

# WELCOME



## Thank you for your interest in the proposal for 502-536 East 3rd Street in North Vancouver.

The purpose of this Developer Information Session is to introduce the TransLink Real Estate Group, share the preliminary proposal for TransLink's site, and answer your questions.

We welcome your feedback.

SCAN THE QR CODE  
TO FILL IN A  
COMMENT CARD



این اطلاعیہ حاوی اطلاعات مهمی است.  
لطفاً از کسی بخواہید آن را برای شما  
ترجمہ کند.



**Above:** Map showing the subject site.

**Note:** this application is for an Official Community Amendment, and seeks City approval for changes to land use and density. Some design elements could evolve in a future rezoning submission and once a private sector partner has been identified.

# ACKNOWLEDGMENTS

A watercolor illustration of a city street scene. In the foreground, a bicycle is parked on a sidewalk. The street curves to the right, with cars and more bicycles visible. Buildings and trees line the street, rendered in a sketchy, artistic style with soft colors like greens, blues, and browns. The overall atmosphere is bright and airy.

**TransLink respects the Indigenous Nations within Metro Vancouver and acknowledges all First Nations, Inuit, and Métis Peoples for their continued resilience, sustainable stewardship, and as active members of the community for generations to come.**

**We recognize that in planning and managing the region's transportation system we have a role to play in supporting reconciliation with Indigenous Peoples.**

# PROJECT TEAM

The application process is being led by **TransLink**. The proposed development is part of TransLink's Real Estate Development program, which was established to unlock the development potential of properties owned by TransLink. In doing so, TransLink can realize a new source of revenue and deliver new transit-oriented housing with benefits to the broader community. Subject to Council approval, TransLink will partner with an experienced developer to deliver the project.



Broadway & Arbutus: TransLink & PCI Developments



The Lonsdale: FRANCL & Hollyburn Properties



Moodyville Park: PFS Studio

To support the planning program, TransLink has engaged a team of experts, including:

- **FRANCL Architecture:** Architecture & Design Experts
- **PSF Studio:** Landscape Architects
- **WSP:** Transportation & Engineering Consultants

# SITE CONTEXT



The project site is located at 502-536 East 3rd Street in the City of North Vancouver. The subject property is comprised of two parcels: the south parcel (approximately 1.87 acres) and the north parcel (approximately 0.31 acres).

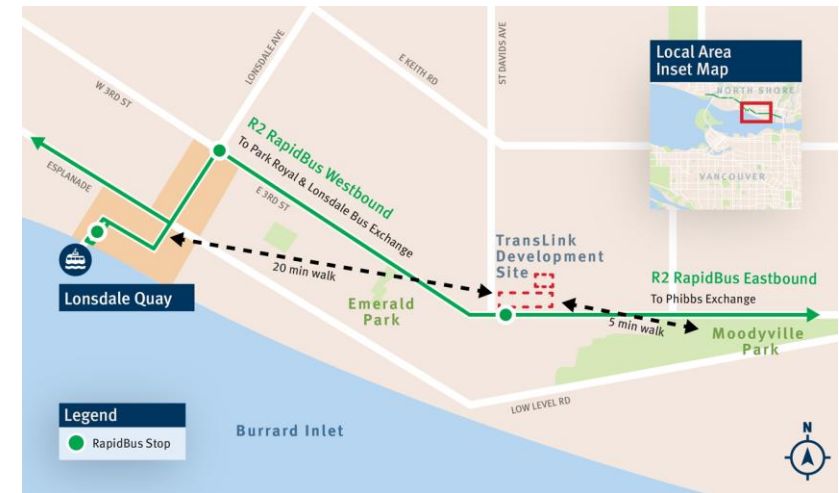
This site is a former bus depot with paved areas and a number of unused, single-story buildings. It is currently being used as a temporary car dealership and rental car location.

The block includes a TransLink bus stop, serving the R2 RapidBus route. The R2 provides connections westward to Lonsdale Quay and Park Royal and eastward to Phibbs Exchange.

# TRANSIT NETWORK



Located in the **heart of Moodyville**, this site is a Frequent Transit Development Area, providing direct access to TransLink's R2 rapid bus route. Current bus routes provide public transportation to the centre of the City of North Vancouver, the District of North Vancouver, Lower Lonsdale and, via the SeaBus terminal, to downtown Vancouver, encouraging sustainable transportation options.



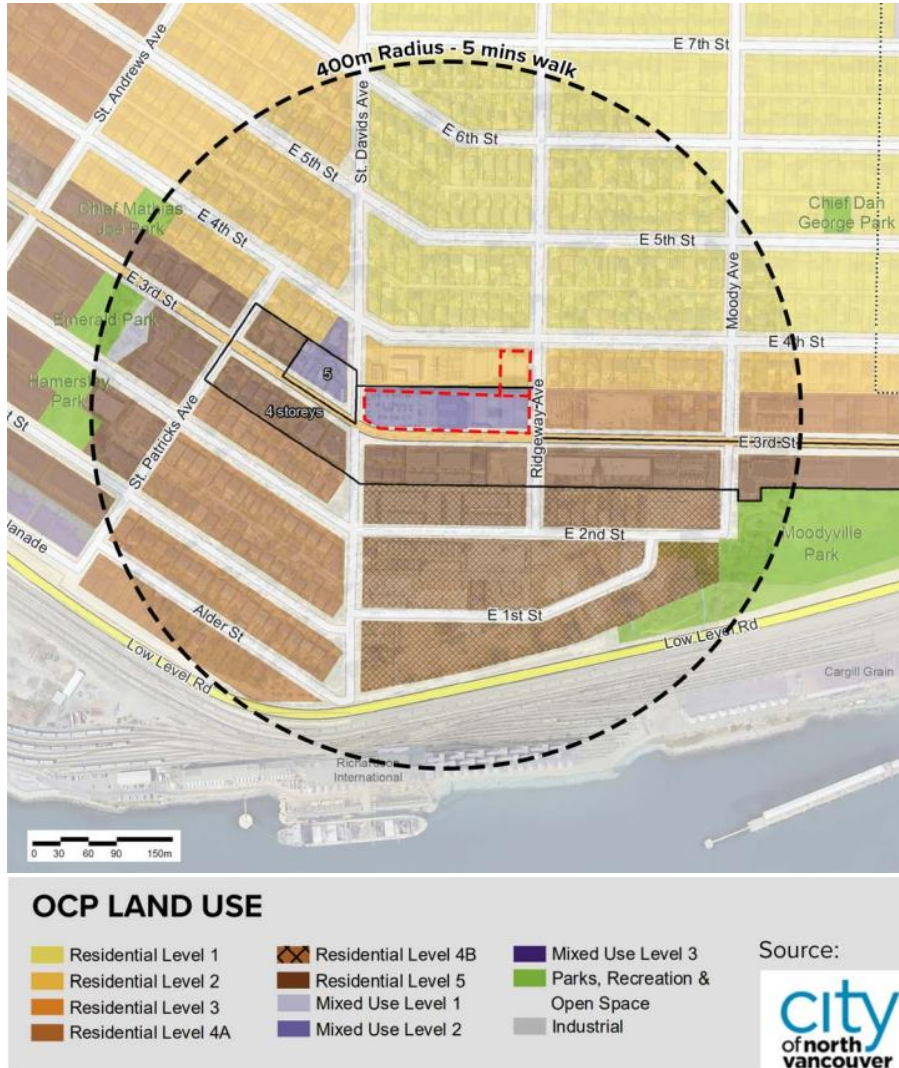
## MOBILITY ROUTES - TRANSIT NETWORK

-  Site
-  Lonsdale Quay Bus Exchange
-  Bus Stop
-  SeaBus Station
-  SeaBus Line
-  Trans-Canada Hwy
-  RapidBus
-  Bus Line
-  Peak Frequent
-  Bus Route #



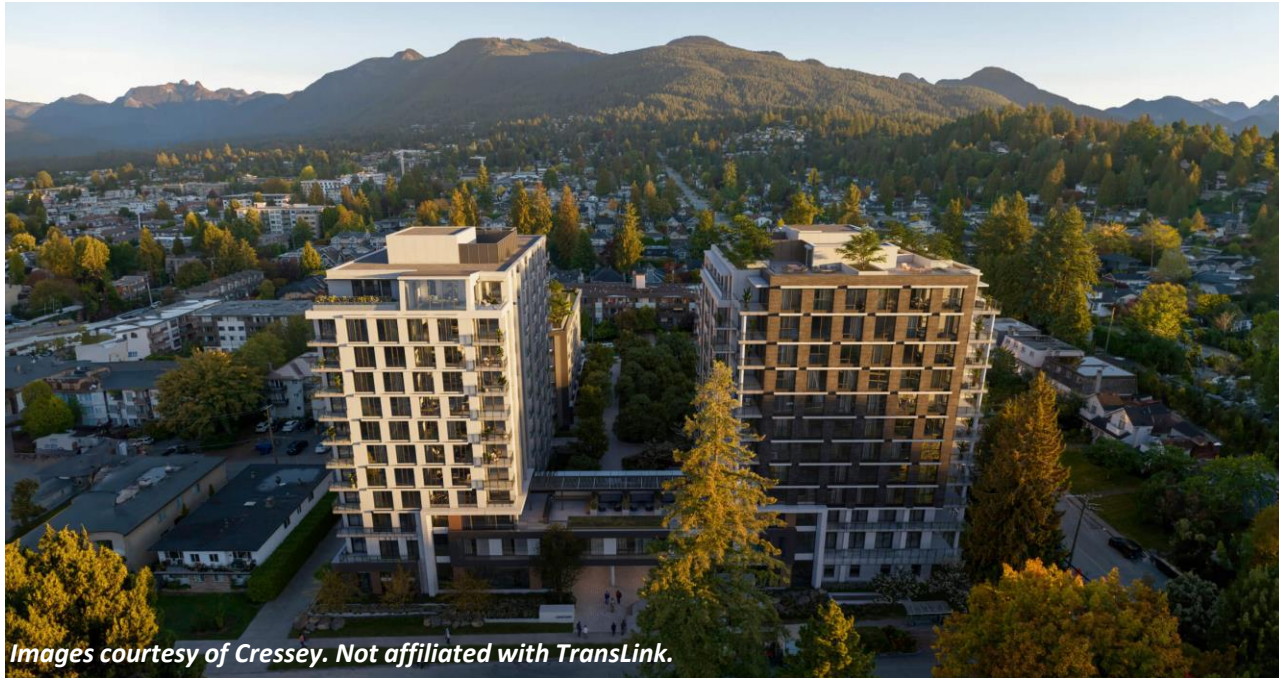
- 228 - Lynn Valley/Lonsdale Quay
- 229 - Lynn Valley/Lonsdale Quay
- 230 - Upper Lonsdale/Lonsdale Quay
- 232 - Grouse Mountain Mountain/Phibbs Exchange
- 236 - Grouse Mountain Mountain/Lonsdale Quay
- 249 - Lonsdale Quay/Delbrook
- 255 - Dunderave/Capilano University
- N24 - Downtown/Lynn Valley NightBus
- R2 - Marine Dr

# POLICY CONTEXT

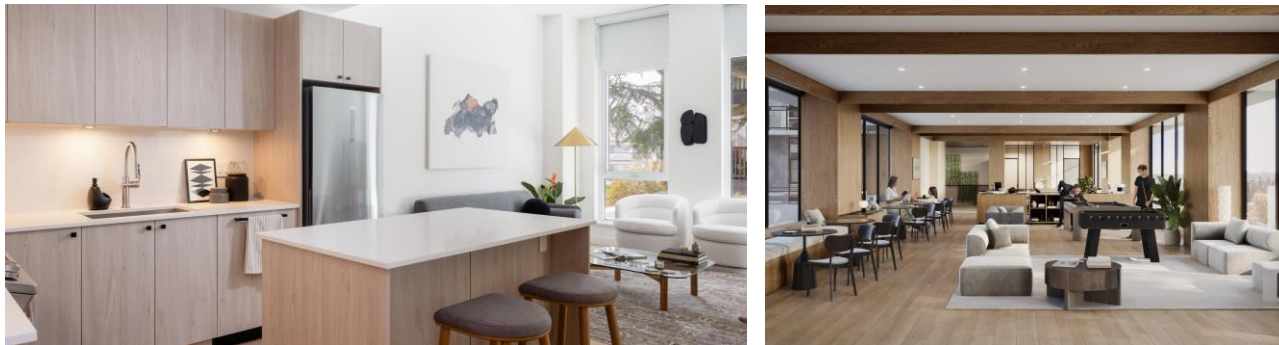


- Under the current **Official Community Plan (OCP)** designations, the south parcel is 'Mixed Use Level 2 - Medium Density' which permits rezonings for residential and commercial uses to a maximum height of 4 storeys and a maximum floor space ratio (FSR) of 2.5 (with bonus density).
  - TransLink is seeking an OCP amendment for the south parcel to allow for two 16-storey **purpose-built rental buildings** with **retail at grade**, for a total floor space ratio of 4.2.
  - The north parcel is also proposed to be amended in the OCP to permit 3-storey freehold **row homes** at a scale compatible with existing adjacent low-density residential uses, for a total floor space ratio of 1.0.
- The site is located in "Subarea 2" of the **Moodyville Development Permit Guidelines**, which is designated as a '**Neighbourhood Centre**' and that "development in this subarea will create a neighbourhood centre by incorporating ground-level retail opportunities and the potential for office or other commercial uses above. The inclusion of commercial use, shift in the street grid and crossing of St. David's Avenue greenway elevates this intersection along the rapid transit corridor as a neighbourhood centre."
- The project's goal is to support the City's goals for Subarea 2 with the development of a **vibrant community** by concentrating **density near transit** and integrating **residential** and **commercial uses**.
- Situated in a **Frequent Transit Development Area**, this proposal also supports the **Regional Growth Strategy** by creating compact urban areas that are well-served by transit, services and amenities.

# RENTAL HOUSING CONTEXT



Images courtesy of Cressey. Not affiliated with TransLink.



**Above:** Example of new rental housing at Century - 252 15th Street East, North Vancouver

## Rental Housing

- **Purpose-built rentals** refer to apartment buildings designed as long-term rental housing.
- These buildings offer a **secure and long-term option** for households who cannot or choose not to own their homes.
- New rental developments include **high-quality units and building amenities**.
- These buildings are **professionally operated** and managed.

## 2024 Interim Housing Needs Report

- By 2041, the City of North Vancouver will **need 21,301 additional housing** units to address both its underlying and **future housing needs**. According to the last Census, the City had 29,021 housing units in 2021.
- Much of the City's rental stock (61%) was built in 1980 and before.
- Amidst low rental vacancy rates and high population growth, rental development has not been able to meet demand.
- **Moodyville has a lack of purpose-built rental stock**. The project will add approximately 389 new rental units to the local market.

# OUR VISION

The background is a detailed architectural sketch of a city street. On the left, there are tall buildings with scaffolding, suggesting construction. In the center, a street with a bicycle lane is shown, with a bicycle parked on the side. On the right, there are more buildings and trees. The overall style is a light-colored pencil or watercolor sketch.

**The vision for this project is to establish a walkable neighbourhood hub with animated ground floor retail, vibrant outdoor public plaza space, and secured rental housing located in the heart of Moodyville.**



# CONCEPT RATIONALE



- Site Boundary
- Illustrative Shadowing\*
- T Transit
- New/Future Development

\*Please see shadow study for detail

- **Centrepiece of Moodyville:** envisioned as a mixed-use 'Neighbourhood Centre' in the City's Moodyville Development Permit Guidelines.
- **Housing need:** support the City of North Vancouver's housing targets and support the Regional Growth Strategy.
- **Retail need:** provide quality convenience retail within walking distance.
- **Transit-supportive location:** place new housing on the R2 Rapidbus route (potential BRT line).
- **Sun/shadow impacts:** focus shadowing on BC hydro property.

# THE PROPOSAL

TransLink has submitted an **Official Community Plan** Amendment application to the City of North Vancouver. The proposal seeks to allow for the development of two 16-storey **purpose-built rental buildings** with a 6-storey podium, **ground-oriented retail** and **outdoor public plaza space** on the southern parcel and 3-storey freehold rowhomes on the northern parcel.

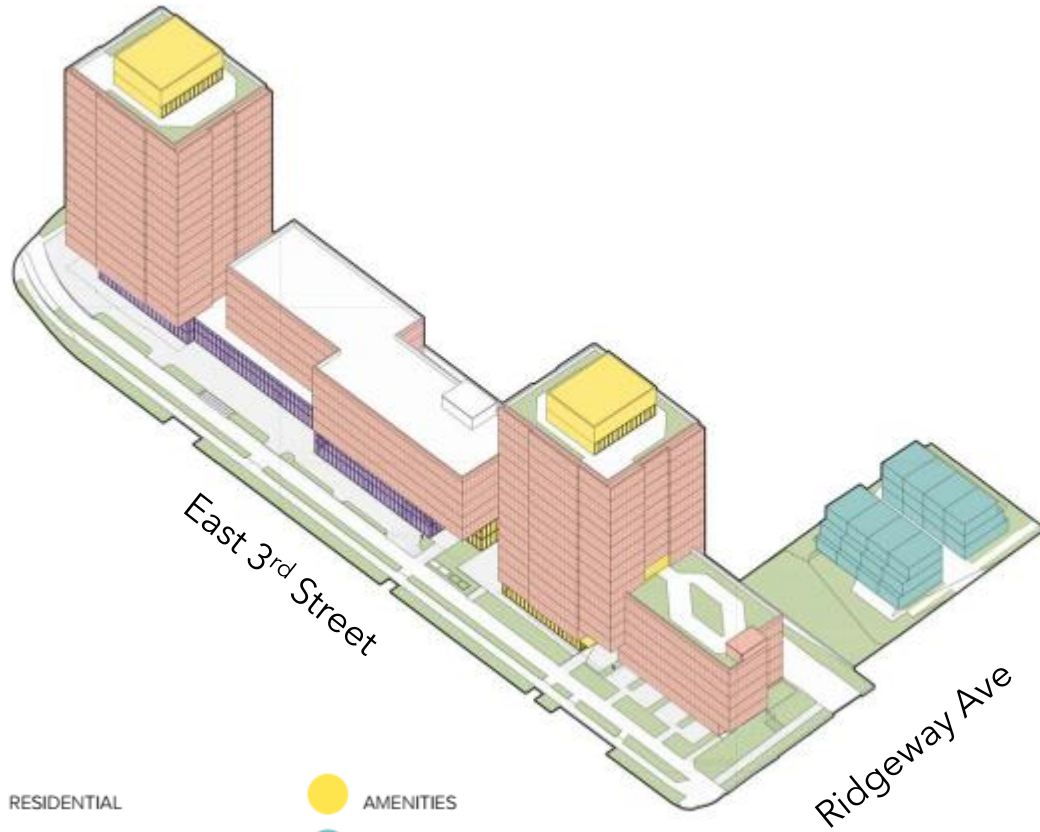


**Above: Artist Illustration:** View from East 3<sup>rd</sup> and St Davids looking North-East.

## Proposal Highlights:

- 389 **secured rental** homes, including 10% **mid-market rental homes** (10% below the CMHC market rate) on the south parcel.
- Wide sidewalks leading to approximately **14,000 SF** of **commercial shops** on the ground floor with frontage along St Davids Ave. A portion of the commercial has been designed to potentially accommodate a new, **urban grocery store**.
- Over **10,000 SF** of south facing **public plaza space** at the corner of East 3<sup>rd</sup> Street & St Davids Ave with extensive green planting and integrated public art.
- 8 **rowhomes** on the north parcel.

# PROJECT STATISTICS

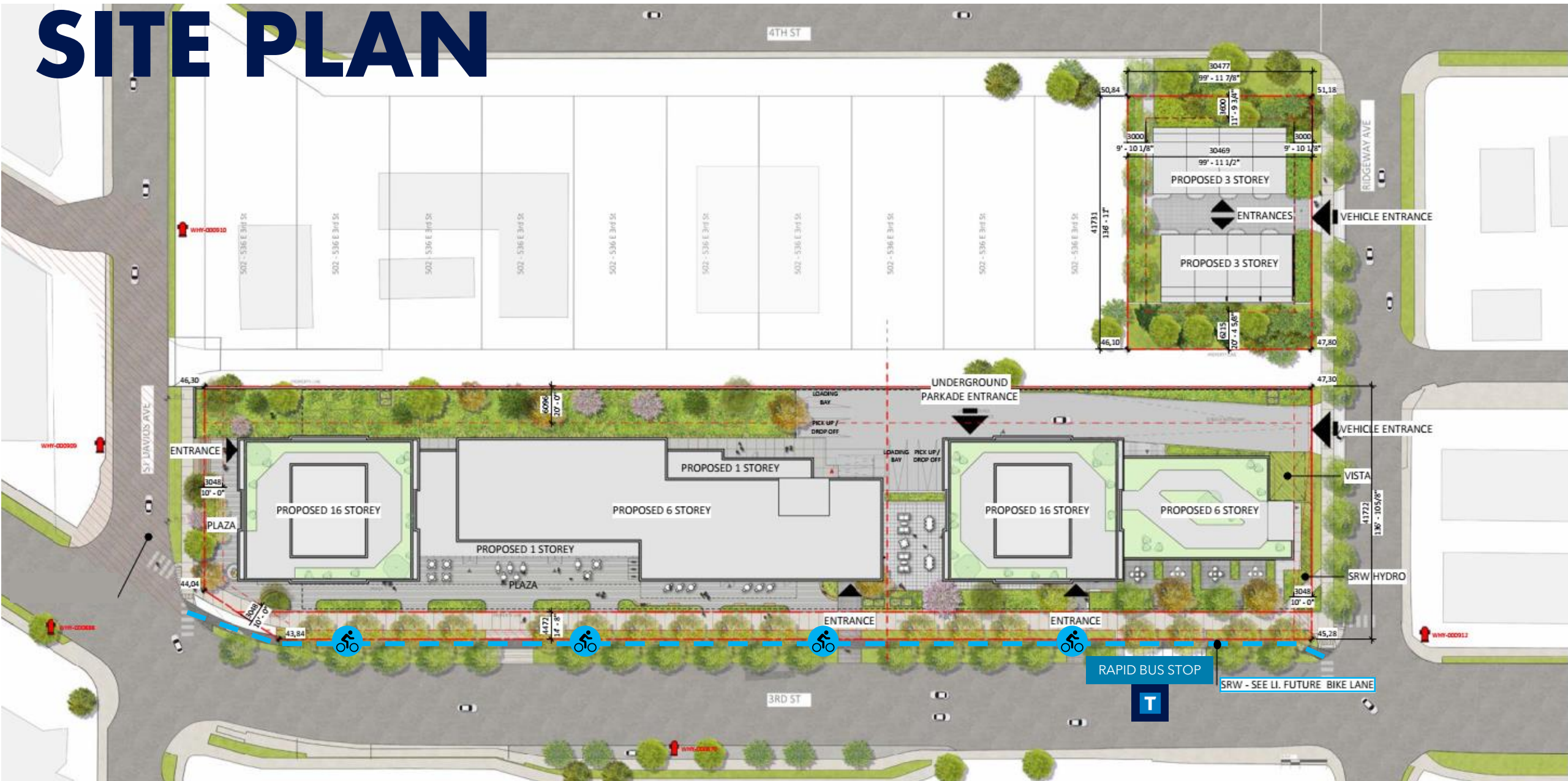


- RESIDENTIAL
- AMENITIES
- COMMERCIAL/RETAIL
- ROWHOMES
- LANDSCAPED AREAS

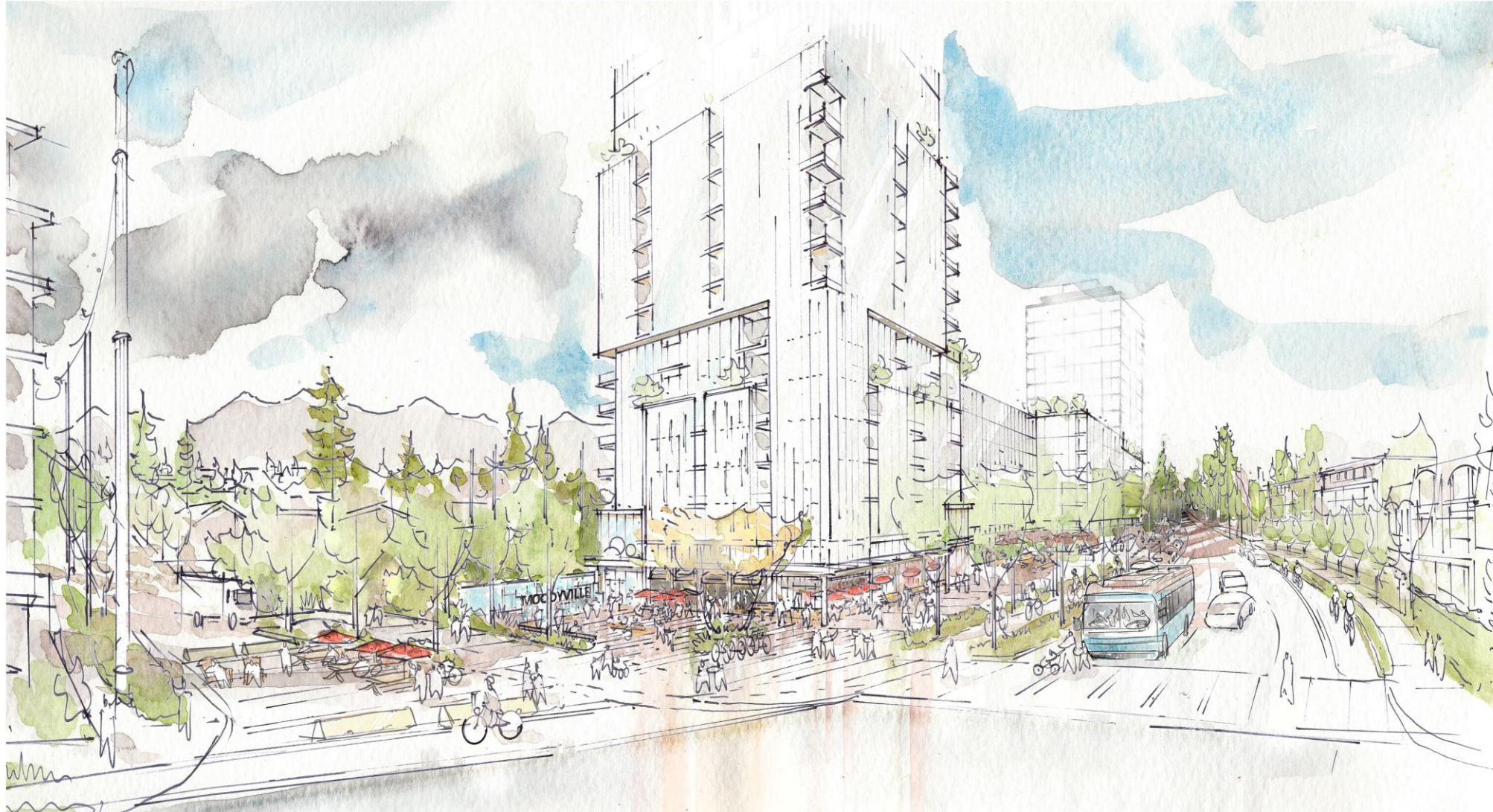
**Above:** Diagram showing the proposed uses

	South Parcel	North Parcel
<b>Site Area</b>	81,645.30 SF	13,684.70 SF
<b>Height</b>	Two 16-storey buildings on a 6-storey podium	3-storey
<b>Floor Space Area</b>	4.2	1.0
<b>Total Homes</b>	389 secured rental homes, including 39 mid-market and 177 family-oriented homes	8 freehold rowhomes
<b>Initial Housing Mix</b> 1-bedroom 2-bedroom 3-bedroom	212 homes (55%) 137 homes (35%) 40 homes (10%)	-
<b>Indoor Amenity</b>	5,695 SF	-
<b>Retail</b>	14,400 SF	-
<b>Public Plaza</b>	10,250 SF	-
<b>Vehicle Parking</b>	265 spaces	8 spaces
<b>Bicycle Parking</b>	589 spaces	-

# SITE PLAN



# SKETCH RENDERINGS



## Preliminary Sketch Renderings Showing the Proposed Design Concept:

The project seeks to enhance the public realm and pedestrian experience with a vibrant and animated public plaza featuring retail frontage, new landscaping, improved sidewalks and integrated public art.

**Above: Artist Illustration:** View from East 3<sup>rd</sup> and St Davids looking North-East.

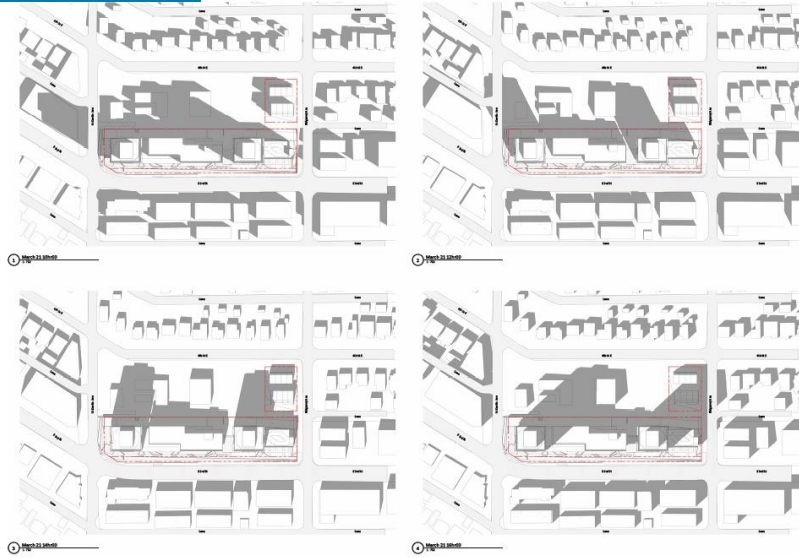
# SKETCH RENDERINGS



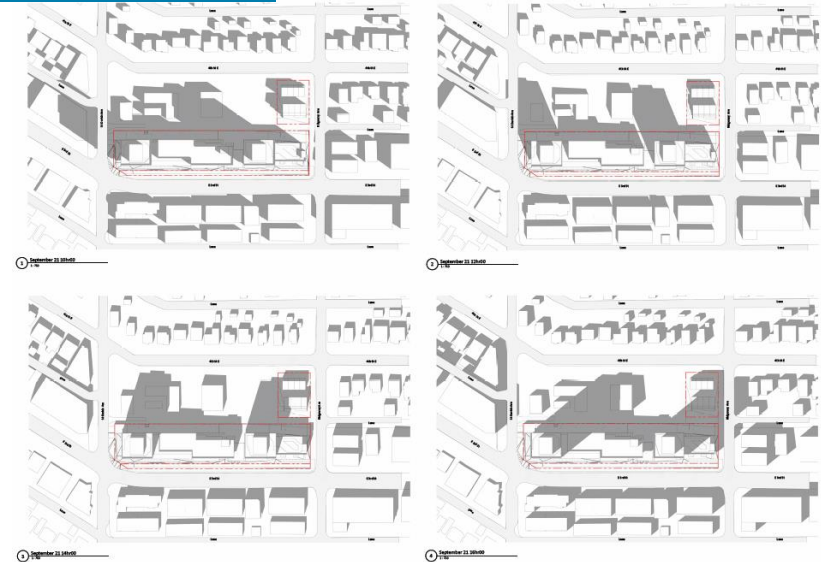
**Preliminary Sketch Renderings Showing the Proposed Design Concept:** Neighbourhood retail will also activate the streetscape, complemented by a spacious outdoor seating area.

# SHADOW STUDIES

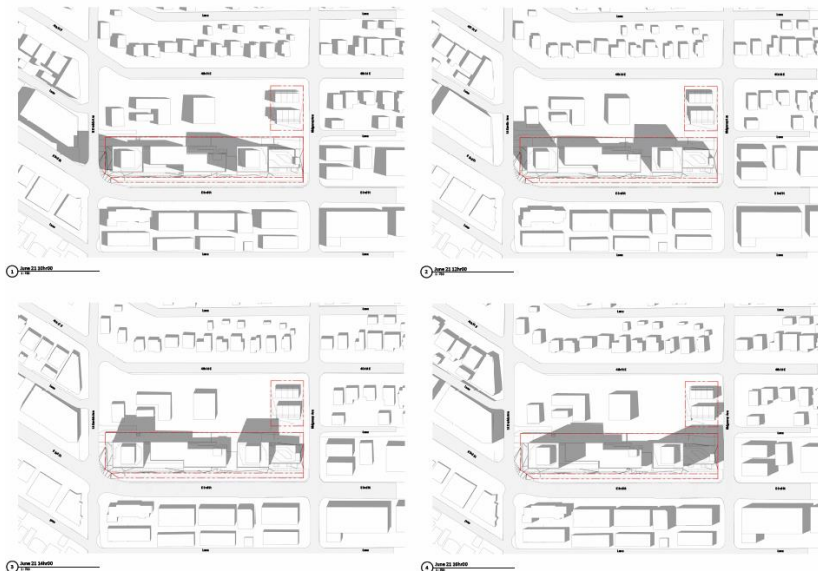
Vernal Equinox: March



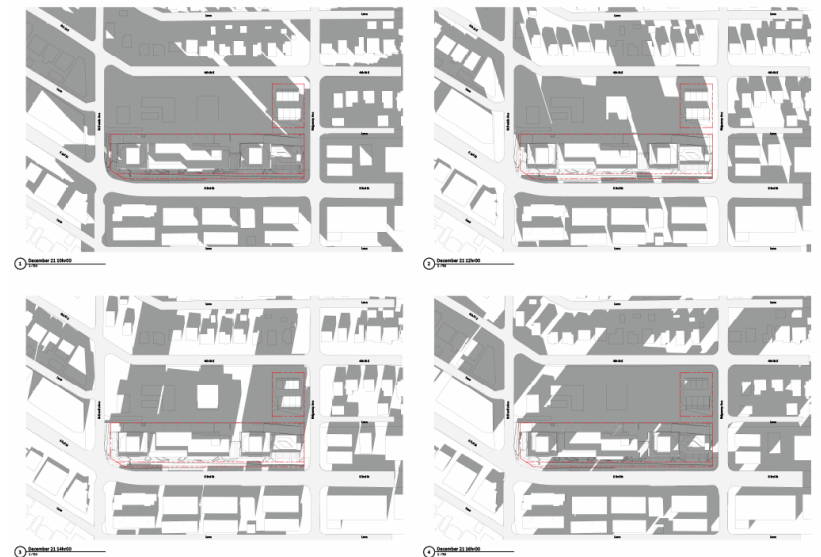
Autumnal Equinox: September



Summer Solstice: June



Winter Equinox: December



# TRANSPORTATION STRATEGIES

**Future traffic volumes:** An initial traffic impact assessment (under review by City staff) indicates that surrounding intersections will perform at a high level of service after the development is completed.

**'Complete community' approach:** New and existing residents can walk, rather than drive, to the new neighbourhood retail and public spaces included in the proposal.

**Car parking provision:** The south parcel has a large footprint, providing sufficient space for 2 levels of underground parking to meet City by-law requirements.

Car Parking Provision	# spaces required per bylaw	# spaces provided in concept
Residential – south parcel	233	238
Commercial – south parcel	27	27
Residential – north parcel	8	8

**Fast & frequent transit service:** The R2 RapidBus provides frequent east-west transit service. TransLink is in the early stages of planning a Bus Rapid Transit (BRT) line along the corridor.

**Cycling facilities:** 589 bicycle spaces are included in the proposal, meeting by-law requirements. A new cycle lane will run in front of the property along East 3<sup>rd</sup>.

**Transportation Demand Management (TDM):** These initiatives are intended to discourage single-occupancy vehicle travel and instead promote alternative arrangements such as walking, cycling, ridesharing, public transit and teleworking. Examples of TDM initiatives that might be implemented include:

- TDM Marketing initiatives to educate new residents about alternative transportation measures
- Remote working space included as a resident amenity
- Provision of car share spaces
- On-site TransLink wayfinding

**Future Intersection Level of Service**



Level of Service	Unsignalized Intersection Delays (Seconds)	Signalized Intersection Delays (Seconds)
A	≤ 10	≤ 10
B	10-15	10-20
C	15-25	20-35
D	25-35	35-55
E	35-50	55-80
F	>50	>80



# COMMUNITY BENEFITS

## **Increased Housing Supply:**

Initial Plans include 389 new secured rental homes and 8 freehold rowhomes.

## **Mid- Market Rental Housing:**

Our initial proposal includes a 10% provision of mid-market rental housing.

## **New Retail Space:**

Initial plans include over 14,000 SF of retail space, including a potential urban grocery store and neighbourhood commercial.

## **Sustainable Transit:**

Fast and frequent bus service with an R2 RapidBus located directly in front of the site, plus a new cycling lane.

## **New Plaza Space:**

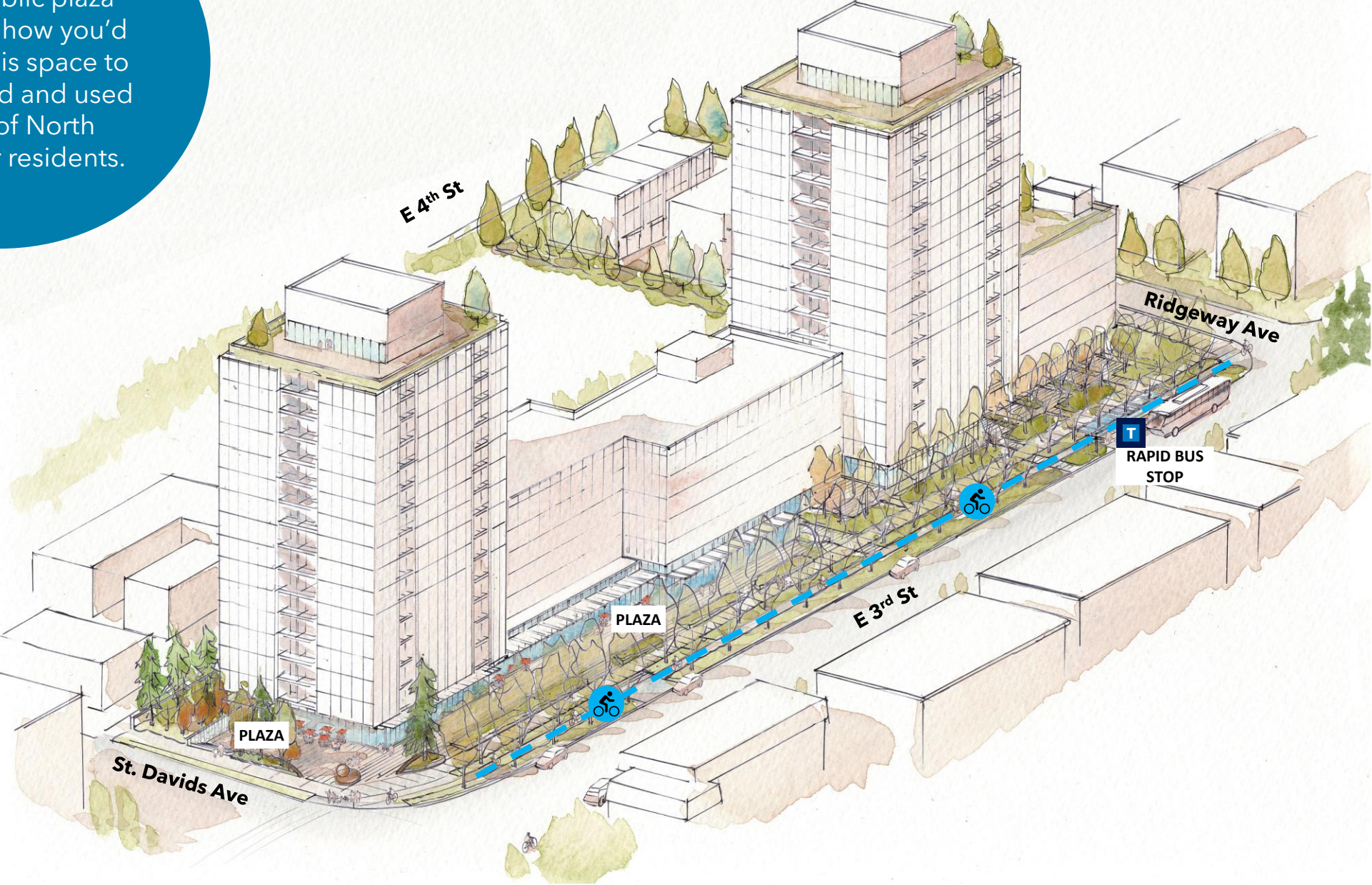
Initial plans include approximately 10,000 SF of south and west facing public plaza space.

## **High Quality Public Realm:**

Public realm improvements may include outdoor dining and gathering space, lush landscape planting and integrated public art.

# What do you want to see here?

Place a sticky note on the public plaza and tell us how you'd envision this space to be activated and used by City of North Vancouver residents.



# PRECEDENTS: PUBLIC SPACES

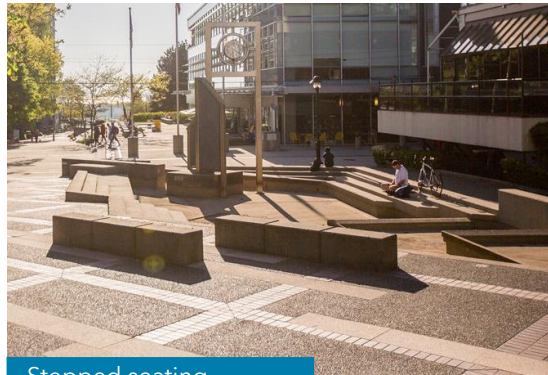
Share Your Input!

Use the sticky dots to show what features you'd like to see in public spaces, such as the plaza.

## SEATING



Continuous bench seating



Stepped seating



Picnic benches



Singular seating



Moveable chairs



Illuminated columns

## LIGHTING



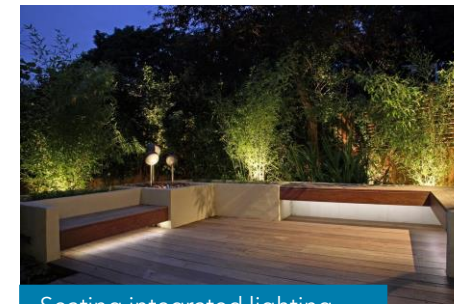
Light wrapped trees



Side-walk lighting



Cantenary lighting



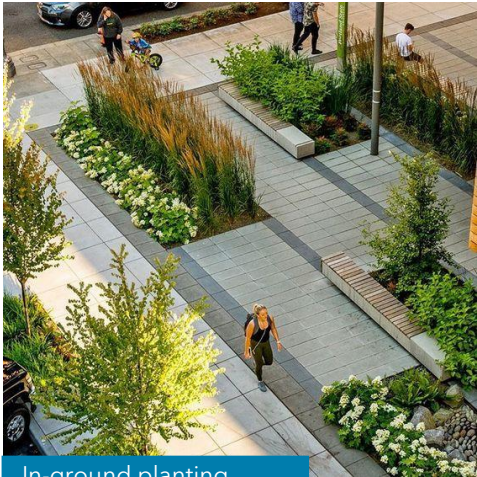
Seating integrated lighting

# PRECEDENTS: PUBLIC SPACES

Share Your Input!

Use the sticky dots to show what features you'd like to see in public spaces, such as the plaza.

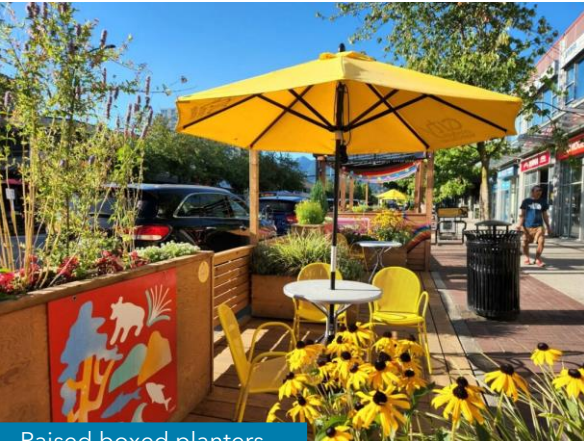
## PLANTERS



In-ground planting



Protected/bordered planting areas



Raised boxed planters



Seating-integrated planters

## EVENTS



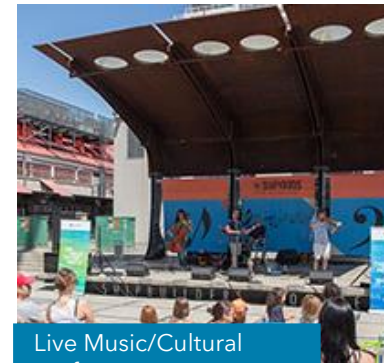
Outdoor Cinema



Art Fairs



Small business markets



Live Music/Cultural performances

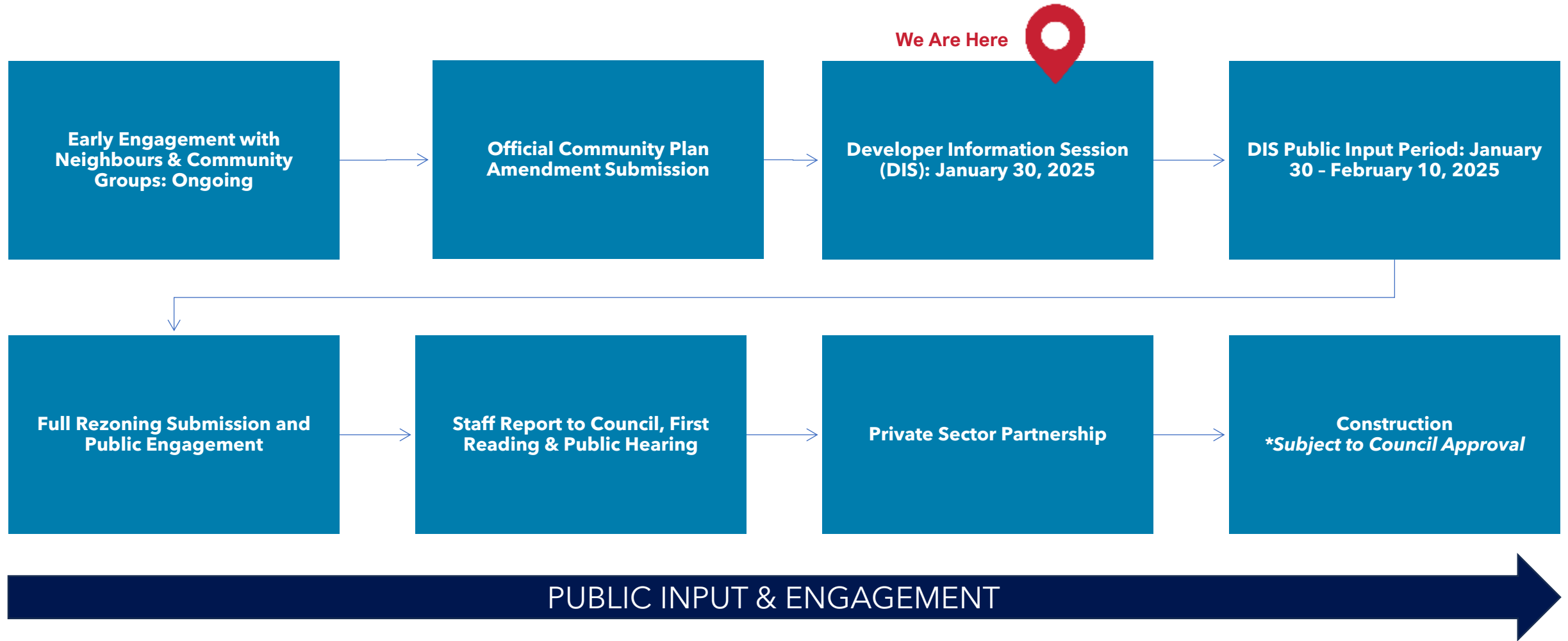


Pop-up Food Vendors



Weekend Farmers Market

# PROJECT TIMELINE & NEXT STEPS



# THANK YOU

**Thank you for attending the Developer Information Session for 502-536 East 3rd Street, North Vancouver.**

We welcome feedback or any questions on our initial proposal. If you have any comments to share, please fill in a comment card.

**Comments on the initial concept will be received until February 10, 2025 and submitted to the City of North Vancouver.**

The full rezoning application process will also include opportunities for the community to provide input.

Please visit our website at [www.translink.ca/moodyville](http://www.translink.ca/moodyville) or email the project team at [moodyville@translink.ca](mailto:moodyville@translink.ca) if you have any questions or comments about the Moodyville Development Proposal.

**Note:** *this application is for an Official Community Amendment, and seeks City approval for changes to land use and density. Some design elements could evolve in a future rezoning submission and once a private sector partner has been identified.*

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