

HARRY JEROME NEIGHBOURHOOD LANDS

ADVISORY PLANNING COMMISSION

April 11th, 2018

DARWIN

PERKINS+WILL

 PFS STUDIO



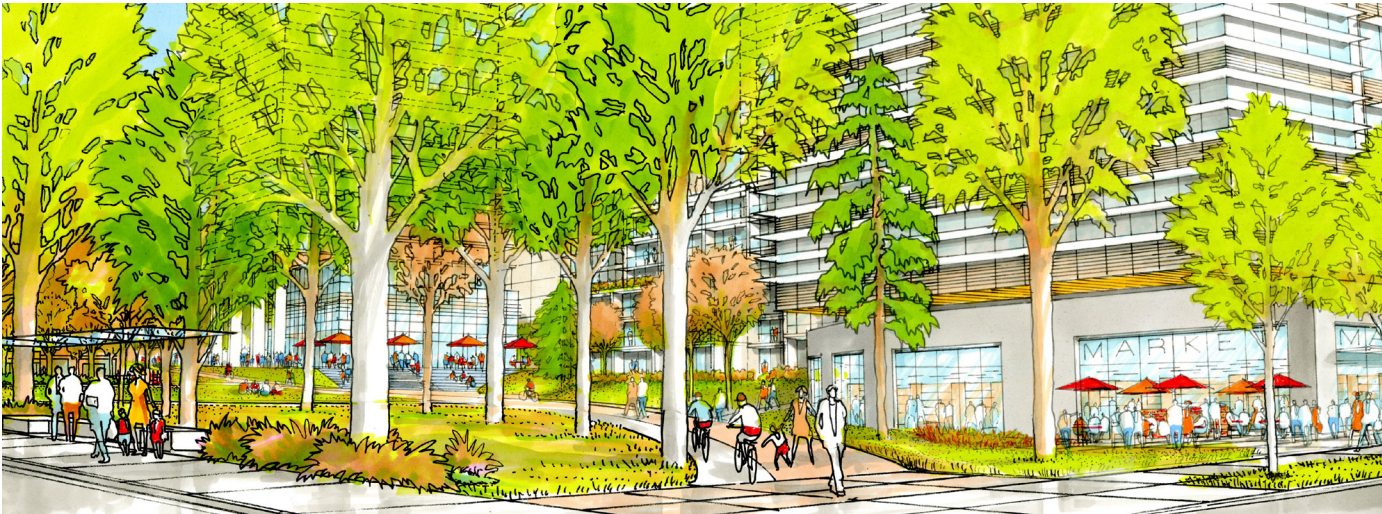


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“Our vision establishes a Legacy Redevelopment Plan for the Harry Jerome Lands. This Plan not only acknowledges the history and current use of the development lands - it recognizes that future generations will live, work and play here as well.”

PROJECT INFORMATION

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

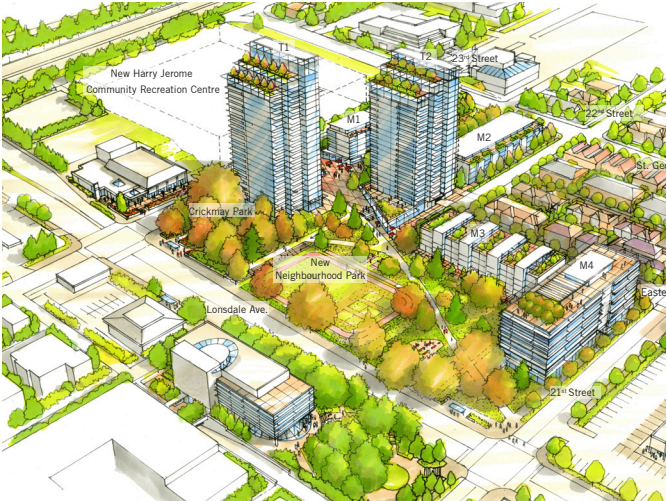
Two development concepts were presented for consideration:

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

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

Landscape Architect

PFS STUDIO

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

Transportation

BUNT & ASSOCIATES

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

Civil Engineering

BINNIE & ASSOCIATES

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

Environmental

KEYSTONE ENVIRONMENTAL

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

Building Code

THORSON McAULEY

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

Public Art

BALLARD FINE ART

(no municipal address on website)
604.922.6843
ballardfineart.com

DESIGN RATIONALE



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

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.



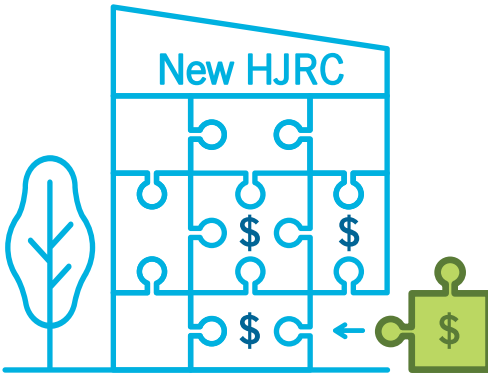
ENRICHING COMMUNITY

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



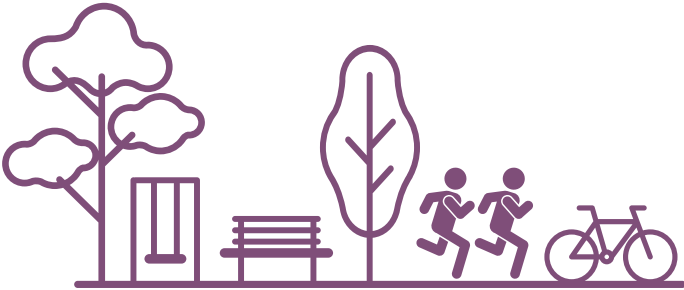
FUNDING A WORLD-CLASS COMMUNITY RECREATION COMPLEX

- 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.



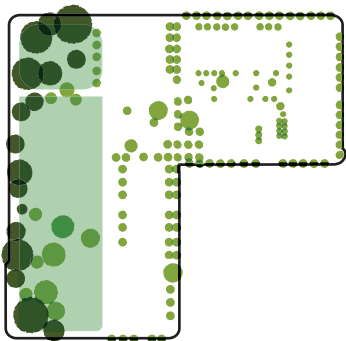
GUIDING PRINCIPLES



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



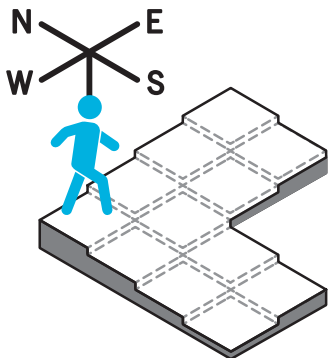
COMMUNITY

- 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



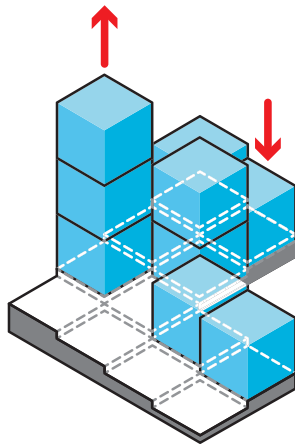
CONNECTIVITY

- 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

PROJECT STATISTICS

Building Height			Area Summary						Unit Summary							
	Stories	Height	FSR Exclusions					Salable	Studio	1BR	1BR+D	2BR	2BD+D	3 BD	Total	
			GFA Resi	GFA Office	GFA Retail	GFA Total	(1)									FSR Area
T1	28	266' (81.2m)	211,296		5,231	216,527	5,677	210,850	175,469	-	6	88	64	40	40	238
T2	28	266' (81.2m)	213,060		-	213,060	7,994	205,066	173,401	-	84	42	63	28	14	231
M1	6	69' (21m)	86,496		-	86,496	2,378	84,118	76,537	20	24		24	18	12	98
M2	6	75' (23m)	109,117		-	109,117	2,455	106,662	94,365	-	-	66	35	12	12	125
M3	6	70' (21.5m)	89,288		-	89,288	7,244	82,044	-		43	29	27	-	-	99
M4*	5	74' (22.6m)		82,614	17,563	100,177	3,150	97,027	89,564	-	-		-	-	-	-
Parcel 2 Subtotal			89,288	82,614	17,563	189,465	10,394	179,071	89,564	-	43	29	27	-	-	99
Parcel 3 Subtotal			619,969	-	5,231	625,200	18,504	606,696	519,772	20	114	196	186	98	78	692
Site Total			709,257	82,614	22,794	814,665	28,898	785,767	609,336	20	157	225	213	98	78	791
Site Area								314,915								
FSR								2.50								

Parking and Loading

				Required		Provided			
Units	GFA (sf)	GFA (sm)	Bylaw Requirements		Parking		Loading		Ratio (2)
			Total	Visitor	Total	Visitor			
Parcel 2 Residential Care	M3	99	.95 per unit		91	10	0.30 per unit	30	4
Parcel 2 Office	M4*	-	1 per 50 sm	.1 per unit	154	-	4 1 per 125 sm	114	-
Parcel 2 Retail	M4	17,563	1 per 50 sm		33	-	1 1 per 28 sm	57	-
Parcel 2 Subtotal		99			278	10	5	201	4
Parcel 3 Residential	M2	125	.60 per unit	.1 per unit	75	13	1.3 per unit	163	13
	T2	231	1.05 per unit	.1 per unit	243	23	1.3 per unit	300	23
	M1	98	.60 per unit	.1 per unit	59	10	0.75 per unit	74	10
	T1	238	1.05 per unit	.1 per unit	250	24	1.3 per unit	309	24
Parcel 3 Retail	T1	5,231	1 per 75 sm		6		1	21	0
Parcel 3 Subtotal					633	70	1	867	69
Site Total					911	80		1,067	73

Required Bicycle Parking

Bicycle Bylaw Requirements		Supply Required	
Short Term	Secure	Short Term	Secure
6 spaces per every 60 units or part there of	1.5 per unit	12	149
		46	31
	1 per 250 sm	-	7
6 per 1000 sm		58	186
		12	188
		24	347
6 spaces per every 60 units or part there of	1.5 per unit	12	147
		24	357
	1 per 250 sm	-	2
6 per 1000 sm		72	1,041
		130	1,227

Notes:

(1) Applicant intends to discuss the potential for further exclusions.

(2) Applicant requirement in order to support development proposed. Detailed parking study to follow.



AFFORDABILITY & ADAPTABILITY

Darwin’s proposal for the Harry Jerome Neighbourhood Lands is to create a mixed-use community inclusive for all, with close to 800 residential units in the Upper Lonsdale community. This site is ideally located, with the existing transit infrastructure, shopping, services, and employment opportunities along Lonsdale Ave immediately to the west, and the future Harry Jerome Community Recreation Centre immediately to the north.

When evaluating the potential land use and unit mix strategy, it was important that the development proposal address the goals and objectives outlined in City of North Vancouver policies such as the Official Community Plan, Housing Action Plan, Long Term Transportation Plan and Economic Development Strategy.

UNIT MIX

The Harry Jerome Neighbourhood Lands will provide a diverse mix of housing types and tenures and a range of units to suit the variety of housing needs of current and future City of North Vancouver residents. Residential building forms include two high-rise towers and three mid-rise buildings, featuring a variety of unit types – studio, 1 bedroom, 1 bedroom + den, 2 bedroom, 2 bedroom + den and 3 bedrooms. Larger units will be suitable for families with children and those downsizing from single family homes. Smaller units will provide an affordable option for singles, couples and seniors who wish to reside in close proximity to surrounding amenities and transit infrastructure.

Residential tenures featured within the Harry Jerome Neighbourhood Lands include:

- Leasehold Strata
- Market Rental
- Seniors Assisted Living & Memory Care
- Affordable Non-Market *

AFFORDABILITY

The Harry Jerome Neighbourhood Lands will be developed on land leased to Darwin by The City of North Vancouver (CNV). Throughout Metro Vancouver, lease hold communities have historically traded at a moderate discount to comparable residential units in freehold communities. It is anticipated that this would be the case for homes in this development, introducing a significant number of more affordable new homes to the market.

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 at the proposed development be designed to Level Two Adaptable guidelines. In the case of the Seniors Assisted Living & Memory Care facility, all habitable units will be adaptable and designed to industry leading standards.

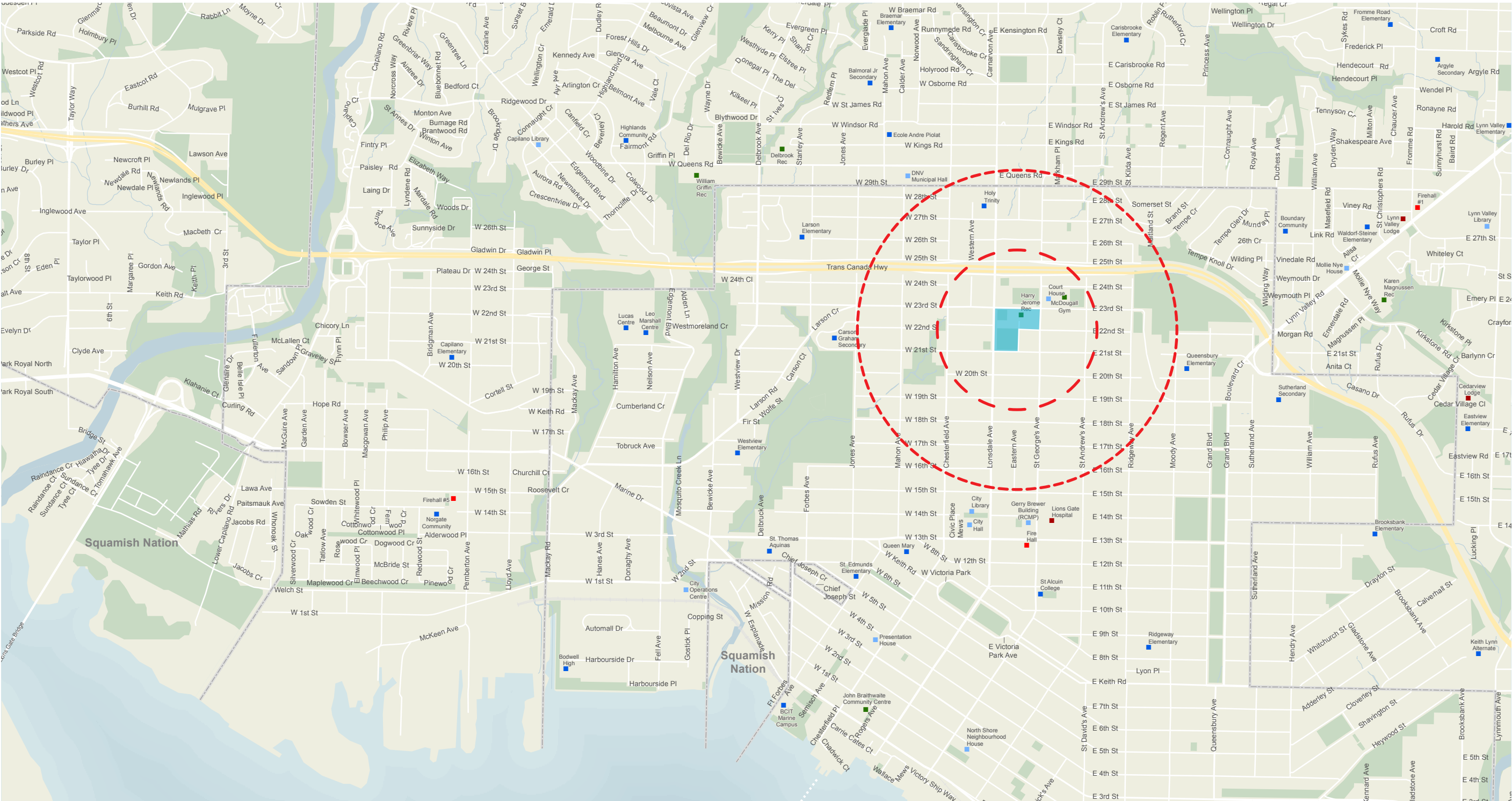
All the above combined, will result in a desirable housing mix for the future residents of the Harry Jerome Neighbourhood Lands. These residents will have the opportunity to live, work, and play within a mixed-use community, and in an area supported by transit, shops and services, contributing to the vitality of the Upper Lonsdale corridor.

* “Affordable” is defined as housing costs which do not exceed 30% of gross annual household incomes for City residents whose incomes are below the Housing Income Limits (formerly the Lower Mainland Income Ceiling levels) established periodically by BC Housing (BCHMC) in conjunction with CMHC for specific unit sizes.

SITE CONTEXT

REGIONAL CONTEXT

B

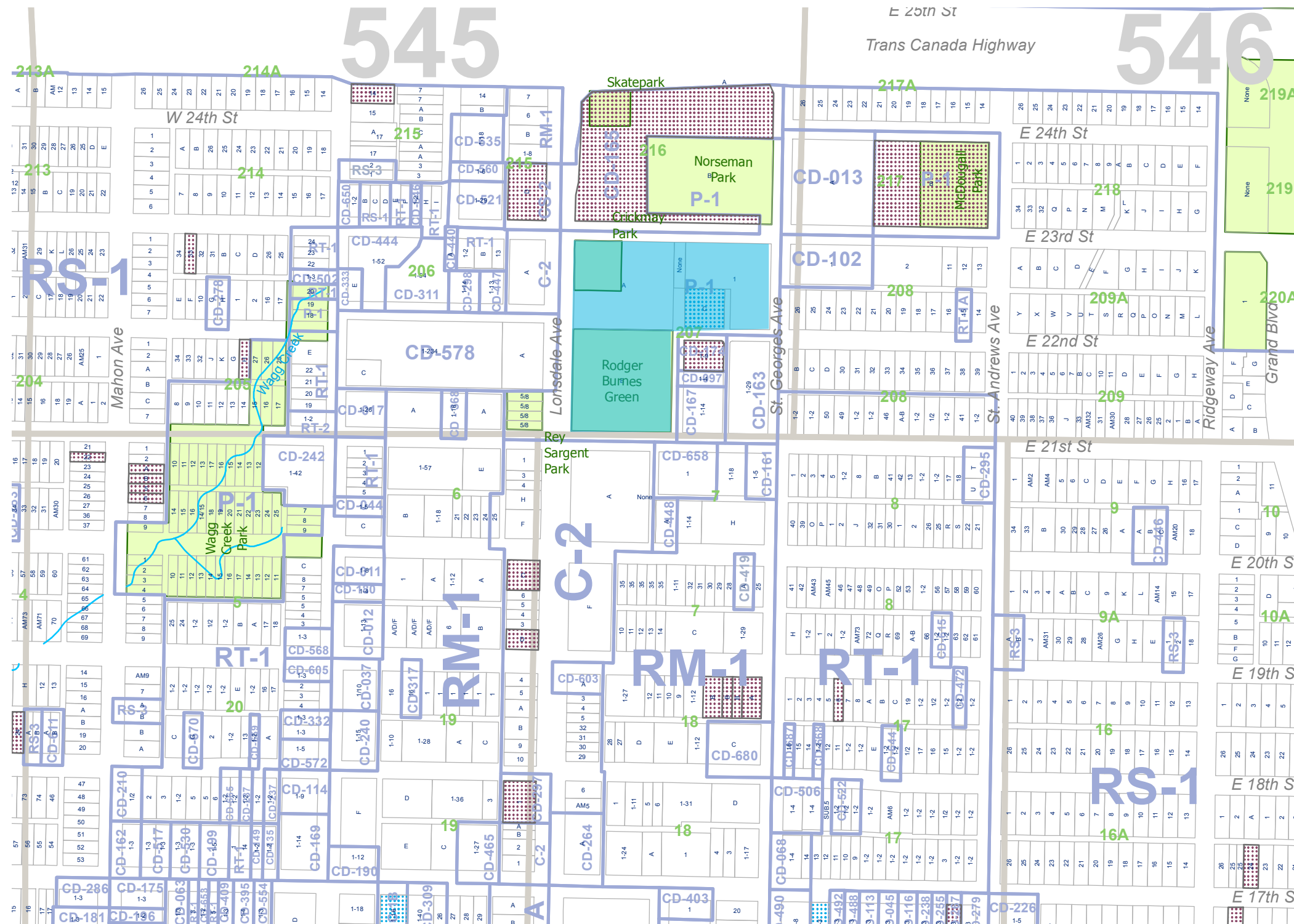


City & District of North Vancouver



ZONING DISTRICTS

Harry Jerome Neighbourhood Lands



City & District of North Vancouver - Generalized Zoning Map

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 HJCRC, 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.

OCP - VARIANCES

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 community priorities of affordable (non-market) housing + childcare.

The addition of 50,000 sq ft of floor area would displace existing residential area, which would then be added to the proposed towers.

The resulting and requested OCP variances therefore are:

- Increase allowable maximum building height from 56m (18-20 storeys) to 81m (28 storeys)
- Extend the eastern boundary of the allowable maximum building height

CITY OF NORTH VANCOUVER OCP



City & District of North Vancouver - Schedule A Land Use

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)



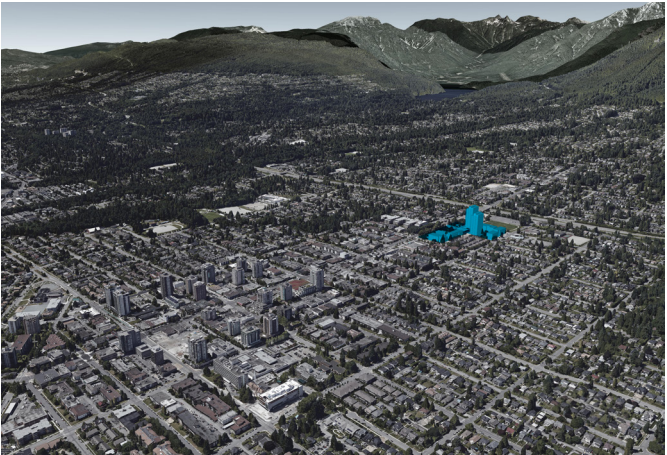
B. City of North Vancouver Library Plaza - (PCL Construction)



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



D. Views Down Lonsdale Avenue; Source: Google Earth



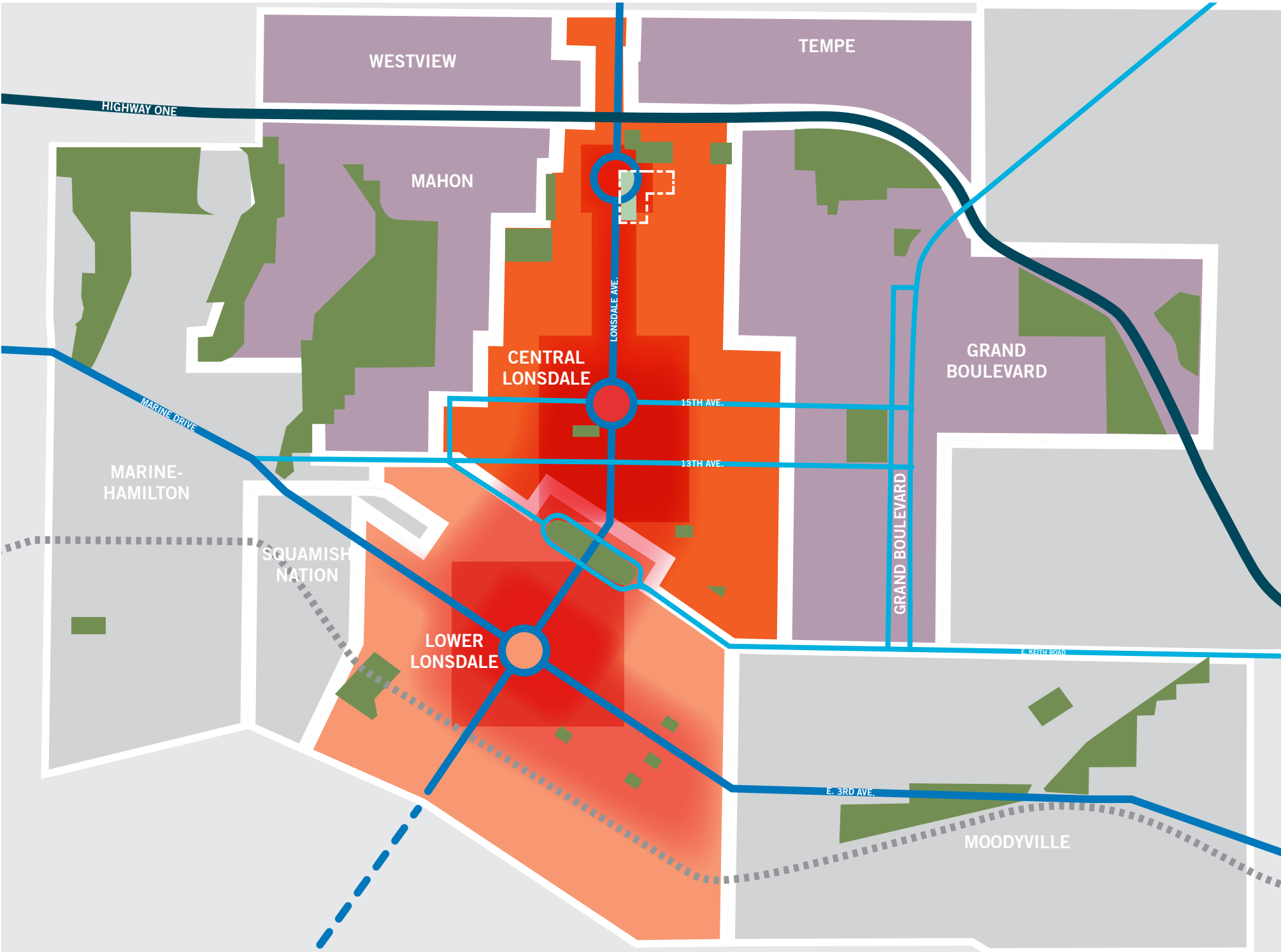
E. Views To Lions Gate Bridge; Source: Google Earth



F. Views Down Lonsdale Avenue; Source: Google Earth

SITE CONTEXT
NEIGHBOURHOODS

B



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

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

SITE CONTEXT

SITE PHOTOS

B



A. Lonsdale Avenue Streetscape



Streetscape Key Map



B. Eastern Avenue Streetscape

SITE CONTEXT

SITE PHOTOS

B



LONSDALE AVENUE



21ST STREET E



LONSDALE AVENUE



EASTERN AVENUE



EASTERN AVENUE

22ND STREET E



ST. GEORGES AVENUE

22ND STREET E

C. 22nd Street E Streetscape

SITE CONTEXT

SITE PHOTOS

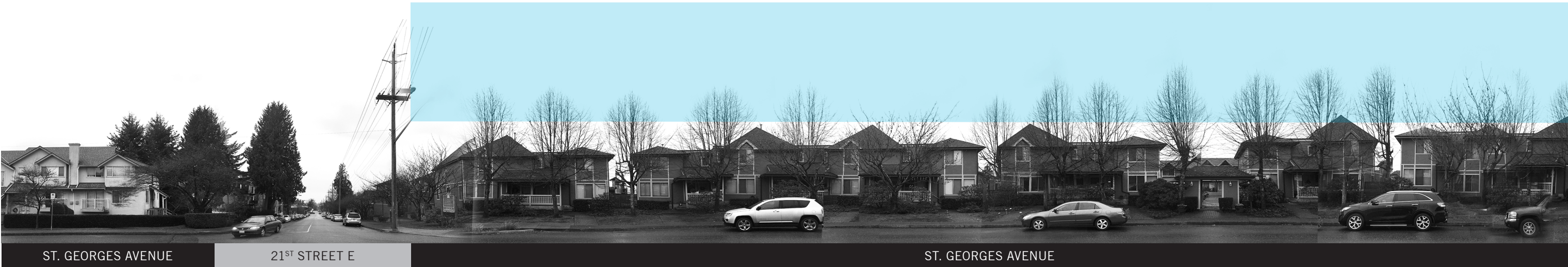
B



D. 23rd Street E Streetscape



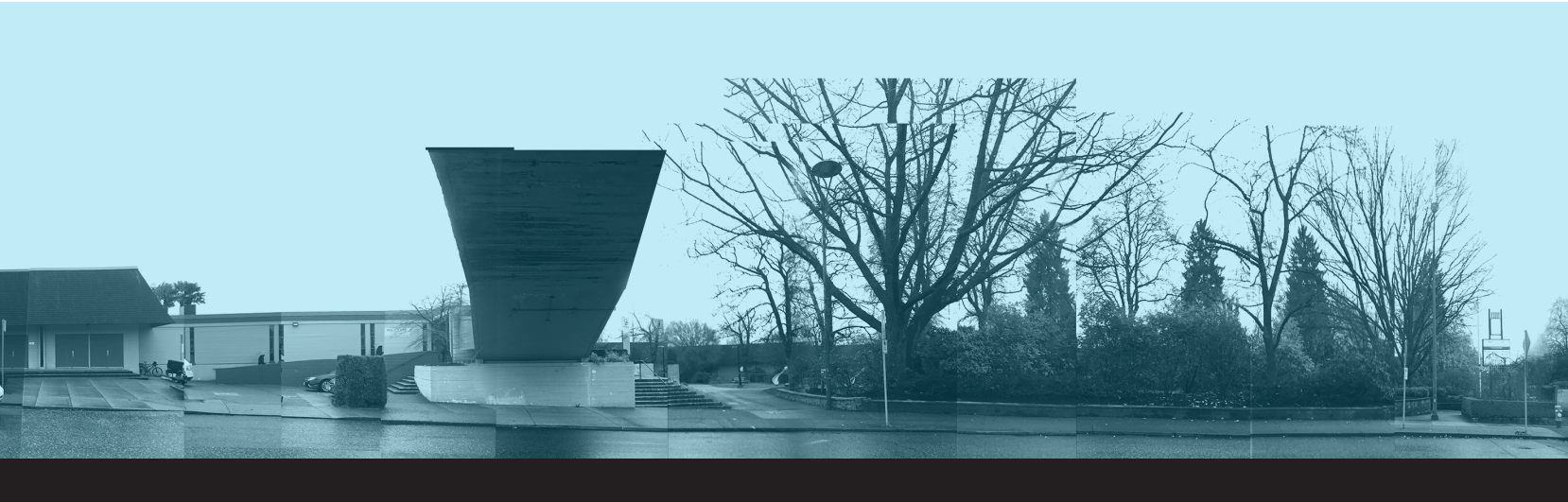
E. 21st Street E Streetscape



F. St. Georges Avenue

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

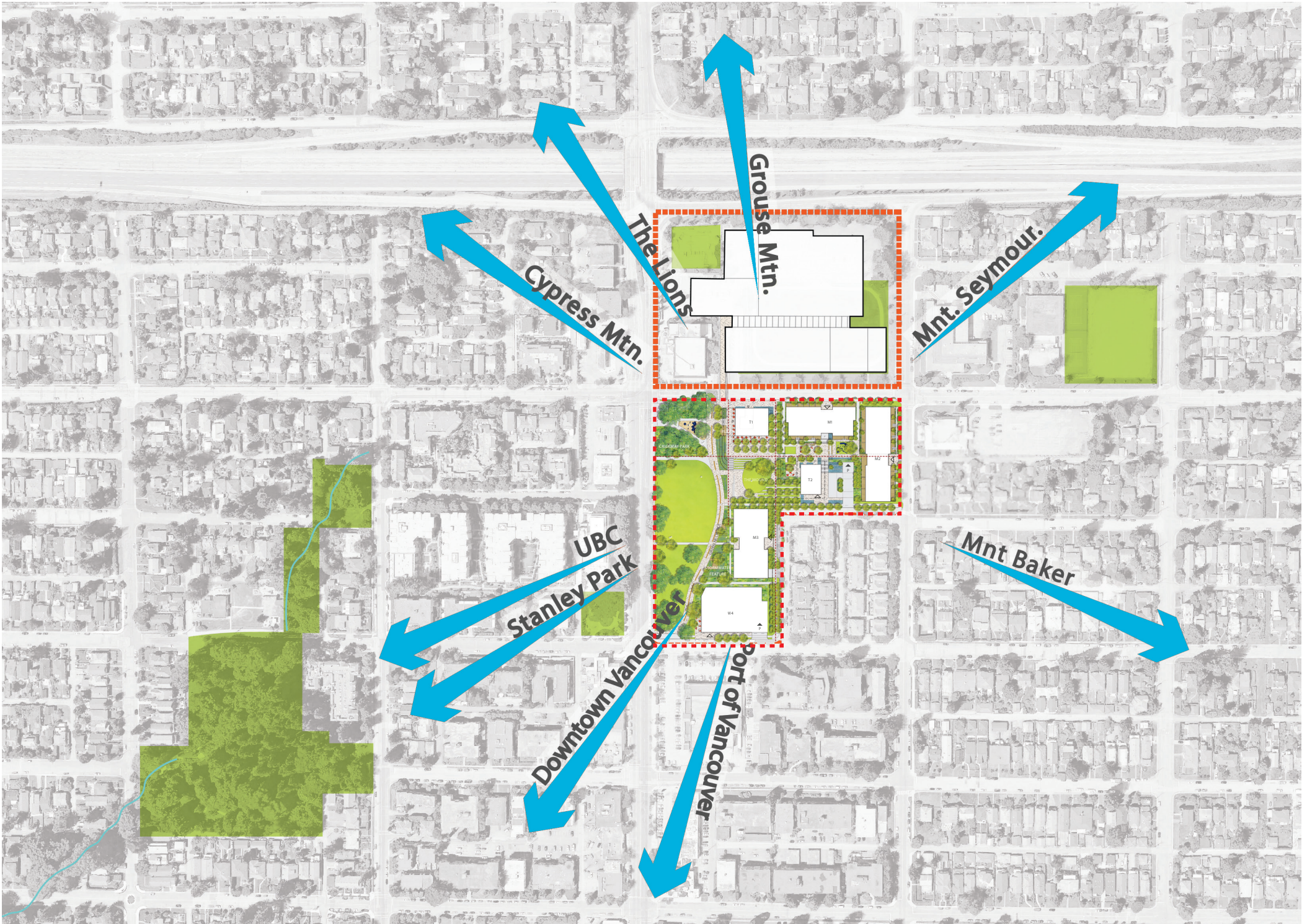
SITE CONTEXT

VIEWS & ORIENTATION

B

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

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

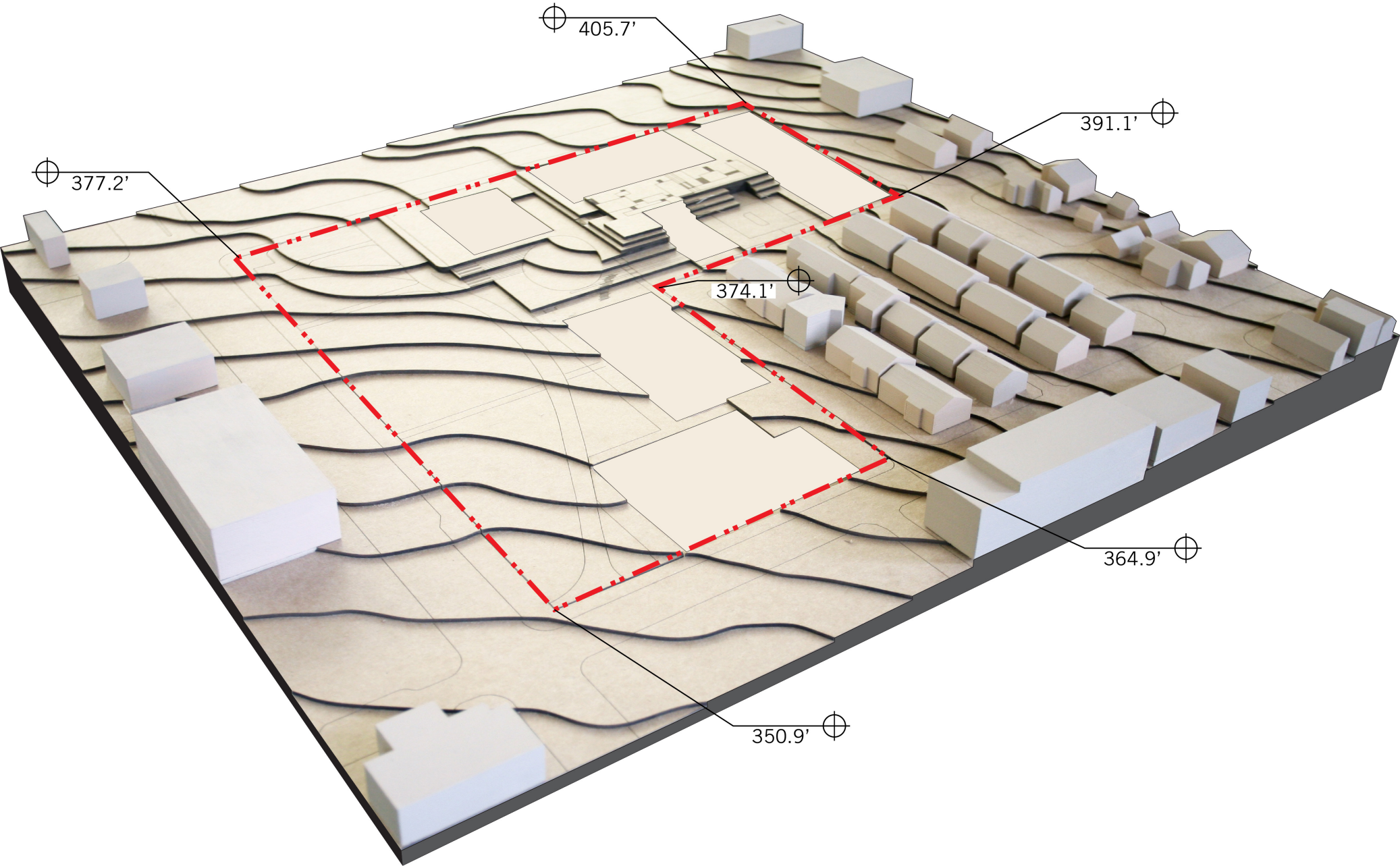
SITE CONTEXT

TOPOGRAPHY

B

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.

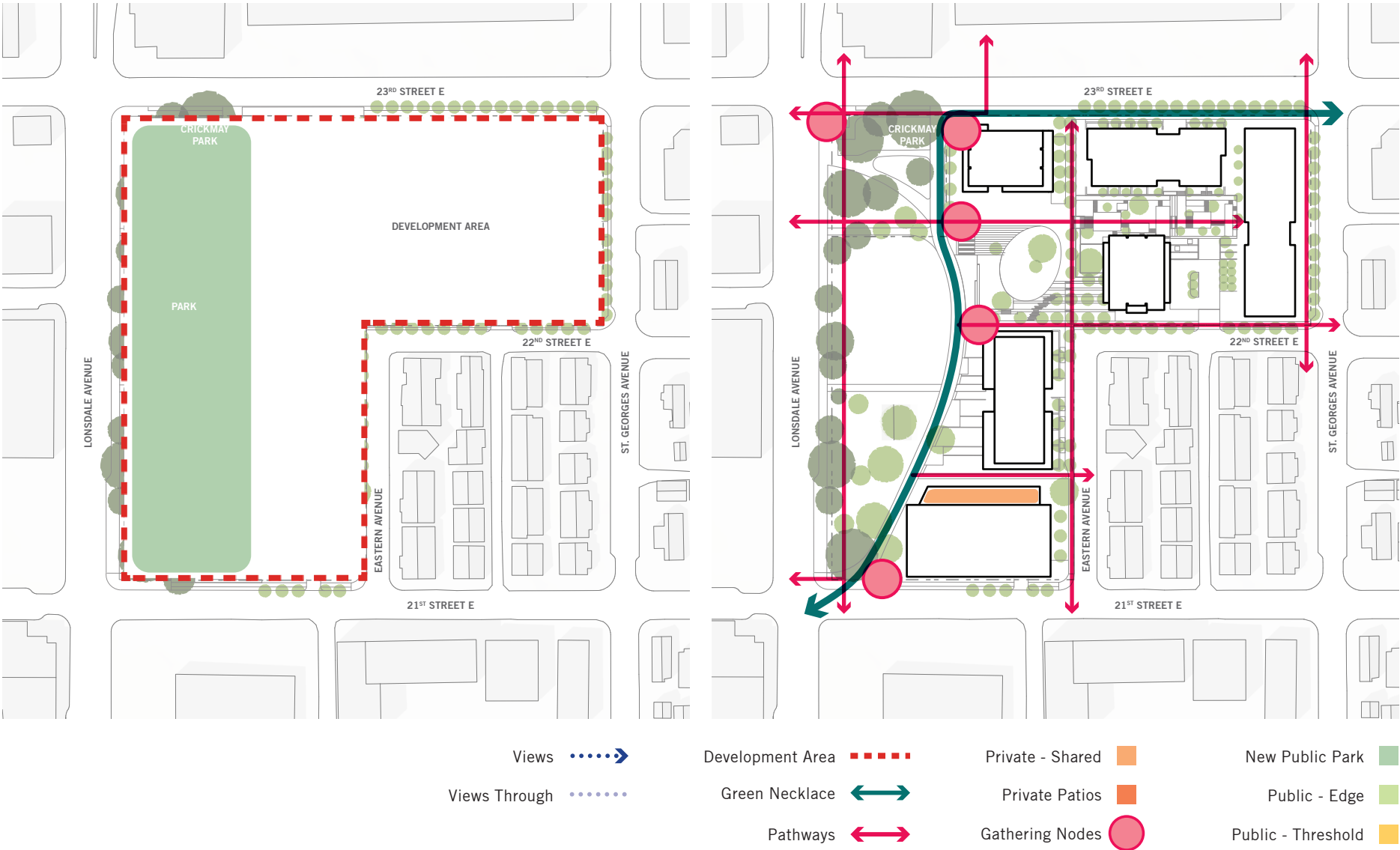


Topographic Model of Harry Jerome Neighbourhood Lands; 1 contour = 3'-0" (1m)

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 semit public spaces between residents and public open space. Private coutryards 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

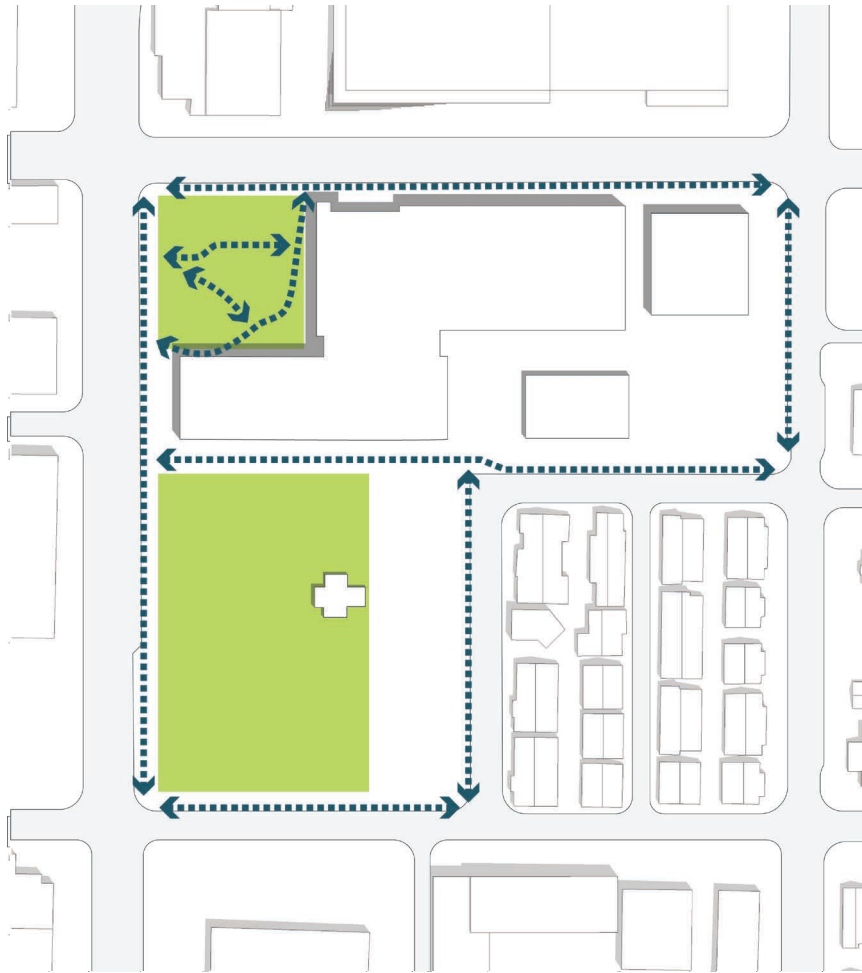
Urban Design Principle: Build on existing stormwater infrastructure to create a robust network of bioswales and on-site water management strategies.

PUBLIC REALM - PLAZA, STREETS & AXIS, GREEN NECKLACE

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

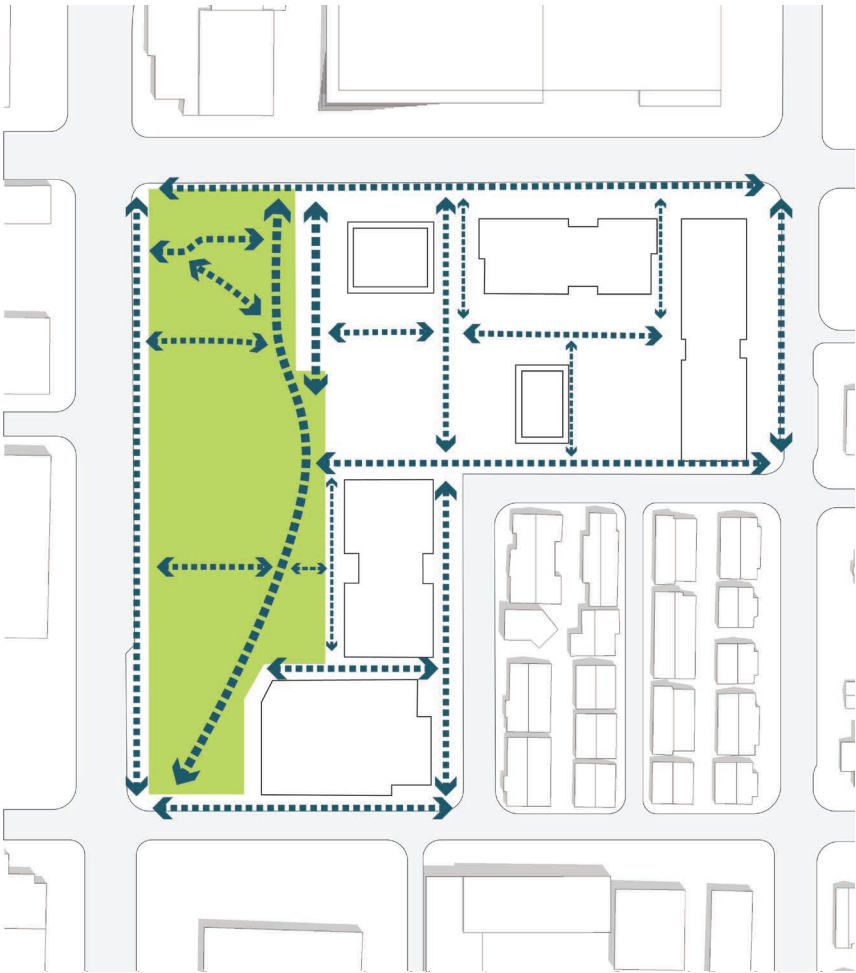
The proposed design will address the challenge of accessibility across the site through the Green Necklace, a central organizing element kept to an accessible grade of less than five percent, that will meet east west connections across the site.

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.



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

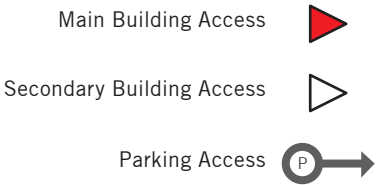
Urban Design Principle: Public art and interpretive features should work to create a sense of identity for the new public park.

URBAN DESIGN PRINCIPLES

ILLUSTRATIVE SITE PLAN

KEY CALLOUTS

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



Illustrative Site Plan

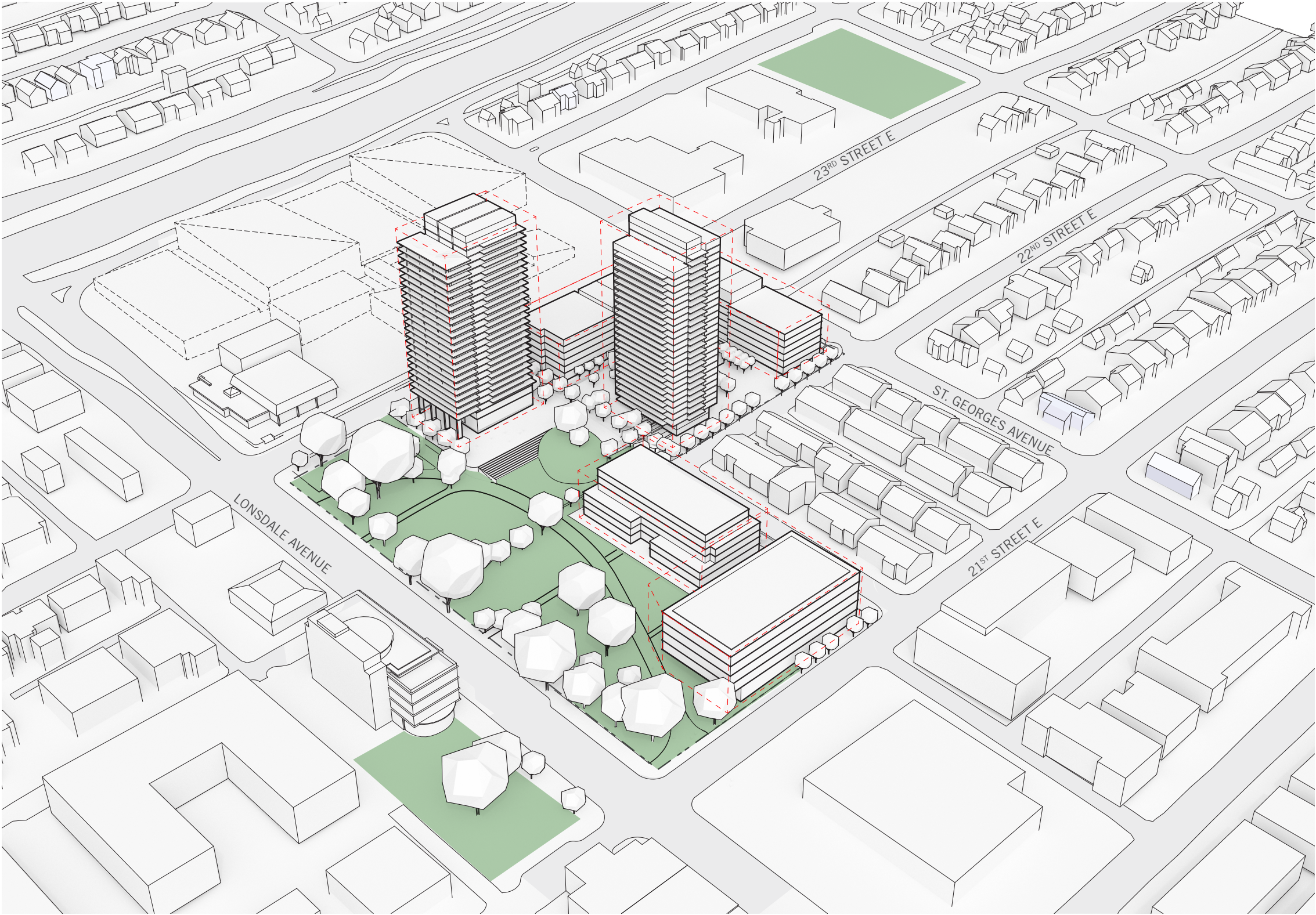
Scale 1:1000

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 2 stories of this building are setback to create the appearance of a 3-storey massing at the street and reduce the impact of height on the adjacent townhouse and single-family neighbours.

Two 28-storey towers each with an approximate height of 81.2 metres are proposed at the northern edge of the site; the first 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

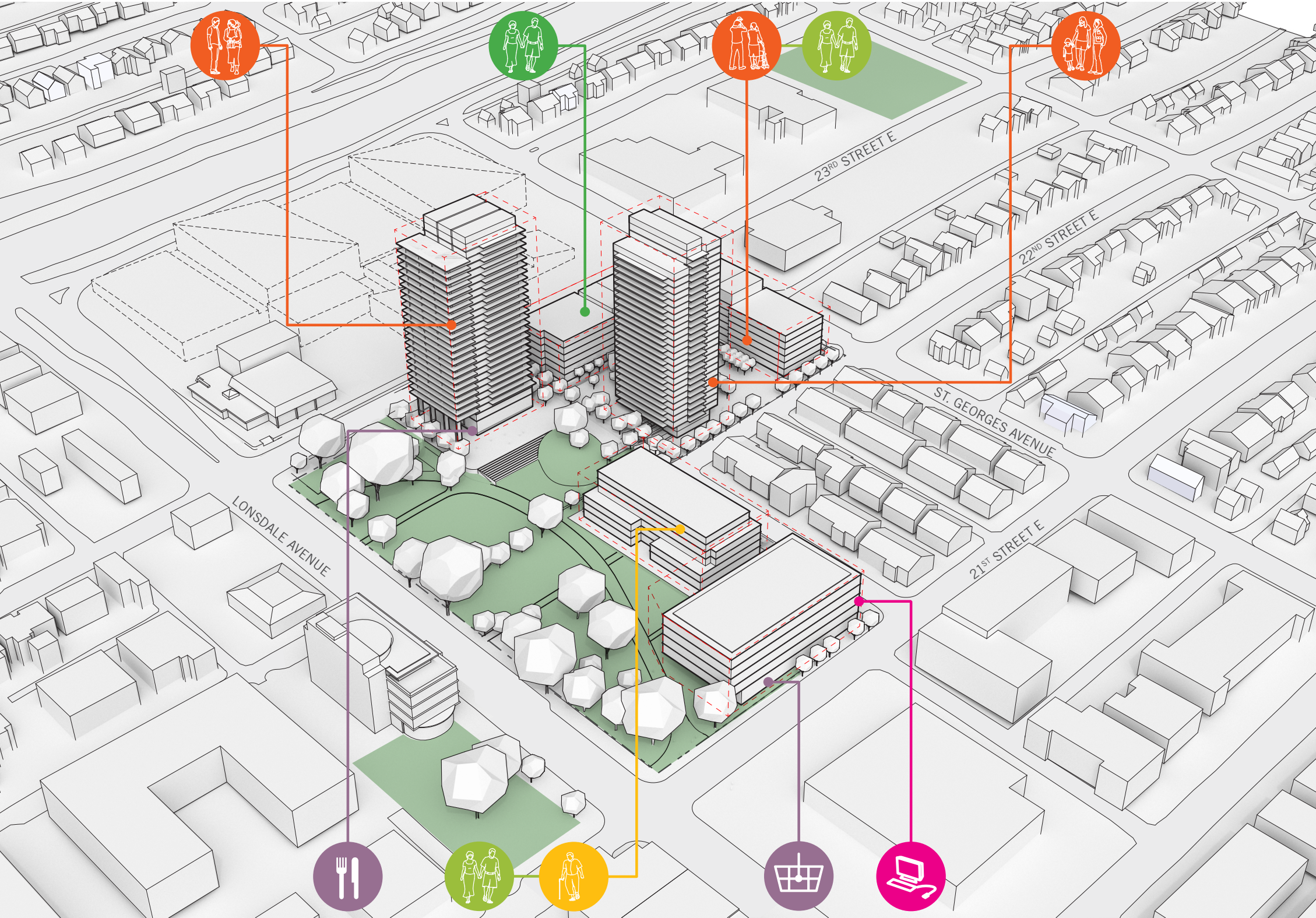
Massing 3D Diagram

URBAN DESIGN PRINCIPLES

PRIMARY USES

C

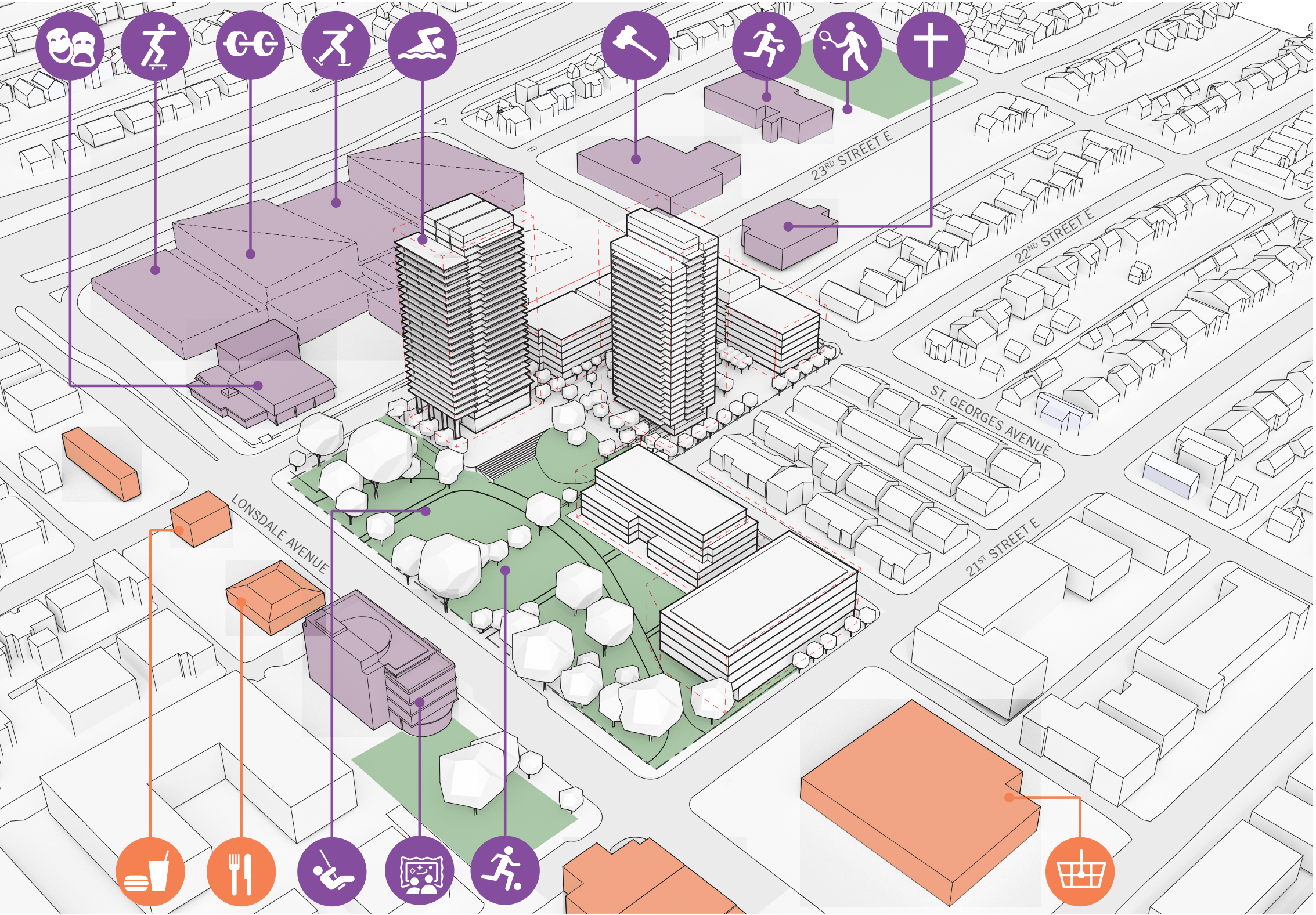
- Affordable Non-Market
- Market Rental
- Market Residential
- Seniors Assisted Living
- Commercial Retail
- Medical Office



Primary Site Uses

URBAN DESIGN PRINCIPLES

COMMUNITY AMENITIES



Community Amenities

THE NEW PUBLIC PARK

At approximately 1.0 hectare, 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 700,000 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.

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 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 this priority.

■ Civic Uses

■ Commercial Uses

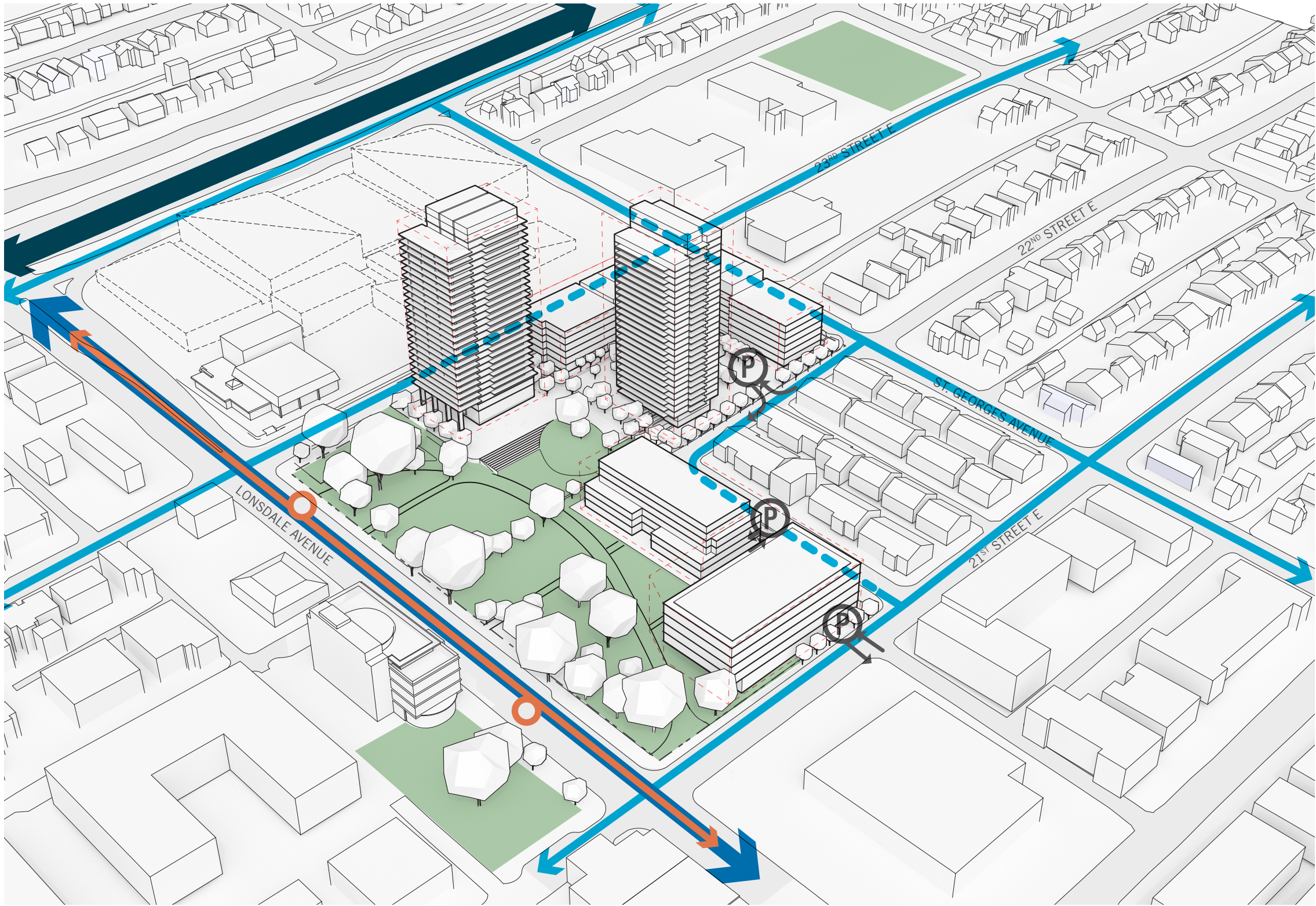
URBAN DESIGN PRINCIPLES

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.

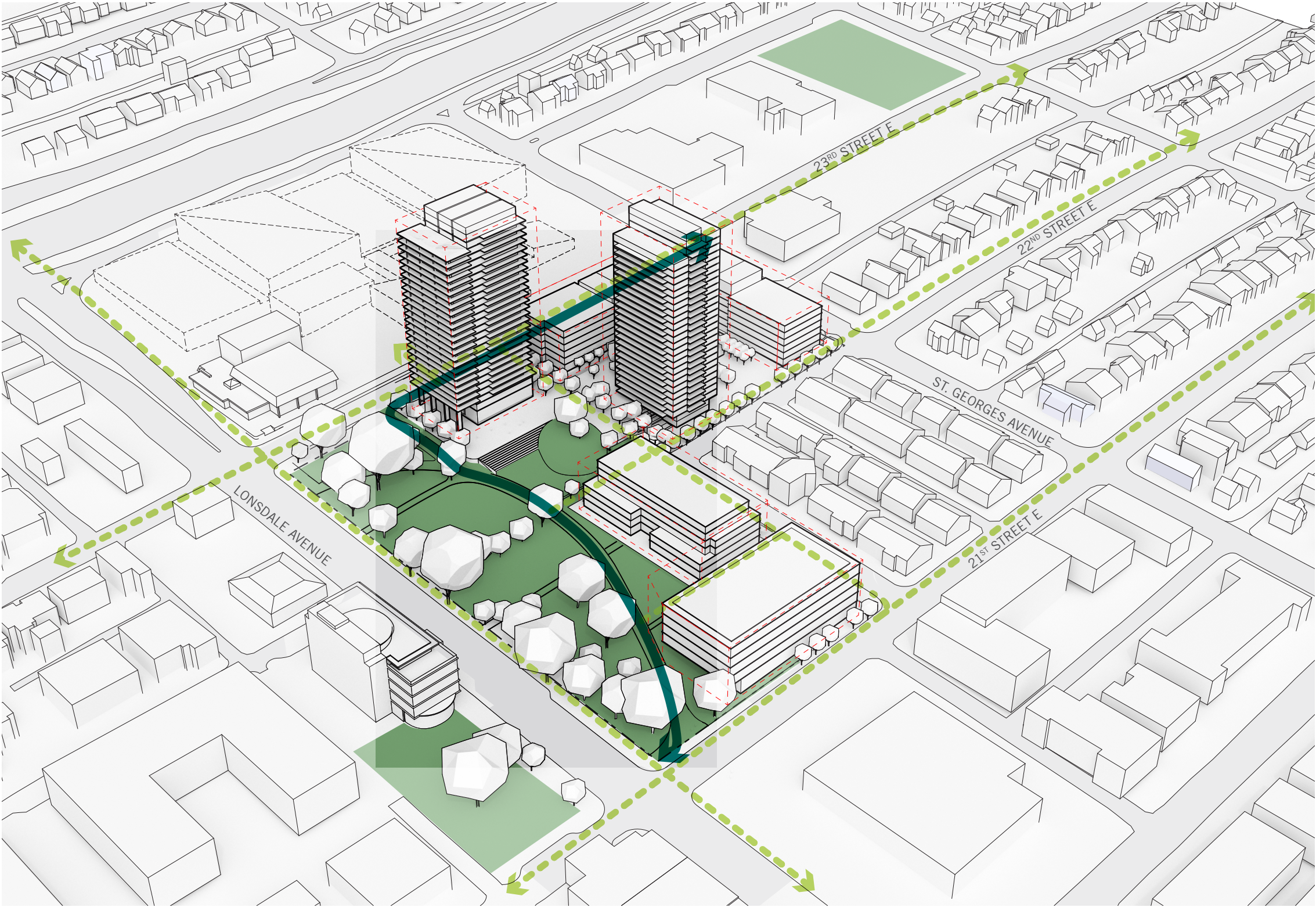


- On-site Park
- Surrounding Public Park
- Trans-Canada Highway
- Arterial
- Collector/Local
- Bus Route
- Parking Entrance

Circulation - Vehicular & Transit

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.



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:

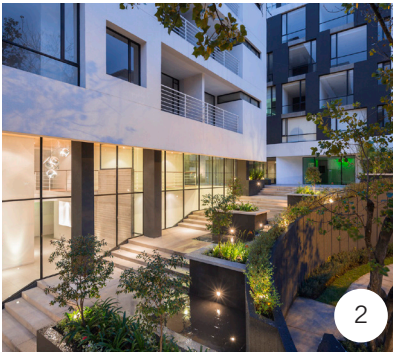
- Preserving Crickmay Park
- Providing additional public park space that is contiguous along Lonsdale Avenue frontage



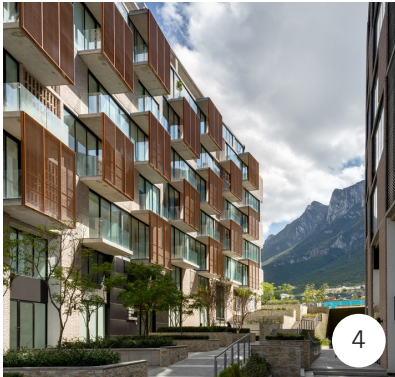
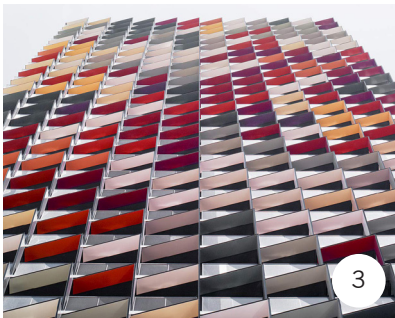
Bird's Eye View of Proposed Development

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



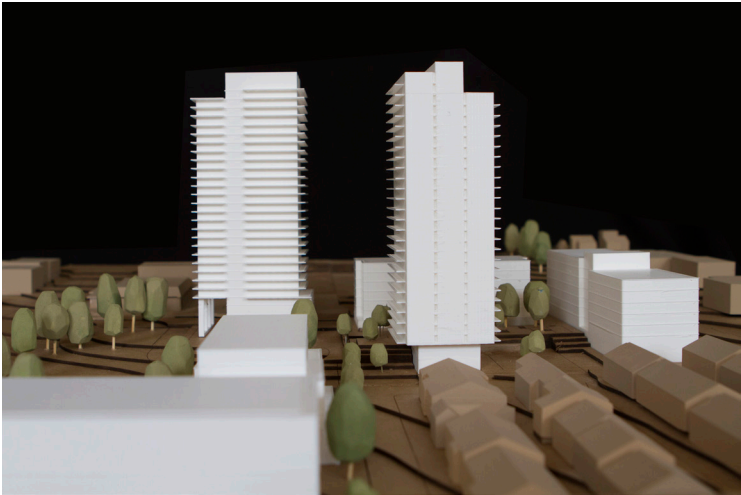
View Across 23rd Street E from the Future Harry Jerome Community and Recreational Centre

3D VIEWS

*View from 21st Street East and Lonsdale Avenue*

URBAN DESIGN PRINCIPLES

MODEL PHOTOS



Site Model



MODEL PHOTOS



URBAN DESIGN PRINCIPLES

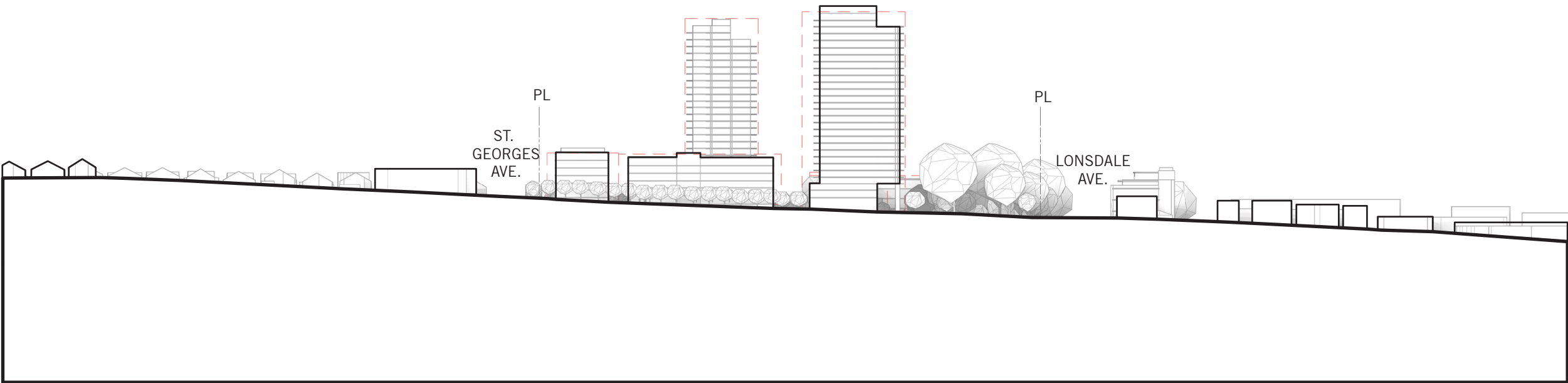
MODEL PHOTOS



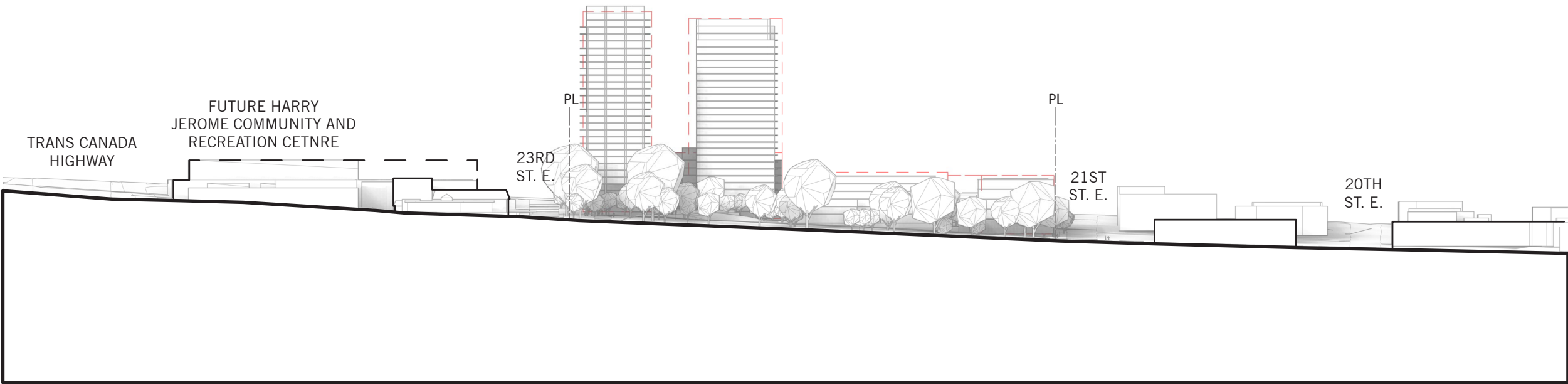
Site Model

URBAN DESIGN PRINCIPLES

STREET ELEVATIONS



23RD STREET E. ELEVATION
1 " = 160'



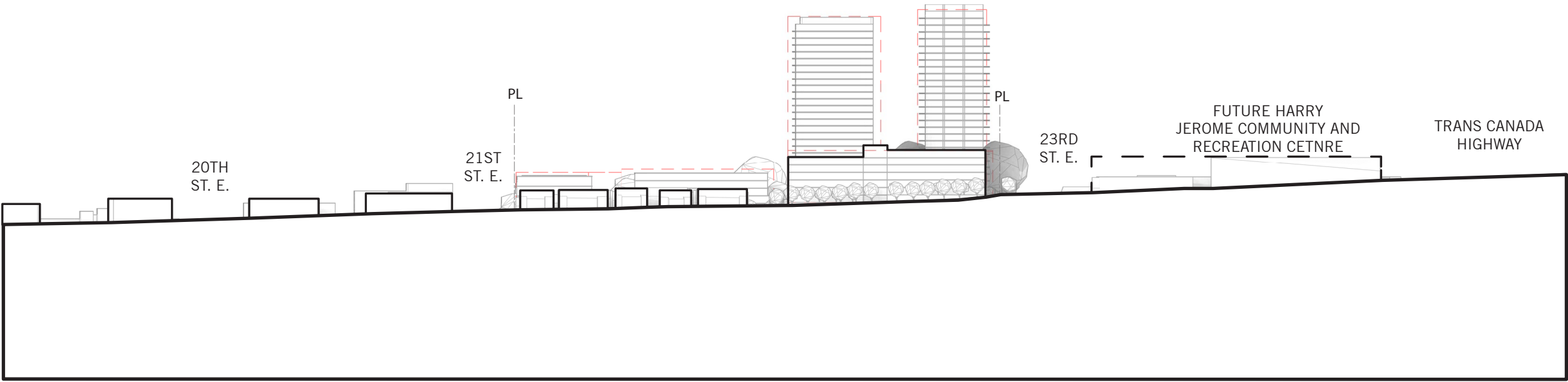
LONSDALE AVENUE ELEVATION
1 " = 160'

C



100'

21ST STREET E. ELEVATION
1 " = 160'



100'

ST. GEORGES AVENUE ELEVATION
1 " = 160'

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.

April 2017 Version

Document: 1229132-v8

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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.

April 2017 Version

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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"/>	<input type="checkbox"/>	TBD
Community Space for Food Preparation, Storage and Processing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amenity Room
Green Building Educational / Interpretive Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Primary and Secondary Stair Design*	<input type="checkbox"/>	<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"/>	

April 2017 Version

Document: 1229132-v8

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"/>	See Public Art Plan
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

April 2017 Version

Document: 1229132-v8

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

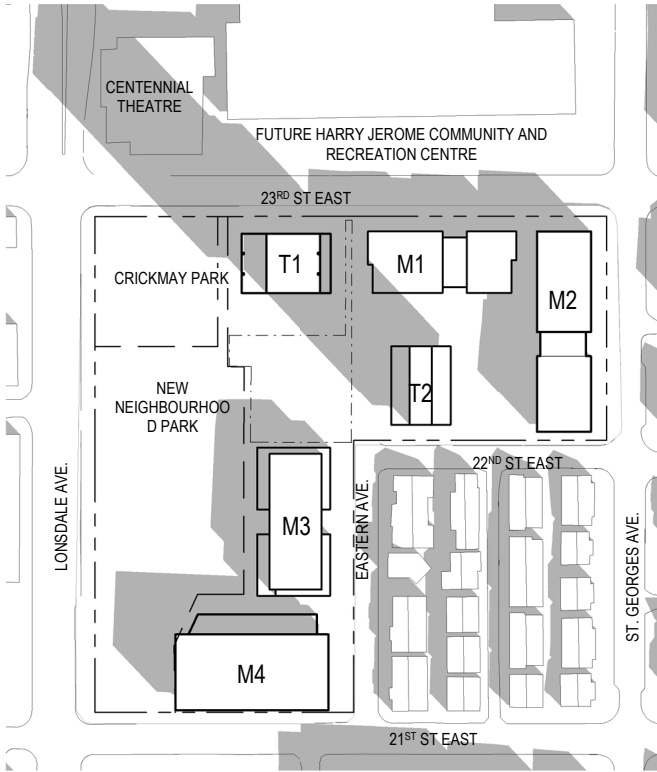


ST GEORGES AVENUE

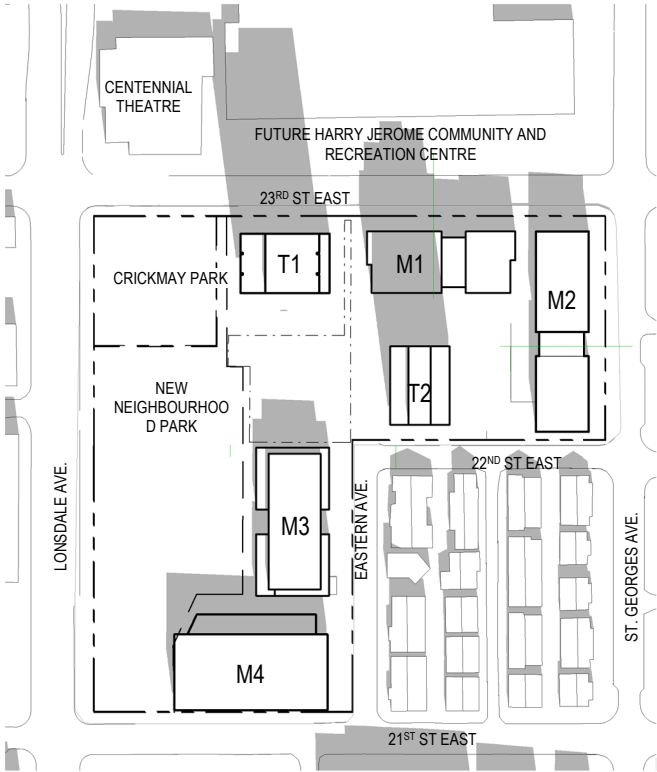
LONSDALE AVENUE

23RD STREET EAST

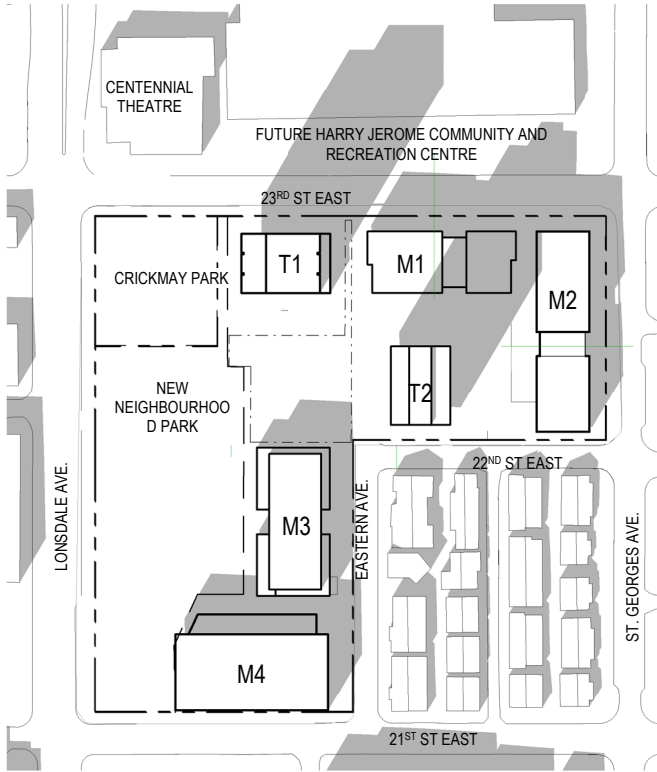




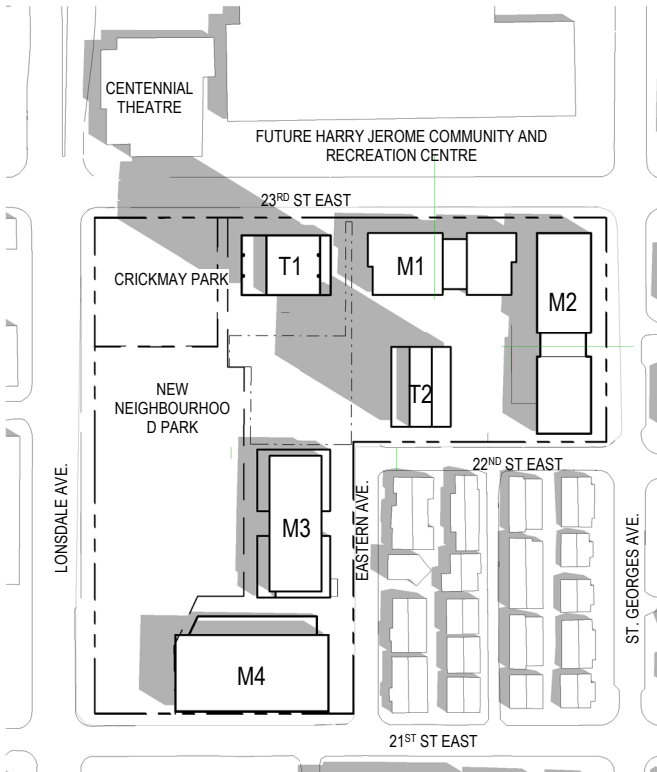
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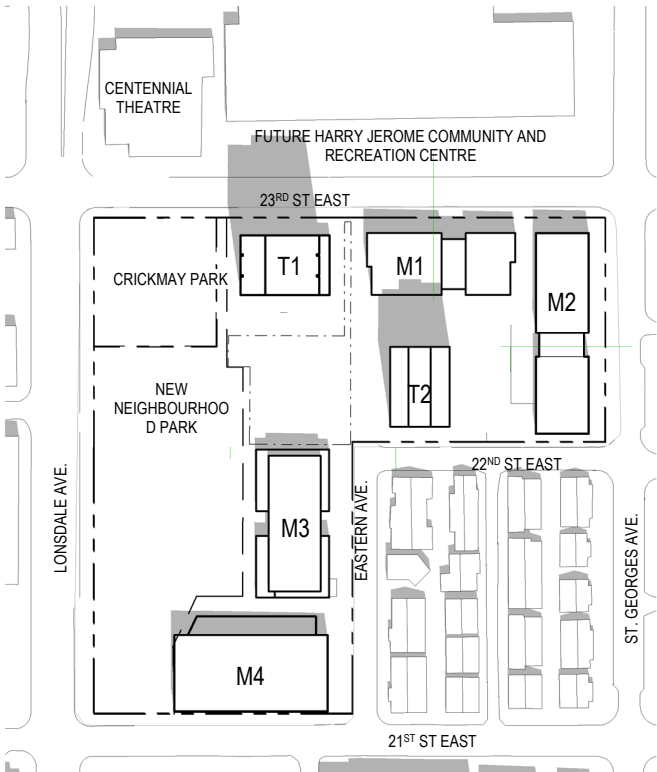
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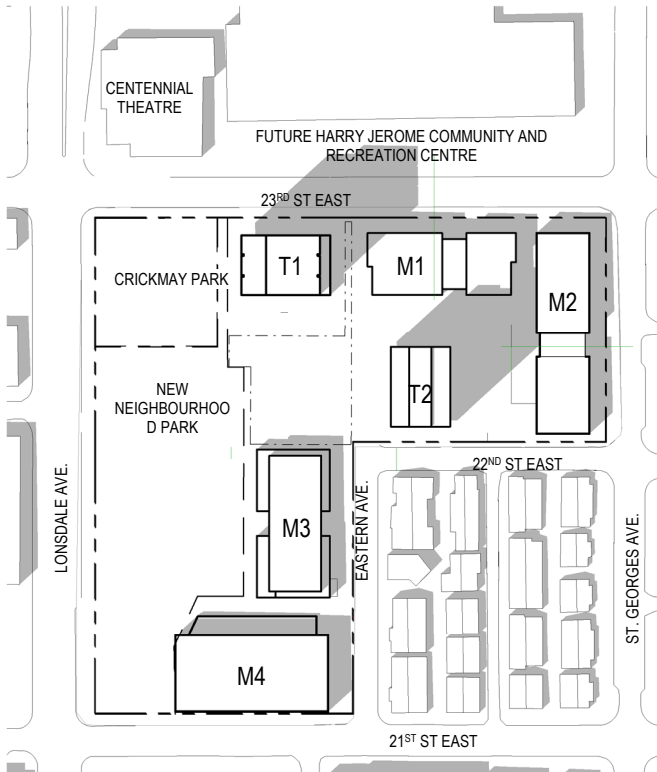
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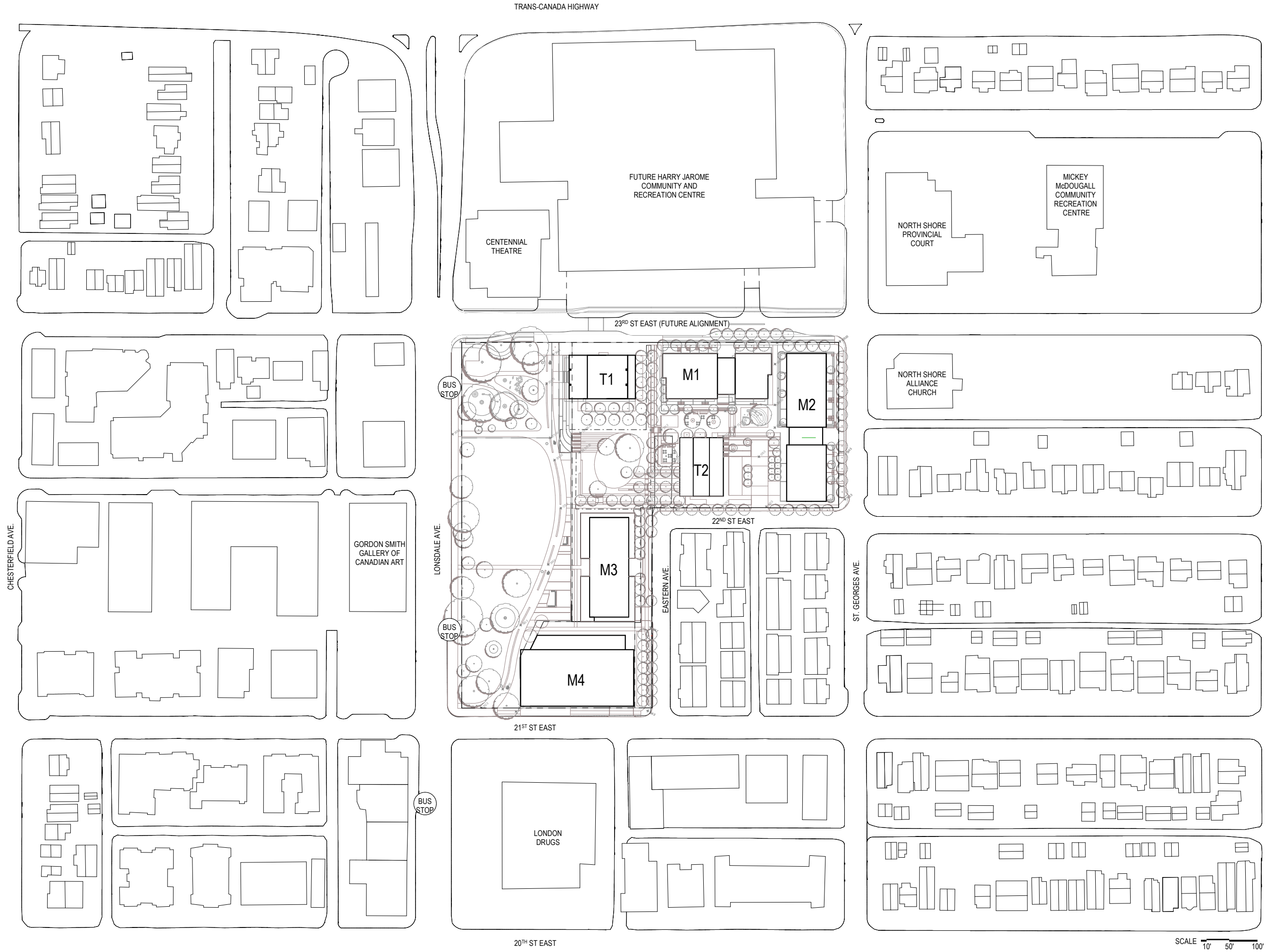
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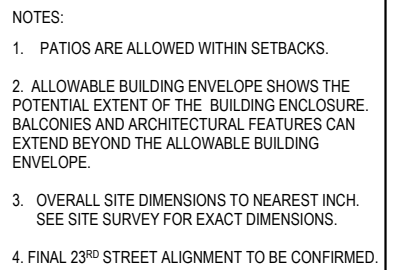


5 JUNE 21 - NOON
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6 JUNE 21 - 2 PM
NOT TO SCALE






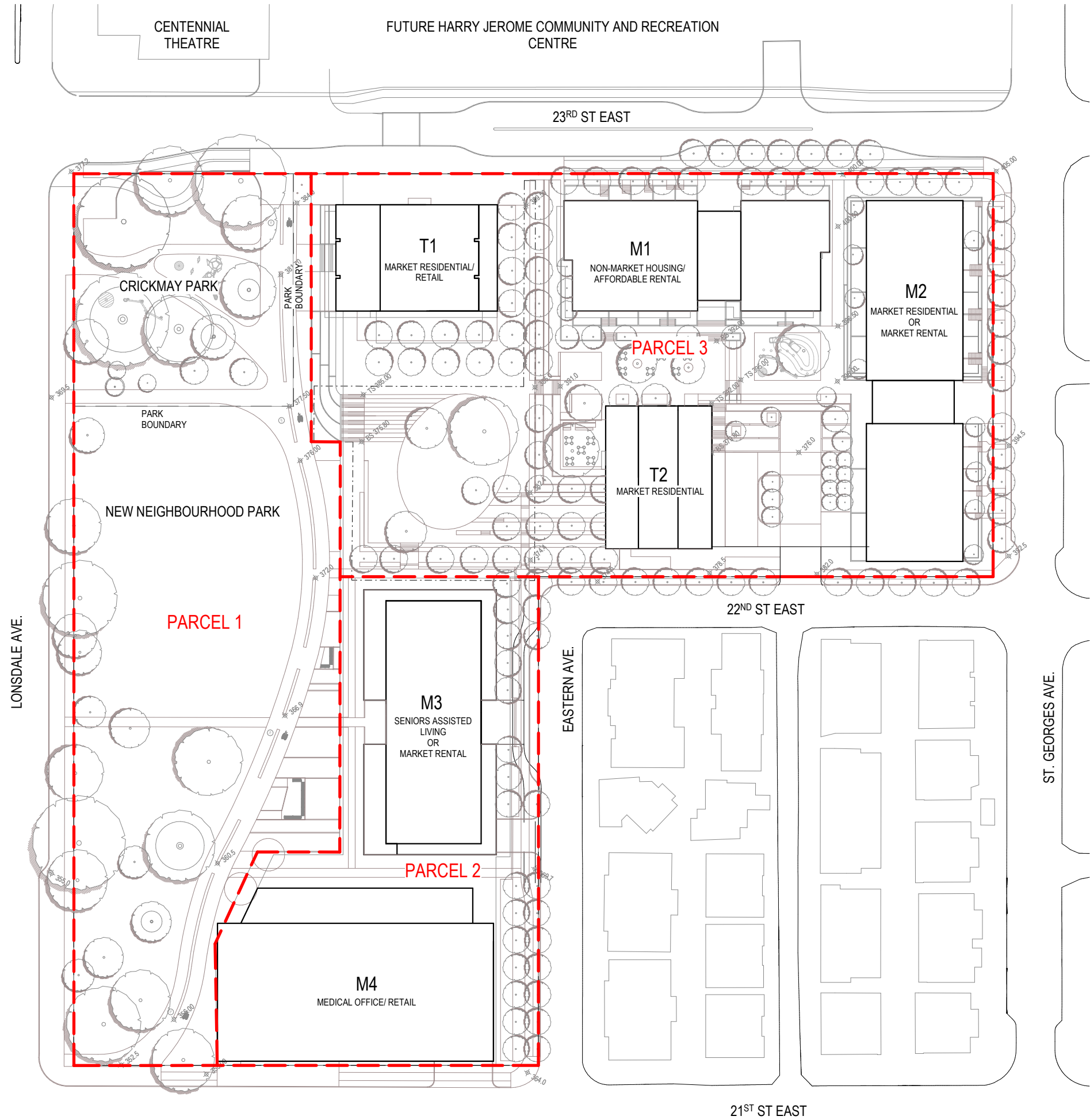
LEGEND

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



BUILDING ENTRY
PARKING ENTRY

SCALE 

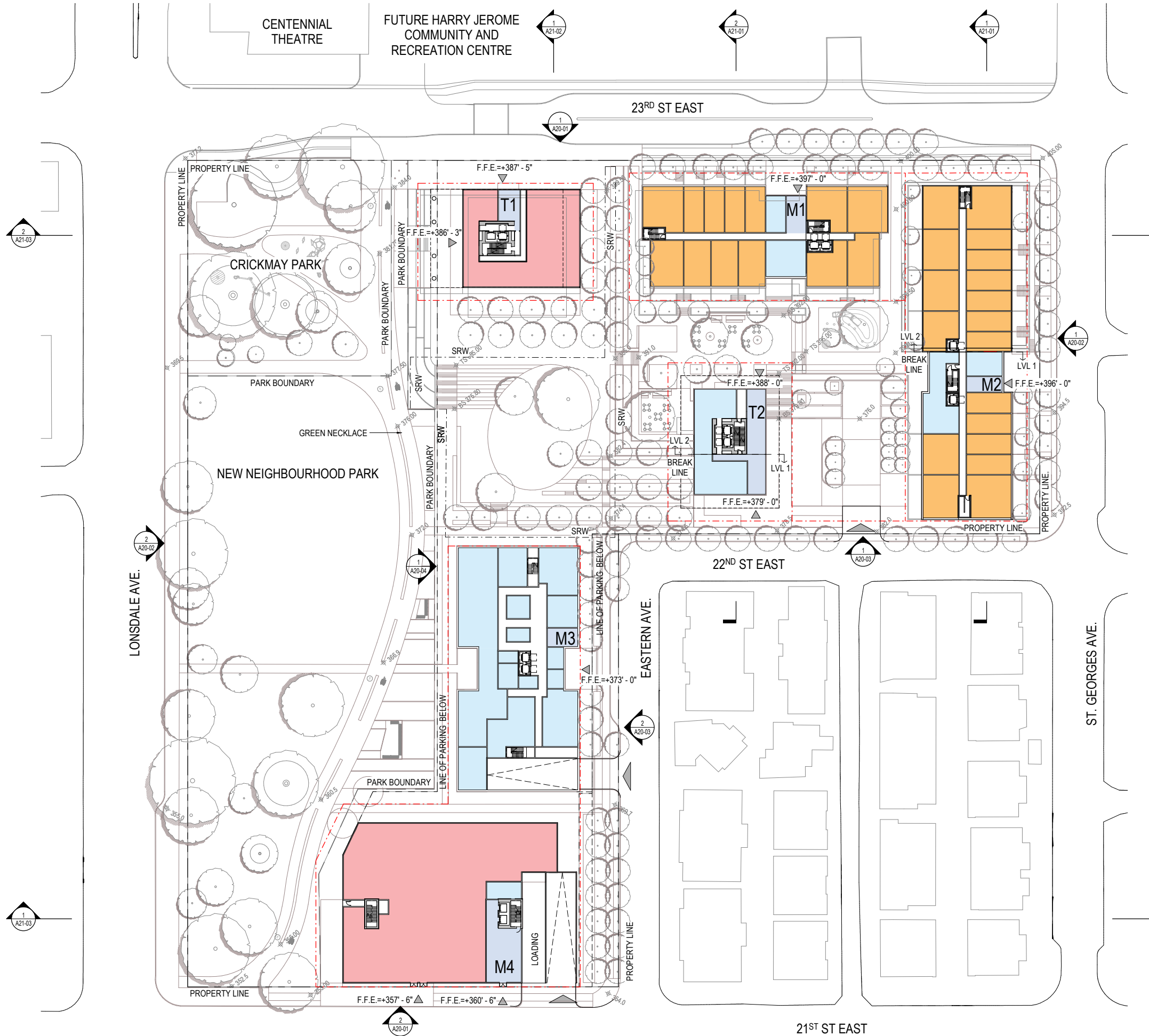


NOTES:
1. FINAL 23RD STREET ALIGNMENT TO BE CONFIRMED.

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



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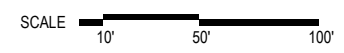
BUILDING AVERAGE GRADES:

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: 364.7'	AVERAGE GRADES: 369.6'
M4	HIGH POINT: 368.2'	LOW POINT: 354.4'	AVERAGE GRADES: 361.3'
T1	HIGH POINT: 389.5'	LOW POINT: 386.2'	AVERAGE GRADES: 387.9'
T2	HIGH POINT: 392.0'	LOW POINT: 379.0'	AVERAGE GRADES: 385.5'

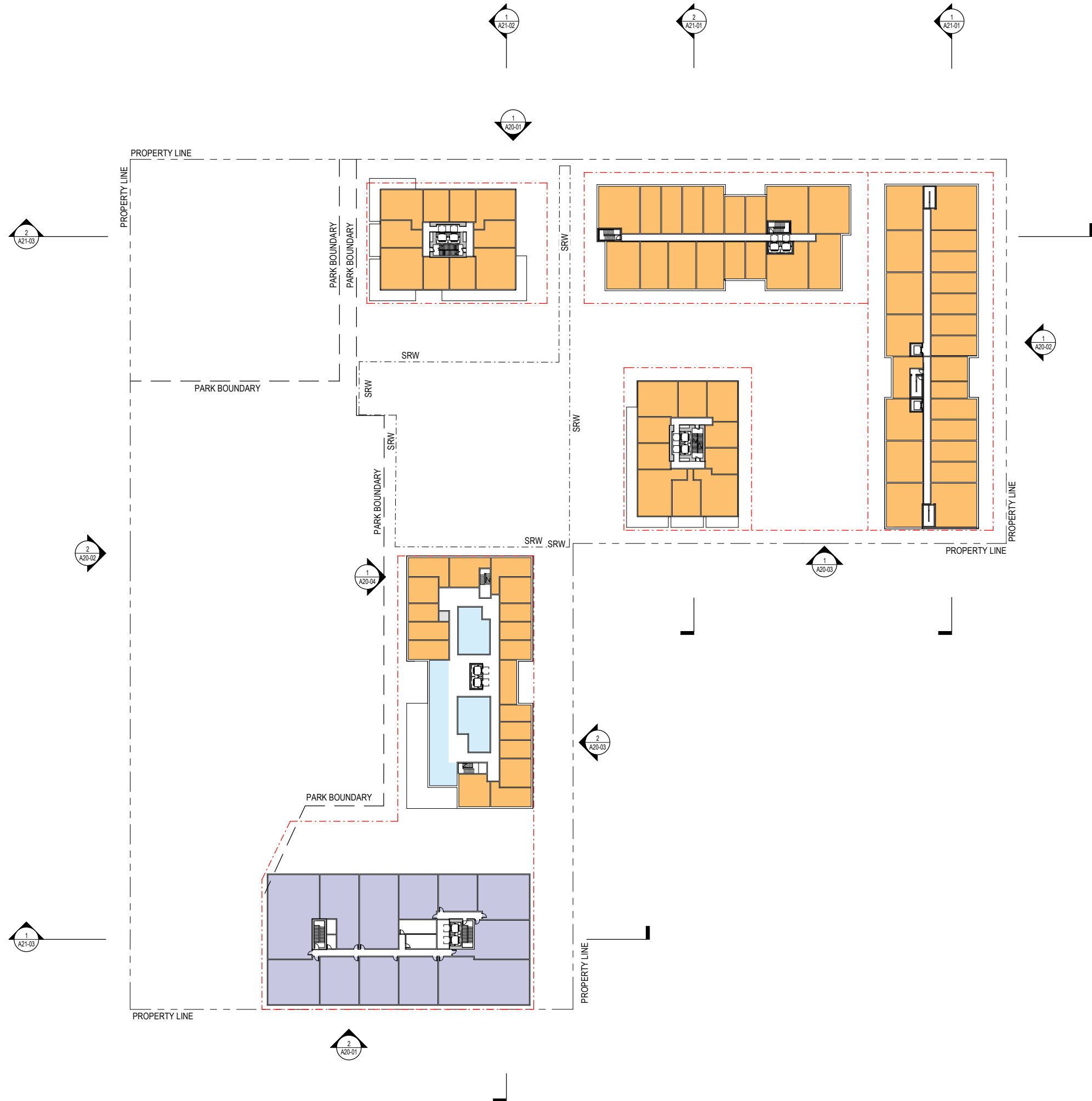
- NOTES:**
- PATIOS ARE ALLOWED WITHIN SETBACKS.
 - ALLOWABLE BUILDING ENVELOPE SHOWS THE POTENTIAL EXTENT OF THE BUILDING ENCLOSURE. BALCONIES AND ARCHITECTURAL FEATURES CAN EXTEND BEYOND THE ALLOWABLE BUILDING ENVELOPE.
 - FINAL 23RD STREET ALIGNMENT TO BE CONFIRMED.

- LEGEND**
- PROPERTY LINE
 - SRW
 - PARK BOUNDARY
 - ALLOWABLE BUILDING ENVELOPE
 - BUILDING ENTRY
 - PARKING ENTRY

- USE TYPE**
- RESIDENTIAL
 - RETAIL
 - BUILDING AMENITY
 - LOBBY



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2018-04-03 4:57:55 PM



NOTES:

1. PATIOS ARE ALLOWED WITHIN SETBACKS.
2. ALLOWABLE BUILDING ENVELOPE SHOWS THE POTENTIAL EXTENT OF THE BUILDING ENCLOSURE. BALCONIES AND ARCHITECTURAL FEATURES CAN EXTEND BEYOND THE ALLOWABLE BUILDING ENVELOPE.

LEGEND

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

- ▲ BUILDING ENTRY
- ▲ PARKING ENTRY

USE TYPE

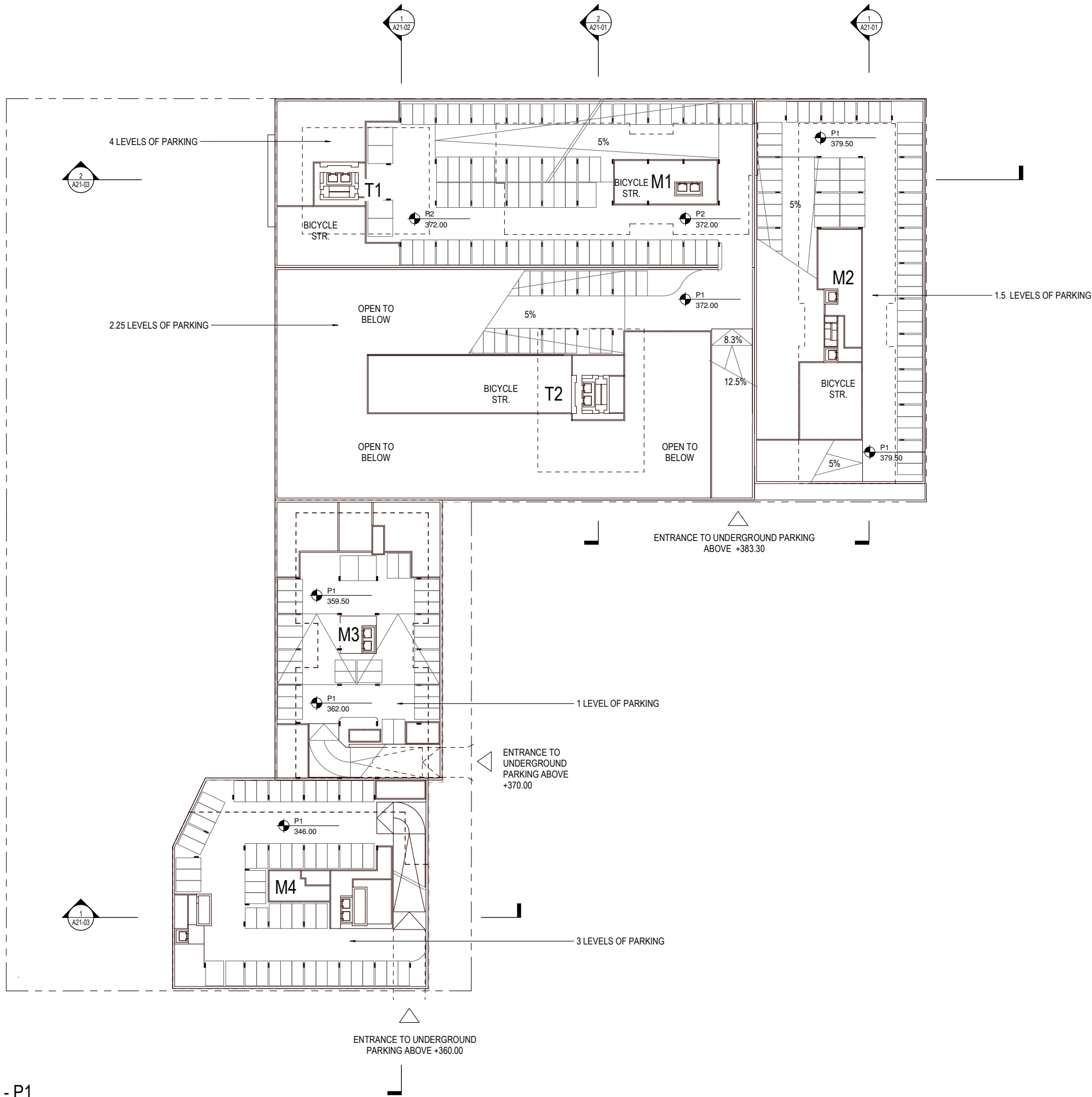
- RESIDENTIAL
- OFFICE
- BUILDING AMENITY

SCALE 10' 50' 100'



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1 PARKING - P1
1" = 40'-0"



NOTES:

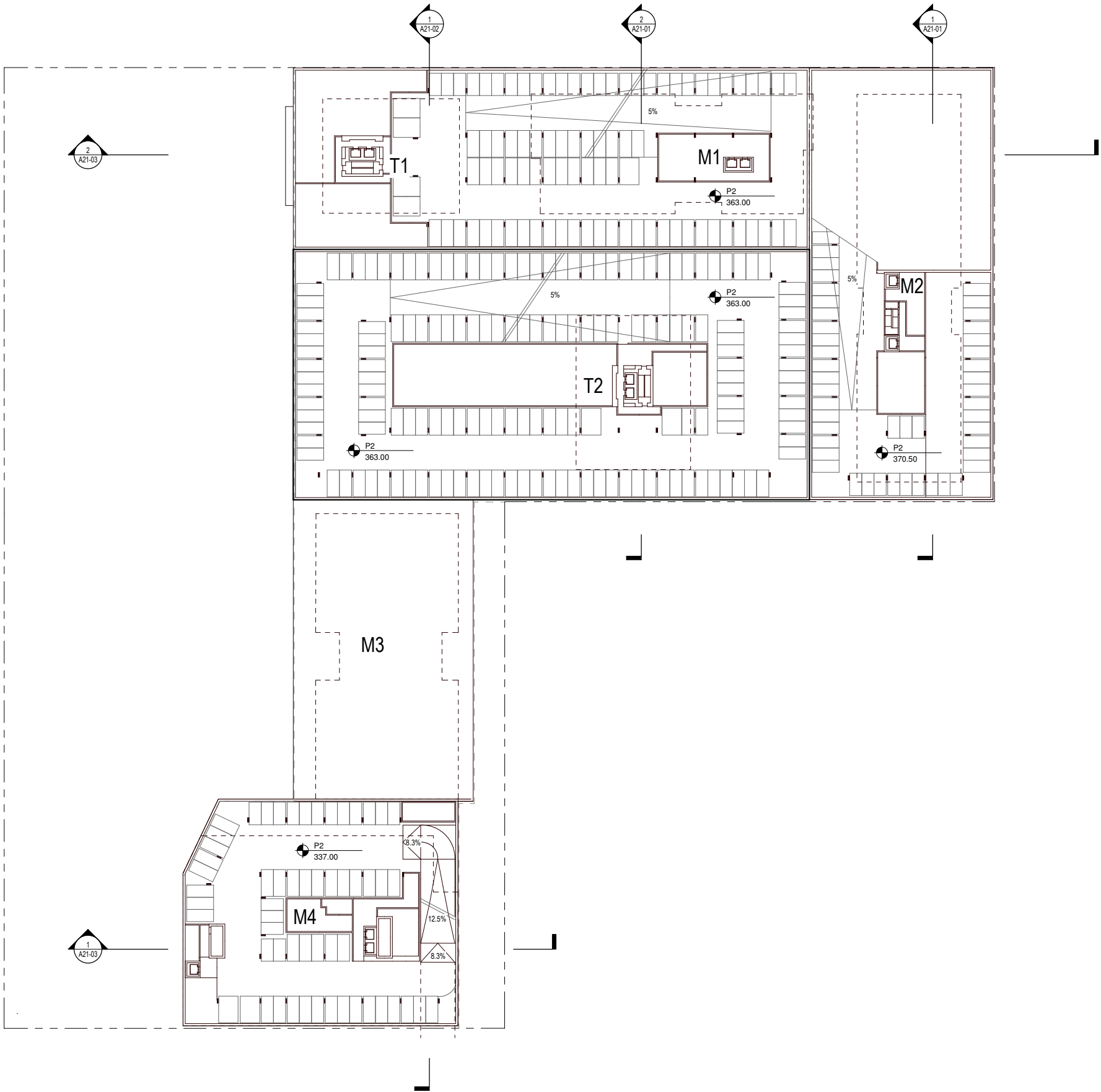
1. REFER TO THE DEVELOPMENT STATISTICS FOR PROPOSED OVERALL PARKING COUNTS.
2. THIS OVERALL PLAN IS A GRAPHIC REPRESENTATION OF THE FIRST LEVEL OF PARKING BELOW EACH BUILDING.
3. FINISH FLOOR MARKERS ARE PROVIDED FOR CLARITY

SCALE 10' 50' 100'

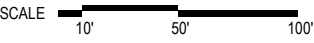


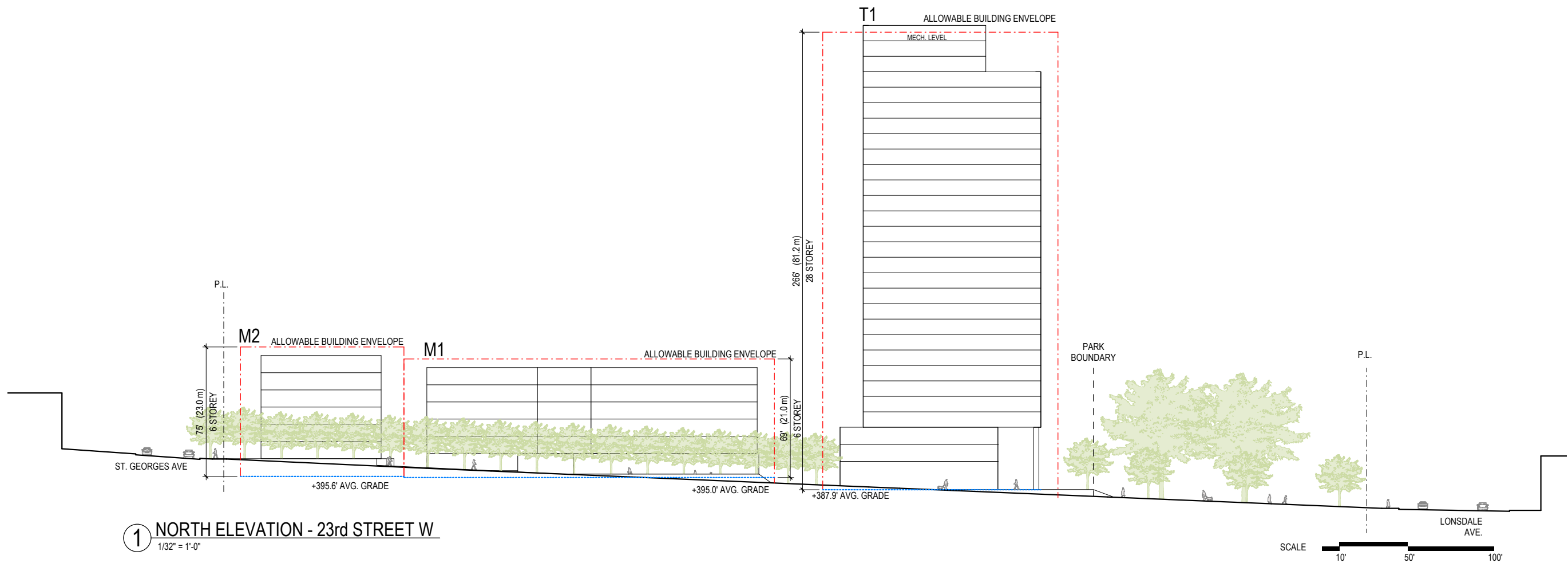
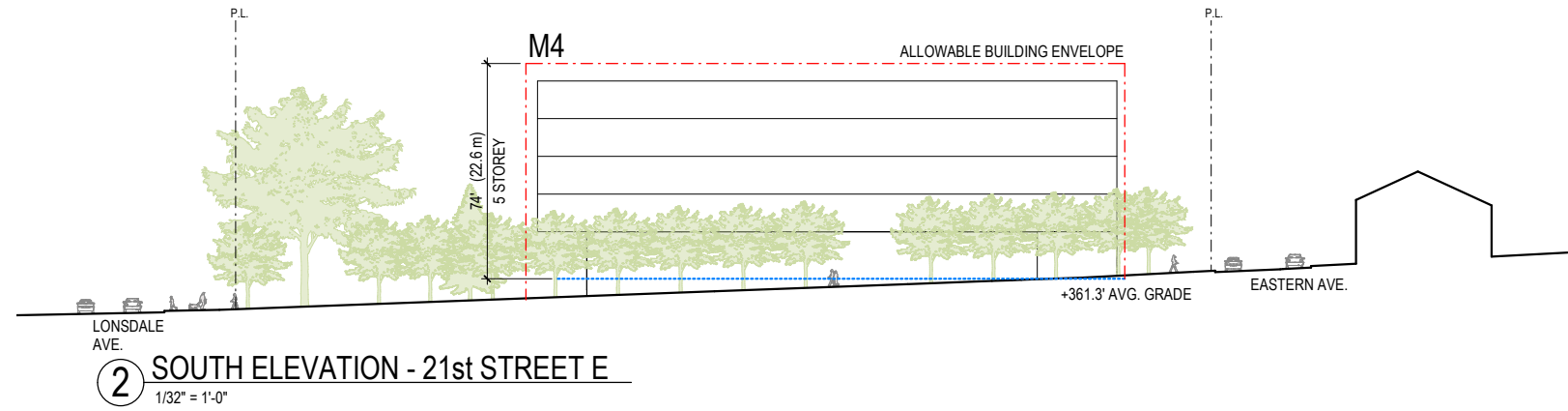
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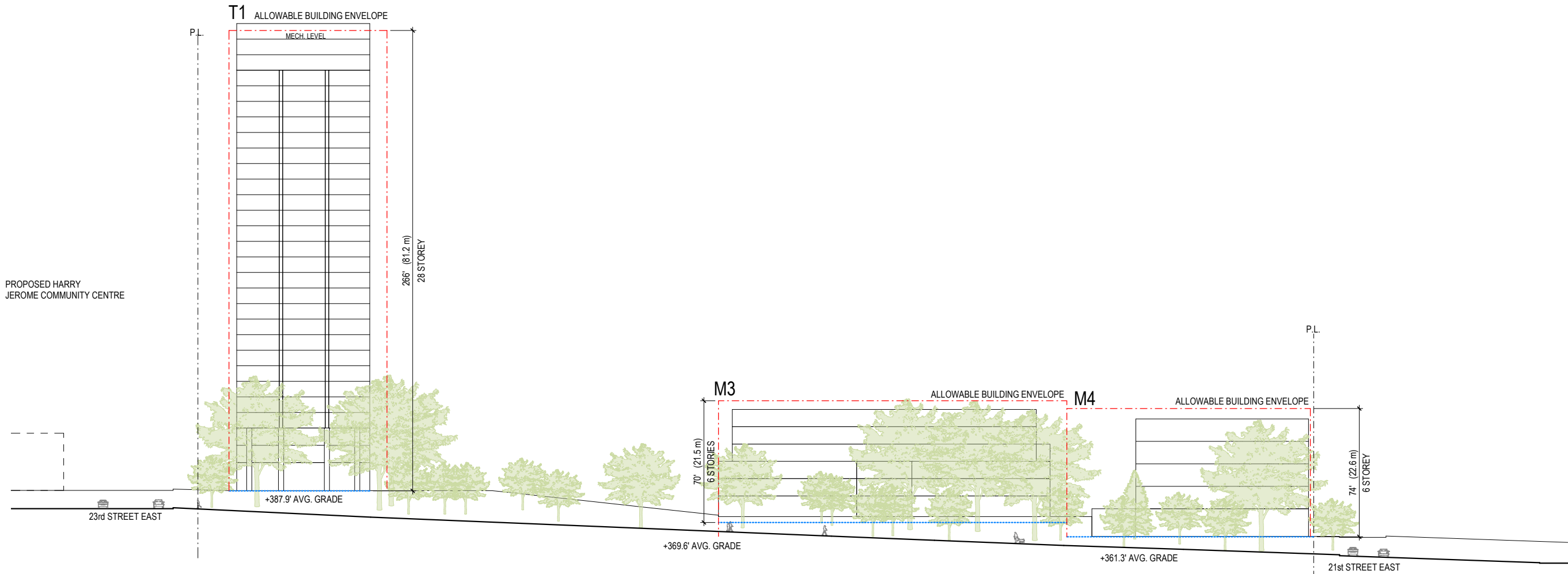
1 PARKING - P2
1" = 40'-0"



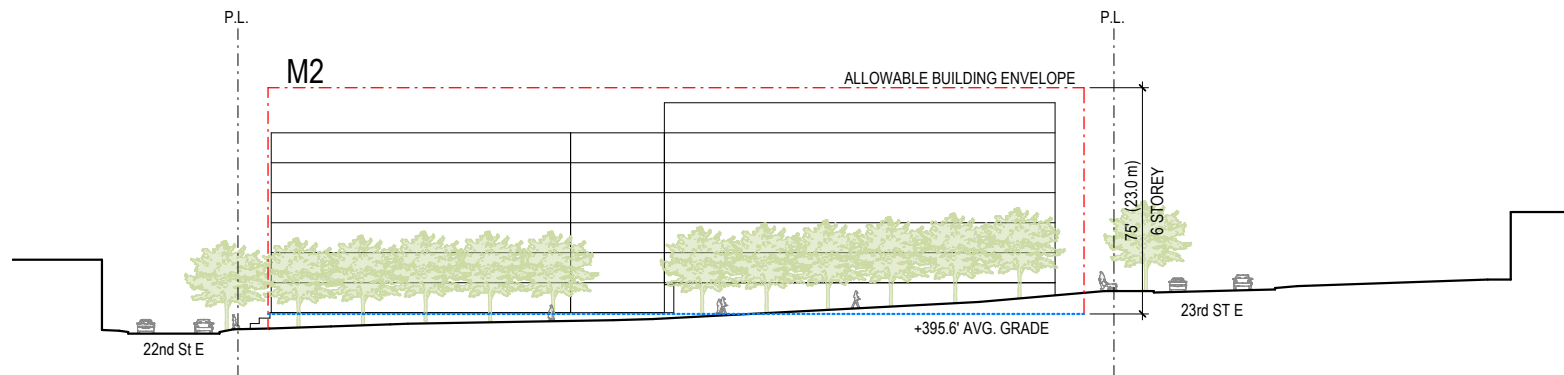
- NOTES:
1. REFER TO THE DEVELOPMENT STATISTICS FOR PROPOSED OVERALL PARKING COUNTS.
 2. THIS OVERALL PLAN IS A GRAPHIC REPRESENTATION OF THE SECOND LEVEL OF PARKING BELOW EACH BUILDING.
 3. FINISH FLOOR MARKERS ARE PROVIDED FOR CLARITY







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



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

SCALE
10' 50' 100'

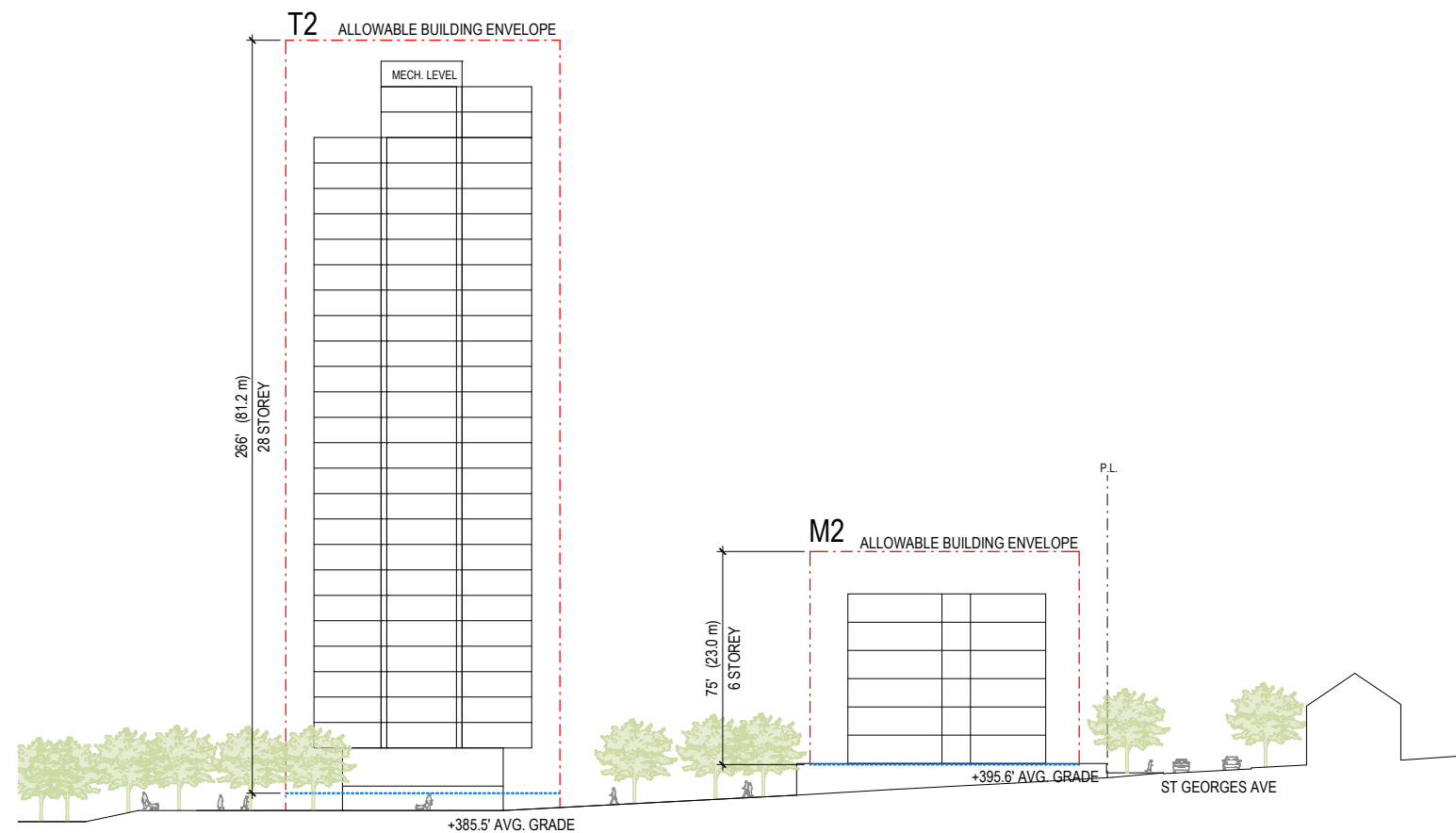


STREET ELEVATION

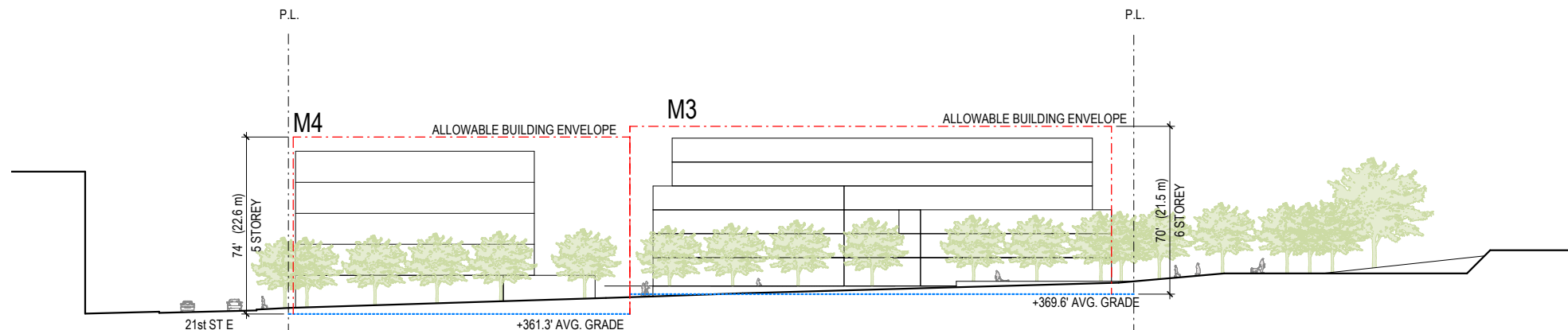
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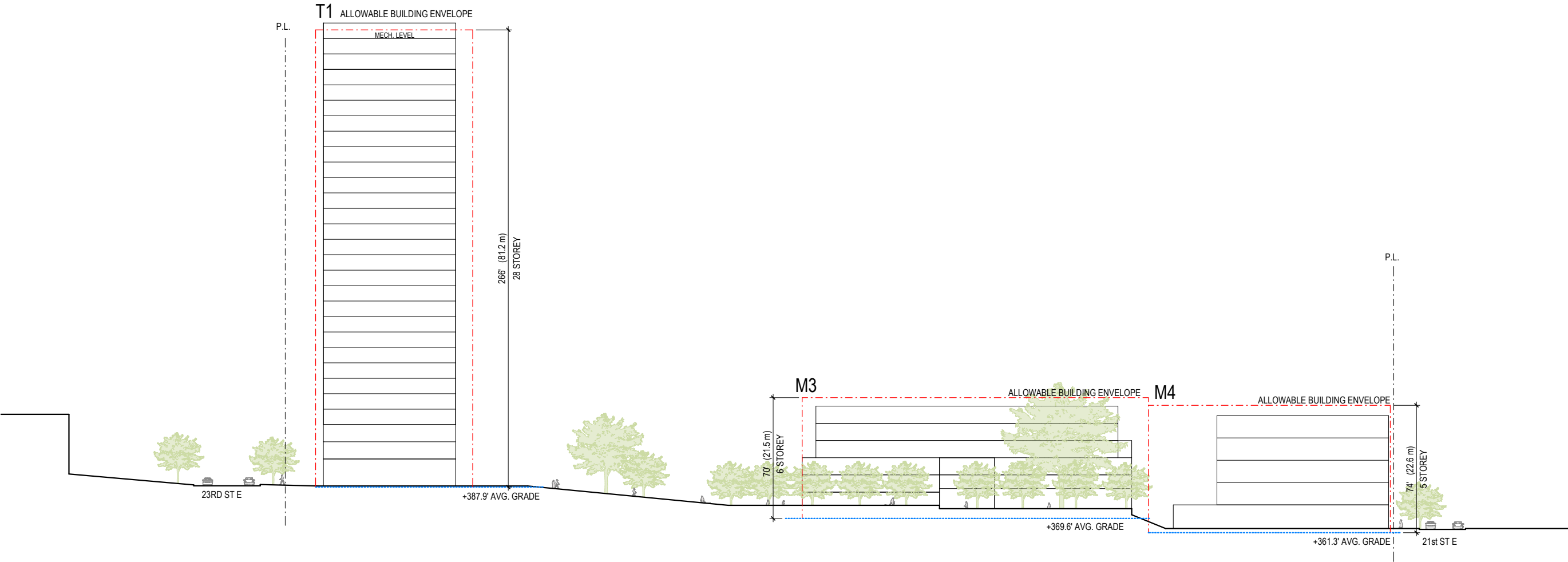
1 SOUTH ELEVATION 22nd ST E
1/32" = 1'-0"



2 EAST ELEVATION - EASTERN AVE
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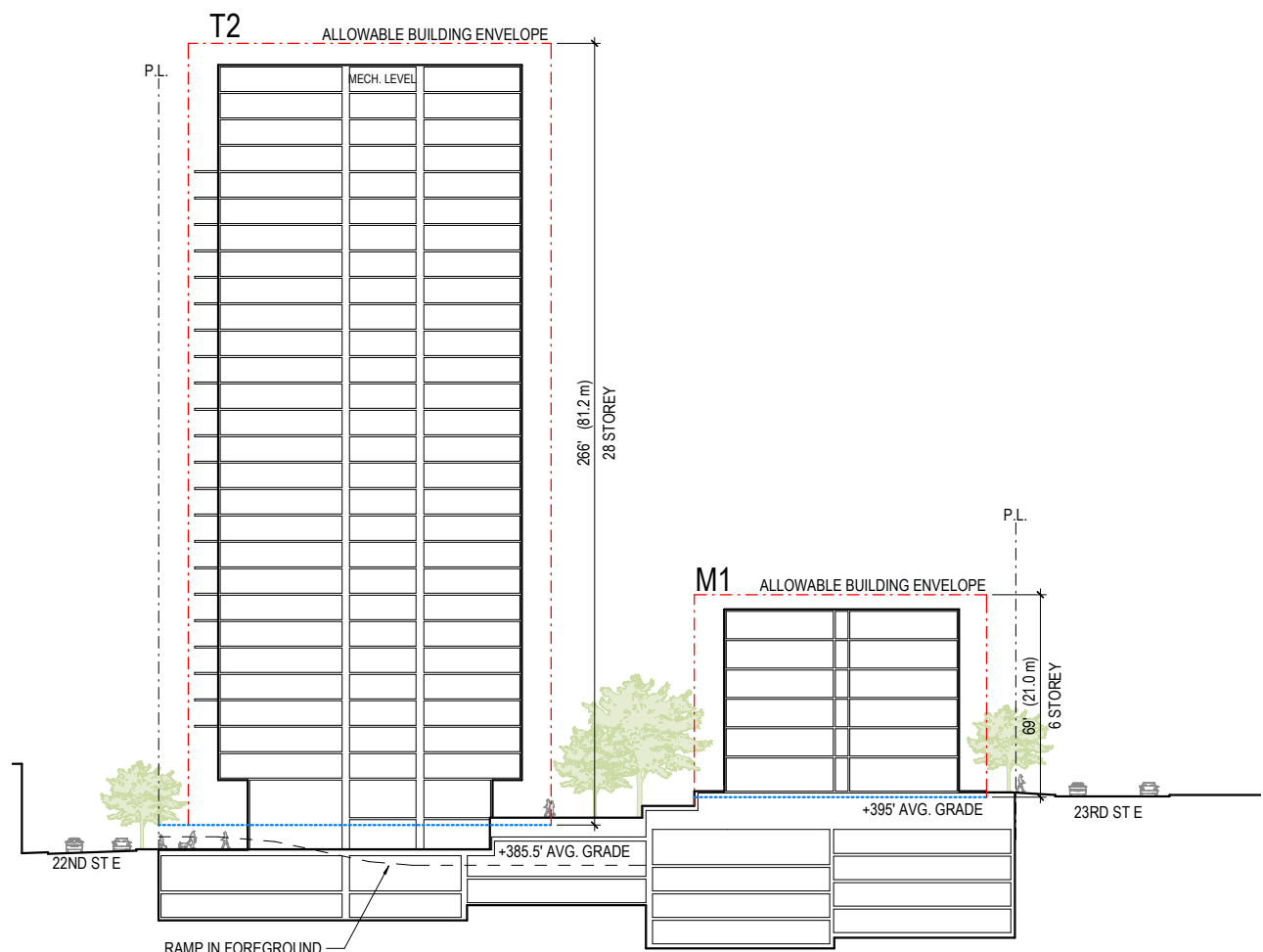
SCALE 10' 50' 100'



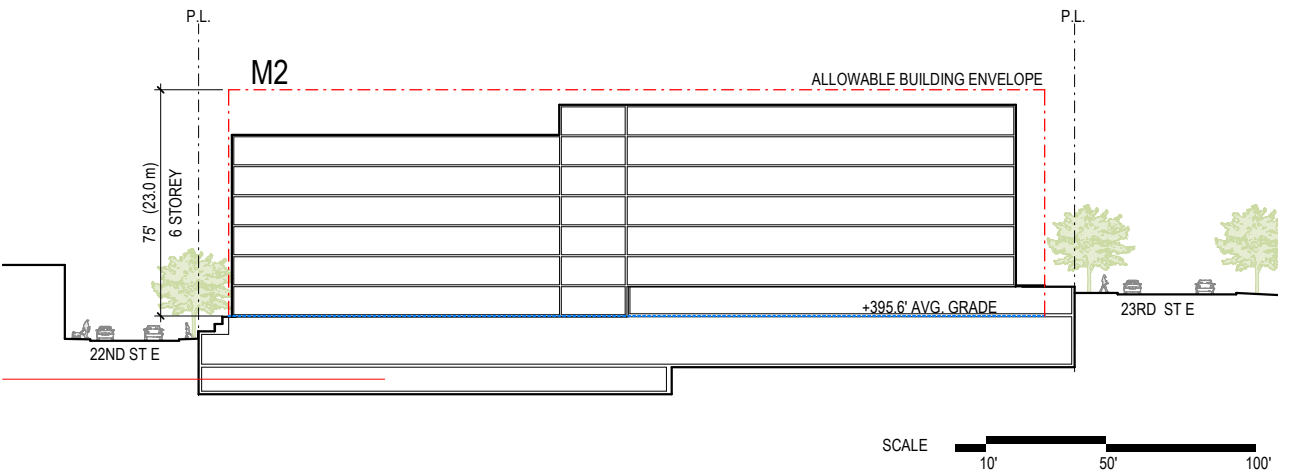


1 SECTION - LONSDALE PARK
1/32" = 1'-0"

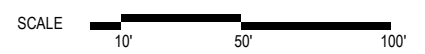




2 T2 + M1 SECTION LOOKING WEST
1/32" = 1'-0"

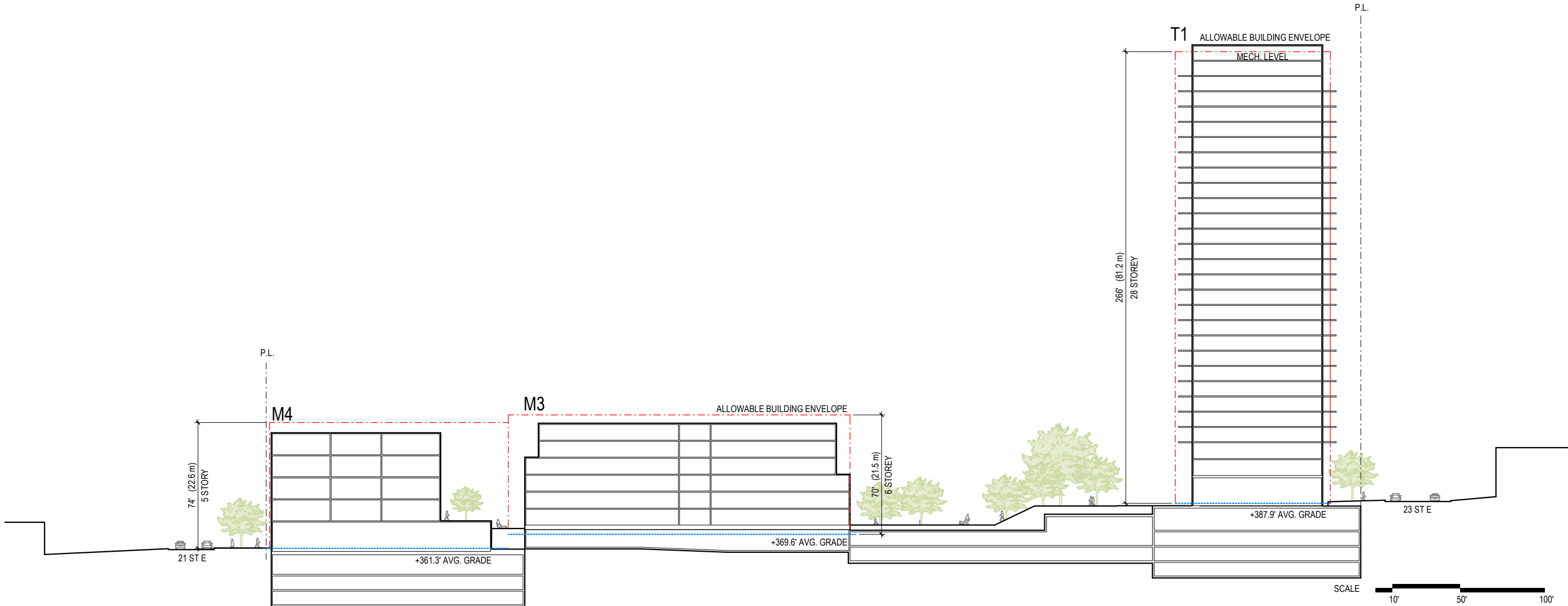


1 M2 SECTION LOOKING WEST
1/32" = 1'-0"



NOTES:
1. REFER TO THE DEVELOPMENT STATISTICS FOR
OVERALL PARKING COUNTS.

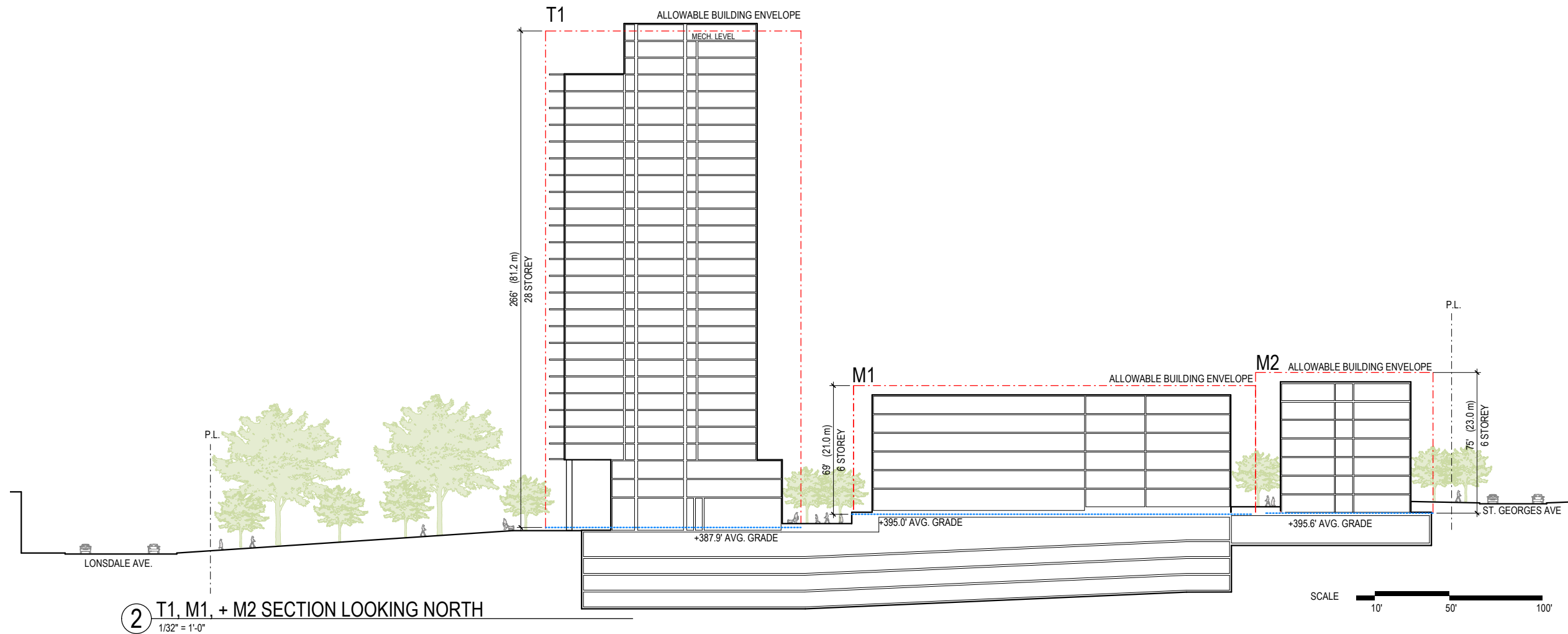




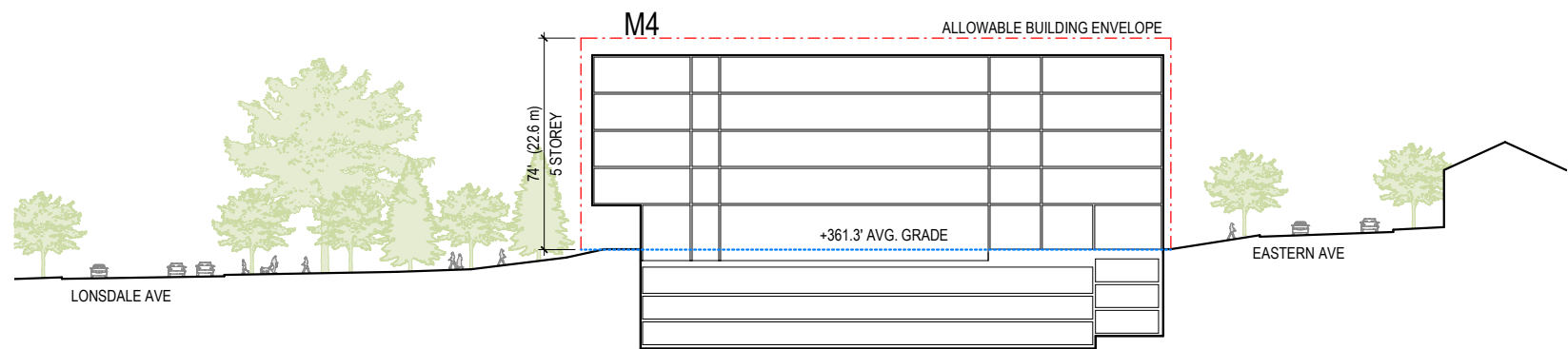
1 M4 M3 + T1 SECTION LOOKING WEST
1/32" = 1'-0"

NOTES:
1. REFER TO THE DEVELOPMENT STATISTICS FOR
OVERALL PARKING COUNTS.





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



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

NOTES:
1. REFER TO THE DEVELOPMENT STATISTICS FOR
OVERALL PARKING COUNTS.

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 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.

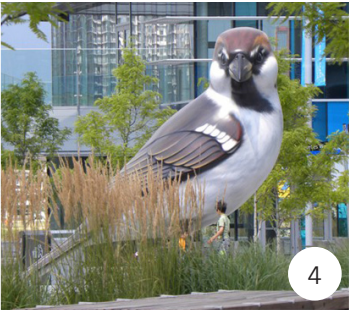
Several key sites have been identified as potential locations for art work which will activate the public realm while supporting and promoting site interconnectivity, access and permeability. The locations for public art will encourage connection with the future Harry Jerome Community Recreation Centre, 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



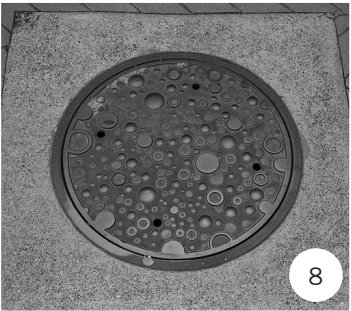
10



2



5



8



11



3



6



9

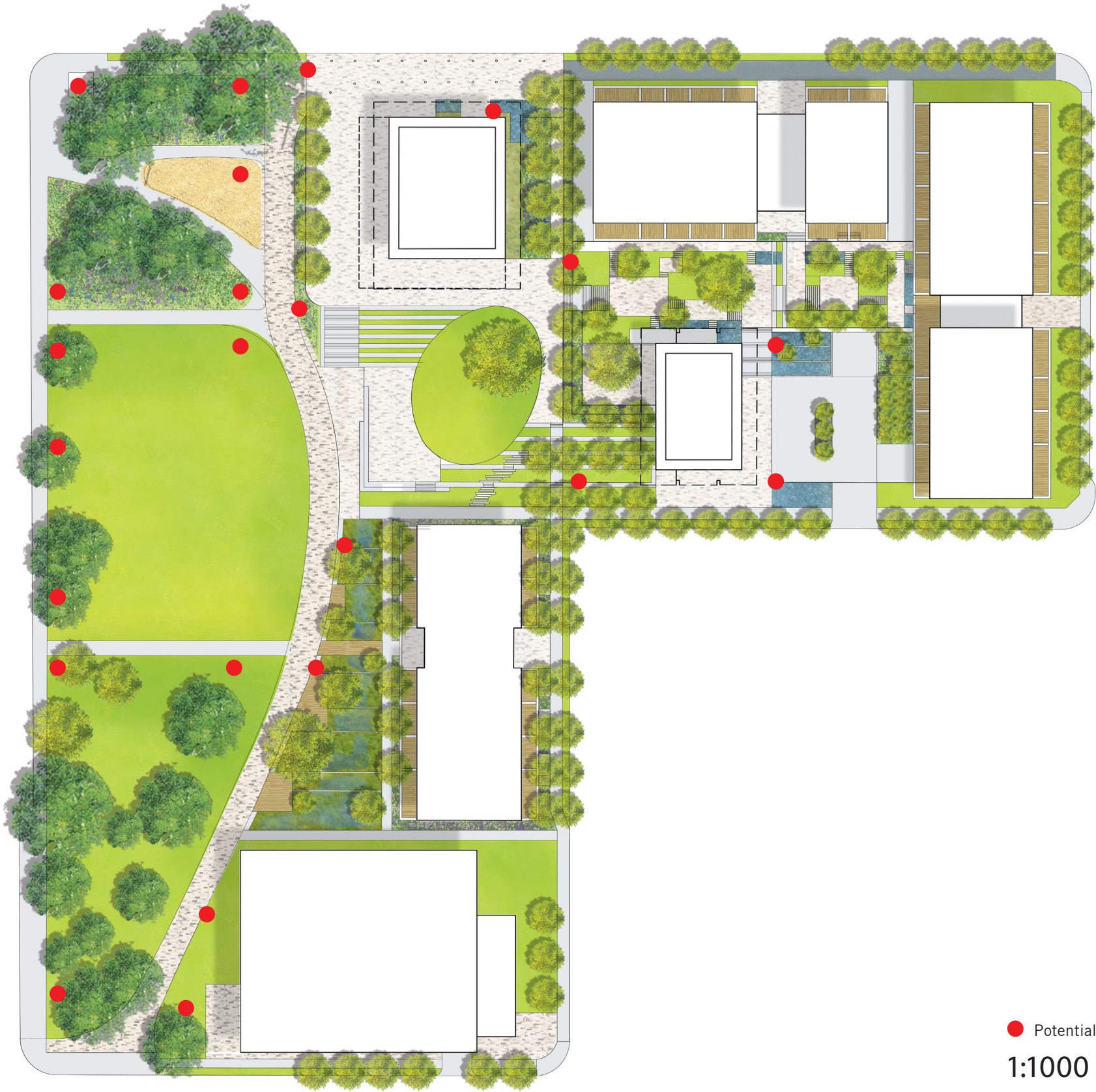


12

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 CONCEPT



Public Art Map

Potential Site Locations For Public Art
1:1000