“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.”
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
Moodyville townhouse potential
2014 CNV Official Community Plan

- 32% Stacked Townhouse
  - RG-4 and CD-669
  - 1.25 FSR

- 25% Apartment
  - RM-2 1.6 FSR

- 30% Townhouse
  - RG-3 1.0 FSR

- 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

Not to be rezoned
EACH APPLICATION
255 legal lots in East 3rd Street Development Permit Area

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

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

June 29  Guiding Principles Open House
September 16  Open House summary
October 16  Draft Development Controls
October 22  Development Controls Workshop
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 1st Reading

City of North Vancouver | Moodyville Rezoning and Development Controls | May 9, 2016
## City Advisory Bodies

<table>
<thead>
<tr>
<th>Advisory Panel/Membership</th>
<th>Monthly Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advisory Design Panel</td>
<td>June, October, November, January workshop</td>
</tr>
<tr>
<td>Advisory Planning Commission</td>
<td>July, October, November, December</td>
</tr>
<tr>
<td>Heritage Advisory Committee</td>
<td>July, October, January</td>
</tr>
<tr>
<td>Integrated Transportation Committee</td>
<td>October, November</td>
</tr>
<tr>
<td>Parks and Environment Advisory Committee</td>
<td>June</td>
</tr>
<tr>
<td>Social Planning Advisory Committee</td>
<td>October</td>
</tr>
</tbody>
</table>

City of North Vancouver | Moodyville Rezoning and Development Controls | May 9, 2016
Working group contributions

**Moodyville Area Transportation Study**
corridor and local area impacts with identification of required improvements

**East 3rd 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
New Zones fill density gap in Zoning Bylaw

Existing General Residential Zones

- RS-1
- RS-2
- RS-3
- RT-1
- RT-1A
- RC-1
- RC-2
- RS-4
- RG-2
- RG-3
- RG-4
- RM-2
- RM-1
- RH-1

1.0 FSR

- Single Family
- Duplex
- Garden Apartment
- Townhouse
- Stacked Townhouse
- Lowrise

2.0 FSR

- Midrise
- Highrise
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 3rd 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

<table>
<thead>
<tr>
<th>Zoning Bylaw Short Form and Designation</th>
<th>OCP Designation + FSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-4B One-Unit Residential 4B</td>
<td>Level 3 0.75</td>
</tr>
<tr>
<td>RG-2 Ground-Oriented Residential 2</td>
<td>Level 3 0.75</td>
</tr>
<tr>
<td><strong>RG-3</strong> Ground-Oriented Residential 3</td>
<td><strong>Level 4A 1.00</strong></td>
</tr>
<tr>
<td>RG-4 Ground-Oriented Residential 4</td>
<td>Level 4B 1.25</td>
</tr>
<tr>
<td>RM-2 Medium Density Apartment Residential 2</td>
<td>Level 5 1.60</td>
</tr>
</tbody>
</table>
Zoning + Guidelines
Guidelines – Site Planning

Building Forms
Orientation
Special Conditions
Courtyard
Building Scale
Grade
Guidelines – Building Envelope

Stacked Townhouse  RG-4  1.25 FSR

East 3rd Street Apartment  RM-2  1.6 FSR
Guidelines – Building Envelope

Townhouse E 3rd 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
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 3rd 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
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
### Proposed Moodyville Bylaws

**8464, 8470, 8474, 8480**

<table>
<thead>
<tr>
<th>No LEC space heating</th>
<th>Smaller buildings</th>
<th>BC Building Code</th>
<th>PART 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passive House</td>
<td></td>
<td>EnerGuide 90 +/-</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Require LEED Gold and LEC space heating</th>
<th>Larger buildings</th>
<th>BC Building Code</th>
<th>PART 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passive House</td>
<td></td>
<td>NECB 2011 35% better +/-</td>
<td>ASHRAE 90.1 - 2010 45% better +/-</td>
</tr>
<tr>
<td>EnerGuide 86</td>
<td></td>
<td>NECB 2011 10% better</td>
<td>ASHRAE 90.1 - 2010 15% better</td>
</tr>
<tr>
<td>Provincial Stretch Code?</td>
<td></td>
<td>Provincial Stretch Code?</td>
<td></td>
</tr>
</tbody>
</table>

### Existing

**CNV Density Bonus**

<table>
<thead>
<tr>
<th>EnerGuide 80 and verification</th>
</tr>
</thead>
</table>

**BC Building Code**

<table>
<thead>
<tr>
<th>EnerGuide 78 +/-</th>
</tr>
</thead>
</table>

**NECB 2011**

<table>
<thead>
<tr>
<th>ASHRAE 90.1 - 2010 and verification + commissioning</th>
</tr>
</thead>
</table>
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

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 3rd 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
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