

COMMUNITY CASE STUDY

EAST FRASERLANDS- VANCOUVER, BC

Project Details:

Developer: Parkland Homes

Development size: 51 hectares

Population: 13,000 projected at build-out

Number of dwelling units: 7,000 (137 du/ha)

Start and completion date: 2003 to 2028

Achievements:

- Targeting LEED Gold for high rise buildings.
- Received the BC Smarty Award for the best process/proposal.
- City of Vancouver received the 2007 Canadian Institute of Planners Award for Excellence in neighbourhood-planning category for East Fraserlands Official Development Plan.
- Incorporate an integrated rain water management system and ecological strategies for fish and wildlife habitat enhancement.
- Development supported by Council and Planning Department
- High quality architecture.
- Provide a range of civic spaces for a variety of uses, including a farmers market.

Challenges:

- Economic downturn has delayed development.
- Commercial development requires sufficient residential development first to support it.
- Required remediation of the former mill site, and is now free of contamination.
- Addressing community concerns about increased density and traffic generation. Through extensive public consultation, community is now very positive about the development.

Smart Growth features:

- *Mixed-use* —feature residential and offices above retail.
- *Housing choice*—mix of townhomes, low and mid rise apartments and high rise towers. 20% of units will be dedicated affordable housing.
- *Connectivity*—modified grid street pattern.
- *Compact building design*—high density, with taller buildings. stepped back to ensure a comfortable pedestrian realm.
- *Walkability*—Town Centre, High Street and Waterfront Plaza with a range of shops and services will be within a 5-10 minute walk for all residents. Road widths will be narrower to calm traffic and decrease crosswalk distances.
- *Transportation choice*— homes will be located within a 5 minute walk of a transit stop. Neighbourhoods will be connected by a continuous riverfront walkway/bikeway system, and some streets will have marked bike routes.



Source: <http://www.wesgroup.ca/>

Located on a former mill site



Source: <http://vancouver.ca>

High street from Waterfront plaza



Source: <http://vancouver.ca>

Walkway/bikeway forms a continuous waterfront promenade



Source: <http://vancouver.ca>

Incorporates a rainwater bio-filtration system plan to reduce run-off