The River District - Development Progress



Updates

The River District continues to develop and change. The map above indicates those parcels which have been constructed, those under construction, and those which are in design but not yet under construction. The images below are three examples of work in the design phase, so to be constructed.



Parcel 33 Concept Rendering



Parcel 11 Concept Rendering



Parcel 29 Concept Rendering

East Fraser Lands: **Area 3 Rezoning Proposal**

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An Introduction to Area 3



Area 3 + ODP Alignment

Area 3 is located on the southeastern edge of the River District (see image right).

Future development is guided by the East Fraser Lands Official Development Plan (ODP) which was updated in 2021 (see image below).

The purpose of the Area 3 rezoning application is to amend CD-1 (473): EFL Non-High Streets (Area 3) to align with Council approved amendments to the East Fraser Lands Official Development Plan (EFL ODP) and allow for development of Area 3.

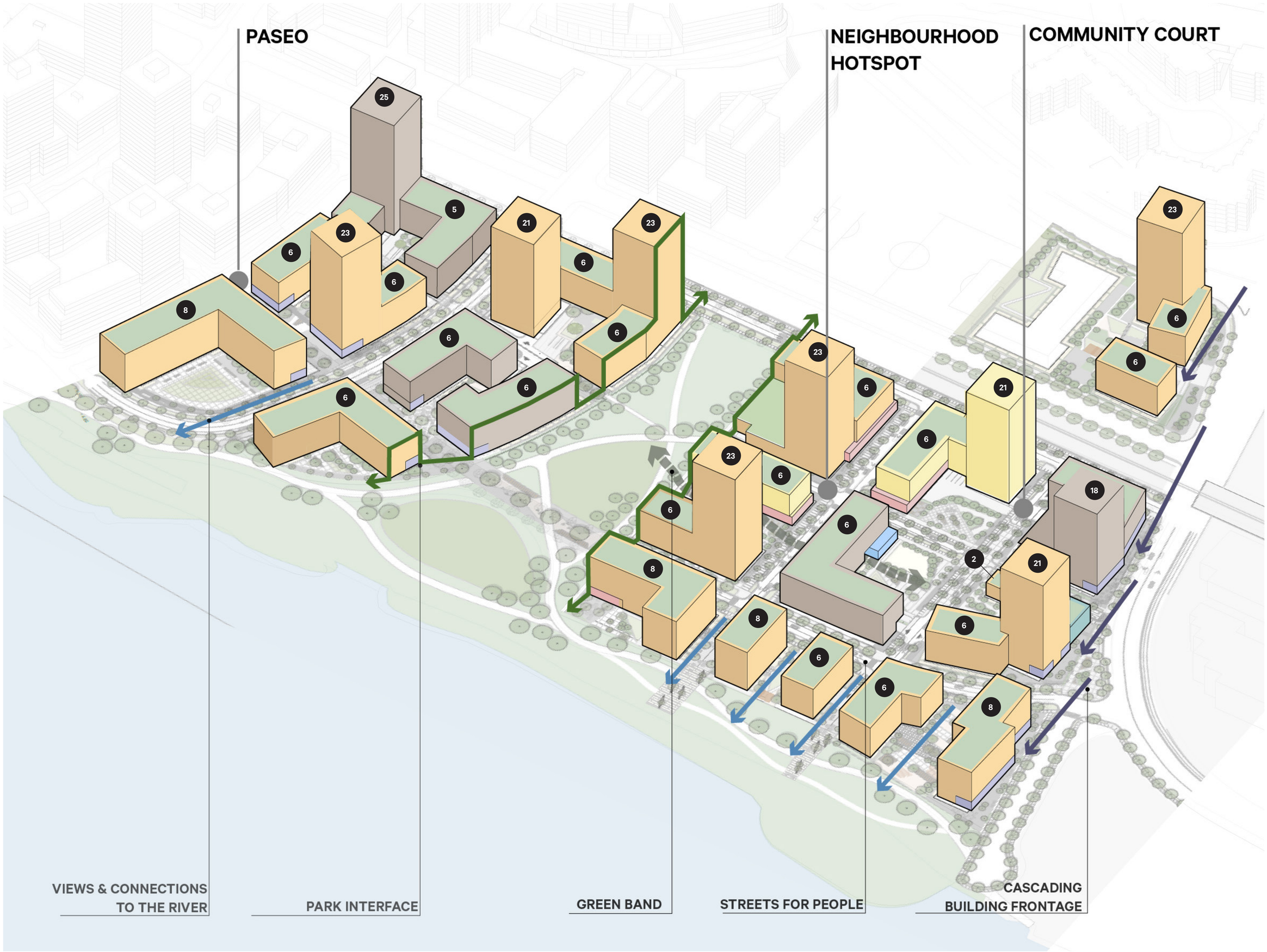


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Rezoning Proposal



This proposal includes:

- 195,387 m^2 (2,103,132 ft^2) of strata housing;
- 68,927 m^2 (741,922 ft^2) of social housing;
- 27,888 m^2 (300,184 ft^2) of secured rental housing;
- 3,422 m^2 (36,835 ft^2) of commercial space;
- A range of building heights from eight to 25 storeys;
- 3.31 hectares of park space;
- A community energy facility; and
- A childcare facility.

LEGEND

- COMMERCIAL/RETAIL
- FLEX
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - RENTAL
- RESIDENTIAL - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- GREEN ROOFS
- # NUMBER OF STORIES

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Technical Summary: Circulation

Streets

All streets are defined by street tree plantings, rich ground plane treatments, lighting, street hardware and furnishings.

An important signature component of several of the streets is the inclusion of rain gardens and bioswales which are inherent to the rain water management strategy for the community.



Cycling

A cycle-friendly environment will be created in the EFL through the development of a wide network of streets, lanes, mews, etc, all of which will have low traffic and vehicle speed.

These will be interconnected with two main dedicated/marked bike routes, which run in an east-west direction, and with two parkland routes, which run in a north-south direction in the western and eastern neighbourhoods.



Note: An 'AAA' facility is a safe, convenient, comfortable and fun for all ages and abilities (AAA), including families with children, seniors, and new riders.

Pedestrian

A lively and safe pedestrian environment is a major priority of this proposal, with well connected pedestrian circulation through the neighbourhood and multiple connections to the Riverside route.

The proposal intends to encourage pedestrian activity facilitated by intimate block sizes and multiple connections through parcels.



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Highlights: Parks and Open Spaces



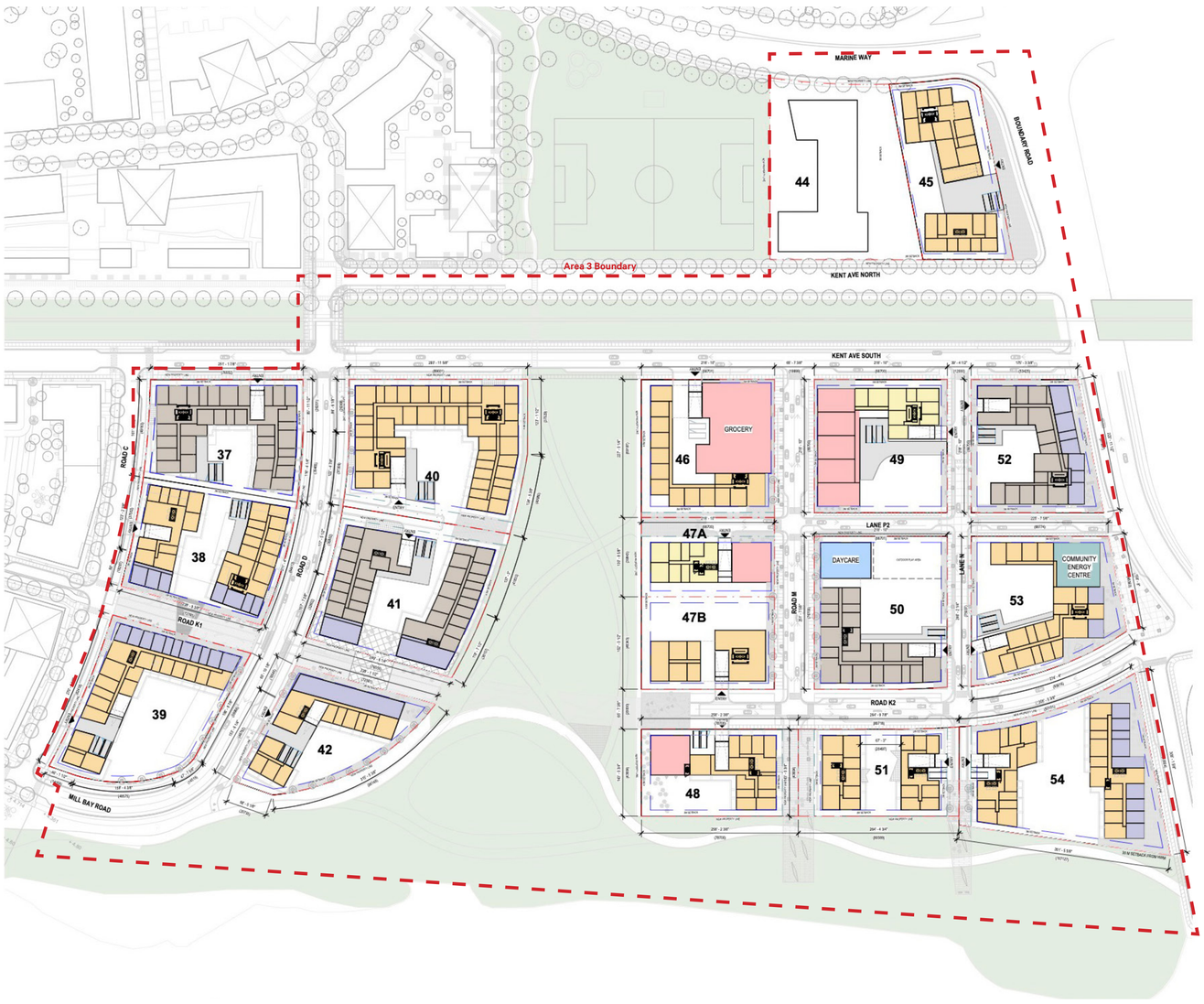
Parks and Open Spaces

- Ground Level Amenity
- Upper Level Amenity
- Flex Use Meadow
- Habitat Area
- Riparian Restoration/Rewilding Area
- Stormwater Management Area

Biodiversity in the urban landscape will play a critical role in the approach to landscape and planting design within the River District Area 3 rezoning proposal.

The design intends to build from the existing natural elements along the river's edge and extend green tendrils through parks, greenways, and streetscape spaces and into development parcels.

Park areas will be designed as part of a Parks Board-led park design process, including additional public engagement.



Street-Level Uses

A diversity of street level uses will contribute to a varied and interesting pedestrian experience.

LEGEND

- COMMERCIAL/RETAIL
- FLEX
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - RENTAL
- RESIDENTIAL - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE

Note: 'Flex' means that the space may be used for a variety of activities including residential or commercial activities.

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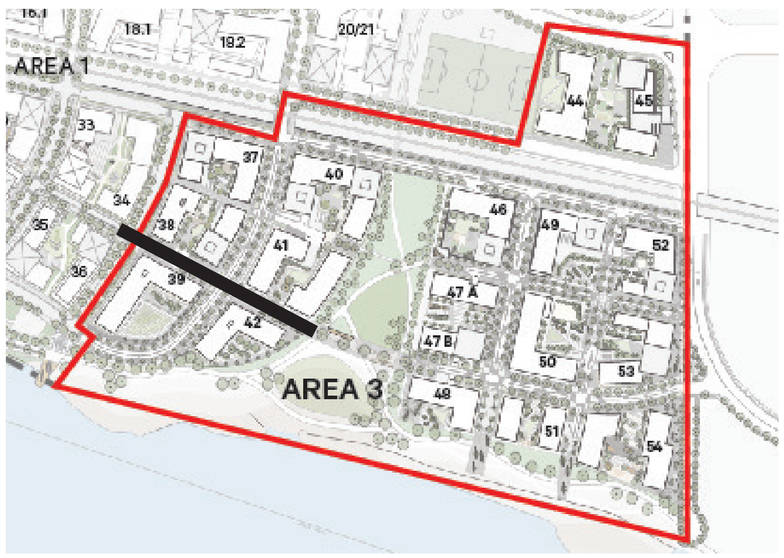
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Key Place: The Paseo



The Paseo is a pedestrian-oriented street framed by flexible spaces. These streets are designed so that the people who live along the street may define the activity within it through spill-out space and direct frontage to the sidewalk.



Paseo

What would make this place special?

(Share your thoughts here!)

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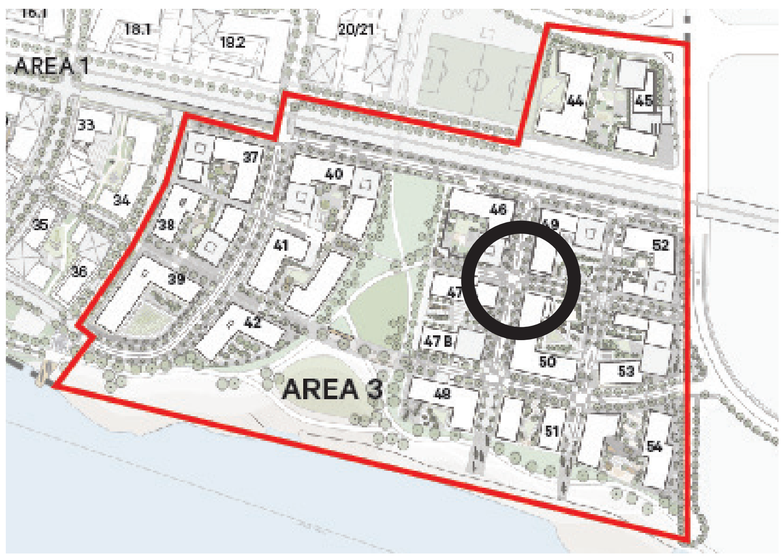
Key Place: The Neighbourhood Hotspot



Area 3 is well served by local serving business and services as well as a daycare. These activities are clustered together to create a hub of activity, referred to here as a "Neighbourhood Hotspot."

What would make this place special?

(Share your thoughts here!)



Neighbourhood Hotspot

East Fraser Lands: **Area 3 Rezoning Proposal**

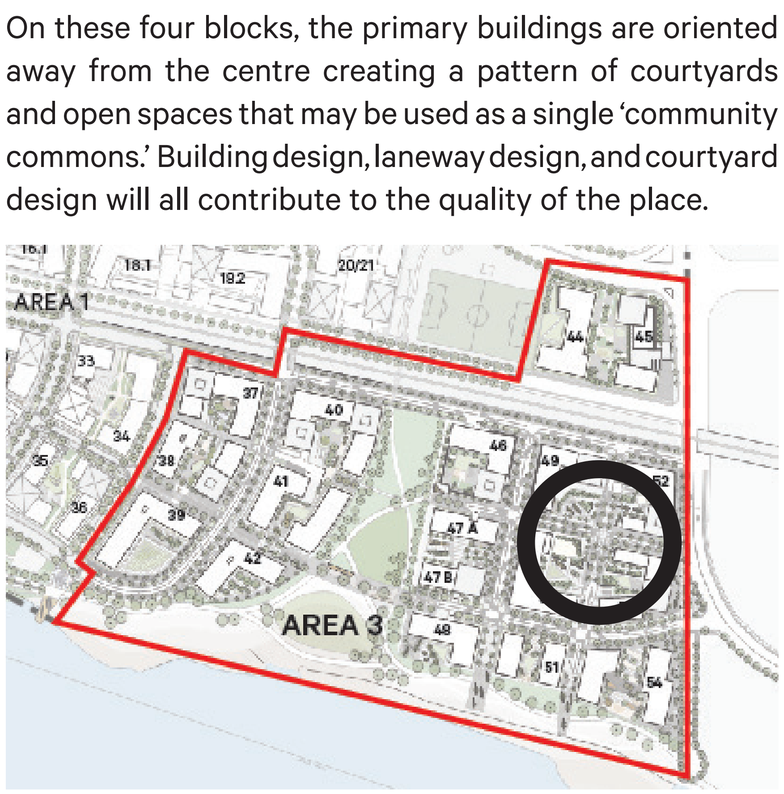
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Key Place: The Community Court



On these four blocks, the primary buildings are oriented away from the centre creating a pattern of courtyards and open spaces that may be used as a single 'community commons.' Building design, laneway design, and courtyard design will all contribute to the quality of the place.



Community Court

What would make this place special?

(Share your thoughts here!)

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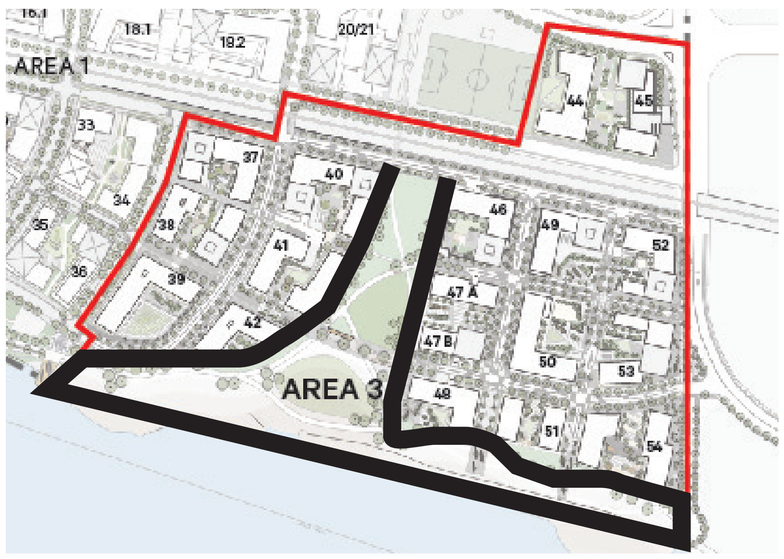
Key Place: The Riverfront



The riverfront and park edge are key elements with the River District masterplan. The park and river are great amenities within the site and should be celebrated.

What would make this place special?

(Share your thoughts here!)



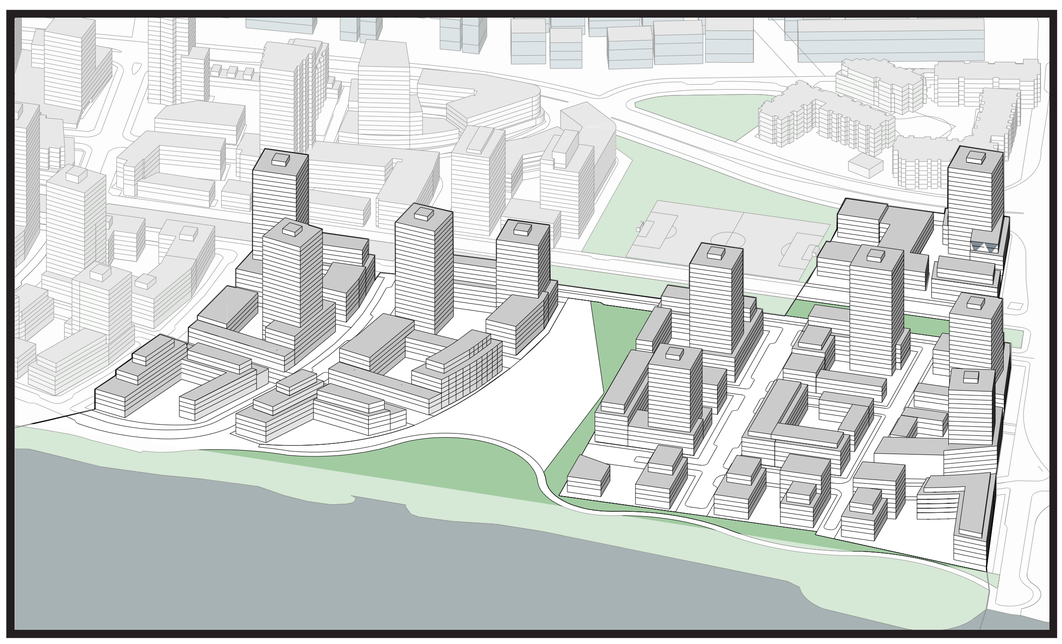
The Riverfront and Park Edge

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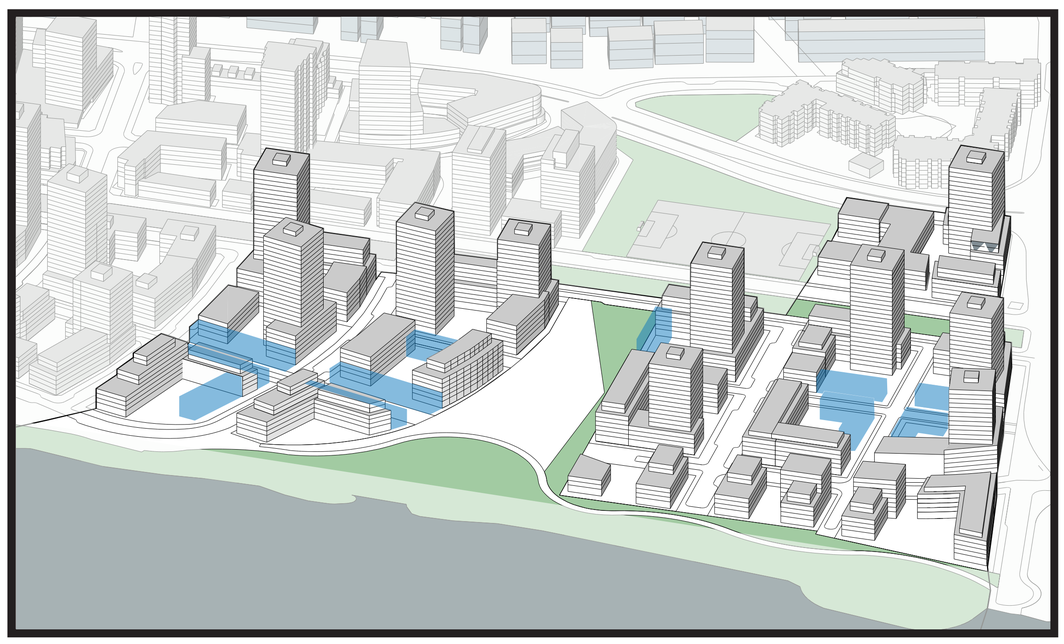
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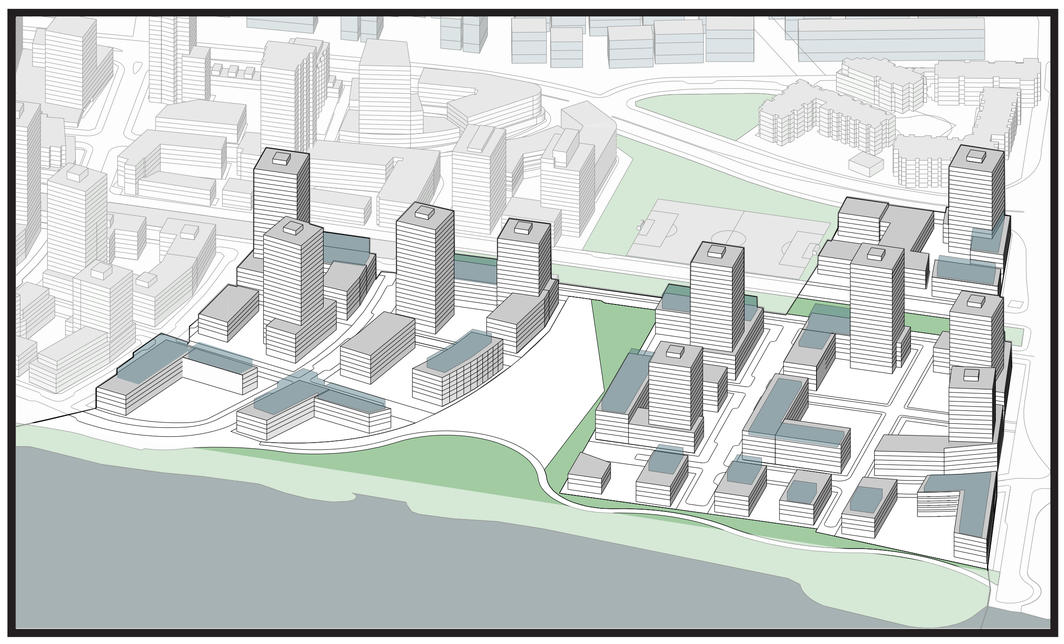
Area 3 Changes: Massing Evolution



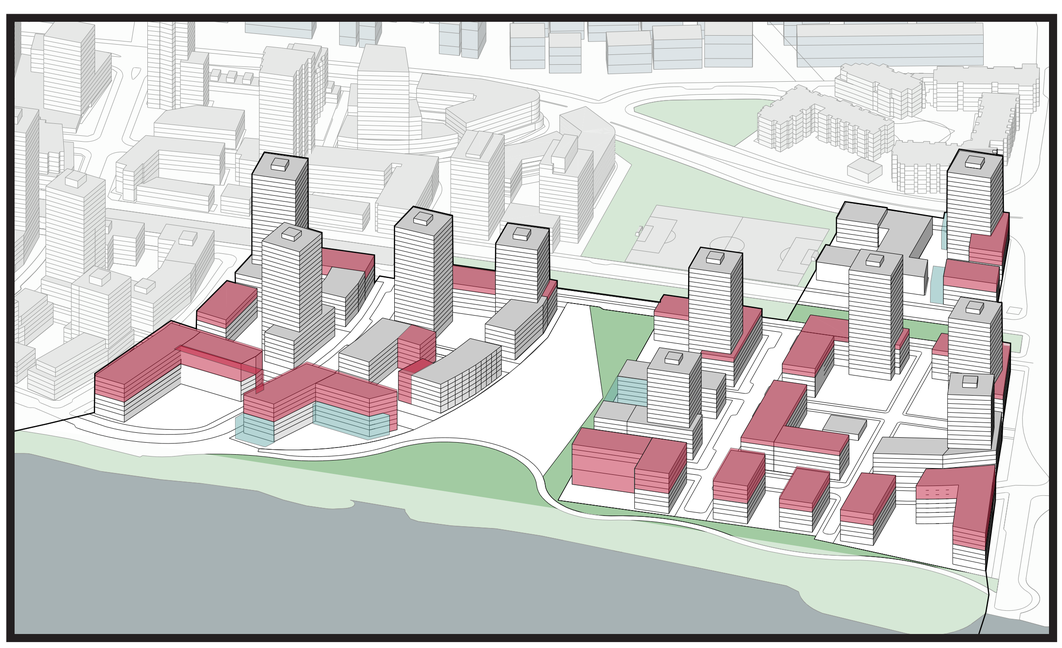
ODP MASSING



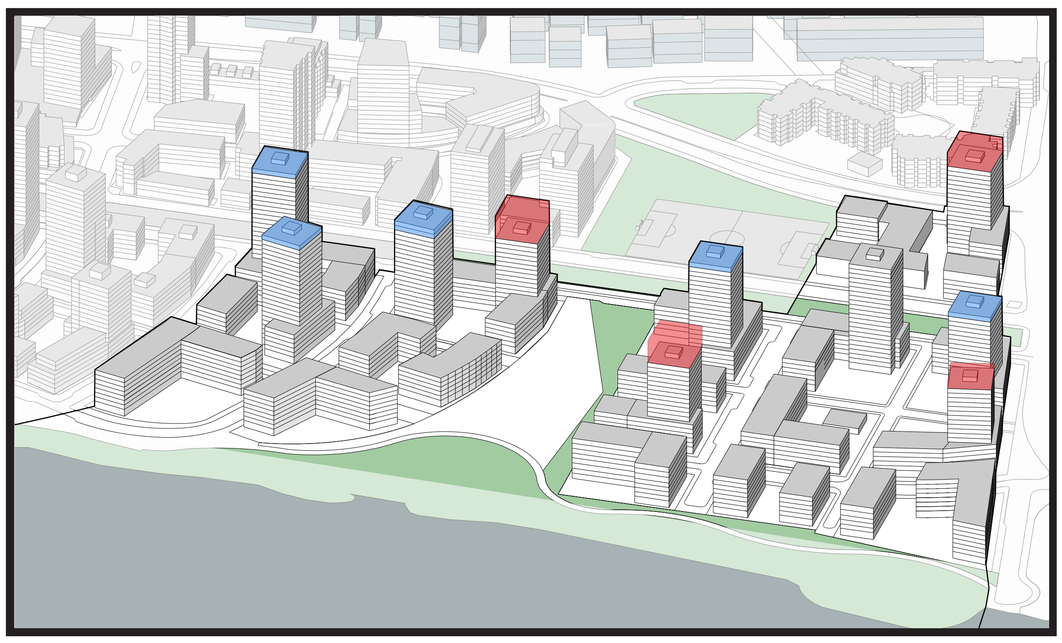
STEP 1 - REMOVE INEFFICIENT SINGLE LOADED MASSING



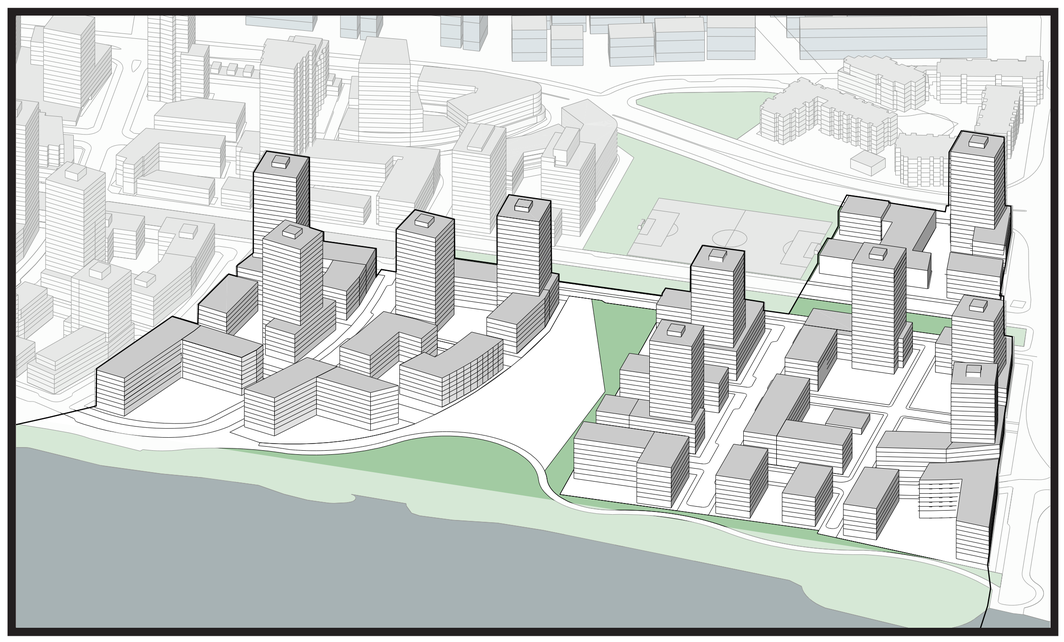
STEP 2 - REMOVE TERRACING FOR ENERGY CODE PERFORMANCE



STEP 3 - ADJUST PODIUM MASSING
(RED=ADDITION, BLUE=SUBTRACTION)



STEP 4 - ADJUST TOWER MASSING
(RED=ADDITION, BLUE=SUBTRACTION)



FINAL MASSING

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Community Centre & Childcare



Artists view of the Community Centre, Childcare and surrounding site
DESIGN NOT FINAL OR APPROVED



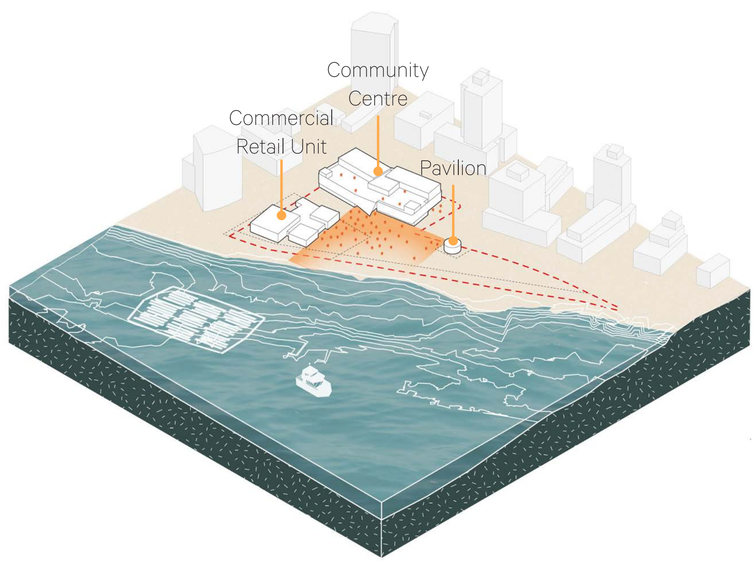
Interior view of the lobby atrium

The proposed Community Centre aspires to be the social heart of the River District community that opens onto a major riverfront plaza and park. With views of the Fraser River and thoughtful connections to the urban context, the Community Centre is flanked by two smaller buildings that provide diverse food services to the area.

The Community Centre facility includes many community amenities for the River District neighbourhood: Multi-use gymnasium; Fitness centre with Cardio, Functional and Strength zones; Teaching kitchen; Multi-purpose rooms for community programming; Vancouver Public Library express branch; and a Childcare Centre with outdoor play space.



View of the childcare rooftop play area



East Fraser Lands: **Community Centre**

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