

The background of the slide is a photograph of a city street, likely in Seattle, featuring a tram, streetlights, and buildings. A semi-transparent blue overlay covers the entire image. The text is white and positioned on the left side of the slide.

Welcome!

TransLink's Moodyville Development Proposal – Facilitated Engagement





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.



Today's Purpose

- a. Share what we heard during the initial community and stakeholder consultation
- b. Share our updated development concept & key changes made in response to stakeholder input
- c. Invite the community to discuss the proposed future development, community needs and trade offs
- d. Provide an opportunity to ask questions and offer feedback in a facilitated group environment

Agenda

1. Welcome & Process Overview (10 minutes)
2. Presenter Introductions
3. Presentation – What's New (15 minutes)
4. Table Discussions (30 minutes)
5. Whole group discussion – share ideas/questions (60 minutes)
6. Next Steps – Thank you (5 minutes)



Rules of Engagement

- We are committed to listening carefully and engaging constructively to respond to questions and concerns you may have as fully as we can.
- Share airtime so that everyone is able to speak and be heard.
- Challenge ideas without attacking people. Ensure comments and discussions are respectful.
- There is zero tolerance for intimidating or discriminatory language or behaviour at this event.



Presenter Introductions

- Sabrina Hamidullah
- Scott Midgley
- Marta Farevaag



TransLink's Real Estate Development Program



Building Connected & Complete Communities



Supporting Transit Expansion



Delivering New Housing



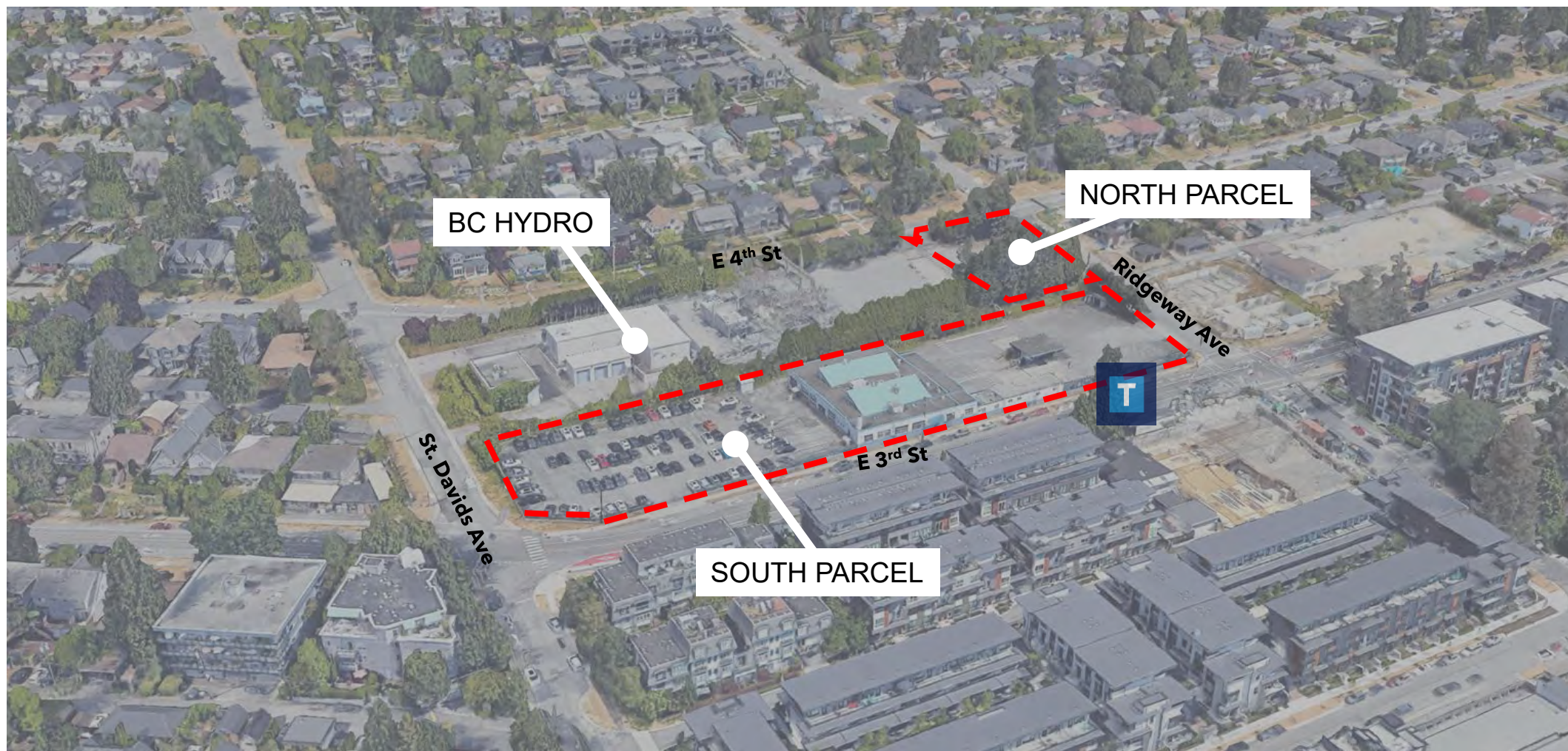
Location



Conceptual map does not denote exact bus route or bus stop locations



Site



Policy & Planning Context

Key municipal and provincial policy themes:



Complete Communities



Housing for All



Transportation & Sustainability



Policy & Planning Context

CoNV Official Community Plan (OCP):

- South parcel: permits 4 storeys and a maximum floor space ratio (FSR) of 2.5 (with bonus density).
- North parcel: permits FSR of 0.5.

CoNV Moodyville Development Permit Guidelines:

- **'Neighbourhood Centre'** encouraging residential and commercial uses

Metro Vancouver 'Metro 2050' Regional Plan:

- **'Frequent transit development area'** encourages denser, mixed-use development close to transit



Policy & Planning Context

CoNV Interim Housing Needs Report:

- By 2041, the City will need 21,301 additional housing units. Much of the City's rental stock (61%) was built in 1980 and before.

CoNV Mobility Strategy:

- Strategies to create a safe, vibrant, low-carbon city that provides plenty of options for people to get around.

CoNV Community Wellbeing Strategy:

- Promotes mixed-use development, quality public spaces, diverse housing and active transportation, while prioritizing equity, accessibility, and social infrastructure.



Vision

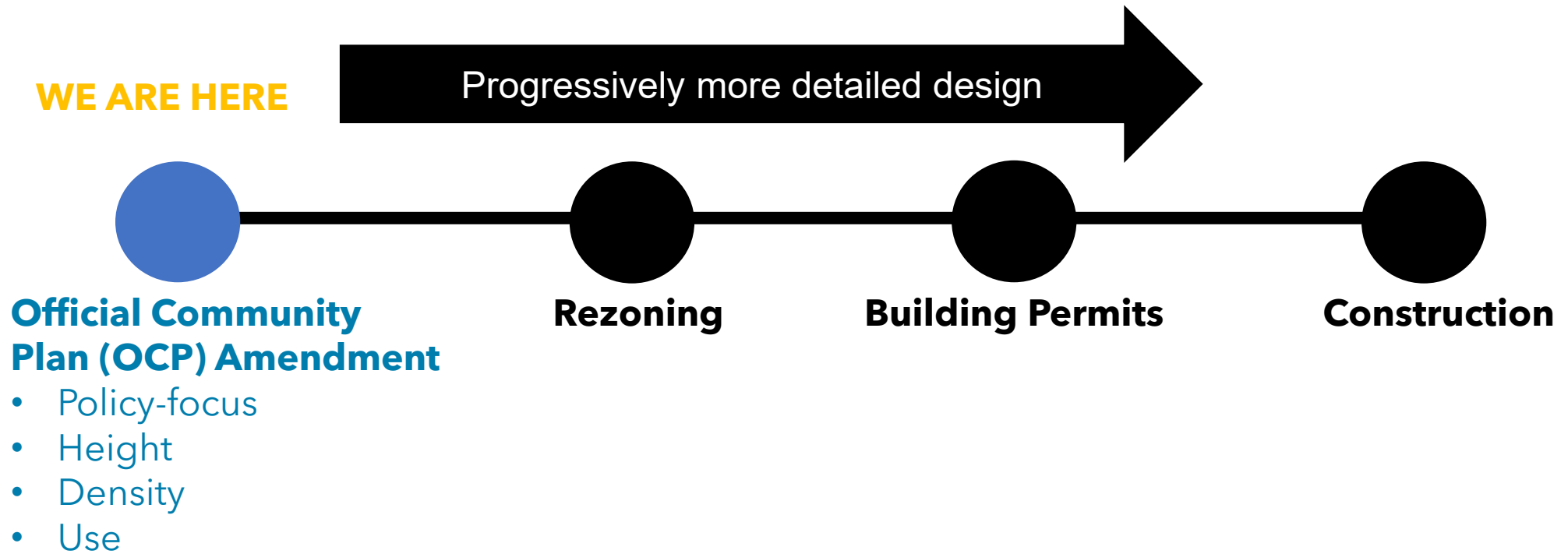
A walkable neighbourhood hub with animated ground floor retail, vibrant outdoor public plaza space, and secured rental housing located in the heart of Moodyville



Artist rendering for
illustrative purposes



Background



Background

OCP Amendment application

- Submitted in October 2024

Open house & public input

- Early 2025

Present to various City advisory committees

- Spring 2025

Technical staff feedback

- Summer 2025

Application resubmission

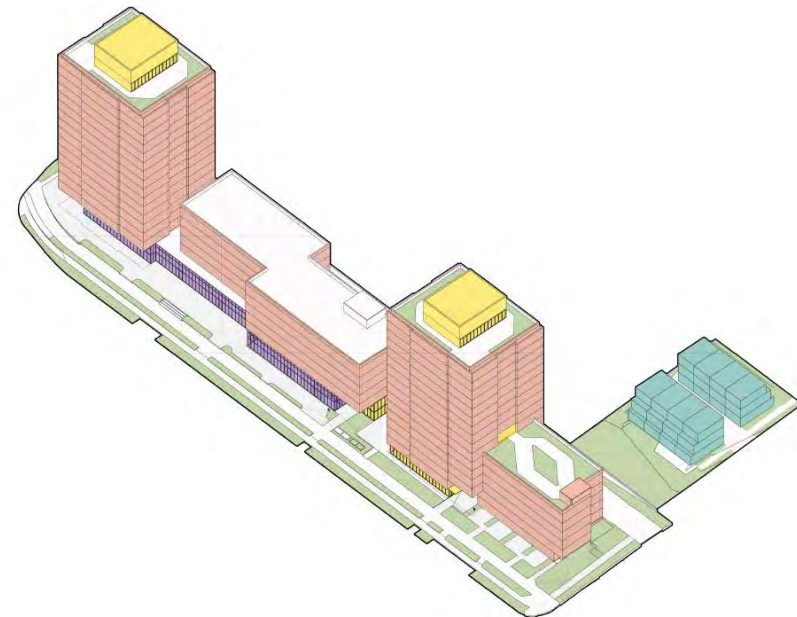
- October 2025

Today: facilitated engagement sessions

WE ARE HERE

Our October 2024 application:

- Two 16-storey rental buildings with retail at grade on the south parcel
- 8 freehold 3-storey rowhomes on the north parcel



What We Heard

As part of the engagement process, we've heard how the community, the City and the Metro Vancouver region is facing inter-dependent issues including:

- High housing costs and housing inequity
- Undersupply of rental and affordable housing
- Challenging economic viability of development
- Pressure on infrastructure and community amenities to accommodate population growth
- Climate change and sustainability

From our January 2025 open house (Developer Information Session):

Key Areas of Support

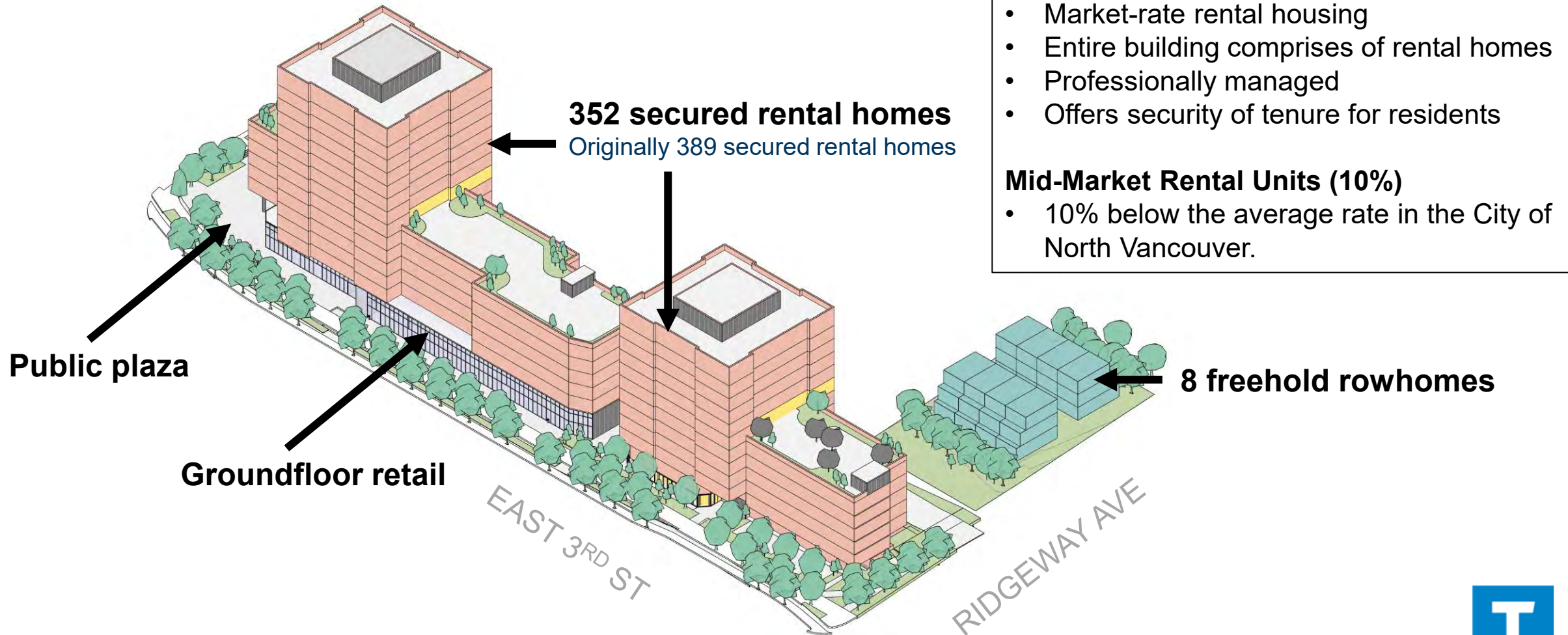
- Rental housing tenure
- Retail amenities and potential provision of a grocery store
- Public plaza and community gathering spaces
- Excitement around overall site renewal and revitalization

Key Areas of Concern

- Height and density, and implications for shadows/views
- Maintaining neighbourhood character and context
- Strain on shared amenities (e.g. hospitals and school capacity)
- Added traffic congestion and parking concerns



Revised Proposal – Land Use



Revised Proposal – Heights

6 storey western podium

As transition to neighbourhood to the west
(Not originally included)

14 storeys*

Moved eastwards to reduce shadowing
(Originally 16 storeys)

6 storeys

12 storeys*

(Originally 16 storeys)

3 storeys

(No height change)

6 storeys

As transition to neighbourhood to the east

Approx. 17,800 SF retail

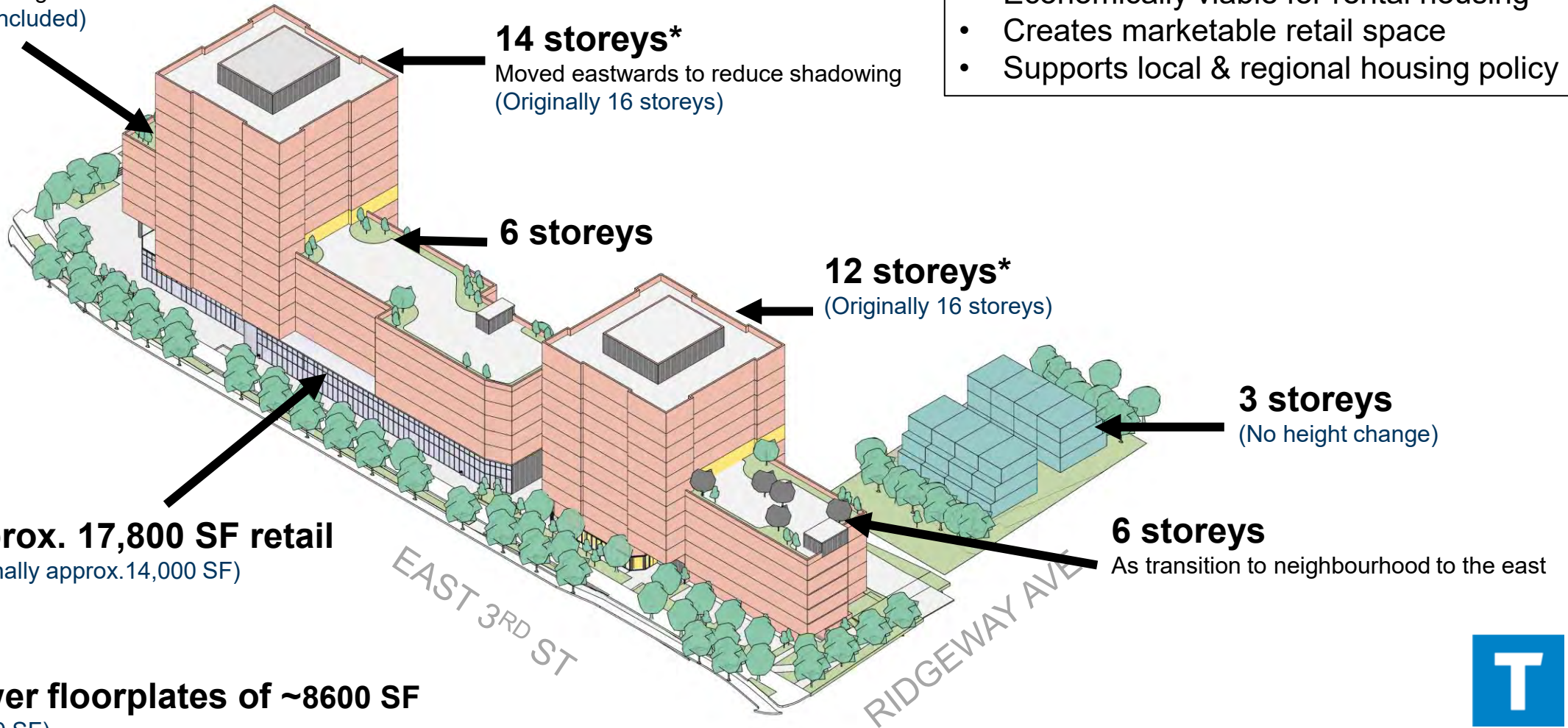
(Originally approx. 14,000 SF)

*wider tower floorplates of ~8600 SF

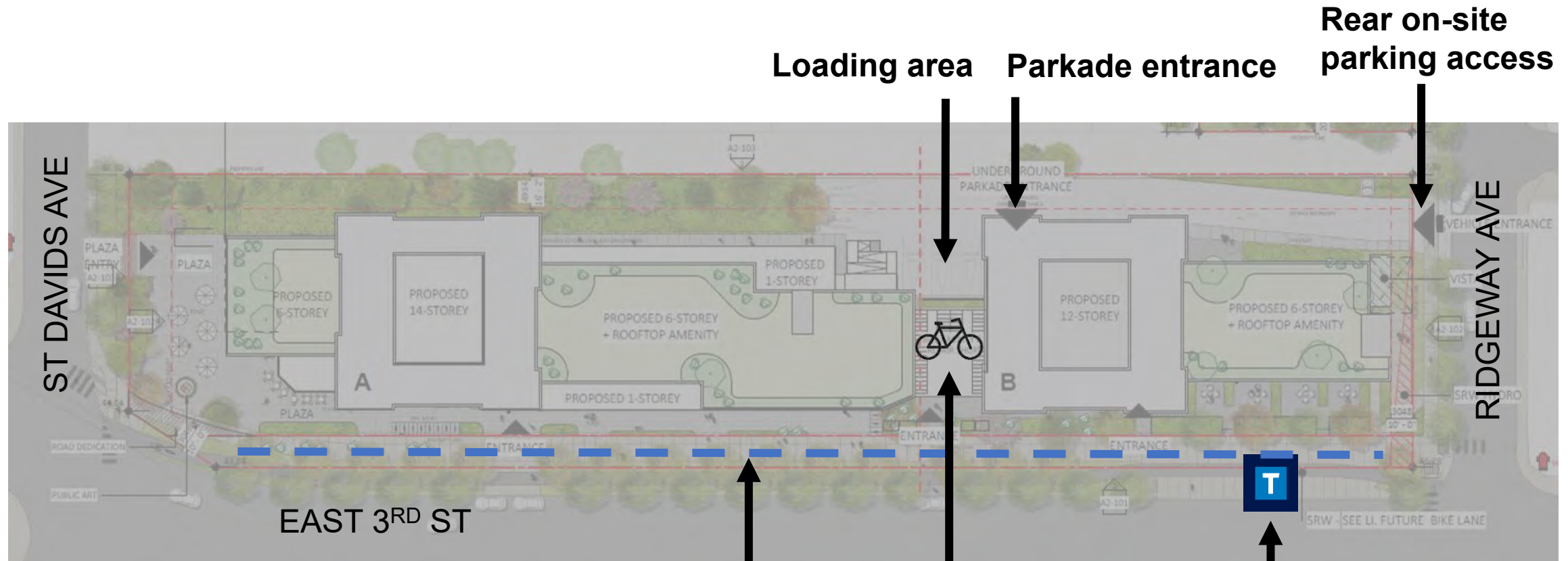
(Originally ~7660 SF)

Why 14 & 12 storeys?

- Transit-appropriate density
- Limited shadowing, except during Winter months
- Economically viable for rental housing
- Creates marketable retail space
- Supports local & regional housing policy



Revised Proposal – Ground Floor Circulation



Off-Street Car Parking

- 0.77 ratio per residential unit (previously a 0.6 ratio)
- 34 spaces for retail parking

Bike lane

**Public Bicycle
Parking Area**
(new addition)

Bus stop



Transportation Strategies

'Complete community' approach

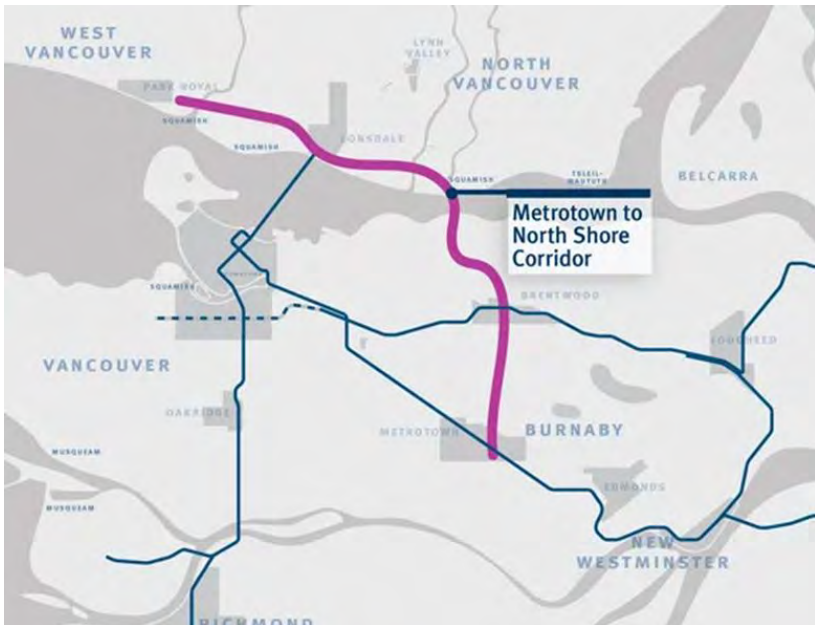
New and existing residents can walk, rather than drive, to the new neighbourhood retail.

Cycling facilities

589 bicycle spaces are included, plus a new cycle lane will run in front of the property along East 3rd.

Transportation Demand Management (TDM)

These initiatives promote walking, cycling, ridesharing, public transit and teleworking.



Extension of the R2 RapidBus

- Extending from Phibbs Exchange to Metrotown by 2027

Bus Rapid Transit (BRT)

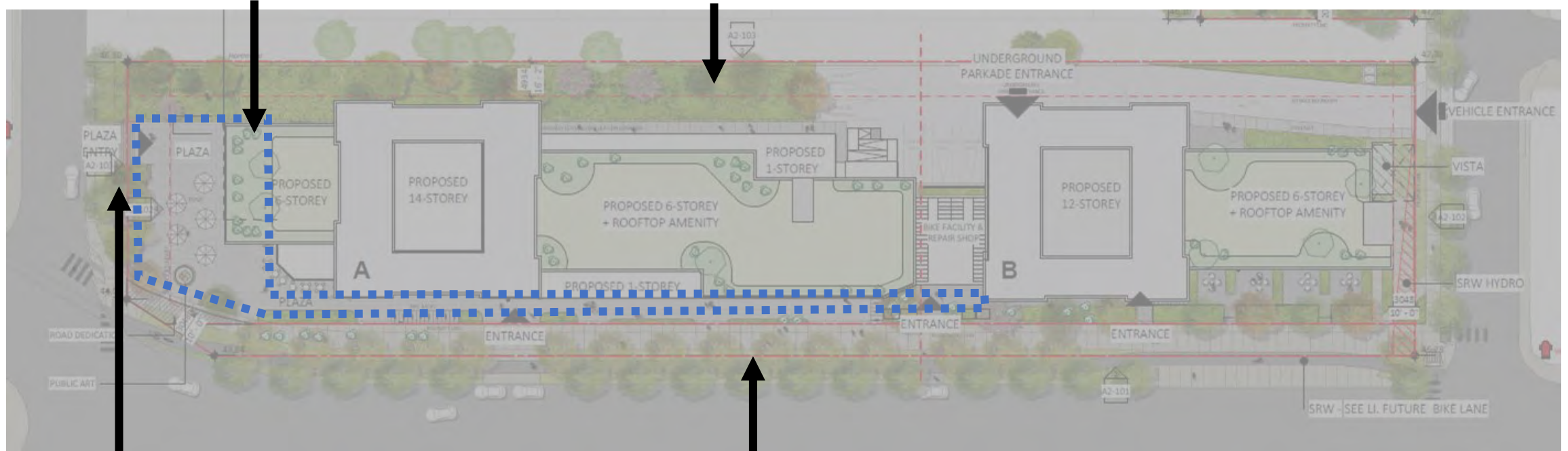
- Metrotown to North Shore corridor is prioritized as one of the first BRT systems in Metro Vancouver
- TransLink is undertaking design work for this corridor



Revised Proposal – Public Realm

Cantilevered overhang
for partial weather protection
(new addition)

**Landscape buffer with inclusion
of cultural planting scheme**
(new addition)



Deep tree planting
Around western plaza area

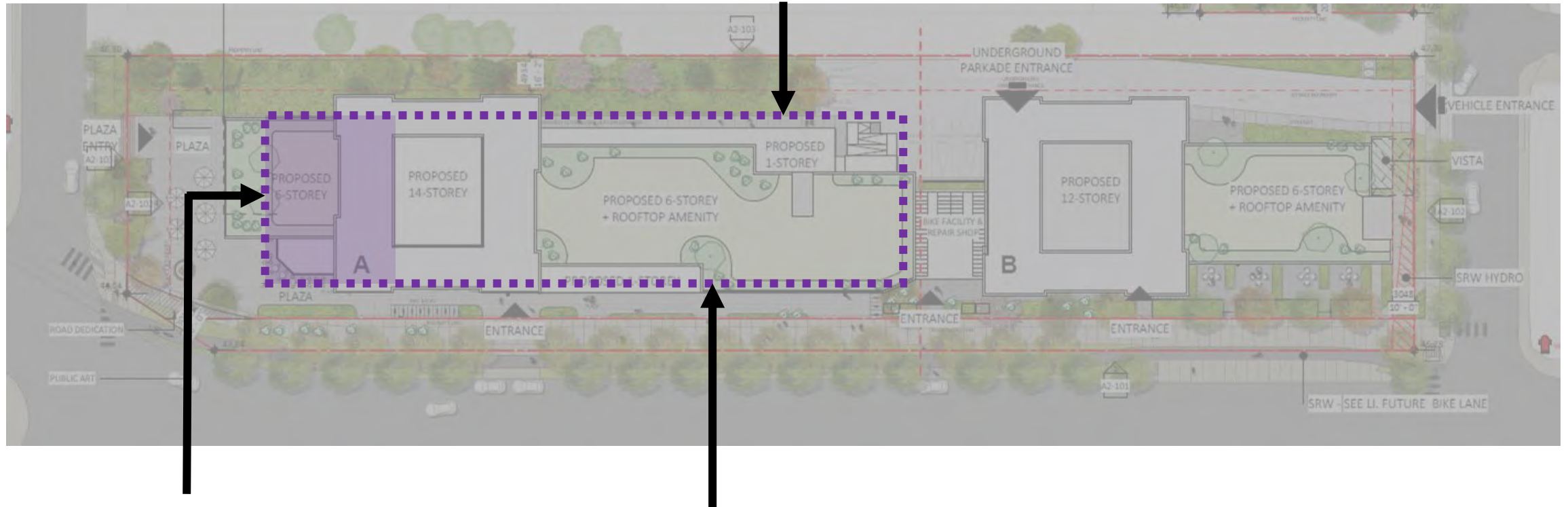
10,400 SF public plaza
Larger plaza on the west side
(project amendment)

Double row of tree planting



Revised Proposal - Retail

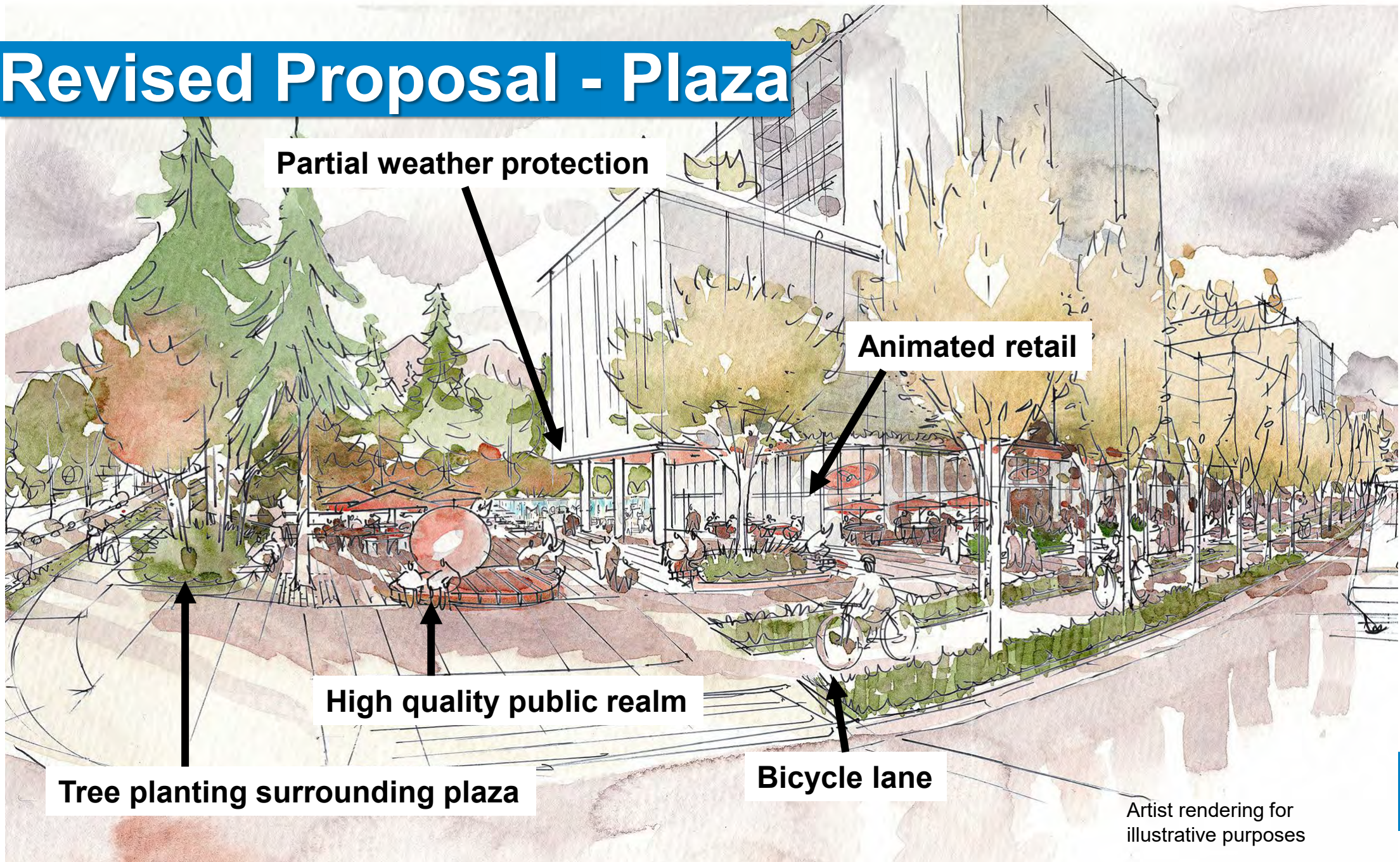
Ground floor retail



Smaller retail units face plaza
to increase animation of plaza
(project amendment)

**Space for a larger retail unit
(e.g. urban grocery store)**

Revised Proposal - Plaza



Artist rendering for
illustrative purposes



Facilitated Group Discussion



Complete Communities



Housing for All



Transportation & Sustainability

Key Questions

1. How do we prioritize competing needs, desires and values to deliver complete communities, housing for all, and transportation & sustainability?
2. What tradeoffs can be considered to address the challenges the community faces?
3. What ideas do you have to achieve these goals while minimizing community impacts?



THANK YOU

Provide your input by completing a comment form at one of the upcoming facilitated engagements or online comment form at on our project webpage:



www.translink.ca/moodyville

Comment forms will be accepted until
December 21, 2025