

NSNH Phase 1 – Virtual Developer Information Session (DIS) Summary Report

Applicant Contact:

Robin Petri
Catalyst Community Developments Society
robin@catalystcommdev.org
604 312-5835

Date and Time of Virtual DIS:

Tuesday February 8th 2022 from 6 to 8pm

Meeting Purpose:

- 1) To present proposed design plans to the community
- 2) To provide an opportunity for the community to ask questions about the development
- 3) To provide an opportunity for the community to comment on the proposal

Notification:

Members of the public were notified about this DIS In accordance with City of North Vancouver policies, via:

- Notification mail out;
- newspaper ads; and
- notification sign on site.

Copies of these are included as Appendices to this Summary Report.

Description of Virtual DIS Format:

- The DIS was conducted on Zoom Webinar and facilitated by Lance Berelowitz, Principal of Urban Forum Associates.
- Participants registered beforehand and were sent a meeting link to connect.
- At the start of the meeting, participants were welcomed by Lance and the project team and City staff were introduced:
 - Robin Petri, VP of Development from Catalyst
 - Inge Schamborzki and Sally Zakaib from CareBC
 - Collin Truong from Integra Architecture
 - Molly Liu and Dylan Chernoff from DK Landscape Architecture
 - Emma Chow and Mike Friesen from City of North Vancouver
- Collin from Integra Architecture then provided a slide presentation of the project.

- After the presentation, participants were invited to ask questions/submit comments and project team members and City staff provided responses.
- At 8:00 pm the facilitator thanked everyone for their attendance and closed the meeting, explaining that Robin from Catalyst would provide attendees with a copy of the presentation along with a comment form to fill out and send back by Sunday February 13. Copies of the completed comment forms are included as Appendices to this Summary Report.

Number of Attendees:

- 1 facilitator
- 6 project team members
- 2 City staff
- 12 participants from the public

Number of Comment Forms Received: 8

Summary of Issues Discussed at DIS and Identified in Comment Forms:

Community Gardens:

There was a request for more information about the project timeline because of its impact on use of the community garden on the NSNH phase 1 site. Construction could start in the Fall of 2022 and will take approximately 2 years.

Construction Impacts to Neighbours:

Concerns were raised about construction impacts to the neighbourhood such as traffic, parking and noise, especially since there is a project in construction in the neighbourhood currently, the City will have site preparation work to do ahead of building construction, and NSNH phase 2 will follow. The NSNH phase 1 project will look for ways to mitigate impacts to the neighbourhood with a construction phase traffic management plan, off street parking arrangements for those working at the site and work hours that comply with the City of North Vancouver noise bylaw.

Sustainability Strategy and Climate Change Mitigation:

Suggestions were made for specific sustainability features such as solar panels on the roof, heat pumps for heating and cooling, low embodied carbon concrete, EV charging for 100% of visitor parking stalls and native plants and trees. The project team will review these items in addition to the sustainability strategies already being incorporated into the project such as housing and seniors respite EV charging infrastructure, mechanical system design to account for heat dome and smoke events, connection to the LEC, BC Energy Step Code Step 3 compliance, 15% improvement over the 2017 National Energy Code for Buildings (NECB), high efficiency appliances and plumbing

fixtures, use of recycled materials, promotion of bicycle use with easy access to ample storage and a bike maintenance facility.

Relationship of Building to the Public Realm and Tree Retention:

Questions were raised regarding the interface of the building with the public realm and whether there was an ability to retain the existing trees on the eastern end of the E 2nd Street frontage. The St Georges and E 2nd Street corner of the building is being reviewed to create more of a prominent corner that enhances the public realm. The interface with the park is also being reviewed to create a stronger connection between the building and the park. Unfortunately, the design of the building does not allow for the existing trees within the footprint to be retained. The soft landscape design provides 24 new trees: 10 in the on-site outdoor amenity areas; 8 within the on-site public realm along the St George frontage; 4 within the setback on the park frontage; and 2 large trees in the boulevard at the St Georges and E 2nd Street corner.

Long Term Traffic and Parking Impacts to Neighbours:

Concerns were raised about the traffic in the neighbourhood as well as a lack of availability of parking. Off street parking is provided as per bylaw for the seniors respite facility and the non-market housing in a below grade parkade. The seniors day care will have a pick up/ drop off layby in front of the entrance along E 2nd Street. There will be no layby provided along St. Georges street for the non-market housing. Deliveries and garbage/ recycling collection will be managed within the underground parkade.

Renting the Non-Market Housing:

There was interest in renting at the project once complete and some questions about how to apply and how tenant selections are made. Applications will be available about 3 months before construction completes. Catalyst will manage this process and make decisions regarding tenancy agreements.

Attached Appendices:

- A. Mailed Out Notification
- B. Photo of Site Sign
- C. Copy of North Shore News Ad
- D. Virtual DIS Presentation
- E. Completed Comment Forms