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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Michael D. Epp, Director, Planning

SUBJECT: HARRY JEROME NEIGHBOURHOOD LANDS PROJECT DESCRIPTION
AND POTENTIAL AMENITIES

Date: March 7, 2018 File No: 13-6520-20-0021/1

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

RECOMMENDATION:

PURSUANT to the report of the Director, Planning, dated March 7, 2018, entitled "Harry Jerome Neighbourhood Lands Project Description and Potential Amenities":

THAT staff proceed with processing a rezoning and Official Community Plan amendment for the Harry Jerome Lands substantially as outlined in the report of the Director, Planning dated March 7, 2018, including:

- density of up to 2.5 FSR, including additional density to secure on-site amenities;
- tower heights of up to 32 storeys;
- creation of transferrable density on the future Harry Jerome Community Recreation Centre site;

THAT Darwin Properties be directed to proceed with public engagement based on the site plan presented in the report of the Director, Planning dated March 7, 2018;

AND THAT staff negotiate potential on-site amenities for the Harry Jerome Neighbourhood Lands based on a density of 2.5 FSR substantially as outlined in the report of the Director, Planning dated March 7, 2018, including park improvements, childcare, non-profit housing, with any costs associated with the delivery of amenities to be deducted from the land lease price.

ATTACHMENTS:

1. Darwin Properties' Rezoning Submission dated February 7, 2018 (Doc #1619581)
2. Proposed Site Plan (Doc #1623685)
3. Public Consultation Summary (Doc #1603849)

PURPOSE:

This report seeks Council's direction regarding the proposed Harry Jerome Neighbourhood Lands development and site plan, as well as on-site amenities and community benefits resulting from the development of the Harry Jerome Neighbourhood Lands.

BACKGROUND:

Further to Council direction, the City of North Vancouver issued a request for proposal (RFP) on July 19, 2017 for the "Acquisition and Development of City Lands" for the lands bounded by East 23rd Street (to the north), Lonsdale Avenue (to the west), East 21st and East 22nd (to the south) and Eastern Avenue and St Georges Avenue (to the east). This process was initiated in order to find a suitable development partner for these lands in order to raise capital to fund a new Harry Jerome Recreation Centre.

Subsequent to the RFP process, on October 18th, 2017, Council selected Darwin Properties as the preferred proponent for the development of the Harry Jerome Neighbourhood Lands.

The City is now in receipt of a rezoning application for the Harry Jerome Neighbourhood Lands from Darwin Properties. The proposed development and potential on-site amenities for the HJNL, including a proposed housing mix, are discussed in this report. The proposed project timeline would see the rezoning application presented to the public, Advisory Bodies and stakeholders in March and April, with an anticipated public hearing in June of 2018. This timeline is achievable provided significant changes to the proposed direction are not contemplated.

DISCUSSION:

Project Description

The City has received a rezoning application for a mixed-use development at 123 East 23rd Street (Harry Jerome Neighbourhood Lands). The application proposes two towers and four mid-rise apartment buildings (between five and six storeys) for a total of six buildings and a park oriented north-south along Lonsdale Avenue.

The application includes two options for consideration:

- Base proposal with a density of 2.28 times the lot area (FSR); and
- Alternate option with a density of 2.45 FSR.

The alternate option includes 51,620 square feet of additional density (see Page 103 of Darwin's rezoning application, Attachment #1). This additional density would facilitate the potential provision of on-site amenities, which could include non-profit housing and/or on-site childcare. The two proposals are identical save for six additional storeys in the northernmost tower to accommodate the additional floor area (see proposed site plan, Attachment #2). Staff suggest that the alternate option is most consistent with previous Council direction and established policy. The alternate option allows greater latitude to deliver neighbourhood amenities beyond a new recreation centre and to support the creation of a complete, inclusive, and diverse community with a range of housing options. For these reasons, staff is presenting Darwin's alternate proposal as the preferred option with the discussion within this report focused on this option.

The alternate option proposes two towers – 32 and 26 storeys – as well as four mid-rise buildings, each of which is either five or six storeys in height. The project proposes approximately 740,000 square feet of residential development (approximately 840 units) and 21,400 square feet of retail. Residential units will vary in size (studio to 3-bedroom), type (townhome, live-work, apartment), and tenure (both rental and strata units are proposed). Parking will be provided via two levels of underground parking below areas of the site not reserved for parking.

The site plan has responded to staff and public feedback following a December 6th open house. Specifically, the plan has been designed to:

- respect the Official Community Plan density maximum of 2.5 FSR;
- locate taller buildings where shadow impacts on park space and private residences are minimized;
- give prominence to the Green Necklace and create an attractive foreground for the new Harry Jerome Recreation Centre to the north; and
- avoid "zoning cliffs" by reducing height further from Lonsdale Avenue.

The site plan, proposed uses and proposed on-site amenities are outlined in greater detail within Attachment #1 to this report and are discussed in greater detail below. A more detailed planning analysis of the proposed development scheme will be presented in a future report prior to a public hearing, should Council direct staff to proceed with processing this application.

Site Context and Surrounding Use

The subject site spans several parcels to the southeast of the intersection at Lonsdale and 23rd Street. The Harry Jerome Community and Recreation Centre (including Memorial Gym), Silver Harbour Seniors' Centre, the lawn bowling lawns and clubhouse, and Crickmay Park and Rodger Burnes Green currently occupy the site.

Surrounding land uses are varied, with public uses to the southwest, the east and the north, commercial to the south and the west, and medium-to-low density residential to the southeast.

The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North– across East 23 rd Street (1)	2300 Lonsdale Avenue	Centennial Theatre	CD-165 (P-1 base zone)
North– across East 23 rd Street (2)	116 East 23 rd Street	Norseman Park	Public Use and Assembly 1 (P-1)
North– across East 23 rd Street (3)	200 East 23 rd Street	North Vancouver Provincial Courthouse	CD-13 (P-1 base zone)
East– across St. Georges Avenue (1)	201 East 23 rd Street	North Shore Alliance Church	CD-102 (P-2 base zone)
East– across St. Georges Avenue (2)	2212 St Georges Avenue	1 storey single family dwelling	One Unit Residential 1 (RS-1)
Southeast– across East 22 nd Street (1)	2160, 2132, 2118 Eastern Ave & 2133 St Georges Avenue	2-3 storey townhomes	CD-97, 163, 167, 174 (RM-1 base zone)
South– across East 21 st Street (1)	2032 Lonsdale Avenue	1 storey commercial building (London Drugs)	General Commercial (C-2)
West– across Lonsdale Avenue (1)	2151 Lonsdale Avenue	North Vancouver School Board Building	CD-578 (P-1 base zone)
West– across Lonsdale Avenue (2)	108 West 21 st Street	Rey Sargent Park	Public Use and Assembly 1 (P-1)
West– across Lonsdale Avenue (3)	2205-2255 Lonsdale Avenue	1 storey commercial buildings	General Commercial (C-2)

Policy Context

The subject site is designated a combination of *Mixed Use Level 2 (Medium Density)* and *Parks, Recreation & Open Space*. Although the proposed development largely conforms to the City's Official Community Plan (OCP), several amendments to the OCP are required for the project to proceed as presented including: 1) adjustments to the boundaries of the OCP land use designations on the site; 2) adjustments to the boundaries of the maximum building heights; and 3) an increase in the maximum allowable height, which is currently limited to 56 metres (18 storeys). These changes to permitted height would allow for a development of up to 2.5 FSR while providing a 1-hectare park and achieving strong urban design and liveable residential units. Maintaining the existing OCP height limitations would result in the loss of park space and greater impacts on neighbouring properties.

Tower Height and Location

Initial discussions considered a three-tower option, which was presented at a December 6th public open house. Based on public and staff feedback that a site layout with three towers had significant negative influence on neighbouring existing residents, Darwin's submission has proposed a site plan with two towers. The proposed towers have been positioned to minimize shadow impacts on public areas and neighbouring developments and to allow clear views of the future Harry Jerome Community Recreation Centre from Lonsdale Avenue.

The on-site amenities described later in this report are best facilitated through the addition of approximately 50,000 square feet of floor area. Darwin Properties and City staff have explored placing this additional density within the northernmost tower and believe that this is the optimal design response. The northernmost tower can receive the density through the addition of six storeys, rising from 26 storeys to 32 storeys. As described above, any height beyond 18 storeys requires an OCP amendment.

Several site plans were contemplated prior to arriving at the proposal outlined in Attachment #2. This included exploring locating the southernmost tower farther east at the corner of St. George's Avenue and East 23rd Street. This option was not pursued given that it would be contrary to the OCP intention of stepping heights down from the Lonsdale corridor to the lower density residences east of St. George's Avenue. A mid-rise building in this location provides an interface between the relatively high densities of the subject site to the relatively low densities – designated Residential Level 2 in the OCP – of the neighbourhoods to the east. Additionally, should the development proceed with a phased approach wherein the tower were to be constructed prior to the demolition of Harry Jerome Community Recreation Centre, the tower could not be adequately parked; in order to provide the required number of parking spots the parkade would need to be dug approximately five storeys underground. Such a parking response would be prohibitively expensive to construct and to maintain.

Project Amenities

The primary objective of the lease and development of the HJNL is to ensure adequate funding for the development of a new Harry Jerome Community and Recreation Centre (HJCRC). Revenue to the City from the development of the HJNL is based on the site's development potential. The development site, which includes the area of Crickmay Park, is 314,915 square feet in area. At a base proposed density of 2.28 FSR, revenues generated may not be sufficient to support both the development of the Harry Jerome Community Recreation Centre and the provision of on-site community amenities such as housing or childcare. For this reason, it is recommended that staff be directed to work with Darwin to achieve up to 2.5 FSR of development on this site (see page 103 of Attachment #1). The additional revenue which would result could facilitate the delivery of non-profit housing, with associated costs being deducted from the land lease price.

Staff have discussed potential on-site amenities with Darwin and are now seeking Council direction in order to identify priorities and desired outcomes. These potential amenities include non-profit housing, park improvements, and childcare. The proposed amenity package described in this report has a value of approximately \$27 million, subject to further negotiation and evaluation. The value of all negotiated amenities to be delivered by Darwin would be deducted from the lease value of the lands. Amenities are anticipated to be

delivered in the last stages of the HJNL’s development in order to maximize the funds available to the City to deliver the HJCRC.

Housing Component

80 Non-Profit Housing Units Proposed

Discussions regarding housing outcomes on the HJNL have been guided primarily by three policy documents: the Official Community Plan (OCP); the Housing Action Plan (HAP); and the Density Bonus and Community Benefits Policy. The City’s HAP has informed discussions surrounding the development’s housing outcomes. In particular, the project’s housing component is intended to increase diversity of housing, to address current and future local rental housing shortfall, and to support low-income households and those with unique needs in their access to affordable, accessible, and suitable housing.

To support these HAP objectives, the following mix of land uses and housing tenures is proposed:

Table 2. Proposed Land Use and Housing Tenures

	Area sq.ft.	Units	% of Housing
Market Housing	595,000	600	70%
Market Rental Housing	90,000	144	18%
Affordable Rental Units*	10,000	16	2%
Non-Profit Housing	50,000	80	10%
Commercial	25,000	N/A	N/A
	770,000	840	

*Achieved through the City’s “10-10-10” policy

This would include various housing types – townhouse, low-rise apartment, high-rise tower condominium, and live/work.

As one pathway to achieve additional density, the City’s Density Bonus and Community Benefits Policy suggests that 30% of the bonus density be allocated to non-profit housing. For the HJNL site, 30% of the permitted bonus density (above 2.0 FSR) translates to approximately 46,000 sq. ft. of non-profit housing. A provision of 50,000 sq. ft. (or roughly 80 units) would exceed the City’s density bonus policy and result in approximately 10 percent of the project’s housing being retained for non-profit housing. The proposed non-profit housing would require that the City contribute the land cost – revenue neutral through the provision of additional density – and provide funds to Darwin (estimated at \$15.4 million) to deliver a ‘turn-key’ non-profit housing building which could be allocated by Council to a non-profit housing provider through an RFP process following the rezoning. This process would be similar to the process undertaken at 1301 Lonsdale (Centreview) which resulted in housing units being allocated to the YWCA. Through this process, a portion of the costs to deliver the non-profit housing could be recouped by the City. This would include seeking funding from senior levels of government.

Based on the Metro Vancouver Housing Demand Estimates, the City of North Vancouver's housing needs include 720 "Very Low" (income less than \$30,000 per annum) to "Low" (income between \$30-50,000 per annum) income units between 2016 and 2026. Acquiring 80 units within the HJNL is a unique opportunity to provide a significant portion of the City's projected 10 year needs.

Park Component

1.0 Hectare Park Enhancement Proposed

The request for proposal concerning the HJNL required the retention of Crickmay Park and the development of a minimum 0.9 hectare park area. Darwin has proposed 1.0 hectare of contiguous park area adjacent to Lonsdale Avenue between East 21st Street and East 23rd Street, joining Crickmay with Rodger Burnes Green (see Attachment #2).

The proposed green space is anticipated to be significantly more functional and accessible than the current configuration and provides an ideal alignment for the Green Necklace as well as complimenting the future recreation centre to the north.

A park concept design is anticipated to be created through the rezoning process, with detailed parks planning to occur in 2019. Following the rezoning process, a task force could be struck to oversee the detailed design. Although it is to be finalized by the task force, programming for the future City-Wide Park is anticipated to include: a public plaza, children's play structures and spray/water area, a public washroom, a parkour area, outdoor table-tennis/foosball, as well as significant vegetated area. Preliminary costing analysis indicates that the proposed greenspace component would cost approximately \$6.5 million to design and build, with associated costs being deducted from the land lease price.

Childcare Component

37 Space Non-Profit Childcare Proposed

The proposed HJNL project is expected to contribute approximately 620,000 – 750,000 sq. ft. of residential floor area to the Central Lonsdale area. This floor area is expected to result in approximately 840 units, of which half are expected to be family oriented (containing two or more bedrooms). In order to accommodate the expected increase in families and children, additional childcare will be required. City policy supports the provision of childcare in denser neighbourhoods in order to ensure that as the City grows, it continues to provide adequate resources and amenities to families.

Incorporating a 4,600 sq. ft. indoor childcare facility – with a 5,600 sq. ft. outdoor play space – would provide care for 37 children of infant, toddler, and preschooler ages. Childcare could be provided by a private third party, or allocated to a non-profit childcare provider depending on the ownership and procurement model.

Should the City wish to take possession of a completed childcare facility, the estimated cost to the City is approximately \$5 million. A portion of these costs could be recouped once the City allocates the space to an operator. If the City determines it would prefer not to take

possession of a childcare facility but would still like to see childcare provided on site, a privatized facility guaranteed through covenant would likely cost 40-60% of this value depending on what parameters the City requires. Ongoing negotiations are exploring options for the delivery of childcare at a reduced cost to the City.

HJNLs (North Site) Excess Density

The HJCRC site is designated Mixed-Use Level 2 in the City's OCP. It has been the City's practice to allow for the transfer and sale of excess density from City-owned lands in order to facilitate City objectives. The Civic Centre site (141 W 13th), Presentation House Gallery site (333 Chesterfield), and the Polygon Gallery Site (105 Carrie Cates Court) are past examples.

The north site is approximately 298,580 square feet. At a density of 2.5 FSR, the total developable area of the north site is 746,452 square feet. The estimated combined area of the new HJCRC and the Centennial Theatre is 250,000 square feet, leaving 496,450 square feet of unused development potential on the site. Staff recommend creating transferrable density on this site, which would provide an ongoing source of potential revenue to the City in the future.

Public Consultation

As a part of its public consultation to date, Darwin Properties' team utilized in-person sessions and online information and surveys in order to engage with North Vancouver residents. An open house was hosted on the evening of December 6th, and three "pop-up" consultations took place in the existing Harry Jerome Community Recreation Centre on December 9th, 12th, and 14th. An informative project website was launched on November 27th, along with a survey that remained accessible between November 27th and December 17th.

The open house was attended by 97 people. Fifty-four people (57% of registered attendees) completed a comment form. The online survey – which presented the same material and asked the same questions as the open house – was completed by 287 people. In total, Darwin Properties has input from 341 persons regarding their preliminary proposal and development options, including priorities for community amenities derived from the project.

The survey presented five different amenity categories and asked respondents to rank them in order of importance (1 through 5, with 1 being the most important and 5 being the least important). The categories were:

- Job Opportunities, referring to providing commercial and office space to generate local employment (office/business space);
- Financial Contributions, referring to contributions that can be directed towards other amenities throughout the City;
- Childcare, referring to the provision of childcare facilities on-site;
- A Mix of Housing Types, referring to an array of housing types and tenures; and
- Park Space and Green Connections, referring to the proposed new park and active transportation connections including the Green Necklace.

Combining the online and open house responses resulted in the following ranking:

1. Park Space and Connections;

2. Financial Contributions;
3. A Mix of Housing Types;
4. Childcare; and
5. Job Opportunities.

The only major difference in rankings between the open house and the online surveys was the ranking of Financial Contributions and Mix of Housing Types. Mix of Housing Types was more popular at the open house, while Financial Contributions were noticeably less popular at the open house. Survey comments suggest that many of those most interested in “Financial Contributions” as a project amenity indicated their desire to ensure the City has sufficient funds to construct a 50-metre swimming pool in the HJCRC.

Darwin also received feedback on two alternative development schemes: a two-tower option and a three-tower option (see Attachment #3). The latter option would have a substantially greater impact on the residential townhouse developments directly to the east. Darwin has opted to continue with design development of a two-tower option. This, along with a staff analysis, will be presented to Council in February for further direction. Increasing the height of one or both of the proposed towers would increase revenue to the City, allowing the City to achieve social sustainability objectives while ensuring sufficient revenues to design and construct HJCRC and other projects at Council’s discretion.

Darwin is currently developing a strategy for public engagement. Although details continue to be refined, the engagement will include a town hall meeting as well as small engagement sessions in the community.

OPTIONS:

The staff recommended option would direct staff to continue to work with Darwin to process a rezoning submission substantially as outlined in this report and in Attachment #1, with a potential community amenity package as discussed in this report.

Alternate amenities, densities, etc. could be considered, through Council’s direction. For example, reducing the non-profit housing commitment would increase the funds which would be available to the City to complete other projects or be held in reserve. Should Council wish to explore alternate on-site amenities, the following resolution is in order:

THAT staff proceed with processing a rezoning and Official Community Plan amendment for the Harry Jerome Lands with consideration of:

- <Items to be identified by Council>

THAT staff proceed with negotiating an amenity package, the cost of which would be deducted from the land lease price, for the Harry Jerome Neighbourhood Lands to include:

- <Council’s desired amenities>.

FINANCIAL IMPLICATIONS:

The lease value of the lands is contingent on the amount of development the City permits on the site dependent on density granted. Preliminary estimates suggest the value cost of the amenities – non-profit housing, finished park space, and childcare – outlined in this report would result in a \$27 million deduction from the negotiated lease value. The City's revenue from the lease of the neighbourhood lands would vary depending on both the ultimate density and the negotiated value of the amenities: increasing density and/or reducing the scope of the on-site amenities would result in a greater fiscal contribution to the City resulting from the lease of the lands.

A separate report on Harry Jerome Community Centre project costs and on the City's financial capacity to deliver the project has been prepared by the Director of Finance for Council's information and direction.

Following receipt of Council's direction regarding the proposed amenities, staff would value and negotiate the proposed elements, which may include retaining a third party valuator to assist the City in ensuring the City is receiving fair value.

INTER-DEPARTMENTAL IMPLICATIONS:

This report has been written with input from the Harry Jerome Neighbourhood Lands Project Team, an inter-departmental steering committee for the HJNL project. The Directors' Team reviewed and endorsed this report on January 23rd, 2018.

SUSTAINABILITY:

The developer has committed to achieving industry leading levels of energy performance and building design. Including social infrastructure such as childcare and affordable housing within the proposed project would ensure the project reaches the same standards for social sustainability.

POLICY IMPLICATIONS:

The City's Official Community Plan makes providing "diverse and affordable" housing a key guiding principle and includes the following objectives:

1.5.2 Increase the amount of affordable and adequate accommodation for lower income households (including non-market housing) in an effort to meet the Metro Vancouver Housing Demand Estimates articulated for the City over the next 10 years (Figure 5);

1.5.3 Increase the supply of non-profit rental social housing through collaboration and partnerships;

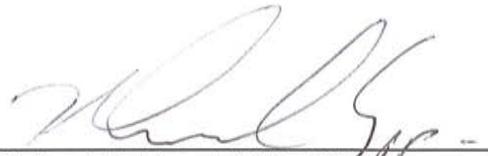
1.5.5 Identify City-owned lands with opportunities for non-profit housing, housing demonstration projects, and supportive housing for seniors and individuals with special needs;

While the City has been effective in incentivizing new rental housing and ensuring a portion of all new multi-family housing is suitable for families, it is substantially more difficult to meet the estimated demand for non-profit and non-profit rental housing. The proposed HJNL development, if approved by Council, will yield a significant amount of non-profit rental housing.

Without leveraging City-owned lands, it is unlikely the City will meet the estimated demand of 300 new low-income rental housing units from 2014 – 2024 (i.e. 30 units per year).

The City's Housing Action Plan expands on this OCP objective and identifies creating "shovel ready" non-profit housing projects as a key priority, including exploring City-owned sites for this purpose.

RESPECTFULLY SUBMITTED:



Michael D. Epp, MCIP, RPP
Director, Planning

Attachments

ME:eb:rf

HARRY JEROME NEIGHBOURHOOD LANDS

REZONING APPLICATION

February 1st, 2018

DARWIN

PERKINS+WILL

PFS STUDIO



A - PROJECT INFORMATION	4	B - SITE CONTEXT	14	C - URBAN DESIGN PRINCIPLES	31	D - SUSTAINABLE DEVELOPMENT	49
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Design Rationale		History Of The North Shore		Illustrative Site Plan		Human Potential	
Vision		Neighbourhoods		Massing		Social Connections	
Guiding Principles		Site Photos		Primary Uses		Cultural Diversity	
Project Statistics		Views & Orientation		Public Amenities		Sustainable Development Guidelines	
Affordability & Adaptability		Views From Site		Circulation - Vehicular & Transit			
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“Our vision establishes a Legacy Redevelopment Plan for the Harry Jerome Lands. This Plan not only acknowledges the history and current use of the development lands - it recognizes that future generations will live, work and play here as well.”

PROJECT INFORMATION

A

PROJECT BRIEF

**INITIATIVE**

The Harry Jerome Community Recreation Centre is nearing the end of its useful life. In July 2017 – following a number of years of careful study and evaluation, and significant public input in the spring of 2017 – Council provided direction regarding the site and program for a new Harry Jerome Community Recreation Centre.

SELECTION OF DARWIN

The City of North Vancouver conducted a search among the development industry and after a review of submissions, identified Darwin Properties as the preferred proponent to lead the rezoning application process for the acquisition and redevelopment Harry Jerome Neighbourhood Lands south of 23rd Street E.

The City of North Vancouver plans to deliver these lands on a 99-year lease to Darwin Properties, who will apply to develop the lands with a mix of multi-family residential and other uses, including a significant new public park.

The City will use the proceeds from the lease of the Harry Jerome Neighbourhood Lands to fund construction of the new Harry Jerome Community Recreation Centre on City-owned land north of 23rd Street E.

PREFERRED SCHEME

The Darwin Properties team, including expert consultants, explored a variety of development scenarios. Ultimately, we developed one strong scheme which captures our vision.

The plan herein features approximately 1.0 ha of public park land dedication, a significant community amenity, as a complement to the New Harry Jerome Community Recreation Complex.

This expansive new public park retains and builds on Crickmay Park, and maintains green space and open areas where the existing Lawn Bowling greens are today. This park encourages active participation by all age groups, and creates an important node in the Green Necklace.

Significantly, the proposed building forms and open spaces generally maintain to the existing parks, recreation and open space boundaries. The density proposed is within the range defined in the OCP maximum of 2.5 FSR. In line with the aspirations of the City, our Plan provides a mix of housing type and tenure, and commercial space, along with additional amenities.

DATA**Site Address and Legal Description**

The site consists of five legal lots and is identified as follows:

123 23rd Street E (northwest portion)
 Parcel Identifier: 009-029-311
 Legal Description: Lot A of Lot 1 Block 207 District Lot 545 Plan 11876

123 23rd Street E (northeast portion)
 Parcel Identifier: 018-929-648
 Legal Description: Lot 1 Block 207 District Lot 545 Plan Lmp 17639

144 East 22nd Street E
 Parcel Identifier: 007-711-280
 Legal Description: Lot C Block 207 District Lot 545 Plan 15014

North of Eastern Avenue
 Parcel Identifier: 011-145-501
 Legal Description: The Closed Part of Eastern Avenue in Reference Plan 8308 of Lot 2 Block 207 District Lot 545 Plan 5481

2160 Lonsdale Avenue
 Parcel Identifier: 009-029-338
 Legal Description: Lot B of Lot 1 Block 207 District Lot 545 Plan 11876

Site Information

Existing Lot Area: 314,915 sq ft (95,986 sq m)
 Includes Crickmay Park

OCP Designation: MIXED-USE LEVEL 2 (Medium Density)

Purpose: To allow mid-rise multi-family and commercial uses and activities contributing to a pedestrian-scale village-feel. Sites can be fully commercial, mixed use and must emphasize street fronting activity including shops, cafés or services.

Form: A mix of building forms and sizes.

Max Density: 2.0 FSR

Max Bonus: 0.5 FSR

A maximum increase of 0.5 FSR may be considered when public benefits are provided.

PUBLIC CONSULTATION SUMMARY



A. December 2017 Public Open House

PURPOSE

The purpose of the initial Harry Jerome Neighbourhood Lands consultation program was to provide opportunities for North Vancouver residents to give input, and help shape and define the proposed development options being considered prior to submitting a rezoning application to the City of North Vancouver

TIMELINE

On November 27, 2017 the Pre-Application Consultation Program was launched with a comprehensive project website and online survey. The program closed on December 17, 2017.

EVENTS

A Public Open House was held on Wednesday, December 6, 2017 at the North Vancouver School District 44 Administration Building on Lonsdale Avenue at West 21st Street.

Three pop-up consultation events were held on Saturday, December 9th from 1:30pm to 4:30pm in the lower level Lobby of the Harry Jerome Community Recreation Centre and on Tuesday, December 12, 2017 and Thursday, December 14th, 2017 from 4:30pm – 6:30pm in the Upper Lobby of the Harry Jerome Community Recreation Centre.

Open House

Participants	#	%
Attendance	97	
Comment Forms Received	54	57%

Online Survey

Participants	#	%
Survey Completed	287	
Comments Submitted	215	75%

B. Participation

PROPOSED DEVELOPMENT CONCEPT (DECEMBER 2017)

- Overall density not to exceed current Official Community Plan designation
- New expanded public park fronting Lonsdale Avenue
- Affordable housing (rental and/or for purchase) priced below typical market rates.
- Family-oriented housing
- Childcare facilities
- Retail opportunities
- Medical Office Space
- Extension and integration of the City's Green Necklace, including bicycle and pedestrian infrastructure



A. Development Option One

PROPOSED DEVELOPMENT OPTIONS

Two development concepts were presented for consideration:

Option 1

- Three buildings (T) at 16, 18 and 20 storeys are distributed across the site, with three mid-rise buildings (M), between 4 and 6 storeys, fronting the new park, Eastern Avenue, and along 22nd and 23rd Street E.
- Does not require Official Community Plan Amendment for increasing maximum building heights

Option 2

- Two buildings (T) at 24 and 26 storeys are distributed across the site, with four mid-rise buildings (M), between 4 and 6 storeys, fronting the new park, Eastern Avenue, and along 22nd and 23rd Street E.
- Requires Official Community Plan Amendment to allow for building heights above 56 metres but below 74 metres.



A. Development Option Two

FEEDBACK

- The greatest number of supportive comments were generated in relation to funding generated from the development ensuring the redevelopment of the Harry Jerome Community Recreation Centre, and in particular a 50 metre pool;
- Given the early stage of the development proposal the public provided generally positive suggestions reflecting community values including: green space; affordable housing; and livable communities that include a diverse mix of housing for families;
- The Eastern Avenue neighbours had concerns about density and adjacencies of towers and midrise buildings.
- Comments about traffic, parking and transportation infrastructure reflected the concern across the North Shore.
- The results for both options were similar, with a slight preference for Option One. This may be due to the perception that a three-tower option would result in a higher financial contribution to the City.

PROJECT INFORMATION

A

CONSULTANT TEAM

Darwin Properties – North Shore Developer & Builder

Darwin is a leading builder with a reputation for honesty and quality, collaboration and innovation. Since 1987, Darwin has satisfied the needs and tastes of our customers, maintaining our position as the North Shore's most trusted development company.

Developer**DARWIN PROPERTIES**

#404 - 197 Forester Street
North Vancouver, BC V7H 0A6
Canada
darwinconstruction.ca

Darwin Properties Consulting Team

Land and Development Approvals Advisor
– Richard White PAS

Urban Design Advisor
– Frank Ducote, Urban Design

Approvals and Public Engagement Strategies
– Chuck Brook, Real Estate Advisor

Public Engagement Facilitator
– Rockandel & Associates

Design Consultants

Darwin has selected a high caliber team best suited to develop the Harry Jerome Lands that will be enjoyed by the North Shore community for generations to come.

Each team member is selected for their unique experience, expertise, and ability to deliver an exceptional mixed-use development that will be a delight for the neighbourhood and the City of North Vancouver.

Architect & Planner**PERKINS + WILL**

1220 Homer St,
Vancouver, BC V6B 2Y5
Canada
perkinswill.com

Transportation**BUNT & ASSOCIATES**

#1550 - 1050 W Pender St
Vancouver, BC V6E 3S7
Canada
604.685.6427
bunteng.com

Environmental**KEYSTONE ENVIRONMENTAL**

#1550 - 1050 W Pender St
Burnaby, BC V5G 4G3
Canada
604.430.0671
keystoneenvironmental.ca

Public Art**BALLARD FINE ART**

(no municipal address on website)
604.922.6843
ballardfineart.com

Landscape Architect**PFS STUDIO**

1777 West 3rd Avenue,
Vancouver, BC V6J 1K7
Canada
604.736.5168
pfsstudio.com

Civil Engineering**BINNIE & ASSOCIATES**

4946 Canada Way
Burnaby, BC V5G 4H7
Canada
604.420.1721
binnie.com

Building Code**THORSON McAULEY**

769 Roslyn Blvd.
North Vancouver, BC V7G 1P4
604.929.8520
brthorson.ca



A. Concept Drawing from 23rd Street E

The Harry Jerome Neighbourhood Lands project will be a key development in North Vancouver. It will create an active and vibrant destination at the northern end of Lonsdale Avenue, with a unique opportunity for a dynamic mixed-use development and public park in this location.

The Harry Jerome Neighbourhood Lands project is also a key contributor to the development of the Harry Jerome Community Recreation Centre project, where revenue generated from the HJNL project will help fund the HJCRC.

Collaborative Approach

- Darwin Properties and their consultants have worked collaboratively with the City of North Vancouver to develop this rezoning plan
- Plan also included public consultation for input into shaping the form of development

Expanding Park & Open Space

- Include and extend Crickmay Park
- Locate and provide park space that is contiguous along Lonsdale Avenue frontage

Activating the Public Realm

- Public plaza and buildings facing the public open space will have active uses (e.g. retail, commercial) as well as promoting the connection between the Harry Jerome Neighbourhood Lands and the future Harry Jerome Community Recreation Complex

Enhancing Public Site Access & Permeability

- North-south and east-west connections from adjoining communities through the site to the Green Necklace, and Lonsdale Avenue
- Enhanced sidewalks, separated bike lane and formal street trees promote daily pedestrian interaction along the boulevards

Delivering Significant Architectural Buildings

- Incorporating world-class urban design, architecture and sustainable development practices into the delivery of a community of buildings
- Derive maximum value from the site while providing a range of affordable housing options

Promoting Sustainability

- Sustainability targets for the development will meet the City of North Vancouver's Community Vision Guiding Principles by providing an integrated approach to sustainable development for a low carbon community that is vibrant, diverse, and livable

A

PROJECT INFORMATION

VISION

We have a bold vision for the development that includes:

WORLD-CLASS BUILDING

- Incorporating world-class urban design, architecture and sustainable development practices into the delivery of a community of buildings.



WIDE RANGE OF CHOICE

- Providing a wide range of affordable housing choices which are appropriate to and provide options for the needs of this growing community.



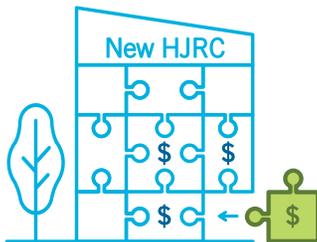
ENRICHING COMMUNITY

- Creating a rich, diverse, and complete community that promotes neighbourliness and enjoyment.



FUNDING A WORLD-CLASS COMMUNITY RECREATION COMPLEX

- Funding the construction of a new City-owned world-class Harry Jerome Community Recreation Complex (HJCRC).



DEDICATED NEIGHBOURHOOD PARK

- Building and dedicating a large and important new public park for all residents of the City of North Vancouver that will incorporate active play, exercise and recreation as an extension of the world-class facilities being planned for the new HJCRC.



ENHANCING THE GREEN NECKLACE

- Enhancing the City's Green Necklace with multi-modal pathways that derive maximum benefit from the development's amenities and new public park.



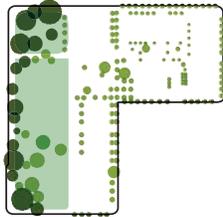
GUIDING PRINCIPLES



The following design principles, based on a thorough analysis of the site, are key to meeting our goal to achieve world-class urban design, architecture and exemplary sustainable development practices.

GREEN NETWORK / OPEN SPACE

- Maintain green gateway at significant entry points to the site
- Increase the area of existing green space on the site
- Retain trees on Lonsdale Avenue
- Ensure coherence and legibility of public open space



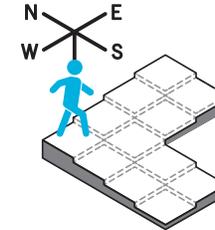
COMMUNITY

- Create a significant public gathering place
- Ensure no downtime for replacement facilities
- Build a sense of partnership with the community
- Ensure integration with the new Harry Jerome Community Recreation Complex



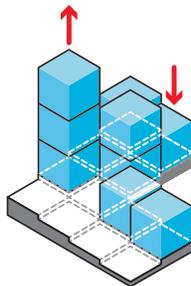
CONNECTIVITY

- Create new north-south pedestrian connections to the evolving new civic precinct (theatre, new HJCRC)
- Provide strong east-west connections to the community as well as at key entry points to the site (Lonsdale Avenue and 21st Street E, and Lonsdale Avenue and 23rd Street E).
- Provide a multi-use Green Necklace link through the site
- Maintain and improve mid-block connectivity through the site



SITE STRATEGIES

- Transition/decrease height towards the east
- Take advantage of the site slope and grade change



ECONOMICS

- Ensure strategic location of commercial uses (café, restaurant)
- Derive maximum value from the site while providing a range of affordable housing options
- Provide a diversity of housing type and unit mix



PROJECT INFORMATION

A

PROJECT STATISTICS

	Building Height		Area Summary					Unit Summary						
	Stories	Height	GFA Residential	GFA Retail	GFA Total	FSR Exclusions	FSR Area	Studio	1BR	1BR+D	2BR	2BD+D	3 BD	Total
T1	26	243 ft (74 m)	193,330	5,600	198,930	5,172	193,758	-	81	41	60	26	12	220
T2	26	243 ft (74 m)	195,860	-	195,860	7,516	188,344	-	80	40	60	26	12	218
M1	6	65 ft (19.8 m)	91,080	-	91,080	2,365	88,715	20	24		48	6	6	104
M2	6	67 ft (20.5 m)	104,440	-	104,440	2,848	101,592	-	-	43	30	23	5	101
M3	6	69 ft (21.1 m)	80,200	-	80,200	2,449	77,751	-	-	38	8	25	4	75
M4*	5	65 ft (19.8 m)	56,090	15,800	71,890	2,726	69,164	10	24		20	8	4	66
Parcel 2 Subtotal			136,290	15,800	152,090	5,175	146,915	10	24	38	28	33	8	141
Parcel 3 Subtotal			584,710	5,600	590,310	17,901	572,409	20	185	124	198	81	35	643
Site Total			721,000	21,400	742,400	23,076	719,324	30	209	162	226	114	43	784
Site Area							314,915							
FSR							2.28							

Required Parking and Loading

Required Bicycle Parking

		Units	GFA (sf)	GFA (sm)	Bylaw Requirements		Supply Required		Loading	Bicycle Bylaw Requirements		Supply Required	
					Total	Visitor	Total	Visitor		Short Term	Secure	Short Term	Secure
Parcel 2 Residential	M3	75			1.05 per unit		79	8		6 spaces per every 60 units or part there of	1.5 per unit	12	113
Parcel 2 Residential	M4*	66			.6 per unit	.1 per unit	40	7			1 per 250 sm	12	99
Parcel 2 Retail	M4		15,800	1,468	1 per 50 sm		29	-	1	6 per 1000 sm		-	6
Parcel 2 Subtotal		141					148	15				24	218
Parcel 3 Residential	M2	101			1.05 per unit	.1 per unit	106	10				12	152
	T2	218			1.05 per unit	.1 per unit	229	22				24	327
	M1	104			1.05 per unit	.1 per unit	109	10		6 spaces per every 60 units or part there of	1.5 per unit	12	156
	T1	220			1.05 per unit	.1 per unit	231	22				24	330
Parcel 3 Retail	T1		5,140	478	1 per 75 sm		6		1	6 per 1000 sm	1 per 250 sm	-	2
Parcel 3 Subtotal							681	64				72	967
Site Total							829	79				96	1,185

*M4 will conform to The City of North Vancouver's 10-10-10 policy for mid-market rental units

PROJECT INFORMATION

AFFORDABILITY & ADAPTABILITY**UNIT MIX**

The Harry Jerome Neighbourhood Lands is planned to be a mixed-use community and inclusive for all.

The residential development occupies two high-rise towers and four mid-rise buildings. Both towers and mid-rises will be designed with a variety of unit types - studio, 1 bedroom, 1 bedroom + den, 2 bedroom, 2 bedroom + den, and 3 bedroom units.

The residential component consists of a variety of ownership/rental types:

- Leasehold Strata Units
- Market Rental Units
- Mid-Market Rental

10% of all of the market rental housing within the project will be provided at 10% below CHMC rates (The City of North Vancouver's 10-10-10 policy for mid-market rental units).

ADAPTABLE UNITS

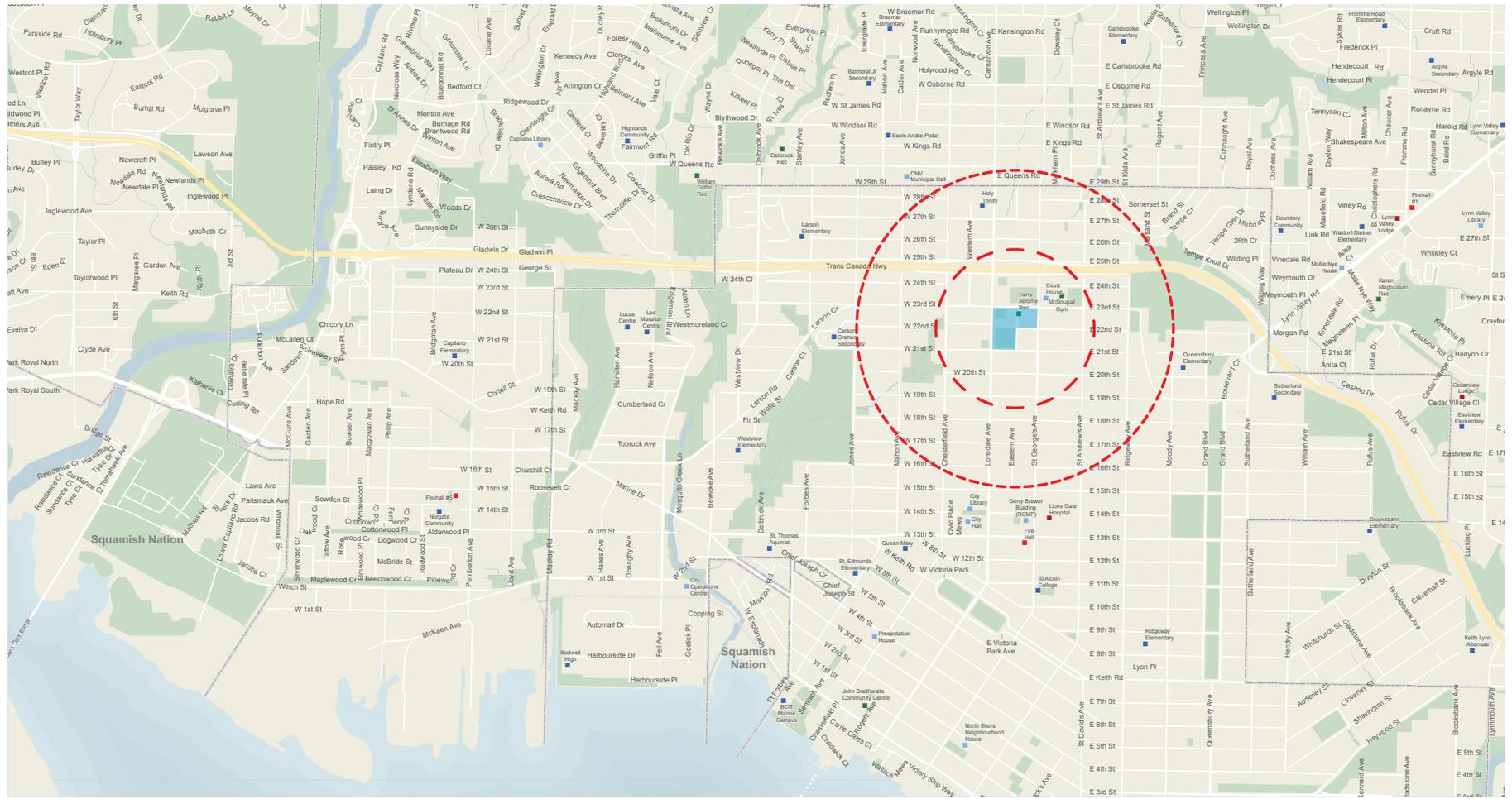
Adaptable design refers to housing or housing features that are intended for use by people with disabilities or those who are limited in mobility. In accordance with the City of North Vancouver's Adaptable Design Policy, 25% of homes will be designed to adaptable Level Two adaptable guidelines.

The above combined, will result in a desirable housing mix with market leasehold strata units, market rental units, and Mid-Market Rental.



SITE CONTEXT

REGIONAL CONTEXT



City & District of North Vancouver

5 Minute Walking Radius

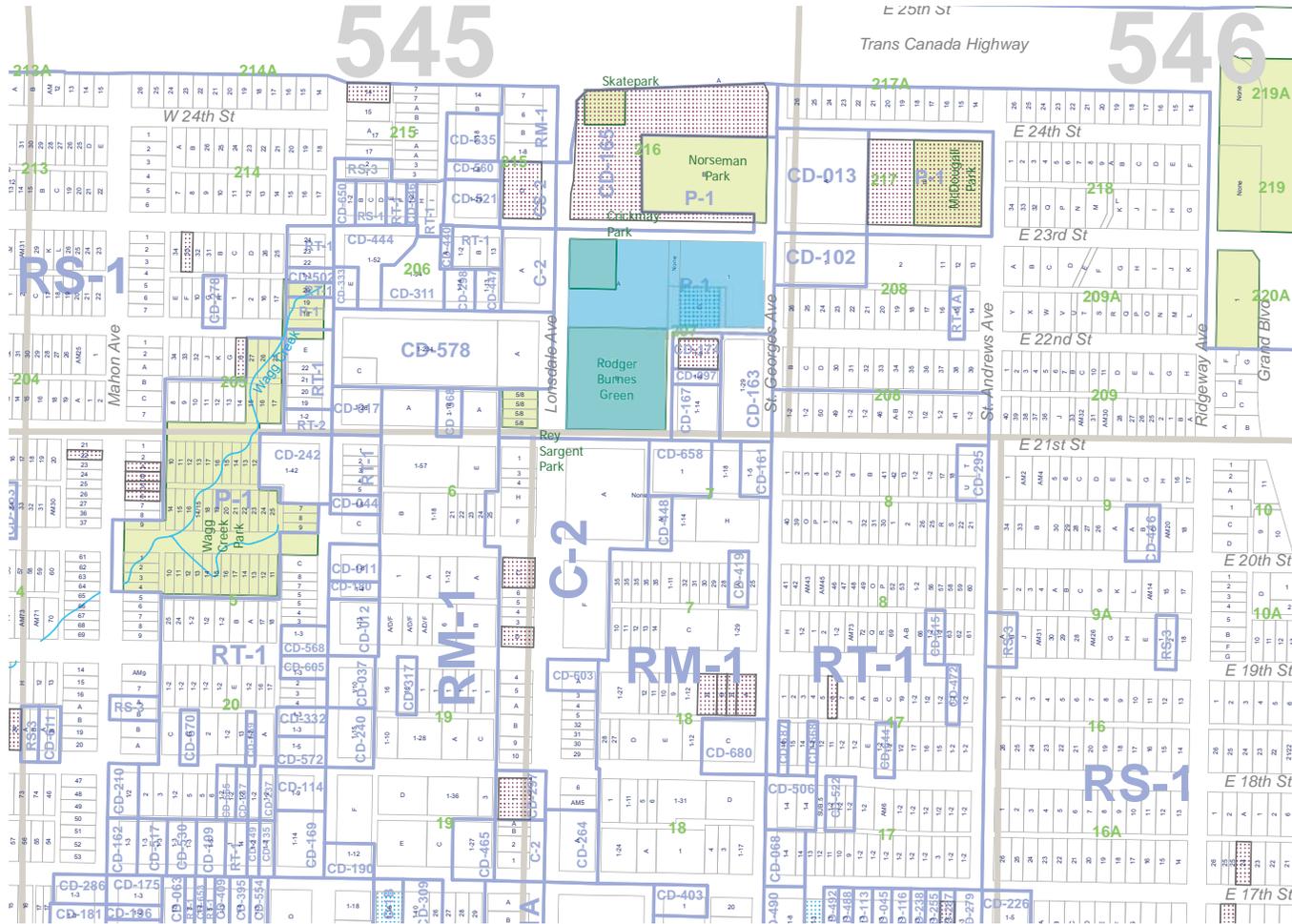
10 Minute Walking Radius

Harry Jerome Neighbourhood Lands



1:2000

ZONING DISTRICTS



City & District of North Vancouver - Generalized Zoning Map

CURRENT ZONING

- P-1 Public Use And Assembly Zone**
- 1. Civic Use:**
 - (a) Accessory Recreational Retail Sales and Service;
 - (b) Accessory Off-Street Parking Use;
 - (c) Accessory Off-Street Loading Use.
- 2. Child Care Use: Subject to Section 607(9) of this Bylaw**
 - (a) Accessory Off-Street Parking Use.
- 3. Off-Street Parking Use.**

	FSR	HEIGHT
P1	N/A	Civic Use: 27.432 metres (90 feet) Assembly Use: 18.288 meters (60 feet)

Harry Jerome Neighbourhood Lands

SITE CONTEXT

CITY OF NORTH VANCOUVER OCP**OCP – KEY GOALS**

Our project is designed to support the following vision for the community, which is well defined in the OCP's Guiding Principles.

Complete & Compact

There is ample area to support the densification within a compact, sustainable and highly livable urban community that provides a wide variety of housing choices with access to transit.

Accessible & Active

The new public park is programmed to encourage activity for people of all ages and abilities, and creates a pedestrian link from Lonsdale Avenue and 21 Street E to the new Harry Jerome Community Recreation Centre.

Opportunity-Filled

Where sustainable, space for commercial uses has been provided to ensure employment opportunities are enhanced within the community. Commercial/retail space is provided at the northern urban plaza, across from the new HJCR, to maximize visibility and use.

Resilient & Adaptable

Building spaces will be designed to remain functional through major storms, stormwater flows will be treated on site in retention ponds, and the development will contribute to greenhouse gas emission reductions by targeting LEED Gold certification.

Healthy & Inclusive

The new public park and the surrounding development will create an inclusive, supportive community that enhances the qualities of the existing neighbourhood. The legacy of athletics and sport will be strengthened to promote active lifestyles for individuals of all abilities and foster a greater sense of community.

Diverse & Affordable

This new community will include a mixture of housing types to address the City's need for housing diversity and affordability. Rental and family friendly homes are all key components to the housing mix for the site.

Community Supporting Community

The City will continue to be a compassionate community recognizing that all individuals and/or their families will require support at some point in their lives. The City will assist organizations and individuals that provide community support through the responsible allocation of its resources.

Age Friendly

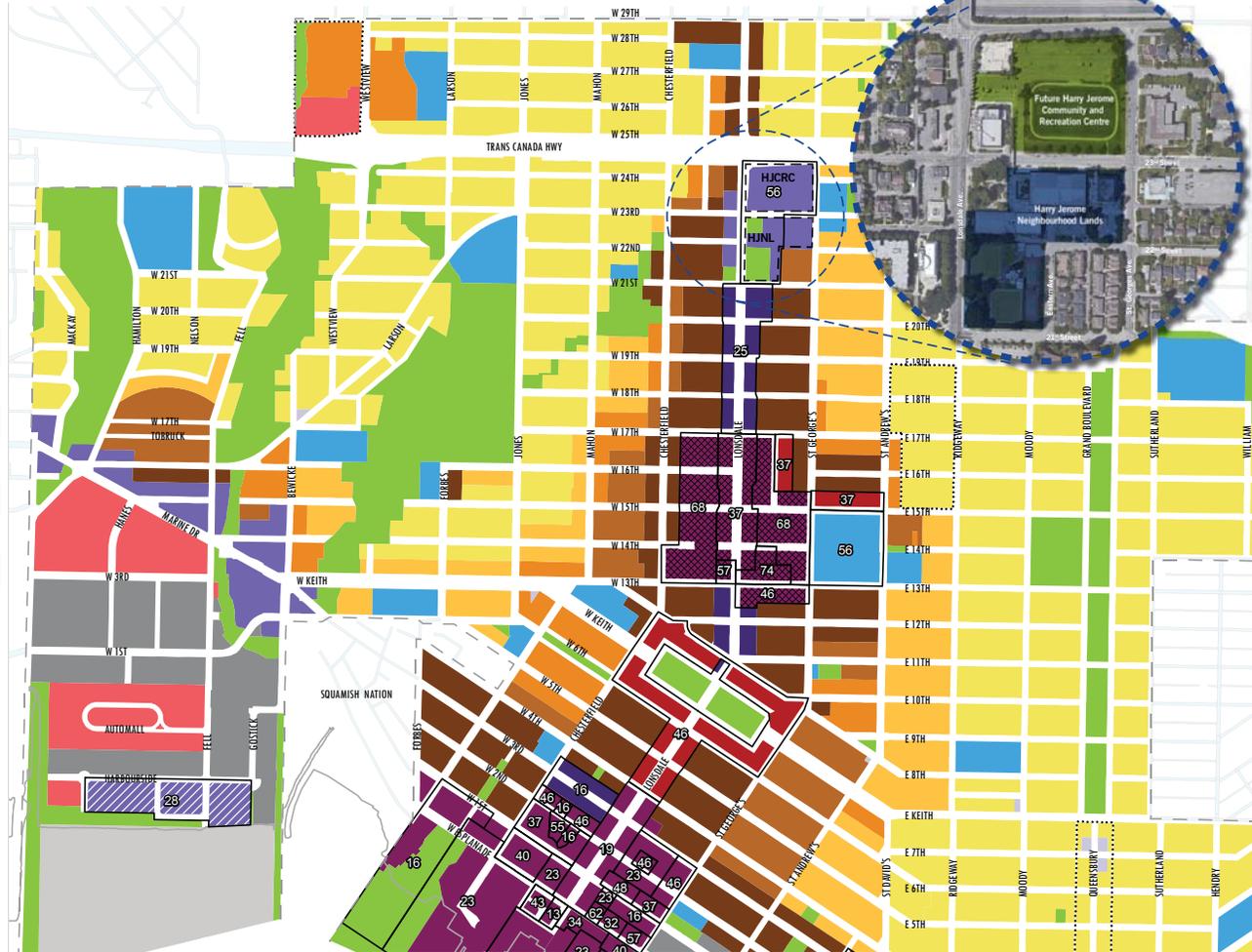
By integrating a range of housing options, accessible open space, and a variety of active and passive outdoor recreational areas, the new development and the new public park will create an inclusive community for all age groups. Furthermore, the new public park creates a barrier-free pedestrian connection to the new community centre that will provide programs for seniors and children alike.

CITY OF NORTH VANCOUVER OCP

B

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	OCF Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	-
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		



City & District of North Vancouver - Schedule A Land Use

SITE CONTEXT

HISTORY OF THE NORTH SHORE

B



A. 189- Plan of the Townsite of North Vancouver- (North Vancouver Museum and Archives)



B. Squamish Nation paddlers in Nahanee dugout canoes in North Vancouver - (Squamish History Archives, Squamish Public Library)



C. 1910 Loggers at mouth of Capilano River with flume in the background- (North Vancouver Museum and Archives)



D. 1920s Ferry Landing, Lonsdale Ave., North Vancouver (City of Vancouver Archives)

1863 - Moodyville, The first sawmill opens on the North Shore. Purchased by Sewell Prescott Moody and becomes Moodyville, with a hotel and the inlet's first school. (NVMA)

1891 - The District of North Vancouver Incorporates, Stretching from Horseshoe Bay to Indian Arm, excluding Moodyville. (NVMA)

1900 - Ferry Across the Inlet - Ferry No. 1 Base of Lonsdale Avenue to Downtown Vancouver (NVMA)

1906 - Wallace Shipyards opens in North Vancouver. Later becomes Burrard Dry Dock (1925) and Versatile Pacific (1985)(NVMA)

1907 - The City of North Vancouver is created as a separate municipality "the Ambitious City" (NVMA)

1912 - West Vancouver Secedes (NVMA)

1912 - West Vancouver Secedes (NVMA)

1923 - Squamish First Nation. Sixteen Coast Salish Chiefs amalgamate to create the Squamish First Nation and a council of chiefs to conduct Squamish affairs (NVMA)

1925 - The Second Narrows Bridge opens to Road traffic making North Vancouver accessible to motorists (NVMA)

1925 - Moodville joins The City of North Vancouver (NVMA)

For millennia the ancestors of the Skwxwú7mesh (Squamish), Tsleil-Waututh and X'muzk'í'um (Musqueam) peoples have lived on the North Shore. (NVMA)

SITE CONTEXT

HISTORY OF THE NORTH SHORE



E. 1942 Burrard Dry Dock (North Vancouver Museum and Archives)



F. 1963 Lions Gate Hospital (North Vancouver Museum and Archives)



G. 1940-1982 Harry Jerome (Ralph Bower)

The story of North Vancouver is imbued with the relationship between people and the natural realm.

The ancestors of Skwxwú7mesh (Squamish), Tsleil-Waututh and X'muzk'i'um (Musqueam) peoples have lived on the North Shore for Millennia (NVMA).

The densely forested slopes attracted early industry and sparked the settlements of logging operations on the North Shore. Close proximity to the industrial infrastructure and labour force of Vancouver and the abundant timber resources lead to a flourishing of logging activities on the North Shore.

As connectivity to Vancouver increased with regular ferry crossings and the installment of a streetcar line on Lonsdale Avenue, more industries including a considerable shipbuilding yard moved to the northern shores of the Burrard Inlet. People began to settle the slopes of the North Shore on mass. The construction of both the first (Lions Gate) and second narrows (Iron Worker's Memorial) bridges created connections to Vancouver which would create a huge residential demand for the development of the North Shore. Employment at the Burrard Dry Docks during World War II would reach a peak of 14,000 employees. The post-war housing boom in North Vancouver was substantial and solidified much of the urban fabric of North Vancouver.

Crickmay Park has been home to the North Vancouver Horticultural Hall, Japanese Tea House, Scout Hall and at one time was the terminus of the Lonsdale Streetcar. Today, Crickmay Park has a playground surrounded by lush gardens and mature trees (Parks of North Vancouver). The North Vancouver Lawn Bowling Club at Roger Burnes Green was established in 1923. The Harry Jerome Recreation and Community Centre and the Centennial Theatre were completed in 1966.

North Vancouver has been able to hold on to much of its' cultural, natural and industrial heritage and has remained a space characterized by the ability to live, work and play in close connection to the outdoors.



SITE CONTEXT

NEIGHBOURHOODS

B

North Vancouver is composed of a unique collection of neighbourhoods, each contributing to the richness of the community. The North Shore can be characterized as life between the mountains and the sea, rushing creeks and forested parks break up the communities into pocketed neighbourhoods which are connected through their commonality of life on the edge. Living on the north is something sublime - a common day can often include a walk in the rain underneath a canopy of giant cedars and douglas firs.

The neighbourhoods of North Vancouver have developed with this sense of serenity gained through a connectivity to the natural world, paired with the integrity of belonging to a tightly knit community. North Vancouver benefits immensely from the multicultural diversity of its neighbourhoods.

Lonsdale Avenue is a thriving commercial corridor, home to abundant social and cultural activities and varying scales of housing. Lonsdale Avenue hosts a remarkable range in the scales of industry and employment – on Lonsdale you can find an active ship-building yard, a flourishing residential and mixed-use neighbourhood and a variety of independent shops. The experience of Lonsdale Avenue is remarkable for its diversity of experiences and its' tension between the mountains, and the sea.

Lonsdale Avenue has three distinct nodes: Lower, Central and Upper Lonsdale. Lower Lonsdale is anchored by Lonsdale Quay and the Sea Bus and serves dense residential development with imaginative cultural spaces such as the Lonsdale Night Market.

Central Lonsdale hosts a diverse commercial and employment economy spearheaded by the health district of Lions Gate Hospital.

North Lonsdale has a the cultural and recreational facilities such as Centennial Theatre, the Gordon Smith Gallery of Canadian Art and the Harry Jerome Community Recreation Centre.



A. Lonsdale Night Market - (North Vancouver Chamber of Commerce)



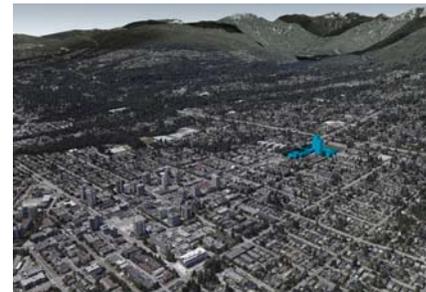
B. City of North Vancouver Library Plaza - (PCL Construction)



C. Looking North on Lonsdale Avenue & 18th Ave. - (Local on Lonsdale Avenue)



D. Views Down Lonsdale Avenue; Source: Google Earth



E. Views To Lions Gate Bridge; Source: Google Earth



F. Views Down Lonsdale Avenue; Source: Google Earth

SITE CONTEXT
NEIGHBOURHOODS

B



City & District of North Vancouver - Neighbourhood Map
Not to scale

- New Public Park
- Surrounding Public Park
- Neighbourhood Node
- Trans-Canada Highway
- Arterial
- Collector/Local
- 5 Minute Walking Radius
- 10 Minute Walking Radius

SITE CONTEXT

SITE PHOTOS

B



LONSDALE AVENUE

23RD STREET E

A. Lonsdale Avenue Streetscape



Streetscape Key Map



21ST STREET E

B. Eastern Avenue Streetscape

SITE CONTEXT
SITE PHOTOS

B



C. 22nd Street E Streetscape

SITE CONTEXT

SITE PHOTOS

B



23RD STREET E

ST. GEORGES AVENUE



23RD STREET E

D. 23rd Street E Streetscape



21ST STREET E

LONSDALE AVENUE



21ST STREET E

E. 21st Street E Streetscape



ST. GEORGES AVENUE

21ST STREET E

ST. GEORGES AVENUE

F. St. Georges Avenue

SITE CONTEXT
SITE PHOTOS

B



LONSDALE AVENUE

23RD STREET E



EASTERN AVENUE

21ST STREET E

ST. GEORGES AVENUE

21ST STREET E



23RD STREET E

ST. GEORGES AVENUE



23RD STREET E

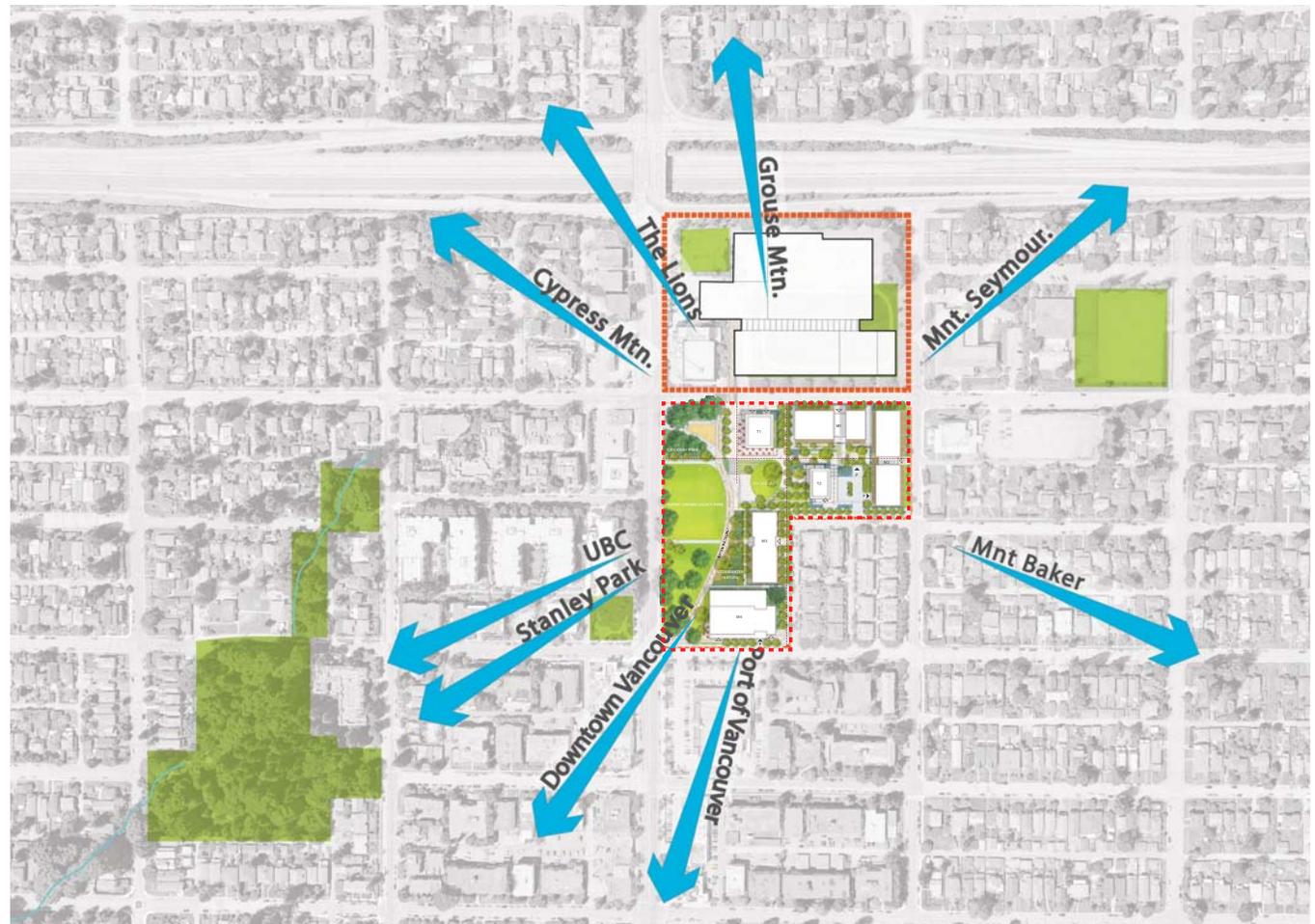
ST. GEORGES AVENUE

SITE CONTEXT

VIEWS & ORIENTATION

Views in all directions from the site are spectacular as pointed out in (A) Views & Orientation.

Drone photos from the site show actual views. See opposite page.



A. Views & Orientation

B

SITE CONTEXT
VIEWS FROM SITE

B



B. Panorama Above Site, looking North - 20 storeys above grade



D. Panorama Above Site, looking East - 20 storeys above grade



C. Panorama Above Site, looking South - 20 storeys above grade



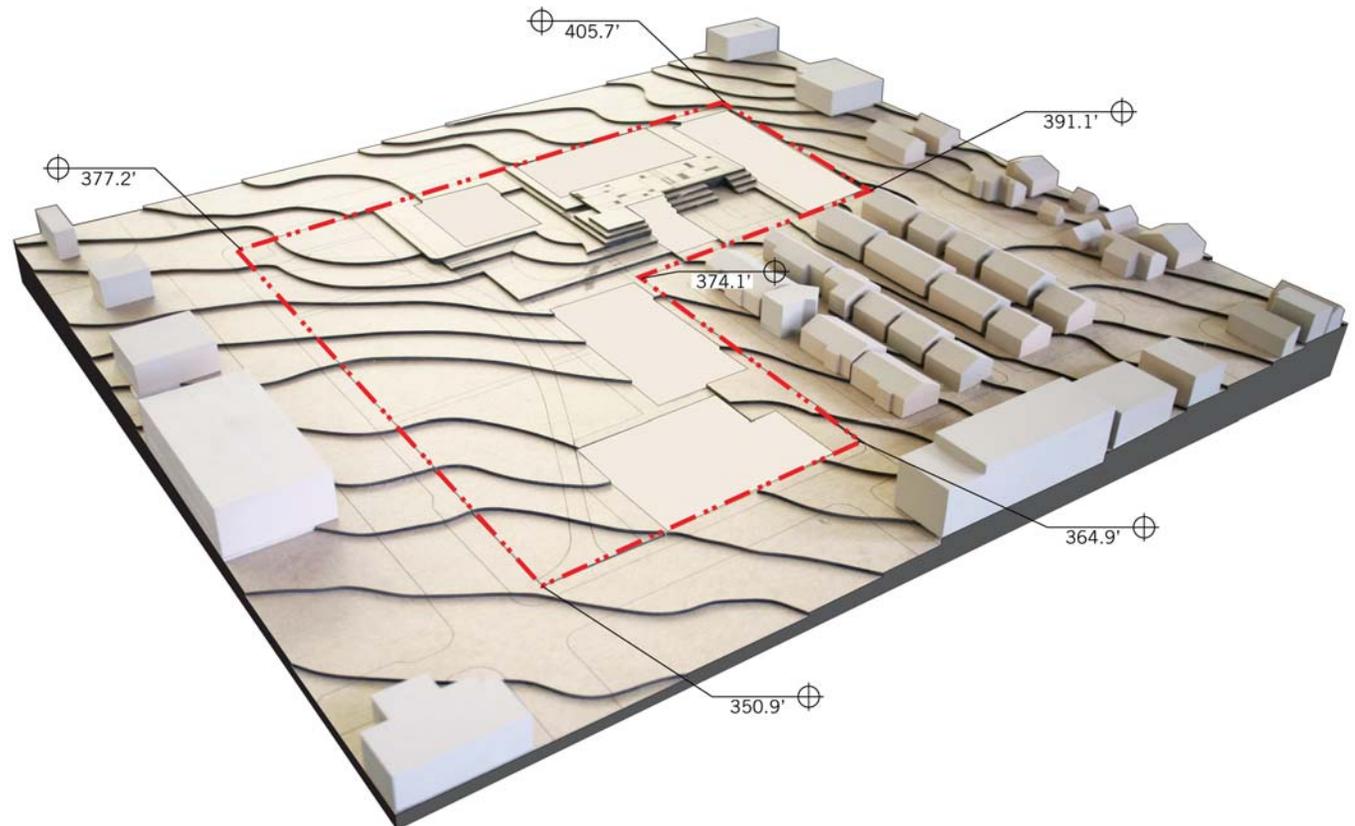
E. Panorama Above Site, looking West - 20 storeys above grade

SITE CONTEXT

TOPOGRAPHY

Typical of a site on the North Shore, topography is a defining characteristic of the site. Sloping diagonally from the intersection of 23rd Street E and St. Georges Avenue to the intersection of 21st Street E and Lonsdale Avenue. There is a fall of 55 ft or 16.8 metres.

The slope of the site is fairly consistent, with the northeastern part of the site slightly steeper than along Lonsdale Avenue and 21st Street E.



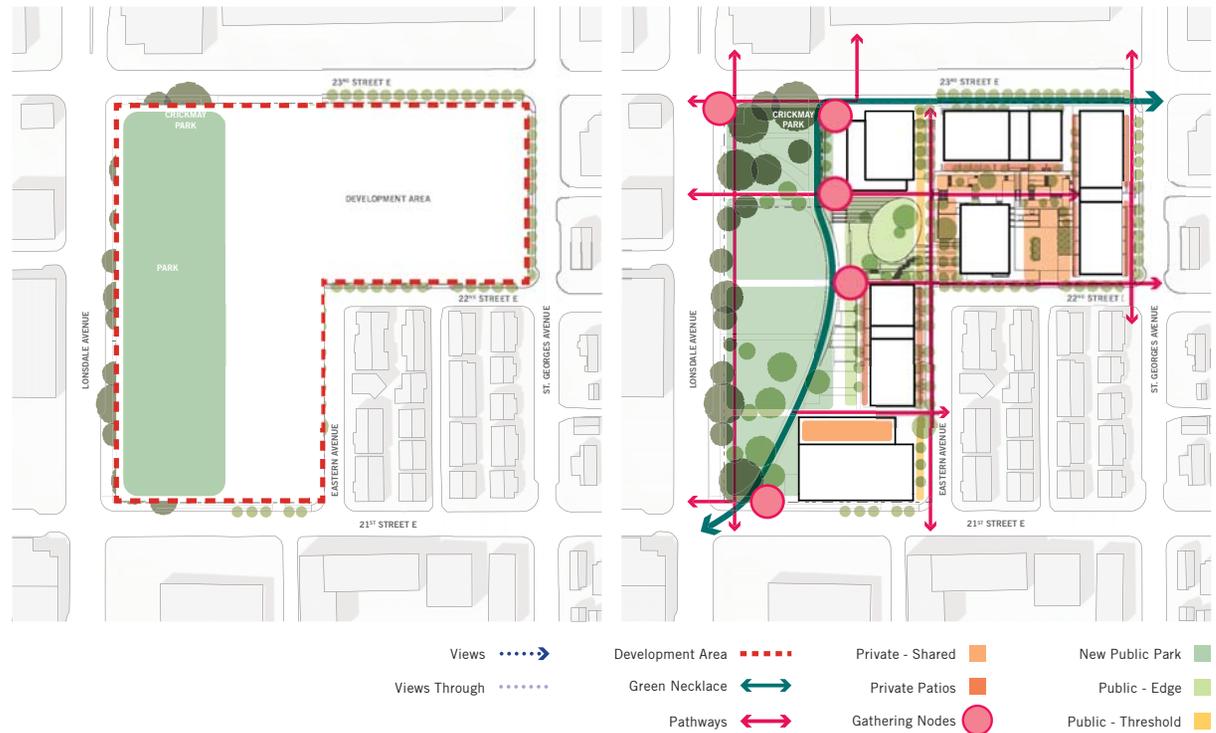
Topographic Model of Harry Jerome Neighbourhood Lands; 1 contour = 3'-0" (1m)



URBAN DESIGN PRINCIPLES

MASTERPLAN STRUCTURE

The Masterplan of The Harry Jerome Neighbourhood Lands is structured through the following key organizing strategies:



THE NEW PUBLIC PARK

The site is located East of Lonsdale Avenue between 23rd Street E and 21st Street E. Its Western Boundary is St George Avenue between 22nd Street E and 23rd Street E and Eastern Avenue between 21st Street E and 22nd Street E.

The proposal includes the dedication of the existing Crickmay Park and a new public park South of Crickmay Park on Lonsdale Avenue.

KEY CONNECTIONS & NODES

The Green Necklace is the primary circulation path through the new public park. Beginning near the intersection of 21st Street E and Lonsdale Avenue – just east of existing tree canopies, this multi-modal recreational path crosses diagonally through the park dedication and just east of the proposed boundary of Crickmay Park.

East-West Pedestrian connections through the site will provide linkages from courtyards, 22nd Street E and Eastern Avenue to the Green necklace.

URBAN DESIGN PRINCIPLES
MASTERPLAN STRUCTURE



TRANSPARENCY & POROSITY

The development of this large site will create residential urban edges lined with ground floor entry patios along neighbouring streets. Key physical and visual connections through the site are provided between buildings. Visual connections through buildings with long frontages will be provided at building lobbies—providing visual transparency between the sidewalk and the interior parks and courtyards where possible.

OPEN SPACE - ZONES

The site has three distinct zones: Park, Edge and Private-shared. These zones are organized with the most public zone - the new public park located at the edge of Lonsdale Avenue. The Edge zone activates the park with active edges and uses or layers of semi-public spaces between residents and public open space. Private courtyards for the residents of the new development are located further east.

PUBLIC & PRIVATE

Ground floor homes in all of the midrise buildings have private patios facing onto public sidewalks, private, yet shared, courtyards, and public park spaces. Providing transitions between public and private spaces creates a layered and terrace approach to privacy.

URBAN DESIGN PRINCIPLES

OPEN SPACE - TREES & STORMWATER

Along the western edge of the site are several significant mature trees, the vast majority of which will be retained, framing the future new public park. This canopy will be expanded through the planting of formal allies along street edges and on important connections through the site along with informal clusters of trees within the public realm.

Water will be an important feature throughout the site. Features will collect stormwater from public areas and carrying it West with the grades of the site. A large stormwater feature with a series of cascading retention pools will have both a practical function of slowing and allowing stormwater to infiltrate as well as provide peaceful seating areas among the pools.



A. Existing Trees + Stormwater Management

Urban Design Principle: Preservation of heritage trees will continue to be a vital asset to residents and will be expanded upon through new plantings.

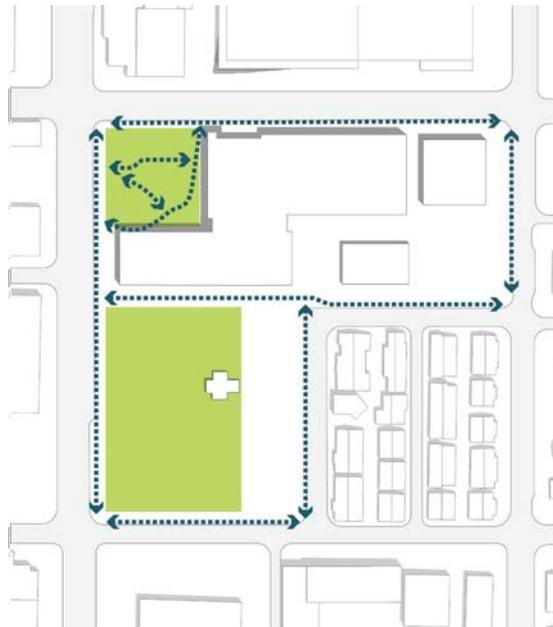


B. Proposed Trees + Stormwater Management

Urban Design Principle: Build on existing stormwater infrastructure to create a robust network of bioswales and on-site water management strategies.

URBAN DESIGN PRINCIPLES

PUBLIC REALM - PLAZA, STREETS & AXIS, GREEN NECKLACE



C. Existing Circulation + Public Art

Urban Design Principle: Neighbourhood porosity will increase the ability of park users and surrounding residents to move through the development.



D. Proposed Circulation + Public Art

Urban Design Principle: Public art and interpretive features should work to create a sense of identity for the new public park.

Presently, circulation through the site is largely limited to its outer edges with both building massing and slopes posing significant challenges to pedestrian movement.

The proposed design will address the challenge of accessibility across the site through the Green Necklace, a central organizing element kept to an accessible grade of less than five percent, that will meet east west connections across the site.

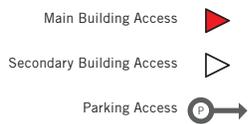
The porosity of the development improves existing connectivity and is considerate of surrounding neighbours and connections and views to the future Harry Jerome Community Recreation Centre to the North.

URBAN DESIGN PRINCIPLES

ILLUSTRATIVE SITE PLAN

KEY CALLOUTS

- 1. Crickmay Park
- 2. New Public Park
- 3. Green Necklace
- 4. The Mound



Illustrative Site Plan Scale 1:1000

URBAN DESIGN PRINCIPLES

MASSING



A 5-storey building with a retail podium fronts 21st Street E at the southern edge of the site. The west edge of the proposed new public park is lined with a 6-storey residential building along Eastern Avenue – the top storey of this building is setback to create a 5-storey massing and reduce the impact of height on the adjacent townhouse and single-family neighbours.

Two 26-storey towers with a maximum height of 74 metres, are proposed the northern edge of the site Just east of Crickmay Park and the second further east of the new public park accessed from 22nd Street E. Six-storey midrise buildings complete the urban edges of 23rd Street E and St. Georges Avenue.

- On-site Park
- Surrounding Public Park

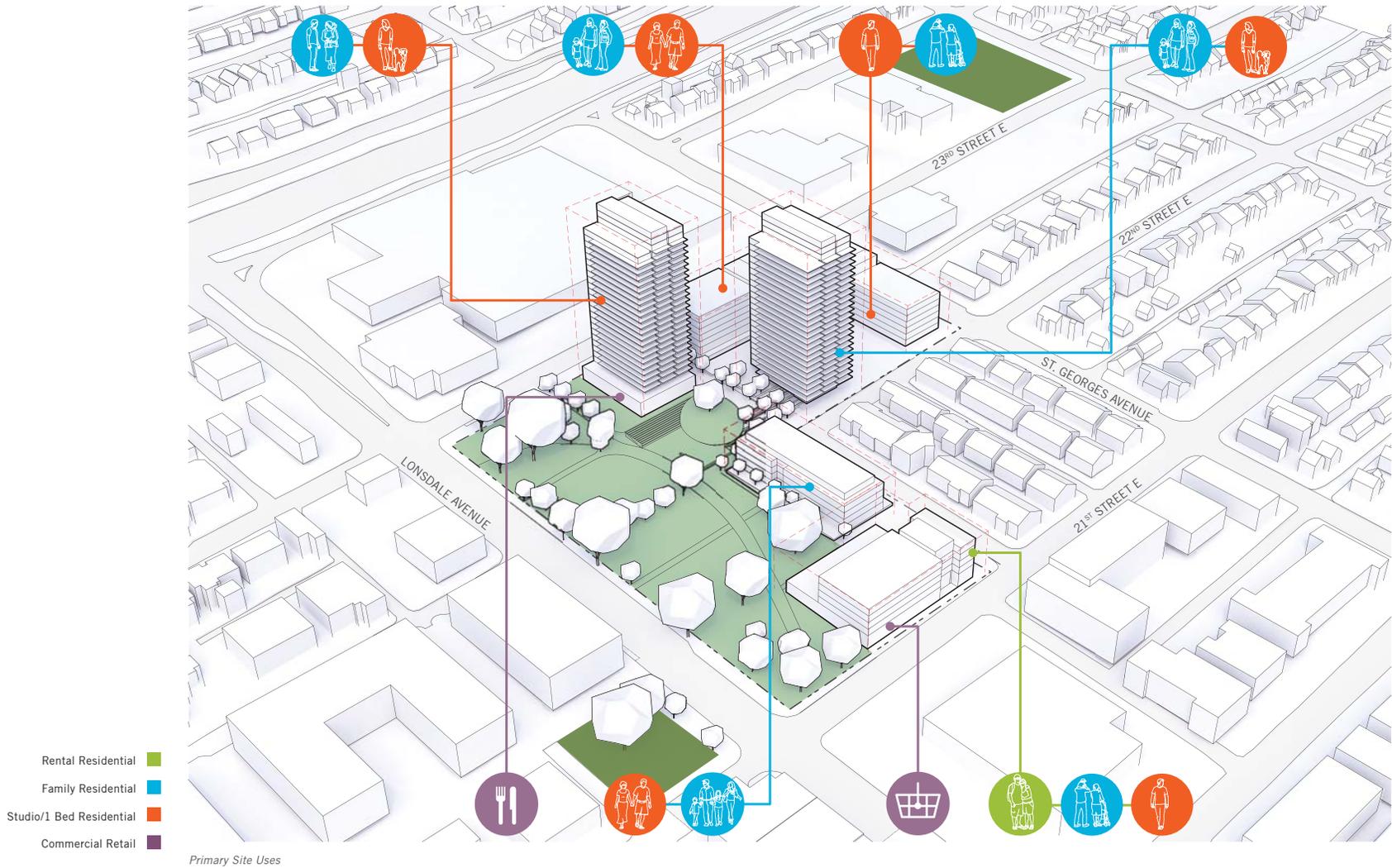
Massing 3D Diagram



URBAN DESIGN PRINCIPLES

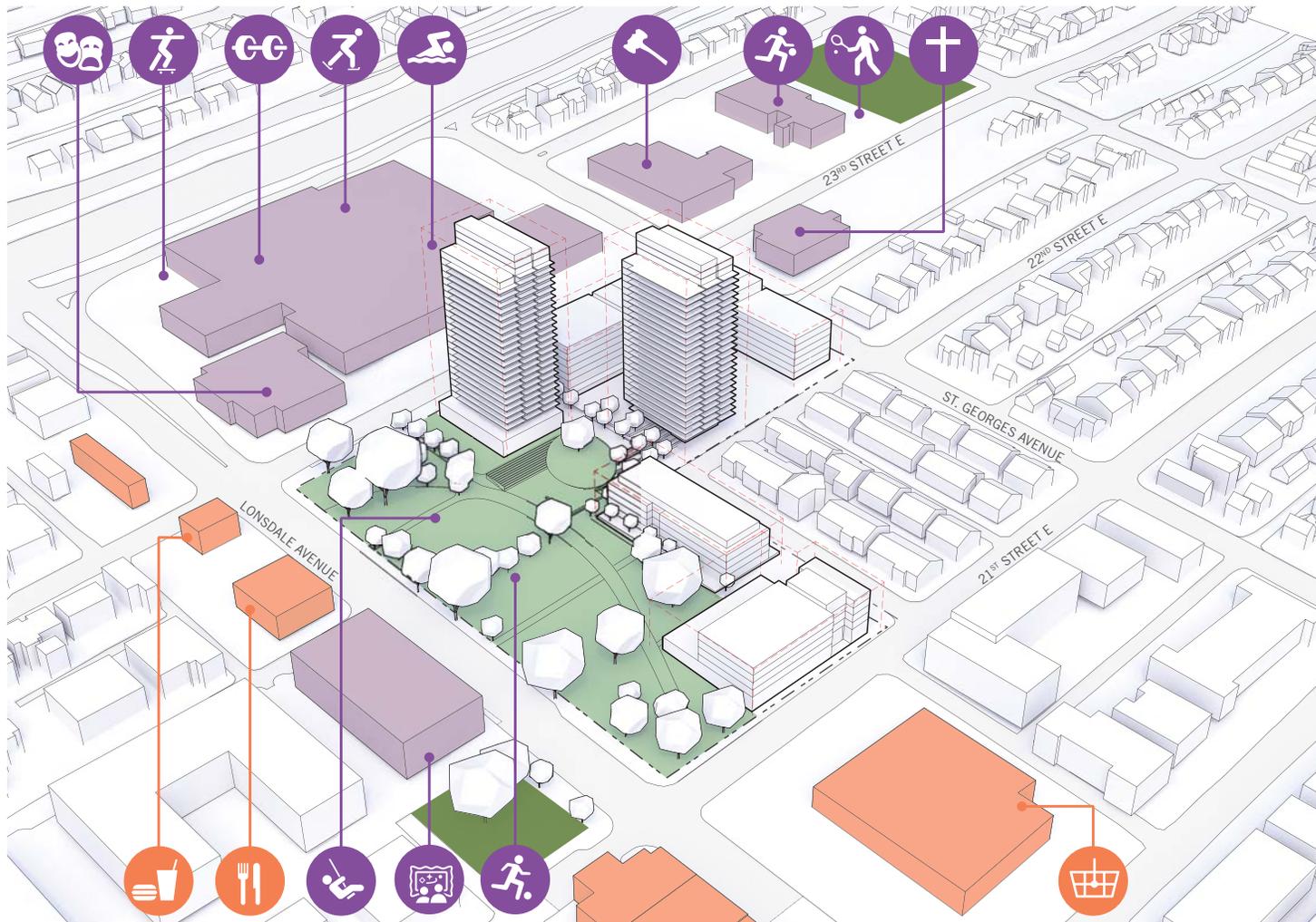
PRIMARY USES

C



URBAN DESIGN PRINCIPLES

PUBLIC AMENITIES



Public Amenities

- Civic Uses
- Commercial Uses

THE NEW PUBLIC PARK

At approximately 1.0 hectares the proposed new public park will provide the City of North Vancouver with a spectacular amenity that will provide a number of significant benefits. Its location, which stretches along Lonsdale Avenue from 21st to 23rd Street E, will ensure ease of accessibility by foot, bus, bicycle or car, while also allowing for the retention of the numerous heritage trees that border the east side of Lonsdale Avenue, and comprise Crickmay Park.

GREEN NECKLACE CONNECTION

The Green Necklace is an important network within the City of North Vancouver that will be integrated within the site, providing pedestrian and bicycle pathways, connecting the site to a larger network of greenways and open spaces.

PUBLIC ART

The Gordon Smith Gallery of Canadian Art, located across Lonsdale Avenue from the Harry Jerome Lands, terminates the commercial frontage that stretches the length of Lonsdale Avenue with an intimate park that serves as an extension to the public gallery. The highly engaging art displayed in Rey Sargent park demonstrates how public art can enrich even a modest public space.

In similar fashion, the new public park presents a prime opportunity to celebrate art. A proposal for a public art approach is included.

PUBLIC REVENUE

Adding approximately 720,000 sq ft new homes to the community will generate substantial new revenue for the City of North Vancouver, more than doubling the current NVRCC Subsidy.



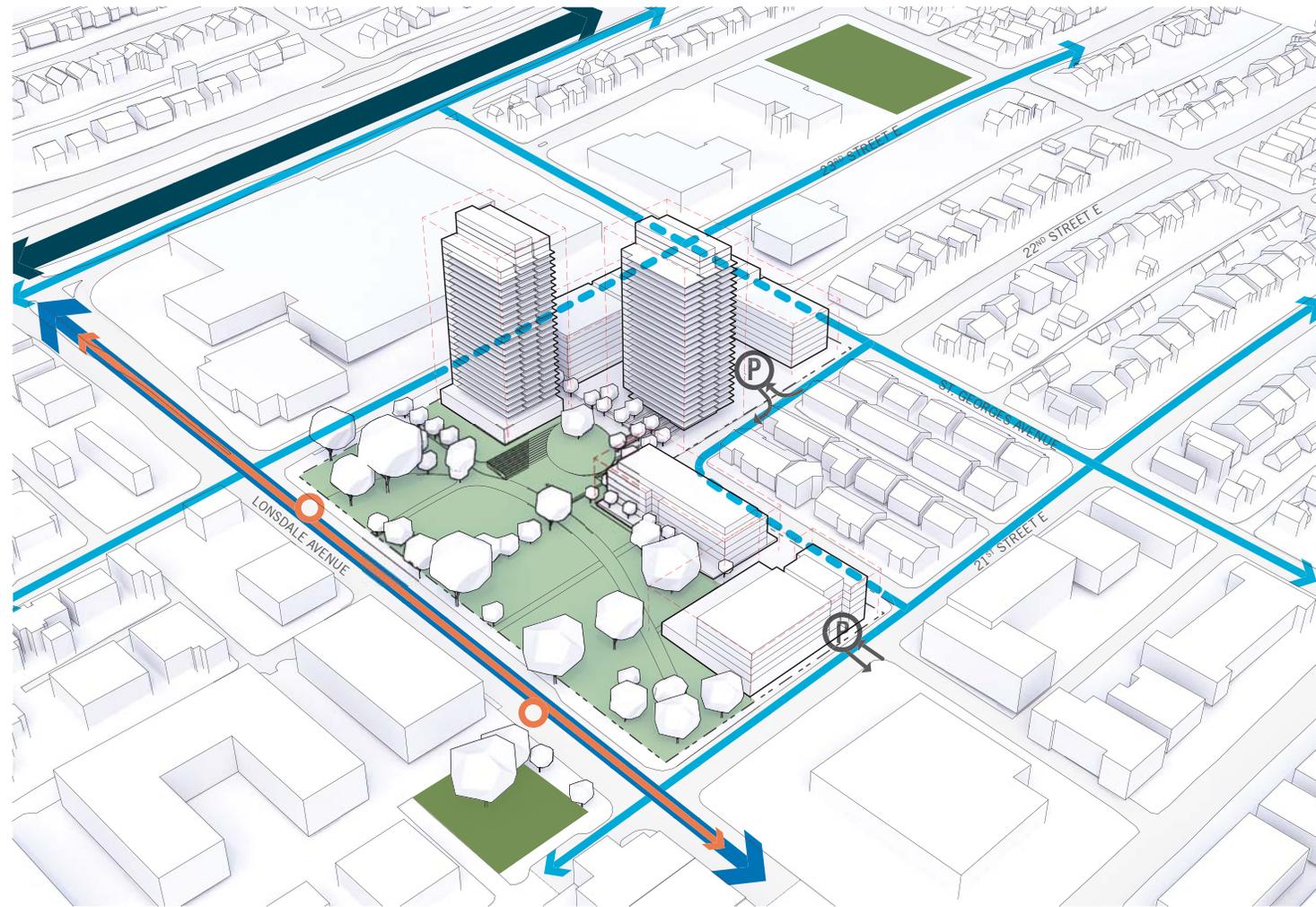
URBAN DESIGN PRINCIPLES

CIRCULATION - VEHICULAR & TRANSIT

A preliminary traffic analysis of the development site indicates it is accessible. Lonsdale Avenue, both an arterial and truck route, has a direct connection to Highway 1 to the north. St. Georges Avenue and 23rd Street E are minor arterials, and there is an alternate connection to eastbound Highway 1 at the end of St. Georges Avenue. Bus service along Lonsdale Avenue will increase with the addition of a new limited stop B-Line service, connecting Lynn Valley to downtown Vancouver via Lonsdale Avenue and the Lions Gate Bridge.

Currently, 23rd Street E, is a car-oriented roadway that bisects the Centennial Theatre/outdoor track and the existing Harry Jerome Community Centre. With the new development, the character of 23rd Street E will change dramatically as it becomes the interface between the Centennial Theatre, the new HJCRC, the new HJNL development and the new public park.

Planned improvements and traffic calming measures, such as pedestrian crossing signals or a roundabout at the intersection of 23rd Street E and St. Georges Avenue, will be considered to ensure the safety of pedestrians and cyclists.



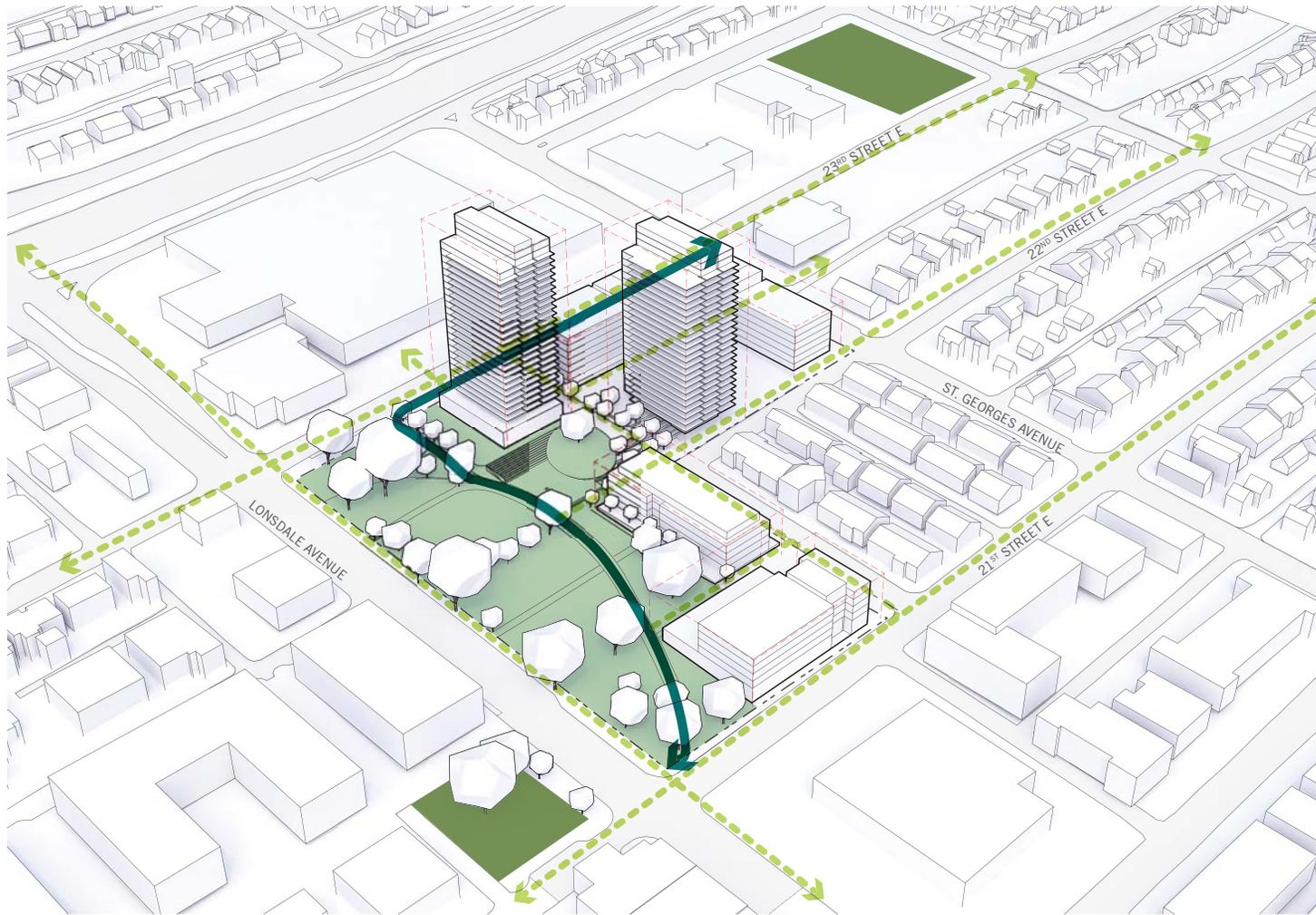
Circulation - Vehicular & Transit



URBAN DESIGN PRINCIPLES

CIRCULATION - PEDESTRIAN & BICYCLES

The proximity of the New Harry Jerome Community Recreation Complex and proposed development is highly synergistic. With new residential units located across the street, the new community centre will become a centre of activity, attracting numerous pedestrians. As a key interface, it is essential that 23rd Street E become a safe, pedestrian friendly connector, linking the developments and ensuring ease of access across the street.



- On-site Park
- Surrounding Public Park
- Green Necklace
- Pedestrians

Circulation - Pedestrian and Bicycles

URBAN DESIGN PRINCIPLES

DESIGN ATTRIBUTES

Building Form

Tower forms address a primary south and west orientation to long commanding views across the park to the Burrard inlet, as well as significant views north of the site to the North Shore mountains:

- Capitalizing on their proximity to open space
- Framing and emphasizing the diagonal Green Necklace route across the site
- Articulating the massing of the top of each towers
- Minimizing shadow impact on adjacent neighbourhood streets and parks
- Marking the northern edge of Lonsdale Avenue with iconic yet differentiated buildings

Midrise residential massing aim to moderate the massing of the residential towers with the neighboring communities:

- Transitioning in height towards the east
- Taking advantage of the site slope and grade change, with stepped and articulated horizontal forms having visual interest
- Breaking down the scale on long building forms by articulating entrances and amenity spaces
- Raising ground floors above the adjacent sidewalk grade wherever possible to establish clear public-private space separation

Park & Open Space

The site's contiguity to park space will be reinforced by strong connections:

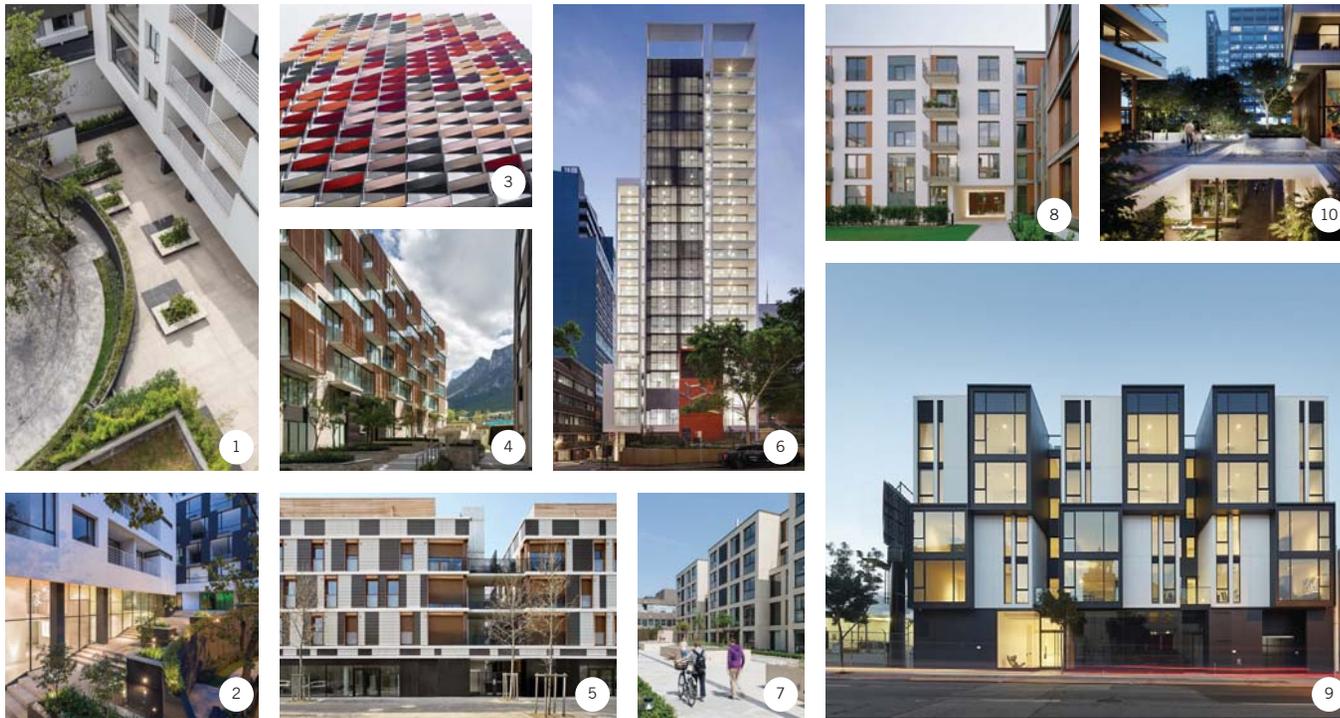
- Preserving Crickmay Park
- Providing additional public park space that is contiguous along Lonsdale Avenue frontage



Bird's Eye View of Proposed Development

URBAN DESIGN PRINCIPLES

DESIGN ARTICULATION



1. Onyx Building - Diez And Muller Arquitectos; Source: Sebastian Crespo
2. Onyx Building - Diez And Muller Arquitectos; Source: Sebastian Crespo
3. Abeckett Tower - Elenberg Fraser Architecture; Source: ArchHELLO
4. VIA Cordillera -JSA + DMG Architects; Source: ArchDailyValenton Housing - Galin Lafon; Source: ArchDaily
5. Aspire Apartments - Marchese Partners

6. Marchese Partners
7. Passivhäuser Erdmanstrabe - Huke-Schubert-Berg-Architekten
8. La Maison -TC Studio
9. Wardian - Glen Howells Architect

Public Realm

- Creating opportunities for commercial space (e.g. restaurants and/or cafés) as an amenities for new residents, park users, and the broader community
- Restaurant will include a large south-facing terrace with outdoor seating, combining strong visual and physical connections to the public park and open space, animating the park edge and drawing pedestrian traffic
- Public plaza at grade and buildings facing the public open space promoting the connection between the Harry Jerome Neighbourhood Lands and Harry Jerome Community Recreation Centre.
- The plaza and surrounding spaces provide opportunity for impromptu or temporary 'pop-up' activation at street level
- Public art will be featured at key locations in the park and/or distributed throughout the park.

Site Access & Permeability

The site benefits from a number of connections to and from the surrounding communities:

- Connecting north across 23 Street E the new Harry Jerome Community Recreation Centre
- Maintaining north/south public pedestrian route and visual axis from 23rd Street E to 21st Street E along Eastern Avenue
- Maintaining east/west public pedestrian route and visual axis from St. George's Avenue to Lonsdale Avenue along 22nd Street E
- Enhanced sidewalks, separated bike lane and formal street trees promote daily pedestrian interaction along the boulevard
- An expansive entry to the north/south central plaza space is provided mid-block



URBAN DESIGN PRINCIPLES

3D VIEWS



View Across 23rd Street E from the Future Harry Jerome Community and Recreational Centre

3D VIEWS

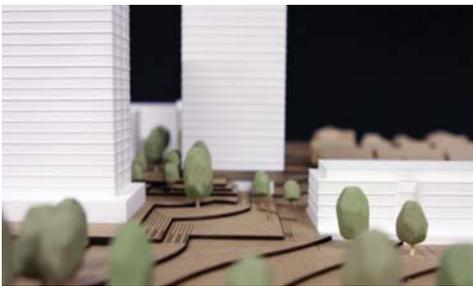


View from 21st Street East and Lonsdale Avenue



URBAN DESIGN PRINCIPLES

MODEL PHOTOS



Site Model



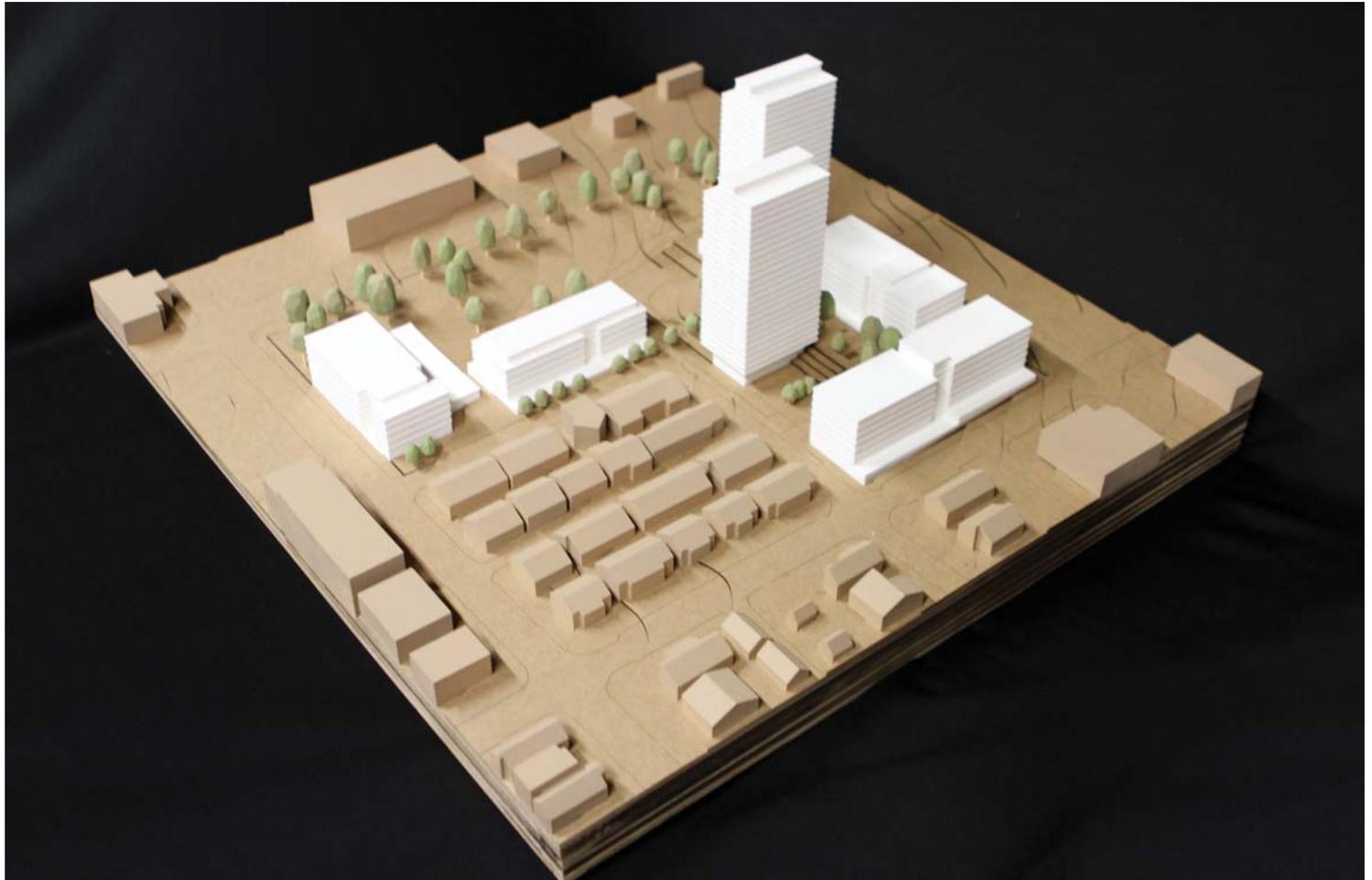
URBAN DESIGN PRINCIPLES

MODEL PHOTOS



URBAN DESIGN PRINCIPLES

MODEL PHOTOS



Site Model



SUSTAINABLE
DEVELOPMENT



SUSTAINABLE DEVELOPMENT

SUSTAINABLE GOALS AND STRATEGIES

Since our commitment to the environment and future generations is paramount, it is essential that this development show leadership by demonstrating how a holistic approach to sustainable community design can improve the way we live, work and play. The sustainability targets for this development will meet the City of North Vancouver's Community Vision Guiding Principles by providing an integrated approach to sustainable development for a low carbon community that is vibrant, diverse and livable.

In December 2017, the City of North Vancouver's zoning bylaw will be revised to require or incentivize compliance with one or more steps in the BC Energy Step Code.

Additionally, in accordance with current zoning bylaws, the development will be connected to the Lonsdale Energy Corporation (LEC) district energy system.

While we recognized the importance of energy reduction as a key sustainability driver, there are many other facets to delivering a truly holistic project. The following are the key principals and goals that illustrate our comprehensive approach.

DEVELOPMENT



- The project will produce a reasonable return on investment

- Optimize the site's value for the City of North Vancouver's new Harry Jerome Community Recreation Centre
- Design for lowest building operation cost for residents

COMMUNITY



- The project will encourage neighbourliness and promote a strong, connected, and engaged community

- Provide outdoor and indoor amenities for seniors, children, and youth that promote social interaction
- Provide a park with spaces that promote interaction, well-being, and health and fitness
- Provide rooftop community gardens on-site for residents

EQUITY



- The project will support equity in community development on the North Shore

- Provide a range of market and rental unit types and sizes with a range of affordability
- Promote culture and social interaction through the provision of an enhanced public realm with features such as street furniture, public art, gardens and benches
- Support universal access and the City of North Vancouver Adaptable Design Guidelines

ART + CULTURE



- The project will contribute positively to the culture of North Vancouver

- The new public park will celebrate and bring attention to a significant local hero
- Commission a new public artwork celebrating Harry Jerome

HEALTH



- The project will positively contribute to the health and welfare of inhabitants
- The project will consider the upstream and downstream impacts of materials

- Eliminate the use of harmful materials as per the Perkins+Will Precautionary List and LBC Red List
- Minimize the use of materials that produce toxic emissions during production of the material or at the end of its useful life
- Support active design approaches

MOBILITY



- The project will offer a range of mobility options

- Provide a range of emission-free mobility options including bike sharing dedicated spots for car-sharing and electric vehicles
- Provide access and connectivity to the Green Necklace

SUSTAINABLE GOALS AND STRATEGIES

BIODIVERSITY



- The project will support biodiversity in the area
- The project will support global biodiversity ecosystems

- Provide habitat for local, small animals and insects
- Ensure that extraction of materials for products in the project do not negatively affect global ecosystems
- Provide more green space than existing site and an increase in the existing biodiversity

BIOPHILIA



- The project will include elements that celebrate and encourage the love of nature and natural systems, and leverage the inherent health and well-being benefits this brings to the occupants

- Provide all residents with access to public and private open space including natural elements
- Provide views to nature from all interior spaces

RESILIENCY



- The project will be resilient to major climate events due to global warming

- Design all spaces to stay operational through major storm events
- Accommodate the impacts of climate change over the next 100 years

WATER



- The project will minimize the use of grid-supplied potable water
- The project will minimize stormwater flows leaving the site

- Use water efficient fixtures and fitting
- Plant climate appropriate landscaping and use water sensitive irrigation techniques
- Reduce stormwater flows to meet or exceed City of North Vancouver requirements with on-site infiltration and rainwater retention

ENERGY + CARBON



- The project will not contribute to climate change by increasing atmospheric carbon concentration

- Meet BC Energy Step Code in conformance with prevailing City of North Vancouver Policy, which governs building envelope, air tightness and energy usage and promote high performance envelopes
- Connect to a hydronic energy service (LEC)

WASTE



- The project will enable inhabitants and residents to reduce the generation of solid waste

- Establish and implement an appropriate recycling and composting framework to ensure minimum waste production from the community

SUSTAINABLE DEVELOPMENT

SUSTAINABLE DEVELOPMENT GUIDELINES



COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF NORTH VANCOUVER T 604 990-4220
 141 WEST 14TH STREET F 604 985 0576
 NORTH VANCOUVER DEVEL@CNV.ORG
 BC / CANADA / V7M 1H9 CNV.ORG

**SUSTAINABLE DEVELOPMENT GUIDELINES
 FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS**

Staff Use
 Case Number _____

CIVIC ADDRESS Multiple Addresses, see attached. _____

APPLICANT NAME Andrew McMillian, Darwin Properties, Ltd. _____

I. INTRODUCTION

These Guidelines have been developed to help applicants prepare a successful Development Application submission. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.

The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following Vision:

In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations.

One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.



Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.



	Y	N	N/A	Please Provide Comments:
LANDSCAPE				
Private Trees Retained or Added (indicate number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3:1
Green Roof / Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete only (Grocery)
Majority Native Species Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Gardens*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rainwater Collection (rain barrel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Reuse of Wastewater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HARDSCAPE				
Permeable Paving for Hardscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
40%+ Open Site Space (see Zoning Bylaw definition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sustainability Achievements:				

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

SUSTAINABLE DEVELOPMENT GUIDELINES

2. Physical Structures/Infrastructure: The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.



	Y	N	N/A	Please Provide Comments:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Building Reuse / Recycled Content / Use of Repurposed materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Certified by a Third Party Green Building Rating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A with BC Step Code
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
Energy Performance (% better than Building Code or energy use / m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Heat Recovery Ventilator (75% or better recovery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
LED Lighting (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy-Star Appliances (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Renewable Energy Fixtures Installed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Efficient Fixtures (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Greywater Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TRANSPORTATION				
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Car-Share Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Electric Vehicle Supply Equipment:

20% of all residential parking spaces include an electrical outlet, a receptacle or electric vehicle supply equipment, and are supplied by a branch circuit rated not less than 40A at the nominal voltage of 208 V or 240V as applicable.

Electric Vehicle Supply Equipment:

Adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining 80% of parking spaces.

TBD

Other Sustainability Achievements:

3. Local Economy: The ability to maintain and grow a healthy local economy.

A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# TBD
Commercial floor space (net increase, indicate area)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	+21,400 sf Commercial Area
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Non-Market / Lower-End of Market Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Commercial Relocation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Other Sustainability Achievements:

4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing.

Meeting these basic needs is essential for the maintenance and growth of human capacity.



	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	estimated 66-78 units
Non-Market / Lower-End of Market Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD

SUSTAINABLE DEVELOPMENT

SUSTAINABLE GOALS AND STRATEGIES

10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Micro-units ~37.16m ² (~400 ft ²)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Childcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Community Space for Food Preparation, Storage and Processing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Amenity Room
Green Building Educational / Interpretive Features	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Primary and Secondary Stair Design*	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Outdoor Circulation*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage space for residents in units and storage rooms (multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Sustainability Achievements:

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

5. Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.



	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Communal Cooking Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Indoor Amenity*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Recreation*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenities for Senior Users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD

Other Sustainability Achievements:

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

6. Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.



	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Retention of Heritage Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Art Reflecting Local Culture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Sustainability Achievements:

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.



Endorsed by Council October 5, 2015

ARCHITECTURE

E



23RD STREET EAST

21ST STREET EAST

LONSDALE AVE



21ST STREET EAST

22ND STREET EAST

23RD STREET EAST

ST GEORGES AVE



LONSDALE AVENUE

EASTERN AVENUE

ST GEORGES AVENUE

21ST STREET EAST



ST GEORGES AVENUE

EASTERN AVENUE

LONSDALE AVENUE

22ND STREET EAST



ST GEORGES AVENUE

LONSDALE AVENUE

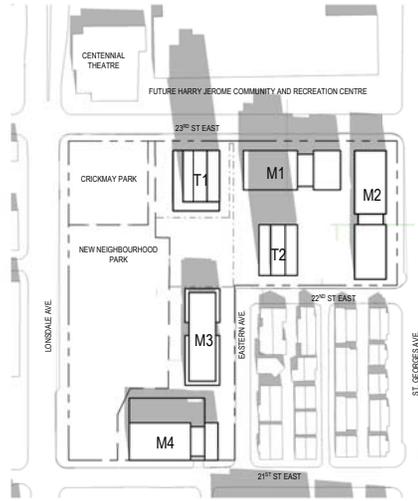
23RD STREET EAST

2018.01.03. 5:10:10 PM
 Champ/AD MASTER info preliminary

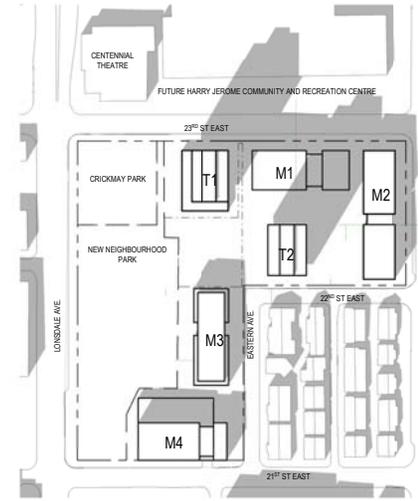




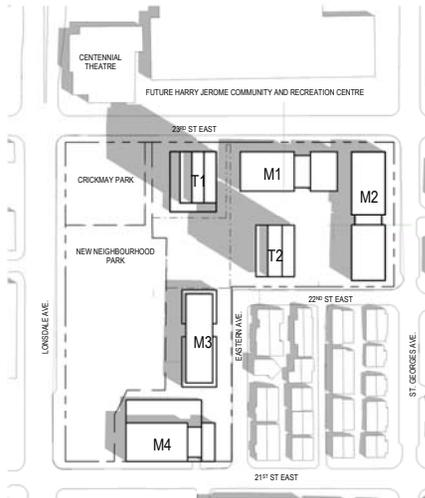
① MARCH 21 - 10 AM
NOT TO SCALE



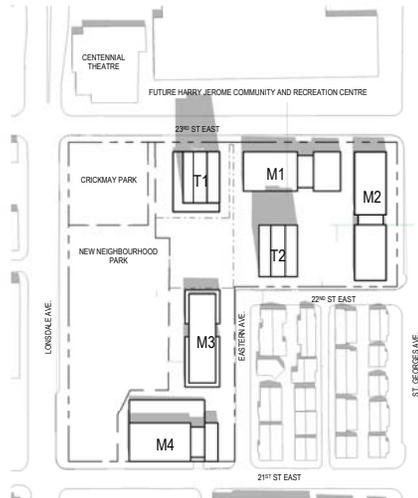
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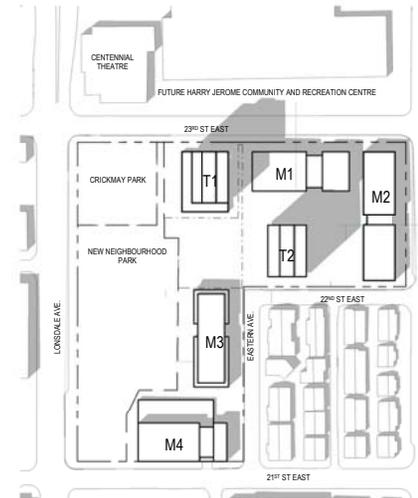
③ MARCH 21 - 2 PM
NOT TO SCALE



④ JUNE 21 - 10 AM
NOT TO SCALE



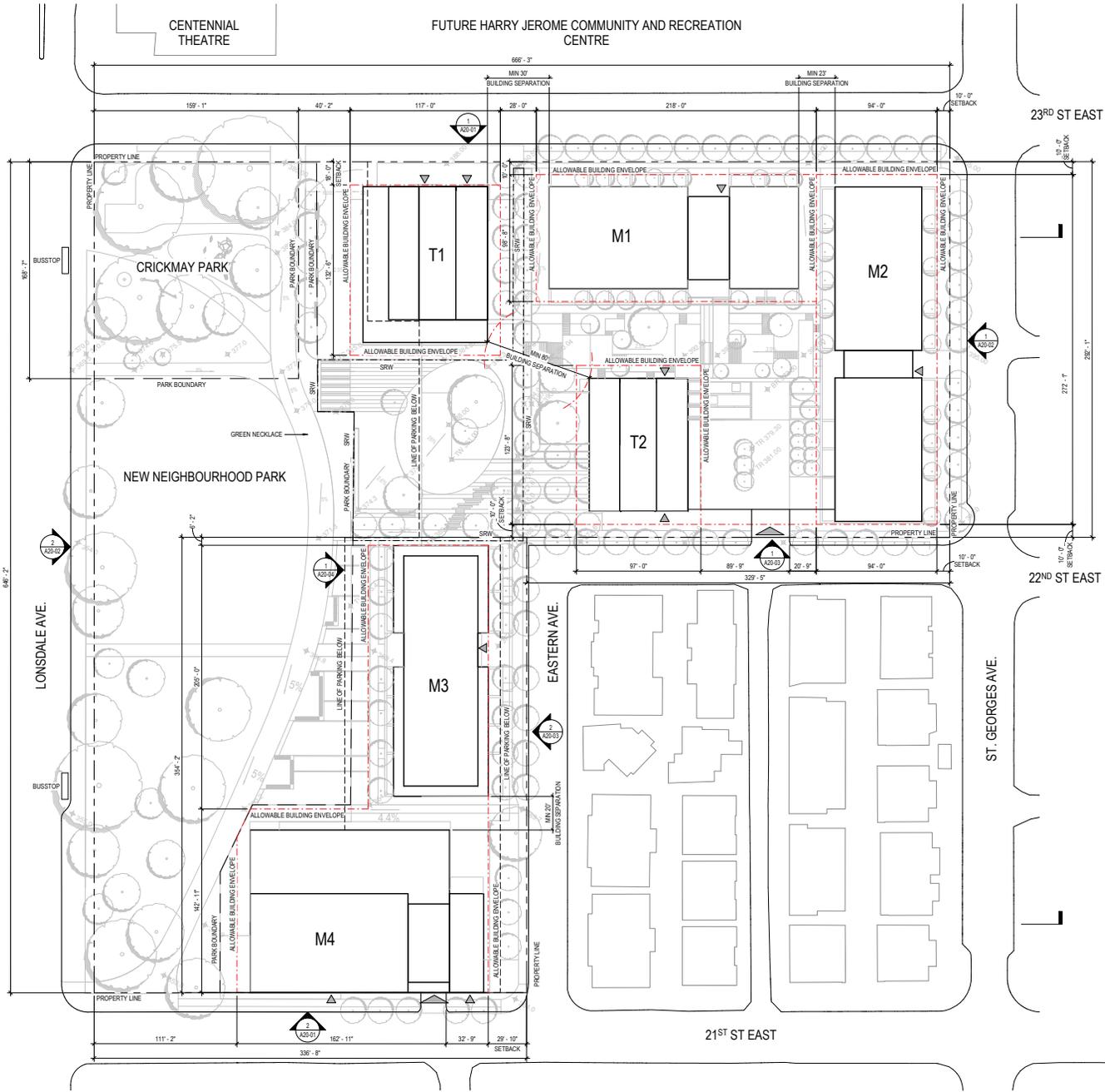
⑤ JUNE 21 - NOON
NOT TO SCALE



⑥ JUNE 21 - 2 PM
NOT TO SCALE







NOTES:

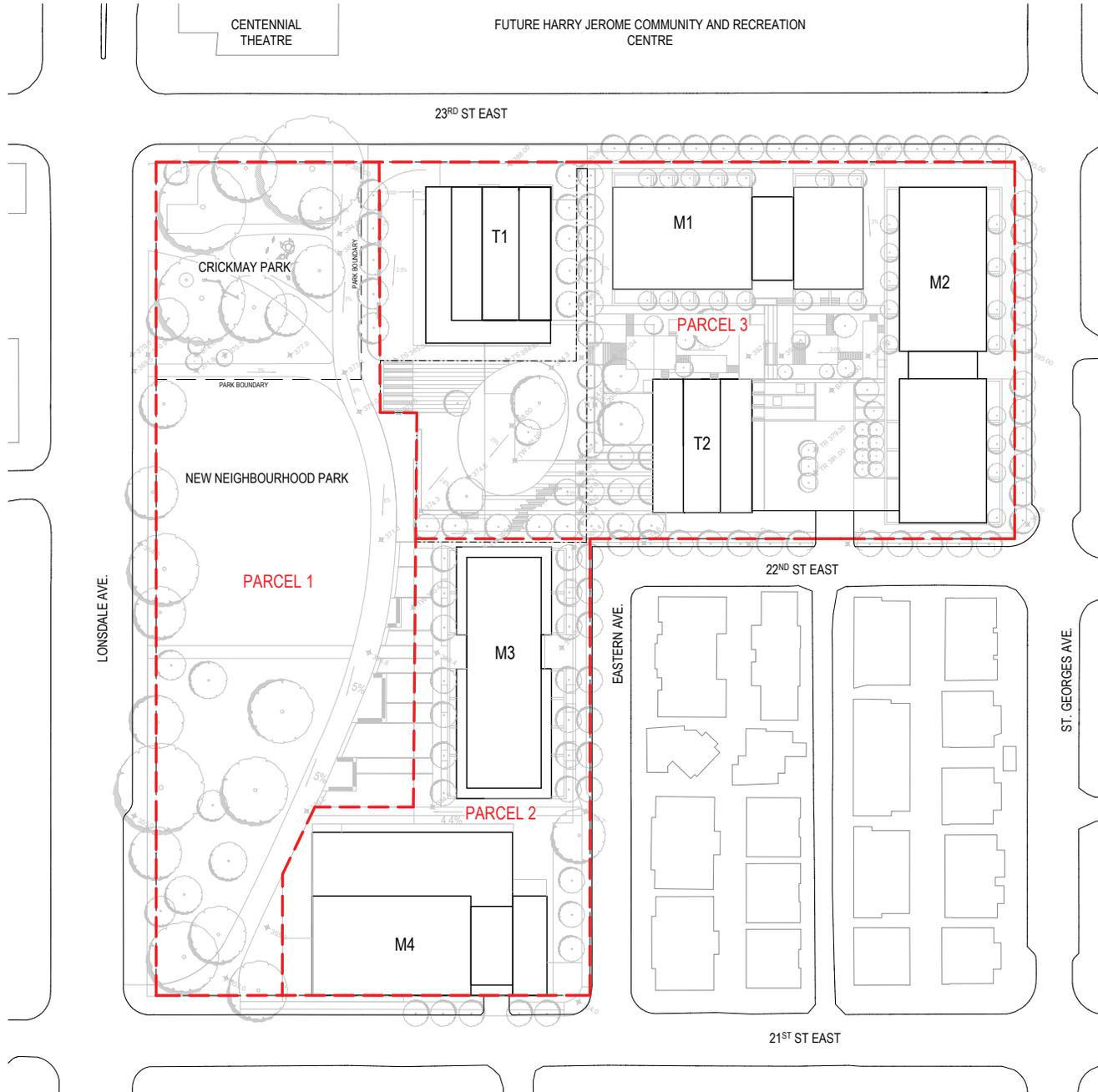
1. PATIOS ARE ALLOWED WITHIN SETBACKS
2. OVERALL SITE DIMENSIONS TO NEAREST INCH. SEE SITE SURVEY FOR EXACT DIMENSIONS.

LEGEND

- PROPERTY LINE
- - - SRW
- - - PARK BOUNDARY
- - - ALLOWABLE BUILDING ENVELOPE

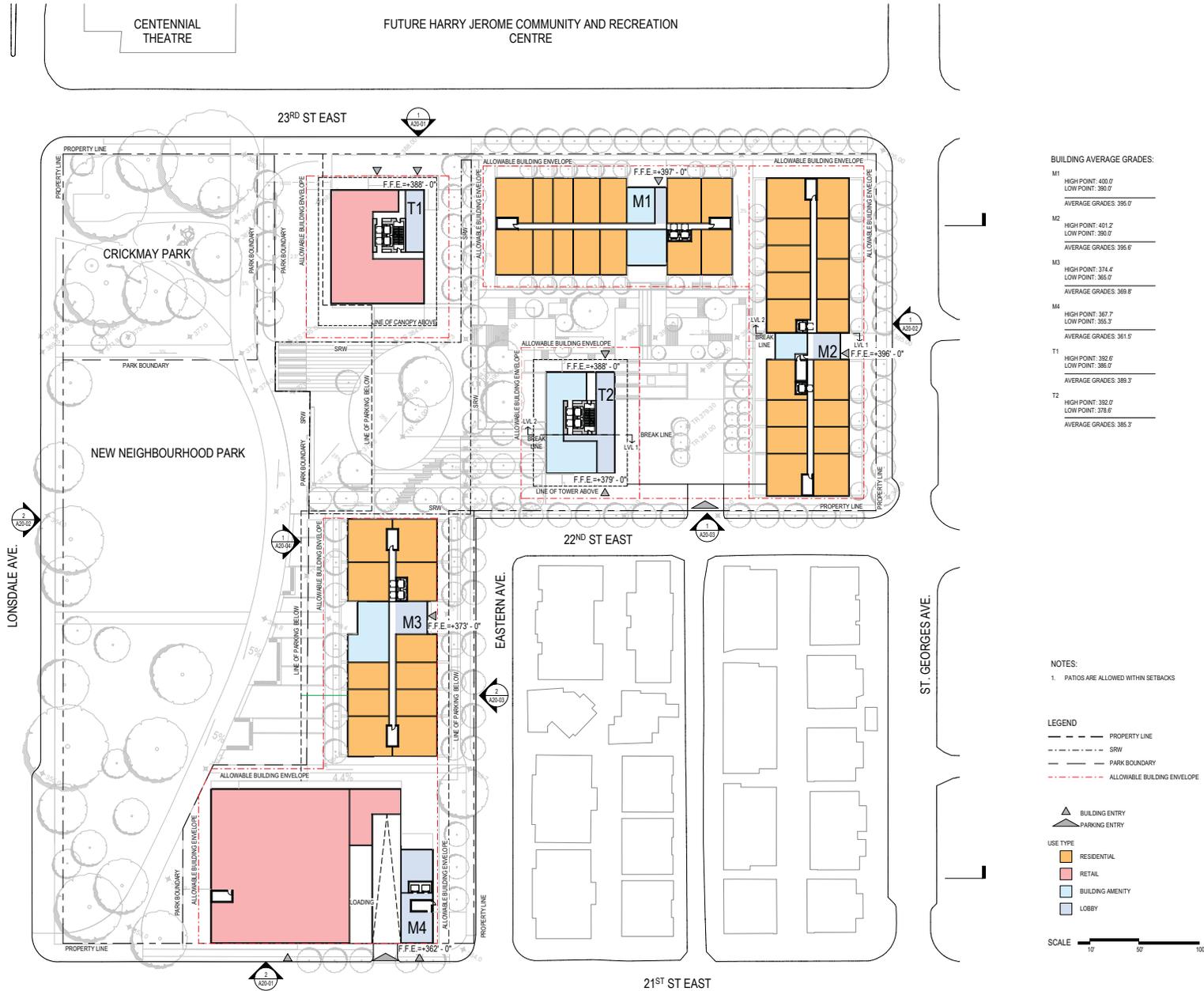
- ▲ BUILDING ENTRY
- ▲ PARKING ENTRY





- LEGEND**
- PROPERTY LINE
 - - - SRW
 - - - PARK BOUNDARY
 - PARCEL BOUNDARY





BUILDING AVERAGE GRADES:

M1	HIGH POINT: 400.0'
	LOW POINT: 390.0'
	AVERAGE GRADES: 395.0'
M2	HIGH POINT: 401.2'
	LOW POINT: 390.0'
	AVERAGE GRADES: 395.6'
M3	HIGH POINT: 374.4'
	LOW POINT: 365.0'
	AVERAGE GRADES: 369.8'
M4	HIGH POINT: 367.7'
	LOW POINT: 355.3'
	AVERAGE GRADES: 361.5'
T1	HIGH POINT: 392.6'
	LOW POINT: 386.0'
	AVERAGE GRADES: 389.3'
T2	HIGH POINT: 392.0'
	LOW POINT: 378.6'
	AVERAGE GRADES: 385.3'

- NOTES:**
- PATIOS ARE ALLOWED WITHIN SETBACKS
- LEGEND**
- PROPERTY LINE
 - - - SRW
 - - - PARK BOUNDARY
 - - - ALLOWABLE BUILDING ENVELOPE
- USE TYPE**
- RESIDENTIAL
 - RETAIL
 - BUILDING AMENITY
 - LOBBY
- SCALE**
- 0 25 50 100



NOTES:

- 1. PATIOS ARE ALLOWED WITHIN SETBACKS

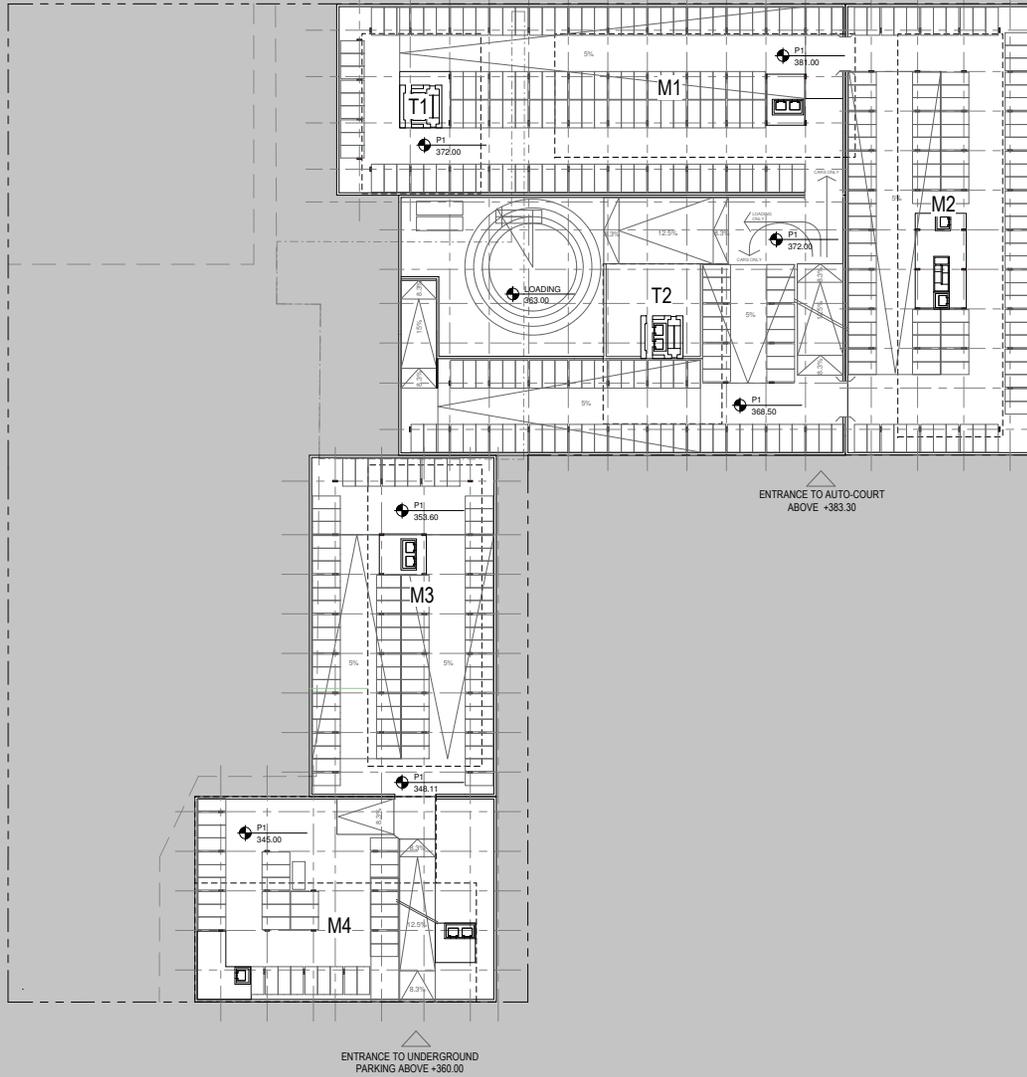
LEGEND

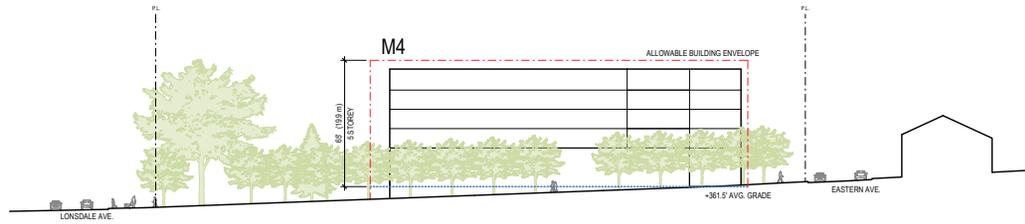
- PROPERTY LINE
- SRW
- PARK BOUNDARY
- ALLOWABLE BUILDING ENVELOPE

- BUILDING ENTRY
- PARKING ENTRY

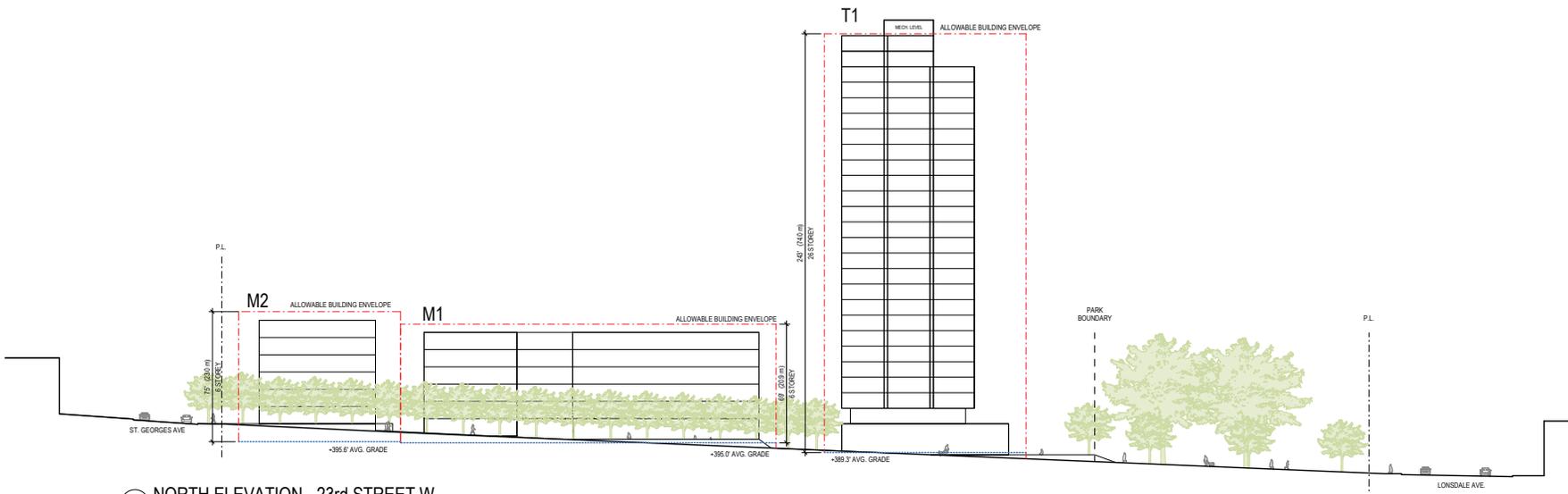
- USE TYPE
- RESIDENTIAL

SCALE 10' 20' 100'





② SOUTH ELEVATION - 21st STREET E
1/32" = 1'-0"



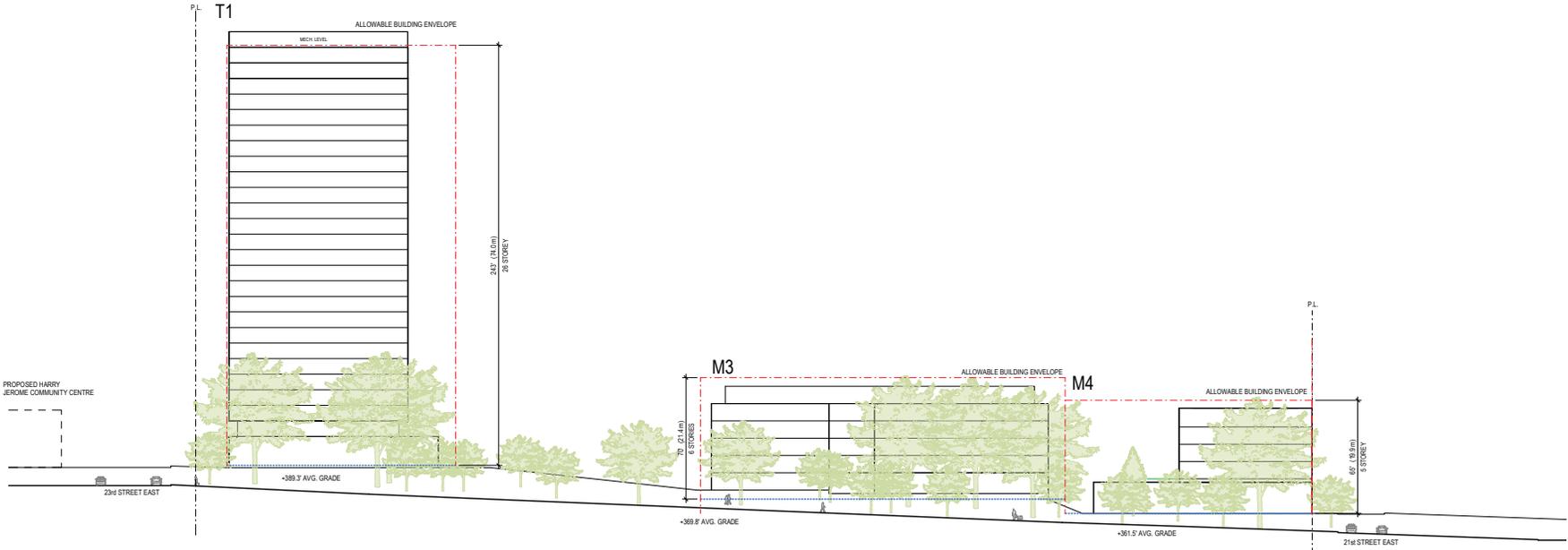
① NORTH ELEVATION - 23rd STREET W
1/32" = 1'-0"



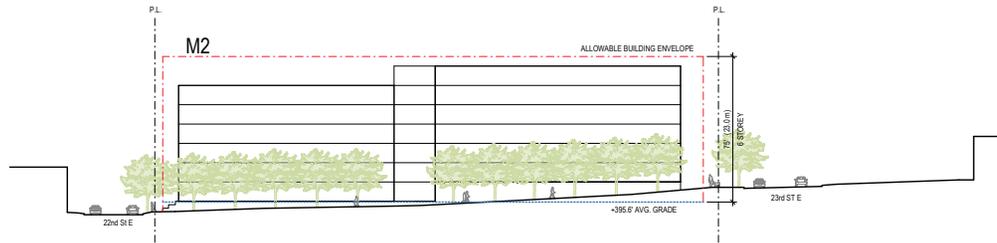
STREET ELEVATION

A20-01

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② WEST ELEVATION - LONSDALE AVE
1/32" = 1'-0"



① EAST ELEVATION - ST GEORGES AVE
1/32" = 1'-0"



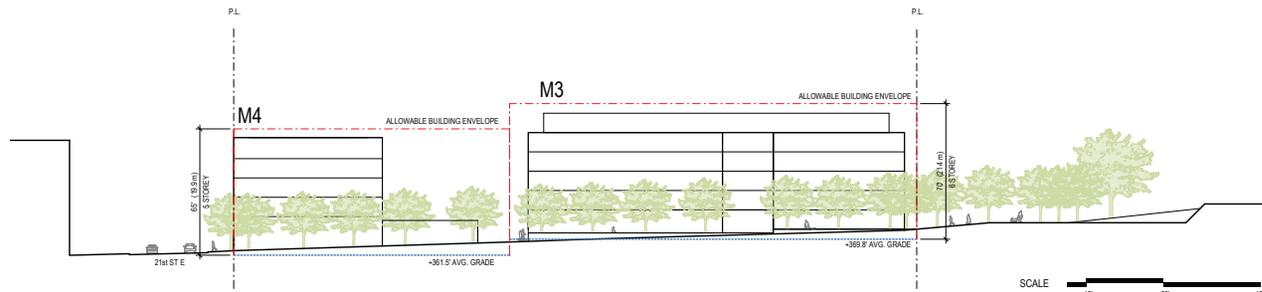
STREET ELEVATION

A20-02

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① SOUTH ELEVATION 22nd ST E
1/32" = 1'-0"



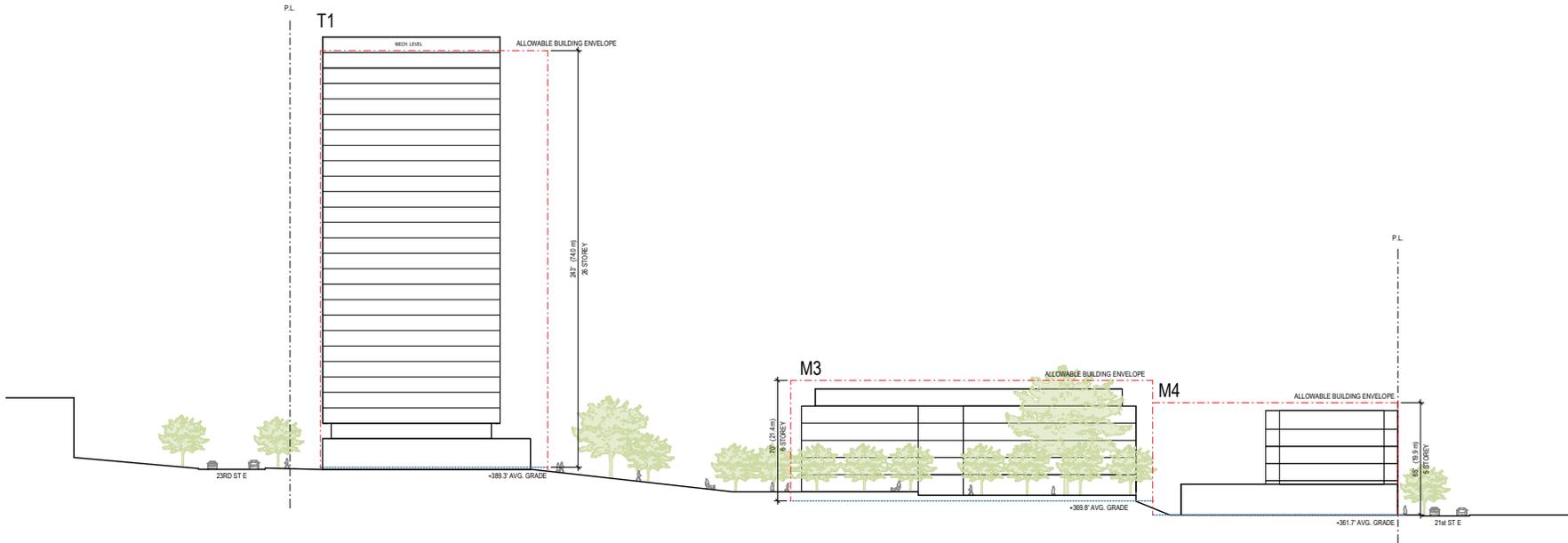
② EAST ELEVATION - EASTERN AVE
1/32" = 1'-0"



STREET ELEVATION

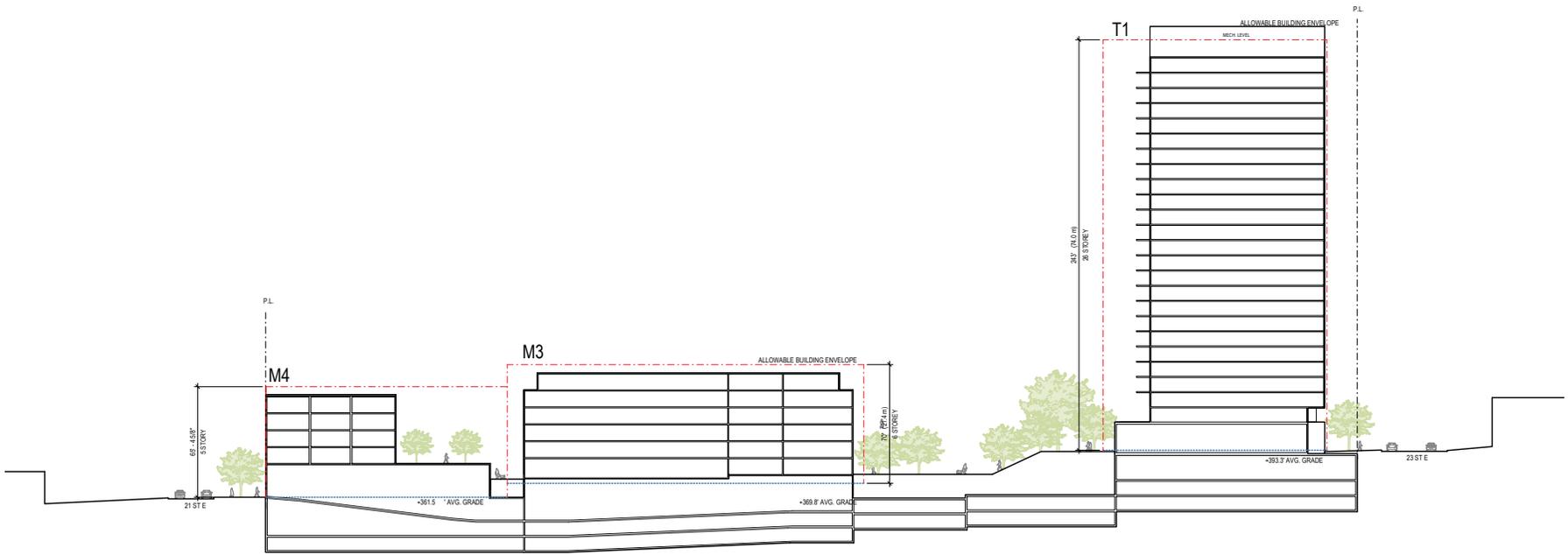
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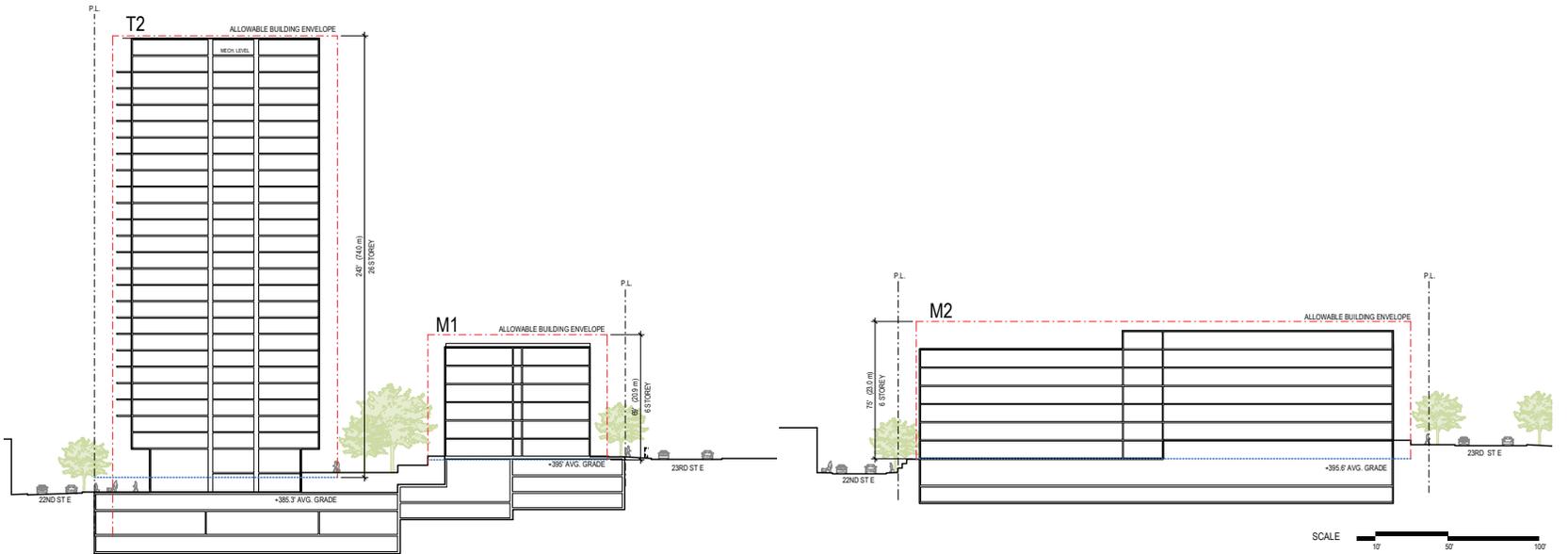


① SECTION - LONSDALE PARK
1/32" = 1'-0"





③ M4 M3 + T1 SECTION LOOKING WEST
1/32" = 1'-0"



② T2 + M1 SECTION LOOKING WEST
1/32" = 1'-0"

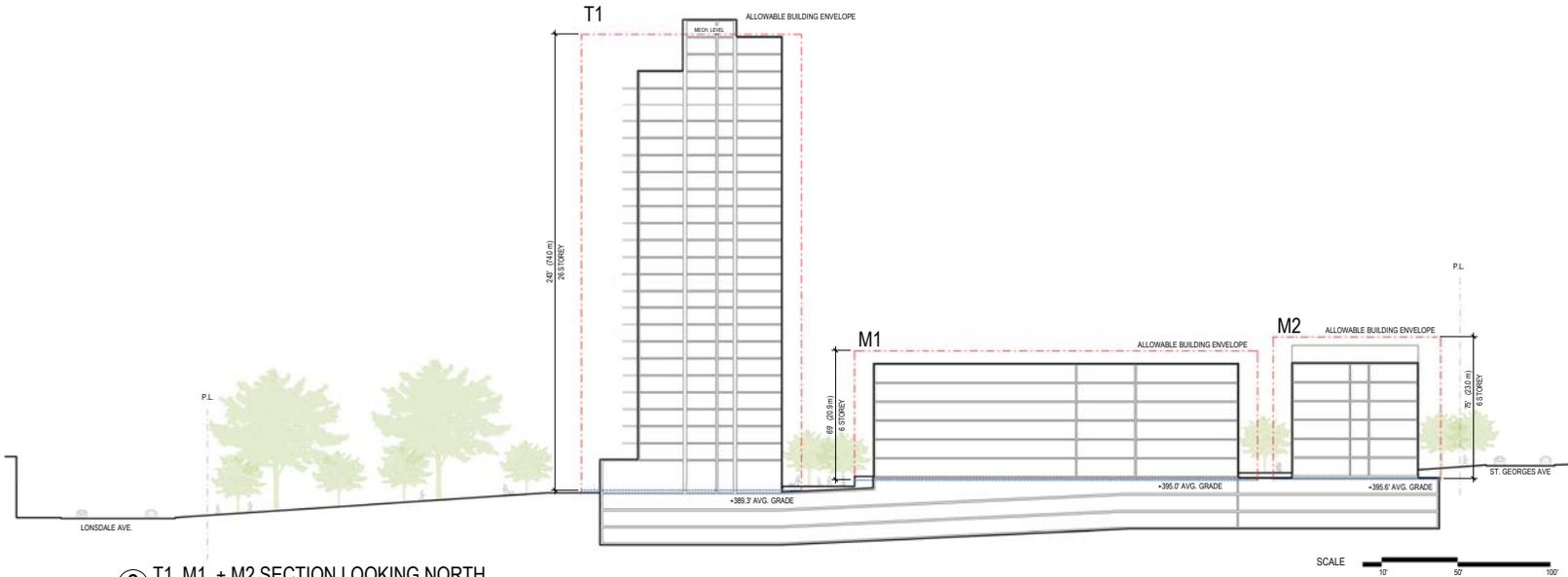
① M2 SECTION LOOKING WEST
1/32" = 1'-0"



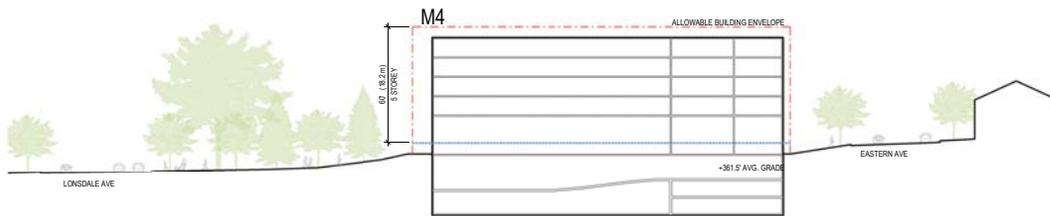
SECTIONS LOOKING WEST

A21-01

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② T1, M1, + M2 SECTION LOOKING NORTH
1/32" = 1'-0"



① M4 SECTION LOOKING NORTH
1/32" = 1'-0"



LANDSCAPE



LANDSCAPE DRAWINGS

LANDSCAPE PLAN

F



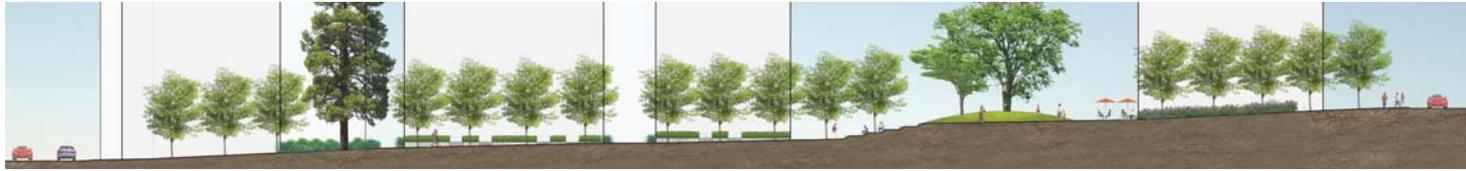
Landscape Site Plan Scale 1:1000

LANDSCAPE DRAWINGS
LANDSCAPE SECTIONS



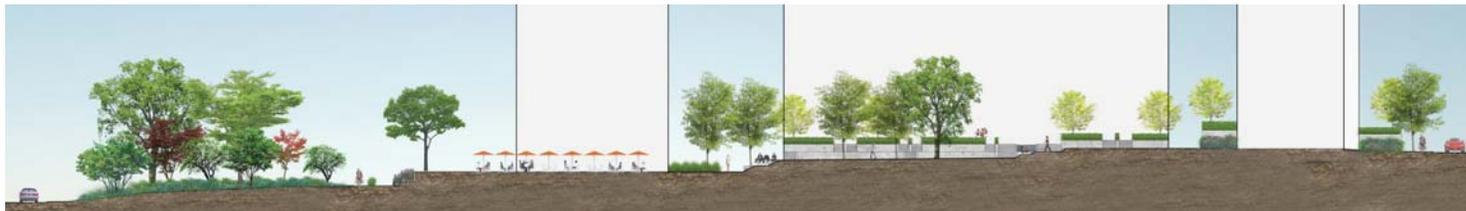
AA

1:750



BB

1:750



CC

1:750

PUBLIC ART



PUBLIC ART

PUBLIC ART CONCEPT

Public art has the power to punctuate everyday environments, energize public space, inspire and foster community participation and connectivity in the creation of our urban landscape. The proposed redevelopment of The Harry Jerome Neighbourhood Lands offers a dynamic public realm with an exceptional opportunity to introduce compelling and engaging public artwork that responds to the site, architecture and landscape, as well as the rich historic, cultural, and community contexts in a meaningful way.

Public art opportunities will be thoughtfully considered in keeping with the vision and spirit of the development as well as the City's Public Art Program, in its commitment in offering public access to artistic expression and enhancing public awareness and appreciation of the visual arts.

Several key sites have been identified as potential locations for art work which will activate the public realm while supporting and promoting site interconnectivity, access and permeability. The locations for public art will encourage connection with the future Harry Jerome Community Recreation Centre, as well as north-south and east-west connections from the adjoining neighbourhood through the site to the Green Necklace. Public art sited at the key gateway locations will possess distinctive wayfinding and place making qualities with high visibility. The Green Necklace with interconnected pedestrian and bike paths, the expansive park space, Crickmay Park along with the myriad of open public spaces and courtyards offer diverse opportunities to consider public art that will foster interest, dialogue, and provide for lively social interaction as well as moments of quietude and reflection.

The public art will adhere to best practices in contemporary art and offer a wide range of form, material, media, scope and approach, including artwork integrated with the landscape design and hard scape features. Establishing curatorial cohesion with the project site, the public art opportunities will create a dynamic interplay across public spaces and enliven the creative quality of The Harry Jerome Neighbourhood Lands. Artworks will be individually compelling, maintaining their own artistic rigor while conversing with one another in innovative, and unexpected ways. Contributing to the distinctive energy and function of respective site locations, the public art will support the flow and integration between the public spaces enriching the overall experience of visitors and residents.

Darwin proposes to host a collection of enduring public art works that will speak to diverse audiences offering maximum public benefit, accessibility and engagement. The public art at The Harry Jerome Neighbourhood Lands will significantly contribute to the artistic and cultural vibrancy of this lively community, building legacy, civic pride and community identity.



1



4



7



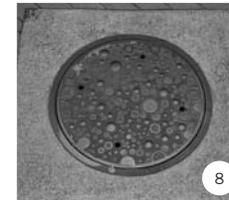
10



2



5



8



11



3



6



9



12

1. Jeppe Hein, *Follow Me*2. Dan Corson, *Sonic Boom*3. Aaron Curry, *Frieze*4. Myfanwy MacLeod, *The Birds*5. *Parametric Bench*, designed by Ten students from Columbia University

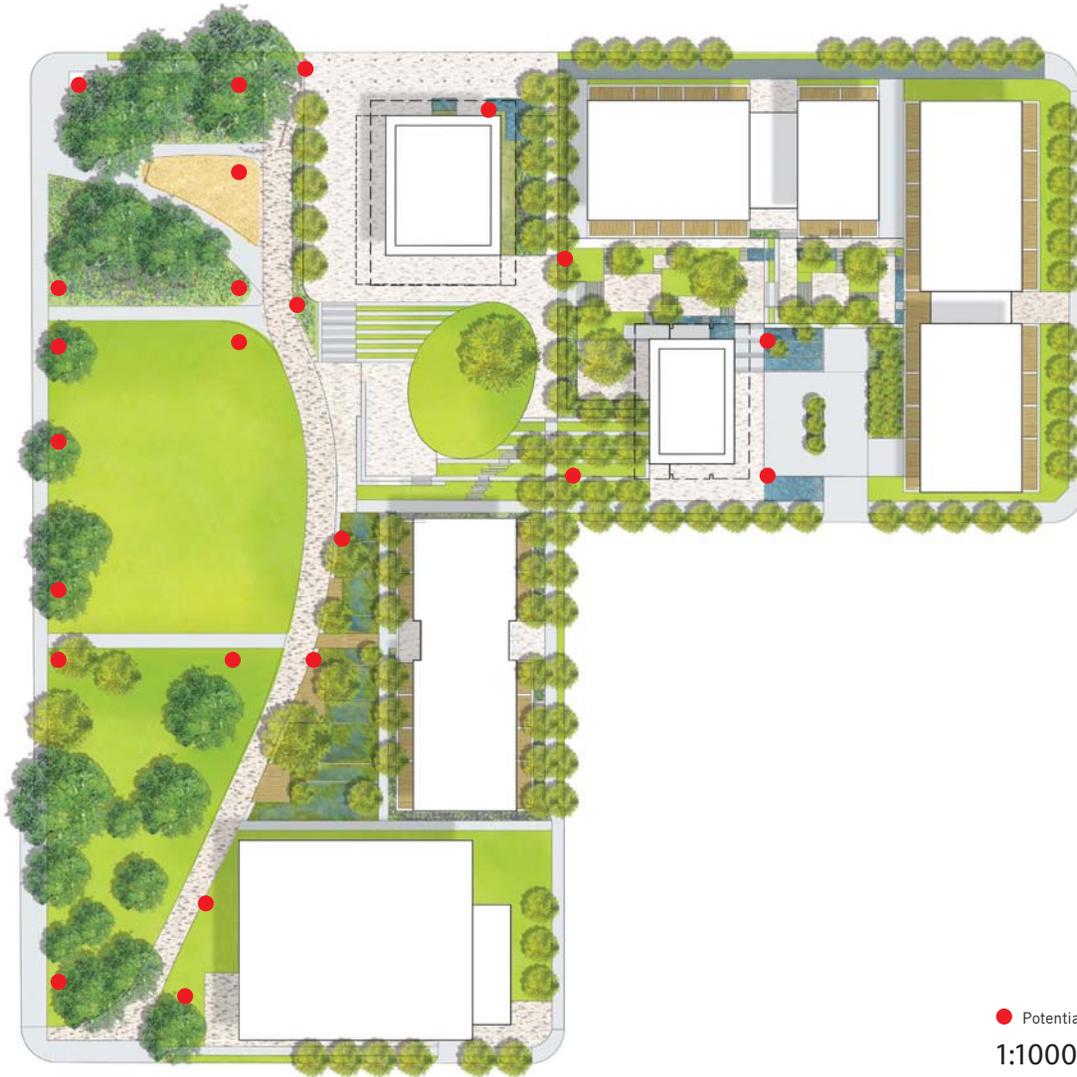
The group consisted of Charlie Able, Alexis Burson, Ivy Chan, Jennifer

Chang, Aaron Harris, Trevor Hollyn Taub, Brian Lee, Eliza Montgomery,

Vernon Roether, and David Zhai.

6. Marianne Nicolson, *The Land is a Person*7. Franz West, *The Ego and the Id*8. Jen Weih, *Art Under Foot - CofV*9. Myfanwy MacLeod and Shannon Oksanen, *Playtime*10. Jeppe Hein, *Appearing Rooms*11. Douglas Coupland, *Beaver Dam*12. Katharina Grosse, *Just Two of Us*

PUBLIC ART
PUBLIC ART CONCEPT



● Potential Site Locations For Public Art
1:1000

Public Art Map

CIVIL



PRELIMINARY STORMWATER MANAGEMENT PLAN



All developments in the City of North Vancouver are required to provide site stormwater source controls to meet City Bylaws and regional requirements from Metro Vancouver and the Ministry of Environment. Stormwater source controls are “green infrastructure” designed to reduce the effect of development on natural water systems, including our streams and ocean. The stormwater management plan is to include:

- characterization and quantification of pervious and impervious areas on the building site,
- design of stormwater source controls for both volumetric reduction and water quality treatment for both on-site and neighbouring street areas,
- provision of a source control-based stormwater management plans.

Pictured to the right is a site plan and preliminary stormwater management plan. Given the size and extent of the project, we expect the development of the stormwater management plan will be a collaborative effort with City staff. Typical stormwater source controls include:

- deeper infiltration facilities (e.g. rock pits, dry wells, underground chambers);
- street side infiltration and treatment facilities (e.g. silva cells or equivalent);
- shallower infiltration facilities (e.g. raingardens, bioswales);
- absorbent landscaped areas;
- intensive and extensive green roofs; and
- rainwater harvesting (also subject to Building Code and Vancouver Coastal Health guidelines).

City of North Vancouver Stormwater Management Source Control Design Criteria

1. Stormwater source controls shall consume (i.e. not release to the receiving water) 56 mm of rain over a 24 hour period from all impervious building surfaces (e.g. roofs, decks, etc.).
2. All surrounding impervious areas (e.g. concrete) shall be directed to pervious vegetated areas or a source control for treatment and attenuation.
3. All roadways reporting to catchbasins at the property edge shall be treated and attenuated or consumed with source controls potentially located in the City road right-of-way.
4. All source controls should provide the means to monitor performance (e.g. inspection chamber for water levels, flow monitoring manhole for large discharges, green roofs, etc).
5. All residential development at FSR 1.0 or greater and any other Land Use Designations (e.g. Commercial, Industrial, Institutional, etc.) shall include a performance monitoring component where source controls are monitored for a period of two years by the proponent. This would generally include:
 - continuous water level measurement in the primary source control;
 - continuous discharge measurement for large roof areas with either green roof or rainwater harvesting approaches; and
 - water quality monitoring two times annually at the downstream end of any water quality source controls.

Preliminary Stormwater Management Plan Scale 1:1000
See Full Size Drawings for detail.

TRAFFIC | 1

TRAFFIC



MEMO

DATE: January 31, 2018
 PROJECT NO: 04-17-0070
 PROJECT: Harry Jerome Neighbourhood Lands
 SUBJECT: DRAFT High Level Transportation Review for Rezoning Submission

TO: Brent Welty, Architect AIBC, AAA
 Senior Project Manager
 Perkins + Will

PREPARED BY: Daniel Bragagnini, EIT
 Nicolas Moss

REVIEWED BY: Daniel Fung, P.Eng

1. INTRODUCTION

Bunt & Associates has been retained as a consultant to Darwin Properties Ltd. in order to assist in the transportation planning and traffic engineering for the residential and commercial land uses of the project. Specifically, the purpose of this memo is to provide a high level transportation overview of the current site plan for the rezoning submission of the Harry Jerome Neighbourhood Lands in North Vancouver to help inform the site design. This memo focuses on the City of North Vancouver's Zoning Bylaw requirements for residential and commercial parking, loading, and bicycle parking, as well as a high level review of the proposed loading and site access points. In addition, a high level trip generation estimate for the proposed development in its entirety is presented. Of note, the City will be conducting a separate traffic study for the Harry Jerome Neighbourhood Lands including the future community centre.

The development proposal is expected to be progressed in four sequential phases as follows:

- **Phase 1:** Buildings M3 (mid-rise market residential apartments) and M4 (mid-rise rental residential apartments) with ground level commercial/retail space in building M4 (likely a neighbourhood grocery store);
- **Phase 2:** Building M2 (mid-rise market residential apartments);
- **Phase 3:** Tower T2 (high-rise market residential apartments); and,

- **Phase 4:** Tower T1 (high-rise market residential apartments) with ground level commercial/retail space (potentially a restaurant) and building M1 (mid-rise market residential apartments).

Table 1 below highlights the latest land use breakdown information for the site in its entirety.

Table 1: Development Statistics

PHASE	USE	BUILDING	SIZE
1	Residential Market Mid-rise	M3	75 units
	Residential Rental Mid-rise	M4	66 units
	Commercial (CRU or Grocery)	M4	15,573 sq ft*
2	Residential Market Mid-rise	M2	101 units
3	Residential Market Tower	T2	218 units
4	Residential Market Mid-rise	M1	104 units
	Residential Market Tower	T1	220 units
	Commercial (CRU or Restaurant)	T1	5,140 sq ft**

*Gross Floor Area
 **Saleable Area

Access to the underground parking for Phase 1 is currently designed off of East 21st Street near the east side of building M4. Access to the underground parking and loading court for Phases 2, 3, and 4 is currently designed to be located off of East 22nd Street as shown in latest site plans. The access locations are also shown in **Appendix A**.



2. PARKING REQUIREMENTS

The City of North Vancouver's Zoning Bylaw specifies parking requirements for various land use types. Mid-rise building M4 is anticipated to contain residential apartments for rental use, while mid-rise buildings M1, M2, and M3, as well as towers 1 and 2 are expected to consist of market apartments. There is a specific rate for rental use in the Bylaw, though rates for market apartments are not specified in the Bylaw. As such, a rate of 1.05 spaces per dwelling unit (for all "other residential uses" as specified in the Bylaw) was used for the two towers and mid-rise buildings (with the exception of M4).

The following tables indicate preliminary estimates of the Bylaw required parking stalls for all phases of the planned development, without any discounts for Transportation Demand Management measures, shared parking or provision of disabled stalls.

Table 2a below summarizes the Bylaw stall requirement for all phases of the development project, assuming that the commercial space in building M4 becomes a neighbourhood grocery store and the commercial space in tower T1 becomes a restaurant. Table 2b summarizes the Bylaw stall requirements for all phases in the event the commercial spaces in building M4 and tower T1 become a variety of retail shops instead. It should be noted that designated visitor stalls are required as part of the Bylaw requirements, at a rate of 0.1 stalls per unit for residential uses.

As can be seen from Table 2a, a Bylaw total of 829 stalls are required for the residential and commercial land uses for all phases of the development, if a grocery store and restaurant were to be constructed. Of the 829 stalls, 79 are required to be designated as visitor stalls. As can be seen from Table 2b, a Bylaw total of 833 stalls are required for the residential and commercial land uses for all phases of the development, if the commercial space becomes a variety of retail shops. Of the 833 stalls, 79 are required to be designated as visitor stalls. Any parking provision reductions may be possible with a robust TDM strategy or other parking reduction measures.

Table 2a: Preliminary Parking Bylaw Supply Requirement Estimate: no TDM reductions, Sharing, HC (with Grocery and Restaurant)

PHASE	USE	BLDG	SIZE	BYLAW REQUIREMENTS		SUPPLY REQUIREMENTS	
				Required Residential / Commercial Spaces	Required Visitor Spaces	Residential/ Commercial	Visitor
1	Residential	M3	75 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	79	8
		M4	66 units	Rental Use: 0.6 spaces per unit		40	7
	Commercial (Grocery)	M4	15,573 sq ft	1 space per 50m ² GFA		29	
Sub-Total						148	15
2	Residential	M2	101 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	106	10
Sub-Total						106	10
3	Residential	T2	218 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	229	22
Sub-Total						229	22
4	Residential	M1	104 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	109	10
		T1	220 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	231	22
	Commercial (Restaurant)	T1	5,140 sq ft*	1 space per 75m ² GFA		6	
Sub-Total						346	32
TOTAL						829	79**

*Note 1: Saleable area assumed for the calculation of supply requirements for the restaurant component.

**Note 2: 79 visitor stalls included in the total of 829 stalls

TRAFFIC



Table 2b: Preliminary Parking Bylaw Supply Requirement Estimate: no TDM reductions, Sharing, HC (with Retail Shops)

PHASE	USE	BLDG	SIZE	BYLAW REQUIREMENTS		SUPPLY REQUIREMENTS	
				Required Residential / Commercial Spaces	Required Visitor Spaces	Residential/ Commercial	Visitor
1	Residential	M3	75 units	Other Uses (Market): 1.05 spaces per unit Rental Use: 0.6 spaces per unit	0.1 spaces per unit	79	8
		M4	66 units			40	7
	Commercial (CRU)	M4	15,573 sq ft	1 space per 50m ² GFA		29	
Sub-Total						148	15
2	Residential	M2	101 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	106	10
Sub-Total						106	10
3	Residential	T2	218 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	229	22
Sub-Total						229	22
4	Residential	M1	104 units	Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit	109	10
		T1	220 units			Other Uses (Market): 1.05 spaces per unit	0.1 spaces per unit
	Commercial (CRU)	T1	5,140 sq ft*	1 space per 50m ² GFA		10	
Sub-Total						350	32
TOTAL						833	79**

*Note 1: Saleable area assumed for the calculation of supply requirements for the restaurant component.

**Note 2: 79 visitor stalls included in the total of 833 stalls



3. LOADING

3.1 Loading Bylaw Requirement

The City of North Vancouver's bylaw requirements for loading are summarized in **Table 3** below for the entire development. It can be seen that only one loading space is required for each of the commercial land uses, with minimum dimensions of 9 feet in width, 30 feet in length, and 13.75 feet in height. It is our view that the loading requirements to meet the needs of the neighbourhood grocery store land use will be one of the more challenging issues to resolve in the site design.

Table 3: Loading Bylaw Supply Requirement

PHASE	BLDG	USE	GFA (SQ FT)	LOADING SPACE
				Min. 9 x 30 ft
1	M4	Commercial (CRU or Grocery)	15,573	1
		Sub-Total		1
4	T1	Commercial (CRU or Restaurant)	5,140	1
		Sub-Total		1
TOTAL				2

We note that while many grocers would prefer to have at least one loading position sized for larger WB15 tractor trailers, Bunt is aware of exceptions, such as Nester's Market at SFU, which is 24,000 sq.ft. GFA and has only loading sized for SU9 vehicles. Having smaller loading positions may require special arrangements with some suppliers, which may result in reduced attractiveness for this site for some grocers and could potentially be a limitation to the site for future uses as well.

3.2 Truck Turning Movement Review

As per discussions with the Project Architect, Phase 1 of the proposed development is currently planned to have a loading area located at-grade.

Phases 2, 3 and 4, have a shared underground loading court accessed off of East 22nd Street. The exhibits in **Appendix B** summarize our swept path tests for the loading area for these phases. WB12 trucks were tested and it is expected they would be able to enter the loading court, reverse into a stall, and exit the loading court. In addition, while a passenger car and WB12 are expected to be able to turn simultaneously at the ninety degree turn on the ramp, the maneuver would be very tight. If WB12 sized loading vehicles are expected to use this loading court, the ramp may need to be widened. Of note, greater clearances can be achieved with SU9 sized vehicles and they can be better accommodated on the ramp.

It is our view that this is one of the key outstanding transportation design items that must be resolved for the site. The number and type of loading positions, and the choice of loading treatment could have significant impacts on the surface level and first/second levels of parking in the development due the substantial vertical clearances required for underground loading activity.

Additional Design Issues

Key design criteria for underground loading zones are noted below:

- Ramp grades should ideally be 10% or less for trucks, but should not exceed 15% at the steepest part of the ramp (note, the Woodward's development which services the 18,000 sq.ft. Nester's Market has a ramp which is 15% at its steepest point, with an overall 12% grade. In our experience there are some grocers that will not accept anything more than 8% due to concerns over goods spoilage);
- The 15% maximum grade applies to the inside curve, if the ramp is curved;
- Vertical clearance must be at least 4.42m (14.5 feet);
- Vertical grade breaks will be required to transition from relatively flat grades at the ground plane to the parkade level, with a maximum of 7.5% between grade breaks. With large trucks on a steep ramp, it is recommended crest and sag vertical curves be designed rather than abrupt grade transitions; and,
- The grade of the loading zone/court should not exceed 3% where trucks are manoeuvring/loading.

TRAFFIC



4. BICYCLE PARKING REQUIREMENTS

The City of North Vancouver's Zoning Bylaw requirements for bicycle spaces are summarized in **Table 4** below for Phases 1 through 4 of the planned development:

Table 4: Bicycle Bylaw Supply Requirement

PHASE	USE	BLDG	SIZE	BYLAW REQUIREMENTS		SUPPLY REQUIREMENTS	
				Short-Term	Secure	Short-Term	Secure
1	Residential	M3	75 units	60 or more units: 6 spaces per every 60 units or part thereof	1.5 spaces per unit	8	113
		M4	66 units			7	99
	Commercial (CRU or Grocery)	M4	15,573 sq ft	6 spaces per 1,000m ² GFA	1 space per 250m ² GFA	9	6
Sub-Total						24	218
2	Residential	M2	101 units	60 or more units: 6 spaces per every 60 units or part thereof	1.5 spaces per unit	10	152
Sub-Total						10	152
3	Residential	T2	218 units	60 or more units: 6 spaces per every 60 units or part thereof	1.5 spaces per unit	22	327
Sub-Total						22	327
4	Residential	M1	104 units	60 or more units: 6 spaces per every 60 units or part thereof	1.5 spaces per unit	10	156
		T1	220 units			22	330
	Commercial (CRU or Restaurant)	T1	5,140 sq ft	6 spaces per 1,000m ² GFA	1 space per 250m ² GFA	3	2
Sub-Total						35	488
TOTAL						91	1,185

According to the City's bylaw, the combined phases will require the provision of a total minimum of 91 short-term and 1,185 secure bicycle storage spaces overall.



5. VEHICLE ACCESS

Access to the underground parking for Phase 1 is anticipated to be located off of East 21st Street near the east side of Building M4, as per the latest site plans shown in Appendix A. Chapter 8 of the Transportation Association of Canada (TAC) *Geometric Design Guidelines* (2017) recommends a minimum clearance of at least 15m between the Phase 1 access and the north-south laneway located immediately to the south (along the east side of London Drugs), if there is to be an offset. However, Bunt recommends that the access for Phase 1 be aligned with the north-south laneway, as shown in Figure 1, to follow good design practise and increase safety. This would be in order to avoid overlapping left turns as is shown in Figure 2.

Generally, a single entry lane and a single exit lane are sufficient to handle traffic demands associated with up to 300 commercial parking stalls (which are higher turnover) or 500 residential stalls (which are lower turnover), without undue inconvenience and delays to entering and exiting traffic as long as no operational issues are present at the surface interface with the adjacent street. Based on the number of stalls required in Table 1 above (and assuming their provision in entirety), this rough rule of thumb would indicate a need for just one entry and exit lane for Phase 1. However, assuming Phase 2, 3, and 4 are built sequentially, a second access would likely be needed after completion of Phase 3.

Figure 1: Aligned Access Arrangement (TAC *Geometric Design Guidelines* - Figure 8.9.3)

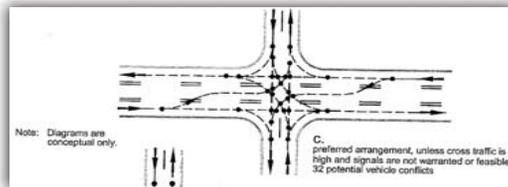
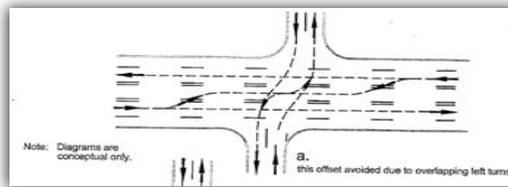


Figure 2: Overlapping Left Turns (TAC *Geometric Design Guidelines* - Figure 8.9.3)



Access to the underground parking and loading court for Phases 2, 3, and 4 is anticipated to be located off of East 22nd Street as shown in latest site plans. Once again, it is recommended that this access be offset at least 15m from the other laneway located to the south (between Eastern Avenue and St. Georges Avenue) or otherwise aligned which would help prevent left turn conflicts as suggested in the TAC *Geometric Design Guidelines*.

Harry Jerome Neighbourhood Lands | DRAFT High Level Transportation Review for Rezoning Submission | January 31, 2018
S:\PROJECTS\DP\04-17-0070 HJL\5.0 Deliverables\Other



TRAFFIC



6. TRIP GENERATION

Table 5 below summarizes the anticipated vehicle trip rates for the land uses of the site. Estimates of site-generated traffic during the weekday AM and PM peak hours for the commercial (grocery and restaurant) and market residential uses (with the exception of building M4, which is a rental building) were based on trip rates for similar land uses listed in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (10th Edition)*. Of side note, due to the nature of this analysis being high level and to aid design of the site only, we have kept the estimate to be conservative. The general modal breakdown per the ITE trip generation manual is assumed while the effects of potential future rapid transit have not been anticipated. These estimates are high level and based on project statistics as provided by the Project Architects dated January 31, 2018.

Trip rates for the mid-rise residential rental building (M4) were estimated based on a Bunt survey at a rental apartment complex in the City of North Vancouver (ie. 0.17 total vehicle trips per dwelling unit in the AM peak hour and 0.29 total vehicle trips per dwelling unit in the PM peak hour). As these rates are lower than ITE mid-rise residential rental rates, they were marked-up by an additional 20% for conservative purposes. Of note, the District of North Vancouver's *Lower Capilano Marine Village Centre Transport Plan (2013)* uses multi-family trip generation rates measured from the Woodcroft complex in North Vancouver. The Woodcroft PM peak hour rate was 0.22, further corroborating that Bunt's rates presented in Table 5 below, though lower than ITE, are likely conservative. Trip rates for the mid-rise market buildings (M1, M2, and M3) were estimated based on land use code ITE 221.

While the ground level commercial/retail space in building M4 will likely be a neighbourhood grocery store, the rates for CRU units are also presented in the event this space would contain a variety of retail shops instead. The same is done for the commercial/retail space in tower T1. As ITE 826 (Specialty Retail) rates are not available in the 10th edition manual, the 9th edition rates were used for this land use.

Table 5: Estimated Vehicle Trip Rates

LAND USE	RATE	AM PEAK HOUR RATE			PM PEAK HOUR RATE			SOURCE
		IN %	OUT %	TOTAL	IN %	OUT %	TOTAL	
Residential Rental Mid-rise	Per d.u.	26%	74%	0.20	61%	39%	0.35	Bunt local survey (+ 20% markup) using ITE (221) distributions
Residential Market Mid-rise	Per d.u.	26%	74%	0.36	61%	39%	0.44	ITE (221)
Residential Market High-rise	Per d.u.	24%	76%	0.31	61%	39%	0.36	ITE (222)
Commercial (Grocery)	Per 1,000 sq ft	60%	40%	3.82	51%	49%	9.24	ITE (850)
Commercial (Restaurant)	Per 1,000 sq ft	55%	45%	9.94	62%	38%	9.77	ITE (932)
Commercial (CRU)*	Per 1,000 sq ft	62%	38%	0.70	44%	56%	2.71	ITE (820) & (826) – 9 th edition**

*Note 1: Listed in the event the commercial spaces become retail shops instead of a grocery and/or restaurant.
 **Note 2: ITE (826) rates were used for the commercial (CRU) use PM peak hour. However, as the AM peak hour of adjacent street traffic rate is not available for ITE (826), the ratio of the PM Average Rate for ITE (826) to the PM Average Rate for ITE (820) was applied to the ITE (820) AM rate to determine an approximate ITE (826) AM rate.

Table 6a below summarizes the anticipated vehicle trip generation for all phases of the development project, assuming that the commercial space in building M4 becomes a neighbourhood grocery store and the commercial space in tower T1 becomes a restaurant. **Table 6b** summarizes the anticipated vehicle trip generation for all phases in the event the commercial spaces in building M4 and tower T1 become a variety of retail shops instead.

Given the mixed-use nature of the proposed development, it is anticipated that the number of external site vehicle trips will be reduced given some of the customers of the commercial uses will already be located on-site (i.e. someone living in one of the residential units can visit the grocery or restaurant as a pedestrian rather than making a vehicle trip). To account for internal trip making between the commercial uses and other uses proposed on-site, an internal trip reduction analysis was carried out based on the methodology outlined in the ITE Trip Generation Handbook (2nd Edition).



Overall, if the commercial space in building M4 becomes a grocery store and the space in tower T1 a restaurant, the development is estimated to have internal capture rates of about 21% during the PM peak hour. If the commercial spaces become variety of retail shops, then internal capture rates of about 6% can be estimated during the PM peak hour.

Table 6a: Estimated Peak Hour Vehicle Trip Generation (with Grocery and Restaurant)

PHASE	USE	BLDG	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
1	Residential	M3	7	20	27	20	13	33
		M4	3	10	13	14	9	23
	Commercial (Grocery)	M4	36	24	59	73	71	144
Sub-Total			46	54	100	108	92	200
2	Residential	M2	9	27	36	27	17	44
Sub-Total			9	27	36	27	17	44
3	Residential	T2	16	51	68	48	31	78
Sub-Total			16	51	68	48	31	78
4	Residential	M1	10	28	37	28	18	46
		T1	16	52	68	48	31	79
	Commercial (Restaurant)	T1	28	23	51	31	19	50
Sub-Total			54	103	157	107	68	175
TOTAL TRIPS			126	234	360	290	208	498
TOTAL TRIPS (AFTER INTERNAL CAPTURE DISCOUNT)			-	-	-	236	156	392

As shown in Table 6a, if the site were to develop with a neighbourhood grocery in building M4 (Phase 1 of the project), the development is expected to generate 360 (126 in, 234 out) and 392 (236 in, 156 out) vehicle trips during the weekday AM and PM peak hours, respectively.

Table 6b: Estimated Peak Hour Vehicle Trip Generation (with Retail Shops)

PHASE	USE	BLDG	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
1	Residential	M3	7	20	27	20	13	33
		M4	3	10	13	14	9	23
	Commercial (CRU)	M4	7	4	11	19	24	42
Sub-Total			17	34	51	53	46	98
2	Residential	M2	9	27	36	27	17	44
Sub-Total			9	27	36	27	17	44
3	Residential	T2	16	51	68	48	31	78
Sub-Total			16	51	68	48	31	78
4	Residential	M1	10	28	37	28	18	46
		T1	16	52	68	48	31	79
	Commercial (CRU)	T1	2	1	4	6	8	14
Sub-Total			28	81	109	82	57	139
TOTAL TRIPS			71	193	264	210	150	360
TOTAL TRIPS (AFTER INTERNAL CAPTURE DISCOUNT)			-	-	-	198	139	337

As shown in Table 6b, if the site were to develop with a variety of retail shops in building M4 and tower T1, the development is expected to generate 264 (71 in, 193 out) and 337 (198 in, 139 out) vehicle trips during the weekday AM and PM peak hours, respectively.

TRAFFIC



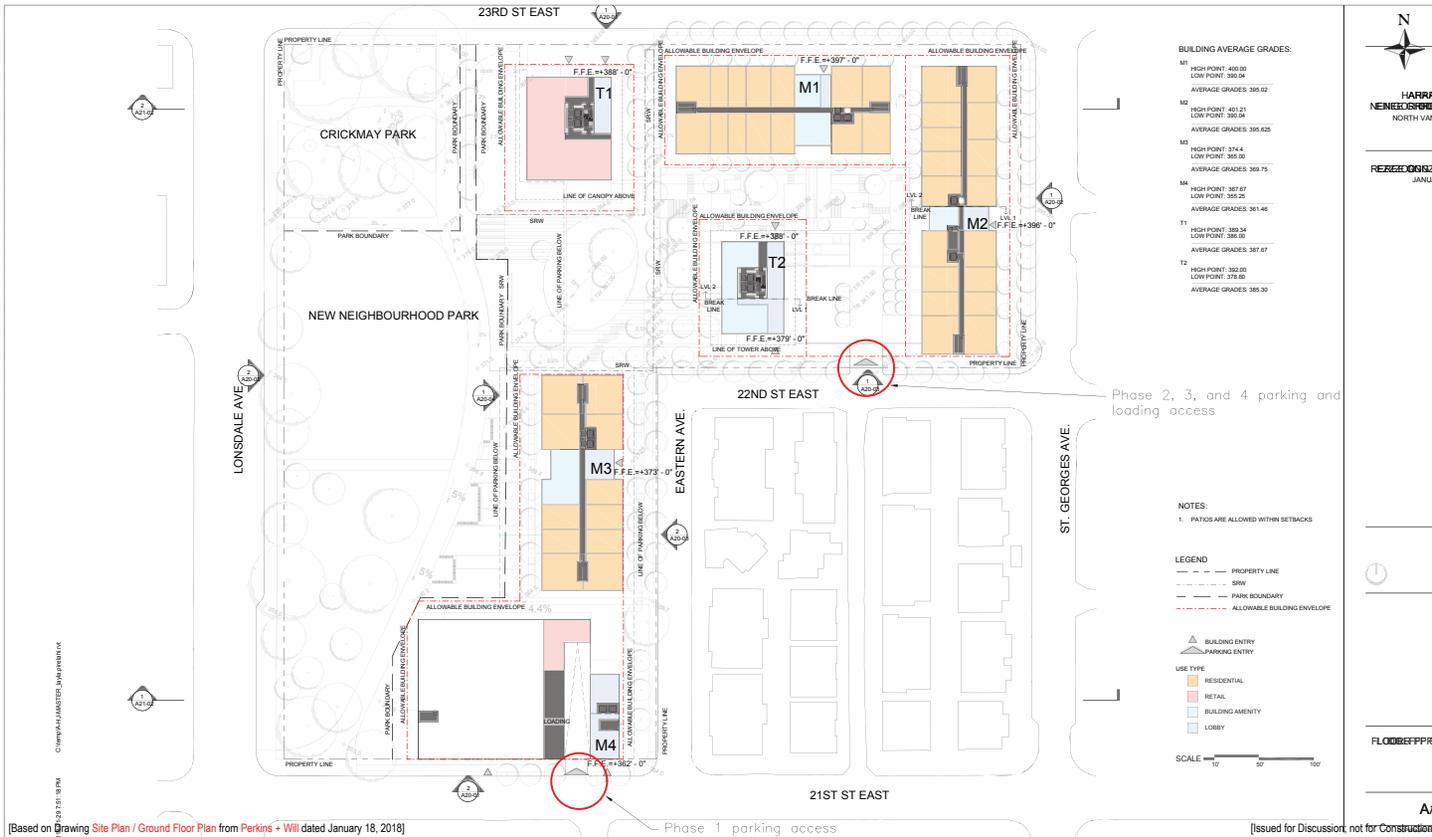
APPENDIX A

Site Plan and Access Locations

Harry Jerome Neighbourhood Lands | DRAFT High Level Transportation Review for Rezoning Submission | January 31, 2018
S:\PROJECTS\DP\04-17-0070 HJL\5.0 Deliverables\Other



S:\PROJECTS\04-17-2017\HARRY JEROME NEIGHBOURHOOD LANDS\Design\4.1 CAD\20180131_Site Plan.dwg
2018/02/01 09:25, Printed by: Daniel Bergquist



[Based on Drawing Site Plan / Ground Floor Plan from Perkins + Will dated January 18, 2018]

[Issued for Discussion, not for Construction]

Exhibit A.1 Parking and Loading Accesses

Harry Jerome Lands
January 2018 Scale Custom on Ledger Prepared by DB



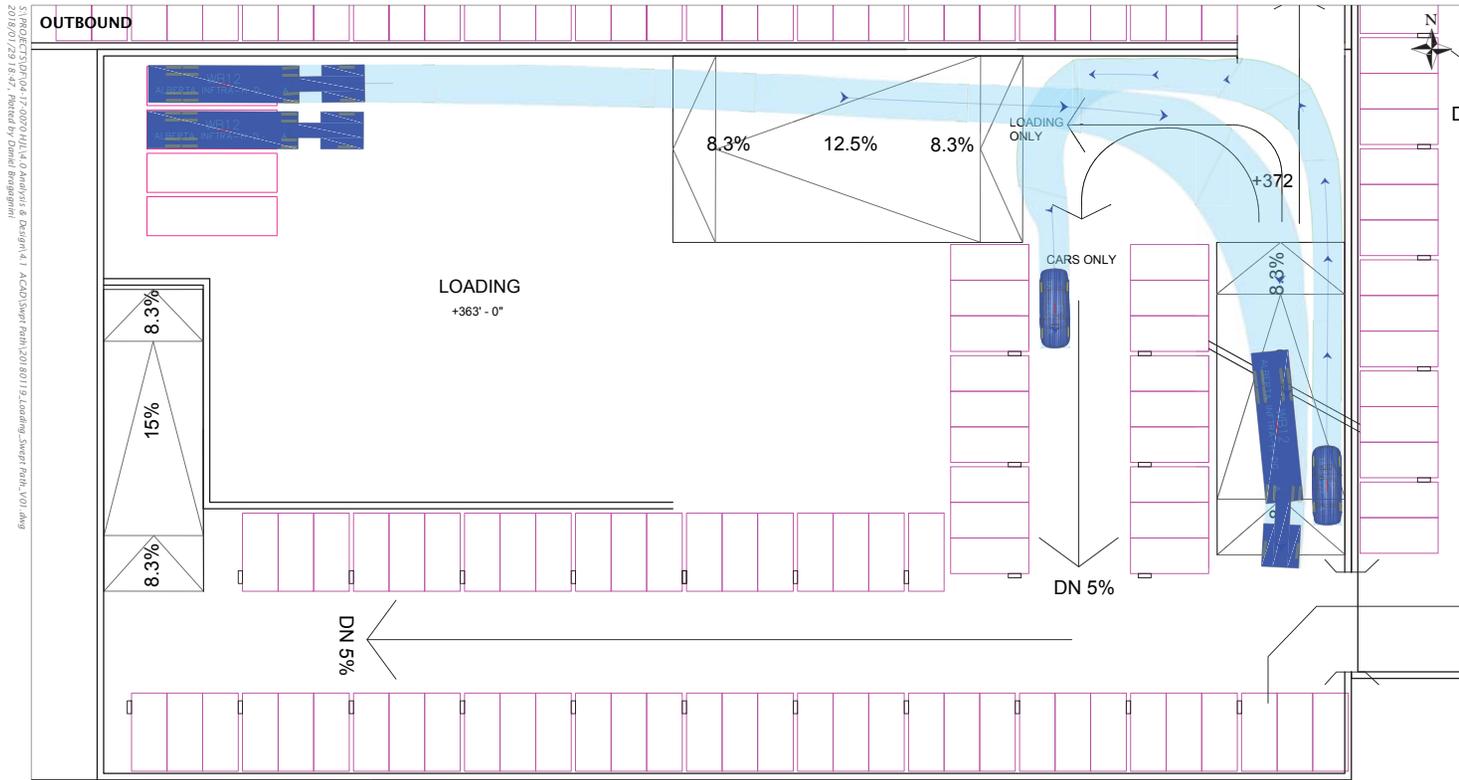
TRAFFIC



APPENDIX B

Loading Swept Path Analysis

TRAFFIC



S:\PROJECTS\0417-0370\HJ_A_Harry Jerome Lands\4 Design\4.1 CAD\Swept Path\20180115>Loading_Swept_Path_V01.dwg
 2018/01/29 9:47, created by Daniel Berggren

[Based on Drawing HJ_A Parking Ref from Perkins + Will dated January 22, 2018]

[Issued for Discussion; not for Construction]

WB12

mm		mm	
Trailer Width	2.80	Lock to Lock Time	0.6
Trailer Wheel	2.80	Steering Angle	21.3
Trailer Track	2.80	Articulating Angle	70.0
Trailer Track	2.80		

Exhibit B.2
 Phases 2,3, and 4 - Loading Court: WB-12 Swept Path Analysis (OUTBOUND)

Harry Jerome Lands
 Prepared by DB



04.17.0070 January 2018 Scale Custom on Ledger

ENVIRONMENTAL



ENVIRONMENTAL

"The following is the executive summary from the Keystone Environmental Ltd. "Report of Findings – Phase I Environmental Site Assessment" report prepared for the City of North Vancouver in August 2017. The complete report is available separately from this document. Keystone has also prepared a "Schedule 1 Site Profile" dated January 12, 2018. The complete Schedule is also available separately from this document."

Keystone Environmental
Knowledge-Driven Results

**Report of Findings –
Phase I Environmental Site Assessment**

2160 Lonsdale Avenue, 144 East 22nd Street and 123 East 23rd Street
North Vancouver, BC

Prepared for: City of North Vancouver

Project No. 13622
August 2017

Environmental Consulting • Engineering Solutions • Environmental Planning

Suite 320
4400 Dominion Street
Burnaby, British Columbia
Canada V5G 4G3

Telephone: 604 430 0671
Facsimile: 604 430 0672
info@keystoneenvironmental.ca

Report of Findings – Phase I Environmental Site Assessment
2160 Lonsdale Avenue, 144 East 22nd Street and 123 East 23rd Street
North Vancouver, BC

EXECUTIVE SUMMARY

This KEYSTONE ENVIRONMENTAL™ Phase I Environmental Site Assessment (ESA) report, prepared at the request of the City of North Vancouver was conducted the properties referenced as 2160 Lonsdale Avenue, 144 East 22nd Street and 123 East 23rd Street, North Vancouver, BC (the Site). The Site is currently occupied by two community centre buildings, a multi-family residence and a lawn bowling club. The four buildings on the Site are identified as follows:

- Harry Jerome Recreation Centre – community centre building located on the northwest portion of the Site
- Memorial Gym – community centre building on the northeast portion of the Site
- Silver Harbour Centre – Multi-family residence on the central portion of the Site
- Lawn bowling pavilion (North Vancouver Lawn Bowling Club) – located on the south portion

ON-SITE SUMMARY

Historical records indicate that from the 1920s, or earlier until the mid-1930s, the Site was primarily for residential purposes. In the mid-1930s, a hall was constructed on the north portion of the Site and the existing lawn bowling pavilion was constructed on the southwest portion of the Site. In the late 1940s, the existing Memorial Gym had been constructed and by the late 1960s, the former hall had been removed and the existing Harry Jerome community centre building was constructed. In the mid-1970s the former residences were removed and the existing Silver Harbour Centre residence was constructed.

Heating Oil

Memorial Gym

The Site building is currently connected to natural gas. The building was formerly heated via a heating oil underground storage tank (UST) located adjacent and west of the building. The UST and associated contaminated soil was removed from the Site in 1999. Confirmatory samples were taken by PHH Environmental Ltd. (PHH) and were analyzed for light/heavy extractable petroleum hydrocarbons (LEPH/HEPH) and polycyclic aromatic hydrocarbons (PAH). The concentrations of LEPH/HEPH and PAH were less than the current BC Contaminated Sites Regulation (CSR) park land use (PL) and residential land use (RL) standards. Potential contaminants of concern (PCOCs) associated with heating oil are LEPH/HEPH, PAH, benzene, toluene, ethylbenzene, xylenes, styrene (BTEX) and volatile petroleum hydrocarbons (VPH). Although BTEX and VPH parameters were not analyzed during the tank removal, based on the time since the tank was removed (over 15 years), there is considered to be a low potential for residual contamination to be present in the vicinity of the former heating oil UST.



Report of Findings – Phase I Environmental Site Assessment
2160 Lonsdale Avenue, 144 East 22nd Street and 123 East 23rd Street
North Vancouver, BC

Lawn Bowling Pavilions (former and current)

The existing pavilion building is currently connected to natural gas. It is unknown if the building has been connected to natural gas since its construction in the late-1960s or how the former lawn bowling pavilion (located on the central west portion of the Site) was heated. It is possible that electricity, or heating oil were used. If heating oil was used, it would have been stored in an aboveground or underground storage tank (AST) or UST. Therefore based on the unknown heating methods of the former pavilion and the age of the existing pavilion, there remains a potential for heating oil USTs and associated hydrocarbons, if any, to be present in the vicinity of the existing and former lawn bowling pavilions.

Former Residences

Up to four former single-family residences were located on the Site. It is unknown how the former residences were heated. It is possible that wood, coal, electricity, or heating oil were used. If heating oil was used, it would have been stored in an AST or UST. Two of the former residences were located within the footprint of the existing Silver Harbour Centre. It is therefore anticipated that potential heating oil tanks associated with these former buildings, if any, would have been removed from the Site when the existing multi-family residence was constructed. However there remains a potential for heating oil USTs and associated hydrocarbons, if any, to be present in the vicinity of the remaining two former single-family residences located to the north of the Silver Harbour Centre and on the west portion of the Site.

Existing Community Centre

During the Site reconnaissance the following was observed in the Harry Jerome community centre building:

- Five 22.7 kg bags of calcium chloride
- Eleven 22.7 kg bags of sodium bicarbonate
- Seven approximately 20 L pails of hypochlorite
- Thirteen 22.7 kg bags of soda ash
- Eleven approximately 50 kg bags of diatomaceous earth
- Two approximately 20 L pails of hydrochloric acid
- One approximately 25 L container of sodium thiosulphate
- One approximately 200 L drum of compressor oil
- One approximately 150 L drum of waste compressor oil

Based on the products being stored over concrete floors, the concrete floors throughout the building being in good condition (major cracks and/or staining were not observed) and staining not being observed near the floor drains in the building, there is considered to be a low potential for constituents of concern associated with the storage of these products to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR land and water use standards.



Report of Findings – Phase I Environmental Site Assessment
2160 Lonsdale Avenue, 144 East 22nd Street and 123 East 23rd Street
North Vancouver, BC

Mr. Gary Hough, the maintenance and engineering services manager for the Site reported that the drainage pipe which runs underground from the pool to the filtration room was recently (exact dates could not be confirmed) replaced as the former pipe had been leaking and eventually burst, releasing a large quantity (exact volume unknown) of chlorinated water into the subsurface under the Harry Jerome building. Chlorinated water is a common source for chloroform production, as the chlorinated water reacts with organic compounds to produce chloroform¹. Although an unknown quantity of chlorinated water was released into the subsurface, given that the pipe was located underground, it is anticipated that the water was released below the organic rich topsoil. Based on the likely organic poor soil in which the chlorinated water was released, it is anticipated that significant amounts of chloroform were not released into the Site soil, vapour and/or groundwater, therefore there is considered to be a low potential for constituents of concern associated with the release of chlorinated water to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR land and water use standards.

North Vancouver Lawn Bowling Club

During the Site visit, an interview was conducted with a representative of the lawn bowling club. He reported that herbicide/pesticides were occasionally used on the lawn bowling fields but that the herbicide/pesticide products were not stored on the Site in quantities of concern. Herbicides and/or pesticides typically have relatively short half-lives and quickly degrade in soil, as such, when used correctly, the application of herbicides and/or pesticides generally do not pose long-term contamination problems. Therefore, based on the relatively small scale of the lawn bowling fields (the lawn bowling fields have a combined area of approximately 3,200 m²) and the anticipated short half-lives of the herbicides/pesticides used, there is considered to be a low potential for constituents of concern associated with the orchard to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR land and water use standards.

OFF-SITE SUMMARY

The properties located within the vicinity of the Site were primarily residential from the 1940s to the 1960s when increased commercial development began in the area.

Three off-Site properties located in the vicinity of the Site were identified to having been occupied by historical operations of potential environmental concern. However based on the distance, short duration and/or cross or down-gradient orientation to the Site, there is considered to be a low potential for the three off-Site properties to have contributed constituents of concern to the Site soil, groundwater, and/or vapour at concentrations exceeding the CSR land and water use standards.

¹ https://repository.asu.edu/attachments/143439/content/Rose_asu_0010N_14553.pdf



ENVIRONMENTAL

Report of Findings – Phase I Environmental Site Assessment
2160 Lonsdale Avenue, 144 East 22nd Street and 123 East 23rd Street
North Vancouver, BC

CONCLUSION

With the exception of hydrocarbon contamination to be present in the vicinity of potential heating oil USTs, if any, or potential residual hydrocarbon contamination to be present in the vicinity of the former heating oil tank located west of the Memorial Gym, there is considered to be a low potential for constituents of concern to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR land and water use standards.

In our experience, in a majority of cases, hydrocarbon contamination related to former heating oil storage tanks, if any, has been minor and localized to the vicinity of the tank. Potential heating oil USTs (if any) can be dealt with at the time of redevelopment and further investigation is not warranted at this time.

This Executive Summary is subject to the same general limitations as contained in the report and must be read in conjunction with the entire report.



APPENDIX

ALTERNATE SCHEME

Subsequent to Darwin's community engagement with an Open House in December 2017, the City of North Vancouver asked Darwin Properties to consider some additional community priorities, and how these priorities may be accommodated in the development proposed.

AFFORDABLE (NON-MARKET) HOUSING

The City of North Vancouver's "Definition of "Affordability" defines Affordable Housing as "housing which is affordable to households of low and moderate incomes, targeted to those whose incomes and family sizes meet the income thresholds set from time to time by BC Housing (formerly BCHMC) / CMHC for the Lower Mainland".

Approximately 45,000 sq ft has been suggested for affordable (non-market) housing.

CHILDCARE

The City of North Vancouver adopted a Child Care Policy and Plan to provide an overall framework and specific actions to be implemented to help support child care facilities in the City of North Vancouver.

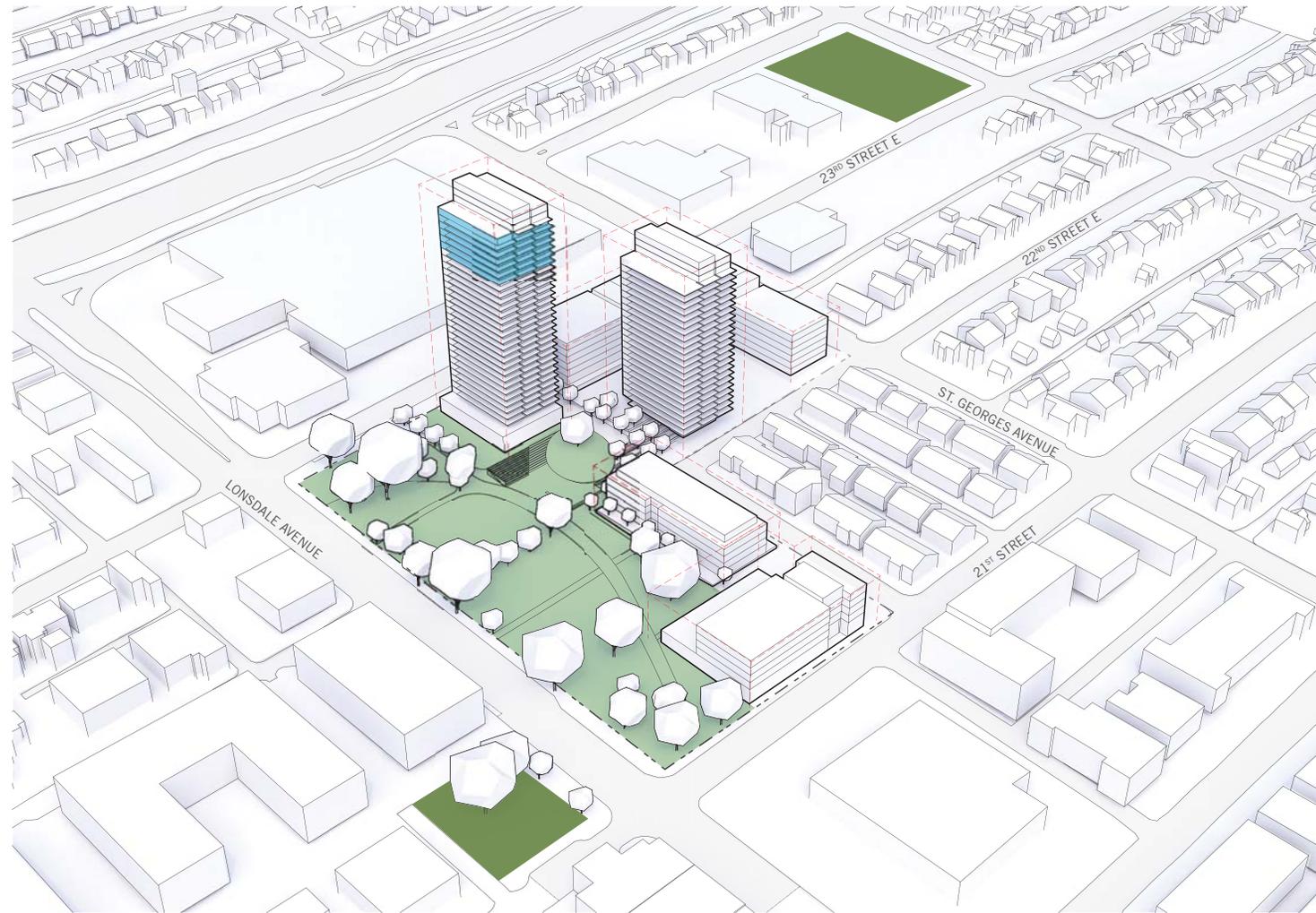
Although there is planning for childcare facilities in the future Harry Jerome Community Recreation Centre, the additional residents who will be living in the new Harry Jerome Neighbourhood Lands will increase that requirement. Approximately 5,000 sq ft of indoor area has been suggested for childcare on the HJNL.

The City of North Vancouver has proposed that approximately 50,000 (45,000 + 5,000) sq ft of additional floor area could be added to the allowable GFA for Harry Jerome Neighbourhood Lands site in consideration of accommodating the above community priorities.

This alternative scheme illustrated provides a high-level indication of how additional density may be accommodated. The addition of 50,000 sq ft of floor area in the lower levels of the buildings would displace existing residential area, which could then be added to Tower 1, making it approximately 32 storeys.

This Alternate Scheme may be discussed further at a later date. At present time this Alternate Scheme has not been presented to the public for input.

Additional Density ■



Alternate Scheme - Massing

ALTERNATE SCHEME

Building Height			Area Summary					Unit Summary						
Stories	Height		GFA Residential	GFA Retail	GFA Total	FSR Exclusions	FSR Area	Studio	1BR	1BR+D	2BR	2BD+D	3 BD	Total
T1	32	298 ft (91 m)	246,150	5,600	251,750	6,372	245,378	-	105	53	78	32	12	280
T2	26	243 ft (74 m)	195,860	-	195,860	7,516	188,344	-	80	40	60	26	12	218
M1	6	65 ft (19.8 m)	91,080	-	91,080	2,365	88,715	20	24		48	6	6	104
M2	6	67 ft (20.5 m)	104,440	-	104,440	2,848	101,592	-	-	43	30	23	5	101
M3	6	69 ft (21.1 m)	80,200	-	80,200	2,449	77,751	-	-	38	8	25	4	75
M4*	5	65 ft (19.8 m)	56,090	15,800	71,890	2,726	69,164	10	24		20	8	4	66
Parcel 2 Subtotal			136,290	15,800	152,090	5,175	146,915	10	24	38	28	33	8	141
Parcel 3 Subtotal			637,530	5,600	643,130	19,101	624,029	20	209	136	216	87	35	703
Site Total			773,820	21,400	795,220	24,276	770,944	30	233	174	244	120	43	844
Site Area								314,915						
FSR								2.45						

Required Parking and Loading

Required Bicycle Parking

	Units	GFA (sf)	GFA (sm)	Bylaw Requirements		Supply Required		Loading	Bicycle Bylaw Requirements		Supply Required	
				Total	Visitor	Total	Visitor		Short Term	Secure	Short Term	Secure
Parcel 2 Residential	M3	75		1.05 per unit		79	8		6 spaces per every 60 units or part there of	1.5 per unit	12	113
Parcel 2 Residential	M4*	66		.6 per unit	.1 per unit	40	7			1 per 250 sm	12	99
Parcel 2 Retail	M4	15,800	1,468	1 per 50 sm		29	-	1	6 per 1000 sm		-	6
Parcel 2 Subtotal		141				148	15				24	218
Parcel 3 Residential	M2	101		1.05 per unit	.1 per unit	106	10				12	152
	T2	218		1.05 per unit	.1 per unit	229	22				24	327
	M1	104		1.05 per unit	.1 per unit	109	10		6 spaces per every 60 units or part there of	1.5 per unit	12	156
	T1	280		1.05 per unit	.1 per unit	294	28				24	420
Parcel 3 Retail	T1	5,140	478	1 per 75 sm		6		1	6 per 1000 sm	1 per 250 sm	-	2
Parcel 3 Subtotal						744	70				72	1,057
Site Total						892	85				96	1,275

*M4 will conform to The City of North Vancouver's 10-10-10 policy for mid-market rental units

** The location of 45,000 sf of Affordable Housing will be located in one of the mid-rise buildings. The location of which is to be determined.

1220 Homer Street
Vancouver, BC V6B 2Y5
t 604.684.5446

PERKINS+WILL

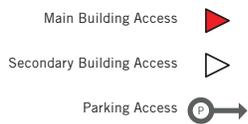
ca.perkinswill.com

URBAN DESIGN PRINCIPLES

ILLUSTRATIVE SITE PLAN

KEY CALLOUTS

- 1. Crickmay Park
- 2. New Public Park
- 3. Green Necklace
- 4. The Mound



Illustrative Site Plan Scale 1:1000

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report



December 21, 2017

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3. ENGAGEMENT EVENTS	6
4. WHAT WE HEARD	9
5. APPENDIX	12

1. EXECUTIVE SUMMARY

The Harry Jerome Community Recreation Centre is nearing the end of its useful life. In 2012, as part of its *Official Community Plan Review*, the City of North Vancouver undertook a comprehensive evaluation, needs assessment and public engagement process to explore the replacement of Harry Jerome Community Recreation Centre.

In July 2017, the City conducted a search among the development industry through a Request for Proposal process. Through this process Darwin Properties was selected as the preferred proponent to lead the rezoning application process for the acquisition and redevelopment Harry Jerome Neighbourhood Lands.

The purpose of the public engagement was to provide opportunities for North Vancouver residents to give input, and help shape and define the proposed development options being considered prior to submitting a development application to the City of North Vancouver

The Harry Jerome Neighbourhood Lands consultation launched with a comprehensive project website and online survey on November 27 and closed on December 17, 2017.

An Open House was held on Wednesday, December 6, 2017. Three additional pop-up consultation events were held on Saturday, December 9th from 1:30pm to 4:30pm in the lower level Lobby of the Harry Jerome Recreation Centre and on Tuesday, December 12, 2017 and Thursday, December 14th, 2017 from 4:30pm – 6:30pm in the Upper Lobby of the Harry Jerome Recreation Centre.

At all events, it was clearly communicated that public input would be considered in bringing forward a re-zoning application in January 2018. In addition, all public input is being reviewed by City staff.

Ninety-seven community members attended the Open House. Attendees were invited to review the information provided on presentation boards and ask questions of the project team. Comment forms were provided and fifty-four were received, including additional forms delivered to City Hall.

Open House Quick Facts

Participants	#	%
Attendance	97	
Comment Forms Received	54	57%

Online Survey Quick Facts

Participants	#	%
Survey completed	287	
Comments submitted	215	75%

2. PROJECT OVERVIEW

The Harry Jerome Community Recreation Centre is nearing the end of its useful life. In 2012, as part of its Official Community Plan Review, the City of North Vancouver undertook a comprehensive evaluation, needs assessment and public engagement process to explore the replacement of Harry Jerome Community Recreation Centre.

In July 2017, the City conducted a search among the development industry through a Request for Proposal process. Through this process Darwin Properties was selected as the preferred proponent to lead the rezoning application process for the acquisition and redevelopment Harry Jerome Neighbourhood Lands.

The public engagement process for the redevelopment of the Harry Jerome Neighbourhood Lands was intended to be fair, transparent and inclusive. The purpose of the public engagement was to:

- Provide opportunities for North Vancouver residents to give input, and help shape and define the proposed development options being considered prior to submitting a development application.

Option One

In this proposed option, three buildings (T) at 16, 18 and 20 storeys are distributed across the site, with three mid-rise buildings (M), between 4 and 6 storeys, fronting the new park, Eastern Avenue, and along 22nd and 23rd Streets.

Project details specific to Option One:

Does not require Official Community Plan Amendment for increasing maximum building heights

Option Two

In this proposed option, two buildings (T) at 24 and 26 storeys are distributed across the site, with four mid-rise buildings (M), between 4 and 6 storeys, fronting the new park, Eastern Avenue, and along 22nd and 23rd Streets.

Project details specific to Option Two: Requires Official Community Plan Amendment to allow for building heights above 56 metres but below 74 metres

Project details common to both Options One & Two

- Development to fund the new Harry Jerome Community Recreation Centre
- Development density not to exceed current Official Community Plan designation
- New expanded City park fronting Lonsdale Avenue, increasing total park area to approximately 3 Acres
- Dedicated new affordable housing (rental and/or for purchase) which is priced below typical market rates. The affordable housing rates would be determined with the City of North Vancouver. For more information on CNV affordable housing policy see: <http://www.cnv.org/City-Services/Planning-and-Policies/Housing/Affordable-Housing>
- Family-oriented housing

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

- New childcare facilities
- New Retail opportunities
- Medical Office Space
- Extension and integration of the City's Green Necklace, including bicycle and pedestrian infrastructure
- Official Community Plan Amendment required to increase size and boundaries of designated park, as well as height boundaries

Those members of the public interested in more information on the Harry Jerome Community Recreation Centre were directed from the project page to the City's website at www.cnv.org/parks-recreation-and-culture/recreation/harry-jerome-rec-centre

This report provides the following summary:

- Event details including a description of the Open House and information presented
- An overview of the feedback received through the Online survey and Open House comment forms; and
- Copies of engagement notification materials, presentation materials and social media reports, and photographs are contained in the appendix.

3. ENGAGEMENT EVENTS

3.1 Stakeholder Engagement - Chronology

November 15, 2017

Following the City of North Vancouver's Harry Jerome Neighbourhood Lands Press Release on Nov 15, Darwin representatives initially reached out to:

- North Van Lawn Bowling Club (NVLBC);
- Silver Harbour Senior Activity Centre (SHSAC); and
- Courthouse Area Residents Association (CARA)

as a courtesy to inform them that Darwin Properties President, Oliver Webbe (OW), is available to meet and discuss the project with them.

December 4, 2017

Invitations to the Open House on December 6, 2017 were sent to NVLBC, SHSAC, and CARA by email.

(See Appendix 5.7)

December 6, 2017

Representatives from all three groups were in attendance at December 6 Public Open House:

- CARA - Evonne Strohwal was provided a project overview and Darwin representatives would be available should they have questions or feedback;
- SHSAC - Members were in attendance and were provided overview of project by Darwin & CNV Staff; and
- NVLBC - Harry Carruthers and other members were in attendance and were provided overview of project by Darwin & CNV Staff.

December 7, 2017

A follow-up meeting was held with NVLBC and Barbara Pearce (CNV) to ensure NVLBC understands the project. RW, OW, and Andrew McMillan (AM) attended on behalf of the project team.

December 9, 11, 12

Stakeholders also visited the Pop-Up Consultations at the Harry Jerome Recreation Centre. A representative of North Van Sports Council was in attendance. Discussion focused on the distinction between the Harry Jerome Neighbourhood Lands (HJNL) and the Harry Jerome Community Recreation Centre (HJCRC) projects. In addition, strata council members from Georgia Court (2133 St Georges) Strata Council attended the Pop-Up Consultation. The strata complex is outlined in yellow in the Figure 1, below.



Figure 1: Location of Georgia Court (2133 St Georges)

3.2 Open House

Date: Wednesday, December 6, 2017

Time: 5:30pm – 8:30pm

Location: North Vancouver School District 44 Offices, 2121 Lonsdale Avenue, Mountain View Room

Notification

Postcards & Invitations

1,000 post cards were distributed within a five (5) block radius of Harry Jerome Recreation Centre. For neighbours living in apartment complexes, a project representative waited until the post cards could be given to a resident who place them in the mail area.

Additional postcards were also given to Eastern Avenue residents that attended the Open House so they could share with their neighbours that did not attend. The postcard shared the project website and survey URL link. See appendix 5.5.

Posters

Posters were placed on bulletin boards on commercial businesses along Lonsdale, in the Harry Jerome Recreation Centre, the North Vancouver School District Offices and at the City of North Vancouver City Hall building to build awareness and share the project website and survey URL link. See appendix 5.6.

Project Website

A detailed project website with key dates, contacts, background information and a link to the online survey was available at: www.HarryJeromeNeighbourhood.ca. See appendix 5.10 for visitation statistics.

Stakeholder Invitations

Invitation letters and a copy of the poster notification were sent to the North Vancouver Lawn Bowling Club, Silver Harbour Senior Activity Centre and Courthouse Area Residents Association. See appendix 5.7.

Newspaper Advertisement

Advertisements were published in the North Shore News on December 1 and 3, 2017. See appendix 5.6.

Social Media

The Darwin Twitter and Facebook pages and the City of North Vancouver Twitter, Facebook and CityView E-News notified citizens of engagement events. See appendix 5.9.

Open House Attendees

97 people attended

Open House Comment Forms Received

54 (57% of attendees) Includes forms delivered to City Hall

CNV Representatives in Attendance at Open House

Michael Epp (Director of Planning)
Mike Friesen (Planner)
Barbara Pearce (Director Strategic Initiatives & Services)
Lance Berelowitz (Urban Planning Consultant)

Rod Clark (Councillor)
Don Bell (Councillor)

Darwin Project Team in Attendance at Open House

Darwin Properties

Oliver Webbe (President)
David Jacobson (Executive Vice President)
Andrew McMillan (Development Manager)
Dana Samis (Marketing & Communications Manager)

Project Consultants

Susan Gushe (Architect, Perkins Will)
Frank Ducote (Urban Design Expert)
Richard White (Land and Development Approvals Advisor)

Facilitator

Catherine Rockandel (Public Engagement Specialist)

Open House Format

A welcome table was placed in the lobby of the School District and was staffed by two Darwin employees. Wayfinding signs directed attendees to the elevator and on arriving on the 5th floor, they were greeted by staff at the sign-in table. Attendees were asked to sign in and provided a comment sheet. They were invited to review the presentation boards. Representatives of the Darwin team, project consultants and City staff were on hand to answer questions.

Presentation Material

The presentation boards are included in the appendix 5.12.

Pop-Up Consultations

Representatives of Darwin were present at busy times at the Harry Jerome Recreation Centre. They answered questions and reviewed a selection of presentation boards with people who stopped by on their way to the pool, ice arena, gym and Flicka Gymnastics on:

- Saturday, December 9, 2017 from 1:30pm – 4:30pm (Lower Lobby)
- Tuesday, December 12, 2017 from 4:30pm – 6:30pm (Upper Lobby)
- Thursday, December 14, 2017 from 4:30pm – 6:30pm (Upper Lobby)

4. WHAT WE HEARD

4.1 Feedback

Feedback from the Open House comment forms and the online engagement included, but was not limited to the following points:

- The greatest number of supportive comments were generated in relation to funding generated from the development ensuring the redevelopment of the Harry Jerome Recreation Centre, and in particular a 50 metre pool;
- Given the early stage of the development proposal the public provided generally positive suggestions reflecting community values including: green space; affordable housing; and livable communities that include a diverse mix of housing for families;
- The Eastern Avenue neighbours had concerns about density and adjacencies of towers and midrise buildings.
- Comments about traffic, parking and transportation infrastructure reflected the concern across the North Shore.

The detailed comments from both the Open House and the Online Survey are included in Appendix 5.1, 5.2 and 5.3.

4.2 Survey Details

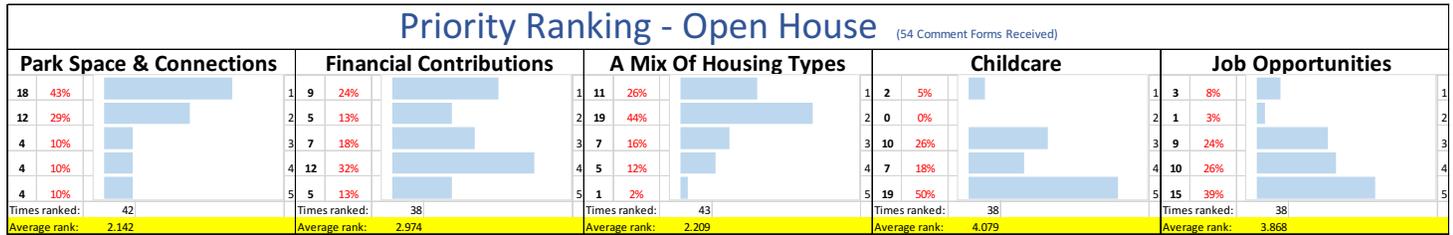
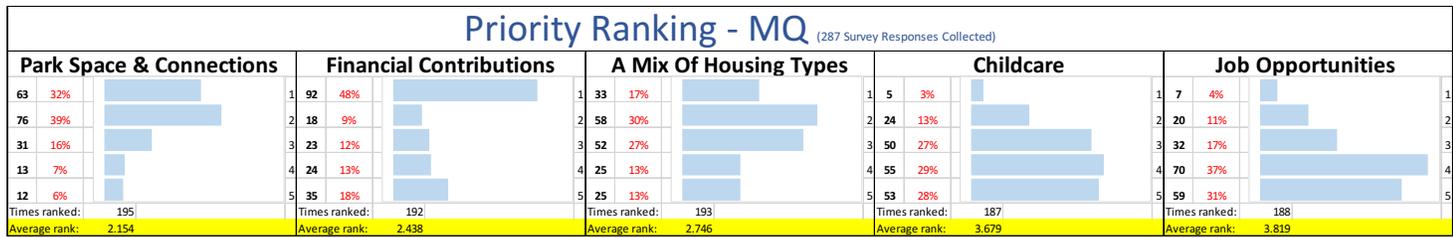
A survey was available for residents and stakeholders to complete during the engagement from November 27 to December 17, 2017. The Open House comment sheets were modelled on the online survey asking the same questions. Fifty-four (54) people completed comment sheets at the Open

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House. Two-hundred and eighty-seven (287) people completed the online survey. A copy of the survey is in the appendix 5.4.

Participant Rated Priorities

In both the Open House comments and Online survey, participants ranked financial contributions, park space and connections, and a mix of housing types as the highest priorities.

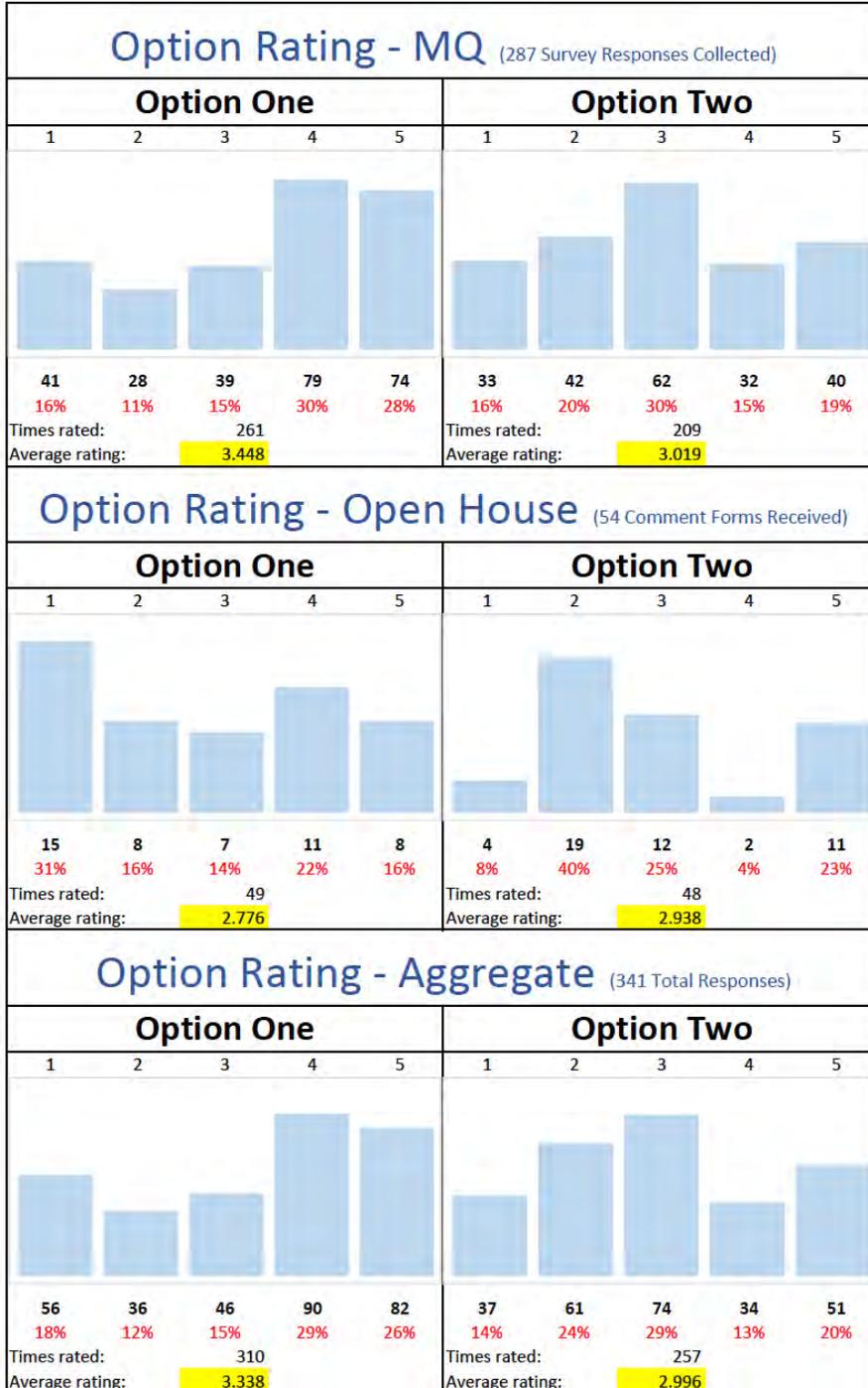


CNV Responses = 174

DNV Responses = 111

Form of Development - Option Ratings

Although Option One appears to rate slightly more favorably. The results for both options are fairly similar and the slight difference may be due to the perception that a three-tower option would result in a higher financial contribution.



5. APPENDIX

5.1 APPENDIX – GENERAL COMMENTS & DATA CODING

The following comments reflect the overall comments submitted. The number count is only for the general comment section.

CODES	COUNT # SORTED
Supportive of HJRC Funding for Reconstruction and Pool	53
Development and Planning Comments, Questions and Suggestions	17
General Comments and Questions	16
Transportation, Traffic, and Parking Concerns	12
No Towers, No/Smaller Development - Yes Affordable Housing, Yes Infrastructure	10
Eastern Avenue Resident Specific Concerns	9
Population Growth/ Density Concerns	7
Affordable Housing for Families and Seniors	7
Green Space	5
Supportive of Curling Ice Rink	4
Commercial Development	2

INDIVIDUAL OPEN HOUSE & ONLINE SURVEY COMMENTS

Population Growth/Density

- I'm fine with the density in either option if it significantly supports building the new rec centre.
- I would love to see this space redeveloped, but not at any price. These apartments are too high. I would more support more buildings with lesser height.
- We need density to make housing more affordable and reduce traffic as more workers will not have to commute
- We are satisfied with the current centre even with its age. This is preferred to increase density in our neighbourhood. The city has to be mindful of its residents. The overpopulation is making North Vancouver City an undesirable community to live in. We are not in support with increased density in our residential neighbourhood.
- Great project. It should be denser than 2.5x FSR and would benefit from greater heights of the towers.
- Too many housing units in total. This should be halved. No mention of parking. Currently there is a large convenient parking lot that serves well. The number of parking spaces for residents and those provided to community centre users must be defined. Current city requirements for other densified neighbourhoods are inadequate. This will be a burden on all existing residents in the area
- We cannot accept this degree of densification.
- I am in favour of the idea but I don't see that much has been done to reduce the negative impact on current residents of the area. If these 2 options are the best then maybe we need to

reconsider the whole idea of funding the rec centre in this manner or funding a lesser percentage by having lower density like the area immediately around it.

Eastern Avenue Neighbourhood Concerns

- I feel that putting a tall building on the corner of 22nd and Eastern Ave will block the light for the entire block of townhouses to the east.
- Live at 2118 Eastern Ave - corner of 21st. Either option will: lose afternoon sun; lose privacy; lose some view; lose property value. parking is already a problem on 21st and on Eastern. Why can you put the park on Eastern and the building on Lonsdale. Safer for kids - less traffic, less pollution
- I do not disagree with the increased density, but I think the parks could be placed against Eastern which appears to be ignored. I would like to see M4/T3 moved west so that some park & Daylight are available to the Eastern Neighbourhood.
- Again the parkland would be much more appreciated if located on Eastern Avenue
- People in existing townhomes on Eastern would rather see the building on Lonsdale and the Roger Burns park behind them. It may be more satisfactory to have open spaces between Eastern and the high-rise or mid-rise?
- Keep the tennis courts on Eastern!
- Remember to include the diverse neighbourhoods + people presently living in this area.
- Need to see more details + results of studies. - shading + light - traffic/ parking impact of additional residents & vehicles - parkade entrances and two options on local infrastructure ie: public transportation - preservation of existing old growth cedar trees (on Eastern)
- Although I understand that the land will be developed, it looks like the neighbours affected directly, have had little input offered. This is a big development which will change the neighbourhood greatly. I specifically moved to this area because it is quiet, yet close to everything. Not only should the noise impact be considered, but also the additional people and vehicles in the area.

HJRC Funding for HRDC and pool specifically

- Support maximum return to help HJCRC reconstruction
- I absolutely prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. North Vancouver needs a 50 m pool and if a scaled budget means no 50 m pool then I would not support. Thank you.
- Prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- I am very hopeful that the new sport facility will include a 50M pool.
- 50 metre pool, please!
- I am a swimmer. We need 50 metres pool in our community. Delbrook pool is useless. Badly built. We can't make another mistake like that, as a community.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- We definitely NEED 50m pool for our community! If you built, they will come!

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- I would really like to see a 50m pool to meet the growing needs of the residents of North Vancouver.
- I am in favour of the development to the extent that it supports the Harry Jerome re-development project as defined in option E
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. The combined North Vancouver City and District (as well as the entire North Shore region) desperately needs a 50m pool for the many reasons outlined in previous petitions, letters and discussions. The overall community feel of the development looks great. So long as recreation is a priority for a healthy North Vancouver community! Thank you.
- Hoping for a 50 metre pool
- I just hope that the Rec Com. Gets enough money to build a first class recreation facility! I've been going to the West Van Centre as I find it so dreary at Harry Jerome
- I would like to ensure that we get as much funding as possible out of the development to pay for community center facilities, such as a 50M pool.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- Is it going to be a 50m pool?
- I'd like to see a 50m pool as part of the new community centre
- I really want to see a 50 metre pool built in the new Harry Jerome Rec Centre.
- We strongly support a 50M pool at this location.
- The recreation component to include the proposed 50m long pool.
- Prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- We strongly support 50M pool.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre in particular the 50 metre pool
- The city needs to extract as much money as possible out of the development, so it can fund a race centre better than the one it is replacing.
- I wish to support the option that provides the most financial contributions to the rec center such that a 50m pool may come to fruition.
- 50m pool is top priority
- I am in favour of the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre, especially in order to provide sufficient funds for a 50m pool.
- Please consider building a 50 metre pool plus lighted running track - we need more athletic facilities.
- We need a state of the art recreation center, I travel extensively around North America and for a community as diverse and economically sound our rec centers are embarrassing. We need

better gyms, fitness classes, a 50M Pool and the ability to attract world class athletes and events to help support revenues and promote athletics on the North Shore.

- Please consider putting a 50m pool in or at minimum a 8-lane, 25m. We are lacking this in North Vancouver.
- Build the 50m pool
- The north shore is in great need of a 50 m pool, it's crazy to drive all the way to Vancouver on this traffic for a swimming event
- I support the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre in order to build a 50m pool.
- Look at the Edmonton facility with 2 pools and more and perhaps don't settle for only the one pool.
- The 50 metre pool is the best recreational option to choose for the pool. Location and the need for a better than 25 metre pool makes this site better for all.
- 50 meter pool at the rec centre is a big priority for our family and community!
- We'd love to have a 50m pool
- As a former swim family, I strongly support any and all options that will make a 50m pool a reality in North Vancouver.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- Fund the 50 m pool!
- The e North Shore has an active swimming community and the new pool at Delbrook offers little more than what it did before in that regard. A 50 m pool would benefit not just the local neighbourhood but the entire Lonsdale corridor since larger pools attract competitions on a regular basis. Swim meets and other aquatic sports run entire weekends from dawn to dusk drawing tourists to the area. Many would eat and actually stay on the North Shore. Another 25 m pool seems foolish to build especially with the growth of sports like paddle boarding and kayaking which could be taught at a beginner level in a 50 m pool. As well, the new Delbrook pool offers few entertainment options as WV pool does. A 50 m pool allows for more parties and mixed use options such as inflatable obstacle courses which are a big draw. I recently visited the Walnut Grove pool in Langley and was amazed at how many activities were going on at once. The pool at Hillcrest has an amazing outdoor deck which is like a holiday location for those of us who can't afford to go away when we pay so much in rent to live on the NShore!
- We need a 50m pool built on the North Shore. This location would be ideal and since it is one of the busiest rec centre locations central for all varieties of aquatic clubs or groups or individuals
- I would like to have the 50 meter pool in the area
- priority for funding a 50 meter pool is essential for this community
- The best option would be one that guarantees the inclusion of a 50 metre pool which is desperately needed on the north shore.
- I really believe a 50m pool should be part of the redevelopment of Harry Jerome. Both for younger people and older North Shore citizens. The North Shore is one of the only GVRD communities without a 50 metre pool. It would bring spin off economic benefits as well as

health cost savings. Swimming is one of the few activities an aging demographic population can do. Thank you.

- We need a 50m pool on the North Shore! Please think long term when developing the rec centre. Delbrook was very short sighted.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- Although our family lives in the District, we feel strongly connected to the City and its wonderful amenities. This area will be an important future destination for us, with the completion of the Harry Jerome Rec Centre and could also possibly be a future home for myself and my husband as we become empty nesters! Thank you for the opportunity to provide our feedback.
- As long as this centre is created for the size of the community for now and the future it will be an asset. The current HJ was an asset for many years. It is now inadequate so we need something that will meet the demands of generations for the next 50+ years as the population grows and leisure time becomes more available.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- Please do ensure that the option chosen allows for a 50 metre pool to be built. The North shore should have such a pool as all other communities in the lower mainland do and unfortunately, the DNV chose to build a smaller pool at the new Delbrook centre. There is a lot of financial benefit to hotels, restaurants and other businesses to have a 50 metre pool so that we can host high level competitions. There are quite enough hockey arenas on the North Shore.

Curling Ice Rink

- Interested IF an 8 sheet curling rink is included
- It will be great to have this residential area near curling facilities
- As a member of the North Shore Curling Assoc., an identified stakeholder why were they not identified as a community group?
- We are active senior curlers and support the maximum financial contribution from the developers to the new HJ complex. That being said, the City must allow high-rise development that exceeds guidelines and adds additional neighbourhood contributions.

No Towers, No or Smaller Development - Yes Affordable Housing, Yes Infrastructure

- I really don't support more towers. Your survey did not have any options for the redevelopment that did not involve towers. Can we not have more housing/affordable housing without building huge tall towers? Can we have more buildings of moderate heights? As it stands now, all the upper Lonsdale neighbourhoods above the highway have fairly clear views with a good skyline, and if these towers go up then residential neighbourhoods north of the highway to the east of Lonsdale will be looking at more towers. If buildings began to be kept to lower heights/fewer stories the City of North Van just might retain more of a homey community feel rather than evolving into an entirely glass and concrete nightmare

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- Infrastructure upgrades: roads, schools and green spaces along Lonsdale need to be done FIRST!
- I do not support the leasing of public land to finance a new rec centre. The rec centre will last perhaps 50 years, half of the proposed lease. In addition, there should be no more net new developments until the infrastructure in the city is improved to handle today's requirements
- Love the idea of low rise affordable housing & sports options. Please oh please no more high rises!
- No
- None
- Stop building with the density that you are proposing. Our schools are full and our street are clogged with traffic.
- I was born and raised in north van a nice small community. We do not have the road infrastructure to support all these high rises in the upper lonsdale area. We already have trouble finding parking and get down the cut. This will not help
- We don't have the infrastructure to support a development of this magnitude. Consider something smaller. Traffic issues are bad now this will exacerbate the problem
- I am totally against all of these, i do not want more traffic in my neighbourhood, i do not want my property taxes to go up again

Commercial Development

- In order for this to be a livable community, we need to ensure we consider more than simply yet more dental and medical facilities (which are arguably not lacking). Hopefully more commercial businesses can be drawn to the North Shore by building space for them, and affordable places for workers to live within commuting/walking distance.
- Consider allowing a hotel in one of the highrise towers to accommodate visitors who will come for sporting events at the new rec center.

Affordable Housing for Families and Seniors

- I've lived here for over 20 years -- I'd like to retire here, however that does not look like it'll happen because I'm being forced out by high housing prices and developer greed
- The options are too limited and the CAC being extracted is not enough. That's public land you're giving away. Where's the affordable and below market housing?
- Build & develop homes that families can live in! Bring youth back to our city and help seniors remain in the community
- This is an excellent location for high quality seniors housing
- It would be great if some of the housing became rental housing and some were for purchasing.
- Either option should include seniors housing
- There needs to be a mix of housing with some "affordable" units.

Green Space

- The more green space the better. Improved pedestrian access to the centre is essentially- bike access is dangerous for a family with kids!

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- Please retain the large trees present. Currently, Roger Burnes Green and (especially) Crickmay Park feel very cosy. It's wonderful to get lost among the shrubs and trees in Crickmay Park. Incredibly beautiful in the spring and summer. I hope this will not be lost.
- The thing I like best is the maintenance of a "green" space in the midst of all the development. Also the "community centre" concept of the design to include multi-generations.
- The green space area next to Lonsdale is good.
- What about funding for areas/ parks other than Harry Jerome to support other areas of the city?

Transportation, Traffic, and Parking Concerns

- I am concerned about the parking available for the new housing projects as well as the impact on local traffic. Currently without high rise/low rise condominiums in that area there is limited available parking and high traffic congestion. As a neighbor of the area and increase in an already congested area as well as more cars needed parking where this is a limited number already is great cause for concern
- Concerned about parking in the area
- The city had better get the parking and the vehicle access points to the parking right. The traffic on East 23 and St George's is already crazy.
- There has been no mention on traffic concerns
- I'm also concerned about increased traffic in this area, with the densification. The Lonsdale corridor is already a nightmare at peak times. I live in Lower Lonsdale and have to drive north of Hwy 1 to take my children to/from school. I often go up Westview, since Lonsdale, Chesterfield, and St. George's are "parking lots" at peak times.
- It's good to see more housing options, but there is also so much traffic here already. Hopefully there can be some better transit options added or something else done to the roadways to help alleviate the volume of car traffic
- Concerned that there is no mass transit options to deal with increased density from either development option. Impact on the current infrastructure has not been estimated or planned for by the city
- I am concerned this area may become like Coquitlam with all types of traffic problems. All my families have been brought up on the North Shore with my grandfather having the first taxi's (Ballards). I'm 78 now and have lived here all my life.
- I believe in progress and change, but I doubt Musatto, Keating and the rest of council have ever had to commute to and from the city during peak hours as the rest of many of us residents ... sorry voters do. This is to me is another 10 to 11 minutes added to my commute between family and work.
- I do have concerns about transportation. I live in the city in Lynn Valley. Driving from point A to B is impossible. I can't find parking to shop in Lynn Valley and there's no parking hardly ever on Lonsdale. Wherever I go traffic, roadwork, volume make commuting, shopping virtually impossible. So adding this density seems very unrealistic. We don't have a current infrastructure for what we have and now the city and district is filling up even more. More thought is needed. Busing is ridiculous and takes far too long.

- Live very close and am very worried about parking on St. Georges Ave. There are too many new huge buildings here!!
- What is the traffic plan? Traffic for upper Lonsdale is diverted along 23rd to the highway and yet looking at putting road level access across this route. What about east - west transit as the upper areas (upper lonsdale, lynn etc.) develop to on & off the north shore (downtown west side & Burnaby & Squamish) not downtown.

Development and Planning Comments, Questions and Suggestions

- The low rise area usage is not specified, is the plan for child care or community group use only? Or retail? Thinking should be identified. Park space should be all ages and not solely child focused. Lastly, traffic patterns for parking need to be identified. Ideally no parking access close to the 23rd & Lonsdale intersection as it would add congestion to left turn & through traffic. As well, if child care is planned you need a traffic drop off and pick up circle. That will need to be identified early in the infrastructure plan. Failure to provide for that will create problematic congestion where the child care will be located.
- I really appreciate the thought and care that has gone into creating these concepts, especially the landscape/amenity/recreation. The connection to the green necklace is important to me. Additional density is very important to me as is a diversity of unit types, as I was born and raised in North Vancouver and want to continue to be able to live here. I currently rent in lower lonsdale and am worried not enough communities like this will be built in the near future as i would eventually like to own and live in this community.
- Like basic design but should be less dense to allow for more open space. Take out building M4 entirely and put in a soccer /baseball open green field space. Majority of housing stock should be family housing and social or below market value. We have enough luxury housing in the city already. We need to bring back the co-op housing model. Covenant should be put in to prevent any of this housing from not being permanently occupied continuously.
- In order to keep with building heights along most of the Lonsdale corridor, the tower closest to Crickman Park should be considerably lower than proposed in either option.
- Why not include Centennial Theatre in the redevelopment lands to add flexibility to the land use plan? The theatre is used less than the Re Centre so should be set further away from Lonsdale to provide easier walking/transit access to the Rec Centre. Also, some of the park should be set east to move the residential closer to Lonsdale transit. Include transit infrastructure like a bus loop or pullouts. Let's reduce car dependence even though this is way up the hill from SeaBus.
- Please just make sure the community can use the space. Have parking, accessibility and park space
- I fully understand that plenty of newcomers would want to move into this desirable, albeit limited neighbourhood. THEREFORE, it is absolutely IMPERATIVE to do it right in the 1st place!
- Instead of restricting traffic on 23rd a 'land bridge' over it tying the new Harry Jerome with the development and at the same time providing a covered entry into same would be nice!

- I am concerned that North Vancouver is losing its small-town feel. I hope that the City does not try to put pay parking in like downtown and kill all the small business. What makes Lonsdale great is the small businesses.
- Get it done ASAP
- Overpass over 23rd to connect Harry Jerome to development
 - Make 23rd a pedestrian walkway or increase and add angle parking - short term
- In the 1980s local area residents fought hard to preserve the green field, gym, tennis courts and dirt field from the former NVSS when the council of the day wanted to sell it all off. The dirt field and green field have been around since 1925. Shame these amenities will be lost. The placement of the highrise towers is not great as it will create shade on existing parklands. The towers should border Lonsdale
- As a realtor, I understand the need for more housing and diversified options. As a parent and member of the community I see the need for a new recreation facility that will house a 50M pool and not just a duplication of the new Delbrook community centre and pool, as well as other recreation options for families and children and a large gymnastics area for children interested in pursuing that sport.
- I like the balance between park, high rise and lowrise buildings. The proximity of the New Harry Jerome and a larger pool is a big plus and attraction. I look forward to seeing the units as I will be looking to down size in the next few years and this is a very attractive option
- Green space & trees/ sufficient parking for residents, guests, services providers, customers etc. while considering impact to traffic/ affordable housing - not 10% below market this is still unaffordable.
- Concerned that there will be no changes to the transportation infrastructure in the area, helping to offset the increase in density. Also, how many more towers will now be approved in an area where transportation seems to be beyond capacity as it is.
- Reducing towers height should not automatically mean building more structures. Be brave + do something no one else has done?

General Comments and Questions

- Congrats to the city council for having the courage to create a destination and legacy for the North Shore. Shame on the Mayor for his lack of support. He should move to another city and resign
- What about water preservation? Will the Capilano Water Reservation supply enough water for a proposed population increase?! Of 70.000!! (in the future)!
- Do not sell public property. Lease it.
- To add some more thoughtful deliberative dialogue for the public, see if you can schedule some facilitated dialogue groups. I know time is short but this would help with public understanding of trade offs and better informed feedback
- I work in the area, so while I don't live in the area, this is still super relevant to me
- thank you for asking for our input
- I live on 24th and Lonsdale east of St Georges, how is going to affect my property?
- Nothing is better for kids then sports

- There is no diversity on your welcome poster.
- Like community area + pathway.
- The development looks great! 2 tower please. Thanks.
- You are transforming our city from "comfortable with spaces for ordinary people and small businesses" to space for elites with wealth and little connection to the city. The towers of concrete and glass and locked doors are cold and forbidding. Your least priority is for affordable housing, resulting in traffic problems resulting for people who have to commute to work. The businesses where I used to shop are disappearing. My view of the downtown towers will soon go away. I feel very sad for all this. But I will use the new Harry Jerome.
- 1) What is timetable, board is confusing. Does not read as 2 projects but more parallel processes Public / Private
2) 3 + 3 or 4+3 negligible differences. What are the components of affordable housing and services as a % relative to the housing towers
- This development does little to accommodate current residents. The city can afford to build its own new centre all these new condos that have been built in the last 10 years contribute huge dollars in taxes. We need to look at community values!
- Very supportive of both designs. Thank you for the opportunity to comment.
- Not clear from the presentation that the finance received by the city is the same for both options.
- There is no diversity on your welcome poster. N Van also has a large Persian population - don't see this minority represented on any of your boards.

5.2 APPENDIX – OPTION 1 SPECIFIC COMMENTS

There is a diversity of perspectives ranging from supportive of density to no development. Many comments focus on the financial contribution delivering the greatest number of community amenities, while others focus on the impact of development.

- This option has a too large impact on the existing owners on Eastern. Should only be two towers that do not significantly impact the views of present owners.
- I do not support this development or leasing the public land to support a new rec centre
- Good distribution of density all within the heights defined in the OCP
- I don't support this development. Taking away public land for more condos. Where are we all suppose to play. No field in any proposal.
- NVC should maximize density to allow more social housing options.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- I support the redevelopment of Harry Jerome and whatever it takes to fund a 50 m pool. This is a great location for higher density. I support density because it makes for dynamic communities, funds our public amenities, preserves our green space and makes transit more viable (getting more cars off the roads).
- TRAFFIC more vehicles on the North shore and NO SOLUTION

- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- I am more fond architecturally of T3 than M4 and it looks like there is an opportunity for a restaurant patio which I am also fond of. This was the only reason I gave option 1, one more star than option 2. Otherwise I support T1 and T2 in their 26 and 24 story configuration. My greatest concern is with obtaining a 50m pool for the rec center so ultimately my support will be behind the option that provides the most financial contributions to the rec center.
- 50m pool: top priority
- I would find all these proposed buildings too tall, and impeded the view of neighbours above.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. We need a 50m pool on the North Shore!
- Generally, people prefer to live in buildings that have a connection to the outdoor spaces; buildings that are too high destroy a sense of community and create corridors of darkness for the surrounding areas
- Park area not enough to make up for loss above 23rd
- I like the fact that it retains so much of the parkland feel with the two storey component. BTW I like the walkway through the park
- We do not have the road infrastructure to support this
- This option seems to be the most easily achievable (thus realistic), without having to rely on an OCP amendment. It would have been useful to include the future build out forms of adjacent properties, (London Drugs Site) to see how the proposed option works within the greater context.
- Too much population on Lonsdale
- What activities will the community park accommodate? is there more information regarding the pedestrian way over 23rd?
- Don't like it with the possibility of increasing the height, too much density. ?traffic issues , too tall for this neighborhood
- North Vancouver is becoming a big city with only one hospital, same amount of street and less now with bike lanes. There is rush hour traffic and dirty streets. Even the streets drains are not cleaned. Absolutely no care for our residents.
- Do not like the fact that we are losing Norseman Park for more buildings. The traffic is already bad on Lonsdale why do we have to make more high density housing?
- Both options result in a net loss of outdoor space to the community. Norseman Park is gone as is the outdoor space at the North Van Lawn Bowling Club and the public space around it. In return there's a small playground being suggested. Pretty poor trade off.
- I'd be curious what sunlight impact is on the park between both options. I would think the lower streetwall with the tower rather than the constant 6 storey streetwall would result in more sunlight on the park but hard to tell.
- I prefer this option over the other. Having three mid-sized buildings creates more of a balance as opposed to two much taller buildings which stick out a bit too much

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

- There are too many tall towers. Mid-rise of 4 to 6 stories are much better. Why must developers always cram so much density into a location?? Our City is maxed out already.
- Think 3 towers is a bit much for the location - neighbouring blocks have 3 and 4 story buildings.
- The project must include a seniors housing component.
- The road infrastructure currently in place can't handle the current traffic volumes, let alone the addition of these new homes
- I do not like the high rise on 21st. But It is preferable to the longer 5 story building proposed in Option 2. I don't want solid lines of buildings. I prefer varying heights with vantage points as opposed to solid canyon like sight lines! Ideally I would like to take off some floors from the 21st Street High rise and add them to the two others, where it would not impact as much up on the overall development. Two High Rises are enough...but I would not object to a shorter tower on Eastern and 21st. It is all about varying heights and making it a more, visually appealing development.
- Where is the parking going to be?
- The 56m height is too high. These buildings are going to stick out like sore thumbs. Setbacks seem short on 21st, 22nd, and Eastern. The buildings should be stepped or further away to leave a more open feeling and more light. I'd like more info on building layout, number of units, parking spaces, affordability, commercial units, rent vs. condo, etc.
- are they needed? as high rises?
- All buildings should be taller.
- T3 is way too tall. Putting a tower here is completely out of scale with its environment and will have hugely negative impacts on its neighbours to the east and north. (Note: I do not live in those buildings.)
- The taller tower on the corner of Eastern & 21st will affect us terribly. NOT a fan of this option at all (but there's no option to give a negative star.. so please rate this -10 stars!!)
- Since the space the buildings take up is pretty well the same for both options, option 1 with lower buildings is preferable. If the ground space the buildings take up were less than option 1, I would prefer option 2
- Cannot support any project which eliminates the running track
- Density may be within the "official " plan, however the plan has not been updated to reflect current building with NO infrastructure upgrades. Density much too high for this area.
- I support density regardless of height. I support the form of development in Option 1. I like the idea of tower closer to Lonsdale with a stepped-back height towards the East.
- I am not in favor of maximum high rise. Would like the parkland to be on Eastern Avenue instead of along Lonsdale
- Higher towers could be acceptable if additional park lands are generated on the lands and/or additional affordable housing is provided. Affordable means affordable to those on disability, welfare and earning low wages.
- Prefer more dense options w/ high rises & more green space
- My interest relates mostly to walkability and quality of the green space/commercial space. Walking by mid-rise is more enjoyable than towers - also more commercial at grade (or active/used space), the better.

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

- Please don't forget about the density of traffic at Lonsdale + 23rd St
- We don't need a 16 storey building in this area
- Increase in traffic is a primary concern. There needs to be more handicapped parking on Lonsdale
- A mixture of options is beneficial
- Either option should include senior's housing
- More open space. Less mass opposite HJCRC
- Allows for more green space and appears less invasive than Option 2
- Move T2 - 4 stories to M2-4 stories
- This is maybe the more human scale option as buildings are a bit smaller but the 16 storey will shade the park
- I like the idea of having more vertical, thus leaving more natural ground for parks/landscaping. We do not need to preserve existing trees if they interfere with an excellent design/livability solution. We don't need the park all against Lonsdale. Some park adjacent to Eastern would be desirable.
- Need bigger setbacks Pr. 21st street
- Don't like the 3rd tower option. Not sensitive to the townhouse neighbours behind.
- Living on Eastern Ave would mean that with a 16 storey building, not enough light would come through (based on current plan). Also concern for all the residential traffic that would need to be addressed. Another point would be the construction phase for the highrise in particulars, given that I work shift work, lower buildings would be built faster.
- Ensure adequate on-site (not on-road) parking. Recent apartment projects have been approved with totally inadequate parking included, resulting in unacceptable level of on-street parking in the area, both daytime (hospital workers) & evenings (residents).
- Traffic/ parkade entrances - where? Lack of light to buildings across the street no green space on corner of 21st + Eastern - please consider streets - narrow - cannot support parking keep the cedar trees on Eastern.
- Impact on Eastern Ave/ 21st st. - Traffic/ Parking - light & visibility for nearby neighbours - noise impact both during and after construction
- Building height - lack of adequate infrastructure to support the increase in density created.
- What about the density of traffic @ Lonsdale 23rd...?! And, when you state: "Build on the Legacy of Harry Jerome" what is Harry Jerome's Legacy? The gap is widening!
- tall building on this south side shadows lower buildings - not good
- The 3rd highrise blocks the view and light of the low condo, development on the corner of 21st and Eastern Avenue. - concern for the residents.
- Profile with the neighbourhood looks acceptable for most current residents.
- I do not support any development that refuses to identify the needs of low cost senior & family housing. The floors of development are plans and how much, if any, will be low cost housing. We continue to displace renters who have lived + supported this community for fears small business is suffering because they cannot find employees. When we stop ____ them of low & medium income we erode a community. I am not referring to what constitutes "market" housing and what about hospitals?

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

- Both options open the door for further highrise dev't along Lonsdale. Without transportation plans in place, Central Lonsdale will be beyond capacity, + create grid lock should there be even a small issue on either bridge.
- I prefer the somewhat lower towers - we live in a 15-storey building - small enough that people know their neighbours and there is an excellent sense of community. When towers are much higher it is too large and anonymous. A lot depends on the size the units will be - they have to be large enough for older people to downsize. Also price will be a key factor.
- I like the green space. Would like to see running track expanded. Suggest closing 23rd to keep traffic away and make the area more accessible to handicapped children and safer to cross to recreation centre.
- Effect on light & traffic. Loss of large cedar trees
- Suggest expanding track in neighbourhood park to a 6 lane 400 meter track with field in centre which could accommodate a soccer field - Javlin field, etc. - make this a sports field which compliment Harry Jerome plus you can rent out sports facilities (field)
- Flip south end of plan - have residential on Lonsdale and parks + fields on Eastern Ave - would help residence on Eastern Ave accept development
- Save the big cedar at Eastern & 21st.
- I am one of 56 deeply concerned neighbours (Stakeholders as per Strata Unit-Holders (since 1990), living RIGHT IN FRONT of the entire DARWIN Development Proposal, i.e. (my addr.2118 Eastern Ave (14), 2132-2138 (4), 2160 (9), 2133 St. Georges (29):
- ABSOLUTELY NO HIGHRISE (T3) 16 storeys/51 Mtrs on the CORNER OF EASTERN AVE/corner East 21st, EVER !! (The scarce afternoon Sun (light!) would be eliminated for all times!
- EXTREMELY IMPORTANT: NOT ONE of those beloved, age-old, sacred tall CEDAR TREES (Landmark for NVCity-approx. 100 + yrs old and thriving), as well as THE JAP. Cherry Trees are to be touched! Life-sustaining attributions: Shade, absorb'g toxic carbon dioxide in return for oxygen (can't live w/out it!), Water Table underground - the benefits are endless!)

5.3 APPENDIX – OPTION 2 SPECIFIC COMMENTS

There is a diversity of perspectives ranging from supportive of density to no development. Many comments focus on the financial contribution delivering the greatest number of community amenities, while others focus on the impact of development.

- I thought I was going to prefer this option (fewer towers) but I feel Option 1 better reflects the area and will not lead to a new height precedent and allow the Council and planners to start exceeding all height restrictions
- Location of high rises OK with shading and reduce visual blockage for properties north of Harry Jerome lands
- This is the optimal configuration.
- Higher density would be better and help lack of supply

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

- You have provided to pretty much two identical options yet not said what the size or makeup of the units will be - I am going to guess mostly small 1 and 2 bedrooms. I am sure all the units will be built similar to everything else. Units that don't provide family housing. A family of four doesn't want to live in a one or two bedroom 600-800 sq ft home. Build three and four bedroom units that are at least 1500 sq ft and we may be able to retain a City. Where will these families go to school - the elementary school that was close by was sold off and not like there is more land to build new given we are now selling off more land for more apartments.
- Neither! We do not need more high rises in this city!
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- I am more fond architecturally of T3 than M4 and it looks like there is an opportunity for a restaurant patio which I am also fond of. Otherwise I support T1 and T2 in their 26 and 24 story configuration. My greatest concern is with obtaining a 50m pool for the rec center so ultimately my support will be behind the option that provides the most financial contributions to the rec center. Both options look very community friendly and the integration with the park looks really wonderful and hence both for me are 5 stars.
- Consideration should be given to increasing the density even more, as the increased supply will provide more local housing.
- Too high!
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. We need a 50m pool on the North Shore!
- Not as keen to see tall buildings. We see them at Keith Lynn and quite frankly, they are not compatible with the landscape.
- A bit "blocky"
- The height of these two towers is more suited to a downtown, commercial precinct and takes away from a residential ambience. The 5 storey midrise at the south of the site, presents a "wall" between the park and the adjacent public realm, thus limiting connections to open space. The process required to amend the OCP could jeopardize the approval process for the Harry Jerome Community Recreation Centre.
- This option is more respectful of the residents to the south east of the development and leaves open the possibility of future development to the east of the block if the adjacent strata ever decides to disband.
- Still too tall for this neighborhood, where will the traffic move in & out of parking garage. 23rd will be busy with traffic! Lots of pedestrians & bicycles, could be an accident waiting to happen.
- Don't want or need high level high rises on Lonsdale.
- Same comments as previous. We currently don't have the infrastructure to support this level of development.

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

- Both options result in a net loss of outdoor space to the community. Norseman Park is gone as is the outdoor space at the North Van Lawn Bowling Club and the public space around it. In return there's a small playground being suggested. Pretty poor trade off.
- I would prefer lower rise buildings and the three towers to remain at current height restrictions. The biggest issue for me is the traffic congestion.
- Great scheme, but in the wrong location. These heights and point tower forms would be perfect for Central Lonsdale with a max. FSR of 4.0. Gorgeous. But the point tower would need to meet the ground with a three storey streetscape frontage. The tower would have to be setback, as per other precedents in that area.
- It is a nice design, but having two large buildings sticking out in a mid-low density area is an uncomfortable design.
- The towers are too tall.
- I think this will have better sight lines
- Prefer the towers on the northern part of the development and closer to 23rd street.
- The project must include a seniors housing component.
- Rec Centre/Theatre Parking? I prefer the smaller towers.
- The height is way too much. These buildings are going to stick out like sore thumbs. Setbacks seem short on 21st, 22nd, and Eastern. The buildings should be stepped or further away to leave a more open feeling and more light.
- All buildings should be taller.
- The height of M4 is more appropriate here. However, I would still prefer to keep this part of the lands low, especially given that it's in part converting green/recreational space to buildings. Suggestion: make M4 & M3 as low as possible, in exchange for higher buildings at M1 & M2, whose height will affect very few people compared to T3/M3/M4. I'm sure the community will be amenable to OCP changes for this.
- like 2 towers than 3, but still want them to be lower
- Why does this option take up the same ground area as option 1? This does not make sense.
- Although Option 1 is my first choice, I also support the form of development in option 2.
- Not in favor of the parkland to be all fronting on Lonsdale, why not have the parkland all along Eastern Avenue.
- Nice to have wood frame options
- Please don't forget about the density of traffic at Lonsdale + 23rd St
- Move apartments off Eastern Avenue to the north part of area or onto Lonsdale. Eastern is a small road and putting all those apartments so close to the road will turn it into a canyon. If they have to go there move them farther away from the road and or step them away from the road.
- Much better option than one but still too dense. Need more open green space for a soccer field or baseball diamond. What will the parking impact be when there is a concert at the Centennial Theatre, a hockey game at the rec centre, and prime time for workout users at rec centre programs??? Public transit is limited to bus going up and down Lonsdale at this location. It only runs approx every 8 - 15 min depending on time of the day. Not a viable transportation option for a large volume public-use area and facilities.

- Less open space. Higher the towers = more view loss for people living further up Lonsdale (above the highway)
- Poor selection for present residents of Eastern and 200 East 22nd. -loss of privacy - concern with shadow effect
- I prefer this option for 2 towers. The 3rd tower cast too much shadow on the existing townhouses behind. The taller 2 towers is great!
- Still concerns about the height of buildings. I would like to see the 2 storey building along Eastern Ave and/or 21st to keep the light flow open. Overall the current plans do not address where the traffic would end up (entry/ exit) from all the residential buildings.
- Ensure adequate on-site (not on-road) parking. Recent apartment projects have been approved with totally inadequate parking included, resulting in unacceptable level of on-street parking in the area, both daytime (hospital workers) & evenings (residents). Expectation that parking space is not needed to residents using transit for commuting does not mean the residents do not own one or more vehicles.
- Don't make this neighbourhood another "West End" as it is happening lower down on Lonsdale.
- What improvements to infra-structure are proposed?! The increased traffic density is problematic, particularly handicapped parking! Anyway, it's a done deal whatever I say -- and, what about 10,000 more people -- needing hospital service?!
- Fewer buildings at the ground plane especially on the south side is better.
- I'm not in favour of the higher towers in this option - starting to edge up above the OCP acceptable height of 20 storeys. But it does reduce the height of the tower along Eastern Avenue.
- The high rises are too tall creating an unintegrated look to parts of the development.
- Both options open the door for further highrise dev't along Lonsdale. Without transportation plans in place, Central Lonsdale will be beyond capacity, + create grid lock should there be even a small issue on either bridge.
- More acceptable to neighbourhood
- I like the visual look of two towers. Suggest moving park to face residents on Eastern Avenue and putting towers, buildings on Lonsdale. This would be nicer for the residents on Eastern and would be better for commercial options as they would be accessible from Lonsdale.
- Would >20 stories here set precedence for other development? Otherwise no comments btwn the two options.
- Why Lease as an option? There are other sources for funds that might allow lower density. Also what is the effect on total tax base if self funded.
- Reduce size of towers. How does integrated stormwater management fit into this? Any streams to Vancouver.
 - Like more green space - less concrete, more _____
 - Will any residential buildings have 3 bedrooms
 - Is there a chance of building part residential space on top of 1/2 new rec. centre?
 - 4gs to green roofs
- Because I live at the corner of 21st and Eastern I would not like a high rise right across the stree

5.4 APPENDIX - COPY OF SURVEY (2 PAGES)

Comment Form HARRY JEROME NEIGHBOURHOOD LANDS

We would like your input at this early stage in the planning process. Darwin Properties is engaging community residents and stakeholders to gather valuable input on the redevelopment of the Harry Jerome Neighbourhood Lands.

1. YOUR PRIORITIES

The following priorities are being explored in relation to the Harry Jerome Neighbourhood Lands.
Please order your priorities from 1 -5

	Space and Connections
	Financial Contributions
	A Mix of Housing Types
	Childcare
	Job Opportunities
	Other

2. FORM OF DEVELOPMENT: OPTION ONE – 3 HIGH-RISE & 3 MID-RISE

Please give this option a rating of 1-5 _____
5 - Very Supportive, 4 - Supportive, 3 - Acceptable, 2 - Some Concerns, 1 - Not Supportive

Comments about this option:

3. FORM OF DEVELOPMENT: OPTION TWO – 2 HIGH-RISE & 4 MID-RISE

Please give this option a rating of 1-5 _____
5 - Very Supportive, 4 - Supportive, 3 - Acceptable, 2 - Some Concerns, 1 - Not Supportive

Comments about this option:

Comment Form HARRY JEROME NEIGHBOURHOOD LANDS

4. PLEASE TELL US MORE ABOUT YOURSELF (OPTIONAL)

Where do you live?

	City of North Vancouver
	District of North Vancouver
	West Vancouver
	Other Metro Vancouver
	I'd Rather Not Say

Are you a local business owner?

	Yes
	No
	I'd Rather Not Say

What is your age?

	21 and Under
	21 - 35
	36 - 50
	51 - 65
	66 and Over
	I'd Rather Not Say

Are you a member of a community group?

	Silver Harbour Seniors Centre
	North Van Lawn Bowling Club
	Flicka Gymnastics Club
	Courthouse Area Residents
	North Van Sports Council
	North Shore Aquatics
	Other:
	I'd Rather Not Say

5. ADDITIONAL COMMENTS

STAY ENGAGED

Thank you for your comments. Comments on this sheet will be delivered to the City of North Vancouver for consideration. Please note this form will become part of the staff report to City Council on this development proposal and will be publicly available.

Alternatively, you may wish to mail or email your comments to either the City of North Vancouver or to Darwin Properties. We kindly ask that all comments on this initial phase of public engagement be submitted by December 31, 2017.

Darwin Properties Ltd.
 404 – 197 Forester Street, North Vancouver, BC V7H 0A6
harryjeromeneighbourhood@darwin.ca

City of North Vancouver
 141 West 14th Street, North Vancouver, BC V7M 1H9
harryjeromeproject@cnv.org

5.5 APPENDIX – PROJECT SURVEY PROMOTIONAL FLYER WITH COMMUNITY EVENTS FRONT & BACK



See reverse for your 2017 guide to
NORTH SHORE FAMILY FRIENDLY ACTIVITIES!



HOLIDAY EVENTS IN NORTH VANCOUVER

CAPILANO SUSPENSION BRIDGE
CANYON LIGHTS
 NOVEMBER 23-JANUARY 8 | 3735 CAPILANO ROAD

GROUSE MOUNTAIN
PEAK OF CHRISTMAS
 NOVEMBER 24-JANUARY 7 | 6400 NANCY GREENE WAY

PARK AND TILFORD GARDENS
HOLIDAY HI-LIGHT FESTIVAL
 DECEMBER 1-31, 5-9PM | 333 BROOKSBANK

THE SHIPYARDS
SHIPYARDS CHRISTMAS FESTIVAL
 DECEMBER 2, 4-7PM

LYNN VALLEY VILLAGE
PARADE OF CHRISTMAS TREES
LIGHTING CEREMONY
 DECEMBER 3, 4:30PM | 1277 LYNN VALLEY ROAD

CENTENNIAL THEATRE
WINTER CONCERT OF DANCE 2017
 DECEMBER 9, 4PM | 2300 LONSDALE AVENUE

PANORAMA PARK
CAROL SHIPS SHORESIDE
CELEBRATION
 DECEMBER 9, 7:30PM | PANORAMA DRIVE, DEEP COVE

ST ANDREW'S UNITED CHURCH
MAKING SPIRITS BRIGHT! - SONGS AND
CAROLS FOR CHOIR & HARP
 DECEMBER 10, 3PM | 1044 ST GEORGE'S AVENUE

CITY HALL
"DECK THE HALL"
 DECEMBER 14, 5:30-8PM | ATRIUM AT 141 WEST 14TH ST

CITY LIBRARY
HOLIDAY "CRAFTERNOON"
 DECEMBER 16, 1:30PM | 3RD FLOOR 120 WEST 14TH ST

KAY MEEK CENTRE FOR THE PERFORMING ARTS
LYNN VALLEY BLACK BEAR BAND
WINTER CONCERT
 DECEMBER 18 7:30PM | 1700 MATHERS AVENUE



WWW.DARWINCONSTRUCTION.CA



5.6 APPENDIX – NORTH SHORE NEWS ADVERTISEMENT

HARRY JEROME NEIGHBOURHOOD LANDS PUBLIC ENGAGEMENT



* Artists concept rendering, as included in the original RFP submission package to the City of North Vancouver. E. & E.O.

Darwin Properties is asking community residents and stakeholders to contribute your input on proposed redevelopment options for the Harry Jerome Neighbourhood Lands. Your feedback will help inform the redevelopment option submitted to the City of North Vancouver in early 2018.

Learn more and have your say at:

WWW.HARRYJEROMENEIGHBOURHOOD.CA

ONLINE PUBLIC ENGAGEMENT SURVEY

Available until December 17, 2017,
at www.HarryJeromeNeighbourhood.ca

FIRST PUBLIC CONSULTATION OPEN HOUSE

December 6th, 2017, 5:30-8:30pm at North Vancouver School District
Offices, Mountain View Room

DARWIN
North Shore Since 1987

5.7 APPENDIX – THREE STAKEHOLDER INVITATION LETTERS



North Vancouver Lawn Bowling Club
2160 Lonsdale Avenue
North Vancouver, BC, V7V 3Y4

December 4, 2017

Re: Harry Jerome Neighbourhood Lands – Invitation to Public Open House (December 6, 2017)

Dear Mr. Carruthers,

Darwin Properties is honoured to be selected by the City of North Vancouver as developer of the Harry Jerome Neighbourhood Lands, south of 23rd Street. The acquisition and redevelopment of the Lands will help fund a new Harry Jerome Community Recreation Centre to the north and will deliver approximately 3 Acres of dedicated park space that spans the entire stretch of Lonsdale Avenue between 23rd and 21st streets. The proposed redevelopment will build on the foundation of the broad community process commenced in 2012, and will involve open and transparent public engagement.

A website has been created to share preliminary information on the project, community engagement process and project timelines. The project website includes a link to our online survey, where public input will be gathered on the redevelopment of the Harry Jerome Neighbourhood Lands. We invite you and your members to visit www.HarryJeromeNeighbourhood.ca for more information.

The first public consultation event will take place on December 6, 2017, from 5:30pm to 8:30pm at the North Vancouver School District Offices, Mountain View Room. A report, summarizing the public feedback provided at the Open House and through the online engagement, will be prepared by City Staff and presented to Council in early January 2018. A Rezoning Application will subsequently be prepared in response and will be submitted for Staff and Council consideration.

As a key stakeholder in this redevelopment process, I wanted to reach out to you directly. We look forward to meeting and hearing from you, and our North Vancouver neighbours, local community and area businesses over the next few months. Please accept this as our formal invitation to come join us on December 6th, at the Open House, to learn more about the project.

Kind Regards,

A handwritten signature in black ink, appearing to read "O. Webbe", is written over a light blue circular stamp.

Oliver Webbe, President
Darwin Properties



Silver Harbour Senior's Activity Centre
144 East 22nd Street
North Vancouver, BC, V7L 4L5

December 4, 2017

Re: Harry Jerome Neighbourhood Lands – Invitation to Public Open House (December 6, 2017)

Dear Ms. Loverin,

Darwin Properties is honoured to be selected by the City of North Vancouver as developer of the Harry Jerome Neighbourhood Lands, south of 23rd Street. The acquisition and redevelopment of the Lands will help fund a new Harry Jerome Community Recreation Centre to the north and will deliver approximately 3 Acres of dedicated park space that spans the entire stretch of Lonsdale Avenue between 23rd and 21st streets. The proposed redevelopment will build on the foundation of the broad community process commenced in 2012, and will involve open and transparent public engagement.

A website has been created to share preliminary information on the project, community engagement process and project timelines. The project website includes a link to our online survey, where public input will be gathered on the redevelopment of the Harry Jerome Neighbourhood Lands. We invite you and your members to visit www.HarryJeromeNeighbourhood.ca for more information.

The first public consultation event will take place on December 6, 2017, from 5:30pm to 8:30pm at the North Vancouver School District Offices, Mountain View Room. A report, summarizing the public feedback provided at the Open House and through the online engagement, will be prepared by City Staff and presented to Council in early January 2018. A Rezoning Application will subsequently be prepared in response and will be submitted for Staff and Council consideration.

As a key stakeholder in this redevelopment process, I wanted to reach out to you directly. We look forward to meeting and hearing from you, and our North Vancouver neighbours, local community and area businesses over the next few months. Please accept this as our formal invitation to come join us on December 6th, at the Open House, to learn more about the project.

Kind Regards,

A handwritten signature in black ink, appearing to read "O. Webbe", is written over a light blue circular stamp.

Oliver Webbe, President
Darwin Properties

DARWIN PROPERTIES LTD.

Courthouse Area Residents' Association (CARA)

December 4, 2017

Re: Harry Jerome Neighbourhood Lands – Invitation to Public Open House (December 6, 2017)

Dear Ms. Strohwald,

Darwin Properties is honoured to be selected by the City of North Vancouver as developer of the Harry Jerome Neighbourhood Lands, south of 23rd Street. The acquisition and redevelopment of the Lands will help fund a new Harry Jerome Community Recreation Centre to the north and will deliver approximately 3 Acres of dedicated park space that spans the entire stretch of Lonsdale Avenue between 23rd and 21st streets. The proposed redevelopment will build on the foundation of the broad community process commenced in 2012, and will involve open and transparent public engagement.

A website has been created to share preliminary information on the project, community engagement process and project timelines. The project website includes a link to our online survey, where public input will be gathered on the redevelopment of the Harry Jerome Neighbourhood Lands. We invite you and your members to visit www.HarryJeromeNeighbourhood.ca for more information.

The first public consultation event will take place on December 6, 2017, from 5:30pm to 8:30pm at the North Vancouver School District Offices, Mountain View Room. A report, summarizing the public feedback provided at the Open House and through the online engagement, will be prepared by City Staff and presented to Council in early January 2018. A Rezoning Application will subsequently be prepared in response and will be submitted for Staff and Council consideration.

As a key stakeholder in this redevelopment process, I wanted to reach out to you directly. We look forward to meeting and hearing from you, and our North Vancouver neighbours, local community and area businesses over the next few months. Please accept this as our formal invitation to come join us on December 6th, at the Open House, to learn more about the project.

Kind Regards,



Oliver Webbe, President
Darwin Properties

5.8 APPENDIX – STAKEHOLDER EMAIL RECEIVED

From: Shyliz Agajest
Date: December 14, 2017 at 6:54:33 PM PST
To: info@darwin.ca
Subject: Amazing employee Andrew McMillan

Hi there,

I'm hoping you can send this email to the intended recipient, Andrew McMillans manager.

We attended an info session this evening in regards to the new proposed Harry Jerome Community development. We live right next to this development so we obviously had some major concerns to talk about. I know it may be tough for him to have to field so many questions from anxious neighbors who don't know how this will affect them, but he was so amazing to deal with. We were compelled to send this message due to the amazing attitude and personality that Andrew displayed. He knew exactly how to explain the questions we were looking for, and what was even more appreciated was that he seemed to really care about us and our neighborhoods well being.

It is not a common occurrence these days to find such amazing customer service and we really hope you pass this along to Andrew. He deserves recognition of his great service and his demeanor completely calmed us. You have a fantastic employee. We are proud to be part of a community that has someone like Andrew looking out for it, and it says a lot about your company, keep up the great work!!

Thank you for taking the time to pass this along,

kind regards

Liz & Shayan Aga

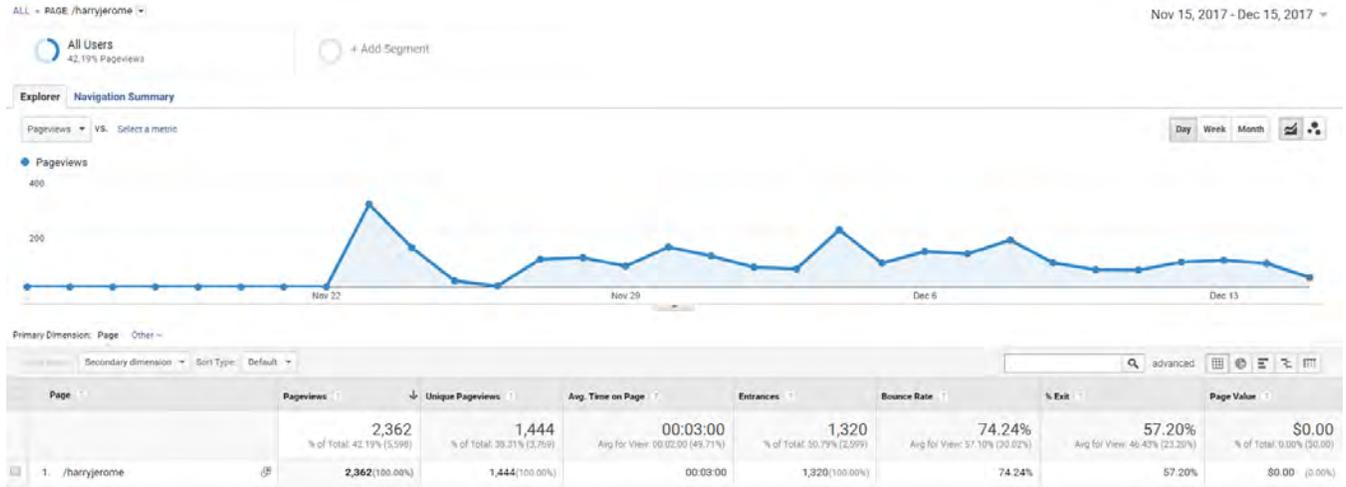
5.9 APPENDIX – FACEBOOK POST BOOSTS

	<p>Boosted Post Harry Jerome Neighbourhood Lands Public Eng... Promoted by Maureen O'Brien on 12/08/2017</p>	<p>7,064 People Reached</p>	<p>581 Post Engagements</p>
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HARRY JEROME NEIGHBOURHOOD LANDS
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5.10 APPENDIX – PROJECT WEBSITE STATISTICS

The project website visitations were driven by face-to-face events and meetings, as evidenced by peaks following events.

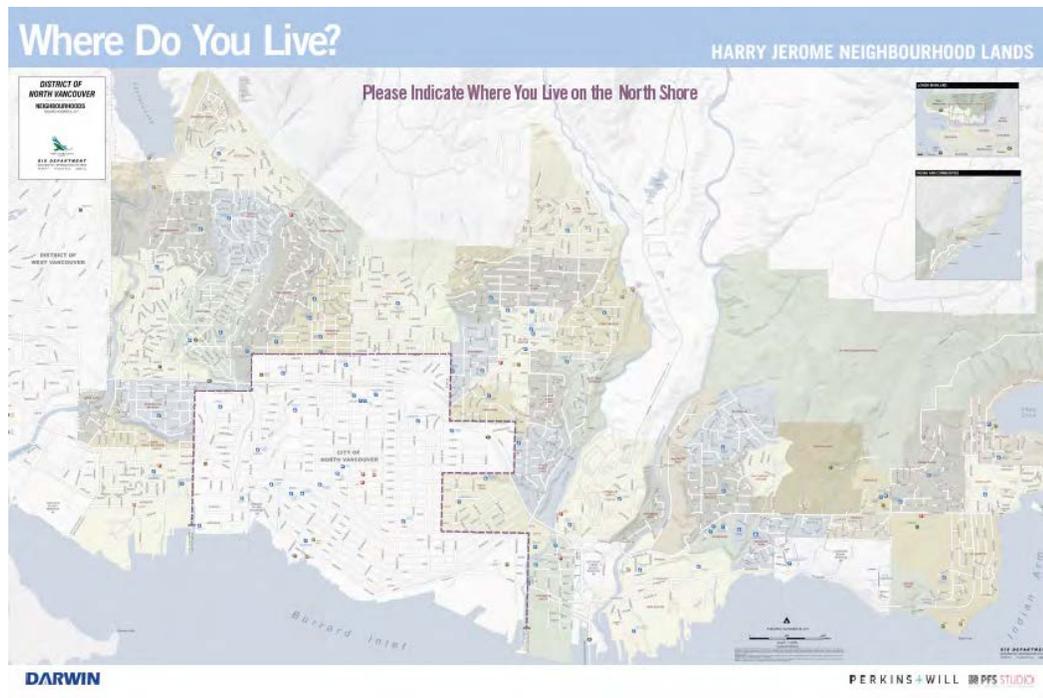


5.11 APPENDIX – HARRY JEROME RECREATION COMPLEX POP UP CONSULTATION IMAGE



5.12 APPENDIX – PRESENTATION BOARDS

Presentation Boards can also be viewed at www.HarryJeromeNeighbourhood.ca



HARRY JEROME NEIGHBOURHOOD LANDS
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Welcome HARRY JEROME NEIGHBOURHOOD LANDS

Thank you for your interest in the Harry Jerome Neighbourhood Lands.

The City will use the proceeds from the lease of the Harry Jerome Neighbourhood Lands to fund construction of a new Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre on City-owned land north of 23rd St East.

For information on the Harry Jerome Community Recreation Centre please refer to: www.cnv.org/parks-recreation-and-culture/recreation/harry-jerome-rec-centre



Please note that this presentation, the information contained within, and the survey are related specifically to the Harry Jerome Neighbourhood Lands.

PURPOSE OF TODAY'S EVENT

- Darwin Properties is asking community residents and stakeholders to contribute your input on two redevelopment options for the Harry Jerome Neighbourhood Lands.
- At this initial stage, input is being gathered through this open house, feedback forms, and via a third-party survey available at: www.HarryJeromeNeighbourhood.ca/
- Darwin and City staff are available to answer your questions about the development options and to support you in providing your input.

HOW WILL MY INPUT BE USED?

- The input gathered at the Open House and through the feedback forms and online survey will help shape the option that is submitted in the re-zoning application in early 2018.
- An online version of the feedback form is available at: cnv.org/HarryJeromeProject
- All input will be reviewed by City staff



DARWIN

PERKINS+WILL PFS STUDIO

North Shore Developer & Builder HARRY JEROME NEIGHBOURHOOD LANDS

DARWIN

Darwin is a leading builder with a reputation for honesty and quality, collaboration and innovation. Since 1987, Darwin has satisfied the needs and tastes of our customers, maintaining our position as the North Shore's most trusted development company.

In more than 30 years of construction and development in British Columbia, Darwin has built homes, community centres, libraries, office buildings, schools, shopping centres, restaurants and hotels in municipalities from Deep Cove to Horseshoe Bay, and beyond.

COMMUNITY INVOLVEMENT

Darwin is committed to supporting the North Shore community.

- Hollyburn Family Services
- Family Services of the North Shore
- North Shore Community Foundation
- Dundarave Festival of Lights Society (and North Shore Shelter)
- North Shore Neighbourhood House and the Learning Disabilities Association North Shore
- West Vancouver Community Foundation



City of North Vancouver Operations Centre



Lynn Valley Centre, North Vancouver



Mine on the Park, North Vancouver



Oxford Street Plaza, North Vancouver

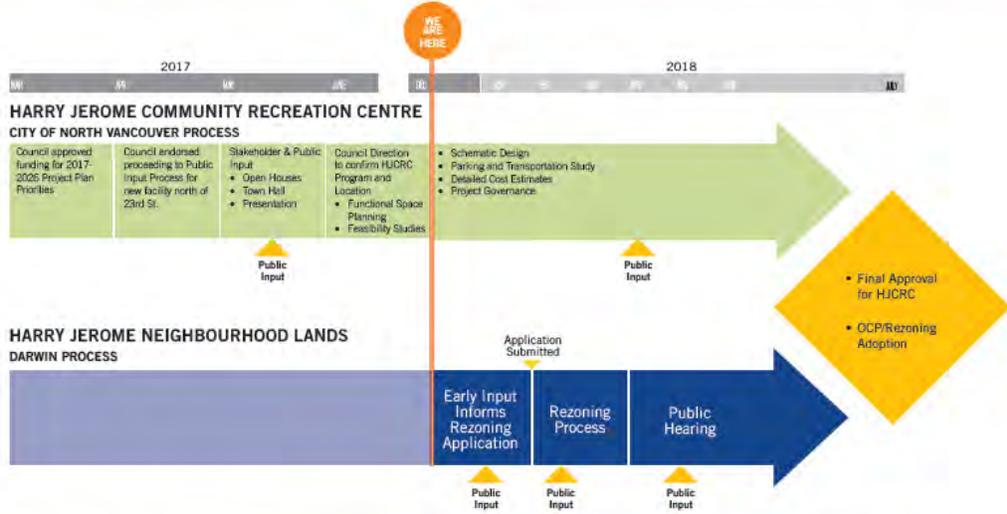
DARWIN

PERKINS+WILL PFS STUDIO



HARRY JEROME NEIGHBOURHOOD LANDS
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What is the Timeline? HARRY JEROME NEIGHBOURHOOD LANDS

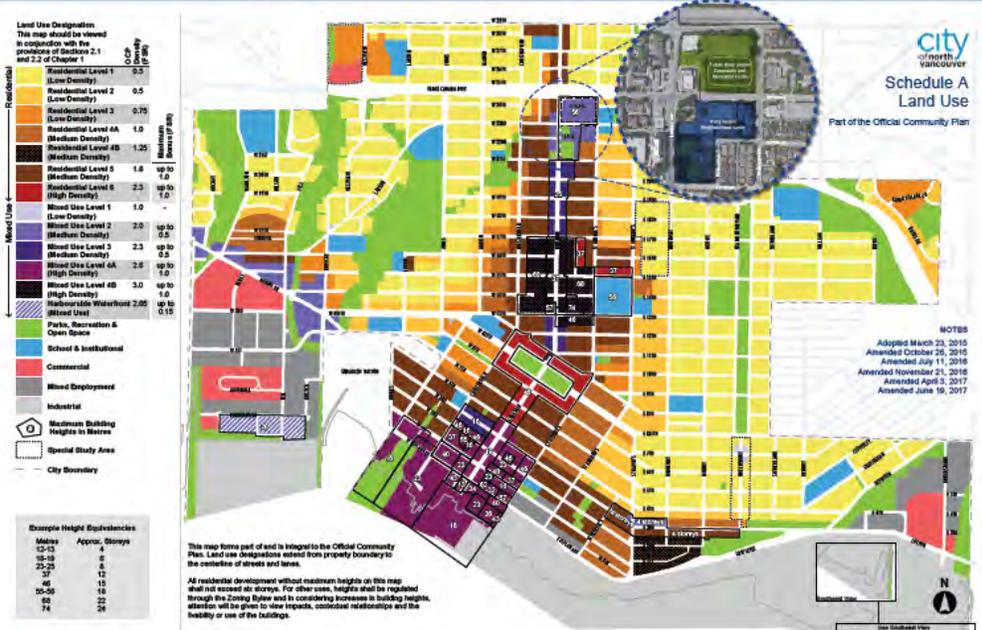


The public engagement process for the redevelopment of the Harry Jerome Neighbourhood Lands is intended to be fair, transparent and inclusive. Opportunities will be provided for North Vancouver residents to give input, will help shape and define the proposed development options being considered. A rezoning application, incorporating feedback from the public, will be submitted to the City of North Vancouver in early 2018. There will be ample opportunities for further public input throughout the rezoning process. Public Hearing is anticipated in early summer, 2018.

DARWIN

PERKINS+WILL | PFS STUDIO

OCP - Land Use Map HARRY JEROME NEIGHBOURHOOD LANDS



DARWIN

PERKINS+WILL | PFS STUDIO

OCP - Density & FSR

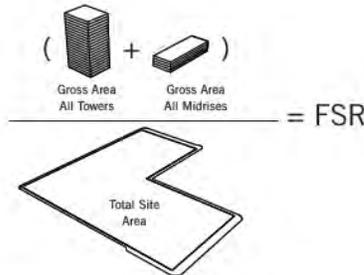
HARRY JEROME NEIGHBOURHOOD LANDS

DENSITY AND THE OCP

An Official Community Plan is a community's statement of its long term vision of what it wishes to see. The OCP serves to provide direction while balancing the diverse needs of the community.

The Harry Jerome Neighbourhood Lands are designated within the Official Community Plan (OCP) as Mixed-Use Level 2 with an allowable FSR of 2.0 and a 0.5 FSR density bonus.

FLOOR SPACE RATIO



"Floor Space Ratio" means a figure obtained by dividing the Gross Floor Area of the Buildings by the Site area"

North Vancouver Zoning Bylaw

$$\frac{720,250 \text{ SQ.FT.}}{288,100 \text{ SQ. FT.}} = 2.5 \text{ FSR}$$

DARWIN

PERKINS + WILL PPS STUDIO

OCP - Key Goals

HARRY JEROME NEIGHBOURHOOD LANDS

KEY GOALS

Our vision establishes a Legacy Redevelopment Plan for the Harry Jerome Neighbourhood Lands. This Plan not only acknowledges the history and current use of the development lands - it recognizes that future generations will live, work and play here as well. Our project is designed to support the following vision for the community, which is well defined in the OCP's Guiding Principles.

Complete & Compact
 These 8 acre areas to support the development with a compact, sustainable and highly visible urban community that provides a wide variety of housing choices with access to transit.

Accessible & Active
 The new neighbourhood Park is programmed to encourage activity for people of all ages and abilities, and create a pedestrian link from Lansdale and 21st Street to the new Harry Jerome Community Recreation Centre.

Opportunity-Filled
 Where sustainable, space for commercial uses has been provided to ensure employment opportunities are anchored within the community. Commercial space is provided at the northern urban plaza, access from the new HJCC, to maximize visibility and use.

Resilient & Adaptable
 Building spaces will be designed to remain functional through major storms, otherwise these will be located to take in retention ponds, and the development will contribute to greenhouse gas emission reductions by targeting LEED Gold certification.

Durable & Timeless
 Creating a residential mixed-use development that optimizes the value of the Harry Jerome Neighbourhood Lands will ensure the City remains its goal of funding a significant recreational amenity, the new Harry Jerome Community Recreation Centre.

Creative & Diverse
 Building on the legacy of Harry Jerome, this new development will seek to foster a sense of community centered on the core uses of Upper Lansdale, by integrating public art, encouraging community activity and play, and using an architectural language that fits in with the character of the North Shore.

Healthy & Inclusive
 The new neighbourhood Park and the surrounding development will create an inclusive, supportive community that enhances the quality of the adjacent neighbourhood. The legacy of athletics and sport will be strengthened to provide active lifestyles for individuals of all abilities and foster a greater sense of community.

Diverse & Affordable
 This new community will include a mixture of housing types to address the City's need for housing diversity and affordability. Low work, rental and family friendly homes are all key components to the housing mix for the site.

Community Supporting Community
 The City will continue to be a compassionate community recognizing that as individuals and/or their families will require support at some point in their lives. The City will assist organizations and individuals that provide community support through the responsible allocation of its resources.

Age Friendly
 By integrating a range of housing options, accessible open space, and a variety of active and passive outdoor recreational areas, the new development and the new neighbourhood Park will create an inclusive community for all age groups. Furthermore, the new park creates a barrier-free pedestrian connection to the new community centre that will provide progress for seniors and children alike.

DARWIN

PERKINS + WILL PPS STUDIO

Project Details HARRY JEROME NEIGHBOURHOOD LANDS

PROJECT DETAILS COMMON TO BOTH OPTIONS



Development to fund the construction of a new Harry Jerome Community Recreation Centre



Dedicated City Park area increased by 1.6 Acres, for a new total of approximately 3 Acres



Extension and integration of the City's Green Necklace, including bicycle and pedestrian infrastructure



Dedicated new affordable housing (rental and/or for purchase) which is priced below typical market rates. The affordable housing rates would be determined with the City of North Vancouver



Family-oriented housing



New childcare facilities



Medical office space



New retail opportunities



DARWIN

PERKINS+WILL PFS STUDIO

Option One HARRY JEROME NEIGHBOURHOOD LANDS



DARWIN

This early study, subject to further review by the City, is presented as a tool to gather input from the community concerning the general orientation, location, and heights of buildings for preliminary development discussions.

Park program to be determined in consultation with the City and the public.

PERKINS+WILL PFS STUDIO





Provide Your Input

HARRY JEROME NEIGHBOURHOOD LANDS

Please rate the two options you have viewed
using the feedback form,
or online at: <https://www.darwinconstruction.ca/harryjerome>

Next Steps HARRY JEROME NEIGHBOURHOOD LANDS

HOW TO HAVE YOUR SAY

- Fill in the paper feedback form
- An online version of the feedback form is available at: www.HarryJeromeNeighbourhood.ca



NEXT STEPS

- Gather feedback from this event through in person feedback forms
- Report back to the City about what we heard from in person and online feedback
- Develop rezoning submission
- Host Public Information Meetings as required by CNV municipal process
- Stay tuned to the project website www.HarryJeromeNeighbourhood.ca for more information and upcoming consultation events.



Thank You HARRY JEROME NEIGHBOURHOOD LANDS



5.13 APPENDIX – TWITTER SOCIAL MEDIA REPORT



DarwinConstruction

@DarwinConstr



The Darwin team will be on-hand today at the Harry Jerome Recreation Centre to share preliminary information and answer questions. Thursday, December 14 from 4:30-6:30pm (upstairs lobby) Learn more and have your say.

HarryJeromeNeighbourhood.ca

10:13 AM - Dec 14, 2017





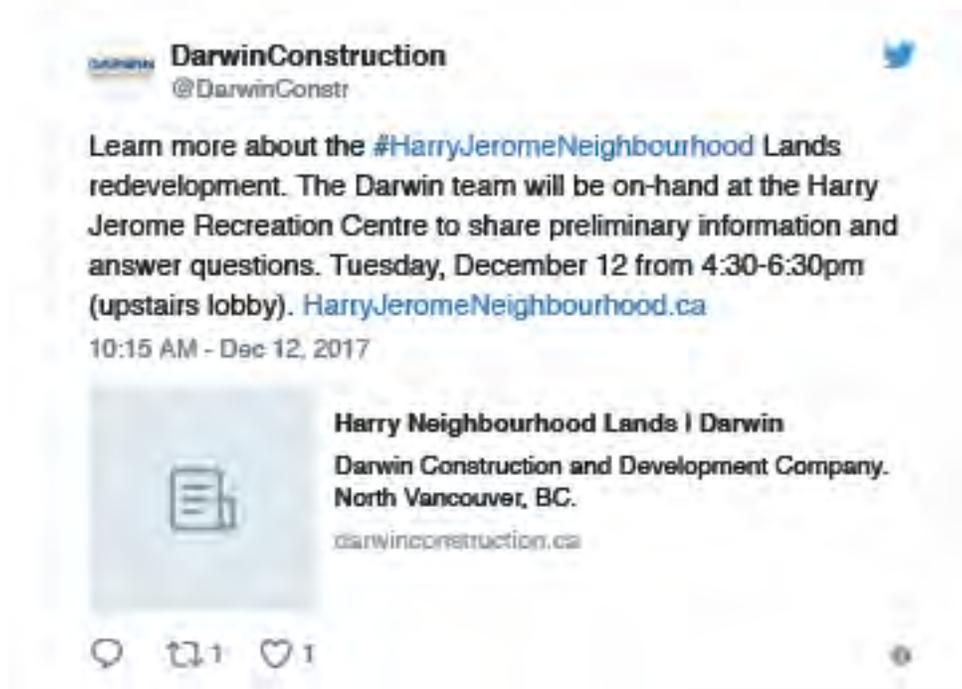
Folding Patio Doors
@FoldingDoorsBC



Developer selected for new Harry Jerome rec centre in North Van #NorthVan #yvr #BC #Burnaby #RichmondBC #LangleyBC #VanRE #VanPoli #BCPoli urbanyvr.com/new-harry-jero...

6:55 AM - Dec 14, 2017







DarwinConstruction
@DarwinConstr



Thanks to those that stopped by the Harry Jerome Rec Centre on Saturday. We will be back again on Tuesday and Thursday from 4:30 - 6:30 but in the meantime, please visit harryjeromeneighbourhood.ca to learn more and have your say. #harryjeromeneighbourhood #northvan

9:51 AM - Dec 11, 2017



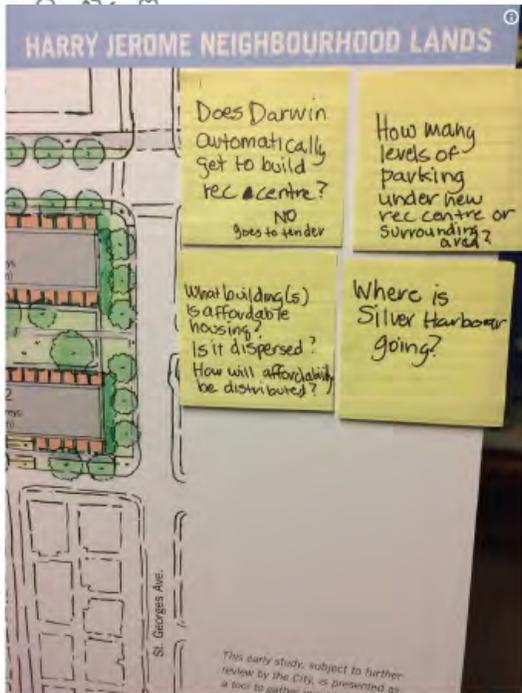
HARRY JEROME NEIGHBOURHOOD LANDS
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Life Insurance BC
 @LifeVancouverBC

Developer selected for new Harry Jerome rec centre in North Van #NorthVan #yvr #BC #Burnaby #RichmondBC #LangleyBC #VanRE #VanPoli #BCPoli urbanyvr.com/new-harry-jero...

7:45 PM - Dec 9, 2017



Catherine Rockandel
 @CRockandel

Engaging residents at the Harry Jerome Recreation Centre today 1:30-4:30pm. harryjeromeneighbourhood.ca #HarryJeromeNeighbourhood

2:53 PM - Dec 9, 2017



Richard Earl
@RichardGEarl



North Shore News - Tower options presented at Harry Jerome lands open house owl.li/pdP730h7fmu

3:33 AM - Dec 9, 2017



Tower options presented at Harry Jerome la...
City of North Vancouver residents were shown a few scenarios of what a massive 23rd Street development proposal for the Harry Jerome
nnews.com



North Shore News
@NorthShoreNews



Here's an early look at the development that might pay for the new Harry Jerome rec centre nsnews.com/news/tower-opt...

12:58 PM - Dec 8, 2017



Tower options presented at Harry Jerome la...
City of North Vancouver residents were shown a few scenarios of what a massive 23rd Street development proposal for the Harry Jerome
nnews.com



HARRY JEROME NEIGHBOURHOOD LANDS
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Ron Polly
@RonPolly



Tower options presented at Harry Jerome lands open house
shar.es/1Me4P8 via @NorthShoreNews This whole things
smells C of NV should of been flushed with cash to pay for this
for all the density bonuses over the last 12 years and knowing
this had to be done

12:23 PM - Dec 8, 2017



Tower options presented at Harry Jerome la...
City of North Vancouver residents were shown a
few scenarios of what a massive 23rd Street
development proposal for the Harry Jerome
nsnews.com



Ben Bengtson
@BenBengtson



Folks can give their input on what they want to see developed
on the Harry Jerome neighbourhood Lands by going to
harryjeromeproject.ca nsnews.com/news/tower-opt... #NorthVan

9:40 AM - Dec 8, 2017



Tower options presented at Harry Jerome la...
City of North Vancouver residents were shown a
few scenarios of what a massive 23rd Street
development proposal for the Harry Jerome
nsnews.com



HARRY JEROME NEIGHBOURHOOD LANDS
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DarwinConstruction
@DarwinConstr

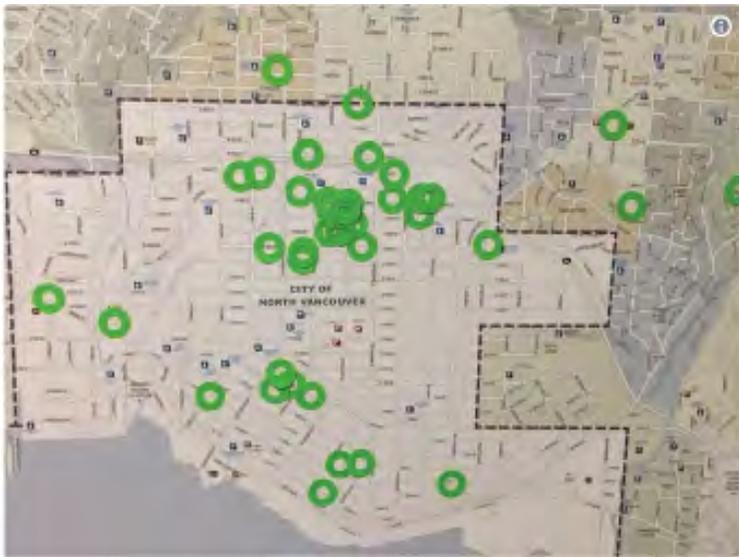
Thanks to everyone who joined us for the Harry Jerome Neighbourhood Lands Open House last night. If you weren't able to attend you can still learn more and have your say! Visit HarryJeromeNeighbourhood.ca to read about the proposed redevelopment options and complete the online survey

10:22 AM - Dec 7, 2017



Harry Neighbourhood Lands | Darwin
Darwin Construction and Development Company.
North Vancouver, BC.
darwinconstruction.ca

👍 1



DarwinConstruction
@DarwinConstr

Some great representation from all over the @CityOfNorthVan. Do you see your neighbourhood represented? [#HarryJeromeNeighbourhood](https://twitter.com/hashtag/HarryJeromeNeighbourhood) [#northvan](https://twitter.com/hashtag/northvan)

6:08 PM - Dec 6, 2017

👍 2

HARRY JEROME NEIGHBOURHOOD LANDS
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December 21, 2017

 **Darwin Update**
@Darwin_Update

Tower options presented at Harry Jerome lands open house
ift.tt/2AI17MZ #news

9:37 AM - Dec 8, 2017



 **DarwinConstruction**
@DarwinConstr

Learn more about the [#HarryJeromeNeighbourhood](#) Lands redevelopment. The Darwin team will be on-hand at the Harry Jerome Rec Centre to share preliminary information and answer questions on Saturday, Dec 9 (downstairs at pool entrance) from 1:30-4:30pm. HarryJeromeNeighbourhood.ca

9:31 AM - Dec 8, 2017

  2 



 **DarwinConstruction**
@DarwinConstr 

Lots of interested folks asking questions and learning about the project. [#harryjeromeneighbourhood](#)

5:59 PM - Dec 8, 2017

 **DarwinConstruction**
@DarwinConstr

Can't make it to the Open House tonight but want to share your thoughts and give input? Please complete the online survey - harryjeromeneighbourhood.metroquest.ca
[#HarryJeromeNeighbourhood](#)

 10 DAYS AGO

HARRY JEROME NEIGHBOURHOOD LANDS
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 **DarwinConstruction**
@DarwinConstr

People starting to arrive for the Open House regarding the [#HarryJeromeNeighbourhood](#). Stop by until 8:30 and give us your input and thoughts. 2121 Lonsdale - Mountain View Room, [#NorthVan](#) School District Offices.

5:23 PM - Dec 6, 2017

 **NorthVanRC**
@NorthVanRC

How would you like to see the Harry Jerome neighbourhood lands developed? Share your thoughts tonight at the open house twitter.com/CityOfNorthVan...

1:30 PM - Dec 6, 2017



City of North Van
@CityOfNorthVan



Today is the day! Join us to discuss the proposed options for the Harry Jerome Neighbourhood Lands tonight 5:30-8:30pm.
Details: ow.ly/B5g330gUeYs #NorthVan @DarwinConstr @NorthVanRC

11:00 AM - Dec 6, 2017

1 2 1



Perkins+Will VAN
@perkinswil_VAN



We want to hear from you! Have your say and be part of shaping the upcoming redevelopment of Harry Jerome Neighbourhood Lands in #NorthVan #NorthVancouver | @DarwinConstr Open house Dec 6th 5:30-8:30pm darwinconstruction.ca/harryjerome

4:13 PM - Dec 5, 2017



Harry Neighbourhood Lands | Darwin
Darwin Construction and Development Company.
North Vancouver, BC.
darwinconstruction.ca

1 1 4

HARRY JEROME NEIGHBOURHOOD LANDS
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DarwinConstruction
@DarwinConstr

Harry Jerome Neighbourhood Lands Open House December 6th, 5:30 – 8:30pm, North Van School District Offices Mountain View Room. More info and brief survey at: ow.ly/B5g330gUeYs #NorthVan #harryjeromeneighbourhood

9:31 AM - Dec 4, 2017

🗨️ ↻ 5 ❤️ 2



City of North Van
@CityOfNorthVan

We'd like to hear from you on the proposed Harry Jerome Neighbourhood Lands. Join us at the open house Dec 6th 5:30-8:30pm. Details: ow.ly/B5g330gUeYs #NorthVan @DarwinConstr @NorthVanRC

3:00 PM - Dec 3, 2017

🗨️ ↻ 5 ❤️ 2

HARRY JEROME NEIGHBOURHOOD LANDS
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City of North Van
@CityOfNorthVan



Explore the proposed redevelopment options for the Harry Jerome Neighbourhood Lands, then take the survey. Info + survey: ow.ly/s1qc30gVES6 #NorthVan @NorthVanRC @DarwinConstr

5:00 PM - Dec 2, 2017



HARRY JEROME NEIGHBOURHOOD LANDS
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 **City of North Van**
@CityOfNorthVan

Open House Alert! Join us for a look at the proposed Harry Jerome Neighbourhood Lands Dec 6th 5:30pm. Details: ow.ly/B5g330gUeYs #NorthVan @DarwinConstr @NorthVanRC
3:00 PM - Dec 1, 2017

  2 

 **Cat A.**
@Cat_Eh

Hey North Van peeps - give your input on the options for the Harry Jerome Neighbourhood Lands! shar.es/1McGPX
10:07 AM - Dec 1, 2017

 1  

 **thecloudisreal**
@TheCloudIsReal

Darwin Properties is engaging community residents for their input on the Harry Jerome Neighbourhood Lands. Click here to learn more and have your say!
harryjeromeneighbourhood.metroquest.ca/#sthash.k3qd3o...

6:31 AM - Dec 1, 2017



 **City of North Van**
@CityOfNorthVan

Input wanted! Share your thoughts on proposed redevelopment options for the Harry Jerome Neighbourhood Lands. Info + survey: ow.ly/s1qc30gVES6 #NorthVan @DarwinConstr @NorthVanRC

12:33 PM - Nov 30, 2017

  5 

HARRY JEROME NEIGHBOURHOOD LANDS
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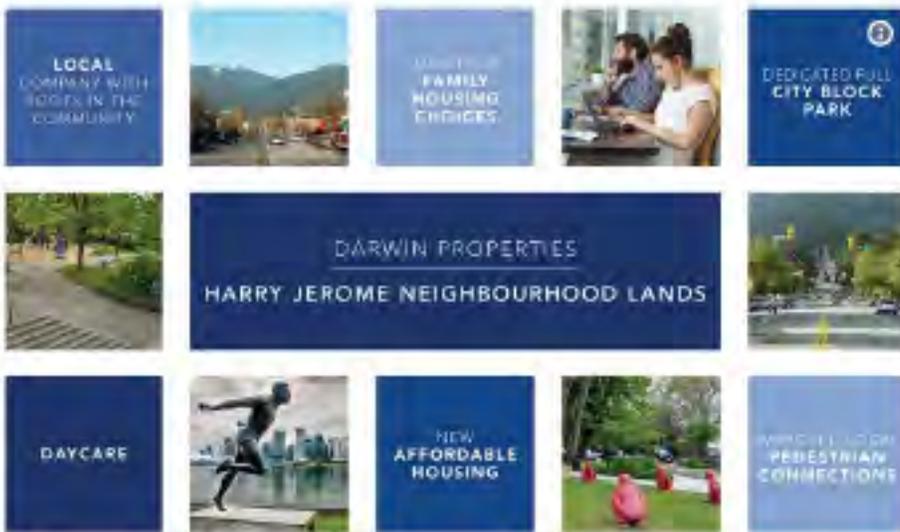
 **NorthVanRC**
@NorthVanRC

The first public consultation open house for the Harry Jerome Neighbourhood & Lands is December 6

twitter.com/CityOfNorthVan...

11:45 AM - Nov 30, 2017

🗨️ 🔄 2 ❤️ 1

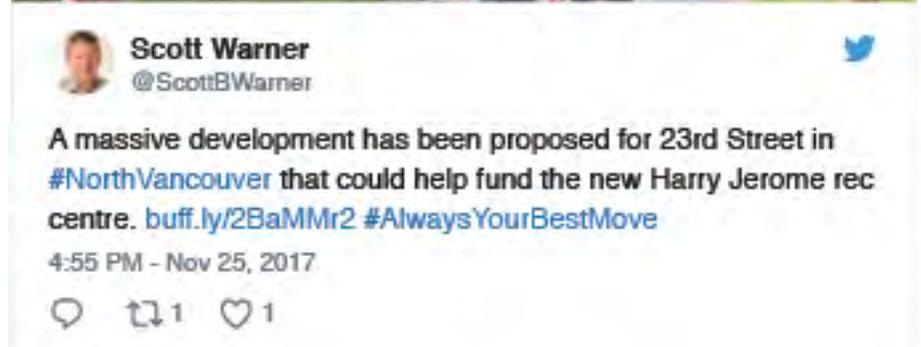


 **City of North Van**
@CityOfNorthVan

Weigh in on the Harry Jerome Neighbourhood Lands & attend the Open House December 6 | 5:30 – 8:30pm, NV School District Offices Mountain View Room. More details at: ow.ly/B5g330gUeYs @DarwinConstr #NorthVan

3:48 PM - Nov 29, 2017

🗨️ 🔄 2 ❤️ 2







City of North Van

@CityOfNorthVan



@hcma Architecture + Design has been selected as the prime consultant for the new Harry Jerome Community Recreation Centre. ow.ly/QkBT30gNMCn #NorthVan

4:20 PM - Nov 24, 2017

🗨️ 4 ❤️ 12



Darwin Update

@Darwin_Update



Harry Jerome neighbourhoods lands envisioned ift.tt/2A2qZFg #news

8:31 AM - Nov 24, 2017

🗨️ 🔄 ❤️

HARRY JEROME NEIGHBOURHOOD LANDS
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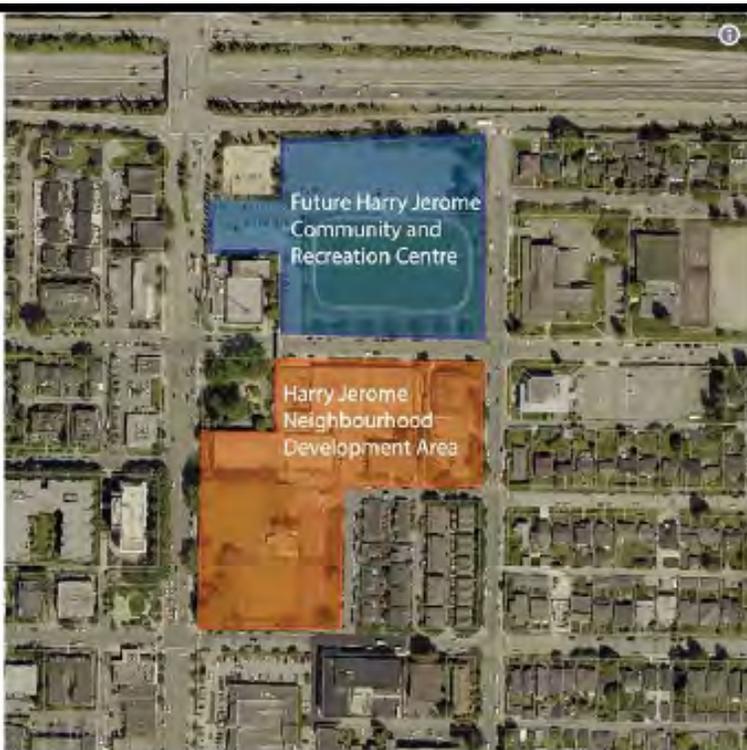


Perkins+Will VAN
@perkinswill_VAN



Check out @CityOfNorthVan's press release on Darwin Properties being the chosen developer for the Harry Jerome Neighbourhood Lands. Congrats & we're proud to be on Darwin's team working on this transformative project!
cnv.org/your-governmen...

3:35 PM - Nov 22, 2017



urbanYVR
@urbanYVR



Developer selected by @CityOfNorthVan for new Harry Jerome rec centre and multi-family development: bit.ly/2zKBM71
#NorthVan #vanRE

6:05 PM - Nov 18, 2017



HARRY JEROME NEIGHBOURHOOD LANDS
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 **DarwinConstruction**
@DarwinConstr

We are honoured to be selected as the developer of the Harry Jerome Neighbourhood Lands. #HJeromeNeighbourhood”
twitter.com/cityofnorthvan...

9:00 AM - Nov 17, 2017

🗨️ ↻️ 3 ❤️ 5



 **urbanYVR**
@urbanYVR

.@CityOfNorthVan selects developer for new Harry Jerome rec centre, and adjacent multi-family residential development:
urbanyvr.com/new-harry-jero... #vanRE #NorthVan

7:13 AM - Nov 17, 2017

🗨️ ↻️ 1 ❤️

 **MUNICIPAL WORLD**
@MunicipalWorld

City of North #Vancouver Working with Developer for Harry Jerome Neighbourhood Lands cnv.org/property-and-d...

6:34 AM - Nov 17, 2017

🗨️ ↻️ ❤️ 1

HARRY JEROME NEIGHBOURHOOD LANDS
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NorthVan City Voices
@nvcityvoices



City of North Vancouver Working with Developer for Harry Jerome Neighbourhood Lands cnv.org/your-governmen...

8:48 AM - Nov 16, 2017



David Matiru I VPG
@david_matiru



City of North Vancouver Working with Developer for Harry Jerome Neighbourhood Lands

The City... [instagram.com/p/Bbic9BNAtsr/](https://www.instagram.com/p/Bbic9BNAtsr/)

5:51 PM - Nov 15, 2017



Mathew Bond
@mrmathewbond



#NorthVan City update on Harry Jerome.
[twitter.com/roderickclark/...](https://twitter.com/roderickclark/)

2:32 PM - Nov 15, 2017



HARRY JEROME NEIGHBOURHOOD LANDS
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City of North Van
@CityOfNorthVan



Exciting news just in, City of North Vancouver Working with Developer for Harry Jerome Neighbourhood Lands. See NR: ow.ly/5ylv30gBzOs #NorthVan

1:03 PM - Nov 15, 2017

🗨️ ↻ 8 ❤️ 2



Rod Clark
@RoderickClark



Latest on Harry Jerome ... copy & paste in browser cnv.org/your-government...

12:35 PM - Nov 15, 2017

🗨️ ↻ ❤️