

HARBOURSIDE

HARBOURSIDE WATERFRONT REZONING APPLICATION



Following the successful application for an Official Community Plan amendment in July 2012, Concert has now made an application to rezone the site. This application proposes to amend the zoning bylaw to a new Comprehensive Development Zone that allows for residential and commercial uses, and densities and heights consistent with the Official Community Plan (OCP).

Please review the information on display and provide your feedback.

City staff, Concert and consultants are available to answer your questions.

Harbourside
HARBOURSIDE WATERFRONT
REZONING APPLICATION

HARBOURSIDE

PAST AND PRESENT

PAST:

- Harbourside was once known as the “Fullerton Fill”, a vacant, contaminated lumber mill and log storage site.
- In 1998, Concert (formerly Greystone Properties) amended the OCP and rezoned the area to create the Harbourside Business Park.
- As part of the rezoning, major community amenity contributions were provided to the City including:
 - Creation and dedication of Kings Mill Walk
 - Habitat restoration and conservation of MacKay Creek
 - Financial contribution that allowed for the creation of the City’s first all-weather playfield at Carson Graham School.



PRESENT:

- Waterfront lots remain largely undeveloped due to weak market demand, limited access and challenges of financing a stand-alone hotel in this location.
- Harbourside is characterized by daytime-oriented, single-purpose buildings along with a waterfront dog park.
- In July 2012, Concert’s application to amend the OCP was approved. The new “Harbourside Waterfront” designation permits a mix of commercial and residential uses.



Harbourside

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REZONING APPLICATION

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PROCESS TO DATE AND POTENTIAL NEXT STEPS

OCP Amendment 2009 – 2012

2009

Application submitted

2010 – 2011

City staff review

Planning study

Open House (2)

Public workshop

Advisory committee reviews

Town Hall Meeting

2012

Town Hall Meeting (2)

Public Hearing

OCP bylaw amended

**WE
ARE
HERE**

Rezoning 2012 – 2013

2012

Application submitted

2013

City staff review

Open House

Developer Information Session

Advisory committee reviews

Town Hall Meeting

Public Hearing

Zoning bylaw amendment

IF ZONING
IS APPROVED

2014

City-led parks planning process

Development Permits 2014 – 2023

Applications submitted

- Phase 1 (2014)

- Phase 2 (2017)

- Phase 3 (2020)

- Phase 4 (2023)

City staff review

Advisory committee reviews

Harbourside

HARBOURSIDE WATERFRONT
REZONING APPLICATION

ADDRESS	925, 889 & 801 Harbourside Drive & 18 Fell Avenue
LOT SIZE	Approximately 12 acres
OFFICIAL COMMUNITY PLAN (OCP)	Amended in July 2012 to “Harbourside Waterfront” designation.
CURRENT ZONING	Comprehensive development zone (CD-359) permitting up to 530,000 sf of commercial & light industrial uses.
PROPOSED ZONING	<p>Proposed zoning complies with the uses, densities and heights permitted by the OCP.</p> <p>New comprehensive development zone totaling 1.2 million sf, which adds roughly:</p> <ul style="list-style-type: none"> • 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) <p>A number of community benefits and infrastructure upgrades are also being proposed.</p>

HARBOURSIDE

PROJECT DESCRIPTION

HEIGHT AND LAND USE



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






- RESIDENTIAL
- OFFICE
- RETAIL
- HOTEL
- RENTAL

HARBOURSIDE

PROPOSED DEVELOPMENT PHASING



This application proposes a total of 18 buildings, in four phases, over a period of 10 to 15 years.

	RESIDENTIAL
	OFFICE
	RETAIL
	HOTEL
	RENTAL

HARBOURSIDE

ADDRESSING SEA LEVEL RISE

Our innovative flood management design will exceed the City's minimum requirements while allowing for adaptability to protect against sea level rise in the future.

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.

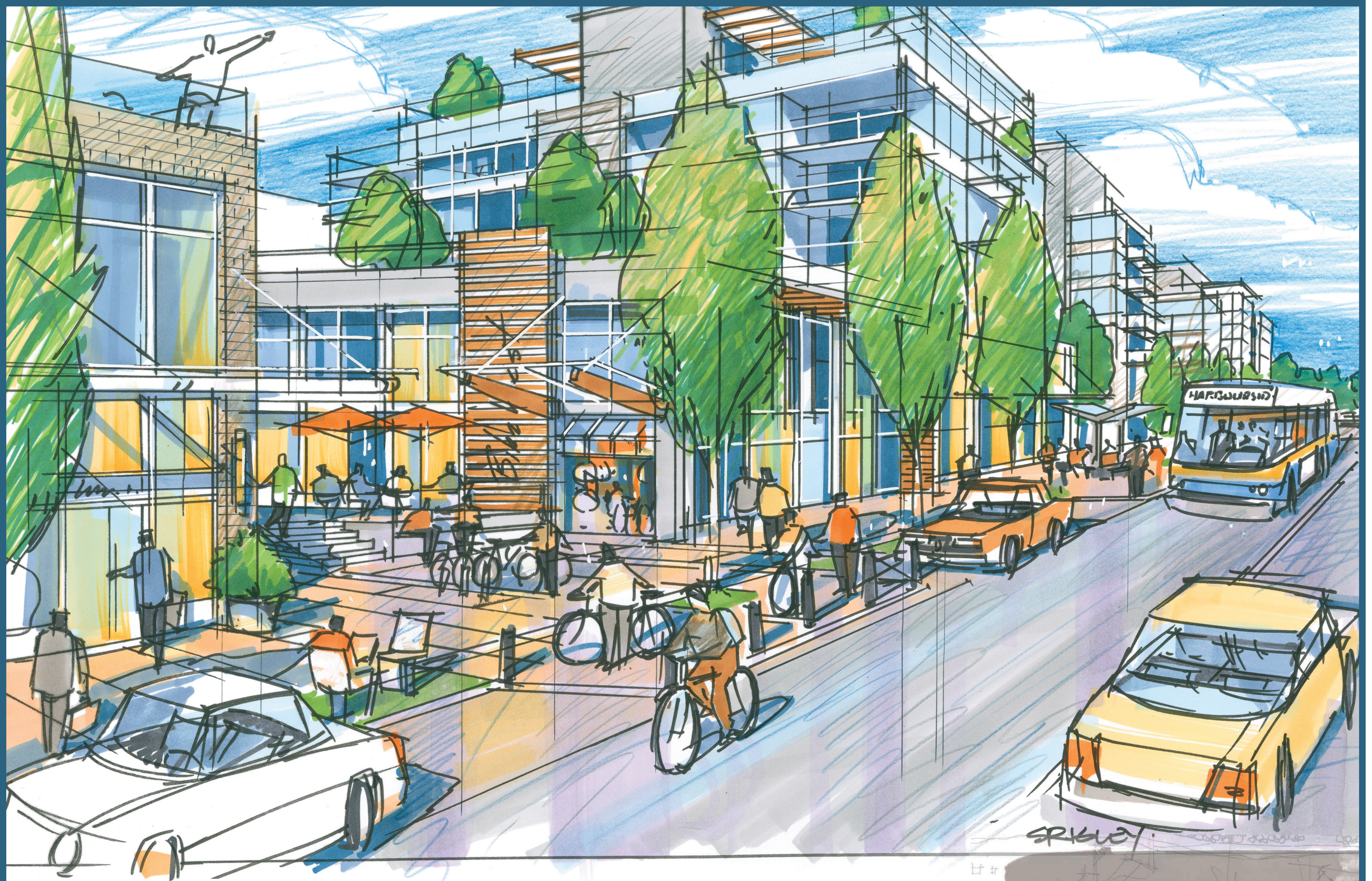


HARBOURSIDE

CONCEPTUAL DESIGN

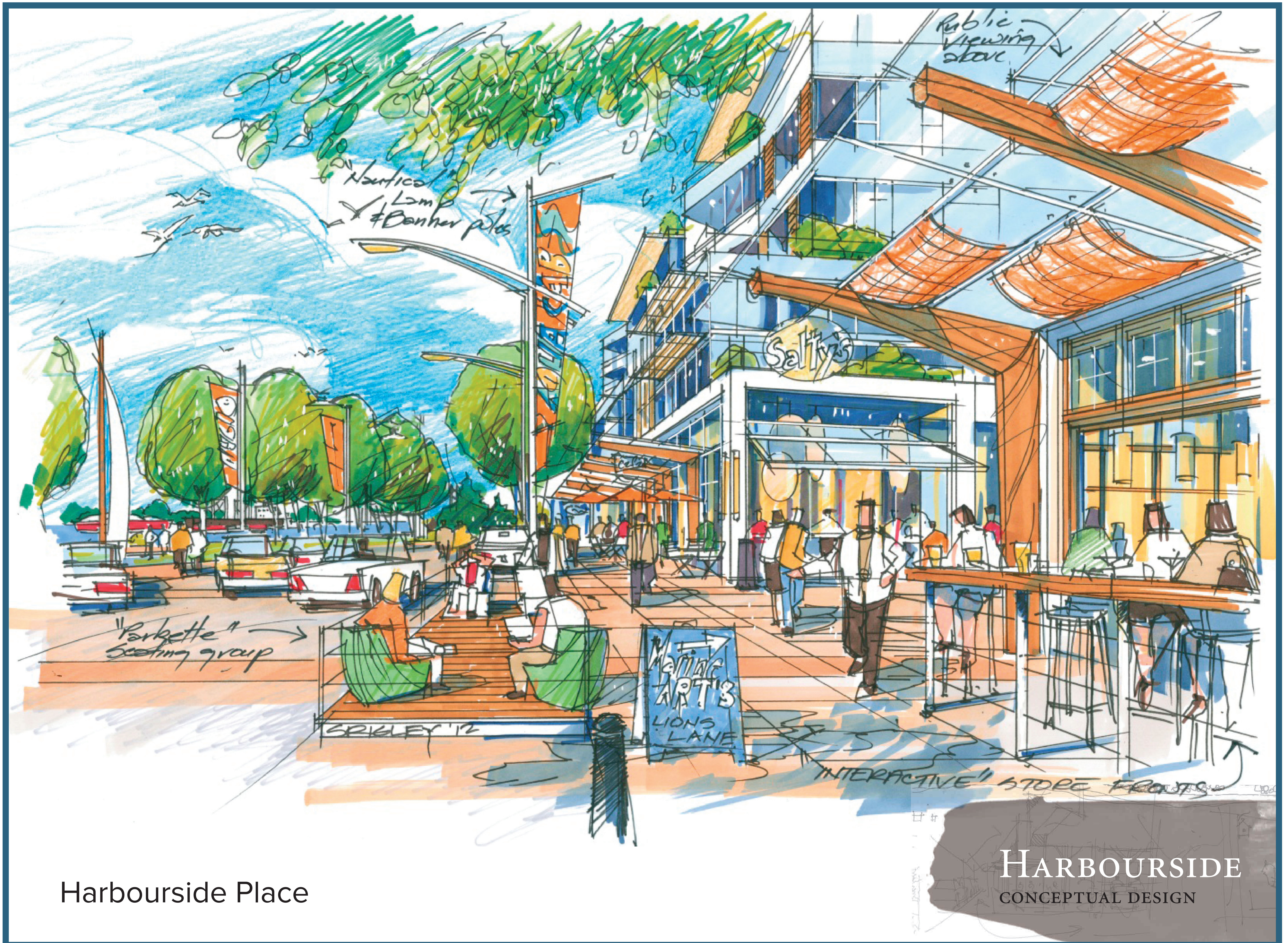


Harbourside
HARBOURSIDE WATERFRONT
REZONING APPLICATION



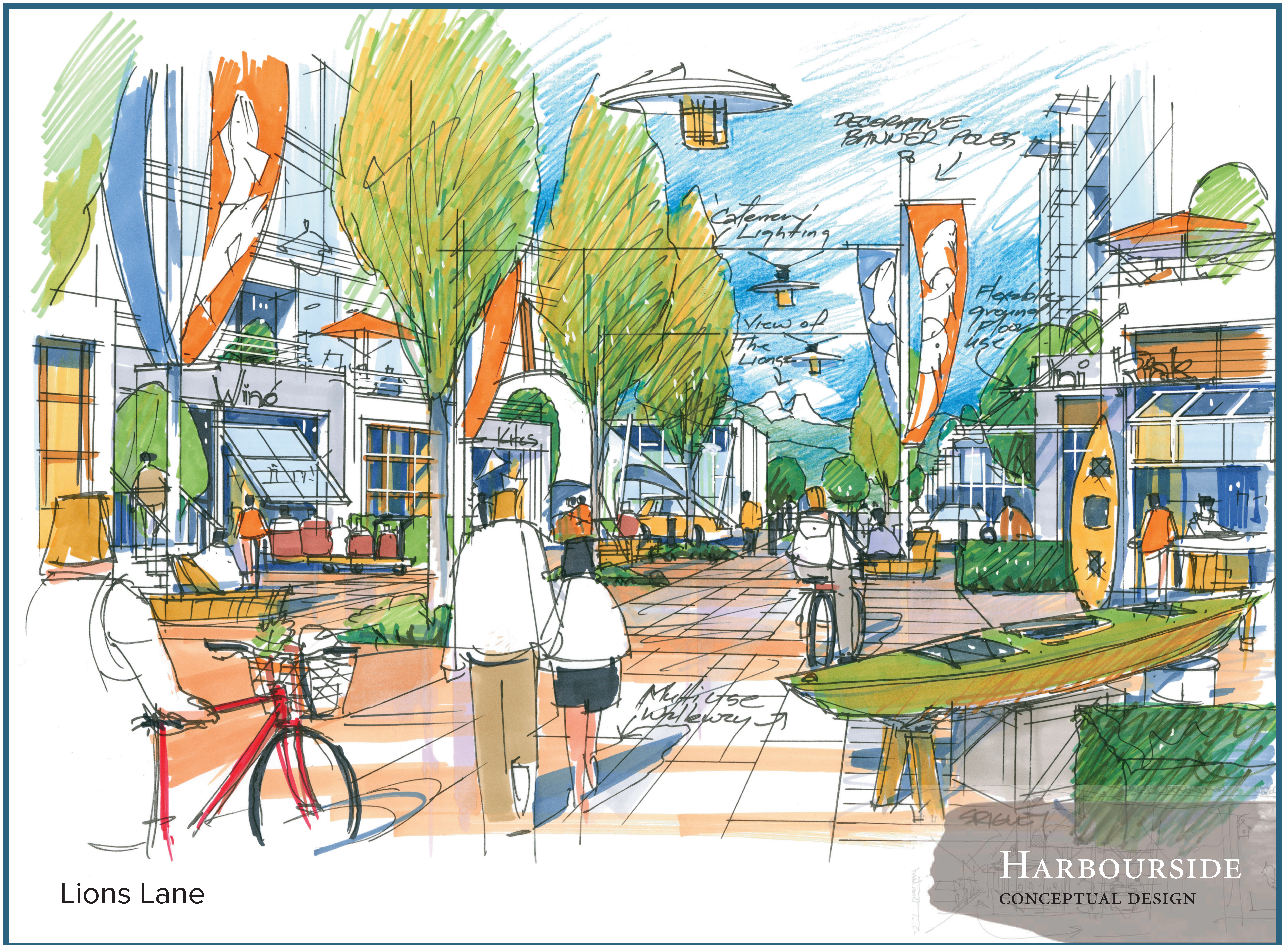
Harbourside Drive

HARBOURSIDE
CONCEPTUAL DESIGN



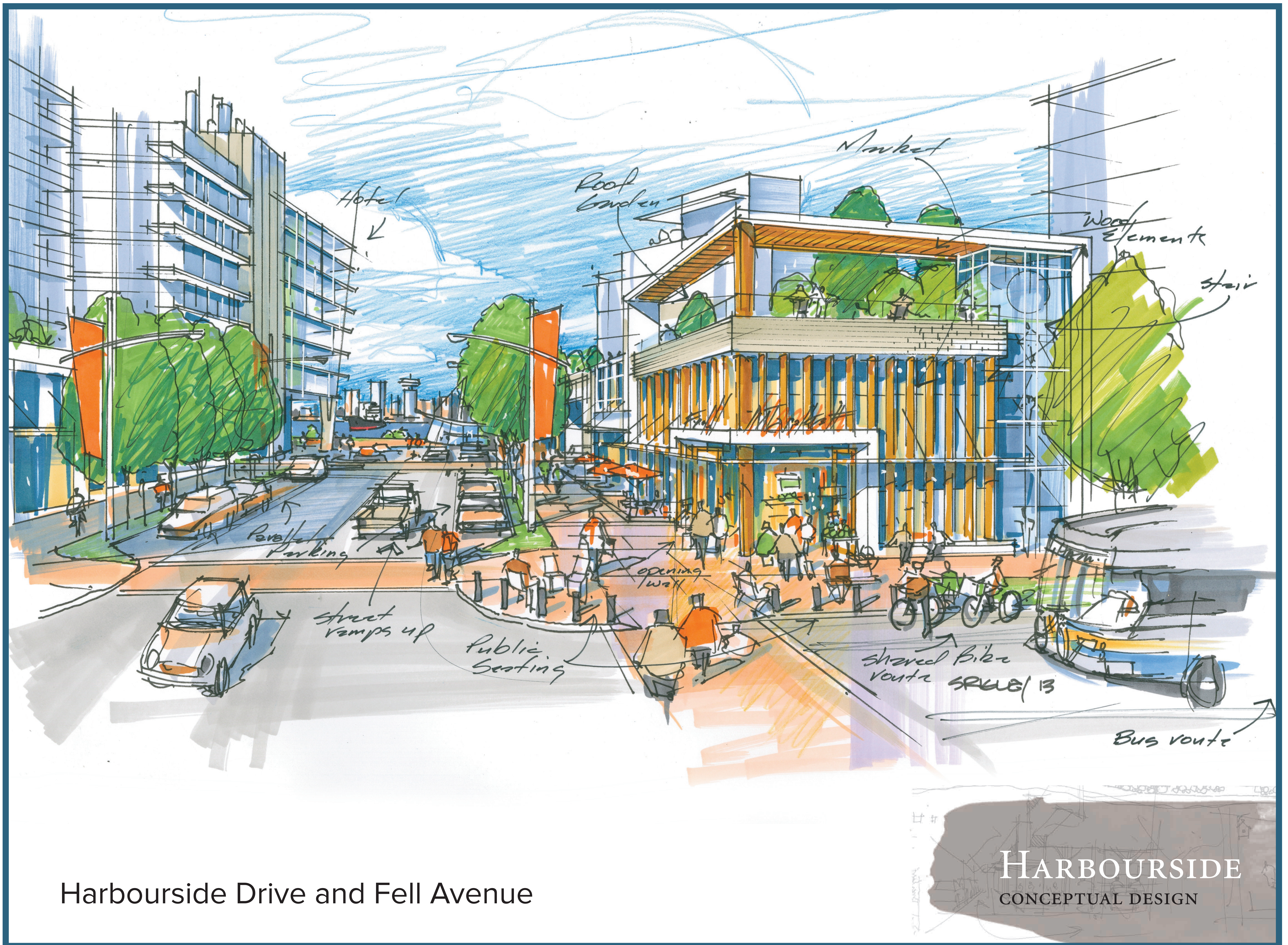
Harbourside Place

HARBOURSIDE
CONCEPTUAL DESIGN



Lions Lane

HARBOURSIDE
CONCEPTUAL DESIGN



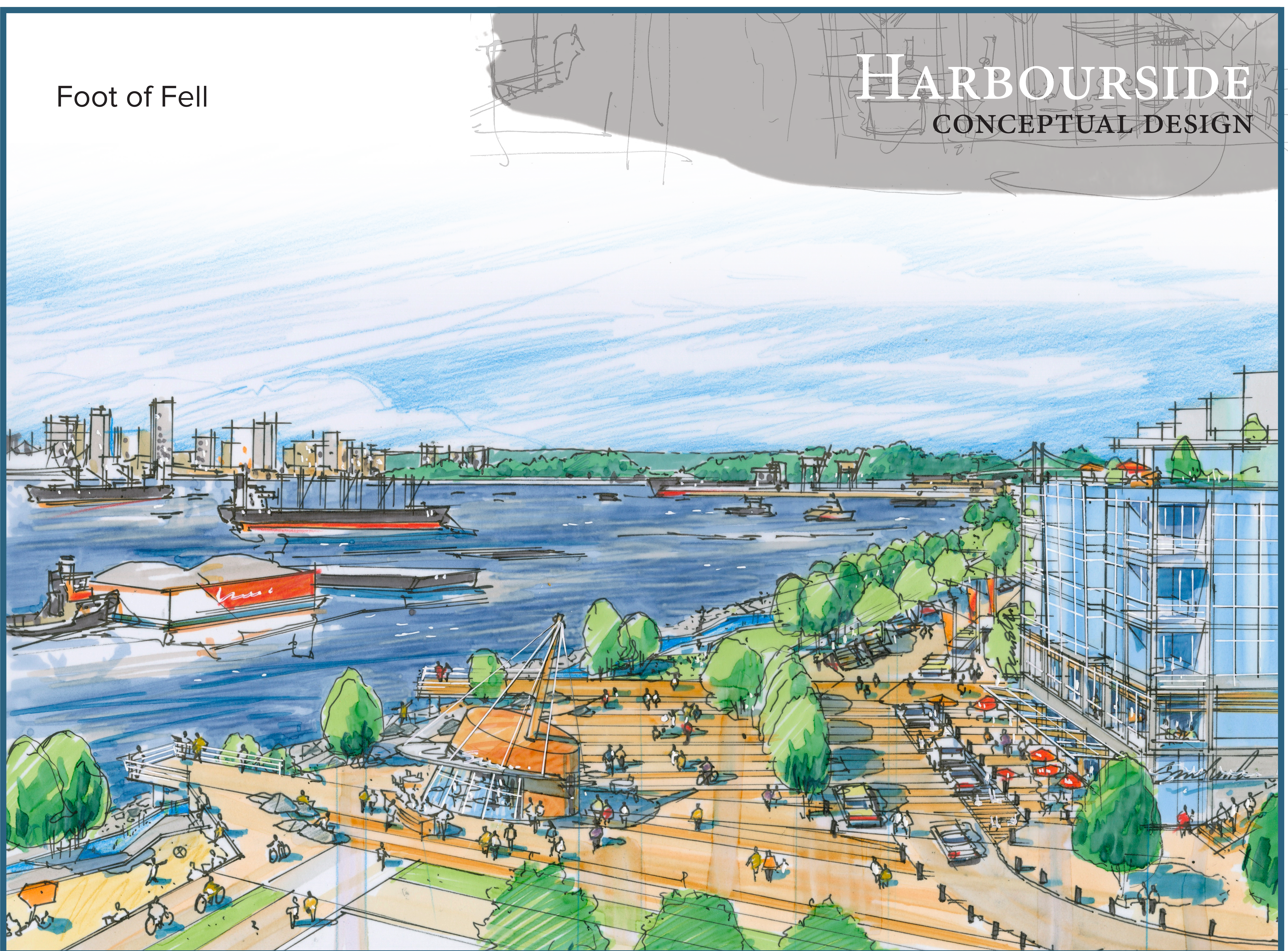
Harbourside Drive and Fell Avenue

HARBOURSIDE
CONCEPTUAL DESIGN

Foot of Fell

HARBOURSIDE

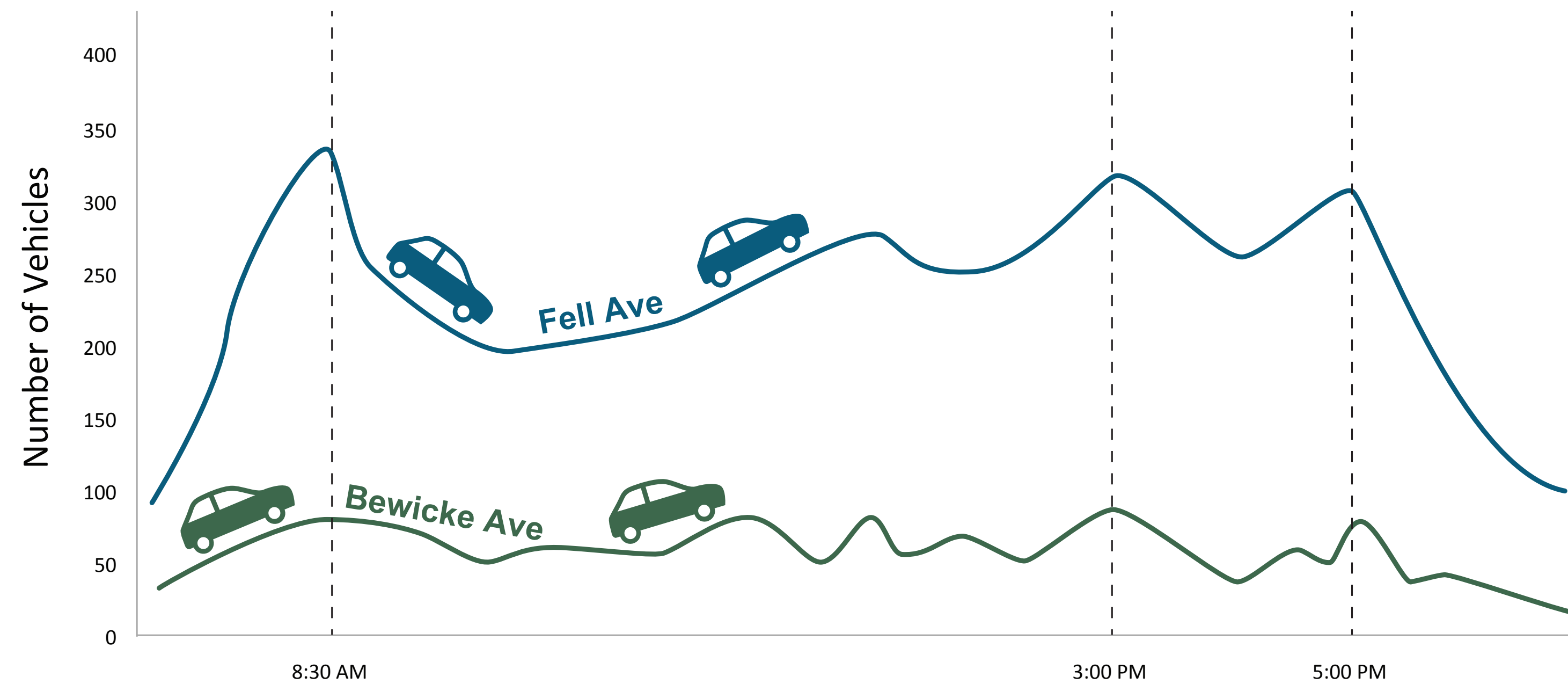
CONCEPTUAL DESIGN



HARBOURSIDE

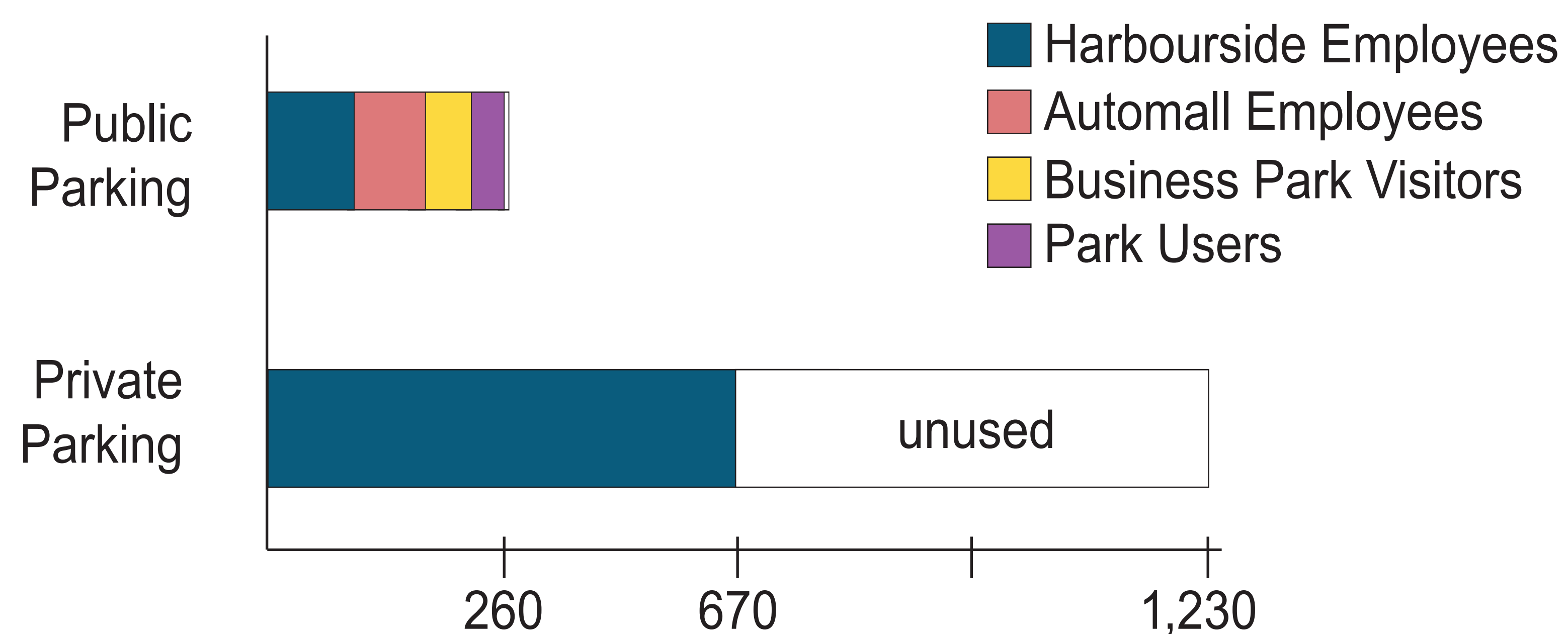
EXISTING TRAFFIC & TRANSPORTATION ISSUES

TRAFFIC FLOW



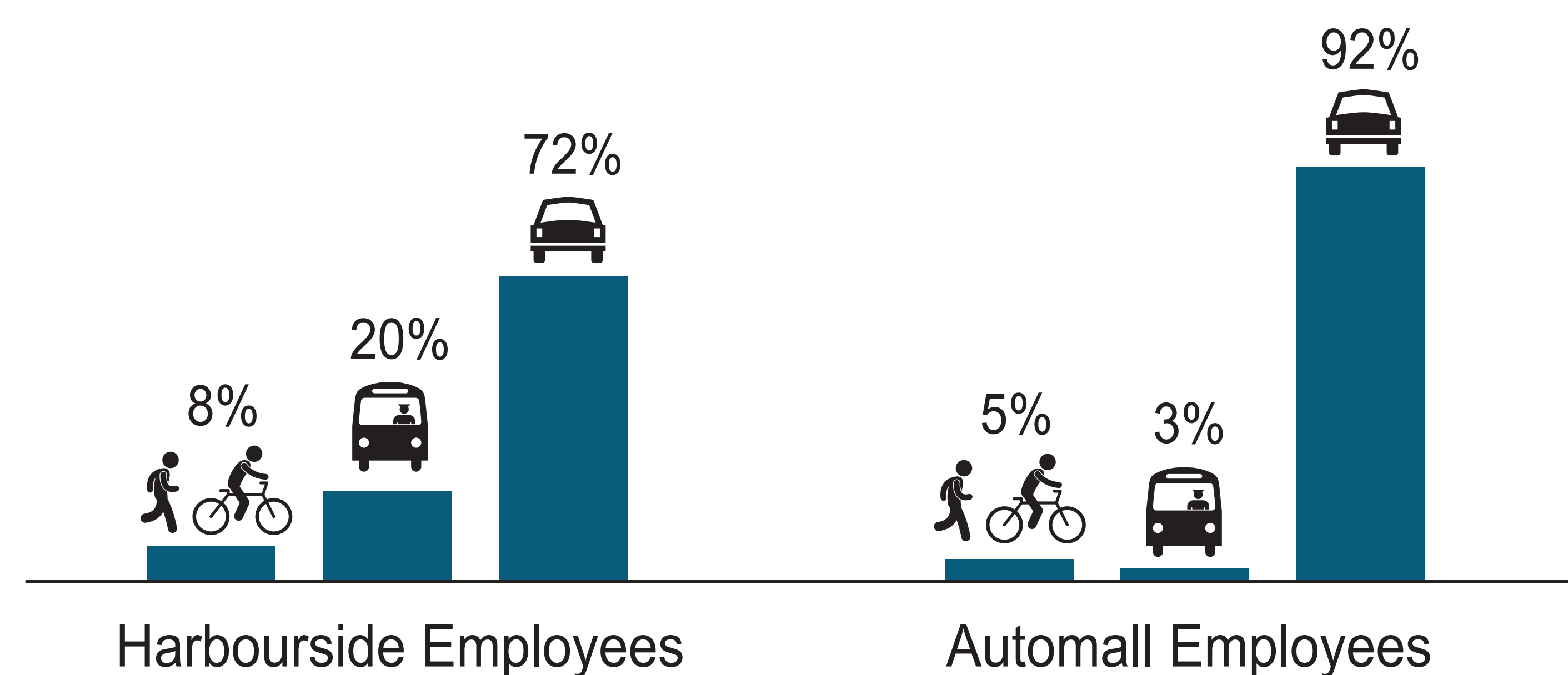
- With two vehicular access points to/from Harbourside, 85% of trips occur via Fell Ave.
- Peak congestion in the PM periods reflects employees commuting from the business park and the Lions Gate Academy school schedule.

AVAILABILITY OF PARKING



- Public street parking is fully utilized.
- Private parking assigned to individual business park tenants is only 50% utilized.

MODES OF TRANSPORTATION

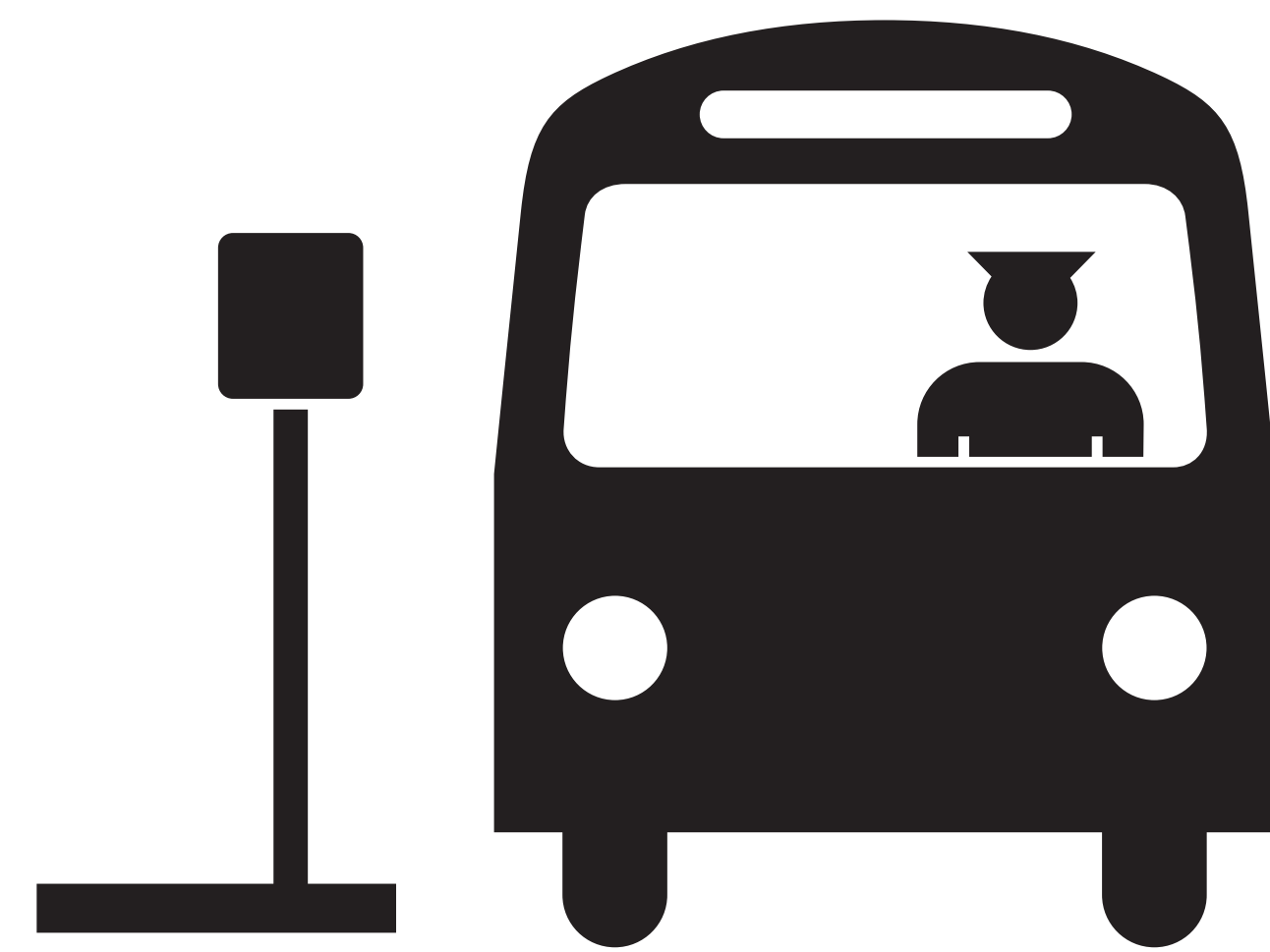


- Vast majority of employees drive due to the lack of viable alternatives.
- Existing transit service is infrequent and is oriented towards Bodwell High School's schedule.



HARBOURSIDE

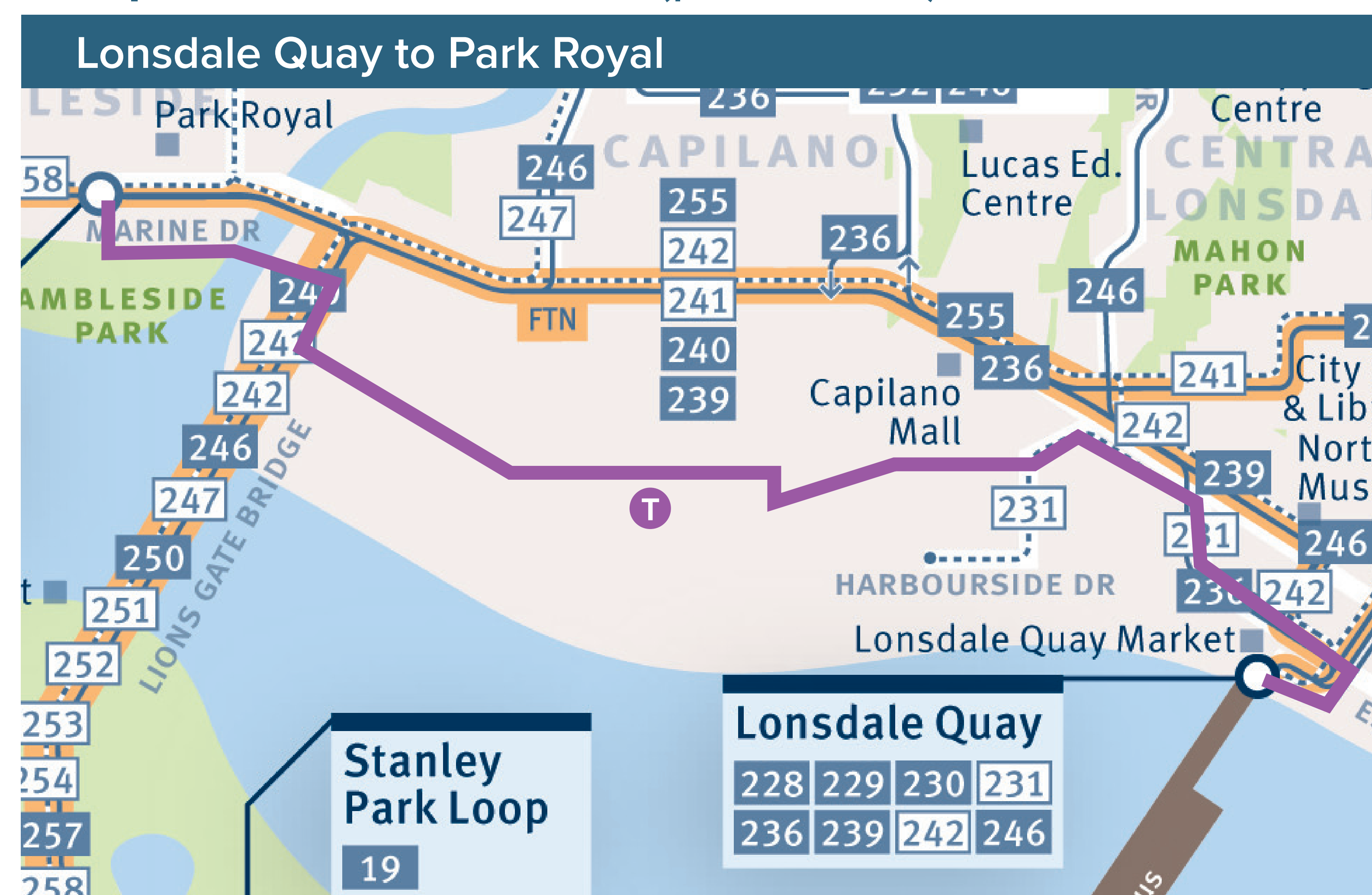
IMPROVING TRANSIT CONNECTIVITY



Recognizing that existing transit service to Harbourside is limited, Concert has been working with TransLink and the City of North Vancouver to explore opportunities to improve service. Concert is committed to finding solutions and funding transportation options.

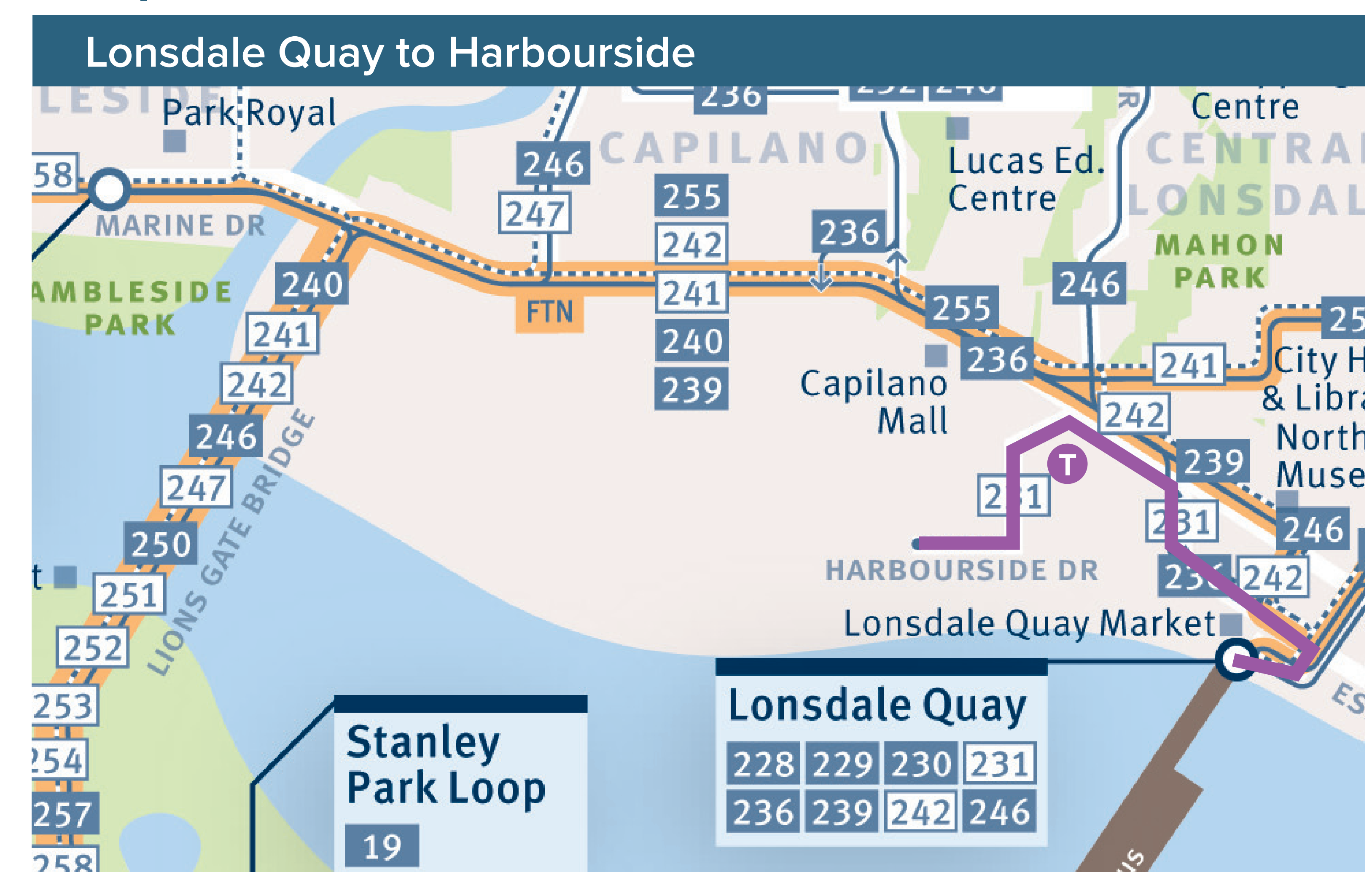
Based on the current and future requirements at Harbourside, as well as other potential users of transit service in the area, TransLink has developed two distinct service concepts which are currently being reviewed.

Option 1: New Route (preferred)



- Would serve Harbourside as well Seaspan, Norgate and neighbouring First Nation communities.
- Frequent service to both the Park Royal and Lonsdale Quay transit hubs via Lower Norgate.




Option 2: Enhanced 231 Route



- Improving existing 231 bus service to Lonsdale Quay.

HARBOURSIDE

PROPOSED TRAFFIC & TRANSPORTATION SOLUTIONS

-  Implement car share vehicles
-  Implement car pooling program
-  Fund a travel coordinator for 10-15 years to promote sustainable transportation options.

GOALS

-  Reduce traffic congestion by improving key intersections
-  Address demand for public street parking by providing additional spaces
-  Implement a new bus route or shuttle service to increase transit ridership by 10-15%
-  Enhance and expand the Spirit Trail to increase walking/cycling by 5-10%



HARBOURSIDE

HIGHLIGHTS OF PROPOSED COMMUNITY BENEFITS AND INFRASTRUCTURE IMPROVEMENTS

↑
New bus route or shuttle
service to provide frequent
transit

↑
Key intersection improvements and
widening of Fell Avenue bridge to
reduce traffic congestion

↗
Bewicke Avenue rail safety
improvements and Spirit Trail
enhancements

50 additional public street parking
spaces to alleviate parking pressures

High quality employment
spaces to provide 1,500
full-time jobs

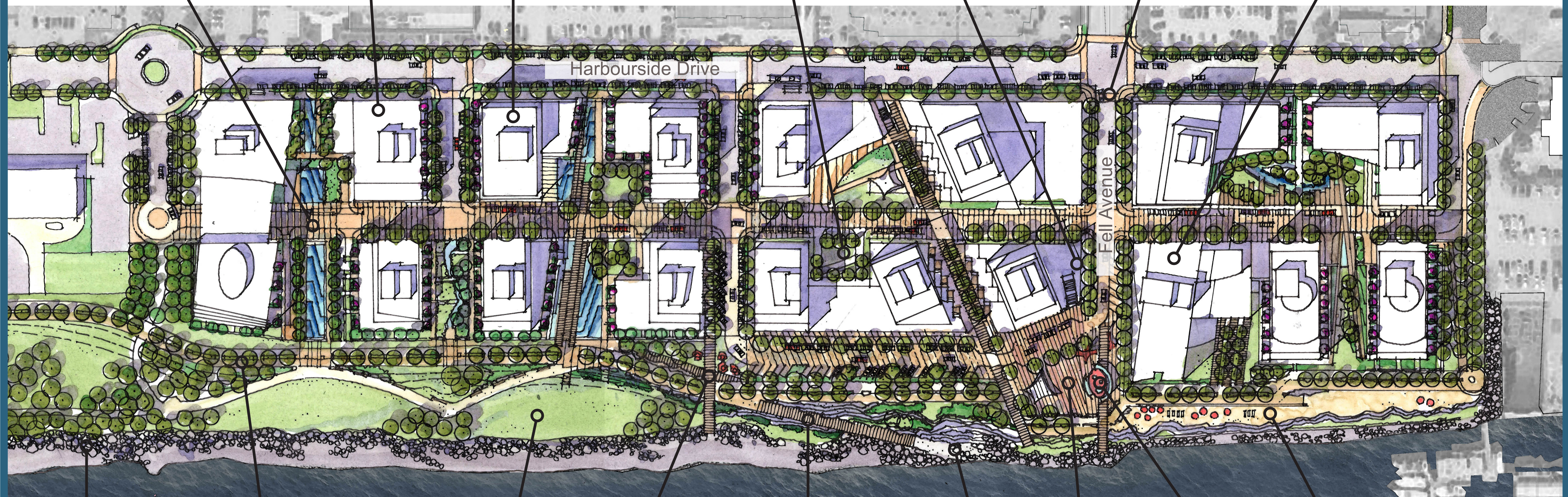
100 rental homes to
provide affordable
housing opportunities

Over 2.5 acres of
additional open space

Retail and service amenities
including boutique shops,
restaurants and grocery

Road and sidewalk
improvements

Full service hotel



Expand and integrate the Spirit Trail
connection with separated bicycle and
pedestrian paths and landscaping

Unique public art pieces

Shoreline enhancements
to protect against sea
level rise

Concession kiosk with
public washrooms

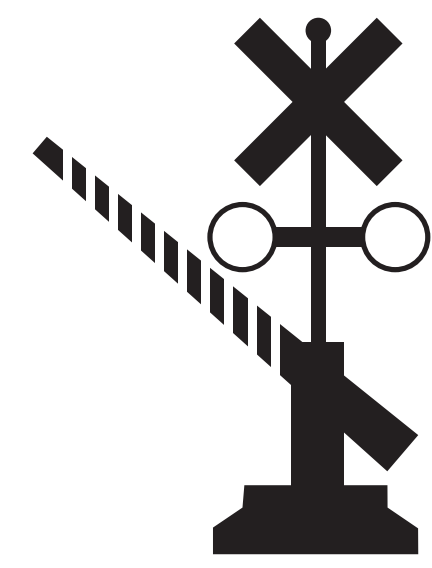
Shoreline habitat
enhancements to
improve sea ecology

Fund City-led park process and
resulting improvements

Boardwalks and pier
extensions to improve
waterfront access

Outdoor plaza for
community events

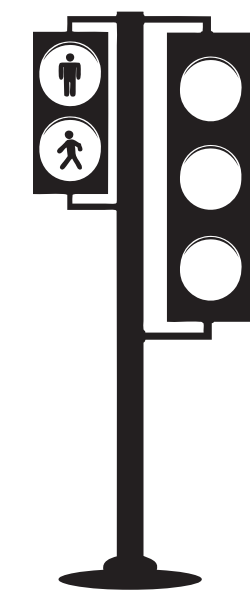
Over 1 acre of additional
public park & beach area



Bewicke rail safety improvements



Fell Avenue bridge widening



improvements to key intersections



five car share vehicles



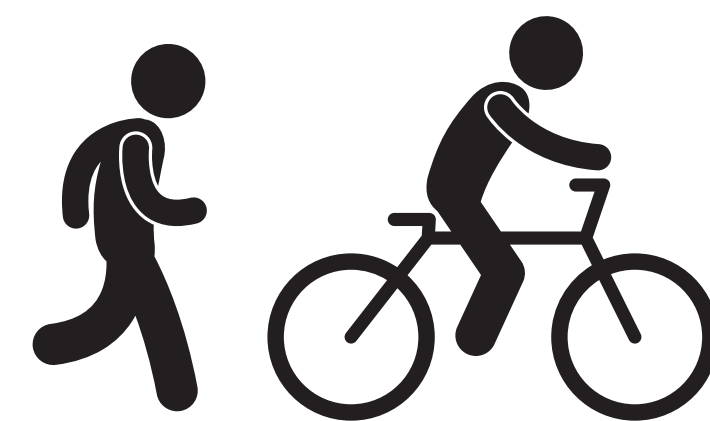
50 additional public parking spaces



new bus route or shuttle service providing frequent transit

ENHANCING ACCESSIBILITY

\$7.6M



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



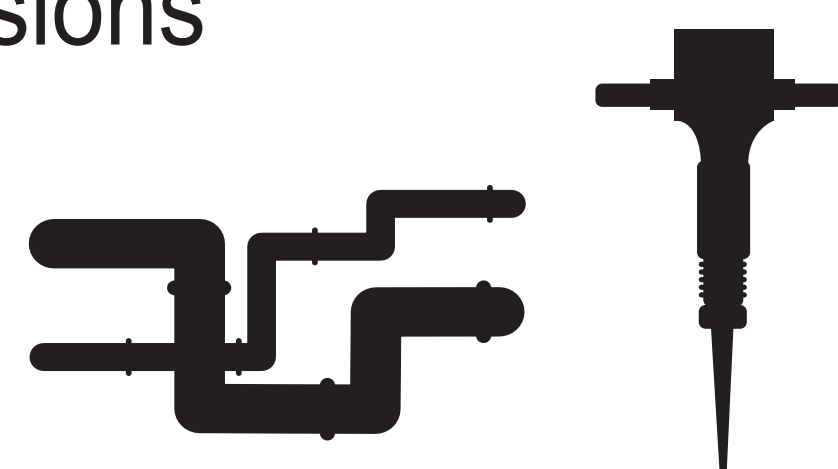
unique public art



3.5 acres of additional public park & open space



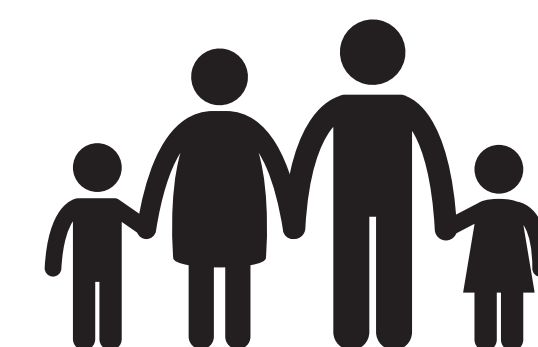
waterfront boardwalks and pier extensions



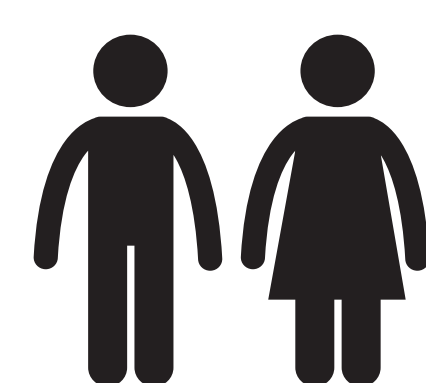
site servicing and utility upgrades



Kings Mill Walk park enhancements



outdoor plaza for community events

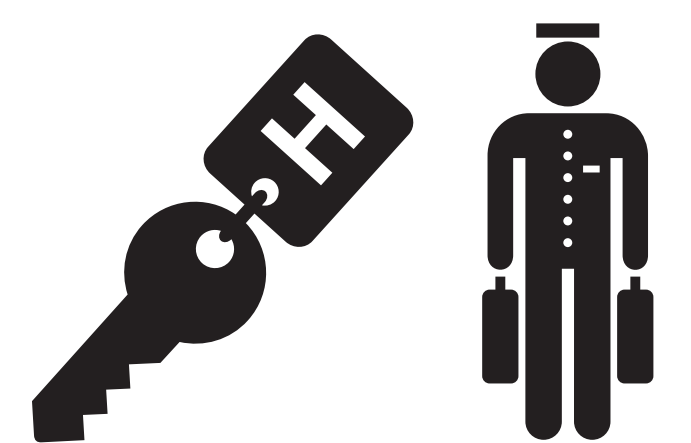


concession kiosk with washrooms



1,500

additional full-time jobs



full-service hotel

800

new homes including

100

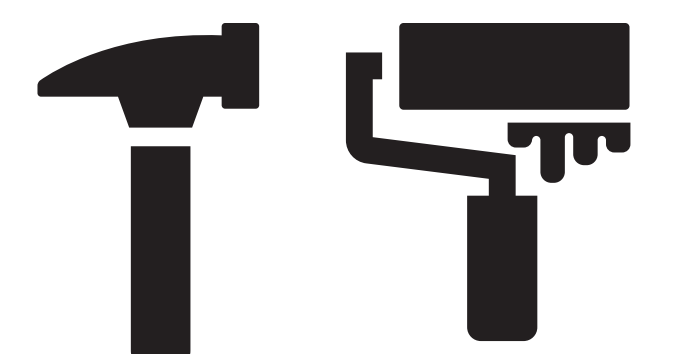
rentals



CASH CONTRIBUTION

\$2-4M

PLUS



4,500

construction jobs



boutique-quality retail & services



\$2.3M

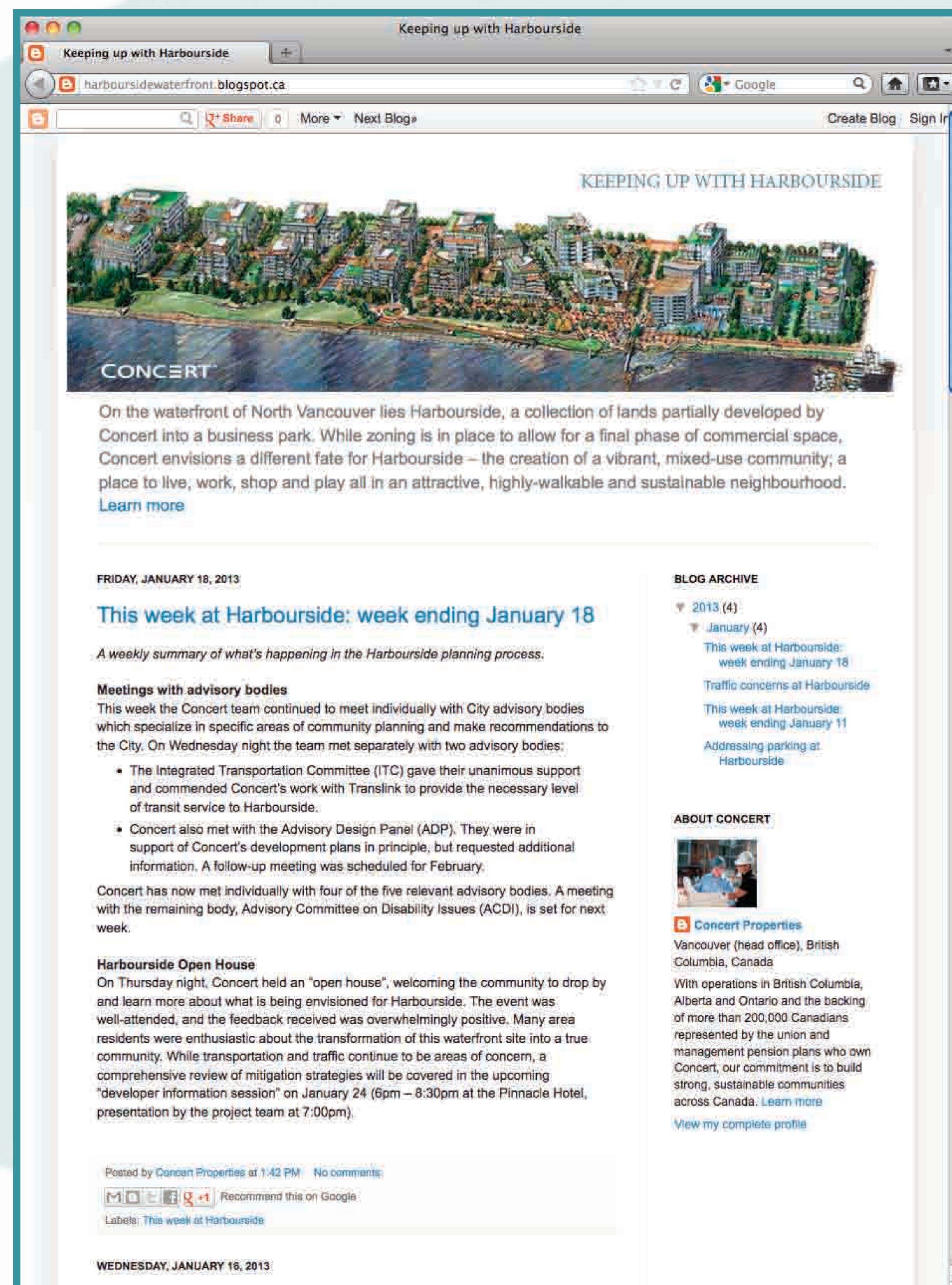
in annual property tax revenue



ENGAGING THE COMMUNITY

Concert has taken the Harbourside conversation online. Through our website, Twitter feed and blog, we share up-to-date information on the Harbourside planning process.

BLOG



TWITTER @HarboursideNV



HarboursideWaterfront.com

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