

HARBOURSIDE

HARBOURSIDE WATERFRONT REZONING APPLICATION



Town Hall Meeting
September 30, 2013



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REZONING APPLICATION



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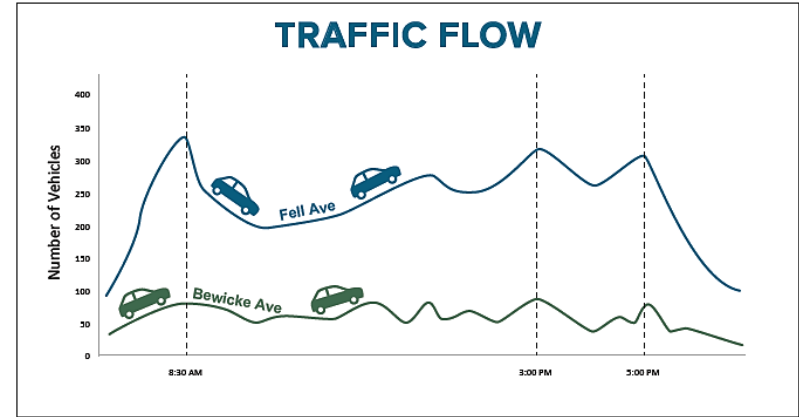
EXISTING TRAFFIC & TRANSPORTATION ISSUES

- ! Afternoon Traffic Congestion
- ! Infrequent Transit Service
- ! Segmented Spirit Trail Connection
- ! Fully Utilized Street Parking



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EXISTING TRAFFIC & TRANSPORTATION ISSUES



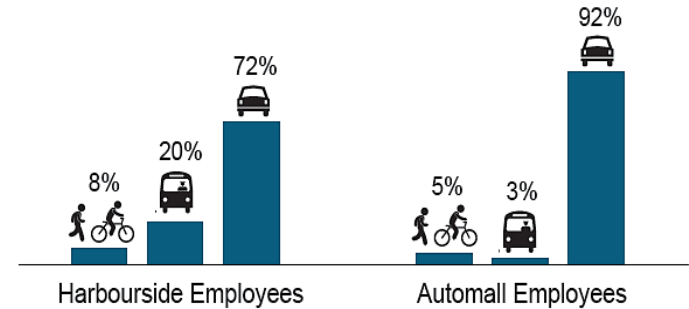
- 85% of trips via Fell Ave vs. 15% via Bewicke Ave
- Afternoon congestion reflects existing single-use zoning
 - 3:00pm peak due to LGCA school (temporary)
 - 5:00pm peak due to employees leaving work



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EXISTING TRAFFIC & TRANSPORTATION ISSUES

MODES OF TRANSPORTATION



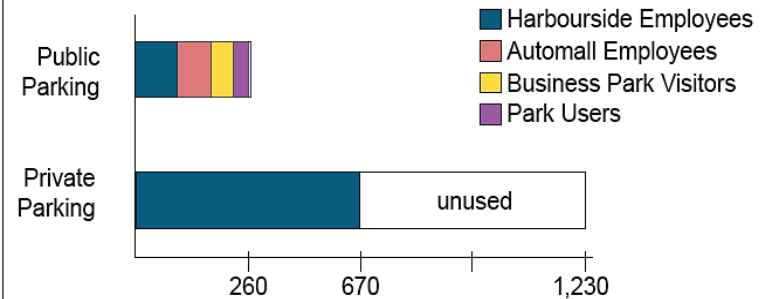
- Vast majority of employees drive to work due to lack of viable alternatives
 - 50% of Harbourside Employees live in North Shore
 - 30% of Harbourside Employees live <10km away
- Existing transit service is infrequent and is oriented towards Bodwell High School's schedule



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EXISTING TRAFFIC & TRANSPORTATION ISSUES

AVAILABILITY OF PARKING



- Public street parking (260 spaces) is fully utilized by several user groups:
 - 37% Harbourside Employees
 - 30% Automall Employees
 - 19% Business Park Visitors
 - 14% Park Users
- Private parking (1,230 spaces) is only 50% utilized

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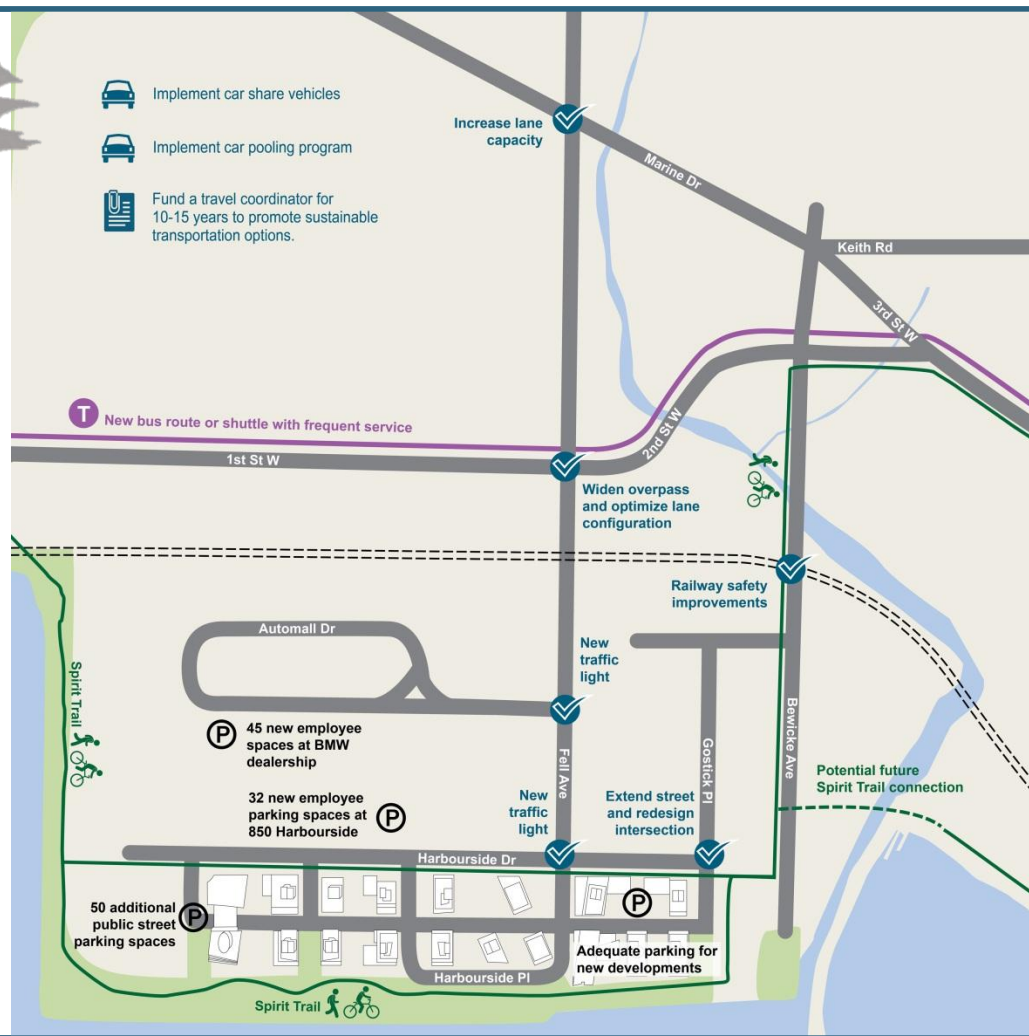
PROPOSED TRAFFIC & TRANSPORTATION SOLUTIONS

GOALS



REDUCE TRAFFIC CONGESTION

1. Improve key intersections
 - Fell/Marine
 - Fell/1st St W
 - Fell/Automall Drive
 - Fell/Harbourside Drive
2. Fell overpass improvements
 - Add northbound right turn lane
3. Implement car share vehicles and car pooling program



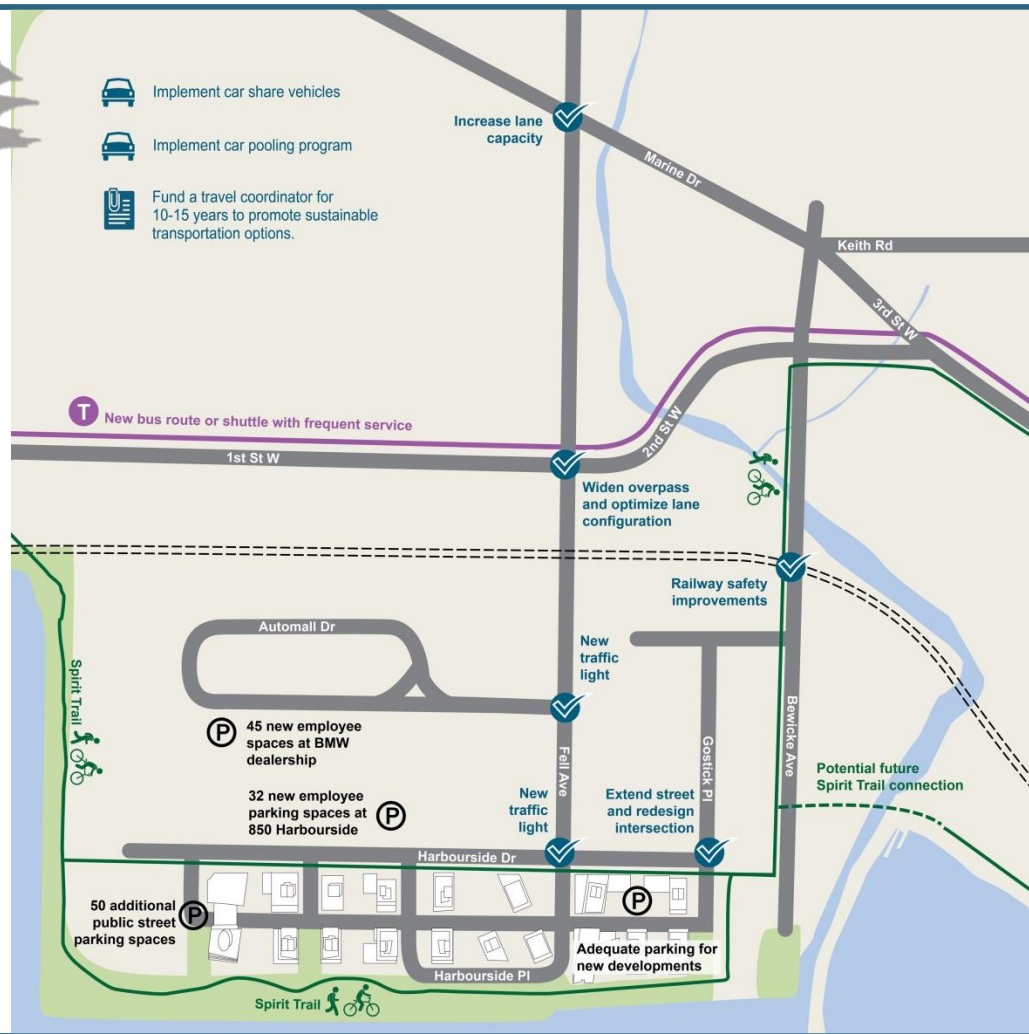
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PROPOSED TRAFFIC & TRANSPORTATION SOLUTIONS

GOALS

T INCREASE TRANSIT RIDERSHIP BY 10-15%

1. Concert has been working with TransLink and the City to explore options to improve service. Two distinct service concepts are being reviewed:
 - New service along Norgate (preferred option)
 - Enhanced 231 service
2. Privately operated shuttle service (fallback option; subject to TransLink approval)



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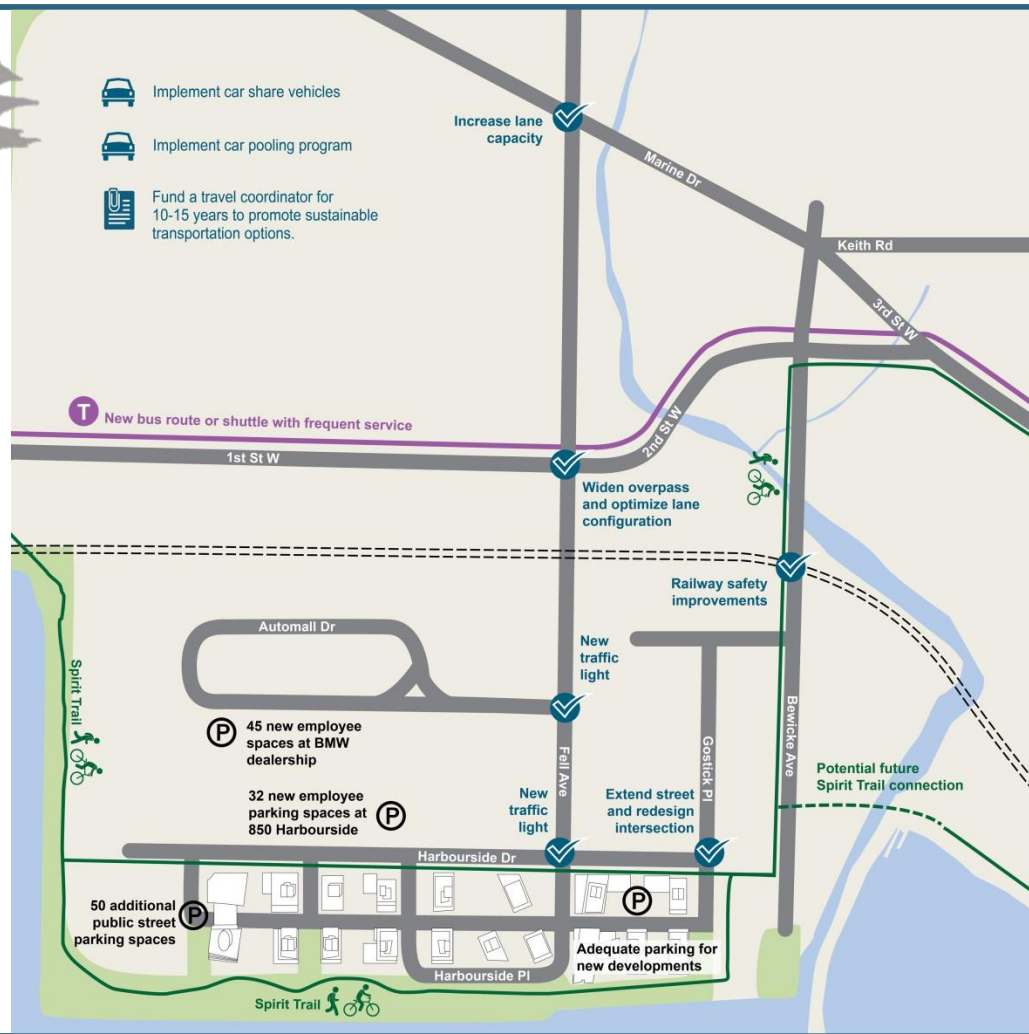
PROPOSED TRAFFIC & TRANSPORTATION SOLUTIONS

GOALS



ADDRESS DEMAND FOR PUBLIC STREET PARKING

1. Proposed 127 additional parking spaces
 - 50 at 925 Harbourside (Concert)
 - 32 at 850 Harbourside
 - 45 at BMW Dealership
2. Ensure adequate parking ratios for Harbourside Waterfront
 - Higher ratio of parking for all new commercial development
 - Explore opportunities for shared parking (commercial/residential)



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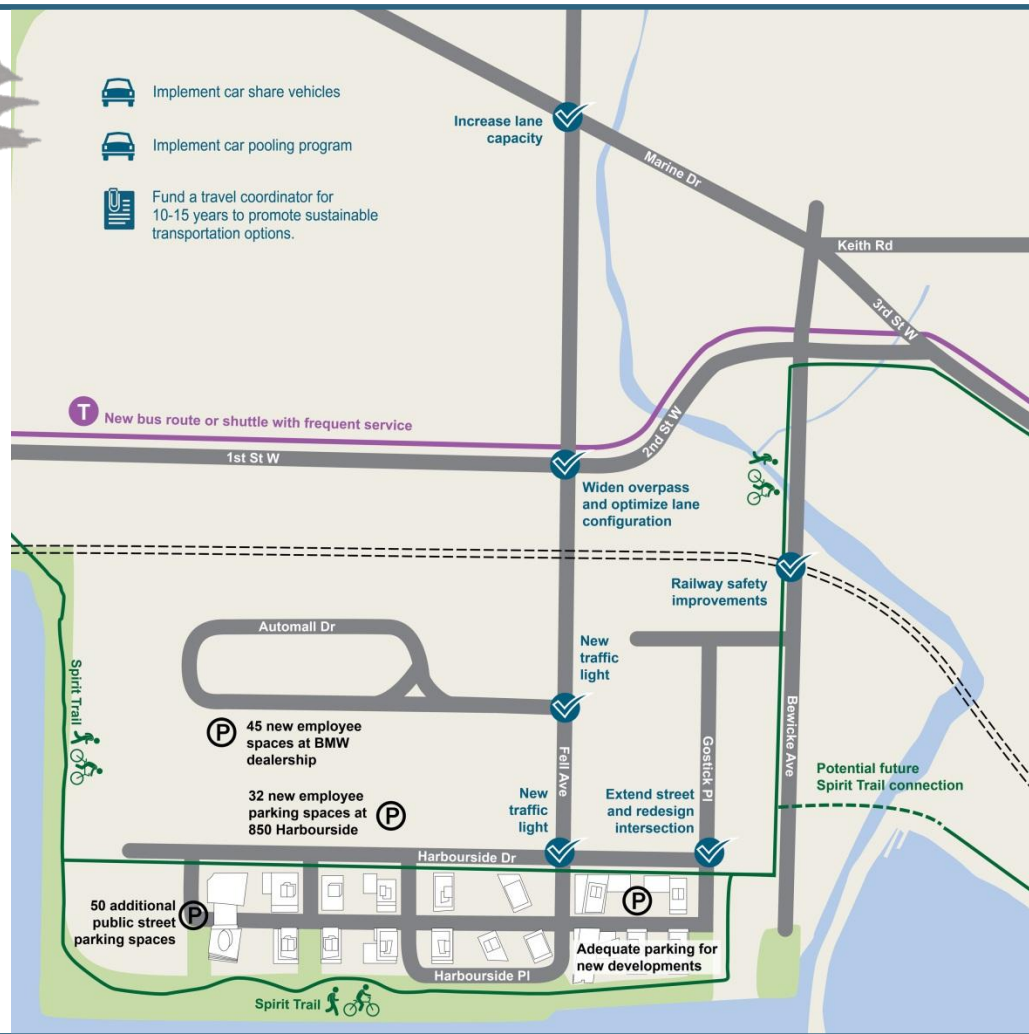
PROPOSED TRAFFIC & TRANSPORTATION SOLUTIONS

GOALS



INCREASE WALK/CYCLING BY 5-10%

1. Enhance and expand the Spirit Trail over the entire development frontage
2. Greenway improvements along Bewicke Ave from Copping to 2nd St W
3. Implement rail safety improvements to the CN Rail crossing



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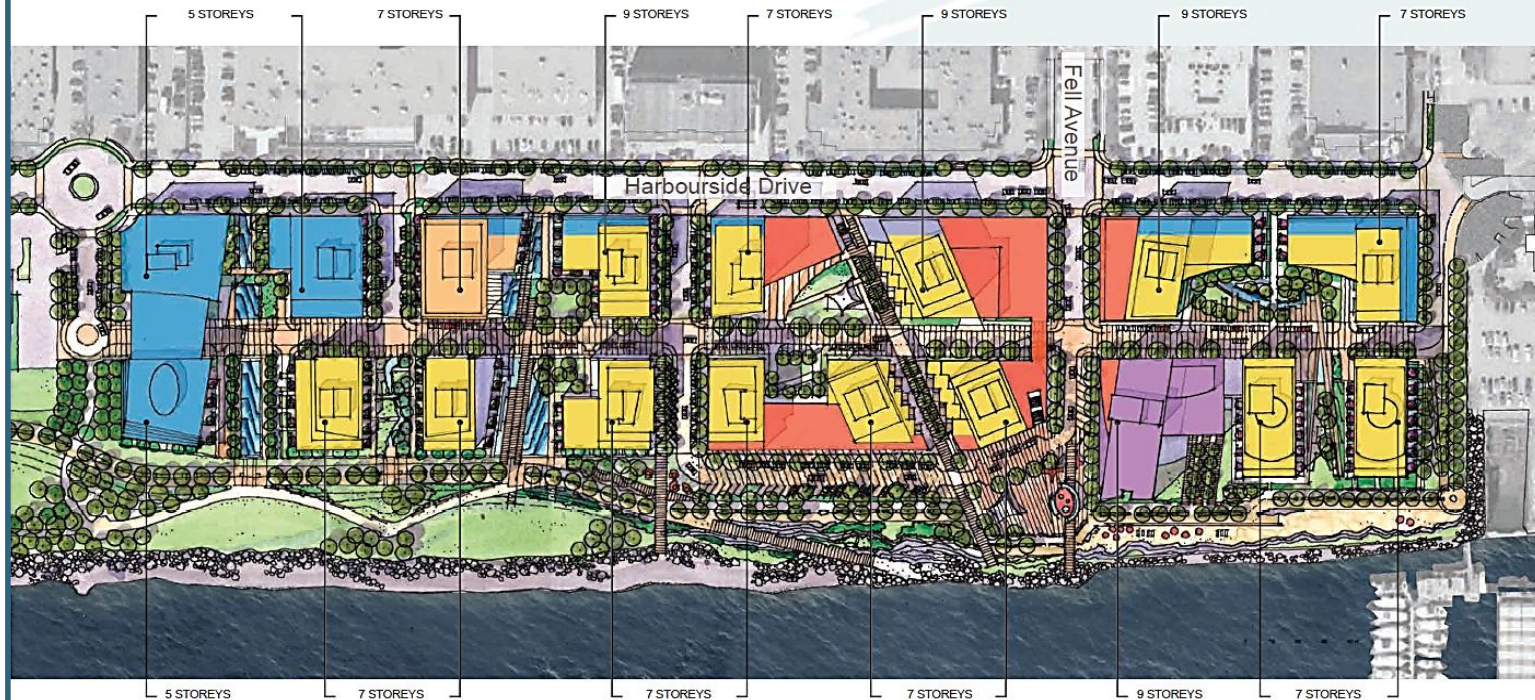
PROJECT DESCRIPTION

Proposed zoning complies with the uses, densities and heights permitted by the OCP.

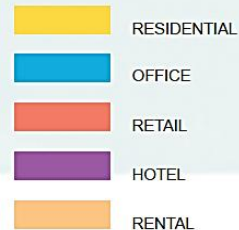
New comprehensive development zone totaling 1.2 million sf, which adds roughly:

- 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)

A number of community benefits and infrastructure upgrades are also being proposed.



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



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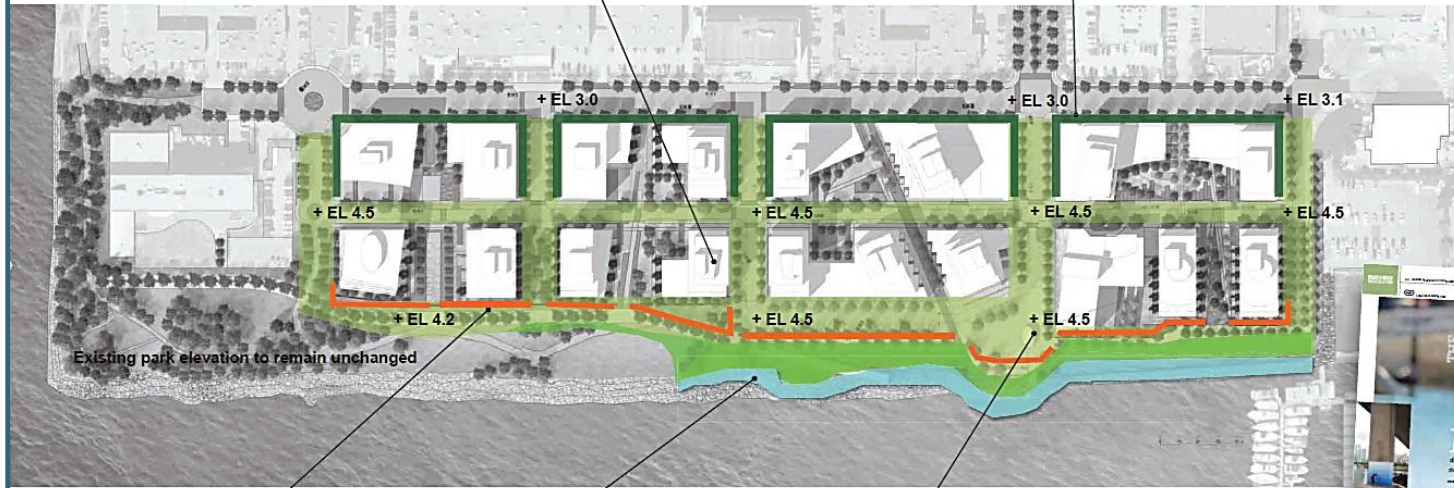
FLOOD MANAGEMENT APPROACH

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.



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HIGHLIGHTS OF PROPOSED AMENITIES



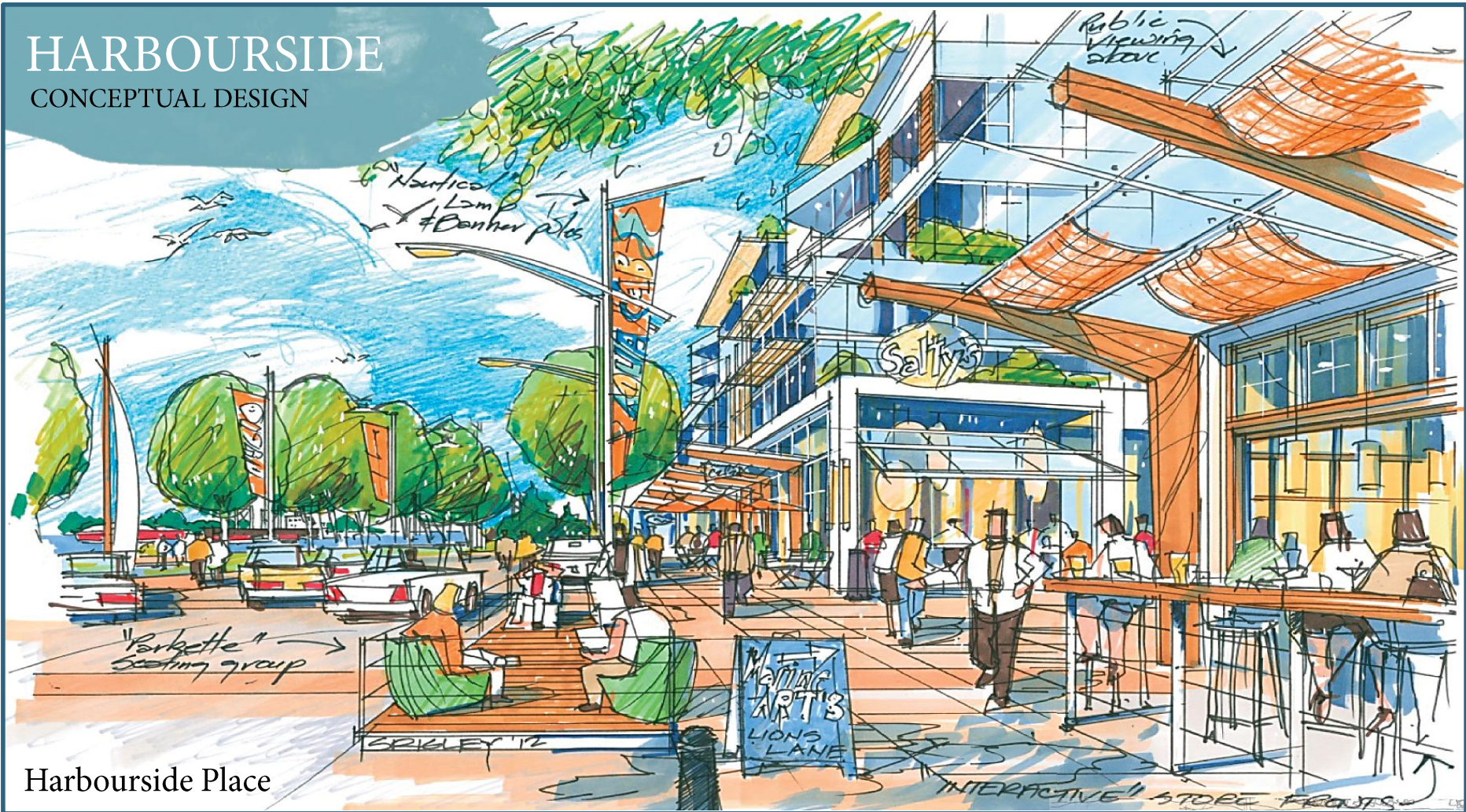
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CONCEPTUAL DESIGN



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CONCEPTUAL DESIGN



Harbourside Place

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CONCEPTUAL DESIGN



HARBOURSIDE

CONCEPTUAL DESIGN



Harbourside Drive

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HIGHLIGHTS OF PROPOSED COMMUNITY BENEFITS AND INFRASTRUCTURE DESIGN



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



waterfront boardwalks
and pier extensions



site servicing and utility upgrades



Kings Mill Walk park
enhancements



outdoor plaza for
community events



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



THE FOLLOWING COMMUNITY BENEFITS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN PROPOSED BY CONCERT AND ARE SUBJECT TO FURTHER NEGOTIATION AS WELL AS THE PARKS PLANNING PROCESS THAT WILL FOLLOW REZONING.

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