

Welcome

HARRY JEROME NEIGHBOURHOOD LANDS



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

HARRY JEROME NEIGHBOURHOOD LANDS

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

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

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



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

PURPOSE OF TODAY'S EVENT

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

HOW WILL MY INPUT BE USED?

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



DARWIN

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

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

COMMUNITY INVOLVEMENT

Darwin is committed to supporting the North Shore community.



Hollyburn Family Services



Family Services of the North Shore



North Shore Community Foundation



Dundarave Festival of Lights Society (and North Shore Shelter)



North Shore Neighbourhood House and the Learning Disabilities Association North Shore



West Vancouver Community Foundation



City of North Vancouver Operations Centre



Lynn Valley Centre, North Vancouver

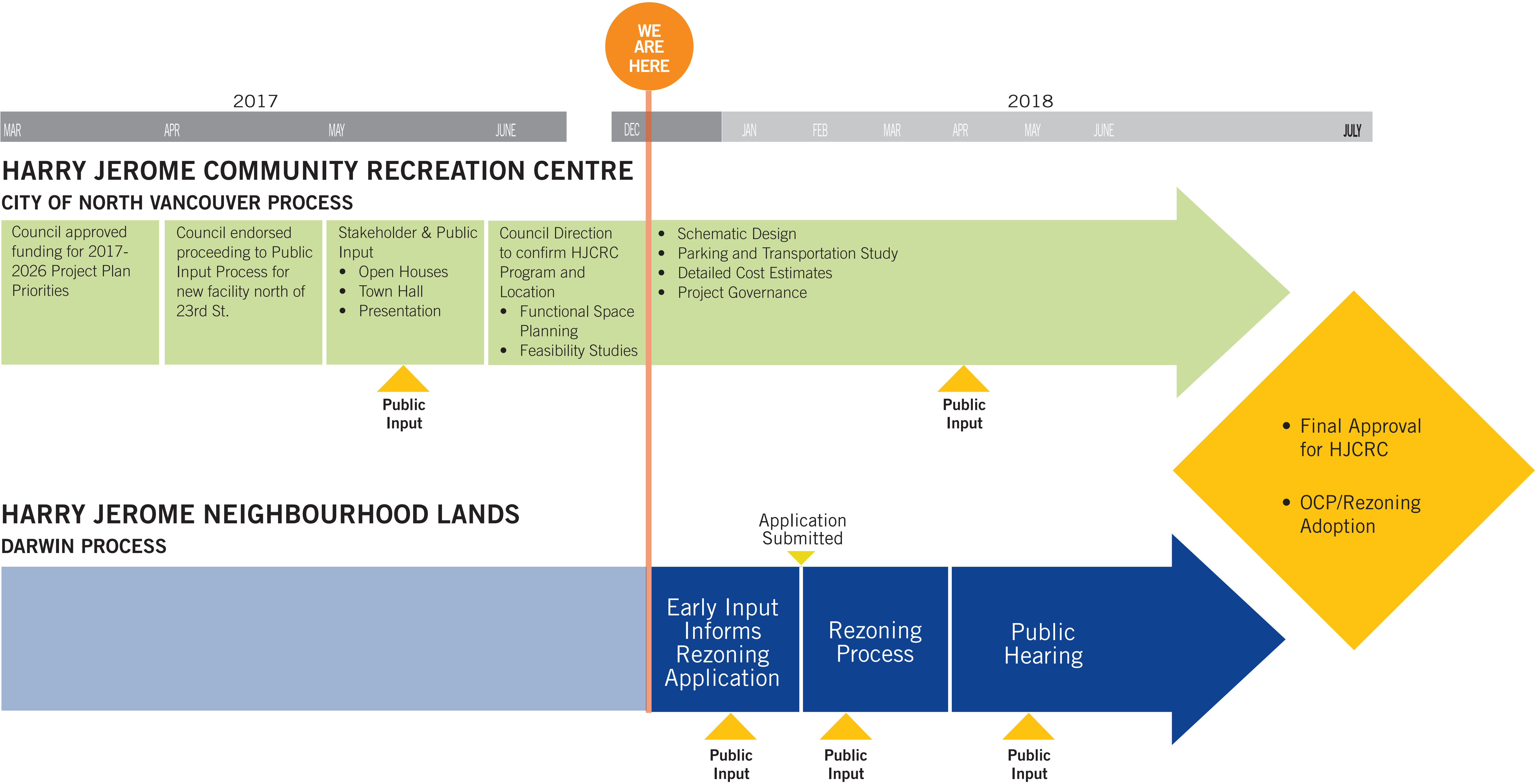


Mira on the Park, North Vancouver



Oxford Street Flats, North Vancouver

What is the Timeline?



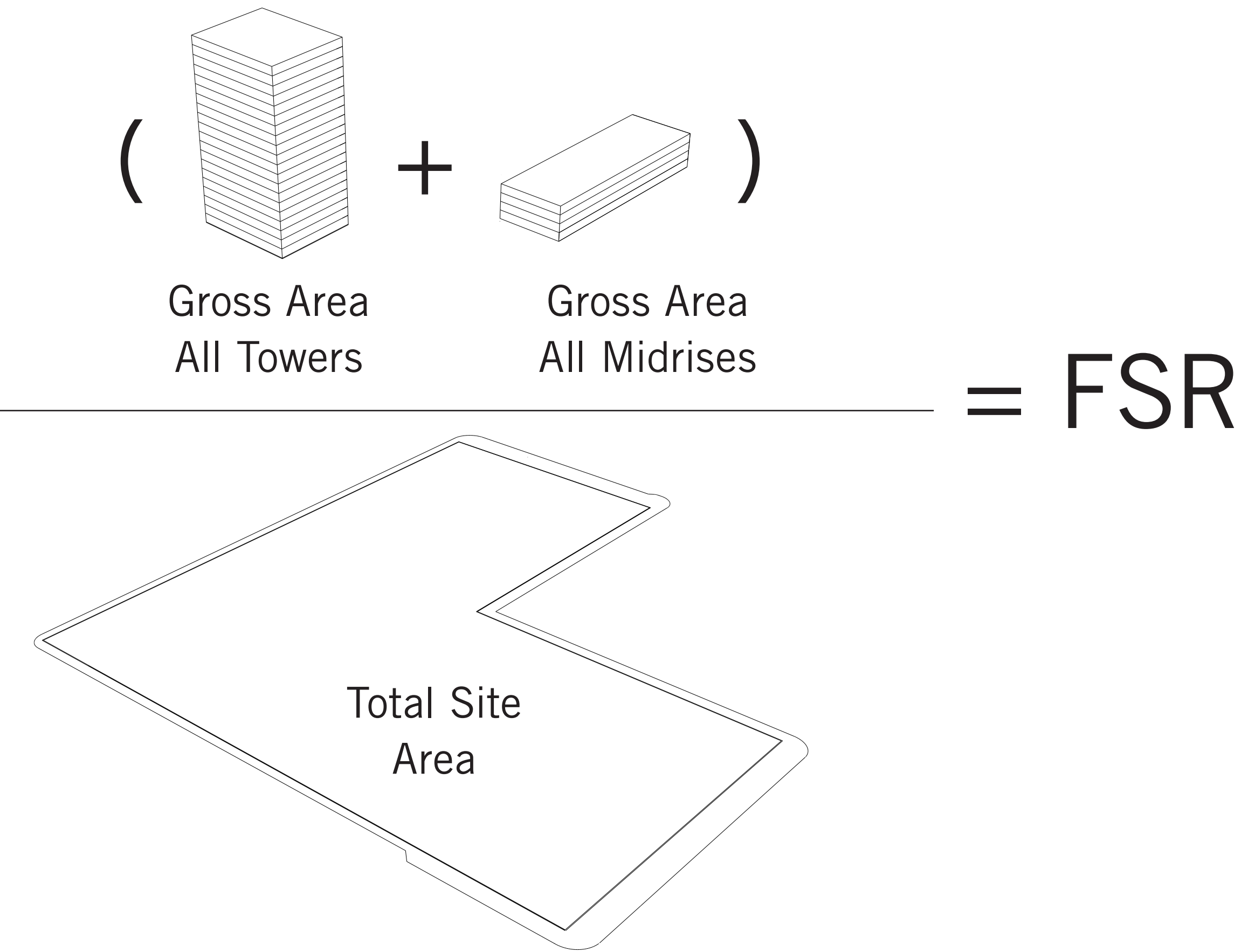
The public engagement process for the redevelopment of the Harry Jerome Neighbourhood Lands is intended to be fair, transparent and inclusive. Opportunities will be provided for North Vancouver residents to give input, and help shape and define the proposed development options being considered. A rezoning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

DENSITY AND THE OCP

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

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

FLOOR SPACE RATIO



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

North Vancouver Zoning bylaw

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

KEY GOALS

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



Complete & Compact

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 neighbourhood Park is programmed to encourage activity for people of all ages and abilities, and creates a pedestrian link from Lonsdale and 21st Street to the new Harry Jerome Community Recreation Centre.



Opportunity-Filled

Where sustainable, space for commercial uses has been provided to ensure employment opportunities are 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.



Durable & Timeless

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



Creative & Diverse

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



Healthy & Inclusive

The new neighbourhood Park and the surrounding development will create an inclusive, supportive community that enhances the 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. Live/ work, rental and family friendly homes are all key components to the housing mix for the site.



Community Supporting Community

The City will continue to be a compassionate community recognizing that 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 neighbourhood Park will create an inclusive community for all age groups. Furthermore, the new park creates a barrier-free pedestrian connection to the new community centre that will provide programs for seniors and children alike.

PROJECT DETAILS COMMON TO BOTH OPTIONS



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



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



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



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



Family-oriented housing



New childcare facilities

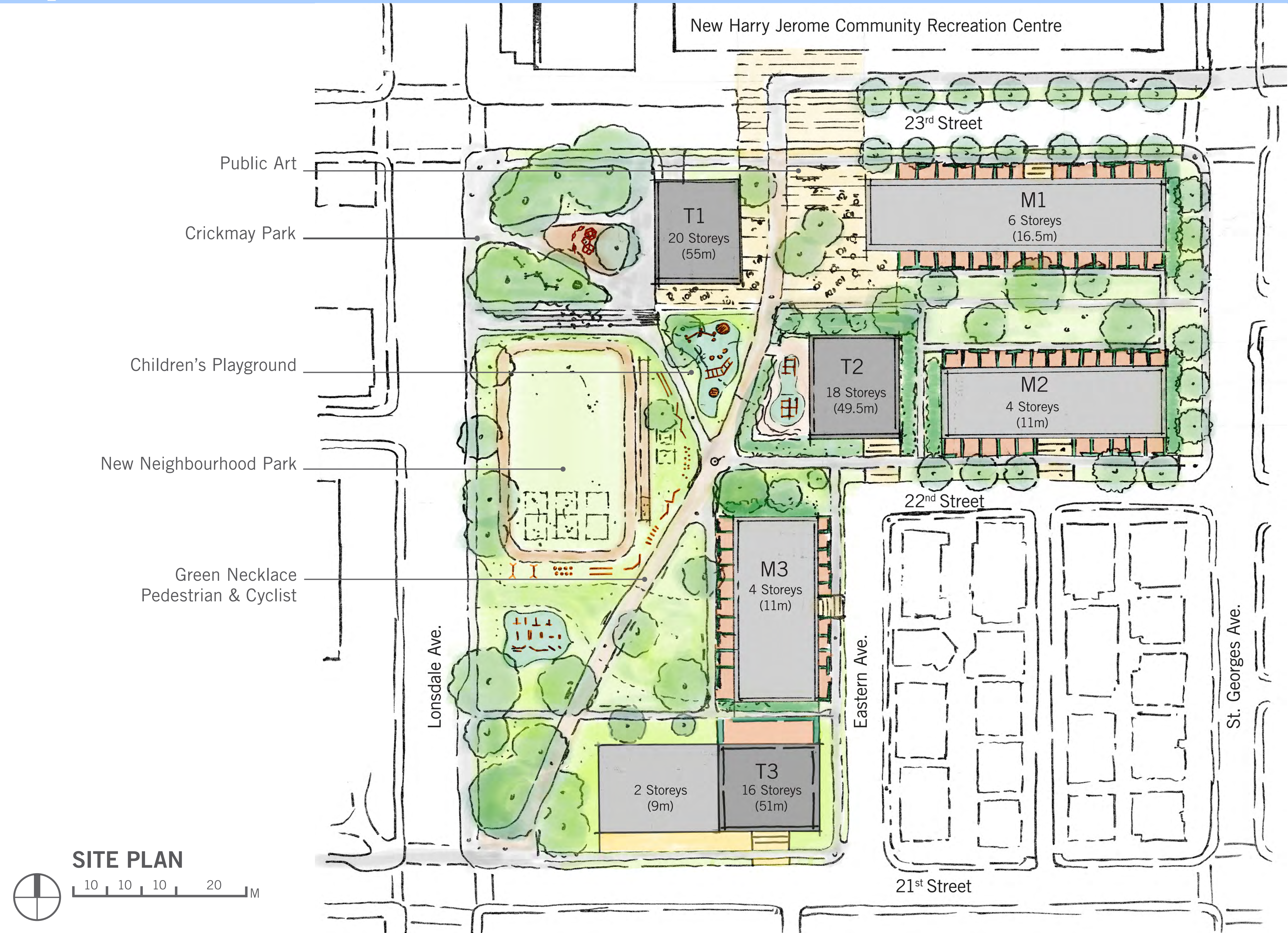


Medical office space



New retail opportunities





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

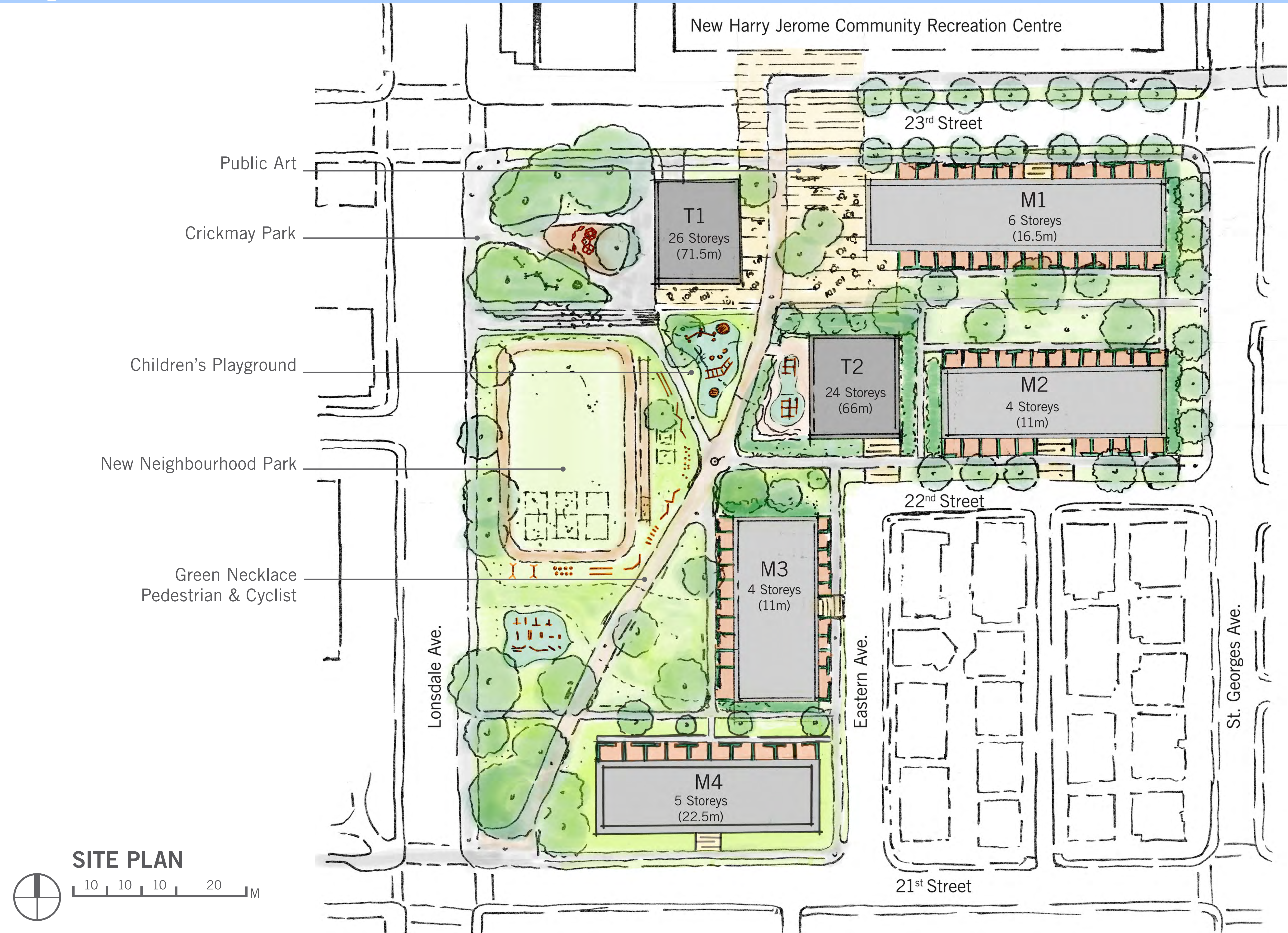
Park program to be determined in consultation with the City and the public.

Option One

HARRY JEROME NEIGHBOURHOOD LANDS



3D VIEW

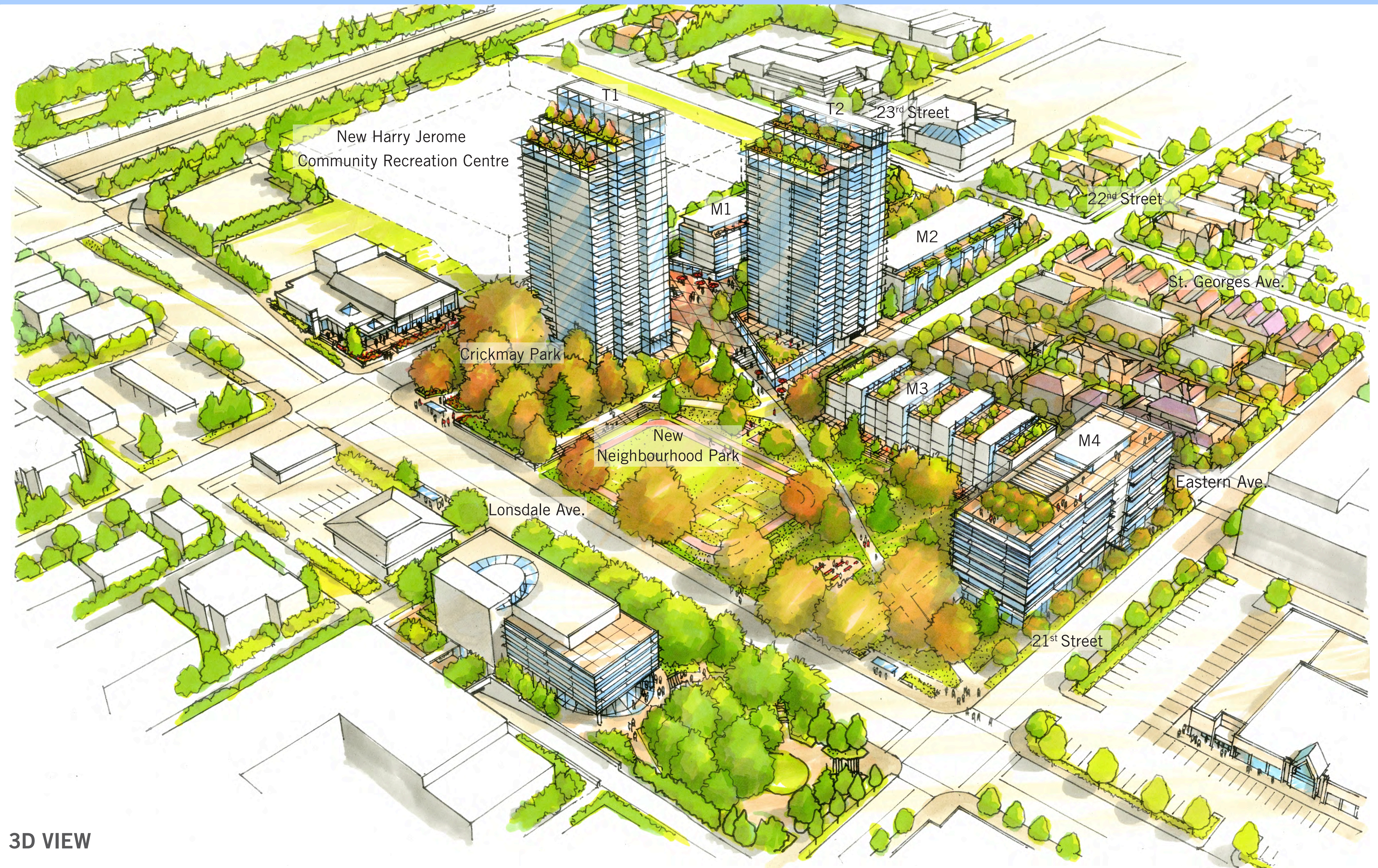


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Option Two

HARRY JEROME NEIGHBOURHOOD LANDS



3D VIEW

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

HOW TO HAVE YOUR SAY

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



NEXT STEPS

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



Thank You

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