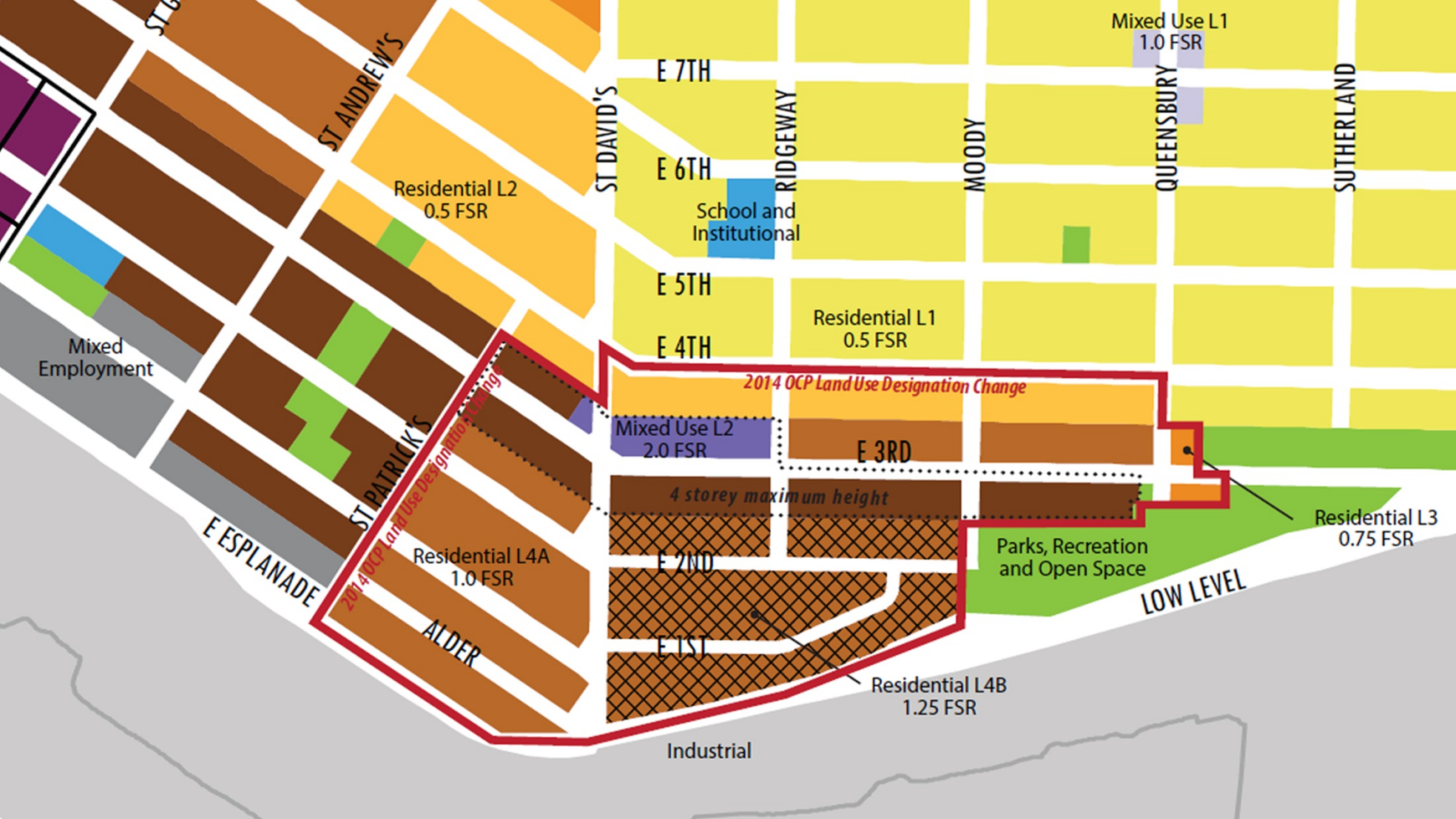




**PUBLIC HEARING**

**Moodyville Rezoning and Development Controls**

**May 9, 2016**





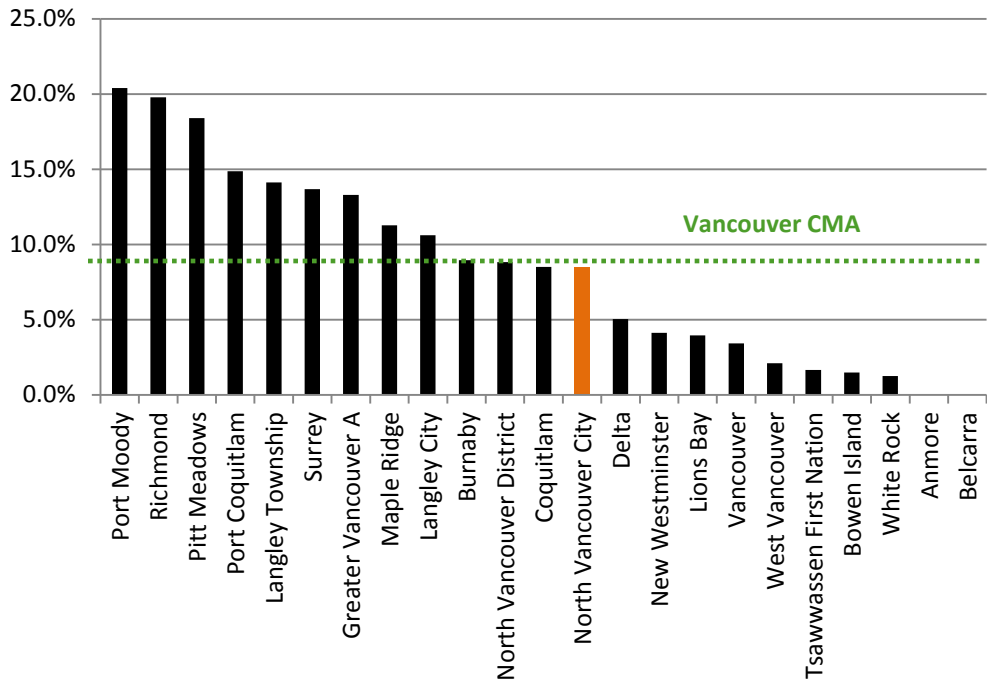
**“To guide the form and character of ground-oriented townhouses and multi-family housing in proximity to employment, services and schools to encourage a pedestrian-friendly and transit-supportive environment.”**

CITY OF NORTH VANCOUVER  
2014 OFFICIAL COMMUNITY PLAN  
DEVELOPMENT PERMIT AREA DESCRIPTION

# Relatively low proportion of townhouses

## Dwellings by Structural Type by Municipality

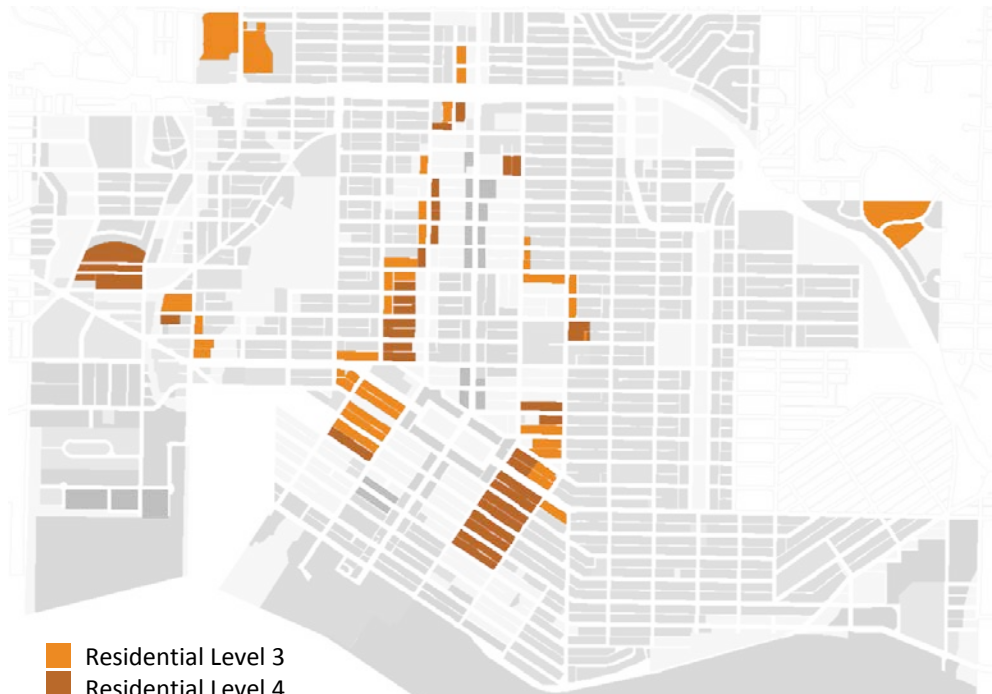
Statistics Canada 2011 Census



## Limited OCP designated lands

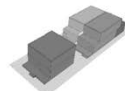
### Mid-level residential OCP designations

2002 CNV Official Community Plan





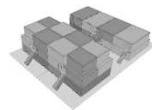
Duplex



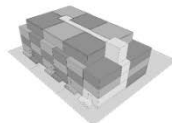
Garden Apartment



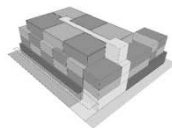
Townhouse



Stacked Townhouse



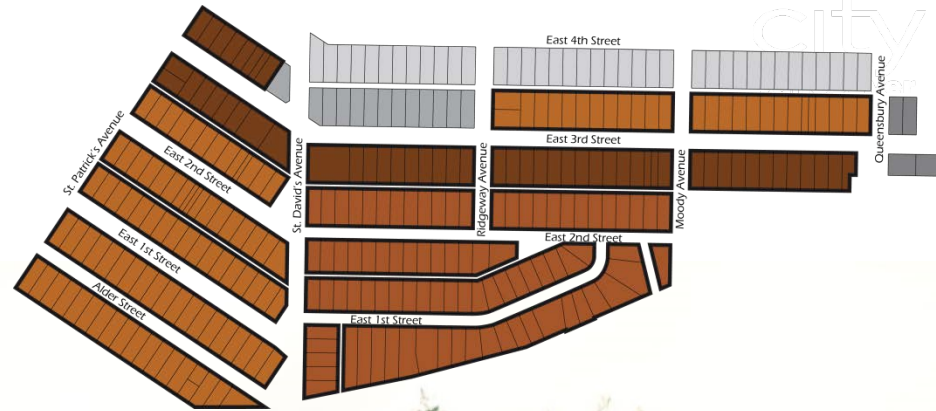
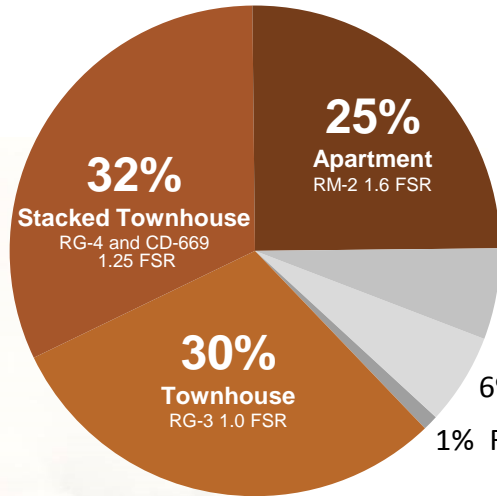
Lowrise



Mixed Use

# Moodyville townhouse potential

2014 CNV Official Community Plan



6% OCP Mixed Use Level 2 2.0 FSR

6% RT-1A 0.5 FSR

1% RG-2 0.75 FSR



# Area-wide Rezoning

## Development Controls

=

## Zoning Bylaw Amendments

- Land use
- Density
- Number of buildings
- Lot coverage
- Height
- Siting (setbacks)
- Parking
- Density bonus provisions

+

## Development Permit Area Guidelines

- Building design and character
- Security, sustainability and liveability
- Landscaping, open space and amenity areas
- Street and laneway interface
- Relationships to neighbouring buildings
- View protection

NORTH VANCOUVER



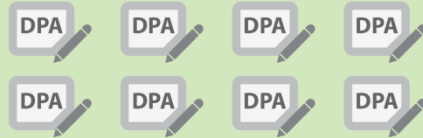


# EACH APPLICATION

255 legal lots in East 3<sup>rd</sup> Street Development Permit Area

## STAFF DEVELOPMENT PERMIT REVIEW

- Neighbour notification + Developer Information Session
- Advisory Design Panel review
- Density bonus secured through zoning



**STAFF DEVELOPMENT PERMIT ISSUANCE**

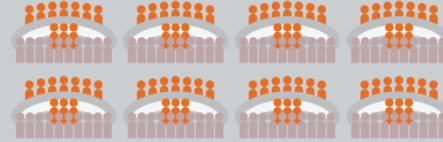
## COUNCIL AND STAFF REZONING AND PERMIT REVIEW

- Neighbour notification + Developer Information Session
- Advisory Design Panel review



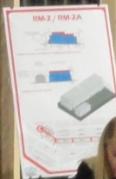
## COUNCIL CONSIDERATION

- Public Hearing



**COUNCIL REZONING AND PERMIT ISSUANCE**

- Amenity contribution secured



**Community Consultation**



# Moodyville Process

2015	<b>June 29</b>	<b>Guiding Principles Open House</b>
	September 16	Open House summary
	October 16	Draft Development Controls
	<b>October 22</b>	<b>Development Controls Workshop</b>
	October 26-30	Information Display at City Hall
	November 20	Workshop summary
2016	January 18	Transportation Technical Study
	February 17	Draft Development Controls
	March 23	Updated Draft Development Controls
	April 4	Introduction and 1 <sup>st</sup> Reading

# City Advisory Bodies

Advisory Design Panel	June, October, November, January workshop
Advisory Planning Commission	July, October, November, December
Heritage Advisory Committee	July, October, January
Integrated Transportation Committee	October, November
Parks and Environment Advisory Committee	June
Social Planning Advisory Committee	October

# Working group contributions

## **Moodyville Area Transportation Study**

corridor and local area impacts with identification of required improvements

## **East 3<sup>rd</sup> Street – Moodyville Infrastructure Needs**

planning for long-term water, sanitary and stormwater improvements

## **Parks and greenways improvements**

Spirit Trail, greenways and preliminary consideration of Moodyville Park

## **Further Study**

Moodyville Park Master Plan Process

Transit Service Study

Bicycle Master Plan revision

Corridor and Local Street design

Detailed Financial Plan alignment

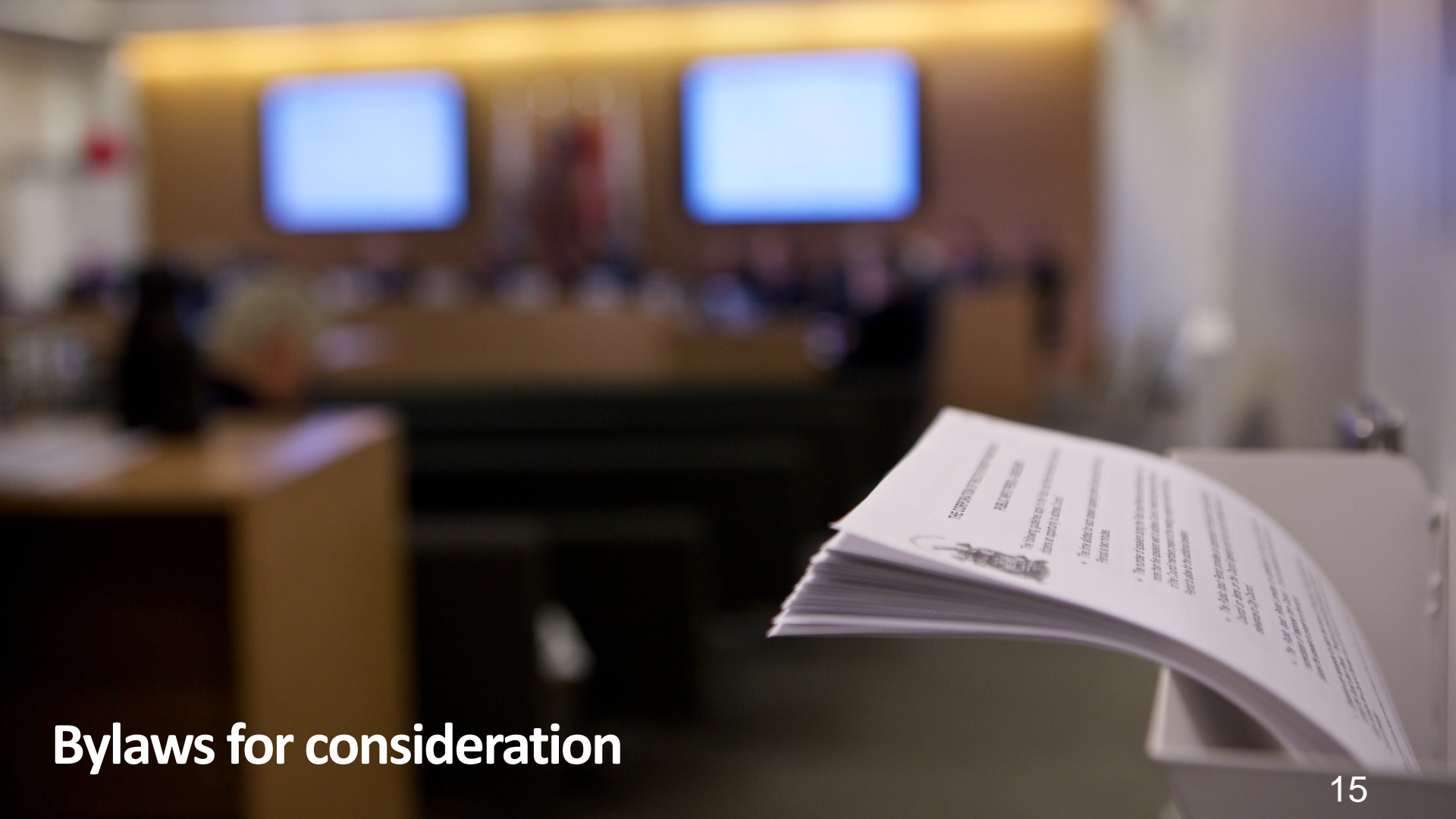
# Financial impacts

## Anticipated delivery through development

Density bonus contributions	\$25.0 million
Development Cost Charges	\$5.8
Infrastructure required by Bylaw	\$11.6

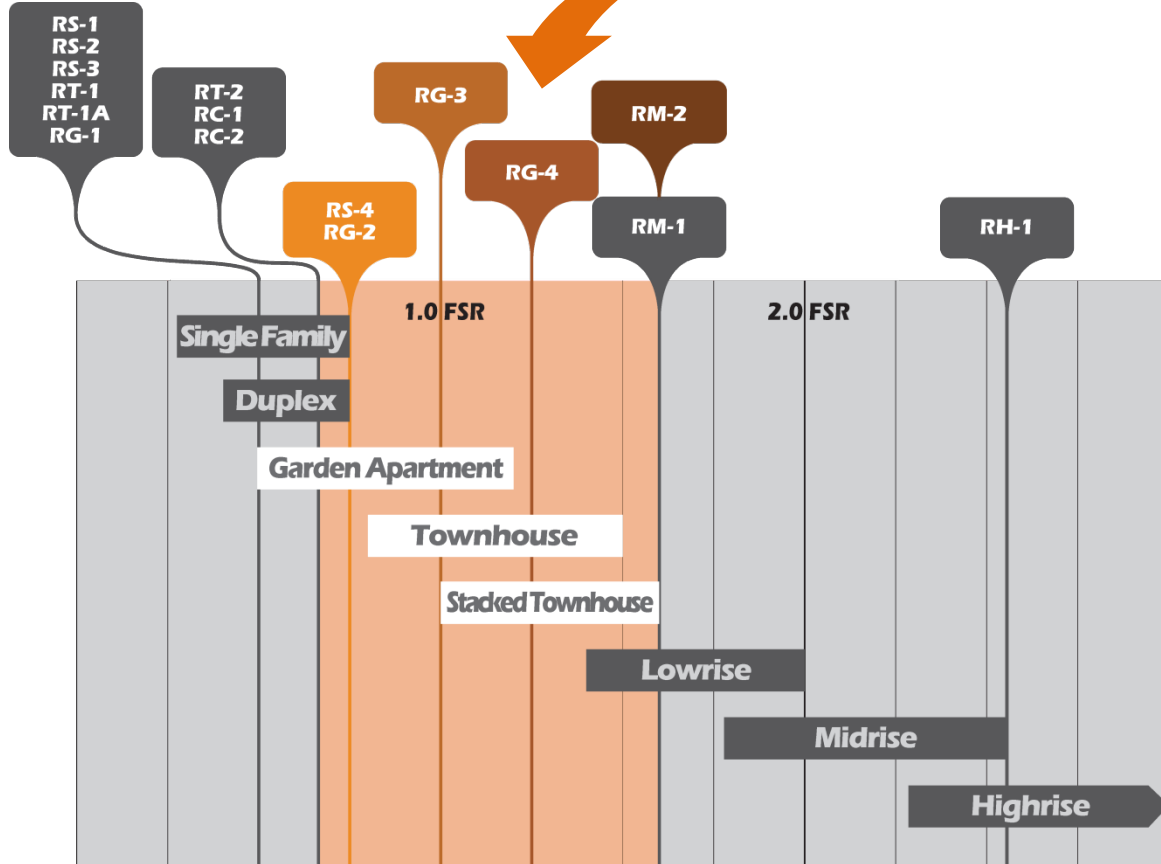
## Anticipated expenditures

Utility upgrades	\$4.8 million
Neighbourhood amenities	\$5.0



# Bylaws for consideration

# Existing General Residential Zones



New Zones fill density gap in Zoning Bylaw



# Bylaws

## **Bylaw No.8464 – Townhouse Use and general maintenance**

Introduces Townhouse Use and updated definitions, standards and amenity requirements

## **Bylaw No.8470 – new zones, rezone and DPA Guidelines**

Introduces new zones, amends Moodyville zoning and adopts Moodyville guidelines

## **Bylaw No.8474 – rezone 703-819 East 3<sup>rd</sup> Street**

Amends zoning in line with overall zoning changes (RM-2 and RG-2) and secures covenant

## **Bylaw No.8480 – establish CD-669 Zone**

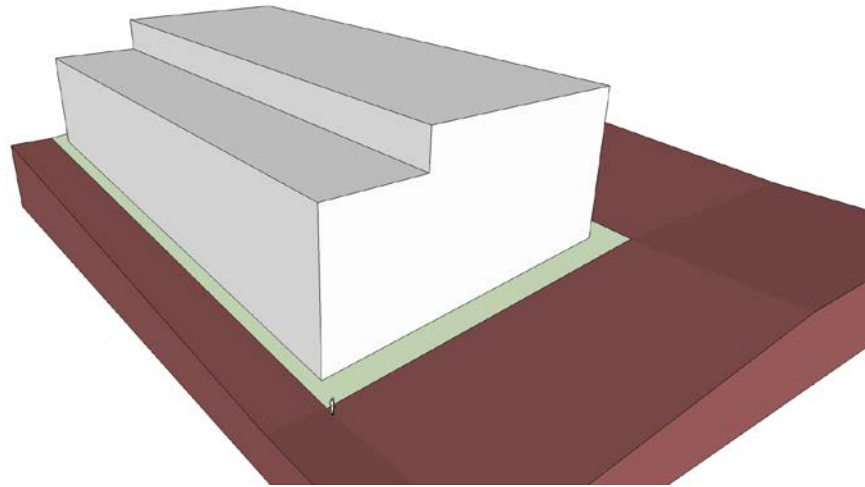
Defines conditions for density averaging in southeastern Moodyville and secures covenant

# New Zones

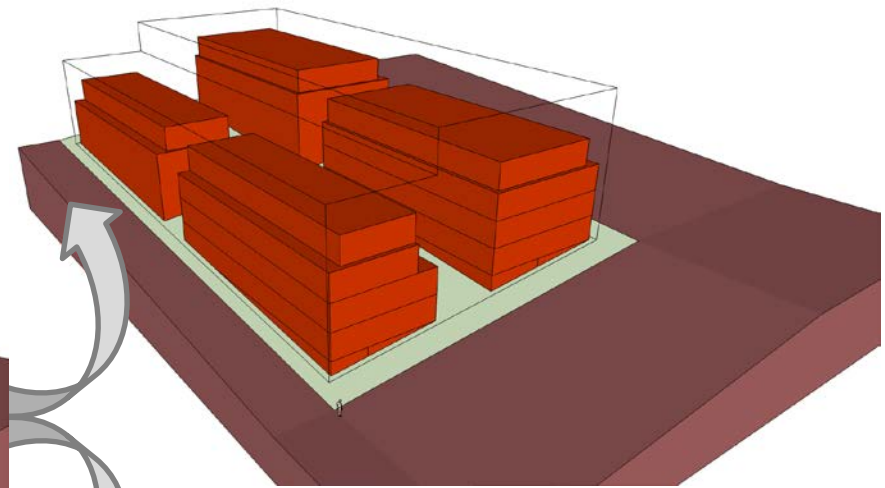
## Zoning Bylaw Short Form and Designation

## OCP Designation + FSR

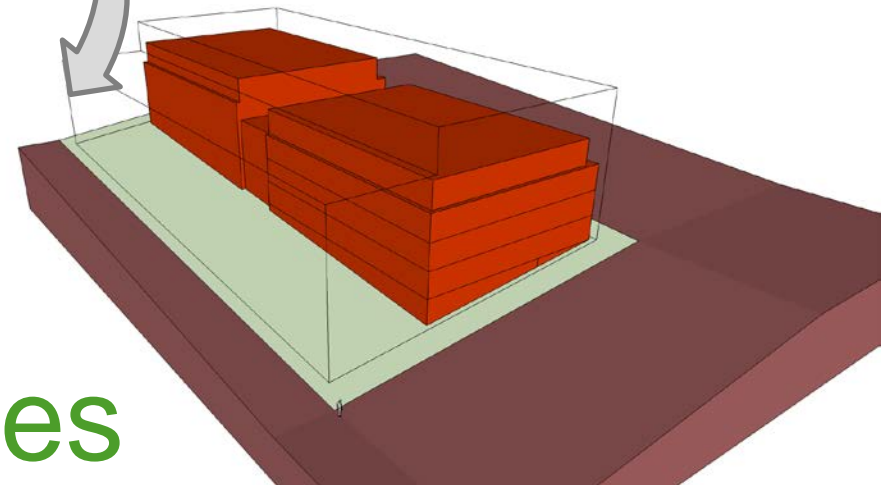
RS-4B	One-Unit Residential 4B	Level 3	0.75
RG-2	Ground-Oriented Residential 2	Level 3	0.75
RG-3	Ground-Oriented Residential 3	Level 4A	1.00
RG-4	Ground-Oriented Residential 4	Level 4B	1.25
RM-2	Medium Density Apartment Residential 2	Level 5	1.60



**Building Envelope**



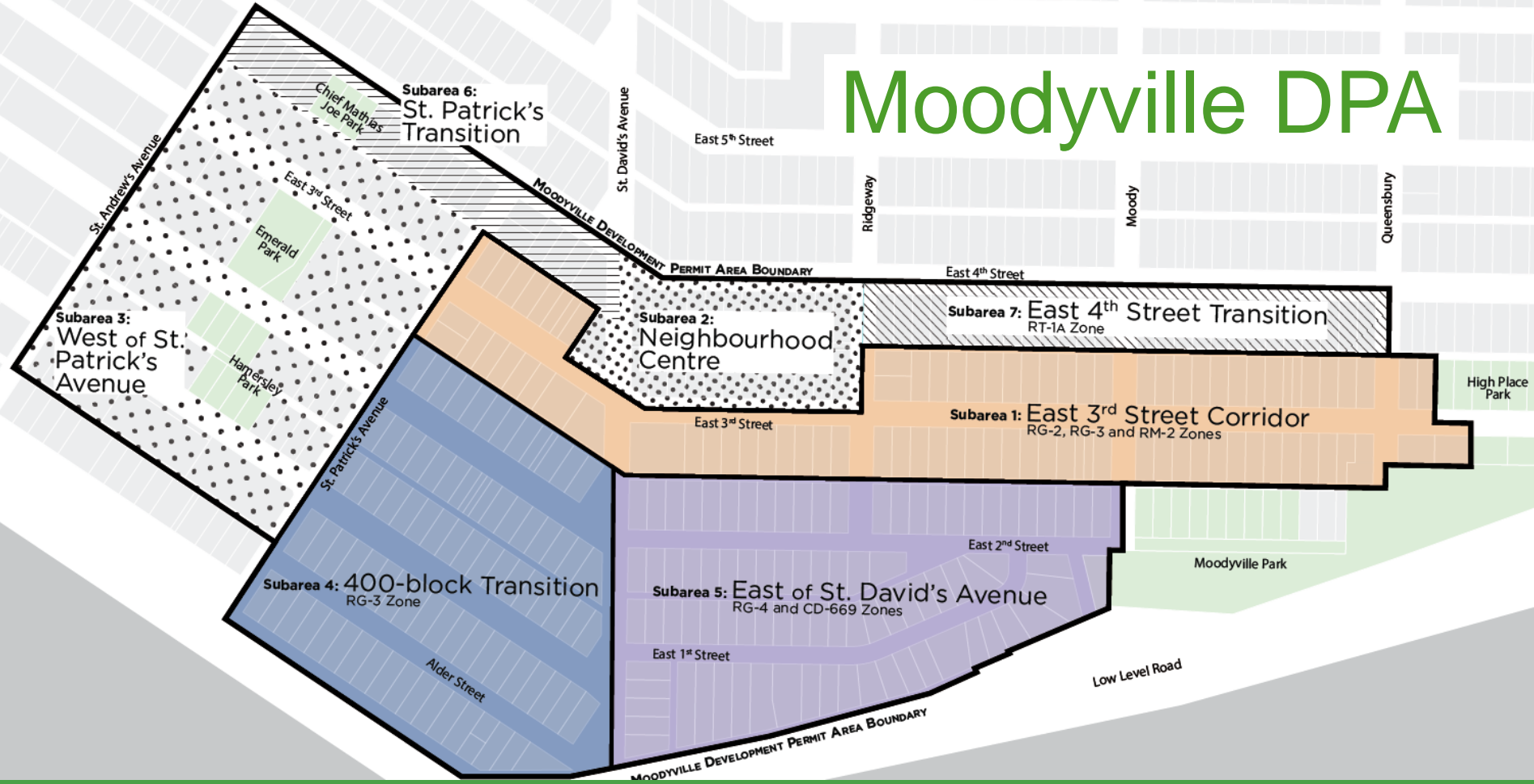
**Townhouse**



**Apartment**

# Zoning + Guidelines

# Moodyville DPA



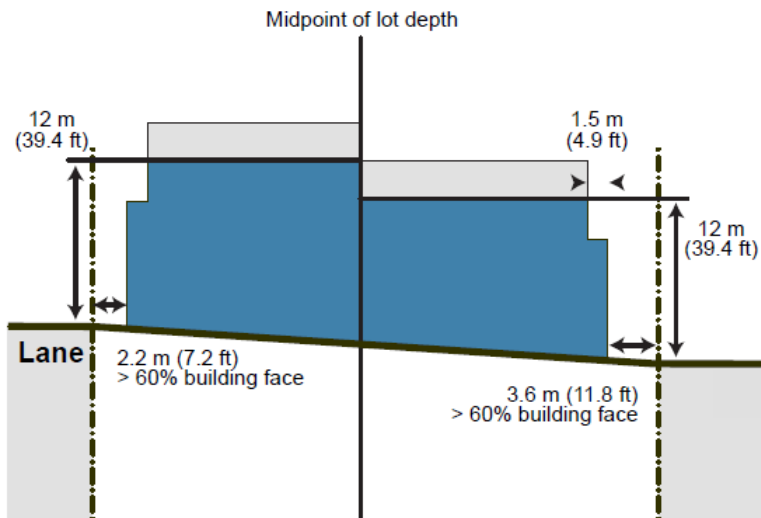
# Guidelines – Site Planning

- Building Forms**
- Orientation**
- Special Conditions**
- Courtyard**
- Building Scale**
- Grade**

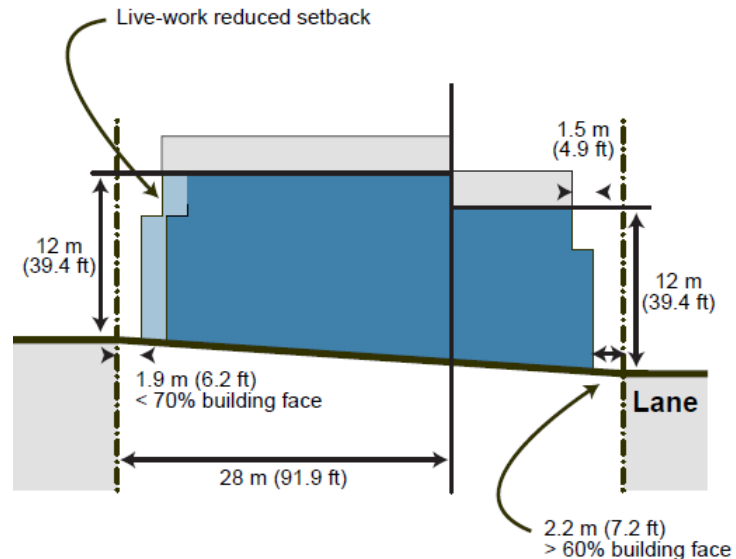


# Guidelines – Building Envelope

## Stacked Townhouse RG-4 1.25 FSR

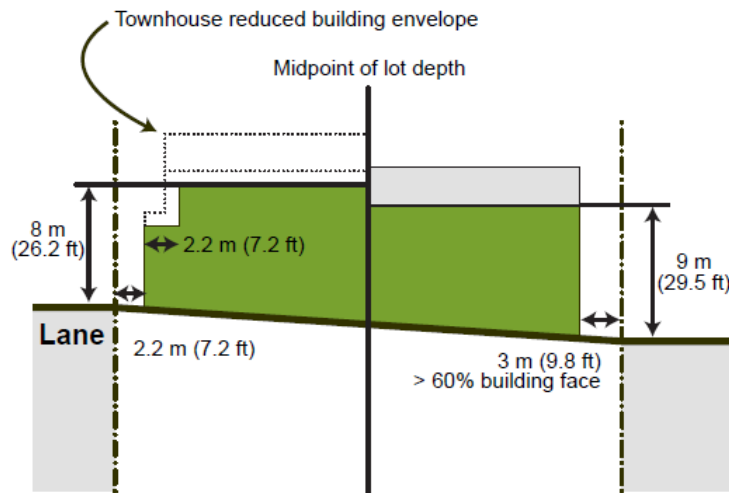


## East 3<sup>rd</sup> Street Apartment RM-2 1.6 FSR

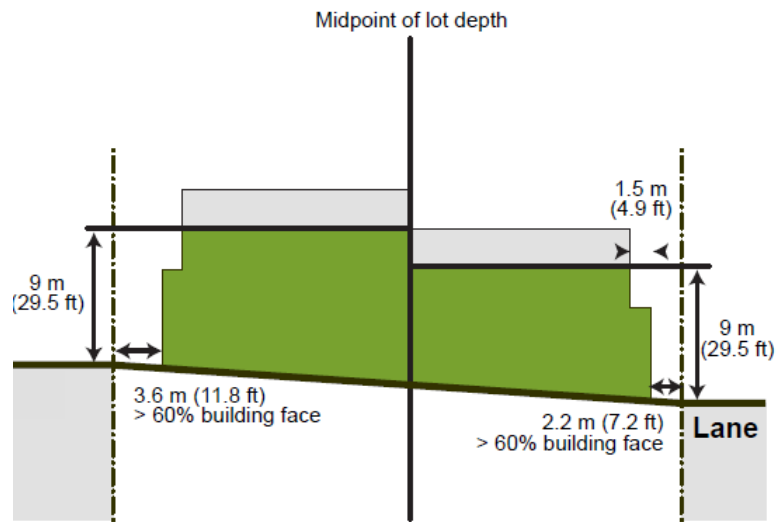


# Guidelines – Building Envelope

**Townhouse E 3<sup>rd</sup> Transition** RG-3 1.0 FSR



**Townhouse** RG-3 1.0 FSR



# Guidelines – Building Design

**Design Variation + Materiality**

**Entrances, Windows + Balconies**

# Open Space + Access

**Interface, Open Space + Landscaping**

**Safety, Vehicle Parking + Service Infrastructure**





# Bylaws

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# Bylaws – Housing

## **Rowhouse and Townhouse Use**

Building envelope for new zones

## **Lock-Off Units**

Minimum requirement for new zones and floor area exclusion to encourage flexible housing

## **Amenity Share**

\$20 / sq. ft. contribution to achieve full development potential and approval process for heritage conservation

## **Noise mitigation**

Standard and assurances for proximity to industrial, heavy traffic and commercial noise

## **Green building**

Standard and assurances with single security for green building and energy standards

# Bylaws Energy Efficiency

Smaller buildings  
**BC Building Code  
PART 9**

Larger buildings  
**BC Building Code  
PART 3**

## Proposed Moodyville Bylaws

8464, 8470, 8474, 8480

No LEC space heating	<b>1</b> <b>Passive House</b> EnerGuide 90 +/-	<b>1</b> <b>Passive House</b> NECB 2011 35% better +/- ASHRAE 90.1 - 2010 45% better +/-
Require LEED Gold and LEC space heating	<b>2</b> <b>EnerGuide 86</b>  <b>3</b> <b>Provincial Stretch Code?</b>	<b>2a</b> <b>NECB 2011 10% better</b> <b>2b</b> <b>ASHRAE 90.1 - 2010 15% better</b> <b>3</b> <b>Provincial Stretch Code?</b>

## Existing

<b>CNV Density Bonus</b>	<b>EnerGuide 80</b> and verification	<b>NECB 2011</b> <b>ASHRAE 90.1 - 2010</b> and verification + commissioning
<b>BC Building Code</b>	EnerGuide 78 +/-	<b>NECB 2011</b> <b>ASHRAE 90.1 - 2010</b>

# Bylaws – Corridor and Parking

## **Special setback**

Underground structure restriction

Dedication of lands required as bonus provision

## **Establish common multifamily residential parking rate**

1.2 spaces per unit minimum; no requirement for lock-off units

Parking space access directly from lane for single-lot developments

## **Introduce laneway parking**

Parallel parking may partially extend into a lane with City approval

## **Revise alternate parking provision**

Car share parking, Shared Vehicle security, and 4:1 parking space reduction

Revision of Payment-in-Lieu of Parking area

# Bylaws

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# CD-669 southeastern Moodyville

## **Permit density transfer within zone**

Allows for Spirit Trail improvements, open space and pedestrian connections

Average density of 1.25 FSR; 1.55 FSR maximum density on any lot

Transfer of any density requires approval of the City and of all owners involved

## **Housing diversity and renewables**

Expanded uses including Apartment, Rowhouse, Civic and Assembly; no increase in height

## **Proposed renewable energy Pilot Study Area**

# PUBLIC HEARING

## Moodyville Rezoning and Development Controls

May 9, 2016



### Bylaw 8470

To rezone these properties to the RT-1A, RG-2, RG-3, RG-4 and RM-2 zones as indicated on the map

### Bylaw 8474

To rezone these properties to the RG-2 and RM-2 zones as indicated on the map

### Bylaw 8480

To rezone these properties to the CD-669 zone to permit an average density of 1.25 FSR across the lots in the zone