

Port Royal - Lot 5 Queensborough

Open House

Welcome

Thank you for attending this Open House!

Tonight's public open house is intended to outline and discuss Aragon's proposed plan for Lot 5 in Port Royal and to obtain feedback from community members.

Our Project Team is here wearing nametags, and can answer any questions you may have.

Purpose

Why are you here?

Brook + Associates Inc. was retained by Aragon Properties as planning and public consultants, to assist in the public consultation process and provide recommendations to help in the preparation of a new development permit application for Port Royal Lot 5, which is currently designated for high-rise development.

The purpose of this open house is to unveil, outline, and discuss Aragon's proposed plan for Lot 5 in Port Royal and to obtain feedback from stakeholders and community members.

Aragon has submitted a development permit application in order to initiate the planning process. This is a preliminary application and there is an opportunity to provide feedback before it is finalized.

We Want to Know What You Think!

Please fill out a comment form!

We invite you to view these boards, ask questions, and fill out a comment form. Your questions and comments are important to us!

Website Launched!

www.aragon.ca

click on "community input"

Get the latest updates online!

History to Date

July 2007	MEETING - Sikh Temple Executive Committee
September 2007	WORKSHOP #1 - Port Royal Residents
October 2007	WORKSHOP #2 - Quayside Board
October 2007	WORKSHOP #3 - Queensborough Residents Association
October 2007	COMMUNITY-WIDE WORKSHOP Queensborough
November 2007	COMMUNITY-WIDE WORKSHOP Quayside
YOU ARE HERE	COMMUNITY-WIDE OPEN HOUSE

The **purpose of these meetings** was to begin a process of **open communication with local residents and stakeholder groups** with the intention of **identifying issues and work towards a development solution for the site** – recognizing a range of community issues, some of which are conflicting.

Based on the information gathered at these public sessions, Brook + Associates assessed the options available to the developer and provided recommendations.

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Context

Site History

October 1990	OCP + Zoning amended to allow 6 high-rises up to a height of 170 ft.
July 1995	Official Community Plan (OCP) designated the Port Royal site as RH – Residential High-Density including high-rises.
May 1997	Zoning amended to allow 1041 dwelling units.
February 2002	Zoning amended to allow 930 units in Port Royal and to designate Lot 5 as RMW-3 Multiple Dwelling Districts Waterfront (High-Rise). This process was initiated in 1998.
Spring - Winter 2006	Previous application of 216 feet (denied by Council).

Existing Zoning

RMW-3 : Multiple Dwelling Districts Waterfront (High Rise)

The height of a building permitted is 170 feet (51.82 metres).

The intent of this district is to allow multi-family high-rise development adjacent to the waterfront.

Thank you for attending this Open House

Summary of Public Consultation Findings

Queensborough Workshop Summary

- October 30th, 2007 - Queensborough Community Centre

In general, Queensborough residents who completed comment forms were aware that high-rise zoning was in place for Port Royal Lot 5, and were generally **in favour of a thinner taller high-rise, that minimizes site coverage**, over a shorter wider building. None of the Queensborough Open House comment forms objected to a high-rise on Lot 5.

A number of residents in Queensborough and Port Royal also indicated that they were **generally pleased with the amenities provided to date** in the neighbourhood, such as the Port Royal boardwalk. Need for daycare, parkspace and trail connections were also raised.

Some residents indicated that parking is a concern and that **all residents and visitor parking needed should be contained within the site**, minimizing on-street parking. Many Queensborough residents also stated that they are satisfied with the latest round of public consultation.

NOTE: These are the general findings of those who completed comment forms at the previous Workshop sessions and not a statistical analysis of all residents residing in the neighbourhoods.

Please share your thoughts on a comment form!

Summary of Public Consultation Findings Continued

Quayside Workshop Summary

- November 6th, 2007 - Inn at Westminster Quay

Many residents expressed that there was **much miscommunication with the previous application** and that a **stronger and more transparent consultation process is needed next time**. There was also confusion between the meaning of a development permit and a rezoning.

Most Quayside residents who completed a comment form **preferred down-zoning the site or removal of the tower entirely (77%)**. Some residents indicated that their **view would be impacted by a high-rise**. Other residents **(24%) indicated that they would be satisfied with a high-rise within the allowable zoning, if view impacts were mitigated or the variance requested was less than 46 feet**.

Most Quayside residents expressed the **desire for a building design that better fits into the architectural context of Port Royal**. It was indicated that some residents would like to see a finished design of what a tower within the zoning allowance of 170ft would look like.

Nearly half of all comment form respondents from the Quayside Open House indicated that they too **would like all parking necessary to be contained within the site**. Some residents were also concerned that a high-rise would create excess traffic.

In terms of amenities, there were requests for additional park space and a ferry that travels between Queensborough and Quayside. Additionally, it was requested by some that the next Open House be one large joint meeting between Port Royal, Queensborough and Quayside residents.

NOTE: These are the general findings of those who completed comment forms at the previous Workshop sessions and not a statistical analysis of all residents residing in the neighbourhoods.

Summary of Recommendations to Aragon

Option 1 - Down-zoning

The down-zoning option was the most prevalent one raised by Quayside Open House attendees. For the most part, Quayside is concerned about view impact and would prefer that the site be down-zoned or the tower removed. This specific concern was not raised at the Queensborough Open House.

RECOMMENDATION: Brook + Associates Inc. did **not** recommend that Aragon down-zone Lot 5 for a number of reasons including:

- 1) Aragon has made a significant financial investment and commitment in building the infrastructure for the current high-rise zoning as well as the adjacent 42 acres;
- 2) Re-allocating density to undeveloped portions of Port Royal also has significant challenges:
 - i. Parts of the site have been developed already, and residents have purchased units or lots with the expectation that adjacent uses are also low density;
 - ii. Re-allocating densities to create apartment buildings in the range of 8-12 storeys may not be economically viable;
 - iii. Lot 5 is constrained by a density berm (“dyke”) and a Metro Vancouver (GVRD) easement that reduces the developable area significantly.

Summary of Recommendations to Aragon Continued

Option 2 - Existing Zoning

Building to the existing zoning bylaw requirements (170 feet) is the permitted option available to the developer, without variances.

Brook noted that residential square footage in a 170 foot high-rise versus the same square footage in a taller tower yields a greater massing. All of the Queensborough Open House comment forms stated a preference for minimizing site coverage and massing of the high-rise building. This is why option 3 (Alternative Option) was developed.

RECOMMENDATION: If Aragon chose to proceed with a development permit application under existing zoning, Brook + Associates Inc. would recommend the following:

- 1) Although it may be challenging from a site planning perspective, minimize view impacts by attempting to limit land uses at grade, maximizing view cones from public areas in Port Royal, and orient the high-rise to maximize distance from Quayside;
- 2) Consider an entirely new architecture for a new application. Some community members do not feel the architecture of the original high-rise reflects a “Queensborough” urban design;
- 3) An updated traffic and parking impact assessment should be conducted with a new application;
- 4) The development permit should also undergo a public consultation process.

Summary of Recommendations to Aragon Continued

Option 3 - Alternative

The “alternative option” was developed because all of the Queensborough Open House comment forms collected stated a preference for minimizing building site coverage and massing.

RECOMMENDATION: If Aragon is going to consider an “alternative option” that varies the existing zoning, Brook is recommending that the developer consider a number of items and attempt to balance a range of issues:

- 1) If Aragon is to move forward with increased height and less site coverage/massing, the new application is recommended to be lower than the previous application of 216 feet. Brook instead suggests that Aragon explore a height variance in the magnitude of 15%, even though the massing and site coverage may be higher than the December 2006 application;
- 2) Residents at both Open Houses and Workshops asked “What does the community get as a result of accepting a variance?”. Brook feels that a variance request should be accompanied by an amenity provision to the City, similar to a rezoning process. The provision of an amenity should correlate to the magnitude of the variance being sought;
- 3) Although it may be challenging from a site planning perspective, minimize view impacts by attempting to limit land uses at grade, maximizing view cones from public areas in Port Royal, and orient the high-rise to maximize distance from Quayside;
- 4) Continue public consultation with the new application;
- 5) Consider an entirely new architecture for a new application. Some community members do not feel the architecture of the original high-rise reflects a “Queensborough” urban design.

Aragon is proceeding with Option #3.

Please share your
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comment form!