

Development Guidelines

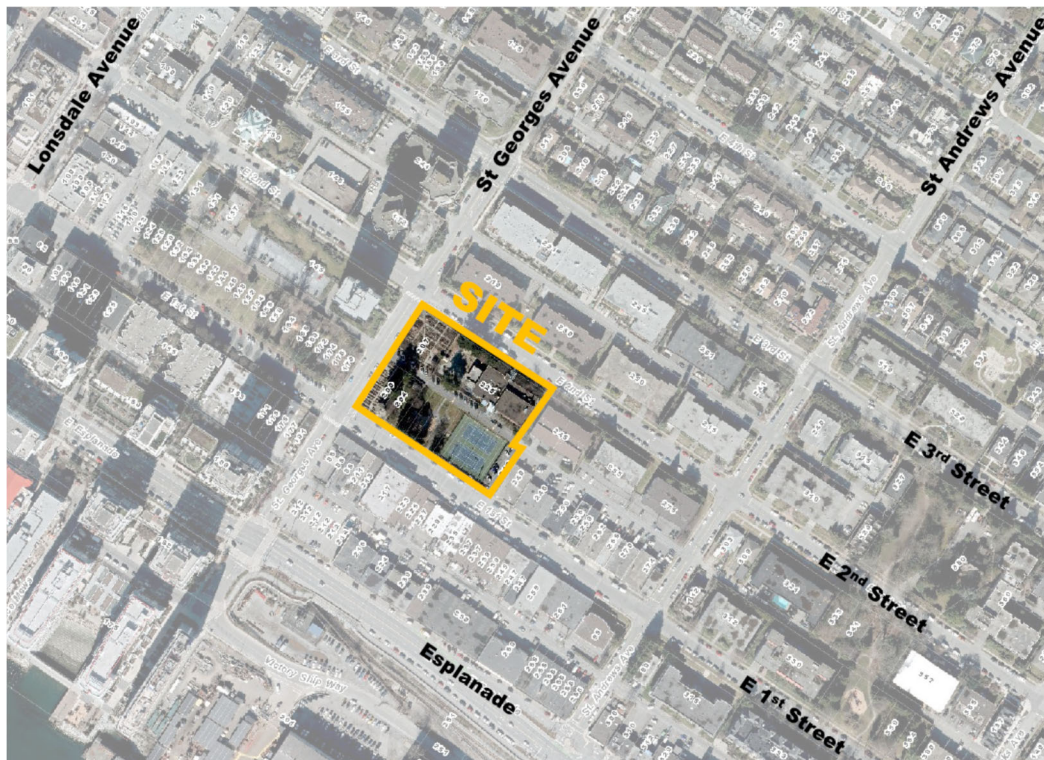
Introduction

Intent & Application

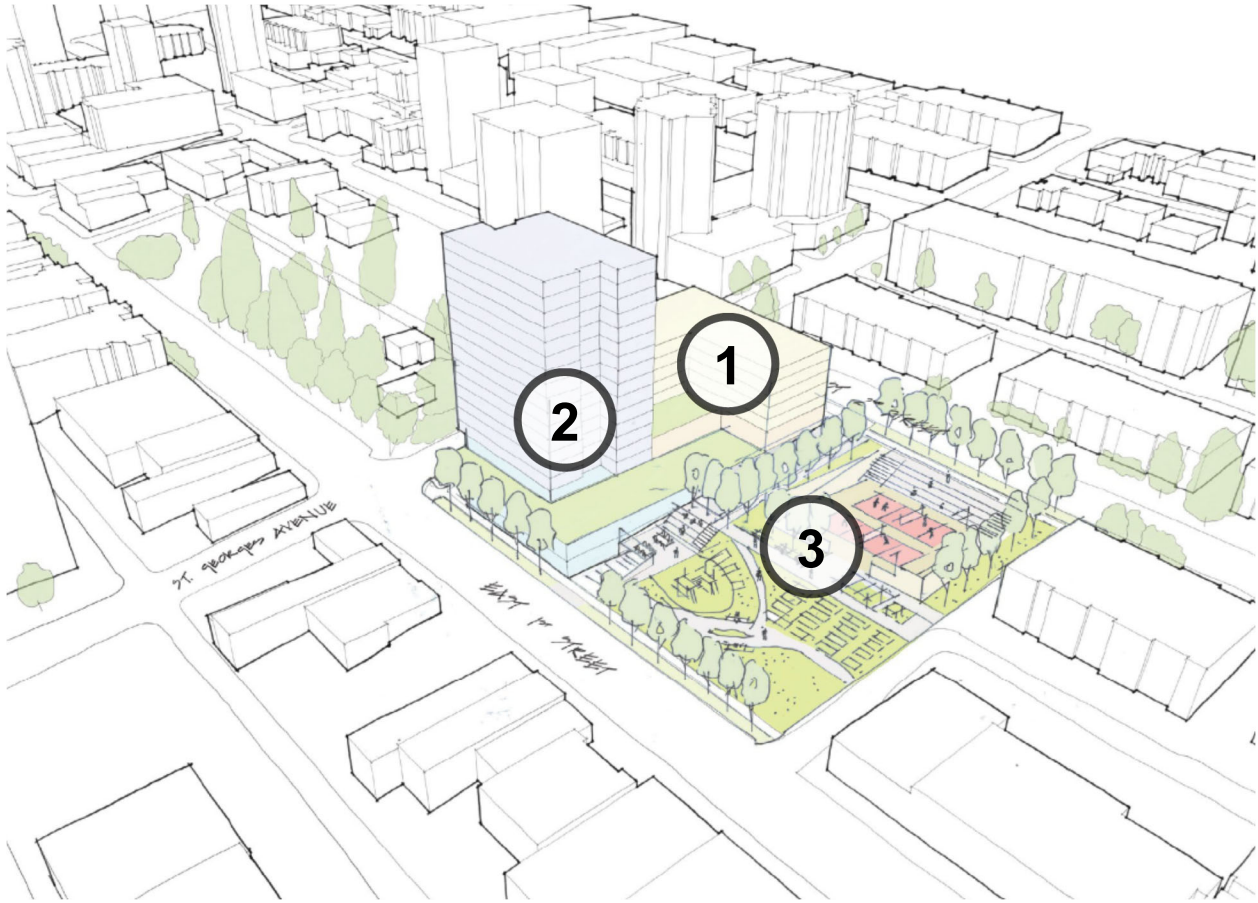
The following guidelines are to help ensure the development of the North Shore Neighbourhood Hub (NSNH) site meets high-quality site and building design. Detailed design proposals shall be reviewed against these guidelines and shall require approval from the City Planning Division, as well as review by the relevant advisory bodies, before issuance of a Building Permit.

Background

The NSNH site is located on the western half of the 200 block of East 1st St (bound by East 1st St, Saint Georges Ave, East 2nd St and Saint Andrews Ave).



The site is 0.87 hectares in size and is zoned with three sub-areas: 1) rental apartment and residential care facility uses, 2) rental apartment, civic and child care uses, and 3) park use.



Vision

The NSNH is a unique opportunity to bring together like-minded organizations into a vibrant and integrated community hub at the heart of Lower Lonsdale. Development of this site aims to provide an attractive and accessible urban environment with enhanced public spaces that serve the needs of the site and greater neighbourhood.

Principles

Contribute to the Neighbourhood: Provide a welcoming and functional community hub for the neighbourhood. This involves attractive street frontages with safe access to and throughout the site, as well as a re-designed park that is well-integrated with other uses on the site and meets the needs of the site and community.

Create a Distinct Identity: Design a distinctive and recognizable North Shore Neighbourhood House facility and foster community connections through the site. Find ways to integrate building programs with the public realm to provide vibrancy to the park.

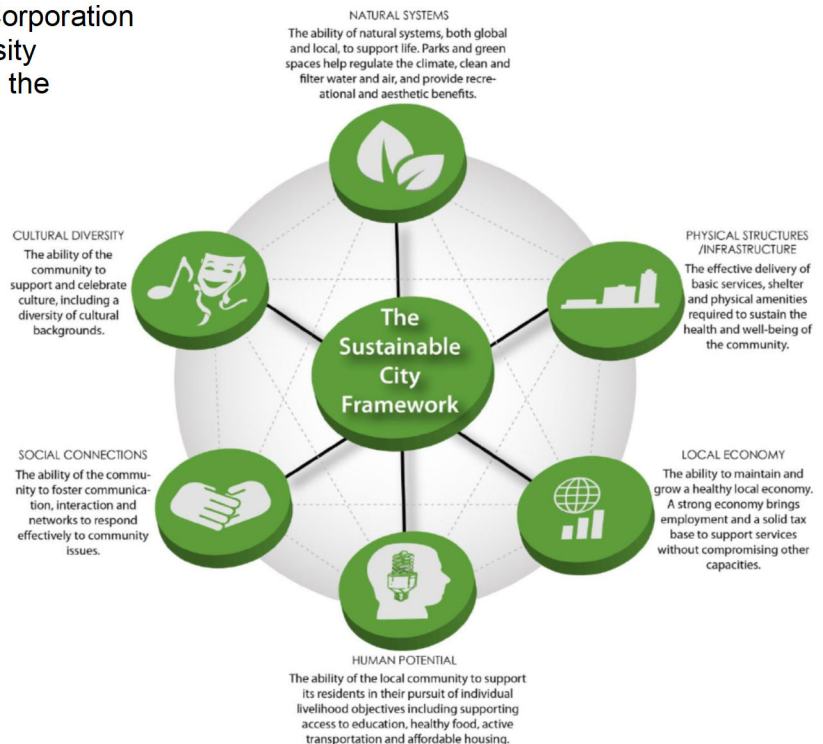
Provide Equitable, Inclusive & Sustainable Design: Ensure site and building designs are inclusive and accessible to people of all ages and abilities. Establish porosity within the site, prioritizing active modes. Engage with the community to inform the park re-design. Strive to meet high environmental standards for building construction.

Guidelines

Sustainability

NSNH development shall make a holistic contribution to the current and future needs of the City in alignment with the OCP's Sustainable City Framework including Natural Systems, Physical Structures/Infrastructure, Local Economy, Human Potential, Social Connections and Cultural Diversity. The Framework applies throughout these guidelines by prioritizing green spaces, heritage values, green building and infrastructure, active transportation, energy efficiency and housing affordability and diversity.

- Replace trees that were removed for site preparation by incorporating either on-site, such as in re-design of park, or in streetscape design.
- Use native and drought-resistant species in park and general landscaping.
- Explore opportunities to incorporate the Allen Residence, a heritage 'B' building, within the NSNH development.
- Respect heritage values of site, in particular the Allen Residence, by reflecting the heritage significance in design elements of the buildings, park and public realm. If the Allen Residence needs to be removed to facilitate redevelopment, the removal should be in accordance with a Heritage Conservation Strategy endorsed by the Heritage Advisory Commission and Council.
- All Buildings will be constructed to achieve a minimum of Step 3 of the BC Energy Step Code for Part 3 Buildings and Step 4 of the Step Code for Part 9 Buildings. Best efforts will be used to augment energy performance beyond this required level, with demonstrated measures incorporated to ensure the project achieves industry leading levels of energy efficiency.
- Work with Lonsdale Energy Corporation (LEC) to reduce carbon intensity beyond typical construction in the City for equivalent buildings through the district energy system.
- Ensure that development design does not obstruct access to LEC service connection at northwestern corner of site (Saint Georges Ave & East 2nd St).



Site Planning

The NSNH serves as a community destination and would benefit from gathering nodes to foster socializing, recreation and play. Visual and physical integration between the buildings, the park and adjacent areas is important for site accessibility and recognition as a community hub.

- Site buildings for minimal shading impacts to public realm and surrounding neighbours.
- Connect adjacent areas by pedestrian and bicycle paths to create a walking and cycling friendly addition to the neighbourhood.
- Activate the street frontages and building facades along Saint Georges Ave, East 2nd St, and East 1st St. Consider richly detailed, human-scaled and fine-grained ground floor facades and avoid predominantly opaque, translucent or blank facades along frontages.
- Provide a 2.0 m right-of-way over private property along the Saint Georges Ave frontage to facilitate streetscape design, such as street trees, 1.5 m wide grass boulevards and a 2.0 m wide sidewalk
- Provide a minimum 3.5 m building setback from the park edge to enhance the public realm and site porosity, and to facilitate a north-south pathway through the park.
- Find ways to physically or visually integrate outdoor amenity spaces with the park to soften building edges and enhance the public realm.

Building Design

NSNH buildings will respect neighbouring development and be designed to enhance the public realm and foster a unique and welcoming NSNH identity.

- Maximize transparency for public facing facades of publicly accessible areas, especially along frontages and entrance areas.
- Building corners at East 1st Street and East 2nd Street along Saint Georges Avenue will provide a prominent visual reference for the development and contribute to the public realm. Building design at these corners will be enhanced and provide a sense of arrival and strong wayfinding elements.
- Ensure ground floor entrance canopies do not encroach onto the street. Residential care facility may be exempt from this guideline if encroachment is needed to meet operational requirements.
- Avoid locating residential entrances directly adjacent to a parkade entrance; at a minimum, provide some visual buffer between residential and parkade entrances.
- Facilitate casual surveillance opportunities, including good sightlines to entry points, pathways and communal areas. Consider strategic placement and orientation of uses, circulation and public gathering spaces to help promote safety and activate the street and park.

North Building (sub-area 1):

- Use distinct but complementary architectural design to visually differentiate between residential care facility and rental housing components.
- Explore opportunities to define and enhance the northwestern corner of the building so that the building presents as a distinct feature at this corner, such as an outdoor gathering space for clients and their families.
- Explore design opportunities for ground floor bedroom units directly facing the street to ensure privacy while maintaining an attractive public realm; ensure adequately sized windows that allow secure access to fresh air.
- Provide building articulation and break-up the massing along East 2nd St. Consider uninterrupted building lengths of no more than 100 ft.
- Provide a common maintenance area for bicycle repairs on-site.
- All unit design and layout subject to further design review and must meet City of North Vancouver minimum adaptable design requirements.

South Building (sub-area 2):

- Use tower design to help minimize impact to view corridors and the surrounding area. For a building over 6-storeys in height, the floorplate above the third storey should be limited to 37% lot coverage.
- Use distinct but complementary architectural design to highlight the North Shore Neighbourhood House as a prominent component of the NSNH site.
- Enhance the North Shore Neighbourhood House entrance such that it is more prominent than the residential lobby and is legible as a community hub - consider relatively increased scale and unique façade treatment.
- Make room for a gathering space in front of the North Shore Neighbourhood House entrance.
- Accommodate needs of various user groups with respect to private-public interface (i.e. secure childcare outdoor space-park transition area, sheltered food bank queue area, etc)
- All unit design and layout subject to further design review and must meet City of North Vancouver minimum adaptable design requirements.

Park & Public Realm

The re-designed park is a major component of the NSNH site and it plays an important role in meeting the needs of both the site and greater neighbourhood. The park will be accessible from both East 1st St and East 2nd St, as well as from the buildings and outdoor spaces of the NSNH site.

- Inform park re-design with a comprehensive public engagement process.
- Enhance park frontage along East 1st St. Consider reducing street width by 3 m for larger planting boulevard and shade trees at south end of park.

- Develop multiple private-public connections at various grades from north to south to access park.

Circulation & Parking

- Locate passenger loading areas along East 1st St or East 2nd St to avoid traffic impacts along Saint Georges Ave.
- Invest in improving walking and cycling infrastructure.
- Develop a Transportation Demand Management plan in lieu of meeting required parking provision.

Safety & Accessibility

- Incorporate accessible design and Crime Prevention Through Environmental Design (CPTED) measures to ensure inclusive and safe accessibility throughout development.
- Provide accessible circulation and connections, especially in proximity of residential care facility.
- Consider needs of building users, especially children and seniors, at park entrance points and activity areas.