPORT SUMMARY

This report proposes amendments to CD-1 (566) Town Square Precinct by-law and the East Fraser Lands Official Development Plan (EFL ODP) as requested by Wesgroup Properties to achieve the following:

- add secured market rental housing to permitted uses in sub-area 2 to enable rental housing on Parcels 14 and 19, with no net increase in permitted floor area;
- add retail uses to permitted uses in sub-area 2 to increase diversity of commercial uses on Parcels 14 and 19, with no net increase in permitted floor area;
- increase permitted density in sub-area 2 by 1,858 sq. m. (20,000 sq. ft.) to enable development of a permanent community energy centre on Parcel 19 to replace two temporary energy centres, and as committed by Wesgroup in the Certificate of Public

Convenience and Necessity (CPCN) with the BC Utilities Commission that established the district energy utility serving the East Fraser Lands (“EFL”) community; and,

- move the planned 49-space childcare centre from Parcel 19 (market development site) to (i) Parcel 31 (city-owned site) to be co-located with the Community Centre and 69-space childcare centre for potential operating efficiencies and improved location within the plan, or (ii) an alternative location in Area 3, funding dependent.

This application has been considered as part of the larger EFL ODP 10-year Review which has been underway since 2017. Staff recommend that these amendments be considered by Council prior to the completion of the broader review to enable development of secured market rental housing, add retail uses, and deliver the energy centre in the near term. Wesgroup is preparing to make a Development Permit application for Parcel 14 which would deliver approximately 100 units of rental housing and new retail, with construction anticipated to start in 2021.

Staff have assessed the application and conclude that it generally complies with the intent of the EFL ODP, and given the urgent need for rental housing, Staff support the application, subject to the design development and other conditions contained in Appendix C. Staff recommend that the Community Amenity Contribution (CAC) from this application, if approved, be allocated to the Community Centre, in accordance with the *East Fraser Lands: Public Amenity Financial Plan and Strategy*.

Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing process, and subject to the conditions in Appendix C.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *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)
- Area 1: CD-1 (565, 566 and 567) By-laws No. 10942, 10941 and 10943 respectively (2014) and associated Design Guidelines
- Neighbourhood Energy Centre Guidelines (2012)
- Flood Plain Standards and Requirements (2015)
- Housing Vancouver (2017)
- East Fraser Lands Official Development Plan 10-year Review Planning Program (ongoing)

REPORT

Background/Context

The East Fraser Lands (EFL) are 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. EFL comprises approximately 52 hectares (128 acres) of land area.

Planning has been underway since 2002 following closure of the White Pines Sawmill. The process has been a collaborative effort between the community, City staff and the developer, Wesgroup Properties (previously Parklane Homes).

The EFL Policy Statement, completed in December 2004, envisions a complete and sustainable community including a variety of housing opportunities with a range of supporting amenities. The EFL ODP, approved in 2006, includes approximately 724,779 sq. m. (7,811,456 sq. ft.) of development, including housing, shops and services, a network of parks and plazas, four childcare centres, two school sites and a community centre. The EFL ODP also requires that 20% of the dwelling units be for affordable housing. A phasing strategy which ensures shops and services are delivered early in the development process is established in the EFL ODP.

The first CD-1 rezoning (Area 1), including the Town Square, Waterfront and Park Precincts, was approved by Council in September 2008 and enacted in 2014. The CD-1 rezonings for the western neighbourhood (Area 2) were approved by Council in December 2009 and enacted in 2010.

In 2010, Council approved the *East Fraser Lands: Public Amenity Financial Plan & Strategy* (the “EFL Financial Plan”) for the delivery of the amenity package envisioned in the EFL ODP.

Development of individual building parcels and new city infrastructure has been underway since 2010, as illustrated below.

Figure 1 – EFL ODP Area Map and Development Progress



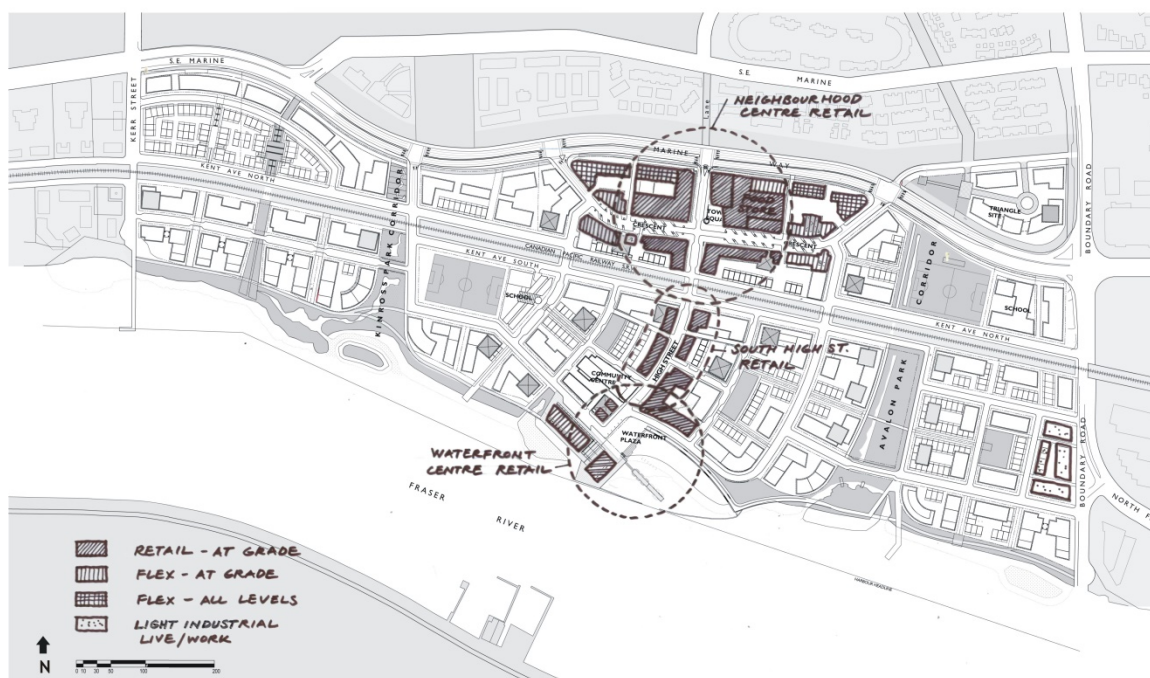
In 2017, the City initiated a 10-year review of the EFL ODP to address challenges associated with the decade-long implementation process. Work is on-going with a report to Council anticipated later this year.

Staff recommend that the package of proposed amendments outlined in this report be considered by Council in advance of the completion of the broader EFL ODP 10-year Review. These changes would enable rental housing development on Parcel 14 to advance to development permit, and make the project eligible for CMHC financing. It would also allow Wesgroup to proceed with development of the energy centre to serve new buildings as they come online. Parcel 14 would include new retail at-grade, thereby strengthening the retail heart of the community.

Strategic Analysis

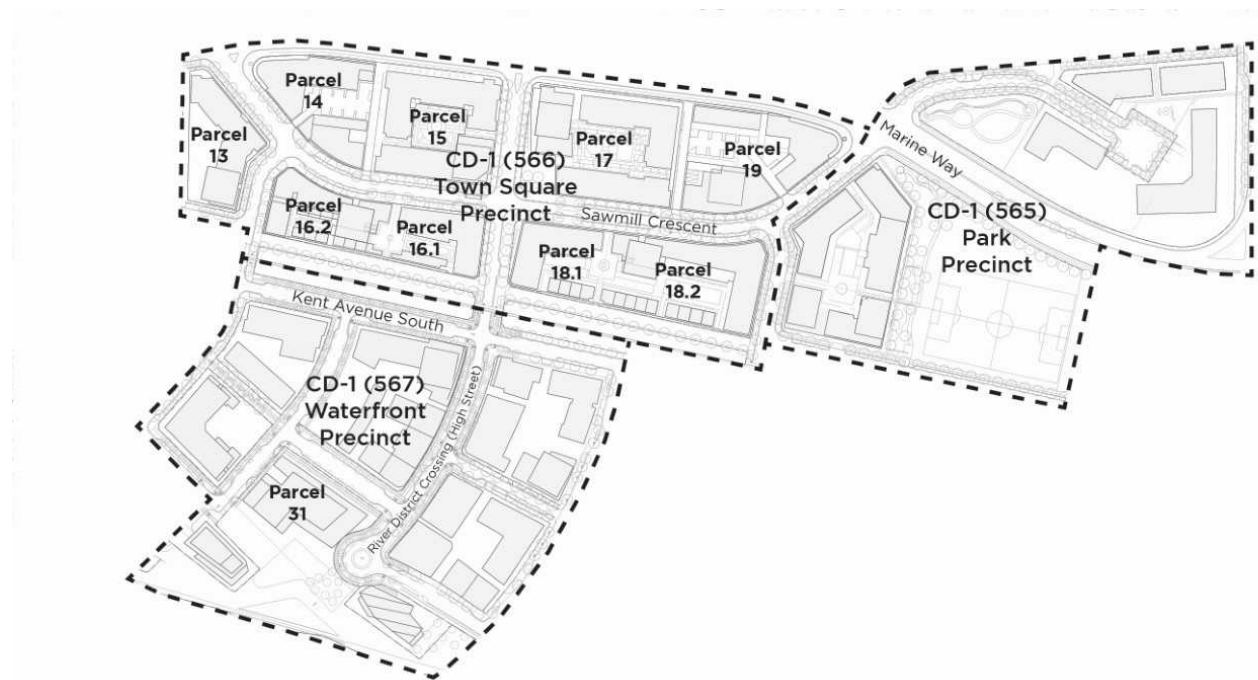
East Fraser Lands is a new complete community designed to allow residents access to shops, services and local amenities within walking or cycling distance of new housing. The shops and services are focused on a 'High Street' that is anchored by a town square at the north end and a waterfront plaza on the Fraser River. To ensure the vibrancy and success of the High Street, retail uses are only permitted on parcels fronting the High Street. The parcels flanking the retail uses in the town square are described in the EFL ODP as 'flex uses'. The eastern and western neighbourhoods are primarily residential and community serving uses (parks, school sites, and childcare facilities).

Figure 2 - EFL ODP locations of 'Retail, service, flex and light industrial live-work uses'



Council approved the rezoning of Area 1, the central neighbourhood, in 2008. Area 1 includes 3 CD-1 by-law areas, including CD-1 (566) Town Square precinct. All three CD-1 by-laws were enacted in 2014.

Figure 3 – CD-1 By-laws within EFL Area 1, including Parcels



CD-1 (566) contains three sub-areas as illustrated below:

- sub-area 1 includes the four parcels (Parcels 15, 16.1, 17 and 18.1) fronting the town square,
- sub-area 2 includes the flanking development parcels (Parcels 14, 16.2, 18.2 and 19), and
- sub-area 3 includes a social housing site (Parcel 13) limited to residential use..

In addition to residential uses, sub-area 1 requires retail uses on the ground floor. The parcels within sub-area 2 can include up to 23,726 sq. m. (255,385 sq. ft.) of 'flex uses' that include office, commercial and live-work uses. These uses are complementary to the retail uses which are focused on the High Street.

Figure 4 - CD-1 (566) Town Square Precinct sub-areas



Wesgroup Properties has requested three amendments to CD-1 (566) sub-area 2 including:

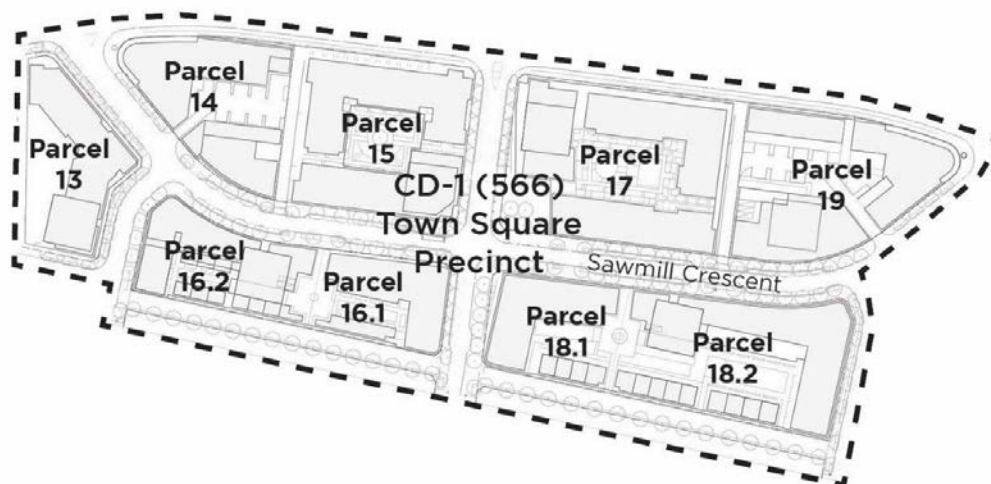
1. Extension of areas permitting retail uses

The application seeks to expand the permissible 'flex uses' in CD-1 (566) sub-area 2 to include 'retail uses' with a goal of strengthening the commercial heart of the new community. No additional floor area is proposed, and the form of development would be generally consistent with the approved EFL Area 1 Design Guidelines.

The EFL ODP focuses shops and services on a commercial High Street that is anchored by a town square at the north and a waterfront plaza at the Fraser River. Currently, CD-1 (566) Town Square Precinct, limits retail uses to sub-area 1 which includes the four parcels fronting onto the High Street. The parcels in sub-area 2 can provide up to 23,726 sq. m. (255,385 sq. ft.) of 'flex uses' which are currently limited to office, commercial and live-work uses. These uses are complementary to the retail uses focused on the High Street.

There are two parcels (Parcel 14 and Parcel 19) affected by this proposed change, refer to Figure 5 below.

Figure 5 - Town Square Precinct Parcel Plan



Proposed Amendments - Staff recommend that CD-1 (566) Town Square Precinct be amended to add retail uses, as requested, in sub-area 2. The proposed change would enable a greater diversity of potential commercial tenants on the ground floor. The change would contribute to a vibrant retail street and pedestrian experience. As a result of this change, consequential amendments to the EFL ODP are also required. The proposed changes are described in Appendix A and B.

2. Enabling Rental Housing

The application proposes to amend CD-1 (566) to permit secured market rental housing as an allowable use in sub-area 2 to increase opportunities to diversify housing options in EFL. This change would apply to Parcel 14 and Parcel 19, as shown on Figure 5 above. No additional floor area is proposed, and the form of development would be generally consistent with the approved EFL Area 1 Design Guidelines.

The intent of this change is to allow the previously planned office floor area to be built as secured market rental housing instead. The developer has indicated that there is currently limited demand for new high density urban office space in this area of the city. This would enable the development of approximately 170 units of rental housing, subject to final design development at the permitting stage.

CD-1 (566) sub-area 2 currently permits up to 23,726 sq. m. (255, 385 sq. ft.) of office, commercial and live-work uses combined, in addition to strata housing. In the EFL ODP (section 3.5.3) these uses are described as flex uses.

To facilitate much needed rental housing in the City of Vancouver, as outlined in Housing Vancouver, staff support the proposed addition of secured market rental housing as a use in sub-area 2. Staff propose to maintain the option of office use to provide flexibility through the development permit phase. This would provide flexibility to develop office or rental housing.

It is currently anticipated that rental housing will be developed on both Parcels 14 and 19. The applicant is advancing work on the Development Permit application for Parcel 14 so there is more certainty. Parcel 19 is not anticipated to be developed for several years. Parcel 19 is being used temporarily for surface parking, which was a lease requirement of the grocery store operator.

For Parcel 14, the applicant will request a DCL waiver for the rental housing buildings in exchange for meeting maximum average rental rates and unit sizes under the DCL By-law. The provisions that would make the project eligible for the DCL waiver will form part of the Housing Agreement which will be a requirement of by-law enactment. However, for Parcel 19 the Housing Agreement will be a requirement of the Development Permit application, should the waiver be sought. Should the applicant not request the waiver, then the units would be market rents.

The unit mix within the rental buildings will comply with the EFL ODP and CD-1 (566) where at least 35% of the units must be suitable for families. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

All rental units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The amendment to include secured market rental housing uses would expand housing tenure options in EFL and the new units would contribute toward our Housing Vancouver targets.

Proposed Amendments - Staff recommend that CD-1 (566) Town Square Precinct be amended, as requested, to add secured market rental housing use to sub-area 2 which would enable a change of up to 14,422 sq. m. (155,237 sq. ft.) of development floor area from office and commercial uses to rental housing. This change would not enable any additional strata housing. The proposed changes are described in Appendix A and B. Conditions are included in Appendix C.

3. Addition of Community Energy Centre

The application proposes to amend CD-1 (566) sub-area 2 to allow for a permanent energy centre to be constructed on a portion of Parcel 19. Additional floor area, up to 1,858 sq. m. (20,000 sq. ft.), is proposed to create a stand-alone energy centre. The community energy centre would be situated on the northeast corner of Parcel 19 near the corner of Marine Way and Sawmill Crescent. Parcel 19 is a mixed-use parcel, with a residential tower, mid-rise building (office or rental housing) and the proposed energy centre. Adjustments are required to the Area 1 Design Guidelines to adjust building forms and to provide a stand-alone energy centre.

All buildings in EFL are required to connect to a community energy utility (commonly referred to as a district energy utility “DEU”), which is a centralized utility system that produces and distributes thermal energy via hot water for space heating and domestic hot water services to connected buildings. The DEU was secured as a condition of enactment in the first area rezoning in EFL (approved in 2008). Since its inception in 2012, the DEU has been operated by Wesgroup as River District Energy (“RDE”).

Over the past 8 years, RDE has worked to refine the operational needs of the energy utility. There are currently two temporary heat generation facilities operating in the community. As the community continues to grow, increased capacity is required beyond what can be provided by the existing temporary boiler plants. It has been determined that a central location for a permanent energy centre is the most efficient solution that minimizes energy loss during distribution, and ensures quality and consistent service to all buildings. RDE is committed under the terms of their CPCN with the BC Utilities Commission (BCUC) to build a permanent community energy centre.

RDE's long-term objective for low carbon energy supply is a connection to the Metro Vancouver Waste-to-Energy Facility in Burnaby in the nearby Big Bend industrial area to the east. If a connection to the Waste-to-Energy Facility cannot be realized, then an alternative low carbon energy source such as biomass will need to be located on-site. A low carbon energy source and second energy centre location, if required, will be a requirement of the future Area 3 rezoning. Any low carbon requirements and strategies for new construction and the community as a whole will be addressed through the Area 3 Rezoning and Building By-law Requirements (effective June 2021). Staff will continue to work with RDE to ensure the energy utility meets City policy.

The energy centre proposed on Parcel 19 will be designed in accordance with the *Neighbourhood Energy Centre Guidelines*, approved by Council in 2012. The energy centre will be designed to be visually appealing and complementary to the public realm, and in accordance with the applicable green building requirements of the EFL Area 1 rezoning, given its prominent location at the eastern entrance to the neighbourhood commercial heart. The location and height of stacks as well as acoustic studies will be required as part of the development permit process, as per the conditions in Appendix C.

Proposed Amendment - Staff recommend that CD-1 (566) be amended to allow for a 1,858 sq. m. (20,000 sq. ft.) stand-alone community energy centre, as described in Appendix A and B. Enactment conditions are outlined in Appendix C to ensure the energy centre is designed suitably given its location and proximity to residential uses. A draft of the Area 1 Design Guidelines changes for Parcel 19 are included in Appendix D. The Design Guidelines will be finalized as a condition of enactment.

4. Relocate Childcare Facility

In addition to the above changes requested by the applicant, staff recommend one additional change to relocate the childcare facility currently planned for Parcel 19 (market development site) to an alternative site in EFL.

In 2017, the City initiated a review of the EFL ODP, which was first approved in 2006. The review has been comprehensive and is anticipated to conclude with a report to Council later this year. The review includes exploration of additional density within the ODP area, a review of the approved public benefits, opportunities for cost savings and rationalizing amenity items, and ways to improve delivery in time with occupancy of the neighbourhood.

One of the recommended changes is to shift the childcare from Parcel 19 to Parcel 31, the community centre site. It is the City's responsibility to fund and deliver childcare facilities in EFL. The City relies on city-wide DCLs to pay for the childcare centres in EFL. It has been challenging to ensure adequate funding is in place when amenities are located on private development sites because we do not control the timeline. The timeline for delivering the community centre is within the City's control. The community centre already has one childcare

centre planned for the top floor and staff expect operational efficiencies with co-locating multiple City facilities. While Parcel 31 is the preferred location, a subsequent shift of this childcare centre to a future phase (Area 3) may be required if funding cannot be secured for both childcare facilities by the time the Community Centre needs to be delivered.

Proposed Amendment - Staff recommend that the EFL ODP figure 6. Cultural, recreational and school uses be amended to reflect a change to the Community Centre site, the Area 1 Design Guidelines and that the existing Legal Agreements be amended to reflect this move, as described in Appendices B, C and D.

PUBLIC INPUT

The proposed changes for Parcels 14 and 19, including expanded uses for rental housing and retail uses, increased floor area for an energy centre, and relocation of the Parcel 19 childcare centre, have been part of a larger package of amendments discussed as part of the EFL ODP 10-year Review. While the comprehensive EFL ODP study is ongoing, staff recommend moving forward with this package of amendments now to enable development to proceed while discussions on the delivery of public amenities continue. The EFL ODP 10-year Review process launched in 2017 and has included a robust engagement plan with four stages of public engagement, including launch events (July 2017), concept development (January 2018), preferred concept (May 2018) and refined concept (September 2019). The process also included a progress update to Council in July 2018, with amendments to secure a new community centre site and additional affordable housing.

The final phase of engagement for the EFL ODP 10-year Review was held in September 2019. Open houses were held on Tuesday, September 24 and Saturday, September 28 2019 at the River District Centre located at 8683 Kerr Street. A total of 5,779 notifications were distributed within the neighbouring area on or about September 10, 2019. In addition, application information and an online comment form, were provided on the City's East Fraser Lands webpage (vancouver.ca/eastfraserlands). Staff and representatives from Wesgroup, and a total of approximately 152 people attended the open houses.

A total of 57 comment sheets were submitted from individuals at the open houses. There have been no additional letters, emails or online comment forms received for this application.

The comments received were primarily in response to the proposed package of ODP amendments, of which the rental housing, additional retail uses, and energy centre are relatively minor items. No detailed comments about the proposed amendments were provided. The Open House Summary is attached as Appendix D.

A comprehensive report out for the entire consultation associated with the EFL ODP 10-year Review will be reported to Council later this year.

PUBLIC BENEFITS

In response to City by-laws and policies, this application, if approved, offers the following public benefits.

Required Public Benefits

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

The area is subject to City-wide DCLs and City-wide Utilities DCLs. The additional 1,858 sq. m. (20,000 sq. ft.) for the community energy facility will be subject to nominal charges under each bylaw totaling \$20 at building permit application. The proposed amendments to enable up to 155,237 sq. ft. of commercial office space to develop as rental housing could affect the \$3.2 million¹ of DCL that would be payable, should the area be developed as office. Any new rental floor area would be subject to DCL at residential rates totaling up to \$4.0 million¹ but as secured market rental housing could qualify for a DCL waiver of that amount.

In November 2019, Council approved, in principle, to remove the waiver for “for-profit affordable rental housing,” under the Utilities DCL Bylaw effective September 30, 2020; however, in-stream projects will benefit from rate protection until September 30, 2021. Parcel 14 is expected to meet this timeline; however, development of Parcel 19 is not anticipated prior to September 2021 and as such any rental area may not be eligible for a waiver of the Utilities DCL.

DCL rates are subject to future adjustment by Council, including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning applications involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As part of the original Area 1 rezoning completed in 2008, a public art plan was submitted and secured in a legal agreement. The additional floor area for the community energy centre (20,000 sq. ft.) will be subject to the public art fee of \$1.98 sq. ft.. This would generate an additional \$39,600 of public art revenue in EFL. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Offered Public Benefits

Community Amenity Contribution (CACs) – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits, taking into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a cash CAC of \$3,545,000 which will be directed to support delivery of the community centre or other amenities identified in the *East Fraser Lands Public Amenity Financial Plan and Strategy*. Staff have reviewed the applicant's development pro forma, including the anticipated impact to the DCLs for this rezoning and have

¹ Based on rates in effect as at September 30, 2019

concluded that the CAC offered by the applicant is appropriate and recommend that the offer be accepted.

Financial Implications

As noted in the Public Benefits section, the applicant has offered a cash CAC of \$3,545,000, which will be allocated towards delivery of the Community Centre or other amenities as outlined in the *East Fraser Lands Public Amenity Financial Plan and Strategy*.

Development sites in EFL are currently subject to both the City-wide DCL and City-wide Utilities DCL. The introduction of secured rental housing as an allowable use and assumed eligibility for DCL waivers is expected to result in a net reduction in DCLs collected in the area, this is reflected in the CAC offered by the applicant. The community energy facility will be subject to nominal DCL charges totaling \$20.

The EFL DEU is operated by Wesgroup as River District Energy (RDE) and is regulated by the BC Utilities Commission (BCUC). The system is expected to be self-sustaining from user rates over the long-term.

Ongoing work is underway to improve the delivery of amenities in EFL. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

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 Southeast 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 later this year.

The amendments to CD-1(566) Town Square Precinct and the EFL ODP are to enable development of rental housing, expand retail uses in sub-area 2, increase the floor area by 1,858 sq. m. (20,000 sq. ft.) for a community energy centre on Parcel 19 and relocate the Parcel 19 childcare centre to the community centre site.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with draft amendment to CD-1 (566) and the EFL ODP By-law, generally as set out in Appendices A and B. If approved, these amendments enable much needed rental housing and continued development of a complete community in EFL.

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LIST OF APPENDICES

- Appendix A: Draft By-law to amend CD-1 (566) for East Fraser Lands Town Square Precinct
- Appendix B: Draft By-law to amend East Fraser Lands Official Development Plan By-law No. 9393
- Appendix C: Proposed Conditions of Approval
- Appendix D: Proposed Amendments to the Phase 1 Design Guidelines
- Appendix E: Public Consultation Summary

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**DRAFT By-law to amend
CD-1 (566) By-law No. 10941
Regarding Miscellaneous Amendments**

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

1. This by-law amends the indicated provisions of By-law No. 10941.
2. In section 2, Council adds the following new definition, in the correct alphabetical order:

““Community Energy Centre Use” means the use of premises as an energy supply facility that provides heat energy in the form of hot water to buildings through a distribution system;”.
3. In section 3.2, Council:
 - a) Renumbers subsections (b) through (d) as subsections (c) through (e), respectively; and
 - b) Inserts a new subsection (b) as follows:

“(b) Community Energy Centre Use;”.
4. In section 3.4 (f), Council strikes out “limited to Public Bike Share” and substitutes “, not including Adult Retail Store, Gasoline Station – Full Service, Gasoline Station – Split Island, Pawn Shop, and Vehicle Dealer”.
5. Council adds a new section 4.8 as follows:

“4.8 In sub-area 2, floor area for office uses may be used for dwelling units used for secured market rental housing.”.
5. In section 5.1, Council strikes out “181 253m²” and substitutes “183 111 m²”.
6. In section 5.2, Council strikes out “142 364m²” and substitutes “142 364 m², excluding dwelling units used as secured market rental housing located in the floor area for office uses in sub-area 2”.
7. In section 5.4, Council adds “retail uses,” after “office uses,”.

**DRAFT By-law to amend East Fraser Lands
Official Development Plan By-law No. 9393
Regarding Miscellaneous Amendments**

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

1. This By-law amends the indicated provisions of Schedule A of the East Fraser Lands Official Development Plan By-law No. 9393.
2. In Section 1.1, Council adds the following new definition in the correct alphabetical order:

““community energy centre use” means the use of premises as an energy supply facility that provides heat energy in the form of hot water to buildings through a distribution system;”.
3. In section 3.3, Council strikes out “724 779 m²” and substitutes “726 637 m²”.
4. In section 3.5.1, Council:
 - a) in subsection (b), adds “, except that if office floor area in the areas outlined with dotted lines in Figure 20 is used for dwelling units used for secured market rental housing, then the total floor area for dwelling uses in all areas is not to exceed 690 951 m²”, after “676 529 m²”; and
 - b) in subsection (c), adds “, excluding any dwelling units used for secured market rental housing that are located in the office floor area in the areas outlined with dotted lines in Figure 20,”.
5. In section 3.5.3, Council:
 - a) in paragraph (b)(i), strikes out “including a health care facility”;
 - b) in paragraph (b)(vi), strikes out “retail use accessory to, and in the same building as, a principal use;” and substitutes “retail uses;”;
 - c) in subsection (c), strikes out “24 900 m²” and substitutes “26 758 m²”;
 - d) in subsection (d), adds “and” at the end of the paragraph;
 - e) strikes out subsection (e); and
 - f) renumbers subsection (f) as subsection (e).
6. Council adds a new section 3.5.9 as follows:

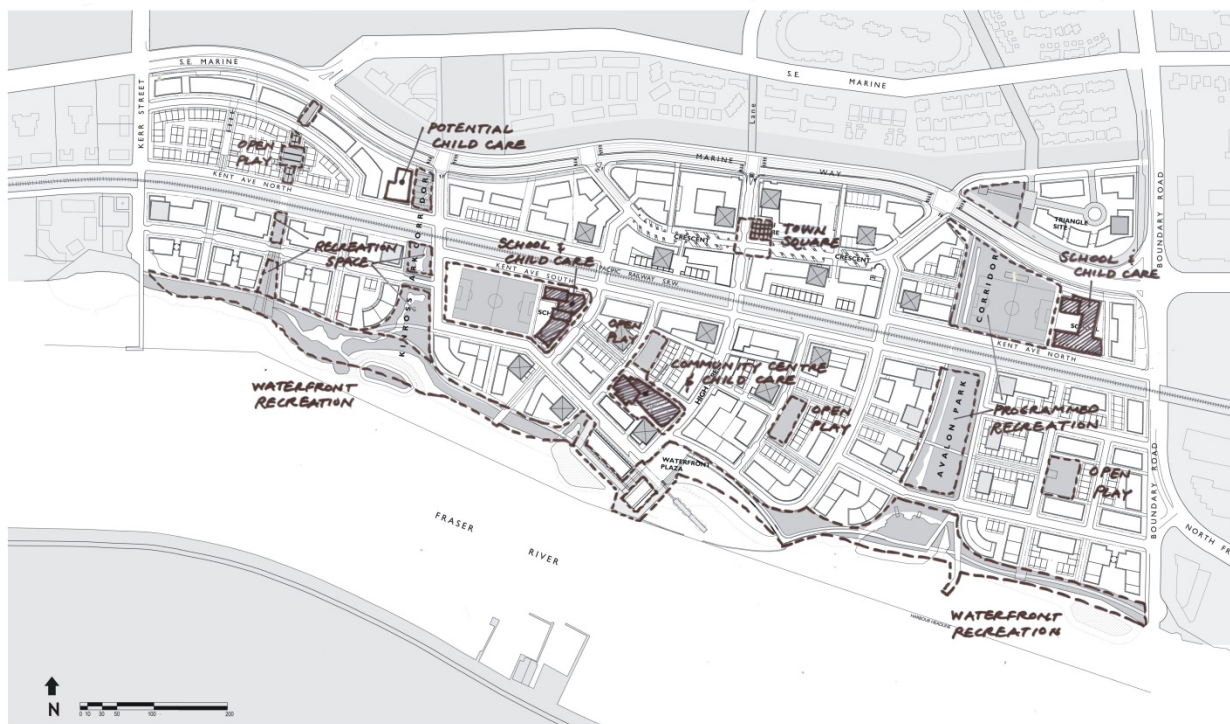
“Community energy centre use

3.5.9 Community energy centre use is permissible in Areas 1 and 3.”.
7. In section 6.1.1, Council:
 - a) in in subsection (a), adds “, except that if office floor area in the areas outlined with dotted lines in Figure 20 is used for dwelling units used for secured market rental housing, then it is to include residential floor area consisting of approximately 313 950 m²”;

- b) in subsection (b), strikes out “23 350 m²” and substitutes “25 673 m²”;
- c) in subsection (c) strikes out “24 900 m²” and substitutes “26 758 m²”; and
- d) in subsection (g), strikes out “on Parcel 19” and substitutes “in the community centre”.

8. In subsection 7, Council strikes out Figure 6 and substitutes the following:

“Figure 6. Cultural, recreational, and school uses



9. In subsection 7, Council adds the following new figure in the correct numerical order:

“Figure 20. Areas in which office floor area may be used for secured market rental housing



**CD-1 (566) FOR EAST FRASER LANDS TOWN SQUARE PRECINCT
DRAFT CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by IBI Group, received March 24, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 – Phase 1 rezoning, as recorded in the Regular Council 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. Parcel 19 in Area 1), to the satisfaction of the Director of Planning.

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

2. Design development to respond to relevant considerations outlined in the *Neighbourhood Energy Centre Guidelines*, approved by Council in 2012.

Note to Applicant: Community engagement should focus on the Development Permit application process.

3. Design development to ensure that the community energy centre (Building C) presents an architecturally interesting, high quality, and sympathetic expression when viewed from the public realm, adjacent buildings, and streets as follows:

- a) presenting a rigorous, cohesive, and distinctive architectural design appropriate to its high-profile location, and reflective of the industrial heritage of the site. The following architectural elements are strongly encouraged;
 - i. a full or partial sawtooth roofline, with consideration given to clerestory glazing;

Note to Applicant: also refer to Urban Design condition 3 (d).

- ii. visible or expressed structural elements that contribute to a high-quality contemporary architectural interpretation of heritage industrial forms, such as exposed trusses, columns, column bracing, etc., and

Note to Applicant: visible structural elements must be treated as integral components of the architectural expression and should be treated and / or clad in durable, high-quality finishing. The use of mass timber is highly encouraged.

- iii. an industrial-themed material palette provided at the time of the Development Permit application, including materials such as corten steel, corrugated metal panels, wood-effect siding, or other similar cladding products.

Note to Applicant: A district energy utility building is not inherently compatible with the prevailing use and character of the existing East Fraser Lands context, but properly designed can be an interesting and active component of the community.

- b) providing a high level of indoor-outdoor visual access between the public realm and the interior of the energy centre, particularly at the corner of Marine Way and Sawmill Crescent, where the building represents a significant element of the streetscape;

Note to Applicant: The interior layout of the building and treatment of mechanical units, pipework, and other visible functional elements should be designed with due consideration given to their outward appearance and impacts on the performance of the architectural expression when viewed from the public realm. Where functional requirements necessitate solid walls, high-quality, durable building materials must be specified, with well-design adjacent landscaping provided wherever possible.

- c) treating exhaust stacks as integral, visually interesting architectural components, and;
- d) ensuring sympathetic interfacing with Buildings A and B, including providing for visually appealing overlook for residents by way of consolidated and screened rooftop mechanical units, provision of a comprehensive green roof, and other such design strategies.

Note to Applicant: Also refer to Urban Design condition 6.

- 4. Design development to eliminate the loading bay, accessing the parcel from underground parking entered by the internal lane. If relocation is not possible, design development of the proposed loading bay to mitigate the visual impacts on the performance of the public realm, as follows:

- a) inseting the loading bay from the outside face of the building and / or provision of special architectural design treatments intended to mitigate the negative visual impacts of a loading bay fronting the public realm;

Note to Applicant: loading doors fronting the public realm and / or visible from the street should be treated as integral components of the architectural design.

- b) designing any resultant recesses in the building façade as intentional architectural design elements integral to the overall architectural expression of the community energy centre, rather than a utility access way that would be generally inconsistent with the intended retail continuity of Sawmill Crescent;
- c) designing any on-site maneuvering space with due consideration given to the provision of landscape elements intended to reduce the visual impacts for adjacent residents, and absorb the noise generated by service vehicles, and;
- d) giving consideration to relocating the loading bay to a location accessed wholly off the lane on the west side of the property and converting the space currently denoted as “Loading” in the draft Parcel 19 replacement pages for the Area 1 Design Guidelines to a use more consistent with the retail continuity of Sawmill Crescent.

Note to Applicant: Also refer to Engineering Services condition 12.

- 5. Design development to provide for maximal commercial continuity by extending the commercial retail unit (CRU) out to the sidewalk at Sawmill Crescent in lieu of the loading bay, if the loading bay can be relocated.

Note to Applicant: If the loading bay as shown is an interim condition, it is strongly recommended that this space be easily converted into additional retail space.

- 6. Design consideration to locate any at-grade DEU office space away from the public realm, to a location facing the interior courtyard or above grade in support of commercial continuity along Sawmill Crescent.
- 7. Confirmation that the proposed location of the community energy centre does not significantly impact the achievable amount of unprotected openings on the east side of the Building A tower, and, if so, provision of design strategies to maximize the number of windows on this façade.
- 8. Provision of the following on the architectural elevation and / or section drawings, in addition to all other information typically provided on these drawings at the time of Development Permit application:

- a) proposed type of glazing units, including mullion type when applicable;

Note to Applicant: Due consideration must be given to specifying glazing units with a high degree of light transference to maintain maximal visual access from the public realm. Glazing systems should be designed to present a clean, uninterrupted, and highly transparent appearance.

- b) proposed material and finish of loading bay doors located at and/or visible from the public realm;

Note to Applicant: loading bay doors should be pre-finished and designed to withstand damage from frequent use. Also refer to Urban Design condition 4.

- c) material, location, and finish of intake and natural ventilation grilles;

Note to Applicant: As district energy facilities typically have large areas of ventilation grilles, these units should be designed as integral components of the overall architectural expression. Consideration should be given to integrating these units as apparently constituent of the glazing or structural systems.

- d) proposed height, expression, and material finish of exhaust stacks, and;

Note to Applicant: Exhaust stacks will be highly visible but not inherently compatible with the prevailing use and character of the neighbourhood context, and must be sensitively designed as a visually-interesting, architecturally expressive design element.

- e) proposed treatment of all visible, un-fenestrated fire walls, with due consideration given to visual interest, articulation, and durable materials as a means to mitigate mass.

Note to Applicant: Review of any materials provided at the time of the Development Permit application may result in additional Urban Design comments and design development conditions.

9. Provision, at the time of the Development Permit application, of an acoustic report indicating the impacts of the community energy centre on the livability of adjacent dwelling units, and provision of measures intended to mitigate any such impacts.

Note to Applicant: Due consideration must be given to the impacts of vibration generated by operations of the DEU on livability, in addition to noise. Review of this report and proposed mitigation measures may result in additional Urban Design comments and / or design development conditions.

10. Identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted.

Engineering Services

11. Provision of a report issued by a Professional Engineer that demonstrates that the proposed stack design and location will meet all applicable regulations, and, through detailed site-specific modelling of stack plume formation and dispersion, demonstrate existing and future buildings located in the vicinity of the facility will not be adversely impacted by the prevalent trajectory of the plume.
12. Design Development for provision of all residential and commercial loading and parkade access from the lane on the west side of the site.

Note to Applicant: All underground parking to be accessed from one entry point. Also refer to Urban Design condition 4.

Note to Applicant: Engineering could support a driveway crossing to facilitate loading for the community energy centre site that is independent from the residential/commercial

uses. The original design guideline for Parcel 19 showed a more functional design than the current proposal. Loading areas must accommodate maneuvering of the maximum expected size of vehicles on-site, such that vehicles do not reverse over the sidewalk/public realm.

13. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

Note to Applicant: Loading for the energy centre needs to be provided in accordance with the site demands. A loading demand study is to be provided at Development Permit application to determine appropriate loading and access strategy.

14. Provision of a finalized Parking and Loading Study for the community energy centre including:

- a) Location of access point(s) for loading and servicing;
- b) Quantity and classification of vehicles;
- c) Review of the parking and loading design considering vehicle and truck turning movements and demonstrating vehicle turning swaths:
 - i. Largest anticipated design vehicles and loading vehicles;
 - ii. Times and schedules for loading demands; and
 - iii. Two-way flow the full length of the ramp/driveway access and maneuvering aisles through the parkade.

15. Design development of the community energy centre to provide and configure the proposed loading space so that the loading area accommodates all required truck maneuvering on-site. Trucks reversing over the sidewalk, either into or out of the site, are not supported. Proposed loading space must clearly show turning movements and details sufficient to support the proposed loading space. The loading space access must be designed so that it incorporates the sidewalk and public realm without conflict.

Note to Applicant: All loading is expected to occur on-site. The community energy centre loading space as proposed in the current submission, and the maneuvering required to access the loading space, is not acceptable.

16. Provision of a crossing design and application.

Note to applicant: Please review the City's Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.

17. Provision of convenient, internal, stair-free loading access to/from all site uses.

18. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces, and passenger loading spaces and the number of spaces being provided.
 - All types of parking and loading spaces individually numbered, dimensioned, and labelled on the drawings.
 - Dimension of column encroachments into parking stalls.
 - Dimensions for typical parking spaces.
 - Dimensions of additional setbacks for parking spaces due to columns and walls.
 - Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - Areas of minimum vertical clearances labelled on parking levels.
 - Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - Include gridlines and gridline notations on the drawings for reference.
 - Existing street furniture including bus stops, benches etc. to be shown on plans.
 - The location of all poles and guy wires to be shown on the site plan.
19. Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
20. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
21. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed

confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

22. To ensure long term resilience of the community energy centre, the applicant must:
- a) ensure that all critical mechanical systems are above the FCL of 4.8 m or
 - b) provide:
 - i. a drainage study that includes a plan to prevent flooding and managing any overland flow and sewer surcharging to the satisfaction of the General Manager of Engineering Services, and
 - ii. a hydrogeological study that includes a plan for managing any encountered groundwater that is acceptable to the General Manager of Engineering Services. This plan must demonstrate that the two conditions in the Groundwater Management Bulletin will be met. Include details about short- and long-term groundwater management methods, as well as a statement to confirm that there will be no permanent groundwater discharge to the City collection system. (Note to applicant: For further information, refer to <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>)
23. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
24. The proponent must demonstrate in a report issued and sealed by a Professional Engineer that, through detailed, site-specific modelling of primary air pollutant emissions and dispersion, using methods acceptable to Metro Vancouver, the community energy centre will meet or exceed all applicable Provincial and Regional air emissions and air quality regulations.

Housing

25. For Parcel 19 rental housing, as part of the Development Permit process make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
- a) A no separate-sales covenant.
 - b) A no stratification covenant.

- c) That none of such units will be rented for less than one month at a time.
- d) Should a DCL waiver be sought, the following conditions will apply:
 - i. That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculations during building permit,
 - ii. That the average initial starting monthly rents for each unit type will be at or below the rents as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law, and
 - iii. That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at Development Permit issuance pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

Note to Applicant: For greater certainty, prior conditions set in respect of enactment of the CD-1 (566) Town Square Precinct By-law No. 10941, or otherwise registered on title Parcels 14 and 19, continue to apply except as expressly modified by the conditions set out in this Appendix C.

PART 2: CONDITIONS OF BYLAW ENACTMENT

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, the General Manager of Planning, Urban Design and Sustainability and the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Subdivision of Parcel 19 to create a wholly separate parcel containing the DEU energy centre.
2. A charge summary of all non-financial charges on title will be required to determine any implications for the proposed development, with a view to potential release of some charges.
3. Provision of a shared access and loading agreement between the adjacent development should the applicant propose internal parking and loading to the site to facilitate secure access to the proposed underground parking.
4. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Engineering Services to enter into a legal agreement that secures the provision of an annual report detailing the GHG emissions of the community energy centre and provide a combustion analysis report, including the NOx emissions, to the satisfaction of the City.

Childcare Centre

5. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to amend the obligation to provide a 49-space Childcare Centre on Parcel 19, as secured in No Development Covenant CA3663557-9, so that the 49 space Childcare Centre will now be delivered on Parcel 31, the Community Centre site, or on an alternative location in Area 3, at the election of the City.

Housing

6. For Parcel 14 Rental Housing, make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
 - a) A no separate-sales covenant.
 - b) A no stratification covenant.
 - c) That none of such units will be rented for less than one month at a time.
 - d) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculations during building permit.
 - e) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	East Area DCL (2020) Maximum Rent
Studio	\$1,641
1-bedroom	\$1,942
2-bedroom	\$2,611
3-bedroom	\$2,977

- f) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- g) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

Community Amenity Contribution

7. Pay to the City a Community Amenity Contribution of \$3,545,000, which the applicant has offered to the City, to be allocated to support delivery of the *East Fraser Lands: Public Amenity Financial Plan and Strategy*. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, letter of credit, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

Note to Applicant: For greater certainty, prior conditions set in respect of enactment of the CD-1 (566) Town Square Precinct By-law No. 10941, or otherwise registered on title

Parcels 14 and 19, continue to apply except as expressly modified by the conditions set out in this Appendix C.

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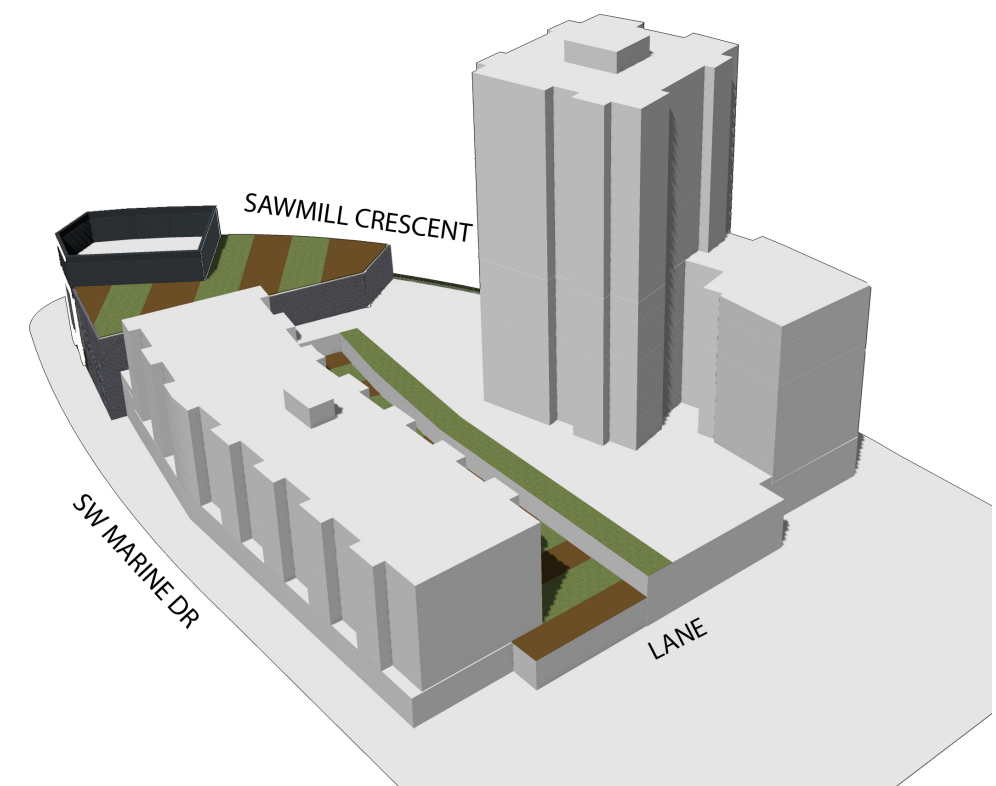
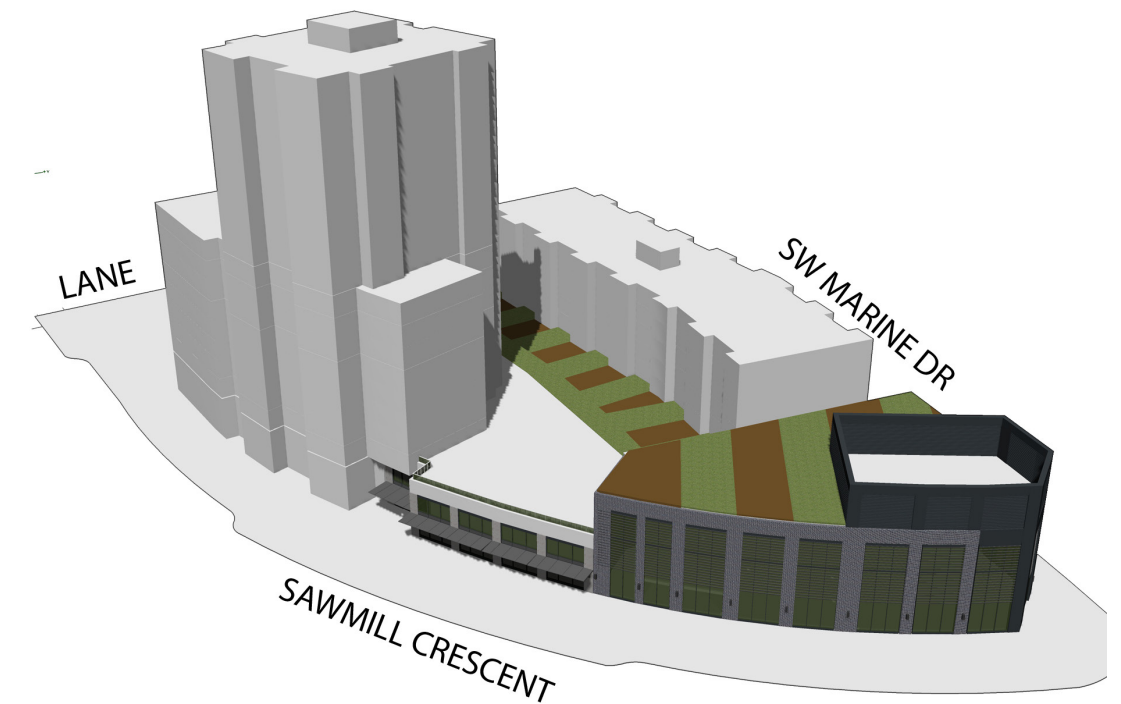
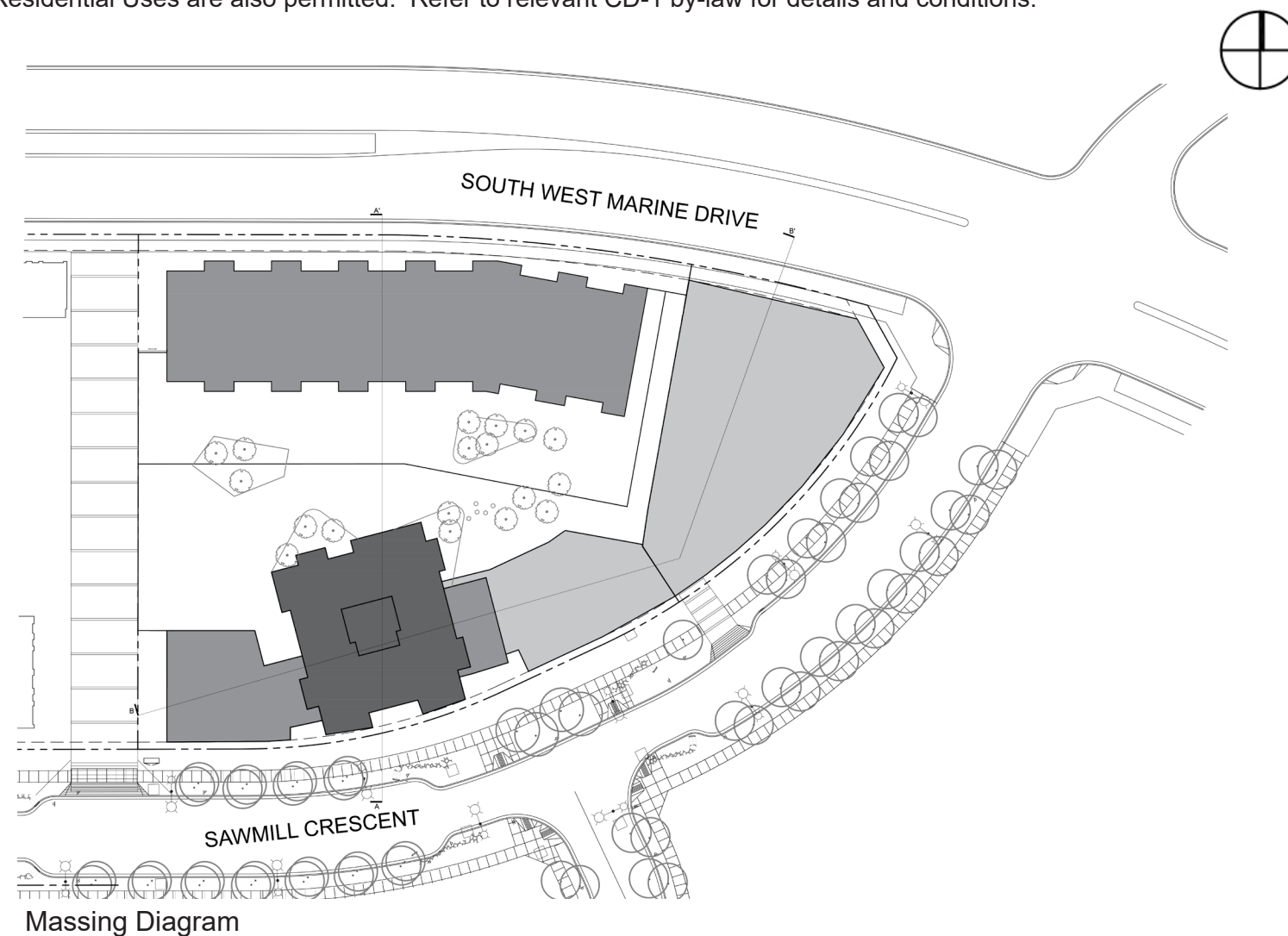
PARCEL 19 DATA

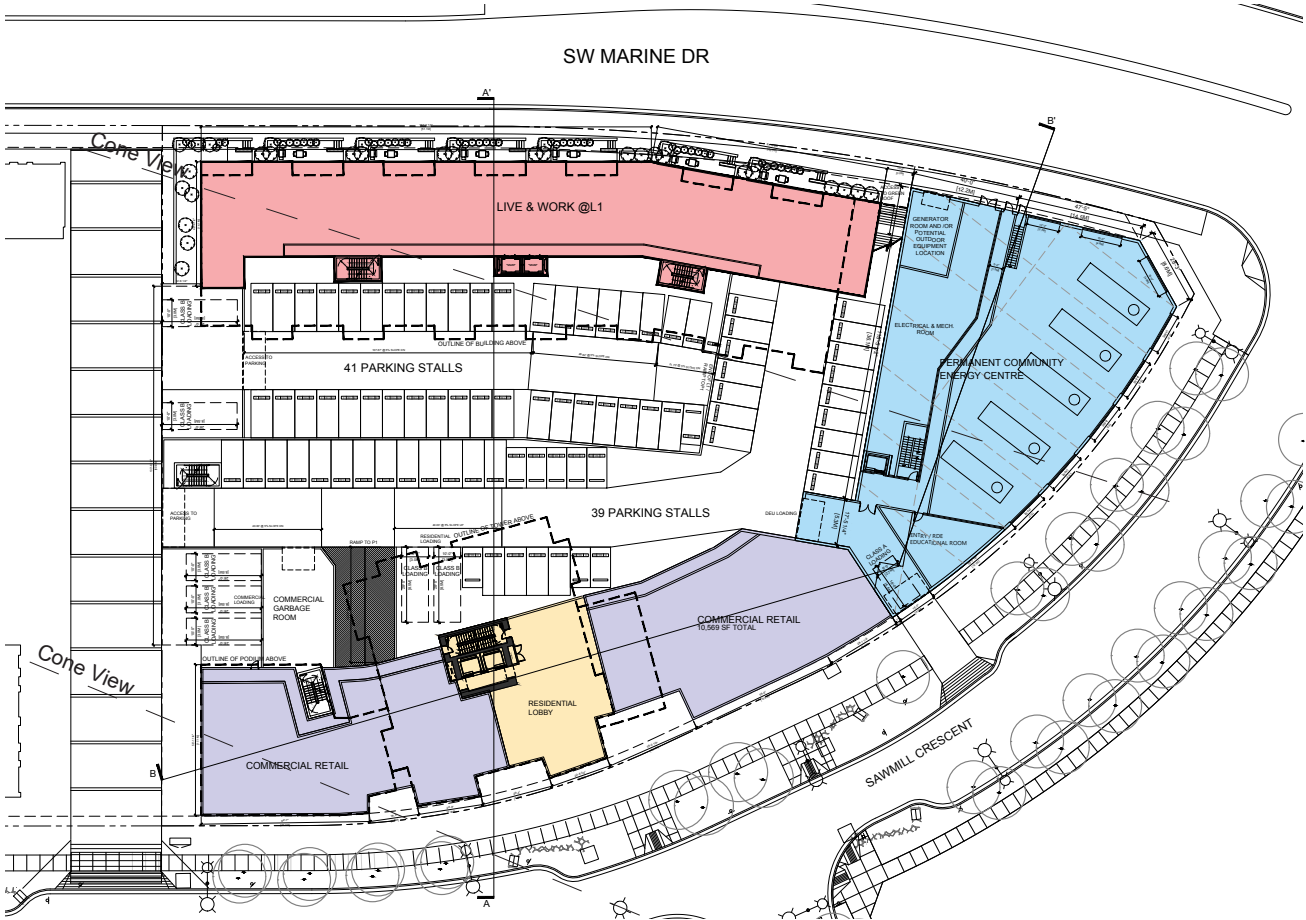
Use	Storeys	Building Area (Net) (m2)	Building Area (Net) (sq.ft)
	18	24,429	262,952
Total Commercial/Live-Work:		3,437	36,996
Total Commercial/Rental Housing:		4,596	49,472
Total Commercial/Retail:		982	10,569
Total Residential		13,556	145,916
Total Community Energy Centre:		1,858	20,000

Urban design goal: East 'gateway' block; Community energy building forms a flat iron expression at the corner of SW Marine Drive and Sawmill Crescent, defining the extent of the precinct along Marine Way

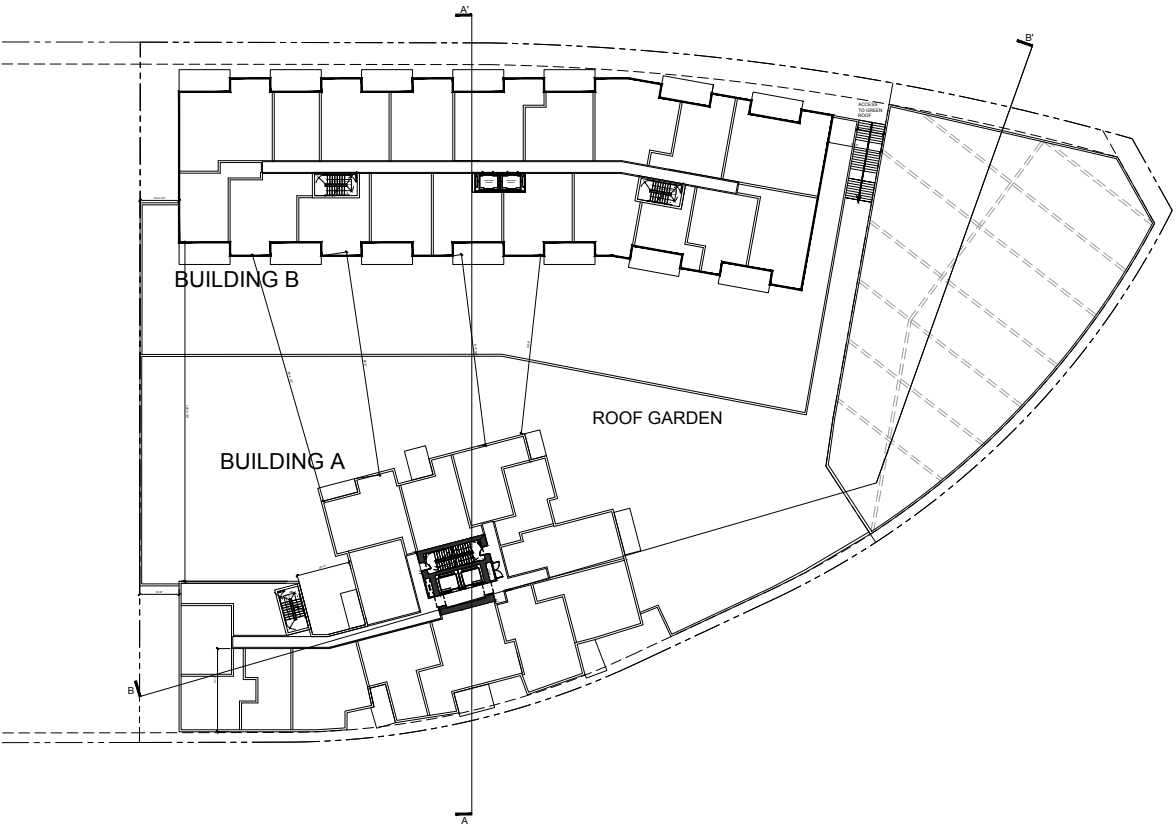
Characteristics:

- Similar to Parcel 14 in approach: active retail along Sawmill Crescent frontage, and shared lane access to underground parking and loading (apart from community energy building).
- 18 storey tower at the east end of Sawmill Crescent, transitions from 25 storey tower in Parcel 18 to lower towers in Parcel 20 and 21
- An important public view to Mount Baker from Everett Crowley Park will be maintained across the development site.
- The 3D illustrative built form is intended as a guide, and modification will result from further design development during the development permit process. See the rezoning report for design development conditions.
- Commercial uses include: Live/Work, Rental Housing, Retail, Community Energy Centre, Cultural, Recreational and Services uses. Residential Uses are also permitted. Refer to relevant CD-1 by-law for details and conditions.

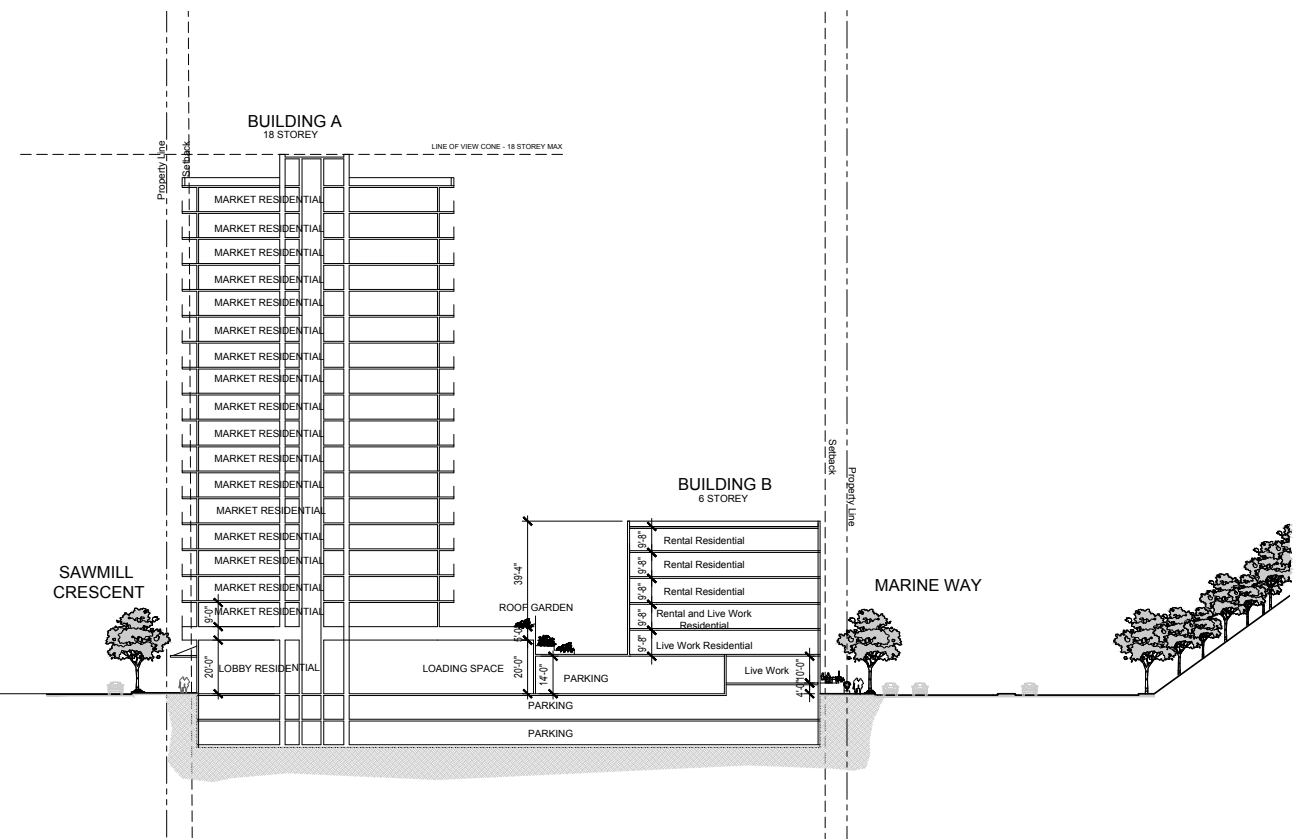




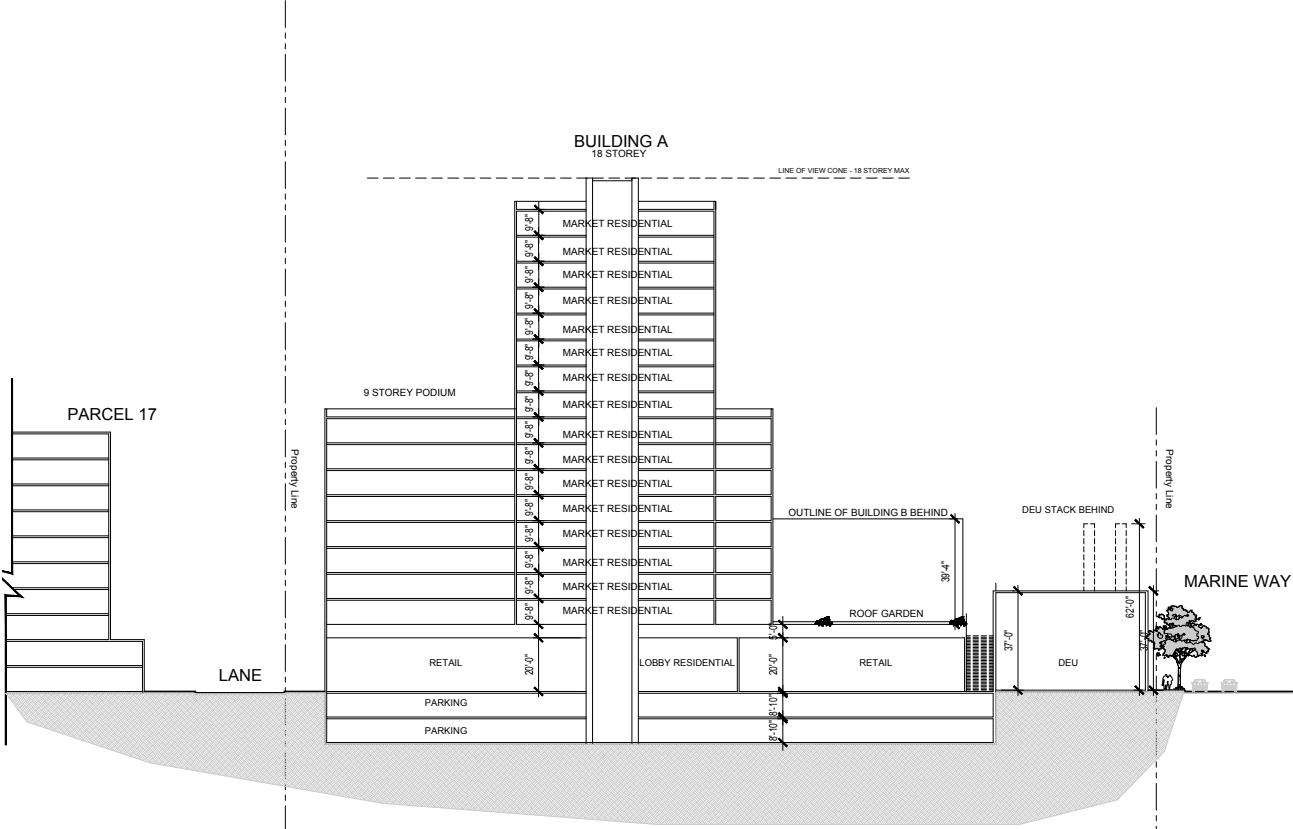
Ground Level



Level 02



Section AA'



Section BB'

East Fraser Lands

10-Year ODP Review Consultation Summary



Summary

On September 24th and 28th, 2019, the City hosted two open houses as part of the second phase of the East Fraser Lands 10-Year Official Development Plan Review.

Planning for the 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.

The information shared at the open houses provided an overview of the remaining proposed changes to the EFL Official Development Plan (ODP), including additional floor area in Areas 1 & 3, adjustments to the site plan, increased building heights, proposed housing mix, additional public benefits, changes of use on Parcels 14 & 19, and an anticipated amenity delivery schedule. City staff and representatives from Wesgroup were present to answer questions.

This document provides with a summary of the key themes from the public feedback we received. The proposed amendments to the EFL ODP and CD-1 By-laws will be finalized based on your feedback and presented for Council's consideration. If approved, the updated EFL ODP will be used to inform ongoing implementation of EFL and future areas rezonings.

Open House Statistics

5000+

postcard notifications were sent in the mail

152

members of the public attended the two open houses

57

comment forms were received online and in-person

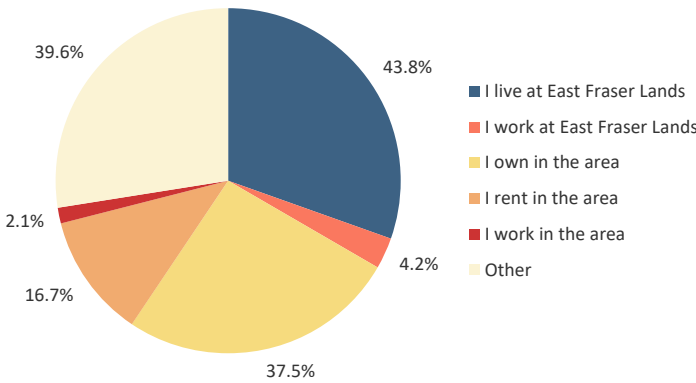
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open houses were held in the EFL neighbourhood

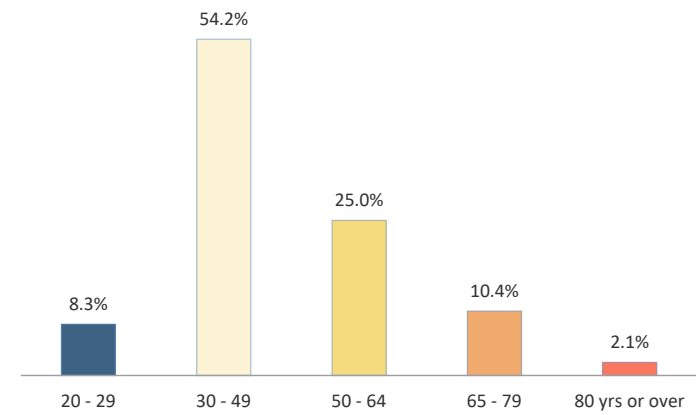
Demographics

Of the 57 comment cards received, survey respondents had the following connections to the East Fraser Lands:

The most common response for ‘other’ was that the individuals were **interested or were moving into the area**, followed by being **interested in the development** and then **visiting the space often**.



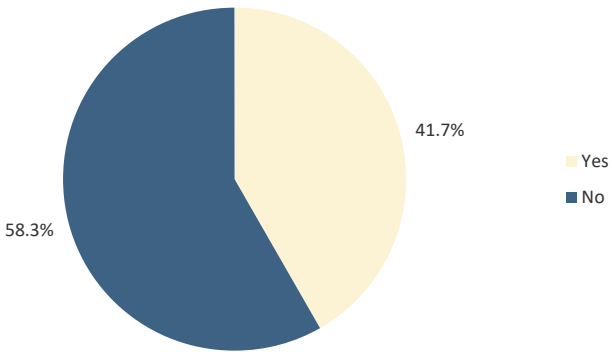
Survey respondents indicated the following ages:



The majority of respondents were between the ages of **30 and 49**, followed by 50 to 64, 65 to 79 and 20 to 29 respectively.

When asked if survey respondents have children under the age of 19 at home, the following responses were collected:

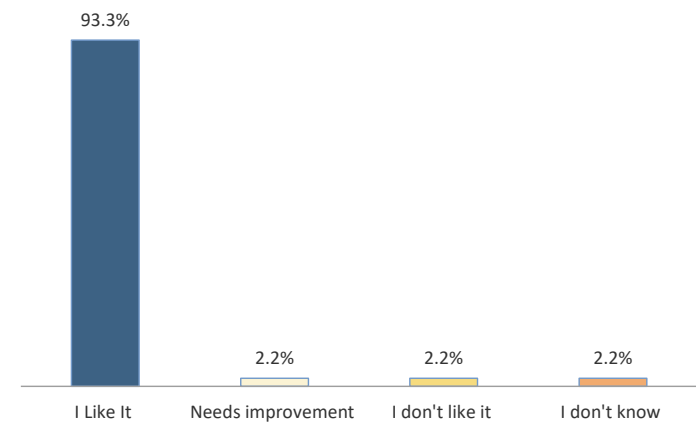
The majority of respondents indicated **not having a child under the age of 19 at home**.



The majority of survey responses received were from the **Killarney neighbourhood**, in addition to a handful of responses from East Vancouver, Mount Pleasant, South Cambie, Richmond, and Surrey.

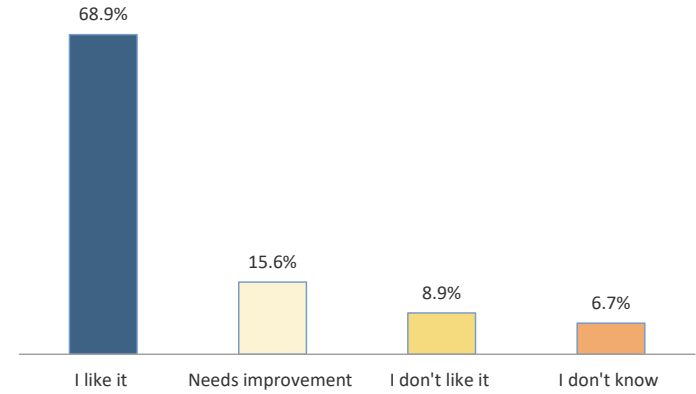
Parks & Open Space

The approved EFL Official Development Plan included 25.2 acres of parks and open spaces. The redesign of Area 3 provides a wider waterfront and two additional acres of park space. Refinements to Area 1 propose shifting the former 0.26 acre “neighbourhood park” to the waterfront to expand the waterfront plaza (next to the community centre). A social housing building will be located on the former neighbourhood park space.



In asking what the public thought of Area 3’s additional park space, **93% of respondents answered that they liked the proposals**.

Two-thirds of respondents responded positively to the proposal to shift park space from the neighbourhood park to the waterfront plaza.

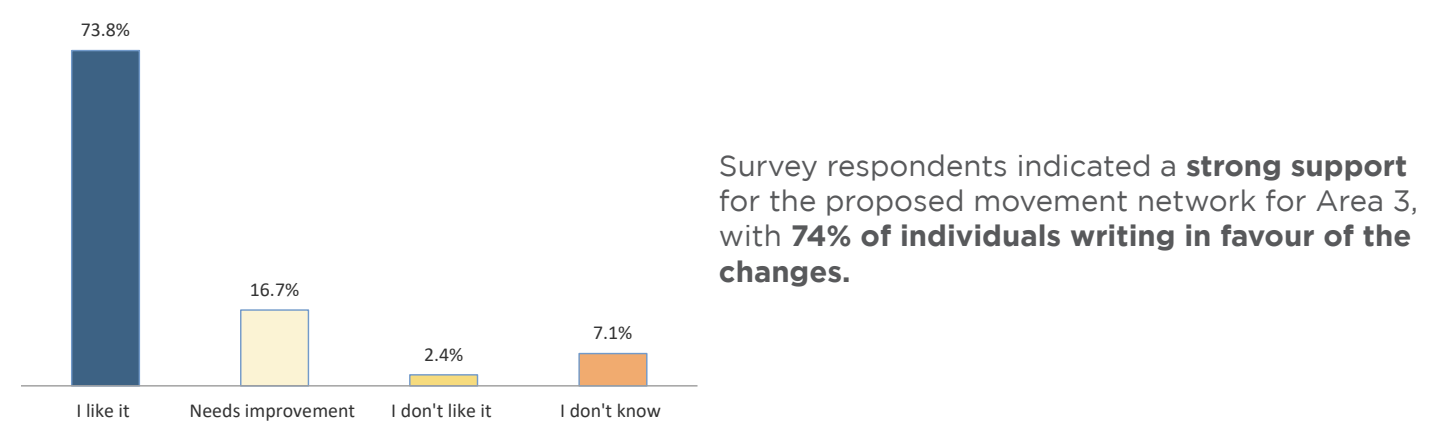


For additional comments regarding the proposed park and open space network, respondents discussed: maximizing or increasing the amount of available **park space**; expediting the **delivery of park space**; producing smaller, but more distributed **community-centric parks** throughout the neighbourhood; and increasing in **green arterials** running throughout the neighbourhood. These, including several other suggestions, are surmised in the associated word art.

Mobility

Changes to the mobility network in Area 1 were approved by Council in September 2018. There are no additional network changes proposed for Area 1.

Minor changes have been made to the preferred concept plan for Area 3 based on feedback at the last open houses. The Area 3 redesign includes a network of new streets designed to minimize shortcutting. The preferred concept includes safe pedestrian routes and separated cyclist paths to enable movement within the site. A pedestrian focused street “paseo” connects from River District Crossing (High Street) to the waterfront at Avalon Park.



Survey respondents indicated a **strong support** for the proposed movement network for Area 3, with **74% of individuals writing in favour of the changes.**

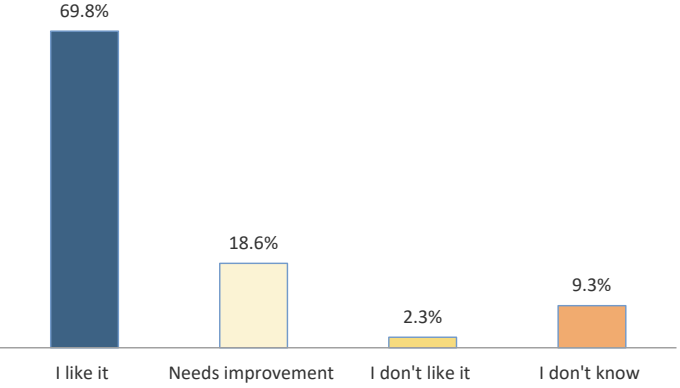
For additional comments regarding the proposed movement network, respondents discussed: promoting **walking pathways and pedestrian-centric spaces**; enjoying the **paseo** concept; concerns with existing or **potential traffic congestion**; and expanding the existing **public transportation and bikeway networks.**

Land Use

EFL is designed to be a sustainable mixed-use community with shops and services located close to housing. As part of the EFL ODP 10-year Review, additional opportunities for housing have been identified in Area 1 and Area 3. The redesign of Area 3 also includes retail and live-work use along the “paseo” and light industrial along Boundary Road. Additional childcare and park amenities have been proposed.

Based on feedback at the last open house, the proposed land uses have not changed since the previous open houses, with the exception of additional residential floor area in Area 3.

Two-thirds of survey respondents indicated support for the proposed mix of uses.

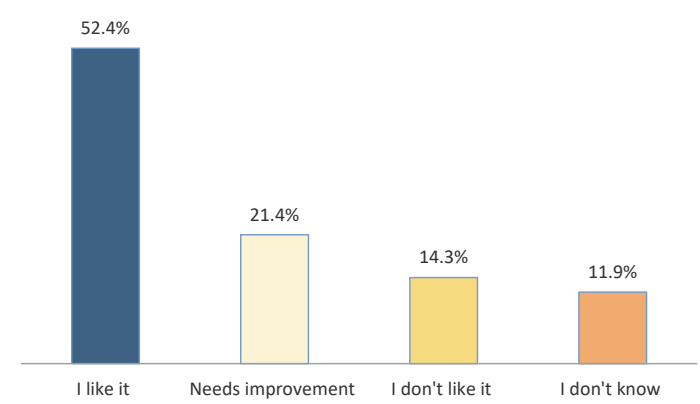


For additional comments regarding the proposed movement network, respondents discussed: liking the proposed **mix of land uses**; seeking more **commercial and retail opportunities**; asking for additional **community spaces**; and asking if there may be **too many commercial spaces** in the area.

Building Types & Heights

The refined concept plans for Areas 1 and 3 provide a range of new building types and heights including:

- Townhouses and low-rise apartment buildings along minor bike friendly streets and the “paseo” (3-4 storeys);
- Mid-rise buildings (4-8 storeys) along typical streets with taller mid-rise buildings (6-14 storeys) along parks;
- Taller buildings (8-25 storeys) and increasing height toward the Town Centre and River District Crossing (High Street), with a 28-storey tower marking the central neighbourhood; and
- Building heights generally step down from the rail to the waterfront.



Regarding the proposed approach to building types and heights, **the majority of respondents indicated support for the current proposal.** One-fifth of people indicated that the proposal needs improvement, with one-sixth of respondents not liking the proposal and one-tenth of individuals indicating no preference.

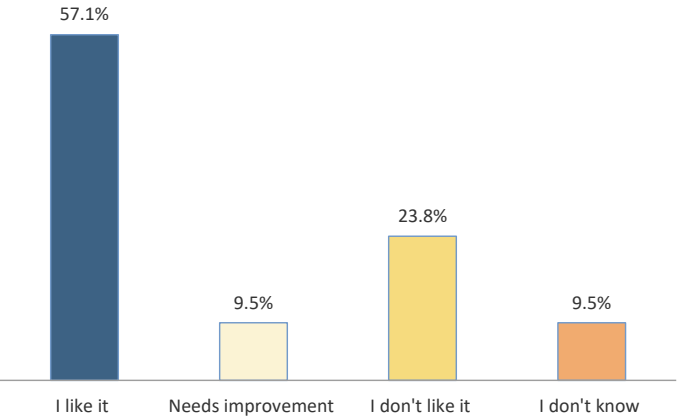
For additional comments regarding the proposed building types and heights, respondents discussed: limiting **building heights** at the waterfront and then expanding heights towards Marine Drive; increasing the development’s **overall height and density**; and including a greater **diversity of building types and design.**

Density

The proposed building massing and overall density is illustrated on the preferred concept plan board and 3-D model at the open house. The EFL ODP currently supports approximately 7.8 million sq. ft. of development or an estimated population of 12,650. The total floor area proposed in EFL would be approximately 9.45 million sq. ft. or a population of approximately 15,500.

438,500 sq.ft. of additional density is proposed in Area 1 and 1.218 million sq.ft. of additional density is proposed in Area 3. The proposed density in Area 3 is approximately 200,000 sq.ft. higher than in the previous open house.

The majority of survey respondents supported the proposed increase in development floor area. One-third of respondents indicated that the proposed density either needs improvement or that they did not like it.



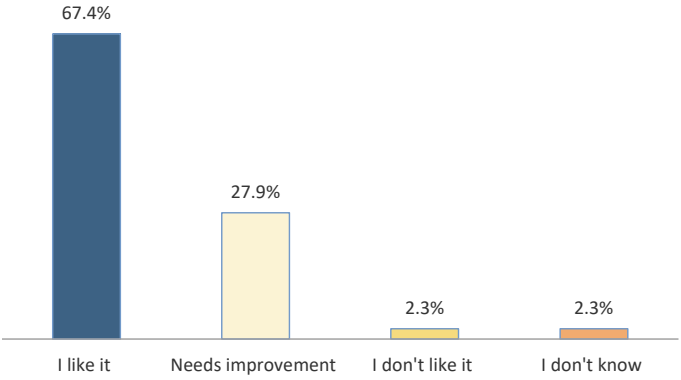
For additional comments regarding the proposed density increases, respondents discussed: preferring the density to allow for more **housing options and increased community amenities;** **logistical concerns** with the increase in density impacting surrounding traffic and transit availability; concerns with the increased **density and building heights;** and **restricting density** to certain areas within the development.

Public Amenities

EFL is planned to include a robust package of public amenities, some of which are already under development including: 25.2 acres of parks and open spaces, a 30,000 sq.ft. community centre, four childcare facilities with spaces for 256 children, 140 after school-care spaces, two school sites, and affordable housing sites for 20% of the units.

As part of the EFL ODP 10-year Review additional public amenities and some changes to the existing package of amenities are proposed including:

- 20 additional childcare spaces located at the Community Centre;
- Relocation of a childcare centre from the Town Square to the Community Centre site;
- Two acres of additional park space including expanded shoreline in Area 3;
- 262,000 sq.ft. of Social Housing (~320 additional units); and
- Improved connections to Champlain Heights.



Two-thirds of survey respondents liked the proposed update to public amenities on site. One-quarter of respondents indicated that the proposal needs improvement.

For additional comments regarding the proposed amenity package, respondents discussed: increasing **the speed at which amenities are delivered;** **prioritizing different aspects of the package,** including the community centre, childcare spaces, transit and schools; and asking for a **dedicated time-frame** for amenity build out.

Amenity Delivery

EFL is anticipated to be built out by 2030-2035. Construction began in 2010. The City is committed to delivering the amenities as development revenue from the project is received. Four social housing sites are under construction and new parks are being delivered in Area 2.

Survey respondents provided several comments and suggestions regarding the delivery of amenities. Most prominently, respondents asked the City to prioritize **the delivery of community amenities** and to expedite the rate at which they are built. The most requested item was for better **transit access** to the neighbourhood and surrounding areas, followed by the building of the **community centre, childcare facilities, parks and schools.**

Overall

A majority of survey respondents indicated that they liked the proposed changes to the East Fraser Land’s Official Development Plan. Several individuals either did not agree with the proposed changes or suggested that improvements were needed. The most common comment discussed amongst respondents was a need for more transit options and increased service within the neighbourhood. Second, respondents indicated a desire to have community amenities delivered sooner than later and that the build out has been slow to date. Other comments include a request for the City to prioritize the delivery of childcare facilities, to increase the amount of available park space, and to vary density and building heights throughout the development.

