

## SUMMARY AND RECOMMENDATION

**4. East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update**

**Summary:** To amend the East Fraser Lands Official Development Plan (EFL ODP) to add 143,604 sq. m (1,545,745 sq. ft.) of permitted floor area, to increase the package of public amenities, and to better align with City policy approved since 2006. Consequential to the EFL ODP, an amendment to CD-1 (567) for the Waterfront Precinct is proposed to increase the building height maximum from 24 to 28 storeys.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Council Meeting of February 9, 2021.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application to amend the East Fraser Lands Official Development Plan By-law No. 9393, generally in accordance with Appendix A of the Referral Report dated January 26, 2021, entitled “East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update” to achieve the following:
- (i) alignment with select Council policies approved since 2006;
  - (ii) allow for an additional 39,246 sq. m (422,442 sq. ft.) of floor area in Area 1 to increase housing options;
  - (iii) allow for an additional 104,358 sq. m (1,123,303 sq. ft.) of floor area and adjustments to the plan in Area 3; and
  - (iv) increase the required public amenities by adding 20 childcare spaces, two acres of park, a park fieldhouse, transportation improvements, and requiring that 20% of the additional residential units to be for affordable housing.
- B. THAT Council also approve the consequential amendment to CD-1 (567) By-law No. 10943 for the East Fraser Lands Waterfront Precinct to increase the maximum building height from 24 to 28 storeys, generally in accordance with Appendix B of the Referral Report dated January 26, 2021, entitled “East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update”.
- C. THAT, subject to approval of the amendment to CD-1 (567) By-law No. 10943 for the East Fraser Lands Waterfront Precinct, the General Manager of Planning, Urban Design

and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amending by-law, updates to the East Fraser Lands Phase 1 Design Guidelines, generally as presented in Appendix C of the Referral Report dated January 26, 2021, entitled “East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update”.

- D. THAT, subject to approval of the amendments to the East Fraser Lands Official Development Plan (EFL ODP), Council directs staff to pursue removal of the EFL ODP area from the Utilities Development Cost Levy (UDCL) boundary in exchange for in-kind delivery of a package of amenities including the community centre and required drainage works, with future consideration of the UDCL By-law amendments as part of the Area 1 rezoning application.
- E. THAT A, B and 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.

**[East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update]**