

THE SHIPYARDS LOT 5 - SITE PLANNING PRINCIPLES

The Site Planning Principles for The Shipyards Lot 5 are defined by three main components:

1. “Mission and Focus” of RBI’s Central Waterfront Development Plan;
2. Public Space Components;
3. Land Use and Built Form.

1. RBI’s Central Waterfront Development Plan “Mission and Focus”:

The Mission and Focus identified for the Central Waterfront Area is as follows:

- a. The focus must be on **people** and cater to a range of ages;
- b. It must be a **year-round gathering place**, meaning a covered space;
- c. It must be **programmed**;
- d. **Primary hours** would be from 4:00pm to 10:00pm six days a week, with shops generally open from 10:00 am to 10:00 pm;
- e. It has to be **intimate** with landscaping, seating and smaller spaces;
- f. It must be **monetized** with a mix of small vendors and businesses;
- g. It also must be **culturally rich** with a range of performances and activities;
- h. It needs to be **historically rich**, showcasing the history of North Vancouver;
- i. It must be **void of vehicles** – yet be easy to access;
- j. It must be **integrated** with its neighbors as a single, outstanding destination.

2. Public Space Components:

The vision for Lot 5 is focused on the creation of a place for PEOPLE. Through public feedback as part of the RBI visioning process, the desire for a significant people-oriented public space on the waterfront was consistently raised as the number one priority for Lot 5. The public space features outlined below are essential to achieve the character and function of the Lot 5 vision. The public space components may be arranged on site in a multitude of ways with layout and sizing to be further refined as part of a future design and consultation phase.

1. Covered Structure

A covered structure is essential to establishing Lot 5 as a year round gathering area. The covering will define the significant public area, create a usable space for year round activity and offer an iconic landmark. The size of the covered structure must be significant enough to provide shelter over a flexible public gathering area which is adaptable for a variety of site uses as outlined below. The covered structure should support the integration of lighting and an audio system. The design and character of the covered structure itself can be refined through a future design process and could range in character from a tensile structure (RBI proposal) to a re-use / replica of a portion of the Machine Shop’s building frame or an alternate design.

2. Outdoor Public Skating Rink

The inclusion of an outdoor public skating rink is a fundamental feature for the vision to create a unique, people-oriented destination that offers activity and animation throughout the typically low attendance winter season. Based on the RBI proposal, subsequent conceptual site layout scenarios, as well as a comparative analysis of outdoor skating rinks within North America, an outdoor skating rink of significant size would be appropriate for the size of Lot 5 as well as the supporting population.

Key related features that need to be incorporated to support an outdoor skating rink are an ancillary building for skate rental / maintenance storage as well as ample covered space for seating.

3. Water Play Feature

Come summer, the outdoor winter skating rink transforms into a water play feature and completes Lot 5 as a year round destination. A water play feature can offer both an active spray park as well as subtle interactive water activities that appeal to a wide range of age groups. A water play feature of a size compatible with the skating rink and gathering/ event space area would provide a significant feature for the community.

4. Event / Gathering Area

Integration of a flexible event / gathering area to provide adaptable space for programming of year round events is also a critical feature to achieve the vision. Current site activities have routinely demonstrated the demand and public excitement over event space on the waterfront through both the Friday Night Markets and various rentals of Shipbuilders' Square. The Night Market is estimated at nightly attendance of 3,000 people and the summer concert series attendance is estimated at 800-1000 people. The gathering area should be significant enough to permit for regional events (3000 people) however the space needs to feel welcoming and usable on a day to day basis when not being used for large events.

5. Site Connectivity

The Shipyards needs to be well connected to the Central Waterfront and surrounding community. Connections need to be enhanced for pedestrian, cyclist, marine and vehicular access. The main vehicular access is to be from St. Georges Avenue. A defining feature through the Shipyards site must be the integration of the Spirit Trail directly along the Waterfront.

6. Shipyards Identity

In keeping with the surrounding site character of The Shipyards development, the design of the public open space and site features should reflect or compliment the overall established Shipyards character. In addition, site design should integrate artefacts from the site, including items from the Flamborough Head, propeller, and the Machine Shop (or portions thereof).

Related to the overall public use of the site, requirements for site support will need to be further defined and must include site servicing and maintenance requirements as well as public washrooms.

3. Land Use and Built Form

Critical to a successful public waterfront destination and achievement of the vision is the creation of a vibrant and sustainable commercial component. The commercial use, retail mix and building form will further define the character and function of Lot 5 and provide a base for long-term economic viability and site vitality. As learned from other successful waterfront destinations, a mix of public space, programming and vibrant retail uses is essential for a successful waterfront destination.

1. Economic Viability and Commercial Mix

Following an extensive evaluation of trade area demographics, demand and case study benchmarks Colliers International is recommending a restaurant and active lifestyle retail mix for The Shipyards. The restaurant and active lifestyle retail mix was also identified through the RBI process. This approach builds on the existing and growing successful restaurant and retail uses in Lower Lonsdale, including the Lonsdale Quay. In addition to fulfilling a demand, these service type tenants have great potential to contribute to the vision for an animated, family-friendly and year round local destination. Tenants must reflect the unique and local character of The Shipyards site. The key for success of ground floor retail space will be the interface between spill out uses such as outdoor dining and patio space adjacent to the public realm. Colliers also believes the attraction of a vibrant waterfront destination and views will provide a market for upper floor uses. Other compatible commercial uses that would be considered include fitness/dance studios, specialty offices and hotel use.

2. Built Form and Layout

The buildings define the public open space and add to the animation, diversity and economic viability of the site development. Site buildings should wrap the north, east and potentially a portion of the south façade to: define and enhance the public space; ensure public views; maximize the waterfront experience; and to take economic advantage of the public open space and western sun exposure. From a leasing perspective, the commercial space that would be created is in high demand and would be marketable. The ground floor spaces with outdoor patio opportunities and views of either the water or the plaza areas offer the highest rent potential.

3. Revenue Generation

The goal for Lot 5 development is to achieve the Site Planning Principles while minimizing the cost to the City. On-going financial contributions from tenants of Lots 3, 4 & 5, based on square footage, would support the maintenance and programming of the public areas as established by the Tap and Barrel lease.

In creating a vibrant public space with sustainable commercial component, local spending will also be captured for the benefit of the local economy.

4. Parking

The parking solution must be reflective of the scale and character of the development and the creation of a significant people-oriented destination. The provision of parking for Lot 5 based on current zoning has already been provided for within the hotel parkade. Parking has been identified as being an important consideration for attracting retail tenants and for securing their long term viability. A Lower Lonsdale parking study has provided additional context that while free parking is at capacity, pay parking is available. Two potential scenarios for providing additional parking are: maximizing surface parking; or the creation of underground parking (one level). A parking study will be required to further assess parking needs and existing parking availability.

In addition, wherever infrastructure to support alternative transportation improvements, such as a bike parking valet, car share, electric charging stations, etc. can be included it is strongly encouraged.

5. Shipyards Identity

As noted in the public open space principles, The Shipyards identity must be embraced. Building character and form should reflect or compliment the surrounding architecture and site features.