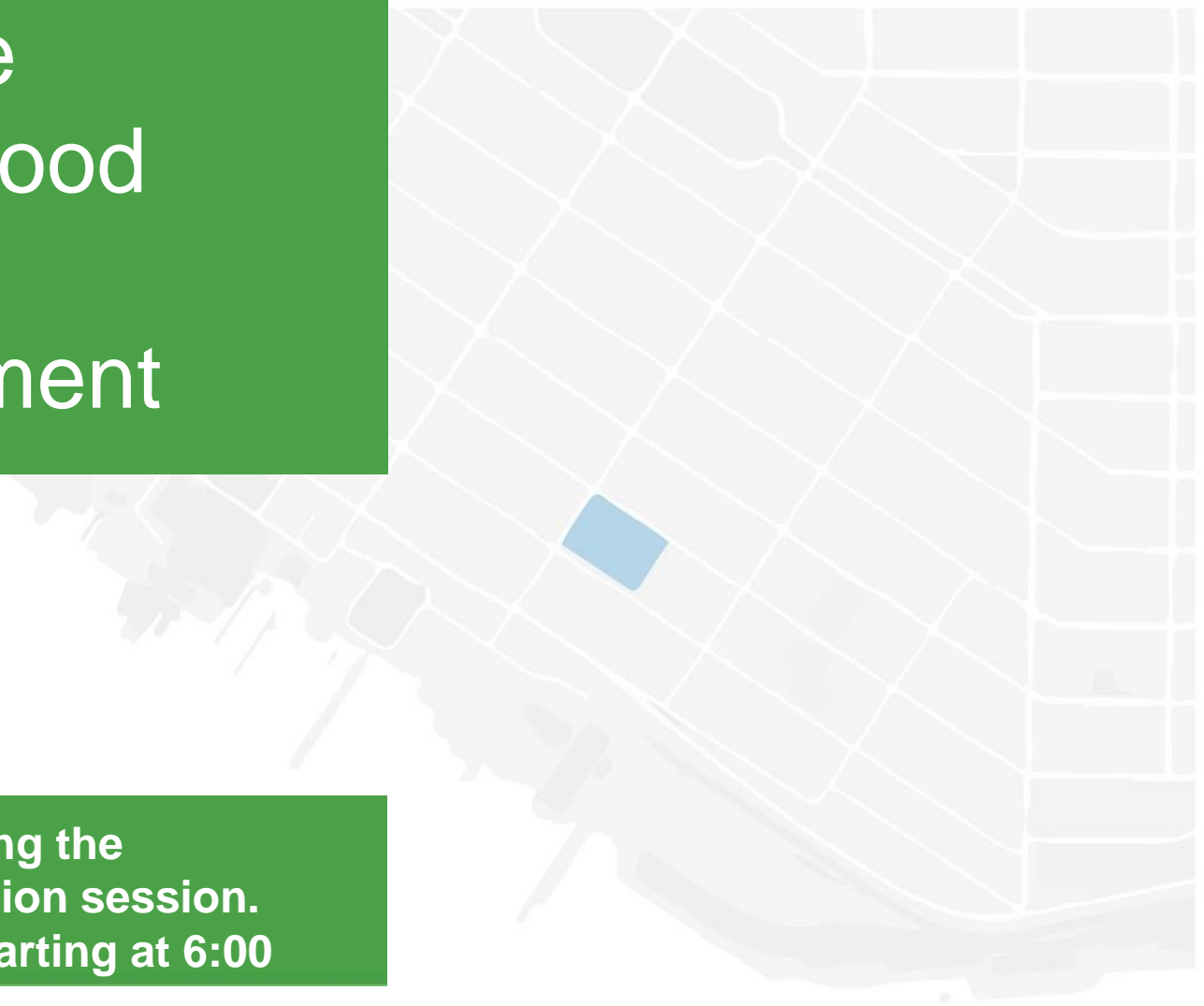


# North Shore Neighbourhood House Site Redevelopment

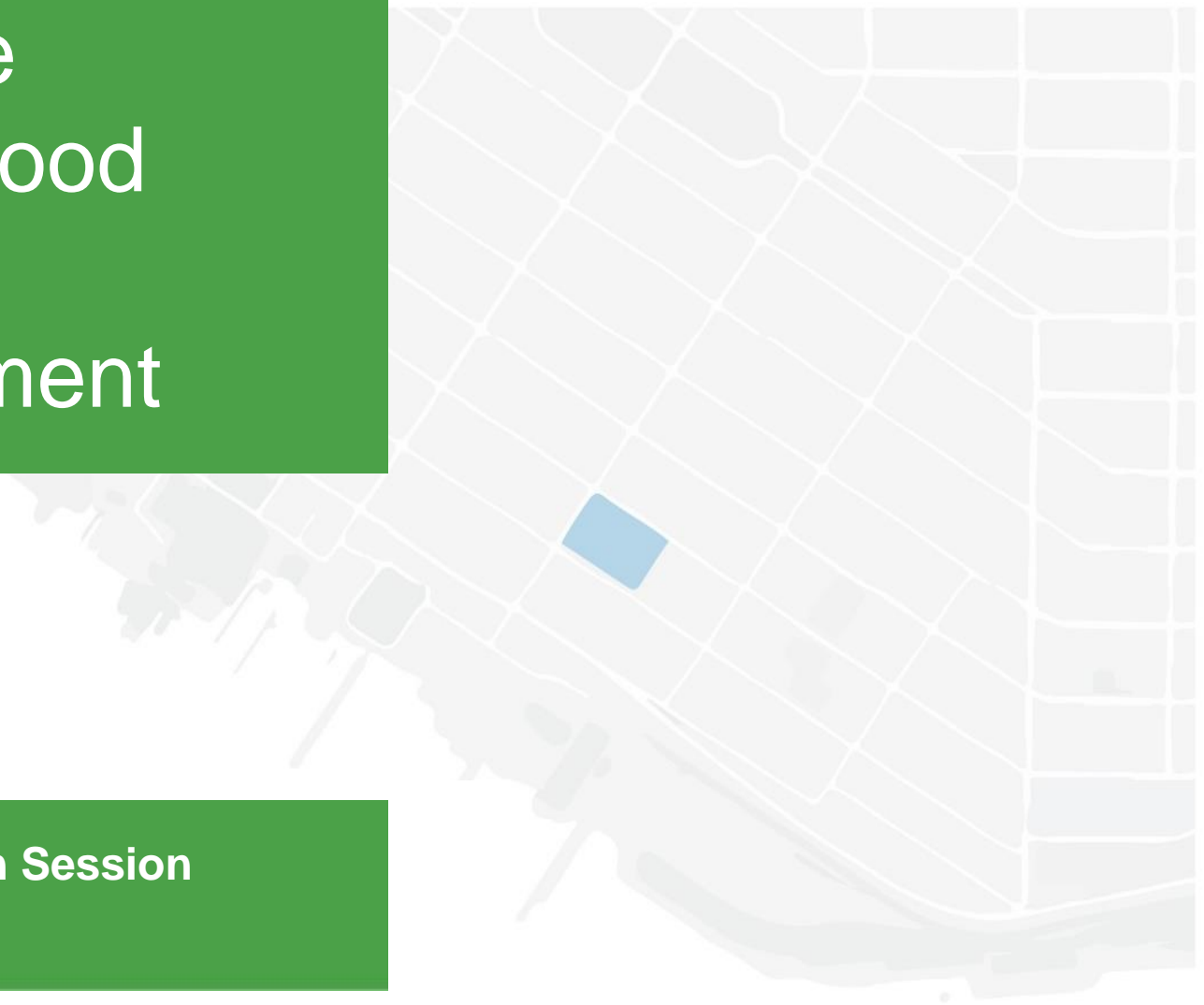
Thank you for attending the  
development information session.  
The session will be starting at 6:00



# North Shore Neighbourhood House Site Redevelopment

Developer Information Session

May 13<sup>th</sup>, 2021





# Traditional Territory

# How we will work together

- We are committed to answering your questions
- We will come together with:
  - Respect
  - Spirit of community and collaboration
  - Recognizing we all have different perspectives
- Facilitator is a neutral, third-party who will support getting as many questions answered as possible.

# Goal for Our Time Together

- Share preliminary concept
- Introduce project partners
- Share the decision-making process and timeline
- Answer the BIG questions and your questions
- Share information about how to provide feedback

# Agenda

- Presentation of project concept and partners
- Share information on the BIG questions
- Answer your questions

# Things to Recall...

- We are here to share information.
- We are early in the project and there are opportunities to engage on this project.
- No decisions have been made.

Our goal is to support a vibrant and inclusive community.



A light gray map of North Vancouver showing a grid of streets. A small blue rectangular area is highlighted in the center-right portion of the map, indicating the location of the NSNH site.

## The Hub: North Shore Neighbourhood House (NSNH) Site Redevelopment

### About the Project

The North Shore Neighbourhood House (NSNH) site is City-owned land located at St. Georges Avenue between East 1<sup>st</sup> and East 2<sup>nd</sup> Street.

The redevelopment of the site is a unique opportunity to bring together community-oriented organizations into a vibrant and integrated hub at the heart of Lower Lonsdale.

The proposal includes:

- New NSNH facility
- Adult day and overnight respite program
- Affordable (below-market) rental housing
- Newly envisioned Derek Inman Park

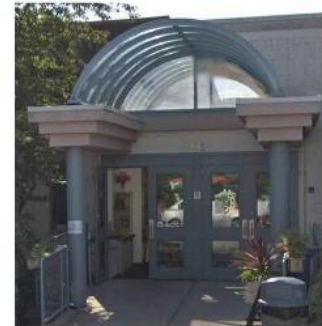


# A Vibrant Neighbourhood



## Neighbourhood context

The surrounding neighbourhood offers an abundance of amenities, including a variety of local businesses, nearby parks, access to Lonsdale Avenue and The Shipyards, as well as rapid transit and the SeaBus.



## About the existing site

The site currently includes an aging NSNH facility, Derek Inman Park, Lower Lonsdale Community Gardens, Charros Gardens, and a Heritage B building.

# Community Benefits

The proposed project will provide the following resources and benefits to the Lower Lonsdale community:

- Adult day and overnight respite program
- Below-market rental housing
- Community park
- North Shore Neighbourhood House
  - Child care
  - Child development support programs
  - Youth programs
  - Senior programs
  - Health, arts, and recreation programs
  - Food bank and food security programs





## Project Partners



**Catalyst Community  
Developments Society  
(Catalyst)**

Non-profit real estate  
developer

[www.catalystcommdev.org](http://www.catalystcommdev.org)



**The Health & Home Care  
Society of BC (Care BC)**

Non-profit health services  
provider

[www.carebc.ca](http://www.carebc.ca)



**North Shore  
Neighbourhood House  
(NSNH)**

Non-profit community  
service provider

[www.nsnh.bc.ca](http://www.nsnh.bc.ca)



**Hollyburn Family Services  
Society (Hollyburn)**

Non-profit real estate  
developer and community  
service provider

[www.hollyburn-society.ca](http://www.hollyburn-society.ca)

# About the Partners

## About Catalyst

Catalyst is a non-profit real estate developer incorporated in 2013. We were founded with the mission of creating homes that offered stable housing affordable to people based on their income.

We also care deeply about working with the residents of our buildings to create a real sense of community. We focus on developing, owning, and operating below-market rental housing for households with gross household income in the range of \$30-80,000 per year.



## What Catalyst will bring to the site

Catalyst and Care BC have been working together in partnership since 2017 to deliver a project on the North Shore that combines a senior's respite centre with adult day care and below-market rental housing. Catalyst will be responsible for leading the design and development of the mixed-use project (Phase 1 of the NSNH site) and operation of the housing component, above the Care BC facility.

## About Care BC

Care BC is an independent, BC-based not-for-profit organization, in operation since 1898, whose mission is to provide health promotion and supportive care services to communities in British Columbia. Care BC's charitable programs include: Family Respite Centre, Meals on Wheels, Chinese Meals on Wheels, and Community Integration Project.



## What Care BC will bring to the site

Care BC has been proud to partner with Catalyst to build a second Family Respite Centre on the North Shore. A Family Respite Centre is a purpose-built, community-based Respite Centre that offers caregivers a break from the often exhausting responsibility of caring for a dependent loved one 24/7. Temporary respite care is offered within an Adult Day and/or Overnight Respite Care Program, thereby enabling caregivers to keep their loved ones living in their own homes and communities longer.

# About the Partners

## About NSNH

For over 80 years the NSNH has been in the City of North Vancouver, turning strangers into neighbours by providing a gathering place where individuals can talk, learn, and assist each other. As one of the largest non-profit organizations on the North Shore, we provide essential community services such as childcare, supported child development programs, youth supports, senior's programs, food bank program, and many wellness and recreation activities.



## What NSNH will bring to the site

The new NSNH facility will continue to provide essential community services. We are a strong partner with all other non-profit organizations on the North Shore and are keen to work with the site partners to strengthen delivery of services by collaborating and sharing resources and space.

## About Hollyburn

Hollyburn Family Services Society has a robust mission to end social issues in our community. We work and advocate to ensure individuals and families are safe from violence, that marginalized youth receive the tools to accomplish amazing things and youth, seniors and families have sustainable and affordable housing.

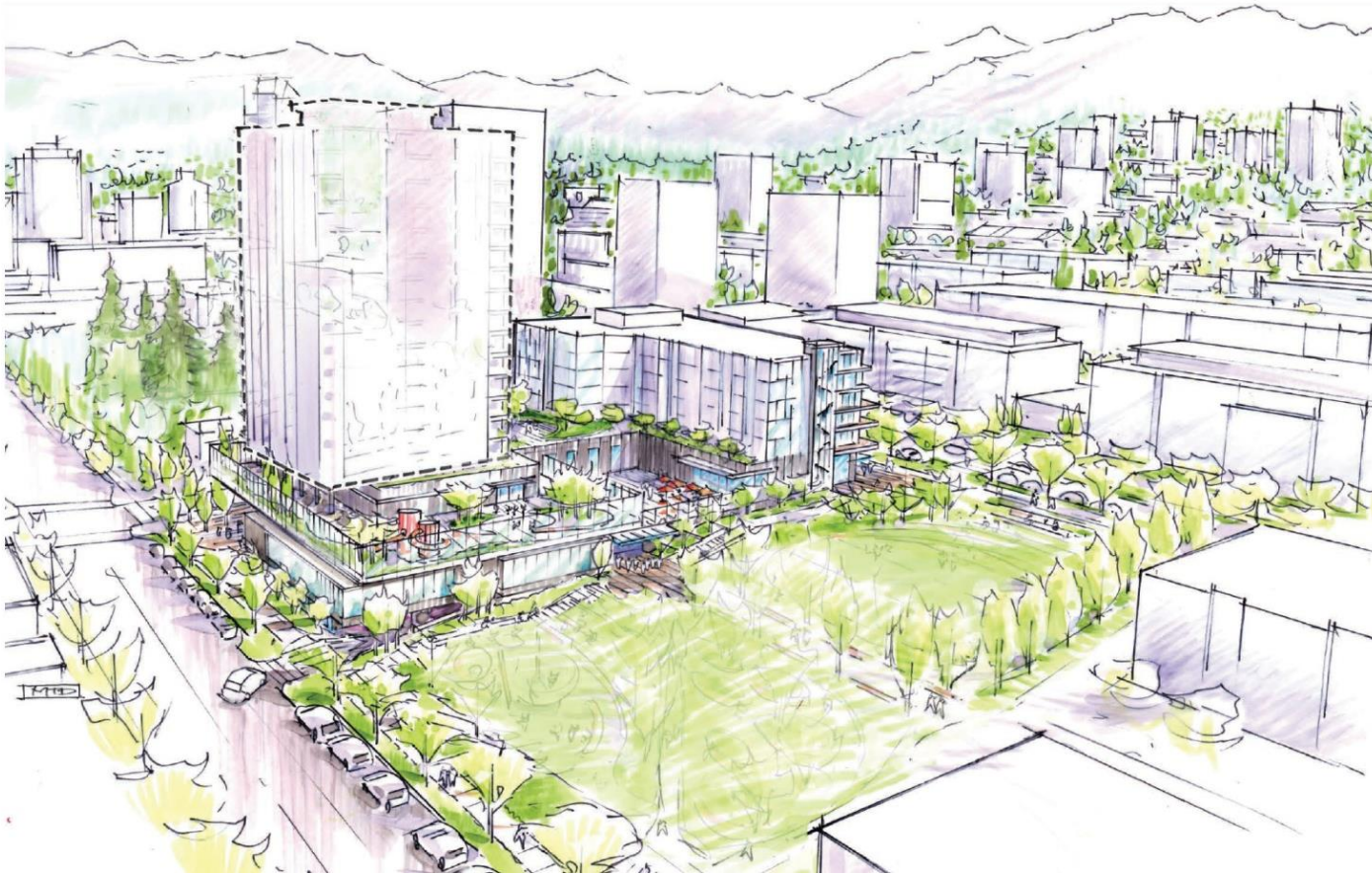


## What Hollyburn will bring to the site

Hollyburn Family Services Society is delighted to work with the City of North Vancouver to increase the affordable housing inventory in Lower Lonsdale for mixed family sizes and incomes with varying degrees of housing needs. We bring to the project an innovative lens that will ensure quality housing is designed and managed in a way to create, enhance and foster a strong sense of community while respecting the immediate community.

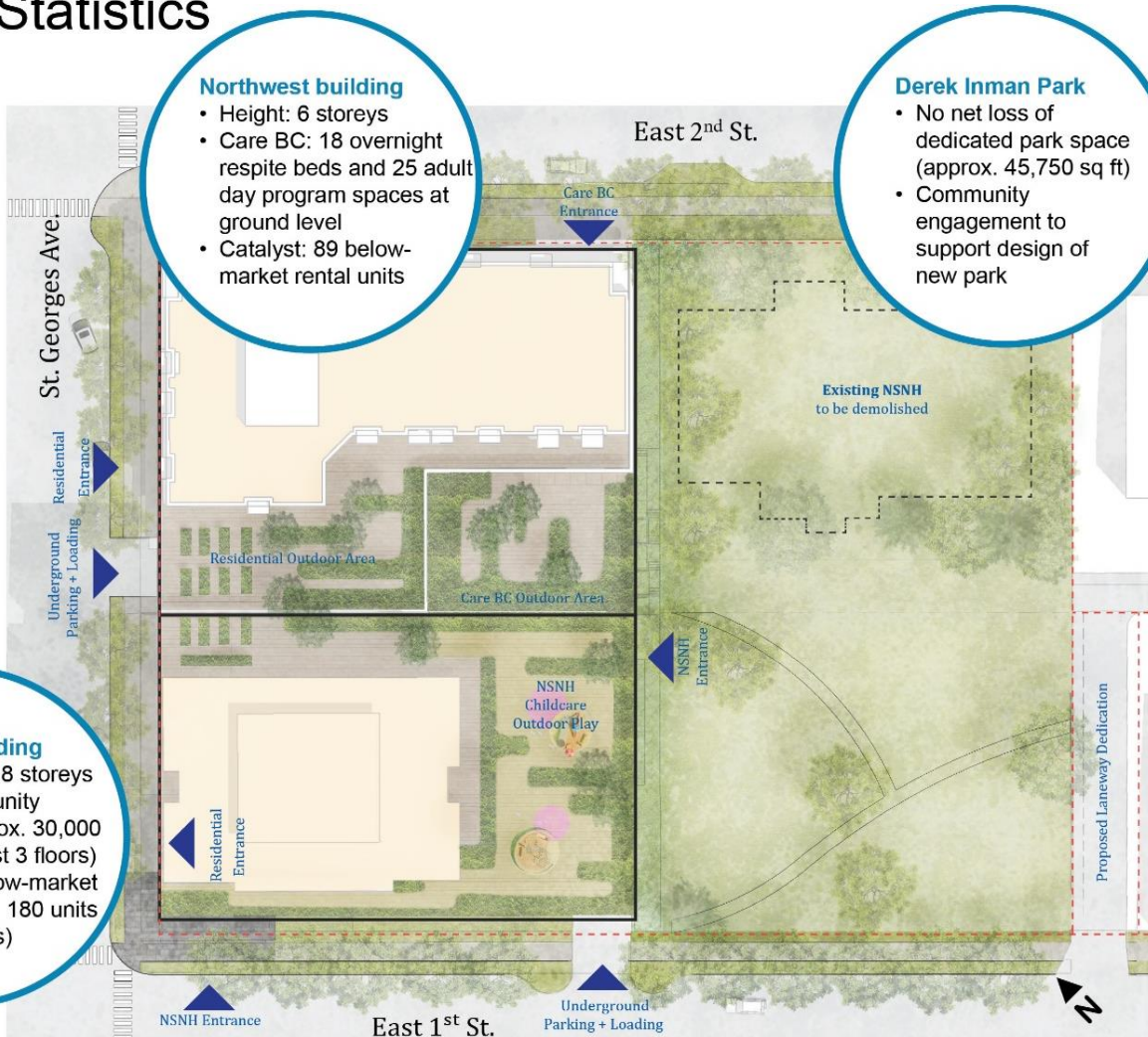


## Project Vision



The future of the North Shore Neighbourhood House site is a unique opportunity to bring together community-oriented organizations into a **vibrant and integrated hub** at the heart of Lower Lonsdale.

# Project Statistics



## What's happening?

### Official Community Plan (OCP) Amendment

- To change land use designation from 'School and Institutional' and 'Park, Recreation, and Open Space' to 'Mixed Use Level 4A'.

### Zoning Bylaw Amendment

- To change from P-1, P-2, and M-4 Zoning to a CD Zone.

### Park Boundary Adjustment

- To change park location from south to east half of site.

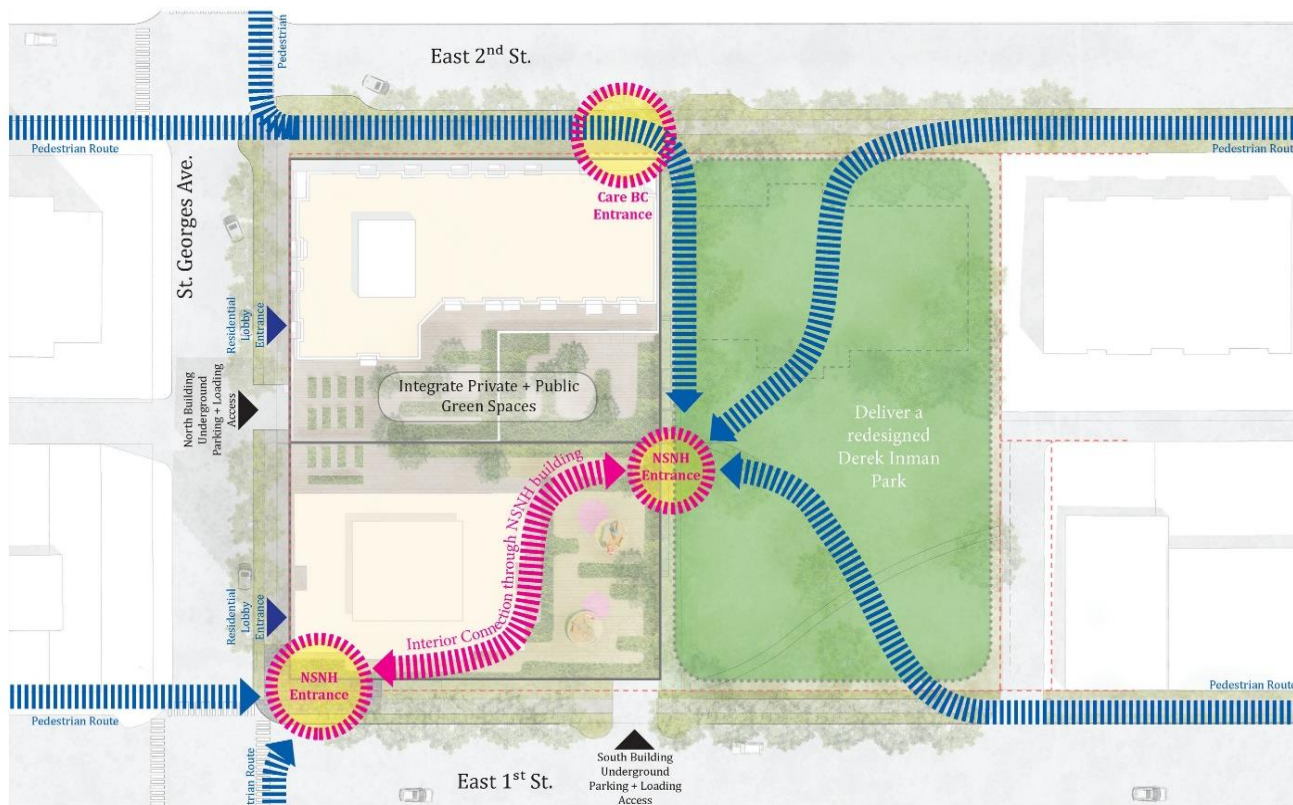




## Site Development Principles

- 1 Contributing to the neighbourhood
- 2 A distinct identity for the emerging community hub
- 3 Equitable, inclusive and sustainable design

# 1 Contributing to the Neighbourhood



- Establish safe pedestrian connections to the surrounding neighbourhood
- Provide attractive street frontages
- Deliver a re-designed park
- Integrate private and public green spaces to activate the site

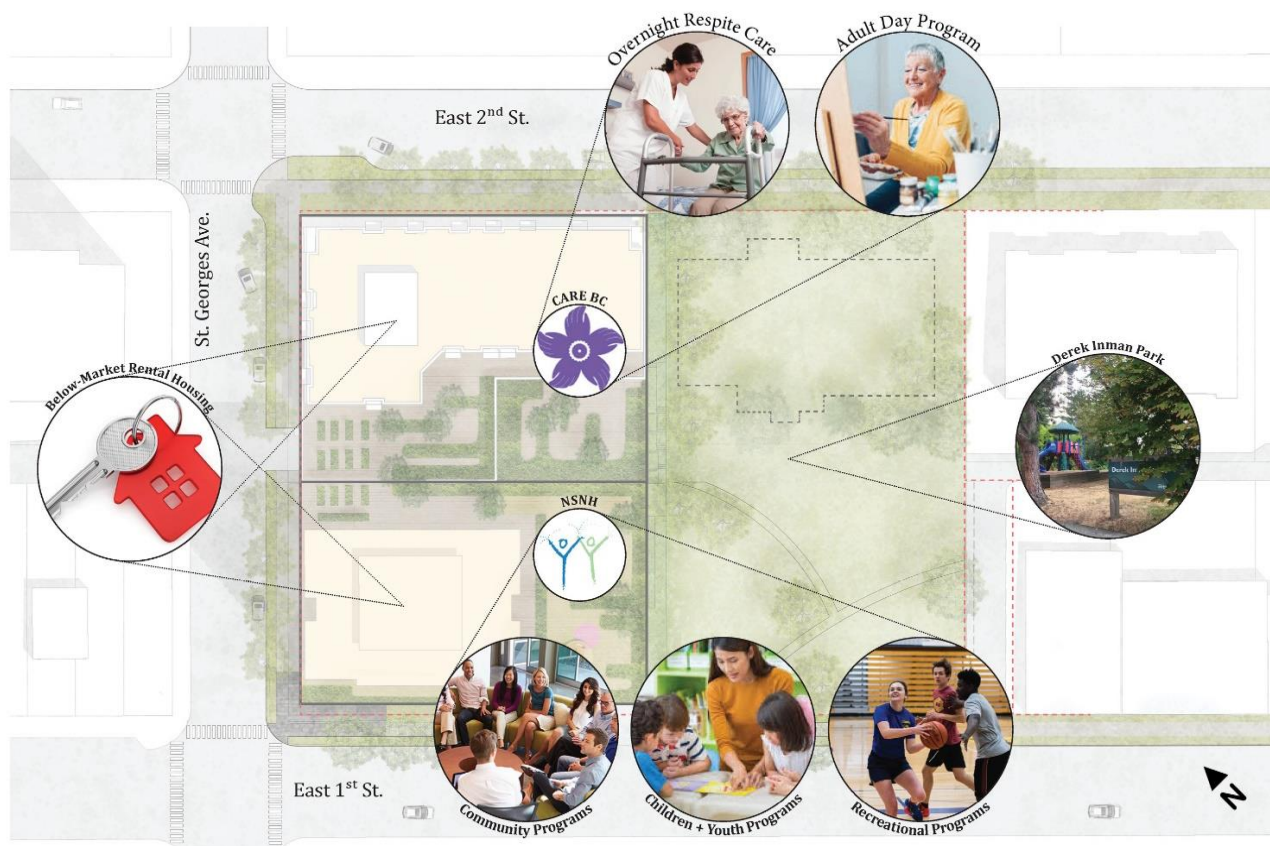
## 2 A Distinct Identity for the Emerging Community Hub



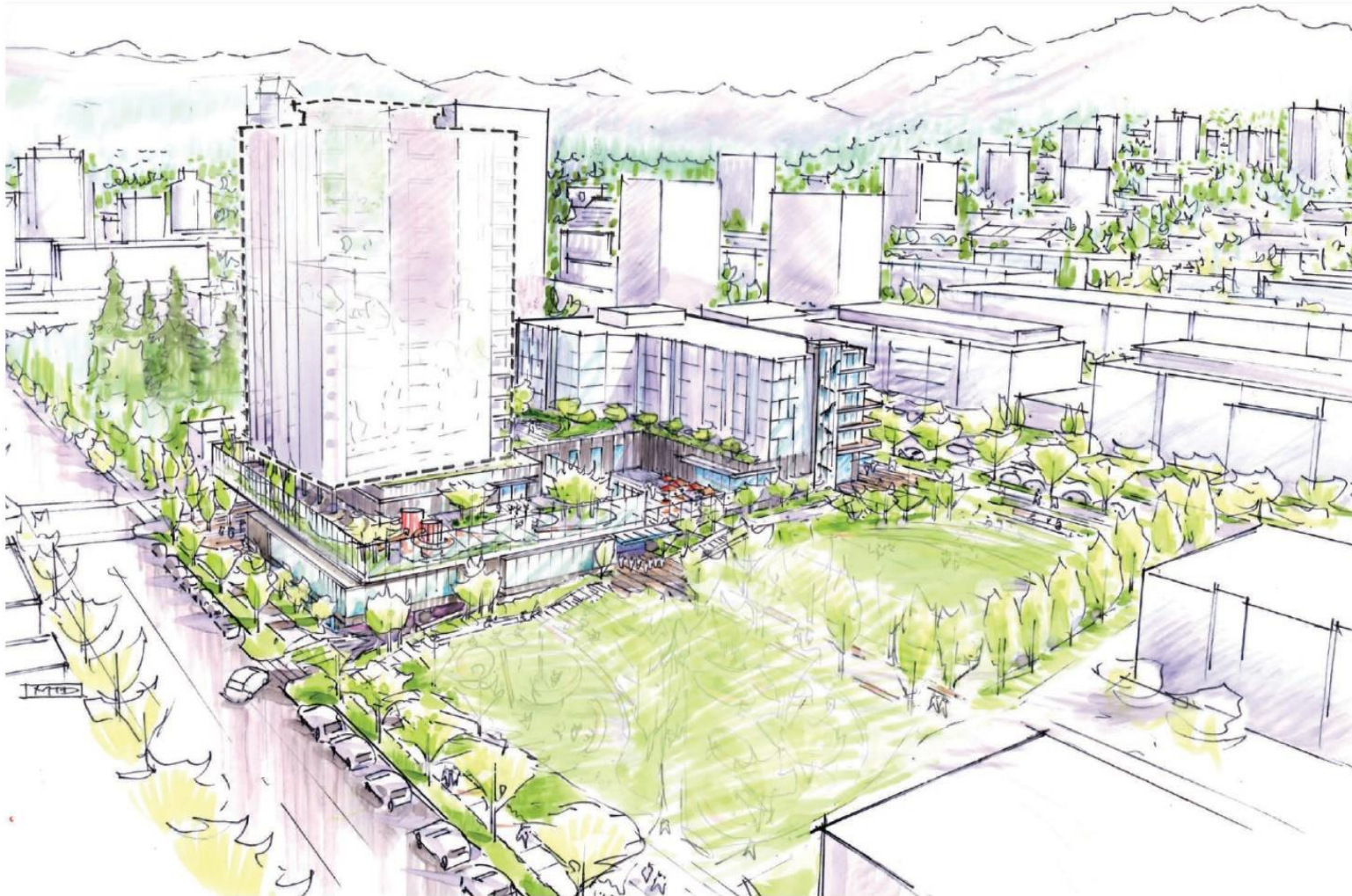
- Create a hub for the neighbourhood
- Provide a distinct and recognizable North Shore Neighbourhood House
- Foster community connections through the site



### 3 Equitable, Inclusive and Sustainable Design

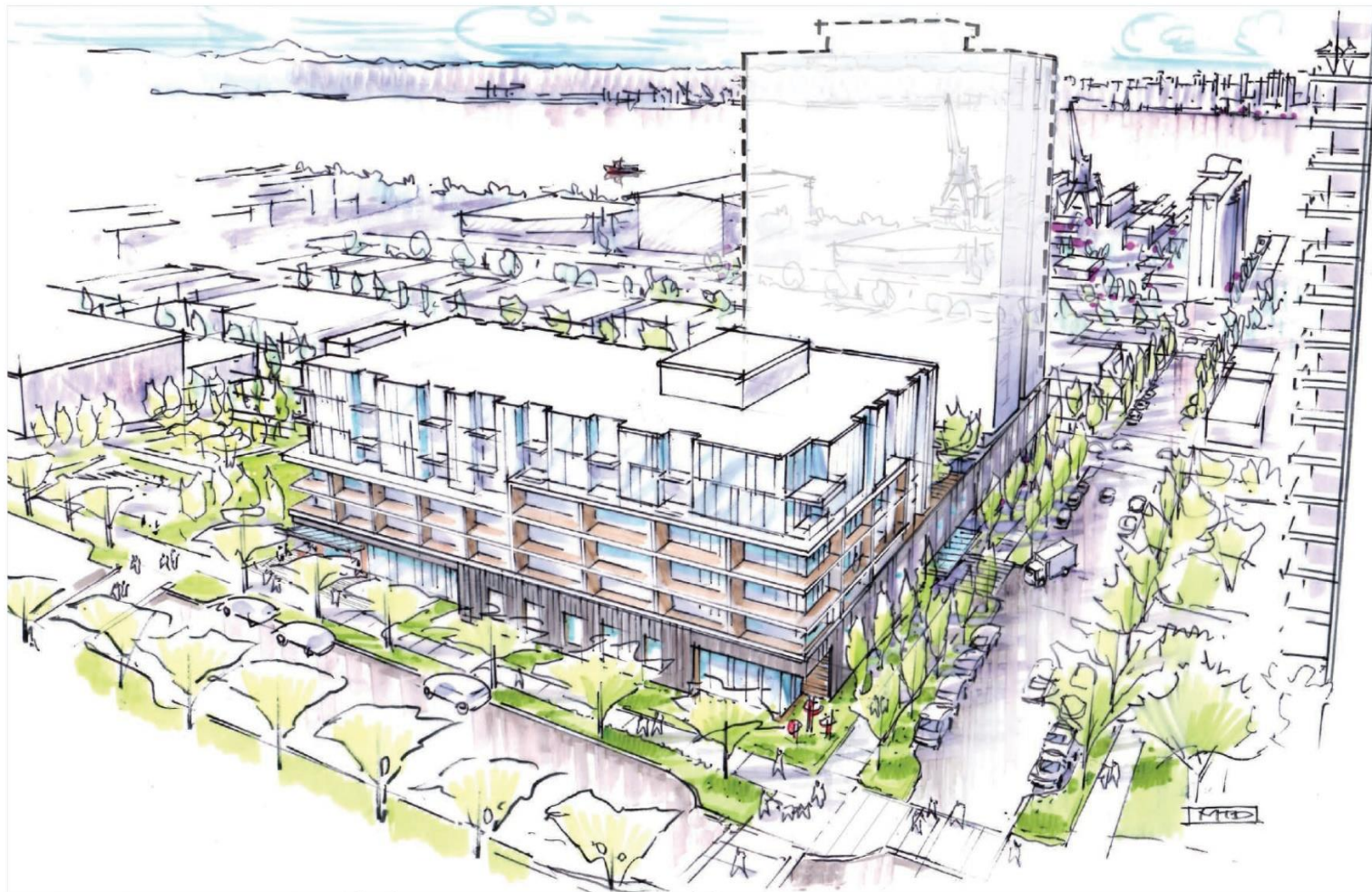


- Provide a variety of services to meet the needs of a diverse community
- Create a place that is welcoming and inclusive to people of all ages and abilities
- Deliver rental housing that meets a range of affordability needs
- Engage with community to create new public park
- New construction to meet high environmental standards



Southeast perspective from East 1<sup>st</sup> St





Northwest perspective from St Georges Ave and East 2<sup>nd</sup> St



Northeast perspective from East 2<sup>nd</sup> St



# Project Phasing Details

## Phase 1

### (Northwest building)

- Adult day and overnight respite program
- Below-market rental housing
- Existing NSNH facility remains in operation

## Phase 2

### (Southwest building)

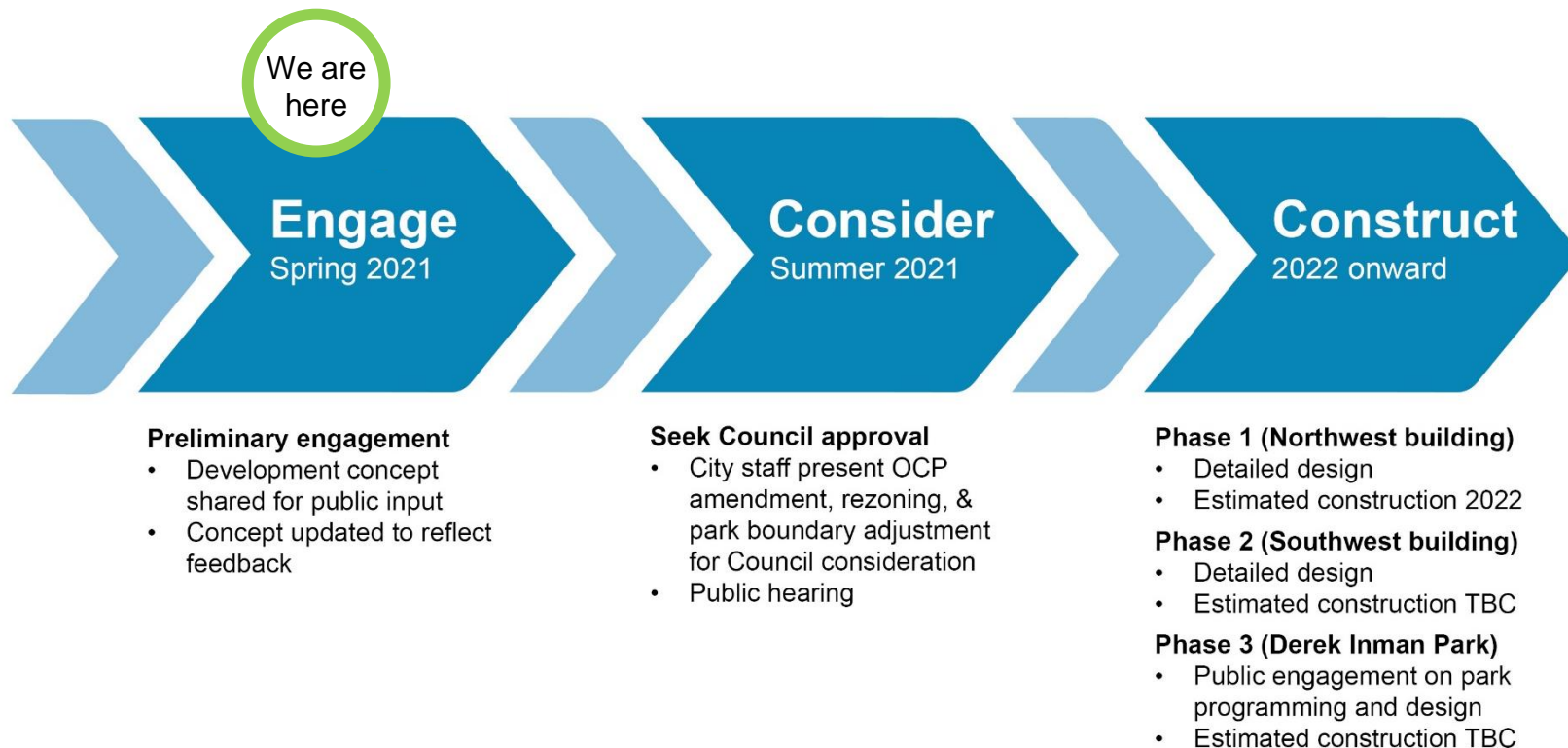
- New NSNH facility
- Below-market rental housing
- Existing NSNH facility remains in operation until new facility opens



## Phase 3

### (Derek Inman Park)

- Programming of new Derek Inman Park
- Decommissioning of existing NSNH facility







Thank you.

# Engage! We are listening

- Visit: <https://letstalk.cnv.org/north-shore-neighbourhood-house> to complete the survey.
- Email us: [nsnhdevelopment@cnv.org](mailto:nsnhdevelopment@cnv.org)
- Stay connected: sign up for project updates on Let's Talk.

# Four Big Questions

Based on 104 completed surveys, incoming correspondence and media coverage, we've heard four big questions.

- 1) Official Community Plan amendment process
- 2) Height of the tower
- 3) Community gardens
- 4) Housing component

# Questions

- Please post your question, one at a time, in the chat
- Only the facilitator can see them
- They will be asked anonymously
- The chat will be saved and de-identified
- A summary report will be developed by the facilitator on what was heard in the chat and questions.
- The summary report will be shared to Council and will be publicly available by June



# Engage! We are listening

- Visit: <https://letstalk.cnv.org/north-shore-neighbourhood-house> to complete the survey.
- Email us: [nsnhdevelopment@cnv.org](mailto:nsnhdevelopment@cnv.org)
- Stay connected: sign up for project updates on Let's Talk.