



East Fraser Lands Official Development Plan: 10-year Review and Update

March 11, 2021

East Fraser Lands



2008

- Existing community living in adjacent West Fraser Lands
- Vacant land following mill closure



2019

- Home to approximately 3,500 residents
- 1,370 homes under construction
 - 356 social/affordable housing units by VAHA
 - 119 market rental units

East Fraser Lands Today



Development Progress



Complete

- 2,089 Homes
- 269 Market Rental

Under Construction

- 1,370 Homes
- 119 Market Rental
- 356 Affordable

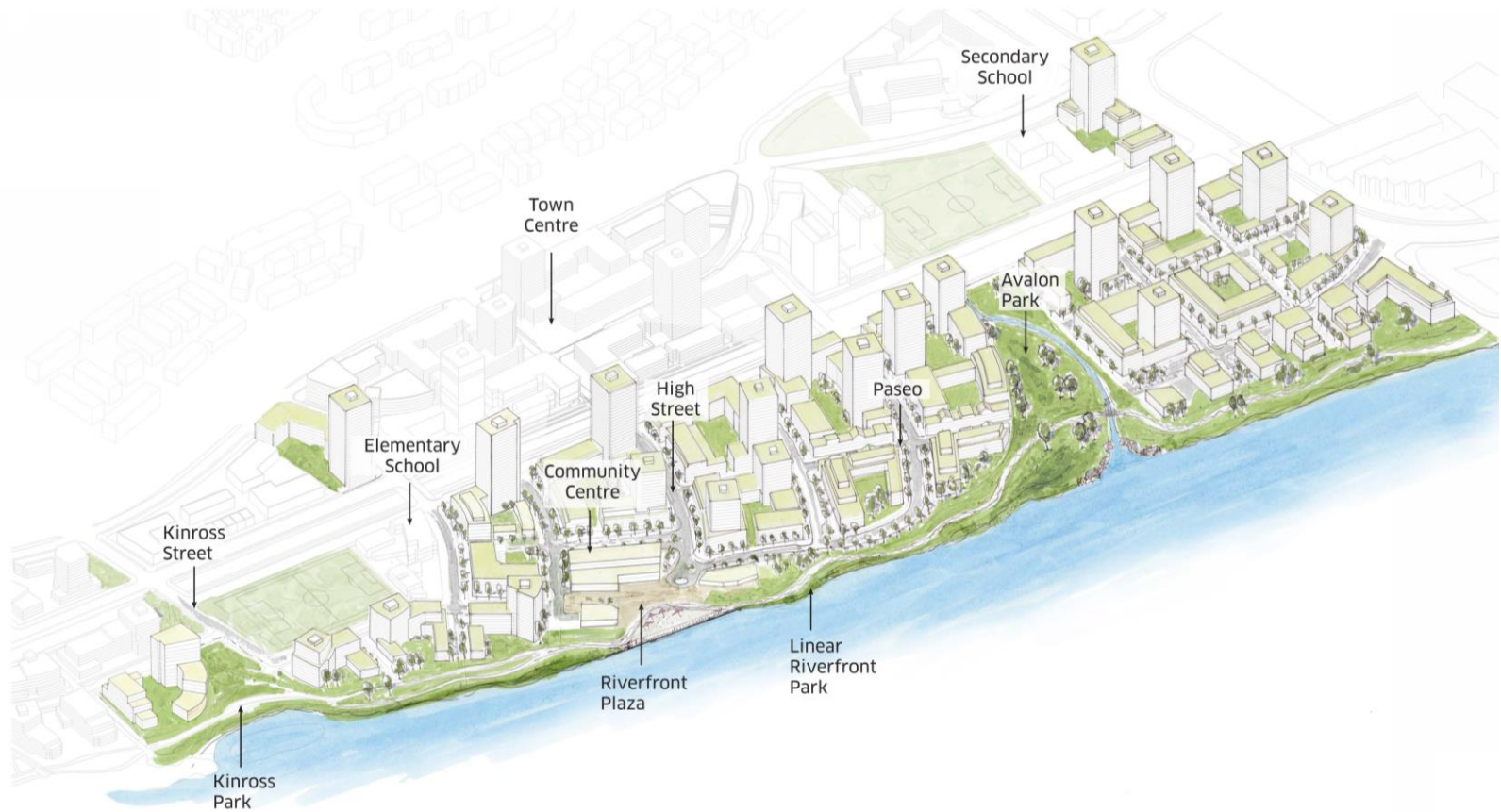
Design/Permitting

- 1,066 Homes
- 178 Rental
- 337 Affordable

Development Progress



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Process:

2016	January- Wesgroup submitted Rezoning Enquiry for Area 3- the Eastern Neighbourhood which Staff did not support moving forward with in advance of a 10-Year ODP Review April- Wesgroup began re-engaging the community to get feedback on parks and amenities, shops, services, childcare etc. 75 people attended an Open House and provided feedback forms
2017	June- Council endorsed planning program referred to as the 10-year Review July- Public Consultation- Launch
2018	January- Public Consultation- Preliminary Concepts May- Public Consultation- Preferred Concept September- Interim Approval- Community Centre Redistribution
2019	September- Public Consultation- Final Concept
2020	Financial Plan Analysis

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Concept A

This concept is characterized by smaller blocks and development parcels creating more connectivity throughout the site. The Avalon stream corridor north of the site is carried south to the Fraser River through Avalon Park as an urban canal leading to an expansive open space along the riverfront. A series of parks along the river become "riverfront rooms" providing opportunities for a diversity of activities and programs for the community. A pedestrian-prioritized East/West neighbourhood some one block north of the park connects to High Street and is intended to activate the community with potential commercial uses along the street.



Concept B

This concept explores larger block sizes and development parcels resulting in more generous courtyard sizes. The building massing creates a strong edge along Avalon Park which is a generous open space along the north/south axis of the development. The Park has been consolidated into a major contiguous open space presenting opportunities to be programmed with a wide range of activities for the community. A living laneway one block south of Kent Avenue is a pedestrian-prioritized street becoming a place for children to play, opportunity to support green infrastructure and as an East/West connector.



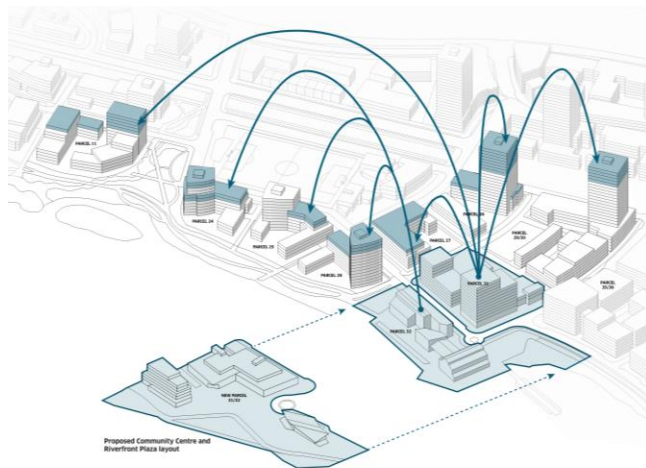
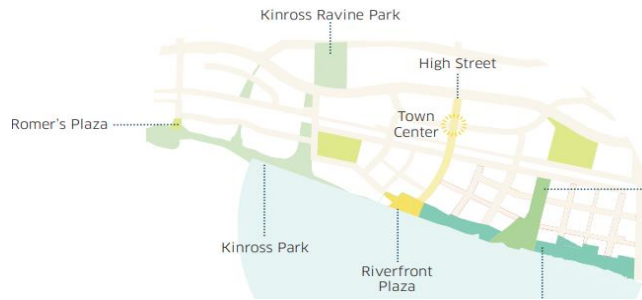
- 5,000 postcard notifications
- 6 open houses
- 700+ residents and neighbours engaged

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- Expanded housing diversity:
 - Approximately 500 secured market rental units
 - Approximately 350 units of social / affordable housing
 - Approximately 1,000 units of market housing
- Additional 2 acres of park, including expanded shoreline park
- Additional 20 childcare spaces
- Reliable Public Amenity Financial Plan and Strategy to deliver amenities with the pace of development

Interim Updates already Approved:

- Rezoning of Parcel 14 and 19 to permit Secured Market Rental in the Town Square precinct
- Re-planning of the Central Waterfront to create a stand-alone Community Centre and expanded waterfront plaza

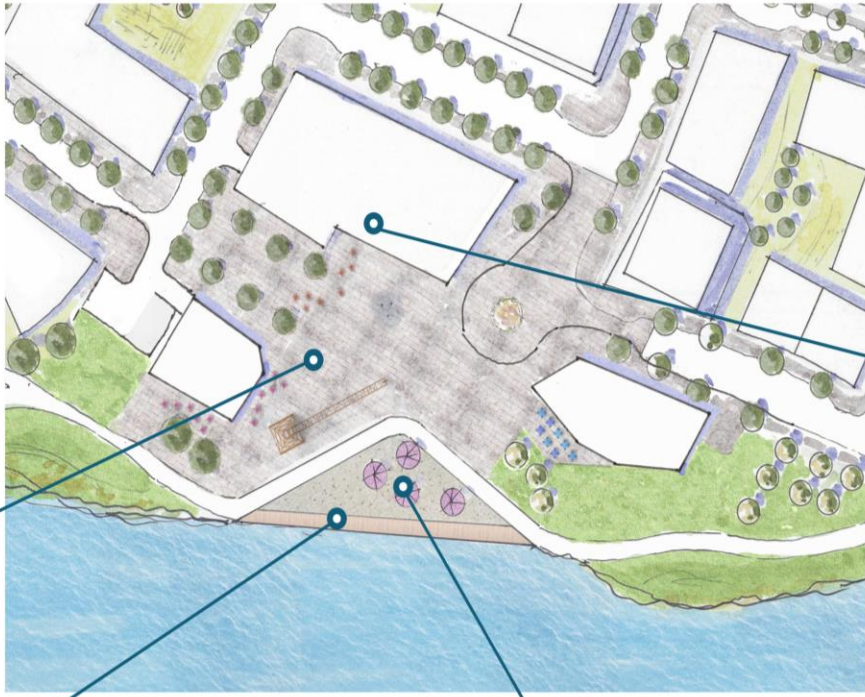


- Public Space consultant Gehl engaged to assist in the design of the re-imagined community centre and public space network
- Original Community Centre Design did not have a direct connection to the waterfront and was part of a larger development.
- City desired a stand-alone site for the Community Centre
- Wesgroup and City took this as an opportunity to re-imagine the waterfront hub of East Fraser Lands
- Density re-allocated on the site to create a significant public hub in the Central Waterfront of East Fraser Lands



The Riverfront Plaza is seen as the neighborhood heart, and is situated where High Street meets Fraser River. The plaza is framed by a series of public functions including a community centre, library, daycare and a retail building. Besides serving as a community meeting place, it is also holds the potential to become a regional attractor with functions and program that serve beyond the local community, from daytime to evening, from weekday to weekend and all seasons, across different age groups.

*Note, this is a preliminary concept that will be subject to further refinement and massing changes.



The Square consists of a flush surface and allows for movement across the plaza. The flush surface and size of the area invites for program such as Farmer's Market, seasonal events and holiday celebrations, and rotating art programs. A splash pad is integrated in the surface to provide seasonal water play. In the center of The Square is the historic crane, which will serve as a neighbourhood marker recalling the industrial heritage of River District creating an 'Instagram moment', lit with artistic lighting, changing with the seasons / use of The Square.

The Deck will provide a vantage point for visitors of the plaza, as well as a unique moment along the Fraser River when public can be directly above the water.

The Beach a great location for watching the sun rising and setting and for meeting with friends and family for summer activities such as beach volleyball. Deck chairs and umbrellas allow people to enjoy the positive aspects of climate as well as the striking view of the Fraser River and Mount Baker. The size of the space allows for reprogramming in the colder seasons, even covering the sandy area with other surfacing allowing for alternative use. Elements such as food trucks could support the use of the Beach all year round, but should be placed on the



The Community Centre and Library Outdoor Space has a Roof Structure which allows for outdoor programming. As a protected area from the elements by the entrance, the community centre can serve the neighborhood all year round.



