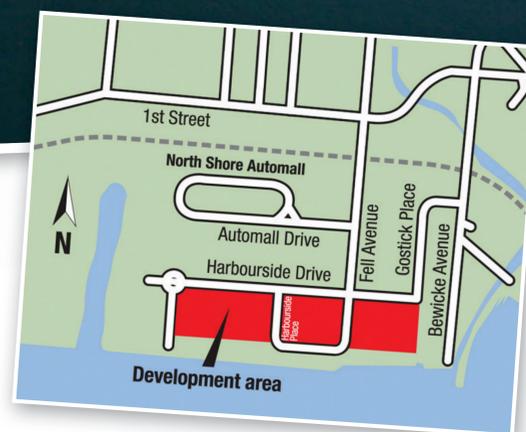


HARBOURSIDE

HARBOURSIDE WATERFRONT REZONING APPLICATION



Following the successful application for an Official Community Plan amendment in July 2012, Concert has now made an application to rezone the site. This application proposes to amend the zoning bylaw to a new Comprehensive Development Zone that allows for residential and commercial uses, and densities and heights consistent with the Official Community Plan (OCP).

Please review the information on display and provide your feedback.

City staff, Concert and consultants are available to answer your questions.

Harbourside
HARBOURSIDE WATERFRONT
REZONING APPLICATION

HARBOURSIDE

PAST AND PRESENT

PAST:

- Harbourside was once known as the “Fullerton Fill”, a vacant, contaminated lumber mill and log storage site.
- In 1998, Concert (formerly Greystone Properties) amended the OCP and rezoned the area to create the Harbourside Business Park.
- As part of the rezoning, major community amenity contributions were provided to the City including:
 - Creation and dedication of Kings Mill Walk
 - Habitat restoration and conservation of MacKay Creek
 - Financial contribution that allowed for the creation of the City’s first all-weather playfield at Carson Graham School.



PRESENT:

- Waterfront lots remain largely undeveloped due to weak market demand, limited access and challenges of financing a stand-alone hotel in this location.
- Harbourside is characterized by daytime-oriented, single-purpose buildings along with a waterfront dog park.
- In July 2012, Concert’s application to amend the OCP was approved. The new “Harbourside Waterfront” designation permits a mix of commercial and residential uses.



Harbourside
HARBOURSIDE WATERFRONT
REZONING APPLICATION

HARBOURSIDE

PROCESS TO DATE AND POTENTIAL NEXT STEPS

OCP Amendment 2009 – 2012

2009

Application submitted

2010 – 2011

City staff review
Planning study
Open House (2)
Public workshop
Advisory committee reviews
Town Hall Meeting

2012

Town Hall Meeting (2)
Public Hearing
OCP bylaw amended



Rezoning 2012 – 2013

2012

Application submitted

2013

City staff review
Open House
Developer Information Session
Advisory committee reviews
Town Hall Meeting
Public Hearing
Zoning bylaw amendment

IF ZONING
IS APPROVED

2014

City-led parks planning process

Development Permits 2014 – 2023

Applications submitted

- Phase 1 (2014)
- Phase 2 (2017)
- Phase 3 (2020)
- Phase 4 (2023)

City staff review
Advisory committee reviews

Harbourside

HARBOURSIDE WATERFRONT
REZONING APPLICATION

HARBOURSIDE

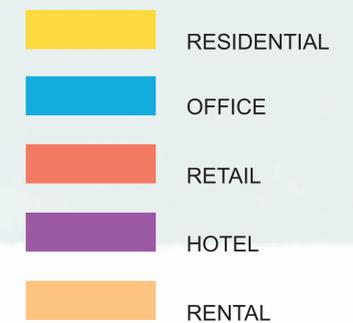
PROJECT DESCRIPTION

ADDRESS	925, 889 & 801 Harbourside Drive & 18 Fell Avenue
LOT SIZE	Approximately 12 acres
OFFICIAL COMMUNITY PLAN (OCP)	Amended in July 2012 to "Harbourside Waterfront" designation.
CURRENT ZONING	Comprehensive development zone (CD-359) permitting up to 530,000 sf of commercial & light industrial uses.
PROPOSED ZONING	<p>Proposed zoning complies with the uses, densities and heights permitted by the OCP.</p> <p>New comprehensive development zone totaling 1.2 million sf, which adds roughly:</p> <ul style="list-style-type: none"> • Up to 715,000 sf of residential condominium use (800 units) • Up to 80,000 sf of residential rental use (100 units) • Min of 371,000 sf of commercial use (office, hotel and retail) <p>A number of community benefits and infrastructure upgrades are also being proposed.</p>

HEIGHT AND LAND USE



- Most buildings at up to 21.4m in height
- 4 buildings at up to 27.6m in height



HARBOURSIDE

PROPOSED DEVELOPMENT PHASING



This application proposes a total of 18 buildings, in four phases, over a period of 10 to 15 years.

-  RESIDENTIAL
-  OFFICE
-  RETAIL
-  HOTEL
-  RENTAL

HARBOURSIDE

ADDRESSING SEA LEVEL RISE

Our innovative flood management design will exceed the City's minimum requirements while allowing for adaptability to protect against sea level rise in the future.

Buildings:
Ground floor of buildings would be constructed at or above the new flood construction level, with the exception of commercial spaces along Harbourside Drive.

Harbourside Drive:
Commercial spaces along Harbourside Drive would integrate over-height ceilings to allow the ground floor to be raised in the future.



Dike Band:
A nearly continuous concrete band would be integrated and serve as a dike to protect against storm surges. The breaks in this band would allow for easy pedestrian access but could be dammed in advance of a storm.

Shoreline:
Shoreline improvements, such as terraces and a protruding headland, would dissipate wave action.

Street Elevations:
Street elevations south of Harbourside Drive would be raised to the new flood construction level.

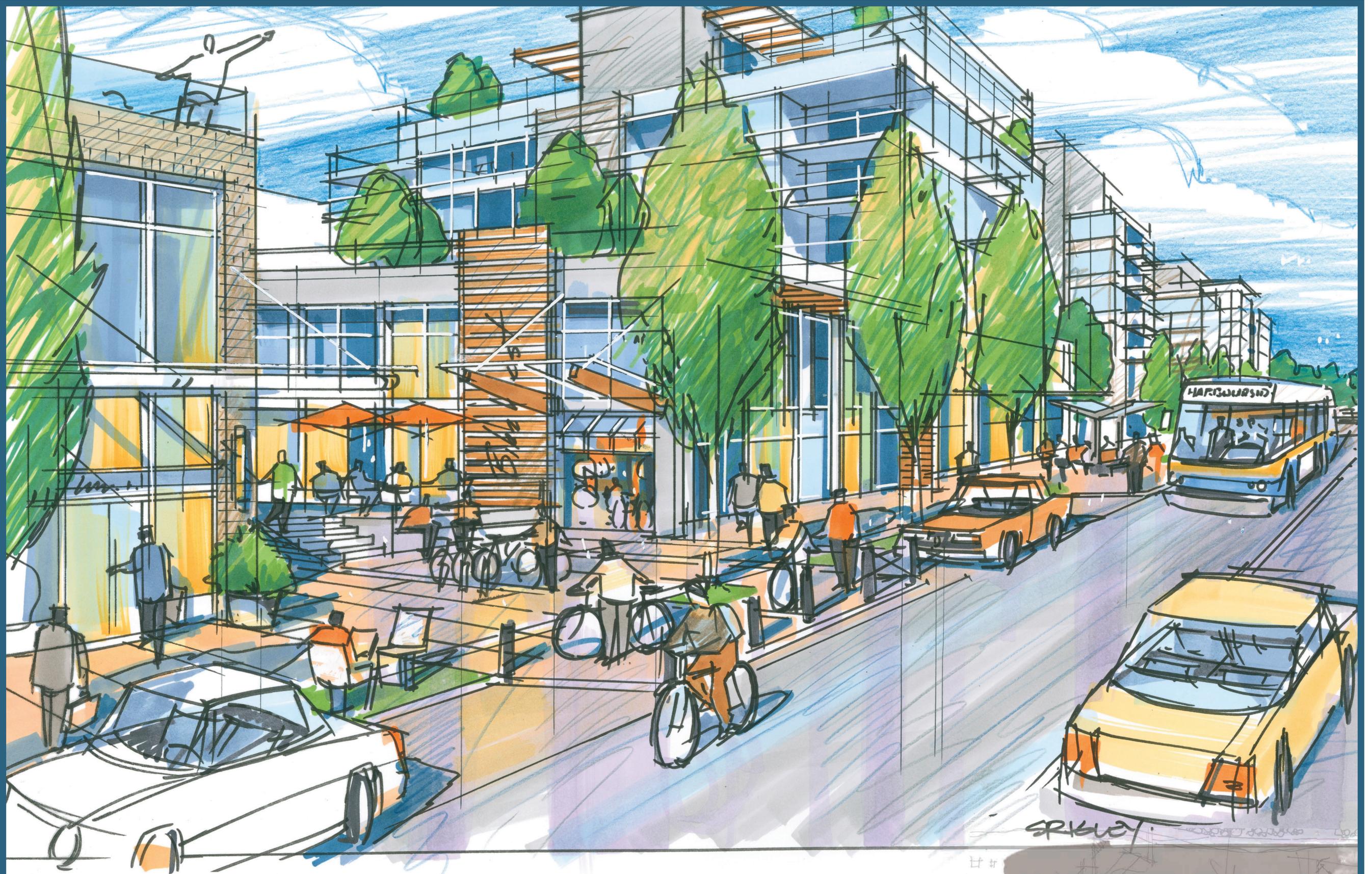


HARBOURSIDE

CONCEPTUAL DESIGN

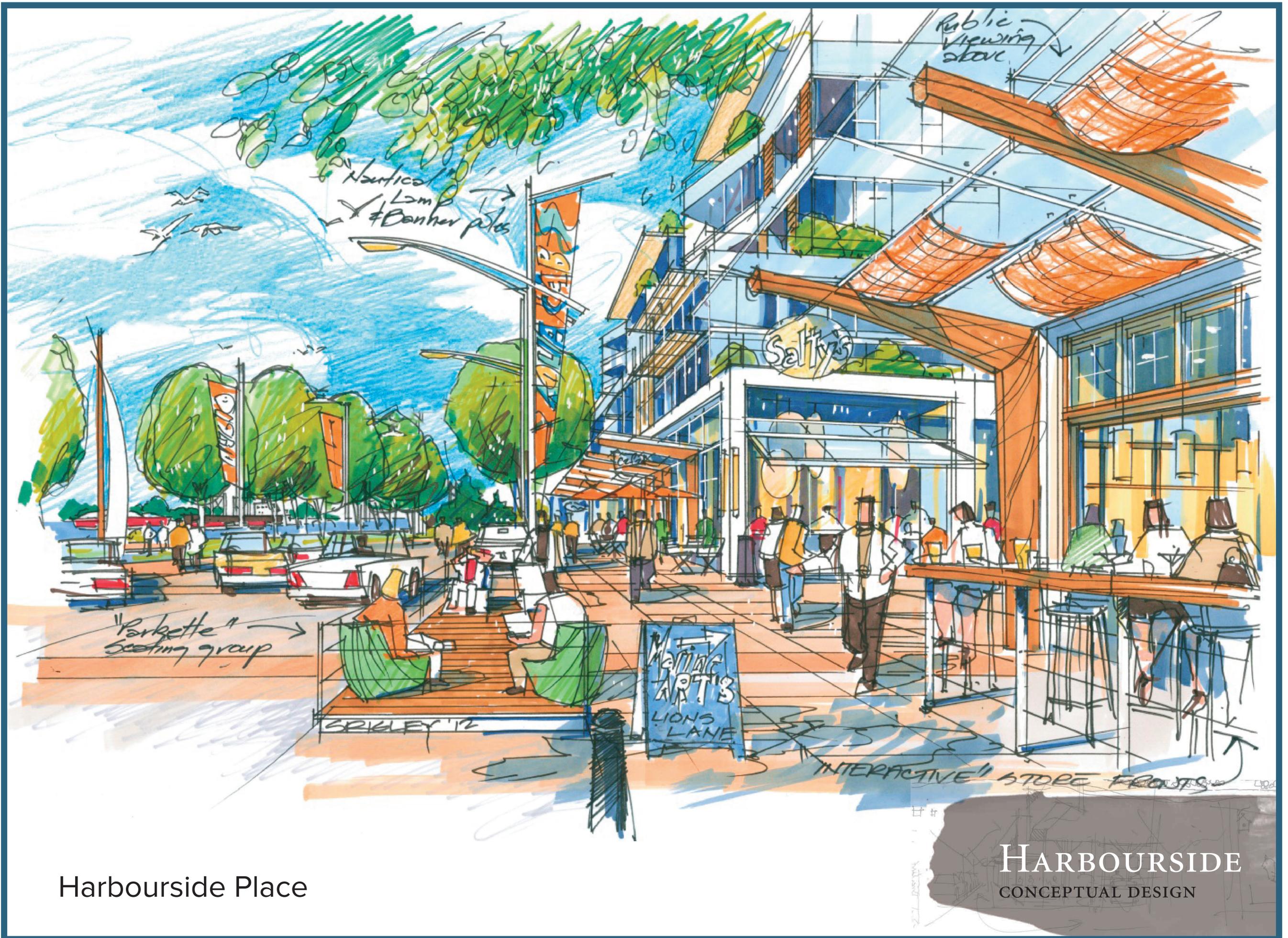


Harbourside
HARBOURSIDE WATERFRONT
REZONING APPLICATION



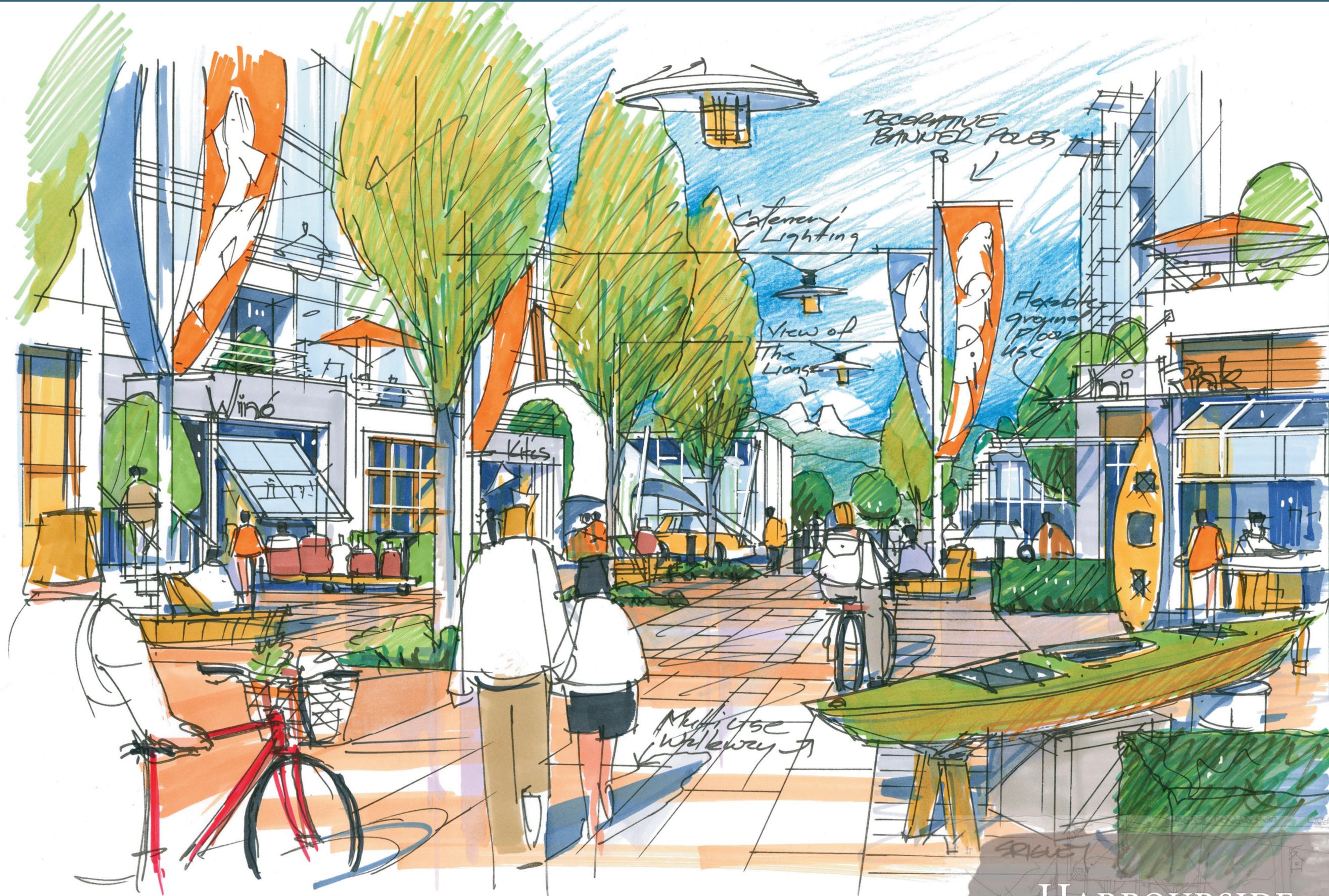
Harbourside Drive

HARBOURSIDE
CONCEPTUAL DESIGN



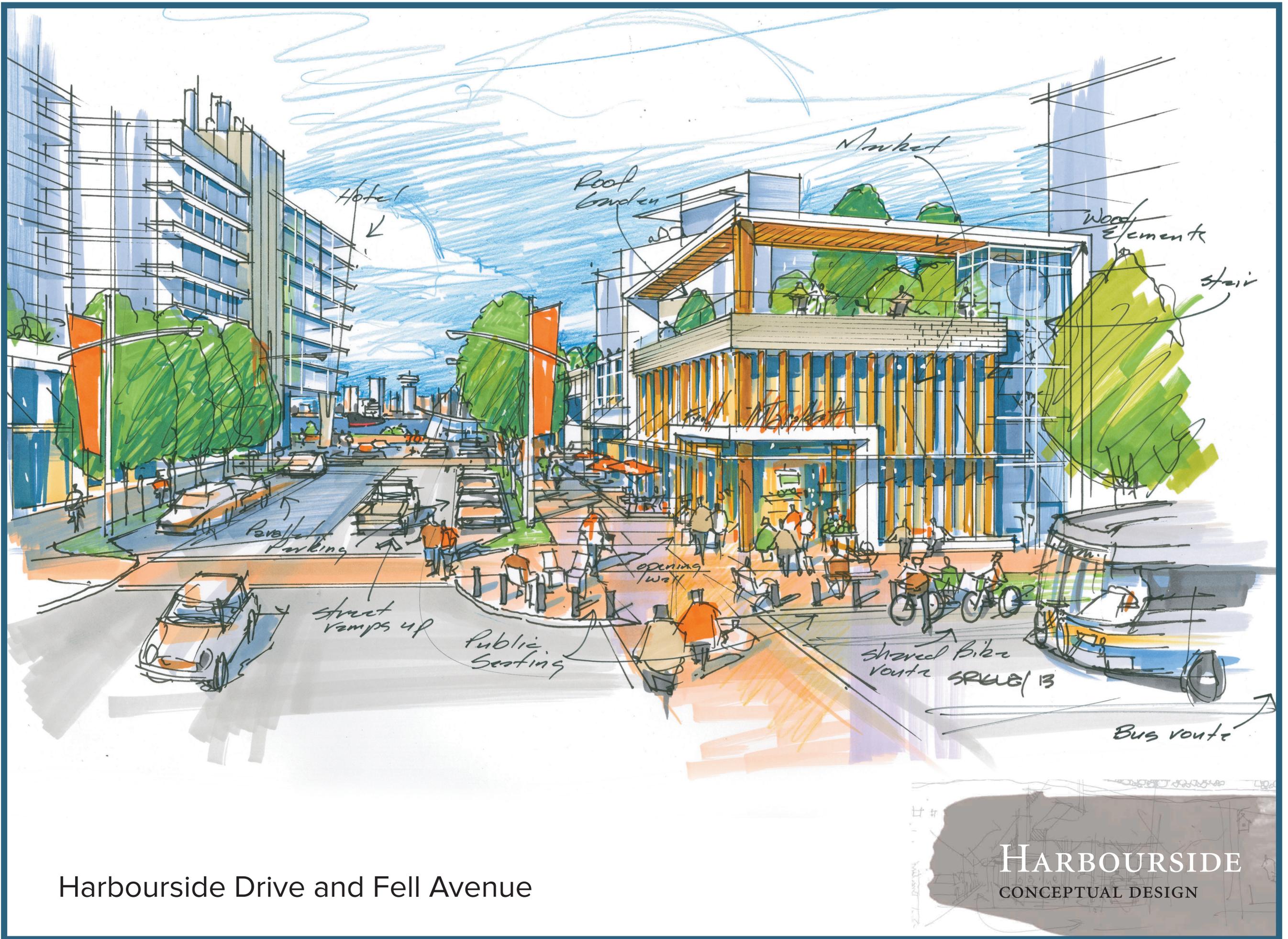
Harbourside Place

HARBOURSIDE
CONCEPTUAL DESIGN



Lions Lane

HARBOURSIDE
CONCEPTUAL DESIGN



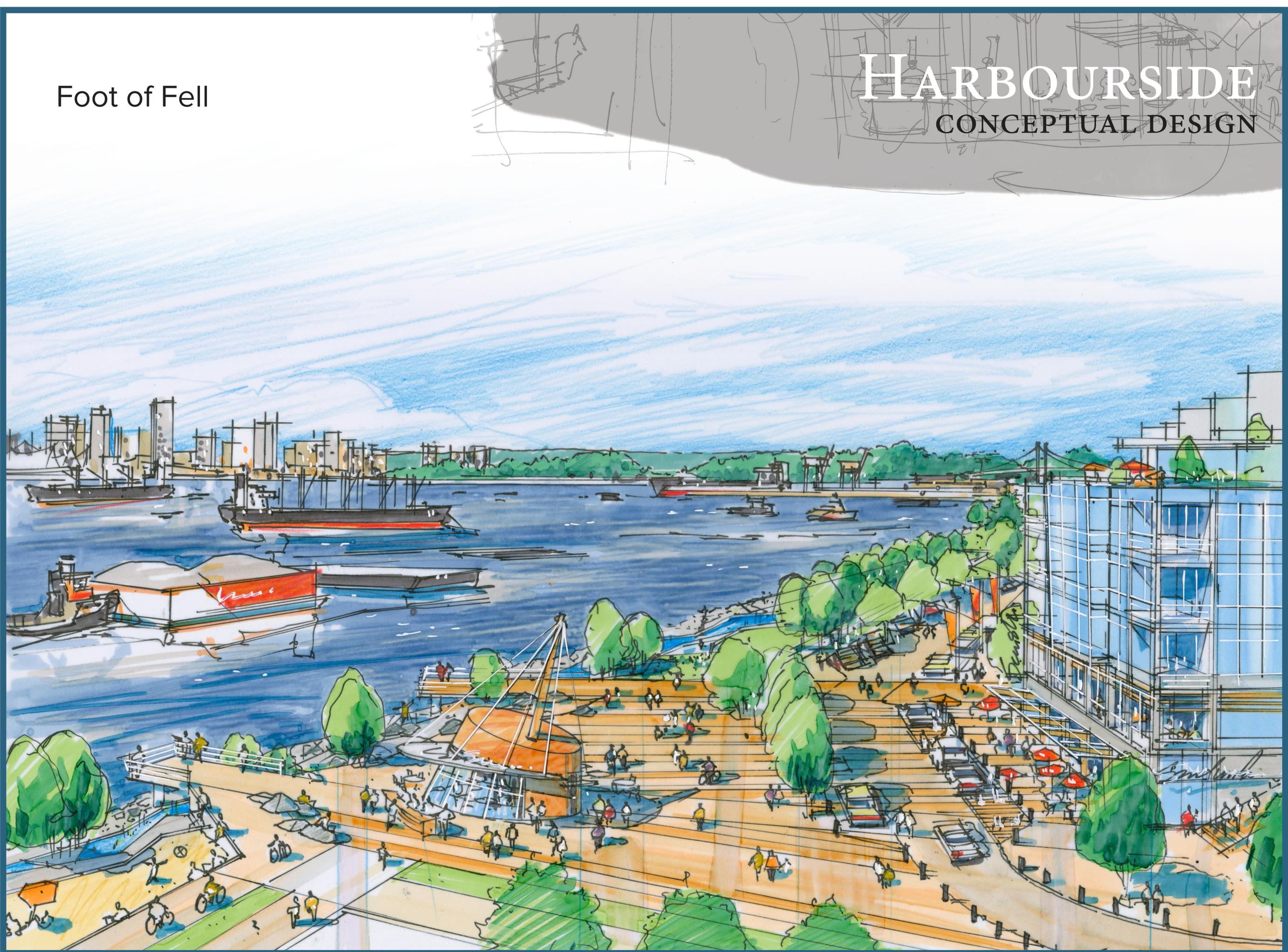
Harbourside Drive and Fell Avenue

HARBOURSIDE
CONCEPTUAL DESIGN

Foot of Fell

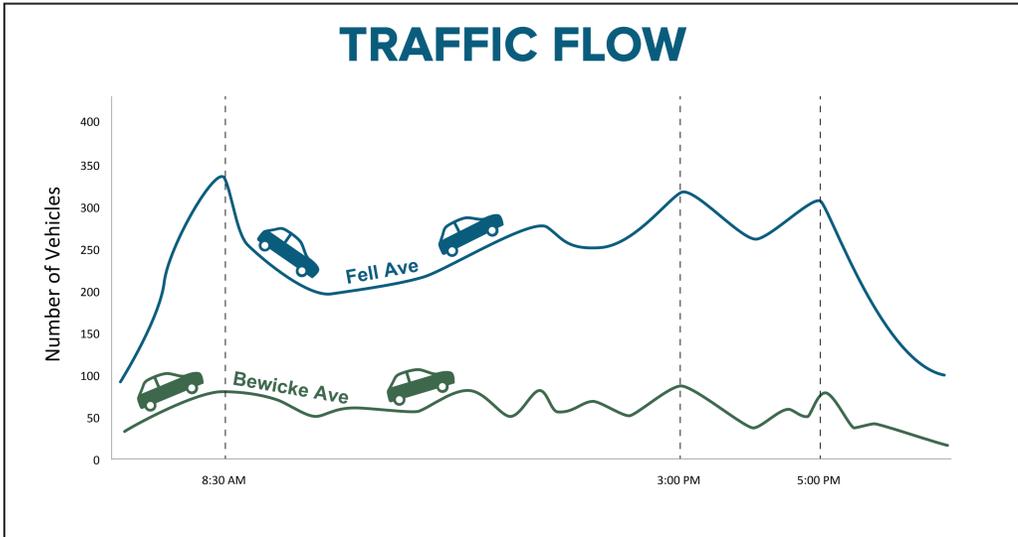
HARBOURSIDE

CONCEPTUAL DESIGN

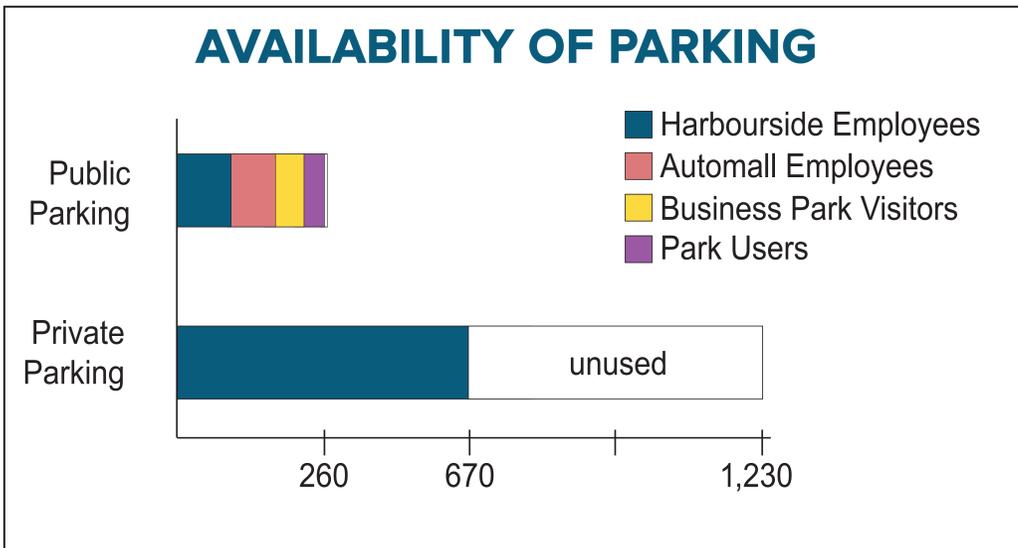


HARBOURSIDE

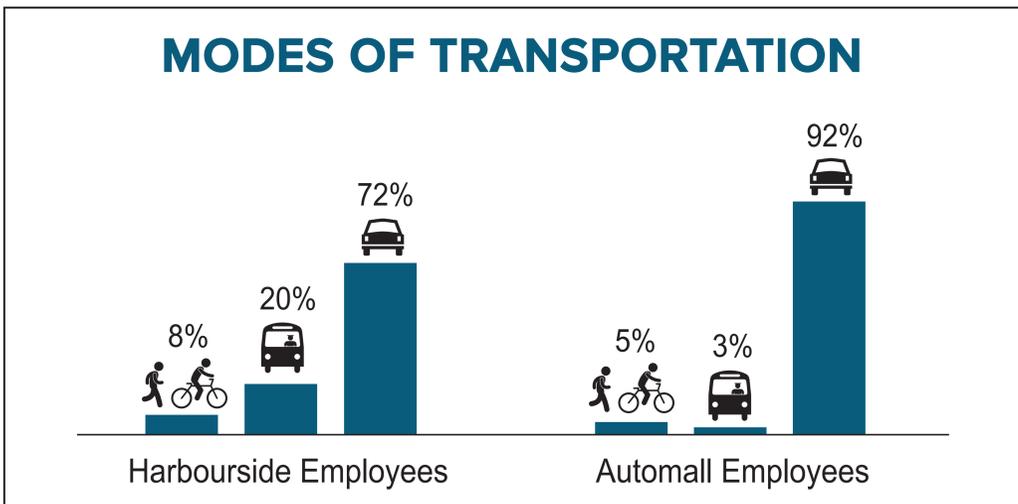
EXISTING TRAFFIC & TRANSPORTATION ISSUES



- With two vehicular access points to/from Harbourside, 85% of trips occur via Fell Ave.
- Peak congestion in the PM periods reflects employees commuting from the business park and the Lions Gate Academy school schedule.



- Public street parking is fully utilized.
- Private parking assigned to individual business park tenants is only 50% utilized.



- Vast majority of employees drive due to the lack of viable alternatives.
- Existing transit service is infrequent and is oriented towards Bodwell High School's schedule.



HARBOURSIDE

IMPROVING TRANSIT CONNECTIVITY



Recognizing that existing transit service to Harbourside is limited, Concert has been working with TransLink and the City of North Vancouver to explore opportunities to improve service. Concert is committed to finding solutions and funding transportation options.

Based on the current and future requirements at Harbourside, as well as other potential users of transit service in the area, TransLink has developed two distinct service concepts which are currently being reviewed.

Option 1: New Route (preferred)



- Would serve Harbourside as well Seaspan, Norgate and neighbouring First Nation communities.
- Frequent service to both the Park Royal and Lonsdale Quay transit hubs via Lower Norgate.

Option 2: Enhanced 231 Route



- Improving existing 231 bus service to Lonsdale Quay.

HARBOURSIDE

PROPOSED TRAFFIC & TRANSPORTATION SOLUTIONS

-  Implement car share vehicles
-  Implement car pooling program
-  Fund a travel coordinator for 10-15 years to promote sustainable transportation options.



GOALS

-  Reduce traffic congestion by improving key intersections
-  Address demand for public street parking by providing additional spaces
-  Implement a new bus route or shuttle service to increase transit ridership by 10-15%
-  Enhance and expand the Spirit Trail to increase walking/cycling by 5-10%

HARBOURSIDE

HIGHLIGHTS OF PROPOSED COMMUNITY BENEFITS AND INFRASTRUCTURE IMPROVEMENTS

↑
New bus route or shuttle service to provide frequent transit

↑
Key intersection improvements and widening of Fell Avenue bridge to reduce traffic congestion

↗
Bewicke Avenue rail safety improvements and Spirit Trail enhancements

50 additional public street parking spaces to alleviate parking pressures

High quality employment spaces to provide 1,500 full-time jobs

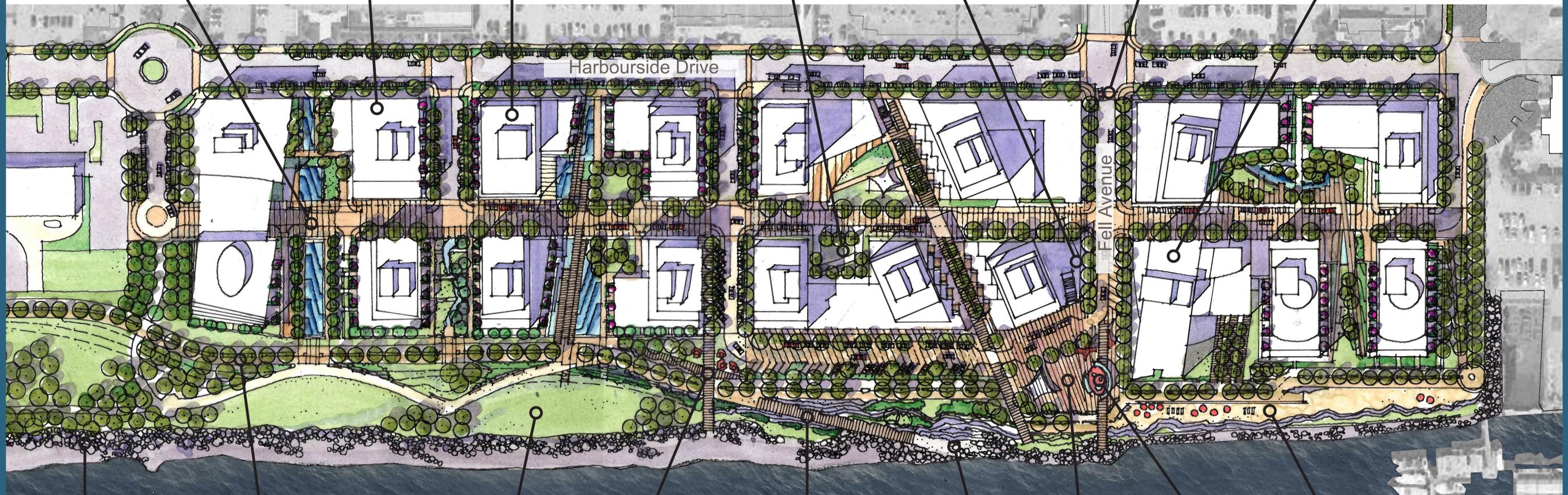
100 rental homes to provide affordable housing opportunities

Over 2.5 acres of additional open space

Retail and service amenities including boutique shops, restaurants and grocery

Road and sidewalk improvements

Full service hotel



Expand and integrate the Spirit Trail connection with separated bicycle and pedestrian paths and landscaping

Unique public art pieces

Shoreline enhancements to protect against sea level rise

Concession kiosk with public washrooms

Shoreline habitat enhancements to improve sea ecology

Fund City-led park process and resulting improvements

Boardwalks and pier extensions to improve waterfront access

Outdoor plaza for community events

Over 1 acre of additional public park & beach area

HARBOURSIDE

HIGHLIGHTS OF PROPOSED COMMUNITY BENEFITS AND INFRASTRUCTURE IMPROVEMENTS



Bewicke rail safety improvements



Fell Avenue bridge widening



improvements to key intersections



five car share vehicles

ENHANCING ACCESSIBILITY

\$7.6M



50 additional public parking spaces



new bus route or shuttle service providing frequent transit



Spirit Trail enhancement and expansion



LEED Gold Certified buildings



LEC District Energy connection

ENVIRONMENTAL BENEFITS

\$8.6M



shoreline habitat enhancement



adaptable flood management design to protect against sea level rise

Community Benefits & Infrastructure Improvements



road and sidewalk improvements



unique public art



3.5 acres of additional public park & open space



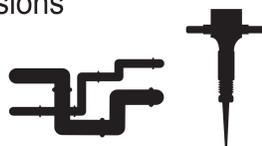
Kings Mill Walk park enhancements



waterfront boardwalks and pier extensions



outdoor plaza for community events



site servicing and utility upgrades



concession kiosk with washrooms



1,500

additional full-time jobs



full-service hotel

800 new homes including
100 rentals 

CASH CONTRIBUTION

\$2-4M

PLUS



4,500

construction jobs



boutique-quality retail & services



\$2.3M

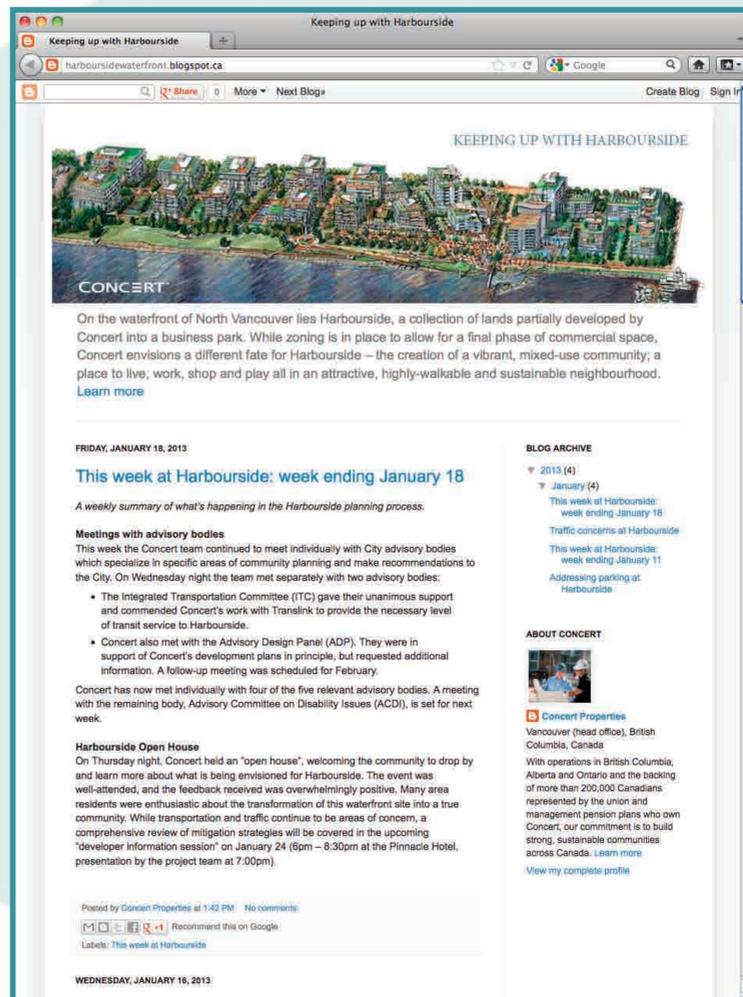
in annual property tax revenue



ENGAGING THE COMMUNITY

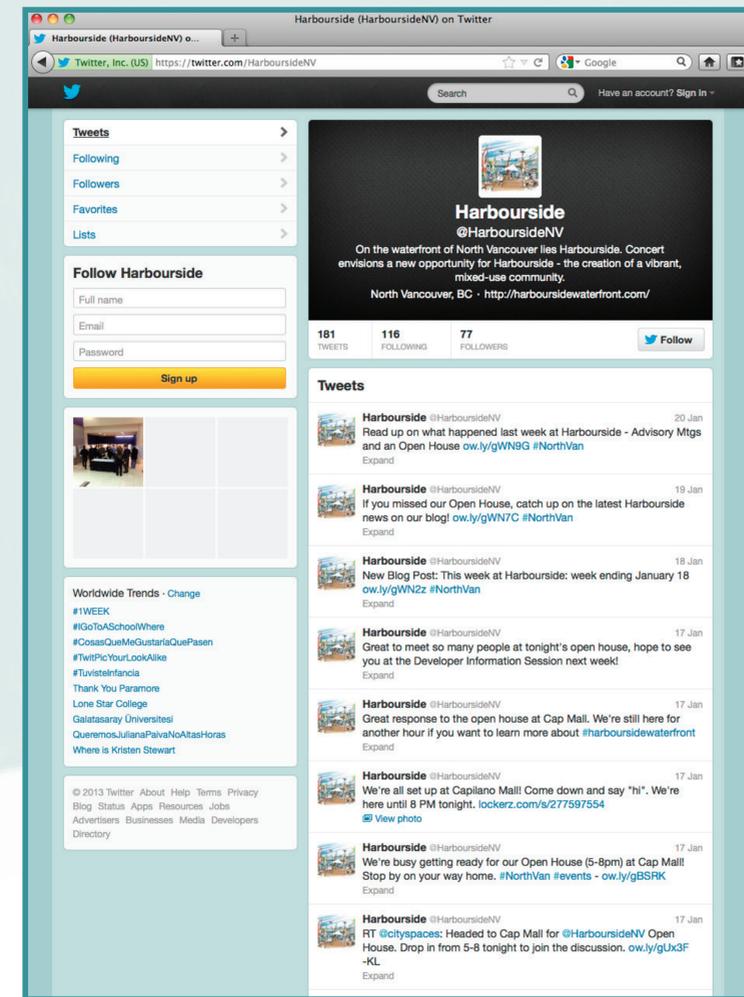
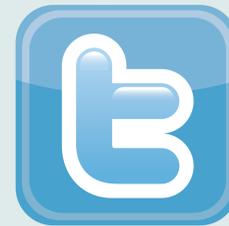
Concert has taken the Harbourside conversation online. Through our website, Twitter feed and blog, we share up-to-date information on the Harbourside planning process.

BLOG



HarboursideWaterfront.com

TWITTER @HarboursideNV



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