

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 28, 2019

REPORTS

9. 1301 Lonsdale Avenue Amenities and Off-Site Enhancements
– File: 08-3360-20-0376/1

Report: Director, Planning and Development, September 24, 2019

Moved by Councillor Back, seconded by Councillor Valente

PURSUANT to the report of the Director, Planning and Development, dated September 24, 2019, entitled “1301 Lonsdale Avenue Amenities and Off-Site Enhancements”:

THAT staff be directed to prepare a landscape enhancement plan for the City Hall southern forecourt in conjunction with the lane improvements underway as part of the 1301 Lonsdale Avenue development, including the relocation of 6 parking stalls from City lands (currently accessed from the lane) to 144-148 West 14th Street (Hollyburn lands) and as outlined in the report;




THAT the City of North Vancouver enter into a lease with Hollyburn Properties Ltd. to secure 6 parking stalls, 24 hours per day, 52 weeks a year, unrestricted for the City’s exclusive benefit located at 144-148 West 14th Street, owned by Hollyburn within the Civic Precinct, with an initial term of 40 years and 2 additional term options of 30 years each at no charge to the City and at the sole discretion of the City;

THAT staff be directed to accept a \$50,000 contribution from Hollyburn Properties Ltd. as an amendment to the amenity package for 1301 Lonsdale Avenue, as described in the report, with the funds to go towards landscape enhancements of the civic lands south of City Hall;

AND THAT staff be directed to submit a project sheet for City Hall south forecourt enhancements for Council’s consideration as part of the 2020 Capital Plan.

CARRIED UNANIMOUSLY



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT
Council approved release of Confidential Report on October 28, 2019
CONFIDENTIAL REPORT

To: Mayor Linda Buchanan and Members of Council

From: Michael D. Epp, Director, Planning and Development

Subject: 1301 LONSDALE AVENUE AMENITIES AND OFF-SITE
ENHANCEMENTS

Date: September 24, 2019 File No: 08-3360-20-0376/1

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

RECOMMENDATION:

PURSUANT to the report of the Director, Planning and Development, September 24, 2019, entitled "1301 Lonsdale Avenue Amenities and Off-Site Enhancements":

THAT staff be directed to prepare a landscape enhancement plan for the City Hall southern forecourt in conjunction with the lane improvements underway as part of the 1301 Lonsdale development, including the relocation of 6 parking stalls from City lands (currently accessed from the lane) to 144-148 West 14th Street (Hollyburn lands) and as outlined in said report;

THAT the City of North Vancouver enter into a lease with Hollyburn Properties Ltd. to secure six parking stalls, 24 hours per day 52 weeks a year unrestricted for the City's exclusive benefit located at 144-148 West 14th Street, owned by Hollyburn within the Civic Precinct, with an initial term of 40 years, and two additional term options of 30 years each at no charge to the City and at the sole discretion of the City;

THAT staff be directed to accept a \$50,000 contribution from Hollyburn Properties Ltd. as an amendment to the amenity package for 1301 Lonsdale, as described in said report, with said funds to go towards landscape enhancements of the civic lands south of City Hall;

AND THAT staff be directed to submit a project sheet for City Hall south forecourt enhancements for Council consideration as part of the 2020 Capital Plan.

ATTACHMENTS:

1. City Hall North-South Lane and Forecourt Enhancements Scope ([#1801524](#))
2. Map of Existing Parking North of City Hall ([#1807373](#))

PURPOSE

To seek Council direction on forecourt enhancements at the southern entrance to City Hall in conjunction with forthcoming improvements to the lane east of City Hall as part of the mixed-use rental housing development at 1301 Lonsdale Avenue.

BACKGROUND:

On November 21, 2016, Council approved a mixed-use development at 1301 Lonsdale, consisting of 144 rental housing units above a two storey commercial podium. At the time of approval, Council indicated a desire to further explore strategies to activate and partially pedestrianize the north-south lane to the east of City Hall. Subsequently, staff have been engaged in discussions with Hollyburn Properties which would further this objective, as outlined in this report. These discussions have included the potential to redesign the City Hall forecourt and lawn (to the east of the City Hall south entrance) to coordinate with an improved lane.

DISCUSSION:

Existing Conditions

The existing north-south lane serves primarily as a vehicular access point for the underground parkade for 1343 – 1357 Lonsdale (Scotiabank building), and previously served as the access point for surface parking, loading, and garbage and recycling services for the retail units which formerly fronted Lonsdale on this block. Overhead utility wires, garbage and recycling stations, and parking and access have been the predominant defining features of this space. This has included nine parking spaces for the City of North Vancouver's benefit, which were located on city property adjacent to the lane, including electric vehicle charging, accessible parking spaces, and spaces for City pool vehicles. These parking spaces have been reallocated temporarily during construction. Despite the service-orientation of the lane, it forms part of a popular pedestrian desire line from West 13th Street to the West 14th Street Plaza and into the lane beyond at the north side of the plaza and staff were directed to work with the Hollyburn properties to improve the lane condition for pedestrians.

Lane Improvements

Further to the direction to investigate an improved north-south lane, the following modifications were secured and are being advanced as part of the development:

- Undergrounding of utility wires;
- Enhanced materials and surface treatment to complement and extend the Civic Plaza;
- Improved connection, entry way and sightlines from the lane to the Civic Plaza;
- Improved landscaping and hardscaping, including pedestrian area;
- Public art facing the lane entrance from 13th Street.

In addition, Hollyburn Properties have identified space on their properties in the vicinity where six of the existing City parking spaces can be relocated through a long-term lease at no cost to the City for the life of the lease. Three parking spaces would remain in their present configuration lane for City pool vehicles (see Attachment #2). This results in no net loss of parking, an improved pedestrian access into the City Hall plaza and an overall expansion of public space. While the lane would continue to serve as the vehicular access point for the Scotiabank Building and the new mixed use development, the removal of the majority of the lane parking will result in an enhanced pedestrian environment. The re-location of the six parking spaces is allowable within the zoning requirements for City Hall, and does not decrease available parking for city purposes.

Potential Forecourt Improvements

The development at 1301 Lonsdale includes a prominent residential entry point on the north-south lane, a landscaped water feature facing the lane, and a chamfered corner with a west facing café or restaurant. These elements could be further strengthened and enlarged through enhancements to the City Hall grass forecourt to the south of City Hall—creating a more active and vibrant southern entry point to City Hall and a secondary public space connected with the Civic Plaza. Six City Hall parking stalls are currently located in that area. Attachment #1 to this report indicates the proposed scope of enhancements.

Staff are seeking Council's direction to undertake a design exercise to identify improvements to this area, including the relocation of the six parking stalls to be replaced with new surface treatments and possibly including an accessible ramp to the lane, seating areas, tree planting for shade, etc. This renewed area would be connected to the existing Civic Plaza. If Council agrees with this direction, a plan for the City Hall forecourt would be prepared and considered as part of the 2020 Capital Plan process.

Developer Commitments

At the time of approvals for the 1301 Lonsdale project (REZ2015-0022), the developer committed to an amenity package which included purchasing pre-loaded Compass Cards for each new resident at the time of initial occupation and providing a designated car share vehicle parking space. These elements were negotiated in light of the initially proposed parking ratio, which met the City's bylaw, but was a public concern. Subsequently, the parking ratio on the project has been increased by 29 spaces to

respond to these public concerns. The developer has also noted that pre-loaded Compass cards are refundable by the recipient of the cards, and therefore might not serve the intended Transportation Demand Management purpose.

Considering the above, it is proposed that the value of the pre-loaded Compass cards (\$14,000) and designated car share stall (\$36,000) be reallocated toward the enhancement of the City Hall forecourt. This would result in a cash contribution of \$50,000 in support of design and enhancements to the City Hall forecourt, to be augmented by funds allocated by the City (see Financial Implications below).

CONSIDERATIONS AND ANALYSIS

The proposed changes to the lane and City Hall south forecourt allows for a more unified design and improved lane condition, contributing to an improved urban environment. It removes surface parking from an area that will soon become a more prominent location and replaces it with landscaping. Together, the new landscaping at 1301 Lonsdale, enhanced lane treatment and enhanced City Hall south forecourt will contribute to a more attractive, active and vibrant location south of City Hall in the Central Lonsdale core. It will also enhance the lane experience for pedestrians.

While the pedestrian experience in the lane will be enhanced, the lane will continue to be used by many vehicles accessing both the Bank of Nova Scotia building and the new 1301 Lonsdale mixed use development. Pedestrians and cars will therefore need to share the lane. There is therefore a limit to how pedestrian-friendly and safe the lane can become.

The relocation of six surface level parking stalls from the City Hall site to 144-148 West 14th Street does have some ramifications. The new parking will be off-site and within a parking structure making them less accessible and on another owner's property. As a result, the City will lose some utility and control over these six stalls. The lease provides the parking at no cost to the City during the lease period (up to 100 years). These will need to be monitored and managed by City staff and access is likely to be disrupted or the stalls may need to be relocated over this period due to buildings repairs, etc. After the lease period, these stalls would not be available unless renegotiated. Within 100 years, it is quite likely that either or both sites (City Hall site and 144-148 West 14th Street) will be redeveloped at which time this arrangement could be revisited.

City Hall/Library long-term parking requirements have not been considered for several years. An increased staff complement, electrical charging stations, pool vehicles, service vehicles and public demand all mean that parking is in high demand within the Civic Centre. While these six stalls are being relocated, not lost, their off-site locations will encumber the City's access and flexibility of future use.

Overall, the benefits outweigh the above concerns and staff are therefore recommending that the City proceed with the enhancements as outlined in this report.

OPTIONS

- 1. Proceed with City Hall south forecourt enhancements with the relocation of six civic parking stalls, in conjunction with Hollyburn Properties Ltd.(Recommended)**

This report and recommendation provides for this.

- 2. Proceed with more limited City Hall south forecourt enhancements (without the \$50,000 from Hollyburn) while retaining the six civic parking stalls.**

The removal of the six parking stalls is what creates the space for a significant change to the character of the lane and integration with the 1301 landscape treatment. However, without this, the 1301 Lonsdale improvements and other lane upgrades would continue to occur. In addition, the City could still redesign the space south of City Hall to enhance it. Should City Council prefer this option, the following resolution could be considered:

THAT staff be directed to proceed with the preparation of a landscape enhancement plan for the City Hall south forecourt while maintaining the existing parking;

AND THAT staff be directed to submit a project sheet for City Hall south forecourt enhancements for Council consideration as part of the 2020 Capital Plan.

- 3. Do not proceed with City Hall south forecourt enhancements**

Should Council wish not to proceed with the recommendation in this report, the previously negotiated development commitments for 1301 Lonsdale would be maintained and the six parking stalls would remain in place. The grassed area to the south of City Hall would remain as presently configured, but this could be reconsidered by Council at any time (without the developer's \$50,000 contribution). Under this option, a motion to receive and file this report would be appropriate.

FINANCIAL IMPLICATIONS

A \$50,000 developer contribution would be earmarked to create a design for the enhancements and to fund a portion of the improvements. This is derived from removing the developer's current obligation for Compass Cards (\$14,000) and a dedicated parking space for a shared vehicle (\$36,000). Staff estimate the total cost of the design and improvements, which would include hard and soft landscape elements, seating and plantings, would not exceed \$150,000. Once a design has been completed, staff would prepare a detailed budget including any impact on maintenance costs and submit a project sheet for Council consideration as part of the 2020 Capital Plan, with any additional funds required anticipated to be drawn from the Civic Amenity Reserve Fund.

This project is not in the Financial Plan and would reduce funding availability for other projects. The City is facing increasing funding demand for the maintenance and operation of new infrastructures such as the Shipyard, parks, pedestrian/cycling trails and day cares. Maintenance and operating costs of the proposed space are not considered in the report. These factors could be considered in the 2020 Financial Plan process.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared with input from staff in the Engineering Parks & Environment, Strategic and Corporate Services and Finance Departments. Option 1 does raise some points of concern within the organization, in particular from a financial asset management perspective.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

Creating enhanced and additional park space in areas where population growth is highest is a key objective outlined in the Official Community Plan:

“The Lonsdale Regional City Centre, which includes both Lower and Central Lonsdale, will continue to see the highest densities in the City, while the City’s large ravine parks are nearly all located on the lower density periphery. Consideration must be given to ensure this growth is considered in the development of the City’s parks, greenways and open space system to ensure community members have good access to parks and trails.”



RESPECTFULLY SUBMITTED:

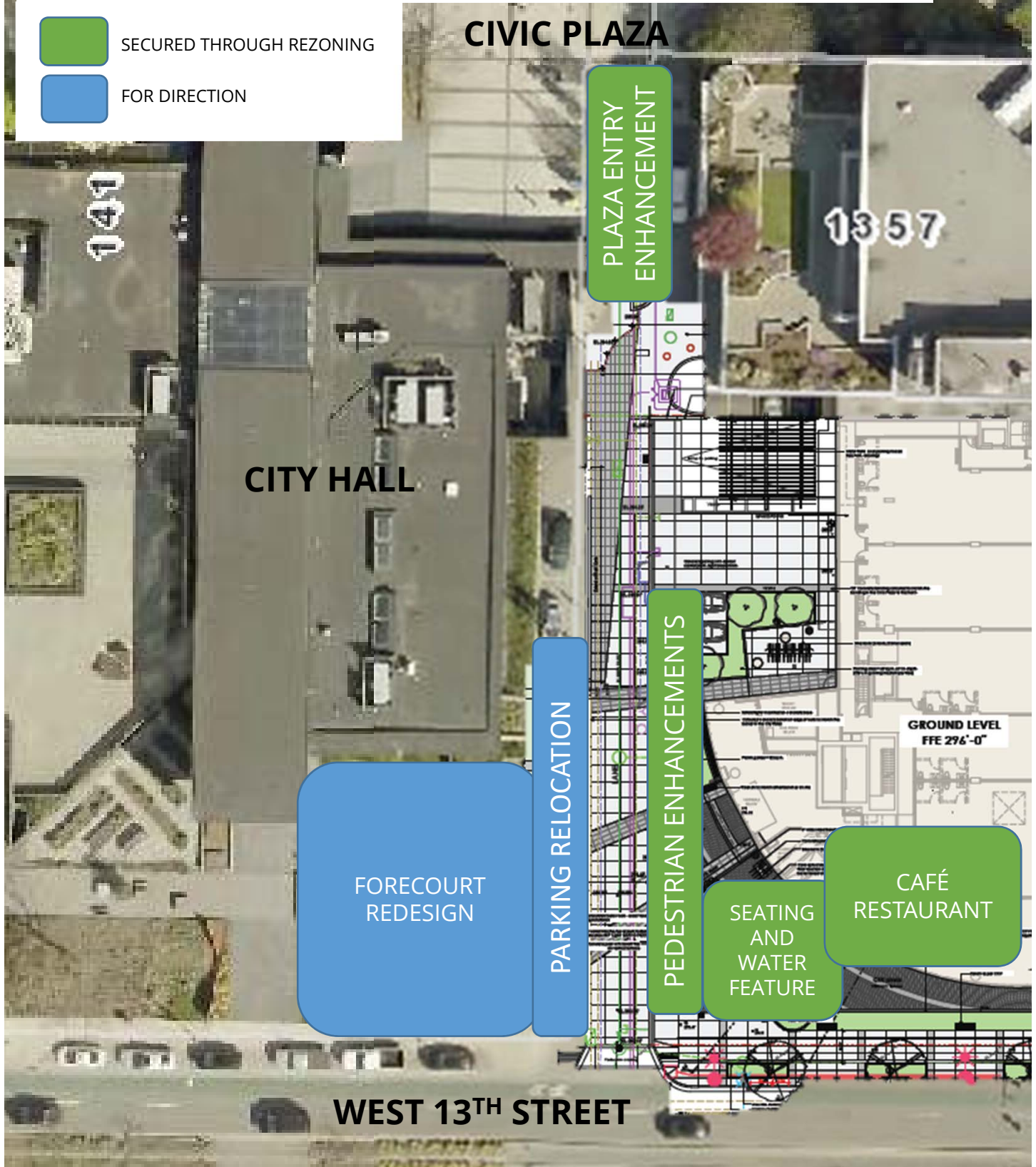


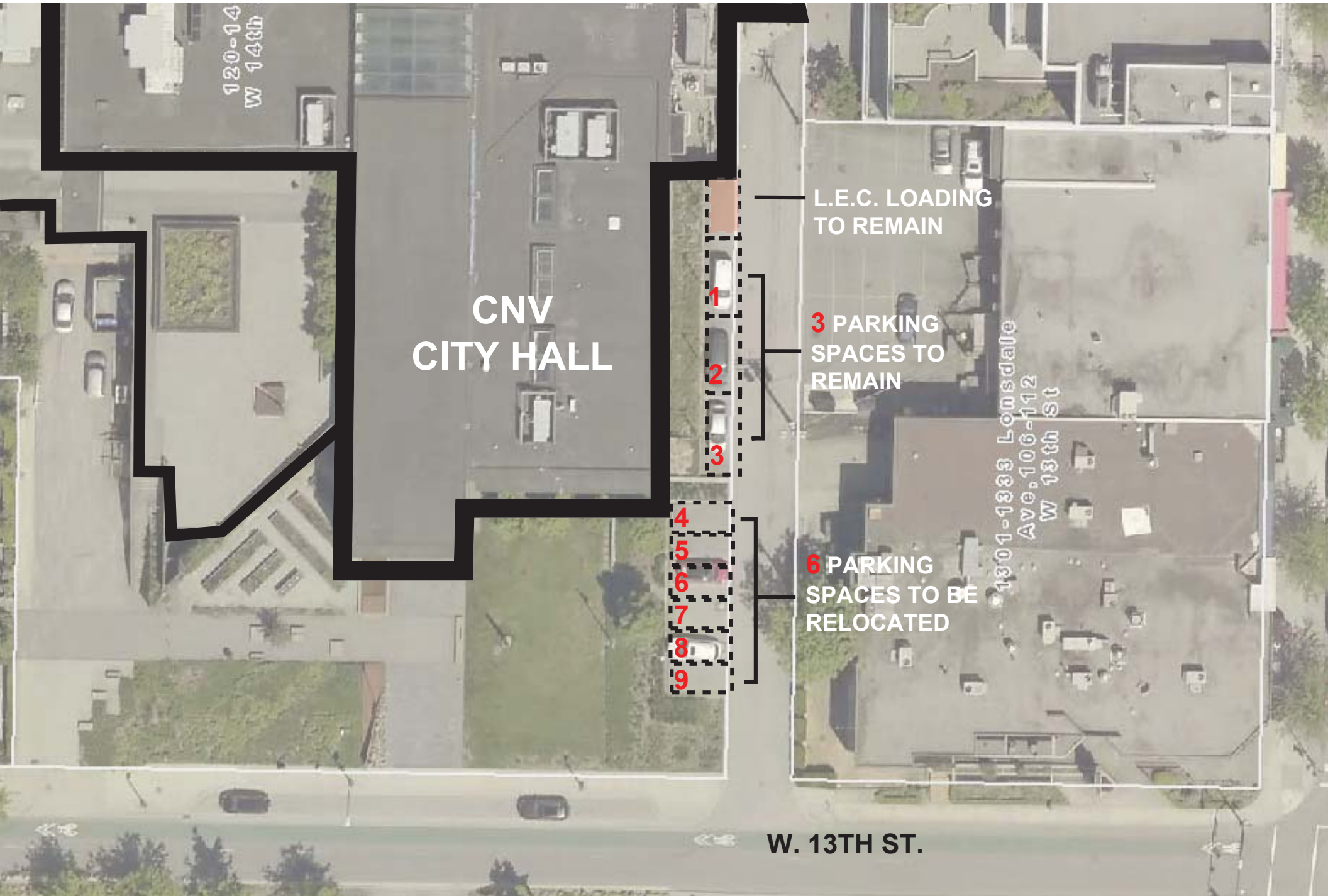
Michael D. Epp, MCIP, RPP
Director, Planning and Development

ME/eb

City Hall North-South Lane and Forecourt Enhancements Scope

-  SECURED THROUGH REZONING
-  FOR DIRECTION





120-14
W 14th

CNV
CITY HALL

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8
9

L.E.C. LOADING
TO REMAIN

3 PARKING
SPACES TO
REMAIN

6 PARKING
SPACES TO BE
RELOCATED

1301-1333 Lonsdale
Ave. 106-112
W 13th St

W. 13TH ST.