REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) -


Report: City Planner, June 7, 2017

Moved by Councillor Buchanan, seconded by Councillor Keating

PURSUANT to the report of the City Planner, dated June 7, 2017, entitled “Southeast Moodyville (Wall North Vancouver Townhome Development Ltd. / IBI Group Architects): Land Exchange”:

THAT staff be directed to prepare a Land Exchange Agreement with Wall North Vancouver Townhome Development Ltd. as described in the report;

AND THAT staff proceed with stopping up and closing that portion of road located south of 559 and the 600 Block East 2nd Street as shown on page nine of Attachment #1 to the report.

CARRIED UNANIMOUSLY
To: Mayor Darrell R. Mussatto and Members of Council

From: Michael D. Epp, City Planner

SUBJECT: SOUTHEAST MOODYVILLE (WALL NORTH VANCOUVER TOWNHOME DEVELOPMENT LTD. / IBI GROUP ARCHITECTS): LAND EXCHANGE

Date: June 7, 2017

File No: 13-6520-20-0054/1

The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the City Planner, dated June 7, 2017, entitled "Southeast Moodyville (Wall North Vancouver Townhome Development Ltd. / IBI Group Architects): Land Exchange":

THAT staff be directed to prepare a Land Exchange Agreement with Wall North Vancouver Townhome Development Ltd. as described in the report;

AND THAT staff proceed with stopping up and closing of that portion of road located south of 559 and the 600 Block East 2nd Street as shown on page nine of Attachment #1 to this report.

ATTACHMENTS:

1. Southeast Moodyville Land Use Report (Doc #1528017)
PURPOSE

To present and seek Council direction regarding a land exchange in the Southeast Moodyville area to enhance and improve the accessibility of the Spirit Trail, optimize the road and lane network, create public open spaces and enhance the entry to Moodyville Park.

BACKGROUND

Fifty-three of the 60 lots in the “Southeast Moodyville” area south of E. 2nd Street and east of St. David's Avenue have been assembled. This represents the largest land assembly in the City since the early 1980s.

As part of the City's commitment to implement the Official Community Plan (OCP), the Moodyville area was rezoned to allow for a variety of forms, including townhouse and stacked townhouse development. Through this initiative, the Comprehensive Development Zone 669 (Zoning Amendment Bylaw No. 8480 (Seacliff Properties / Dialog Design / CD-669) designation was established for the Southeast Moodyville sub-area.

This Comprehensive Development Zone was created with the understanding that there are benefits to both the City and to the developer in enabling density averaging in this sub-area. Benefits to the City include enhanced universal access and a safer, fully separated portion of the Spirit Trail (built 100 percent at the developer's expense) between Lower Lonsdale and Moodyville Park. In addition to the Spirit Trail itself, an increase to City lands from proposed land dedications, mainly to accommodate the Trail, would provide additional value to the City and to the neighbourhood. At the time of rezoning a “no-build” covenant was registered against these lands, requiring that all land transactions and exchanges to enable these improvements be completed prior to any issuance of Development Permits.

On April 13, 2017 the Southeast Moodyville assembly was purchased from Seacliff Holdings by Wall North Vancouver Town Home Development (Wall). Wall now wishes to proceed with the development of this area and has submitted a concept plan, which describes both the proposed land exchanges and the density averaging across the phases of the development (Attachment #1).
DISCUSSION

Project Description

The developer estimates that the Southeast Moodyville project will include between 305 – 325 units, with a range of unit sizes and types, to be constructed in six phases. As provided for within the CD-669 Zone, the project proposes density averaging, such that some phases would be developed below the 1.25 FSR threshold, with others being built beyond 1.25 FSR, up to a maximum of 1.5 FSR.

The attached plans are intended to confirm the general layout of the development, with detailed design to occur through Development Permits submitted for each of the six phases. Prior to applying for a Development Permit, land exchanges and general circulation are required to be resolved. These are described in greater detail in the sections below.

Land Transfers

The “no-build” covenant included the requirements that the property owner transfer approximately 1,693 m² (18,223 ft²) of land to the City to improve the Spirit Trail and that a further approximately 803 m² (8,642 ft²) of land be exchanged for City owned lands. The attached submission shows 2,500 m² of land coming to the City, with 1,580 m² of land being transferred from the City to Wall. This exchange results in the City expanding its land holdings by 920 m² (9,903 ft²) and facilitates the following:

1. Visual and pedestrian connections from East 2nd Street southeast to a vista location on the Spirit Trail as it climbs eastward to East 2nd Street and Moodyville Park. (i.e., enabling public enjoyment of the remaining views through the Port Metro Vancouver industrial lands to the Burrard Inlet);

2. Enhanced Moodyville Park entry point at the park’s western extent;

3. Enhanced universal access and a safer, fully separated portion of the Spirit Trail (built 100% at developer’s expense) between Lower Lonsdale and Moodyville Park; and

4. A greenway extension to Ridgway Avenue from East 2nd Street south to East 1st Street, and ‘woonerf’ style shared use laneway.

These lands that are proposed to be dedicated to the City are shown in green hatch marks on page 9 of Attachment #1 to this report. They include:

- 85 m² (914 ft²) to provide for a separated Spirit Trail connection at the southern extent of the site;
- 688 m² (7,405 ft²) to allow for an accessible Spirit Trail connection to East 1st Street;
• And 1,186 m² (12,764 ft²) to enhance the Spirit Trail entry point into Moodyville Park.

In exchange, the City would transfer to Wall:

• 619 E1st / Parcel G – a 555 m² (5,976 ft²) parcel purchased by the City in order to create a Spirit Trail connection;
• 1,025 m² (11,034 ft²) of redundant laneway.

Land dedications for park purposes will be eligible for credits against the City's Development Cost Charges (DCCs) for parkland acquisition. In addition to a limited DCC credit, Wall will have an ability as per the Zoning Bylaw to use the densities ascribed to the dedicated lands on other portions of the site. However, no other compensation will be provided to the developer for dedicating these lands to the City.

**Statutory Right of Ways and ‘Woonerf’**

In addition to the lands to be transferred to the City, Wall has agreed to provide a number of publically accessible routes through the development in the form of Statutory Right-of-Ways. These routes are shown on page 11 of Attachment #1 to this report. These lands proposed for an SRW would provide for a greenway at the foot of Ridgeway Avenue, a ‘woonerf’ style pedestrian shared space, an additional pedestrian connection to the Spirit Trail, and pedestrian access to viewpoints within the development, all on private lands.

The proposed ‘woonerf’ would be designed as an outdoor living room with a variety of techniques employed to slow vehicle traffic to the point that cars can intermingle and share space with people.

The SRWs would secure public access in perpetuity so that no future strata council, nor developer, could fence off or in any way close this pocket plaza or walkway to the general public, yet these areas would not be required to be maintained by the City.

**FINANCIAL IMPLICATIONS**

Real Estate staff have analysed the proposed exchange of properties. In the proposed land transaction, the City would be receiving more land from Wall than exchanging to Wall. The two parcels of land that the City would be transferring to Wall include:

• the residential lot at 619 East First Street purchased by the City for a Spirit Trail pathway;
• a portion of the lane south of Second Street.

In the proposed transaction, the City will transfer 17,010 sq.ft. of land to Wall in exchange for 20,937 sq.ft. of land and a 16,478 sq.ft. right-of-way, which will function as
public space. The City will have approximately 11,000 sq.ft. of residual density available, which could be sold and transferred at a later date to other developments situated within the proposed zone. The City purchased 619 East 1st Street in July 2014 for $1,015,000 with funds from the Park Reserve Fund. The Spirit Trail access that is proposed for the City to receive from Wall, in exchange for 619 East 1st Street, is larger and would serve the same purpose, resulting in a preferred configuration.

Considering the above, staff feel the exchange offers equal value to both parties and allows the City to achieve the objectives outlined in this report.

The land transactions and off-site works described above will not be eligible for any credit against the $20 per sq. ft. community benefit fee that will be applied in all areas of Moodyville. This density bonus ("amenity share") fee, which is anticipated to bring approximately $5.2 million to the City for development of lands in the CD-669 Zone, will be in addition to delivery of other financial benefits to the City such as payment of DCCs and provision of off-site improvements required by the Subdivision and Development Control Bylaw.

Limited DCC credits will be provided to Wall for any eligible land dedications to the City for park purposes.

The developer proposal (see Attachment) provides for 100% delivery of an enhanced accessible and separated portion of the Spirit Trail in addition to land dedications for the Spirit Trail and Moodyville Park and provision for a more optimal road and lane network.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared in coordination with staff in the Real Estate division. The preliminary land use concept has been reviewed with staff in Transportation, Parks and Development Servicing. This report has been reviewed by the Major Projects Team at the meeting held June 6, 2017.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

The proposed project would implement a significant portion of the City's vision for Moodyville, as articulated in the Official Community Plan and Moodyville Guidelines.

RESPECTFULLY SUBMITTED:

Michael D. Epp, MCIP, RPP
City Planner
Moodyville Masterplan
Land Use Report

Moodyville, North Vancouver BC
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Introduction

Wall Financial Corporation (WFC) is pleased to submit to the City of North Vancouver our proposed Land Use Plan for this 8-acre site in the Moodyville neighbourhood (CD 669). The site plan incorporates the bulk of the lots bounded between St. David’s Avenue and Moodyville Park, and 2nd Street East and Alder Street. The Land Use Plan is based on the objectives of the CD 669 Zoning Bylaw and the Moodyville East 3rd Street Avenue Development Permit Area Guidelines. The land use plan supports an overall FAR of 1.25, while creating a variety of open spaces and diverse mixture of housing types including:

- 3-Storey Townhouse Units
- 3-Storey Townhouse Units with Lock-off Suites
- Double Stacked Townhomes
- Two terraced low-rise buildings

In addition to supporting key City initiatives, such as the Spirit Trail Expansion and Moodyville Park Masterplan, the proposal will see:

- Redevelopment of existing City owned lanes to the City’s Living Lane Standard,
- Development of the City’s first true Woonerf lane, and
- Redevelopment of City streets to City standards.

This document presents the land use plan and its key components. The document is broken down into two sections which describe the proposed Land Use Plan and Open Space Plan.
Section 1: Land Use Plan
Section 1: Land Use Plan

1. Land Density Calculations

The allowable density for the Moodyville CD 669 zone is 1.25 FAR. Figure 2 on the subsequent page identifies the available land incorporated into this Land Use Plan. Table 1 on this page summarizes the resulting buildable FAR area available for the proposal. The proposed Land Use Plan includes the integration of density from the City owned lot (Parcel G) and the lot adjacent to Moodyville Park (Parcel I) shown on Figure 2. As shown in the subsequent section this proposal would see the boundaries of Parcel G (the city owned lot) shift eastward and the land area of Parcel I transferred to the City for the potential expansion of Moodyville Park.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parcel Area (SQ. FT.)</th>
<th>Allowable FAR Area (SQ. FT.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel A</td>
<td>80,478</td>
<td>100,597</td>
</tr>
<tr>
<td>Parcel B</td>
<td>36,013</td>
<td>45,016</td>
</tr>
<tr>
<td>Parcel C</td>
<td>48,238</td>
<td>60,298</td>
</tr>
<tr>
<td>Parcel D</td>
<td>18,275</td>
<td>22,843</td>
</tr>
<tr>
<td>Parcel E</td>
<td>12,087</td>
<td>15,109</td>
</tr>
<tr>
<td>Parcel F</td>
<td>101,001</td>
<td>126,251</td>
</tr>
<tr>
<td>Parcel G</td>
<td>5,976</td>
<td>7,470</td>
</tr>
<tr>
<td>Parcel H</td>
<td>63,057</td>
<td>78,821</td>
</tr>
<tr>
<td>Parcel I</td>
<td>8,146</td>
<td>10,182</td>
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<tr>
<td>Total</td>
<td>373,270</td>
<td>466,588</td>
</tr>
</tbody>
</table>

Table 1 - Allowable FAR Area by Parcel
Section 1: Land Use Plan

1. Land Density Calculations
Section 1: Land Use Plan

2. Proposed Land Transfers

The proposed land use plan includes land swaps between the City of North Vancouver and the land owner. Figure 5 on the subsequent page identifies proposed land transfers between the City and Wall Financial. These swaps support four City initiatives:

1. **Spirit Trail Expansion.** The expansion of the Alder Street Spirit Trail to CNV standards.
2. **Spirit Trail Connection to 1st Street East.** The existing connection to 1st Street East has been shifted and softened to minimize switch backs and ensure a maximum slope of 8.3%.
3. **Spirit Trail connection to Moodyville Park.** The dedication of land at the intersection of 1st Street East and 2nd Street East will allow the city to introduce an enhanced Spirit Trail connection to Moodyville Park.
4. **Expansion of Moodyville Park.** The proposed land use plan includes the transfer of the most easterly lot to the City for expansion of Moodyville Park. This transfer extends the parks boundary to the ravine that borders the eastern edge of the site, connecting the ravine to the Park.

These proposed land swaps also support two site plan goals:

1. **Woonerf.** The proposed site plan includes the City of North Vancouver’s first true Woonerf. This area will showcase the ability for Woonerf style pedestrian connections to expand and support dynamic civic spaces.
2. **Activation of Spirit Trail.** The proposed site plan creates flanking terraced low-rise towers on either side of the Spirit Trail Connection to 1st Street East. The introduction of townhouse entrances and patios will increase activity and safety on the Spirit Trail.

Access Lane with rollover curb will support a “Yield street” configuration on Alder street and provide the necessary width for fire truck access.

<table>
<thead>
<tr>
<th>REVISED LAND TRANSFER CALCULATIONS</th>
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</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td><strong>FROM CITY TO WALL FINANCIAL</strong></td>
</tr>
<tr>
<td>-----------------------------------</td>
</tr>
<tr>
<td>LANEDWAY</td>
</tr>
<tr>
<td>PARCEL G - PARK LOT 1ST STREET/ALDER</td>
</tr>
<tr>
<td>SPIRIT TRAIL CONNECTION</td>
</tr>
<tr>
<td>ALDER STREET SPIRIT TRAIL SETBACK</td>
</tr>
<tr>
<td>PARCEL H SPIRIT TRAIL SETBACK 2ND STREET</td>
</tr>
<tr>
<td>PARCEL I</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
<tr>
<td><strong>DIFFERENCE</strong></td>
</tr>
</tbody>
</table>

Table 2a - Current Proposed Land Transfer
Section 1: Land Use Plan

2. Proposed Land Transfer

Figure 5 - Proposed Land Transfer Area
Section 1: Land Use Plan

3. Statutory Right-of-Way Areas

The proposed land use plan includes a variety of open spaces on both public and private land. These include public land for the expansion of the Spirit Trail and Moodyville Park, as well as the creation of private patios and internal courtyards for residents. At the center of the site plan a large greenway extension of Ridgeway and Woonerf are proposed. The creation of Statutory Right-of-ways (SRWs) through the Ridgeway Green and Woonerf will ensure public access to these open spaces on the site. The proposed SRWs will be owned and maintained by the associated parcel specific stratas.

A landscaped path and public stair South of the Ridgeway Green connects this open space with the spirit trail. Figure 6 on the following page show the proposed location of the SRWs through the Ridgeway Green, Woonerf and through to the Spirit Trail.
Section 1: Land Use Plan

3. Statutory Right-of-Way Areas
Section 1: Land Use Plan

4. Phasing Plan and Proposed Unit Mix

The site plan includes a variety of building typologies built over 6 phases of construction. The site plan creates a series of development blocks that accommodate a variety of building types including: 3-storey Townhouses, 3-storey Townhouses with lock-off units, 4-storey Stacked Townhouses and Terraced Low-Rise buildings. Individual phases and/or parcels will be developed in a manner that ensures a varied and dynamic architectural character. The estimated unit count is between 305-325 units. The parcels or phases range in size from 12,008 square feet to 99,049 square feet. Maximum building length is 150’9” and maximum height will be 49’2” relative to the average building grade.

In keeping with the City’s sustainability initiatives the overall project will be design to achieve LEED® Gold using the LEED for Homes Midrise rating system.

<table>
<thead>
<tr>
<th>FAR By Phase</th>
<th>FAR Area</th>
<th>Phase Site Area</th>
<th>FAR by Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>100,642</td>
<td>72,466</td>
<td>1.39</td>
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<tr>
<td>Phase 2</td>
<td>26,026</td>
<td>31,259</td>
<td>0.83</td>
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<tr>
<td>Phase 3</td>
<td>130,674</td>
<td>99,049</td>
<td>1.32</td>
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<tr>
<td>Phase 4</td>
<td>81,436</td>
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<td>1.50</td>
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<tr>
<td>Phase 5A</td>
<td>53,999</td>
<td>36,012</td>
<td>1.50</td>
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<tr>
<td>Phase 5B</td>
<td>10,800</td>
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<td>Phase 6</td>
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<td>Total</td>
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<table>
<thead>
<tr>
<th>Unit Type</th>
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<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5A</th>
<th>Phase 5B</th>
<th>Phase 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Storey TH</td>
<td>63</td>
<td>26</td>
<td>14</td>
<td>6</td>
<td>10</td>
<td>7</td>
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<td>0</td>
</tr>
<tr>
<td>3 Storey TH w/ lockoff</td>
<td>15</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>Garden Level Duplex</td>
<td>91</td>
<td>18</td>
<td>0</td>
<td>41</td>
<td>21</td>
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<td>Upper Level Duplex</td>
<td>91</td>
<td>18</td>
<td>0</td>
<td>41</td>
<td>21</td>
<td>11</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Terraced Apartment Building x 2</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>Total Unit Count</td>
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<td>88</td>
<td>52</td>
<td>33</td>
<td>6</td>
<td>44</td>
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</tbody>
</table>
Section 1: Land Use Plan

4. Phasing Plan and Proposed Unit Mix

Figure 7 - Phasing and Unit Mix
Section 2: Open Space Plan
Section 2: Open Space Plan
5. Context Plan for Site

MOODYVILLE, NORTH VANCOUVER, BC
Section 2: Open Space Plan

6. Landscape Plan

The landscape plan illustrates the major design moves throughout the master plan. The design intention focuses on creating paths and connections that permeate throughout the open space, allowing for the ebb and flow of the various users anticipated for the site.
Section 2: Open Space Plan

6. Landscape Plan Precedent Sites

- Alder Street Raingardens
- Woonerf and Living Lane
- 2nd Ave Entry
- Ridgeway Green

MOODYVILLE, NORTH VANCOUVER, BC

MAY 9, 2017
Section 2: Open Space Plan
7.1 2nd Ave Entryway

The main entryway to The Trails will be articulated through the use of the existing iconic conifer along 2nd Avenue along with other conifer planting, as well as other local material such as timber and boulders. With the architecture being positioned as to maximize views, residents and visitors are met by a series of stepped pathways that carry down through connected landscapes. First, the entry courtyard establishes the context of the site with signage and iconic plantings, that levels down to Ridgeway Green allowing people to gather and enjoy the natural surroundings, followed by a tiered landscape terrace along the south of the property that flows with the natural topography of the site.
Section 2: Open Space Plan

7.2 Woonerf + Living Lane

The woonerf and living lane are envisioned to be thriving social outdoor spaces open to all types of mobility. Techniques include shared space, traffic calming measures, and low speed limits through the use of landscape furnishings and tactile paving such as in-ground buttons that act as surface indicators to help people of all mobilities comfortably and safely travel through the space. This along with access to the residences encourages the sense of a pedestrian friendly zone ensuring ease of movement for residents and visitors. Robust screen planting will minimize the visual impact while providing seasonal landscape interest. The design will ensure that it adheres to the City of North Vancouver’s Living Lane Guidelines upon its release.
Section 2: Open Space Plan

7.3 Alder Street Raingardens

Much of the open space concept for Moodyville’s The Trails has been informed by the topographic expression of the existing landscape and the Spirit Trail that gently weaves through the site. Water flows across landscapes under the influence of gravity, influenced by vegetation, geology, topography, and human engineering. Hence, connectivity in hydrological systems is a key component of the site design, which will be expressed through vegetated swales. By using drought tolerant plantings, during times of precipitation these swales will help carry water through, yet continue to thrive in periods of low rain.
Section 2: Open Space Plan

7.4 Ridgeway Green

Ridgeway Green lies in the central axis of the site and forms a vibrant outdoor space for the community to gather and connect. This neighbourhood-scale landscape encourages a sense of shared space as well as provides a resting point for families to enjoy throughout the seasons. The landscape contributes to site sustainability measures in many ways. Planting and lawn areas contribute to the reduction of summer temperature extremes and reduce reflected sunlight. Hard landscape materials are selected for their robust nature and long-term durability. The landscape spaces and courtyards promote strong physiological well being for the residents who overlook these spaces.
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