

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report



December 21, 2017

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1. EXECUTIVE SUMMARY

The Harry Jerome Community Recreation Centre is nearing the end of its useful life. In 2012, as part of its *Official Community Plan Review*, the City of North Vancouver undertook a comprehensive evaluation, needs assessment and public engagement process to explore the replacement of Harry Jerome Community Recreation Centre.

In July 2017, the City conducted a search among the development industry through a Request for Proposal process. Through this process Darwin Properties was selected as the preferred proponent to lead the rezoning application process for the acquisition and redevelopment Harry Jerome Neighbourhood Lands.

The purpose of the public engagement 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 development application to the City of North Vancouver

The Harry Jerome Neighbourhood Lands consultation launched with a comprehensive project website and online survey on November 27 and closed on December 17, 2017.

An Open House was held on Wednesday, December 6, 2017. Three additional 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 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 Recreation Centre.

At all events, it was clearly communicated that public input would be considered in bringing forward a re-zoning application in January 2018. In addition, all public input is being reviewed by City staff.

Ninety-seven community members attended the Open House. Attendees were invited to review the information provided on presentation boards and ask questions of the project team. Comment forms were provided and fifty-four were received, including additional forms delivered to City Hall.

Open House Quick Facts

Participants	#	%
Attendance	97	
Comment Forms Received	54	57%

Online Survey Quick Facts

Participants	#	%
Survey completed	287	
Comments submitted	215	75%

2. PROJECT OVERVIEW

The Harry Jerome Community Recreation Centre is nearing the end of its useful life. In 2012, as part of its Official Community Plan Review, the City of North Vancouver undertook a comprehensive evaluation, needs assessment and public engagement process to explore the replacement of Harry Jerome Community Recreation Centre.

In July 2017, the City conducted a search among the development industry through a Request for Proposal process. Through this process Darwin Properties was selected as the preferred proponent to lead the rezoning application process for the acquisition and redevelopment Harry Jerome Neighbourhood Lands.

The public engagement process for the redevelopment of the Harry Jerome Neighbourhood Lands was intended to be fair, transparent and inclusive. The purpose of the public engagement 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 development application.

Option One

In this proposed option, 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 Streets.

Project details specific to Option One:

Does not require Official Community Plan Amendment for increasing maximum building heights

Option Two

In this proposed option, 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 Streets.

Project details specific to Option Two: Requires Official Community Plan Amendment to allow for building heights above 56 metres but below 74 metres

Project details common to both Options One & Two

- Development to fund the new Harry Jerome Community Recreation Centre
- Development density not to exceed current Official Community Plan designation
- New expanded City park fronting Lonsdale Avenue, increasing total park area to approximately 3 Acres
- 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. For more information on CNV affordable housing policy see: <http://www.cnv.org/City-Services/Planning-and-Policies/Housing/Affordable-Housing>
- Family-oriented housing

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- New childcare facilities
- New Retail opportunities
- Medical Office Space
- Extension and integration of the City's Green Necklace, including bicycle and pedestrian infrastructure
- Official Community Plan Amendment required to increase size and boundaries of designated park, as well as height boundaries

Those members of the public interested in more information on the Harry Jerome Community Recreation Centre were directed from the project page to the City's website at www.cnv.org/parks-recreation-and-culture/recreation/harry-jerome-rec-centre

This report provides the following summary:

- Event details including a description of the Open House and information presented
- An overview of the feedback received through the Online survey and Open House comment forms; and
- Copies of engagement notification materials, presentation materials and social media reports, and photographs are contained in the appendix.

3. ENGAGEMENT EVENTS

3.1 Stakeholder Engagement - Chronology

November 15, 2017

Following the City of North Vancouver's Harry Jerome Neighbourhood Lands Press Release on Nov 15, Darwin representatives initially reached out to:

- North Van Lawn Bowling Club (NVLBC);
- Silver Harbour Senior Activity Centre (SHSAC); and
- Courthouse Area Residents Association (CARA)

as a courtesy to inform them that Darwin Properties President, Oliver Webbe (OW), is available to meet and discuss the project with them.

December 4, 2017

Invitations to the Open House on December 6, 2017 were sent to NVLBC, SHSAC, and CARA by email.

(See Appendix 5.7)

December 6, 2017

Representatives from all three groups were in attendance at December 6 Public Open House:

- CARA - Evonne Strohwalder was provided a project overview and Darwin representatives would be available should they have questions or feedback;
- SHSAC - Members were in attendance and were provided overview of project by Darwin & CNV Staff; and
- NVLBC - Harry Carruthers and other members were in attendance and were provided overview of project by Darwin & CNV Staff.

December 7, 2017

A follow-up meeting was held with NVLBC and Barbara Pearce (CNV) to ensure NVLBC understands the project. RW, OW, and Andrew McMillan (AM) attended on behalf of the project team.

December 9, 11, 12

Stakeholders also visited the Pop-Up Consultations at the Harry Jerome Recreation Centre. A representative of North Van Sports Council was in attendance. Discussion focused on the distinction between the Harry Jerome Neighbourhood Lands (HJNL) and the Harry Jerome Community Recreation Centre (HJCRC) projects. In addition, strata council members from Georgia Court (2133 St Georges) Strata Council attended the Pop-Up Consultation. The strata complex is outlined in yellow in the Figure 1, below.



Figure 1: Location of Georgia Court (2133 St Georges)

3.2 Open House

Date: Wednesday, December 6, 2017

Time: 5:30pm – 8:30pm

Location: North Vancouver School District 44 Offices, 2121 Lonsdale Avenue, Mountain View Room

Notification

Postcards & Invitations

1,000 post cards were distributed within a five (5) block radius of Harry Jerome Recreation Centre. For neighbours living in apartment complexes, a project representative waited until the post cards could be given to a resident who place them in the mail area.

Additional postcards were also given to Eastern Avenue residents that attended the Open House so they could share with their neighbours that did not attend. The postcard shared the project website and survey URL link. See appendix 5.5.

Posters

Posters were placed on bulletin boards on commercial businesses along Lonsdale, in the Harry Jerome Recreation Centre, the North Vancouver School District Offices and at the City of North Vancouver City Hall building to build awareness and share the project website and survey URL link. See appendix 5.6.

Project Website

A detailed project website with key dates, contacts, background information and a link to the online survey was available at: www.HarryJeromeNeighbourhood.ca. See appendix 5.10 for visitation statistics.

Stakeholder Invitations

Invitation letters and a copy of the poster notification were sent to the North Vancouver Lawn Bowling Club, Silver Harbour Senior Activity Centre and Courthouse Area Residents Association. See appendix 5.7.

Newspaper Advertisement

Advertisements were published in the North Shore News on December 1 and 3, 2017. See appendix 5.6.

Social Media

The Darwin Twitter and Facebook pages and the City of North Vancouver Twitter, Facebook and CityView E-News notified citizens of engagement events. See appendix 5.9.

Open House Attendees

97 people attended

Open House Comment Forms Received

54 (57% of attendees) Includes forms delivered to City Hall

CNV Representatives in Attendance at Open House

Michael Epp (Director of Planning)
Mike Friesen (Planner)
Barbara Pearce (Director Strategic Initiatives & Services)
Lance Berelowitz (Urban Planning Consultant)

Rod Clark (Councillor)
Don Bell (Councillor)

Darwin Project Team in Attendance at Open House

Darwin Properties

Oliver Webbe (President)
David Jacobson (Executive Vice President)
Andrew McMillan (Development Manager)
Dana Samis (Marketing & Communications Manager)

Project Consultants

Susan Gushe (Architect, Perkins Will)
Frank Ducote (Urban Design Expert)
Richard White (Land and Development Approvals Advisor)

Facilitator

Catherine Rockandel (Public Engagement Specialist)

Open House Format

A welcome table was placed in the lobby of the School District and was staffed by two Darwin employees. Wayfinding signs directed attendees to the elevator and on arriving on the 5th floor, they were greeted by staff at the sign-in table. Attendees were asked to sign in and provided a comment sheet. They were invited to review the presentation boards. Representatives of the Darwin team, project consultants and City staff were on hand to answer questions.

Presentation Material

The presentation boards are included in the appendix 5.12.

Pop-Up Consultations

Representatives of Darwin were present at busy times at the Harry Jerome Recreation Centre. They answered questions and reviewed a selection of presentation boards with people who stopped by on their way to the pool, ice arena, gym and Flicka Gymnastics on:

- Saturday, December 9, 2017 from 1:30pm – 4:30pm (Lower Lobby)
- Tuesday, December 12, 2017 from 4:30pm – 6:30pm (Upper Lobby)
- Thursday, December 14, 2017 from 4:30pm – 6:30pm (Upper Lobby)

4. WHAT WE HEARD

4.1 Feedback

Feedback from the Open House comment forms and the online engagement included, but was not limited to the following points:

- The greatest number of supportive comments were generated in relation to funding generated from the development ensuring the redevelopment of the Harry Jerome 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 detailed comments from both the Open House and the Online Survey are included in Appendix 5.1, 5.2 and 5.3.

4.2 Survey Details

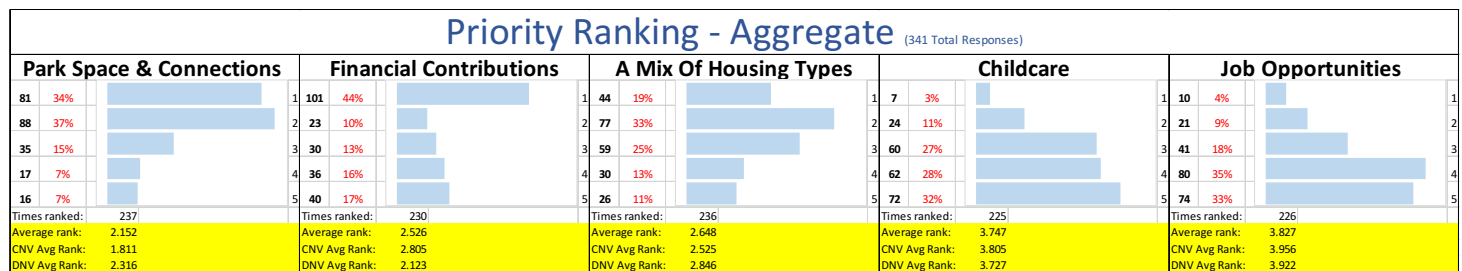
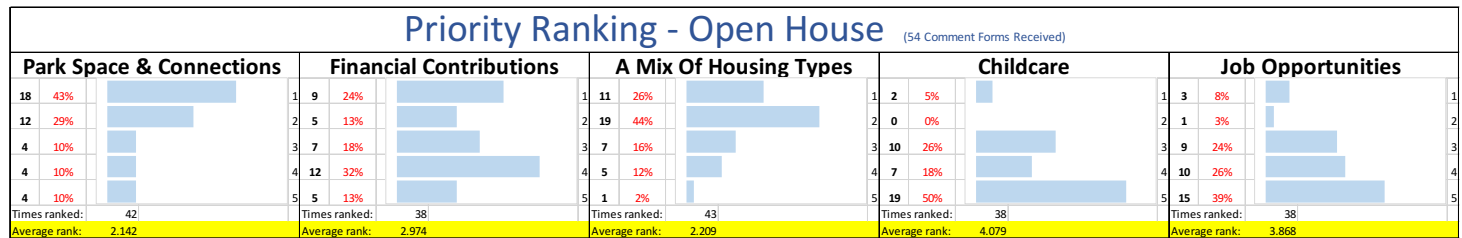
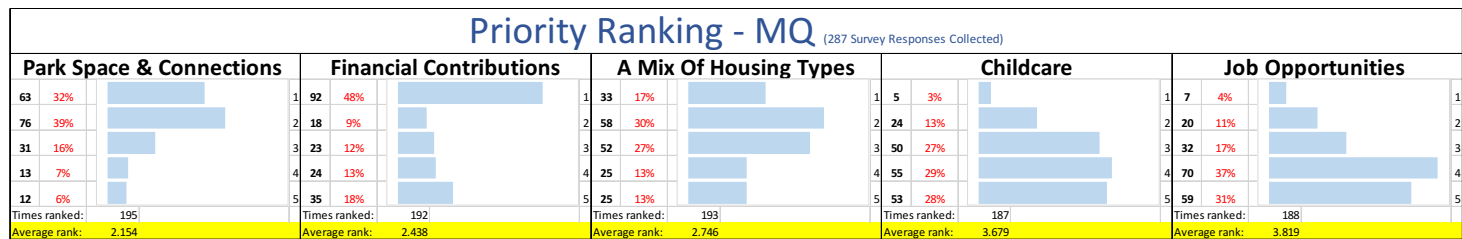
A survey was available for residents and stakeholders to complete during the engagement from November 27 to December 17, 2017. The Open House comment sheets were modelled on the online survey asking the same questions. Fifty-four (54) people completed comment sheets at the Open

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House. Two-hundred and eighty-seven (287) people completed the online survey. A copy of the survey is in the appendix 5.4.

Participant Rated Priorities

In both the Open House comments and Online survey, participants ranked financial contributions, park space and connections, and a mix of housing types as the highest priorities.

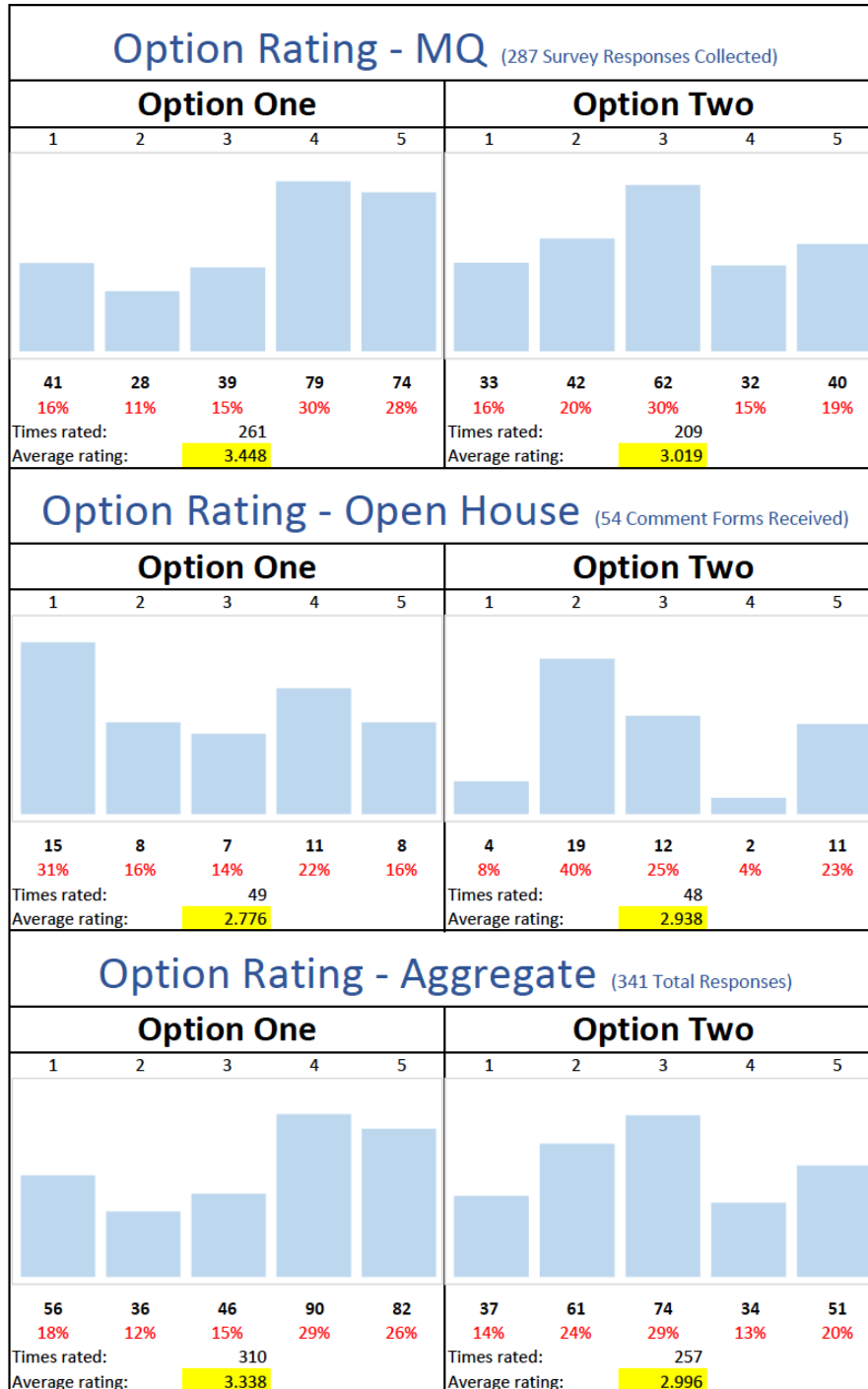


CNV Responses = 174

DNV Responses = 111

Form of Development - Option Ratings

Although Option One appears to rate slightly more favorably. The results for both options are fairly similar and the slight difference may be due to the perception that a three-tower option would result in a higher financial contribution.



5. APPENDIX

5.1 APPENDIX – GENERAL COMMENTS & DATA CODING

The following comments reflect the overall comments submitted. The number count is only for the general comment section.

CODES	COUNT # SORTED
Supportive of HJRC Funding for Reconstruction and Pool	53
Development and Planning Comments, Questions and Suggestions	17
General Comments and Questions	16
Transportation, Traffic, and Parking Concerns	12
No Towers, No/Smaller Development - Yes Affordable Housing, Yes Infrastructure	10
Eastern Avenue Resident Specific Concerns	9
Population Growth/ Density Concerns	7
Affordable Housing for Families and Seniors	7
Green Space	5
Supportive of Curling Ice Rink	4
Commercial Development	2

INDIVIDUAL OPEN HOUSE & ONLINE SURVEY COMMENTS

Population Growth/Density

- I'm fine with the density in either option if it significantly supports building the new rec centre.
- I would love to see this space redeveloped, but not at any price. These apartments are too high. I would more support more buildings with lesser height.
- We need density to make housing more affordable and reduce traffic as more workers will not have to commute
- We are satisfied with the current centre even with its age. This is preferred to increase density in our neighbourhood. The city has to be mindful of its residents. The overpopulation is making North Vancouver City an undesirable community to live in. We are not in support with increased density in our residential neighbourhood.
- Great project. It should be denser than 2.5x FSR and would benefit from greater heights of the towers.
- Too many housing units in total. This should be halved. No mention of parking. Currently there is a large convenient parking lot that serves well. The number of parking spaces for residents and those provided to community centre users must be defined. Current city requirements for other densified neighbourhoods are inadequate. This will be a burden on all existing residents in the area
- We cannot accept this degree of densification.
- I am in favour of the idea but I don't see that much has been done to reduce the negative impact on current residents of the area. If these 2 options are the best then maybe we need to

reconsider the whole idea of funding the rec centre in this manner or funding a lesser percentage by having lower density like the area immediately around it.

Eastern Avenue Neighbourhood Concerns

- I feel that putting a tall building on the corner of 22nd and Eastern Ave will block the light for the entire block of townhouses to the east.
- Live at 2118 Eastern Ave - corner of 21st. Either option will: lose afternoon sun; lose privacy; lose some view; lose property value. parking is already a problem on 21st and on Eastern. Why can you put the park on Eastern and the building on Lonsdale. Safer for kids - less traffic, less pollution
- I do not disagree with the increased density, but I think the parks could be placed against Eastern which appears to be ignored. I would like to see M4/T3 moved west so that some park & Daylight are available to the Eastern Neighbourhood.
- Again the parkland would be much more appreciated if located on Eastern Avenue
- People in existing townhomes on Eastern would rather see the building on Lonsdale and the Roger Burns park behind them. It may be more satisfactory to have open spaces between Eastern and the high-rise or mid-rise?
- Keep the tennis courts on Eastern!
- Remember to include the diverse neighbourhoods + people presently living in this area.
- Need to see more details + results of studies. - shading + light - traffic/ parking impact of additional residents & vehicles - parkade entrances and two options on local infrastructure ie: public transportation - preservation of existing old growth cedar trees (on Eastern)
- Although I understand that the land will be developed, it looks like the neighbours affected directly, have had little input offered. This is a big development which will change the neighbourhood greatly. I specifically moved to this area because it is quiet, yet close to everything. Not only should the noise impact be considered, but also the additional people and vehicles in the area.

HJRC Funding for HRDC and pool specifically

- Support maximum return to help HJCRC reconstruction
- I absolutely prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. North Vancouver needs a 50 m pool and if a scaled budget means no 50 m pool then I would not support. Thank you.
- Prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- I am very hopeful that the new sport facility will include a 50M pool.
- 50 metre pool, please!
- I am a swimmer. We need 50 metres pool in our community. Delbrook pool is useless. Badly built. We can't make another mistake like that, as a community.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- We definitely NEED 50m pool for our community! If you built, they will come!

- I would really like to see a 50m pool to meet the growing needs of the residents of North Vancouver.
- I am in favour of the development to the extent that it supports the Harry Jerome re-development project as defined in option E
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. The combined North Vancouver City and District (as well as the entire North Shore region) desperately needs a 50m pool for the many reasons outlined in previous petitions, letters and discussions. The overall community feel of the development looks great. So long as recreation is a priority for a healthy North Vancouver community! Thank you.
- Hoping for a 50 metre pool
- I just hope that the Rec Com. Gets enough money to build a first class recreation facility! I've been going to the West Van Centre as I find it so dreary at Harry Jerome
- I would like to ensure that we get as much funding as possible out of the development to pay for community center facilities, such as a 50M pool.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- Is it going to be a 50m pool?
- I'd like to see a 50m pool as part of the new community centre
- I really want to see a 50 metre pool built in the new Harry Jerome Rec Centre.
- We strongly support a 50M pool at this location.
- The recreation component to include the proposed 50m long pool.
- Prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- We strongly support 50M pool.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre in particular the 50 metre pool
- The city needs to extract as much money as possible out of the development, so it can fund a race centre better than the one it is replacing.
- I wish to support the option that provides the most financial contributions to the rec center such that a 50m pool may come to fruition.
- 50m pool is top priority
- I am in favour of the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre, especially in order to provide sufficient funds for a 50m pool.
- Please consider building a 50 metre pool plus lighted running track - we need more athletic facilities.
- We need a state of the art recreation center, I travel extensively around North America and for a community as diverse and economically sound our rec centers are embarrassing. We need

better gyms, fitness classes, a 50M Pool and the ability to attract world class athletes and events to help support revenues and promote athletics on the North Shore.

- Please consider putting a 50m pool in or at minimum a 8-lane, 25m. We are lacking this in North Vancouver.
- Build the 50m pool
- The north shore is in great need of a 50 m pool, it's crazy to drive all the way to Vancouver on this traffic for a swimming event
- I support the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre in order to build a 50m pool.
- Look at the Edmonton facility with 2 pools and more and perhaps don't settle for only the one pool.
- The 50 metre pool is the best recreational option to choose for the pool. Location and the need for a better than 25 metre pool makes this site better for all.
- 50 meter pool at the rec centre is a big priority for our family and community!
- We'd love to have a 50m pool
- As a former swim family, I strongly support any and all options that will make a 50m pool a reality in North Vancouver.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- Fund the 50 m pool!
- The e North Shore has an active swimming community and the new pool at Delbrook offers little more than what it did before in that regard. A 50 m pool would benefit not just the local neighbourhood but the entire Lonsdale corridor since larger pools attract competitions on a regular basis. Swim meets and other aquatic sports run entire weekends from dawn to dusk drawing tourists to the area. Many would eat and actually stay on the North Shore. Another 25 m pool seems foolish to build especially with the growth of sports like paddle boarding and kayaking which could be taught at a beginner level in a 50 m pool. As well, the new Delbrook pool offers few entertainment options as WV pool does. A 50 m pool allows for more parties and mixed use options such as inflatable obstacle courses which are a big draw. I recently visited the Walnut Grove pool in Langley and was amazed at how many activities were going on at once. The pool at Hillcrest has an amazing outdoor deck which is like a holiday location for those of us who can't afford to go away when we pay so much in rent to live on the NShore!
- We need a 50m pool built on the North Shore. This location would be ideal and since it is one of the busiest rec centre locations central for all varieties of aquatic clubs or groups or individuals
- I would like to have the 50 meter pool in the area
- priority for funding a 50 meter pool is essential for this community
- The best option would be one that guarantees the inclusion of a 50 metre pool which is desperately needed on the north shore.
- I really believe a 50m pool should be part of the redevelopment of Harry Jerome. Both for younger people and older North Shore citizens. The North Shore is one of the only GVRD communities without a 50 metre pool. It would bring spin off economic benefits as well as

health cost savings. Swimming is one of the few activities an aging demographic population can do. Thank you.

- We need a 50m pool on the North Shore! Please think long term when developing the rec centre. Delbrook was very short sighted.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- Although our family lives in the District, we feel strongly connected to the City and its wonderful amenities. This area will be an important future destination for us, with the completion of the Harry Jerome Rec Centre and could also possibly be a future home for myself and my husband as we become empty nesters! Thank you for the opportunity to provide our feedback.
- As long as this centre is created for the size of the community for now and the future it will be an asset. The current HJ was an asset for many years. It is now inadequate so we need something that will meet the demands of generations for the next 50+ years as the population grows and leisure time becomes more available.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- Please do ensure that the option chosen allows for a 50 metre pool to be built. The North shore should have such a pool as all other communities in the lower mainland do and unfortunately, the DNV chose to build a smaller pool at the new Delbrook centre. There is a lot of financial benefit to hotels, restaurants and other businesses to have a 50 metre pool so that we can host high level competitions. There are quite enough hockey arenas on the North Shore.

Curling Ice Rink

- Interested IF an 8 sheet curling rink is included
- It will be great to have this residential area near curling facilities
- As a member of the North Shore Curling Assoc., an identified stakeholder why were they not identified as a community group?
- We are active senior curlers and support the maximum financial contribution from the developers to the new HJ complex. That being said, the City must allow high-rise development that exceeds guidelines and adds additional neighbourhood contributions.

No Towers, No or Smaller Development - Yes Affordable Housing, Yes Infrastructure

- I really don't support more towers. Your survey did not have any options for the redevelopment that did not involve towers. Can we not have more housing/affordable housing without building huge tall towers? Can we have more buildings of moderate heights? As it stands now, all the upper Lonsdale neighbourhoods above the highway have fairly clear views with a good skyline, and if these towers go up then residential neighbourhoods north of the highway to the east of Lonsdale will be looking at more towers. If buildings began to be kept to lower heights/fewer stories the City of North Van just might retain more of a homey community feel rather than evolving into an entirely glass and concrete nightmare

- Infrastructure upgrades: roads, schools and green spaces along Lonsdale need to be done FIRST!
- I do not support the leasing of public land to finance a new rec centre. The rec centre will last perhaps 50 years, half of the proposed lease. In addition, there should be no more net new developments until the infrastructure in the city is improved to handle today's requirements
- Love the idea of low rise affordable housing & sports options. Please oh please no more high rises!
- No
- None
- Stop building with the density that you are proposing. Our schools are full and our street are clogged with traffic.
- I was born and raised in north van a nice small community. We do not have the road infrastructure to support all these high rises in the upper lonsdale area. We already have trouble finding parking and get down the cut. This will not help
- We don't have the infrastructure to support a development of this magnitude. Consider something smaller. Traffic issues are bad now this will exacerbate the problem
- I am totally against all of these, i do not want more traffic in my neighbourhood, i do not want my property taxes to go up again

Commercial Development

- In order for this to be a livable community, we need to ensure we consider more than simply yet more dental and medical facilities (which are arguably not lacking). Hopefully more commercial businesses can be drawn to the North Shore by building space for them, and affordable places for workers to live within commuting/walking distance.
- Consider allowing a hotel in one of the highrise towers to accommodate visitors who will come for sporting events at the new rec center.

Affordable Housing for Families and Seniors

- I've lived here for over 20 years -- I'd like to retire here, however that does not look like it'll happen because I'm being forced out by high housing prices and developer greed
- The options are too limited and the CAC being extracted is not enough. That's public land you're giving away. Where's the affordable and below market housing?
- Build & develop homes that families can live in! Bring youth back to our city and help seniors remain in the community
- This is an excellent location for high quality seniors housing
- It would be great if some of the housing became rental housing and some were for purchasing.
- Either option should include seniors housing
- There needs to be a mix of housing with some "affordable" units.

Green Space

- The more green space the better. Improved pedestrian access to the centre is essentially- bike access is dangerous for a family with kids!

- Please retain the large trees present. Currently, Roger Burnes Green and (especially) Crickmay Park feel very cosy. It's wonderful to get lost among the shrubs and trees in Crickmay Park. Incredibly beautiful in the spring and summer. I hope this will not be lost.
- The thing I like best is the maintenance of a "green" space in the midst of all the development. Also the "community centre" concept of the design to include multi-generations.
- The green space area next to Lonsdale is good.
- What about funding for areas/ parks other than Harry Jerome to support other areas of the city?

Transportation, Traffic, and Parking Concerns

- I am concerned about the parking available for the new housing projects as well as the impact on local traffic. Currently without high rise/low rise condominiums in that area there is limited available parking and high traffic congestion. As a neighbor of the area and increase in an already congested area as well as more cars needed parking where this is a limited number already is great cause for concern
- Concerned about parking in the area
- The city had better get the parking and the vehicle access points to the parking right. The traffic on East 23 and St George's is already crazy.
- There has been no mention on traffic concerns
- I'm also concerned about increased traffic in this area, with the densification. The Lonsdale corridor is already a nightmare at peak times. I live in Lower Lonsdale and have to drive north of Hwy 1 to take my children to/from school. I often go up Westview, since Lonsdale, Chesterfield, and St. George's are "parking lots" at peak times.
- It's good to see more housing options, but there is also so much traffic here already. Hopefully there can be some better transit options added or something else done to the roadways to help alleviate the volume of car traffic
- Concerned that there is no mass transit options to deal with increased density from either development option. Impact on the current infrastructure has not been estimated or planned for by the city
- I am concerned this area may become like Coquitlam with all types of traffic problems. All my families have been brought up on the North Shore with my grandfather having the first taxi's (Ballards). I'm 78 now and have lived here all my life.
- I believe in progress and change, but I doubt Musatto, Keating and the rest of council have ever had to commute to and from the city during peak hours as the rest of many of us residents ... sorry voters do. This is to me is another 10 to 11 minutes added to my commute between family and work.
- I do have concerns about transportation. I live in the city in Lynn Valley. Driving from point A to B is impossible. I can't find parking to shop in Lynn Valley and there's no parking hardly ever on Lonsdale. Wherever I go traffic, roadwork, volume make commuting, shopping virtually impossible. So adding this density seems very unrealistic. We don't have a current infrastructure for what we have and now the city and district is filling up even more. More thought is needed. Busing is ridiculous and takes far too long.

- Live very close and am very worried about parking on St. Georges Ave. There are too many new huge buildings here!!
- What is the traffic plan? Traffic for upper Lonsdale is diverted along 23rd to the highway and yet looking at putting road level access across this route. What about east - west transit as the upper areas (upper Lonsdale, Lynn etc.) develop to on & off the north shore (downtown west side & Burnaby & Squamish) not downtown.

Development and Planning Comments, Questions and Suggestions

- The low rise area usage is not specified, is the plan for child care or community group use only? Or retail? Thinking should be identified. Park space should be all ages and not solely child focused. Lastly, traffic patterns for parking need to be identified. Ideally no parking access close to the 23rd & Lonsdale intersection as it would add congestion to left turn & through traffic. As well, if child care is planned you need a traffic drop off and pick up circle. That will need to be identified early in the infrastructure plan. Failure to provide for that will create problematic congestion where the child care will be located.
- I really appreciate the thought and care that has gone into creating these concepts, especially the landscape/amenity/recreation. The connection to the green necklace is important to me. Additional density is very important to me as is a diversity of unit types, as I was born and raised in North Vancouver and want to continue to be able to live here. I currently rent in lower Lonsdale and am worried not enough communities like this will be built in the near future as I would eventually like to own and live in this community.
- Like basic design but should be less dense to allow for more open space. Take out building M4 entirely and put in a soccer /baseball open green field space. Majority of housing stock should be family housing and social or below market value. We have enough luxury housing in the city already. We need to bring back the co-op housing model. Covenant should be put in to prevent any of this housing from not being permanently occupied continuously.
- In order to keep with building heights along most of the Lonsdale corridor, the tower closest to Crickman Park should be considerably lower than proposed in either option.
- Why not include Centennial Theatre in the redevelopment lands to add flexibility to the land use plan? The theatre is used less than the Rec Centre so should be set further away from Lonsdale to provide easier walking/transit access to the Rec Centre. Also, some of the park should be set east to move the residential closer to Lonsdale transit. Include transit infrastructure like a bus loop or pullouts. Let's reduce car dependence even though this is way up the hill from SeaBus.
- Please just make sure the community can use the space. Have parking, accessibility and park space
- I fully understand that plenty of newcomers would want to move into this desirable, albeit limited neighbourhood. THEREFORE, it is absolutely IMPERATIVE to do it right in the 1st place!
- Instead of restricting traffic on 23rd a 'land bridge' over it tying the new Harry Jerome with the development and at the same time providing a covered entry into same would be nice!

- I am concerned that North Vancouver is losing its small-town feel. I hope that the City does not try to put pay parking in like downtown and kill all the small business. What makes Lonsdale great is the small businesses.
- Get it done ASAP
- Overpass over 23rd to connect Harry Jerome to development
 - Make 23rd a pedestrian walkway or increase and add angle parking - short term
- In the 1980s local area residents fought hard to preserve the green field, gym, tennis courts and dirt field from the former NVSS when the council of the day wanted to sell it all off. The dirt field and green field have been around since 1925. Shame these amenities will be lost. The placement of the highrise towers is not great as it will create shade on existing parklands. The towers should border Lonsdale
- As a realtor, I understand the need for more housing and diversified options. As a parent and member of the community I see the need for a new recreation facility that will house a 50M pool and not just a duplication of the new Delbrook community centre and pool, as well as other recreation options for families and children and a large gymnastics area for children interested in pursuing that sport.
- I like the balance between park, high rise and lowrise buildings. The proximity of the New Harry Jerome and a larger pool is a big plus and attraction. I look forward to seeing the units as I will be looking to down size in the next few years and this is a very attractive option
- Green space & trees/ sufficient parking for residents, guests, services providers, customers etc. while considering impact to traffic/ affordable housing - not 10% below market this is still unaffordable.
- Concerned that there will be no changes to the transportation infrastructure in the area, helping to offset the increase in density. Also, how many more towers will now be approved in an area where transportation seems to be beyond capacity as it is.
- Reducing towers height should not automatically mean building more structures. Be brave + do something no one else has done?

General Comments and Questions

- Congrats to the city council for having the courage to create a destination and legacy for the North Shore. Shame on the Mayor for his lack of support. He should move to another city and resign
- What about water preservation? Will the Capilano Water Reservation supply enough water for a proposed population increase?! Of 70.000!! (in the future)!
- Do not sell public property. Lease it.
- To add some more thoughtful deliberative dialogue for the public, see if you can schedule some facilitated dialogue groups. I know time is short but this would help with public understanding of trade offs and better informed feedback
- I work in the area, so while I don't live in the area, this is still super relevant to me
- thank you for asking for our input
- I live on 24th and Lonsdale east of St Georges, how is going to affect my property?
- Nothing is better for kids then sports

- There is no diversity on your welcome poster.
- Like community area + pathway.
- The development looks great! 2 tower please. Thanks.
- You are transforming our city from "comfortable with spaces for ordinary people and small businesses" to space for elites with wealth and little connection to the city. The towers of concrete and glass and locked doors are cold and forbidding. Your least priority is for affordable housing, resulting in traffic problems resulting for people who have to commute to work. The businesses where I used to shop are disappearing. My view of the downtown towers will soon go away. I feel very sad for all this. But I will use the new Harry Jerome.
- 1) What is timetable, board is confusing. Does not read as 2 projects but more parallel processes Public / Private
2) 3 + 3 or 4+3 negligible differences. What are the components of affordable housing and services as a % relative to the housing towers
- This development does little to accommodate current residents. The city can afford to build its own new centre all these new condos that have been built in the last 10 years contribute huge dollars in taxes. We need to look at community values!
- Very supportive of both designs. Thank you for the opportunity to comment.
- Not clear from the presentation that the finance received by the city is the same for both options.
- There is no diversity on your welcome poster. N Van also has a large Persian population - don't see this minority represented on any of your boards.

5.2 APPENDIX – OPTION 1 SPECIFIC COMMENTS

There is a diversity of perspectives ranging from supportive of density to no development. Many comments focus on the financial contribution delivering the greatest number of community amenities, while others focus on the impact of development.

- This option has a too large impact on the existing owners on Eastern. Should only be two towers that do not significantly impact the views of present owners.
- I do not support this development or leasing the public land to support a new rec centre
- Good distribution of density all within the heights defined in the OCP
- I don't support this development. Taking away public land for more condos. Where are we all suppose to play. No field in any proposal.
- NVC should maximize density to allow more social housing options.
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- I support the redevelopment of Harry Jerome and whatever it takes to fund a 50 m pool. This is a great location for higher density. I support density because it makes for dynamic communities, funds our public amenities, preserves our green space and makes transit more viable (getting more cars off the roads).
- TRAFFIC more vehicles on the North shore and NO SOLUTION

- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- I am more fond architecturally of T3 than M4 and it looks like there is an opportunity for a restaurant patio which I am also fond of. This was the only reason I gave option 1, one more star than option 2. Otherwise I support T1 and T2 in their 26 and 24 story configuration. My greatest concern is with obtaining a 50m pool for the rec center so ultimately my support will be behind the option that provides the most financial contributions to the rec center.
- 50m pool: top priority
- I would find all these proposed buildings too tall, and impeded the view of neighbours above.
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. We need a 50m pool on the North Shore!
- Generally, people prefer to live in buildings that have a connection to the outdoor spaces; buildings that are too high destroy a sense of community and create corridors of darkness for the surrounding areas
- Park area not enough to make up for loss above 23rd
- I like the fact that it retains so much of the parkland feel with the two storey component. BTW I like the walkway through the park
- We do not have the road infrastructure to support this
- This option seems to be the most easily achievable (thus realistic), without having to rely on an OCP amendment. It would have been useful to include the future build out forms of adjacent properties, (London Drugs Site) to see how the proposed option works within the greater context.
- Too much population on Lonsdale
- What activities will the community park accommodate? is there more information regarding the pedestrian way over 23rd?
- Don't like it with the possibility of increasing the height, too much density. ?traffic issues , too tall for this neighborhood
- North Vancouver is becoming a big city with only one hospital, same amount of street and less now with bike lanes. There is rush hour traffic and dirty streets. Even the streets drains are not cleaned. Absolutely no care for our residents.
- Do not like the fact that we are losing Norseman Park for more buildings. The traffic is already bad on Lonsdale why do we have to make more high density housing?
- Both options result in a net loss of outdoor space to the community. Norseman Park is gone as is the outdoor space at the North Van Lawn Bowling Club and the public space around it. In return there's a small playground being suggested. Pretty poor trade off.
- I'd be curious what sunlight impact is on the park between both options. I would think the lower streetwall with the tower rather than the constant 6 storey streetwall would result in more sunlight on the park but hard to tell.
- I prefer this option over the other. Having three mid-sized buildings creates more of a balance as opposed to two much taller buildings which stick out a bit too much

- There are too many tall towers. Mid-rise of 4 to 6 stories are much better. Why must developers always cram so much density into a location?? Our City is maxed out already.
- Think 3 towers is a bit much for the location - neighbouring blocks have 3 and 4 story buildings.
- The project must include a seniors housing component.
- The road infrastructure currently in place can't handle the current traffic volumes, let alone the addition of these new homes
- I do not like the high rise on 21st. But It is preferable to the longer 5 story building proposed in Option 2. I don't want solid lines of buildings. I prefer varying heights with vantage points as opposed to solid canyon like sight lines! Ideally I would like to take off some floors from the 21st Street High rise and add them to the two others, where it would not impact as much up on the overall development. Two High Rises are enough...but I would not object to a shorter tower on Eastern and 21st. It is all about varying heights and making it a more, visually appealing development.
- Where is the parking going to be?
- The 56m height is too high. These buildings are going to stick out like sore thumbs. Setbacks seem short on 21st, 22nd, and Eastern. The buildings should be stepped or further away to leave a more open feeling and more light. I'd like more info on building layout, number of units, parking spaces, affordability, commercial units, rent vs. condo, etc.
- are they needed? as high rises?
- All buildings should be taller.
- T3 is way too tall. Putting a tower here is completely out of scale with its environment and will have hugely negative impacts on its neighbours to the east and north. (Note: I do not live in those buildings.)
- The taller tower on the corner of Eastern & 21st will affect us terribly. NOT a fan of this option at all (but there's no option to give a negative star.. so please rate this -10 stars!!)
- Since the space the buildings take up is pretty well the same for both options, option 1 with lower buildings is preferable. If the ground space the buildings take up were less than option 1, I would prefer option 2
- Cannot support any project which eliminates the running track
- Density may be within the "official " plan, however the plan has not been updated to reflect current building with NO infrastructure upgrades. Density much too high for this area.
- I support density regardless of height. I support the form of development in Option 1. I like the idea of tower closer to Lonsdale with a stepped-back height towards the East.
- I am not in favor of maximum high rise. Would like the parkland to be on Eastern Avenue instead of along Lonsdale
- Higher towers could be acceptable if additional park lands are generated on the lands and/or additional affordable housing is provided. Affordable means affordable to those on disability, welfare and earning low wages.
- Prefer more dense options w/ high rises & more green space
- My interest relates mostly to walkability and quality of the green space/commercial space. Walking by mid-rise is more enjoyable than towers - also more commercial at grade (or active/used space), the better.

- Please don't forget about the density of traffic at Lonsdale + 23rd St
- We don't need a 16 storey building in this area
- Increase in traffic is a primary concern. There needs to be more handicapped parking on Lonsdale
- A mixture of options is beneficial
- Either option should include senior's housing
- More open space. Less mass opposite HJCRC
- Allows for more green space and appears less invasive than Option 2
- Move T2 - 4 stories to M2-4 stories
- This is maybe the more human scale option as buildings are a bit smaller but the 16 storey will shade the park
- I like the idea of having more vertical, thus leaving more natural ground for parks/landscaping. We do not need to preserve existing trees if they interfere with an excellent design/livability solution. We don't need the park all against Lonsdale. Some park adjacent to Eastern would be desirable.
- Need bigger setbacks Pr. 21st street
- Don't like the 3rd tower option. Not sensitive to the townhouse neighbours behind.
- Living on Eastern Ave would mean that with a 16 storey building, not enough light would come through (based on current plan). Also concern for all the residential traffic that would need to be addressed. Another point would be the construction phase for the highrise in particulars, given that I work shift work, lower buildings would be built faster.
- Ensure adequate on-site (not on-road) parking. Recent apartment projects have been approved with totally inadequate parking included, resulting in unacceptable level of on-street parking in the area, both daytime (hospital workers) & evenings (residents).
- Traffic/ parkade entrances - where? Lack of light to buildings across the street no green space on corner of 21st + Eastern - please consider streets - narrow - cannot support parking keep the cedar trees on Eastern.
- Impact on Eastern Ave/ 21st st. - Traffic/ Parking - light & visibility for nearby neighbours - noise impact both during and after construction
- Building height - lack of adequate infrastructure to support the increase in density created.
- What about the density of traffic @ Lonsdale 23rd...?! And, when you state: "Build on the Legacy of Harry Jerome" what is Harry Jerome's Legacy? The gap is widening!
- tall building on this south side shadows lower buildings - not good
- The 3rd highrise blocks the view and light of the low condo, development on the corner of 21st and Eastern Avenue. - concern for the residents.
- Profile with the neighbourhood looks acceptable for most current residents.
- I do not support any development that refuses to identify the needs of low cost senior & family housing. The floors of development are plans and how much, if any, will be low cost housing. We continue to displace renters who have lived + supported this community for fears small business is suffering because they cannot find employees. When we stop ____ them of low & medium income we erode a community. I am not referring to what constitutes "market" housing and what about hospitals?

- Both options open the door for further highrise dev't along Lonsdale. Without transportation plans in place, Central Lonsdale will be beyond capacity, + create grid lock should there be even a small issue on either bridge.
- I prefer the somewhat lower towers - we live in a 15-storey building - small enough that people know their neighbours and there is an excellent sense of community. When towers are much higher it is too large and anonymous. A lot depends on the size the units will be - they have to be large enough for older people to downsize. Also price will be a key factor.
- I like the green space. Would like to see running track expanded. Suggest closing 23rd to keep traffic away and make the area more accessible to handicapped children and safer to cross to recreation centre.
- Effect on light & traffic. Loss of large cedar trees
- Suggest expanding track in neighbourhood park to a 6 lane 400 meter track with field in centre which could accommodate a soccer field - Javlin field, etc. - make this a sports field which compliment Harry Jerome plus you can rent out sports facilities (field)
- Flip south end of plan - have residential on Lonsdale and parks + fields on Eastern Ave - would help residence on Eastern Ave accept development
- Save the big cedar at Eastern & 21st.
- I am one of 56 deeply concerned neighbours (Stakeholders as per Strata Unit-Holders (since 1990), living RIGHT IN FRONT of the entire DARWIN Development Proposal, i.e. (my addr.2118 Eastern Ave (14), 2132-2138 (4), 2160 (9), 2133 St. Georges (29):
- ABSOLUTELY NO HIGHRISE (T3) 16 storeys/51 Mtrs on the CORNER OF EASTERN AVE/corner East 21st, EVER !! (The scarce afternoon Sun (light!) would be eliminated for all times!
- EXTREMELY IMPORTANT: NOT ONE of those beloved, age-old, sacred tall CEDAR TREES (Landmark for NVCity-approx. 100 + yrs old and thriving), as well as THE JAP. Cherry Trees are to be touched! Life-sustaining attributions: Shade, absorb'g toxic carbon dioxide in return for oxygen (can't live w/out it!), Water Table underground - the benefits are endless!)

5.3 APPENDIX – OPTION 2 SPECIFIC COMMENTS

There is a diversity of perspectives ranging from supportive of density to no development. Many comments focus on the financial contribution delivering the greatest number of community amenities, while others focus on the impact of development.

- I thought I was going to prefer this option (fewer towers) but I feel Option 1 better reflects the area and will not lead to a new height precedent and allow the Council and planners to start exceeding all height restrictions
- Location of high rises OK with shading and reduce visual blockage for properties north of Harry Jerome lands
- This is the optimal configuration.
- Higher density would be better and help lack of supply

- You have provided to pretty much two identical options yet not said what the size or makeup of the units will be - I am going to guess mostly small 1 and 2 bedrooms. I am sure all the units will be built similar to everything else. Units that don't provide family housing. A family of four doesn't want to live in a one or two bedroom 600-800 sq ft home. Build three and four bedroom units that are at least 1500 sq ft and we may be able to retain a City. Where will these families go to school - the elementary school that was close by was sold off and not like there is more land to build new given we are now selling off more land for more apartments.
- Neither! We do not need more high rises in this city!
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre.
- I am more fond architecturally of T3 than M4 and it looks like there is an opportunity for a restaurant patio which I am also fond of. Otherwise I support T1 and T2 in their 26 and 24 story configuration. My greatest concern is with obtaining a 50m pool for the rec center so ultimately my support will be behind the option that provides the most financial contributions to the rec center. Both options look very community friendly and the integration with the park looks really wonderful and hence both for me are 5 stars.
- Consideration should be given to increasing the density even more, as the increased supply will provide more local housing.
- Too high!
- I prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre
- prefer the option that provides the greatest financial contribution to the development of the Harry Jerome Rec Centre. We need a 50m pool on the North Shore!
- Not as keen to see tall buildings. We see them at Keith Lynn and quite frankly, they are not compatible with the landscape.
- A bit "blocky"
- The height of these two towers is more suited to a downtown, commercial precinct and takes away from a residential ambience. The 5 storey midrise at the south of the site, presents a "wall" between the park and the adjacent public realm, thus limiting connections to open space. The process required to amend the OCP could jeopardize the approval process for the Harry Jerome Community Recreation Centre.
- This option is more respectful of the residents to the south east of the development and leaves open the possibility of future development to the east of the block if the adjacent strata ever decides to disband.
- Still too tall for this neighborhood, where will the traffic move in & out of parking garage. 23rd will be busy with traffic! Lots of pedestrians & bicycles, could be an accident waiting to happen.
- Don't want or need high level high rises on Lonsdale.
- Same comments as previous. We currently don't have the infrastructure to support this level of development.

- Both options result in a net loss of outdoor space to the community. Norseman Park is gone as is the outdoor space at the North Van Lawn Bowling Club and the public space around it. In return there's a small playground being suggested. Pretty poor trade off.
- I would prefer lower rise buildings and the three towers to remain at current height restrictions. The biggest issue for me is the traffic congestion.
- Great scheme, but in the wrong location. These heights and point tower forms would be perfect for Central Lonsdale with a max. FSR of 4.0. Gorgeous. But the point tower would need to meet the ground with a three storey streetscape frontage. The tower would have to be setback, as per other precedents in that area.
- It is a nice design, but having two large buildings sticking out in a mid-low density area is an uncomfortable design.
- The towers are too tall.
- I think this will have better sight lines
- Prefer the towers on the northern part of the development and closer to 23rd street.
- The project must include a seniors housing component.
- Rec Centre/Theatre Parking? I prefer the smaller towers.
- The height is way too much. These buildings are going to stick out like sore thumbs. Setbacks seem short on 21st, 22nd, and Eastern. The buildings should be stepped or further away to leave a more open feeling and more light.
- All buildings should be taller.
- The height of M4 is more appropriate here. However, I would still prefer to keep this part of the lands low, especially given that it's in part converting green/recreational space to buildings. Suggestion: make M4 & M3 as low as possible, in exchange for higher buildings at M1 & M2, whose height will affect very few people compared to T3/M3/M4. I'm sure the community will be amenable to OCP changes for this.
- like 2 towers than 3, but still want them to be lower
- Why does this option take up the same ground area as option 1? This does not make sense.
- Although Option 1 is my first choice, I also support the form of development in option 2.
- Not in favor of the parkland to be all fronting on Lonsdale, why not have the parkland all along Eastern Avenue.
- Nice to have wood frame options
- Please don't forget about the density of traffic at Lonsdale + 23rd St
- Move apartments off Eastern Avenue to the north part of area or onto Lonsdale. Eastern is a small road and putting all those apartments so close to the road will turn it into a canyon. If they have to go there move them farther away from the road and or step them away from the road.
- Much better option than one but still too dense. Need more open green space for a soccer field or baseball diamond. What will the parking impact be when there is a concert at the Centennial Theatre, a hockey game at the rec centre, and prime time for workout users at rec centre programs??? Public transit is limited to bus going up and down Lonsdale at this location. It only runs approx every 8 - 15 min depending on time of the day. Not a viable transportation option for a large volume public-use area and facilities.

- Less open space. Higher the towers = more view loss for people living further up Lonsdale (above the highway)
- Poor selection for present residents of Eastern and 200 East 22nd. -loss of privacy - concern with shadow effect
- I prefer this option for 2 towers. The 3rd tower cast too much shadow on the existing townhouses behind. The taller 2 towers is great!
- Still concerns about the height of buildings. I would like to see the 2 storey building along Eastern Ave and/or 21st to keep the light flow open. Overall the current plans do not address where the traffic would end up (entry/ exit) from all the residential buildings.
- Ensure adequate on-site (not on-road) parking. Recent apartment projects have been approved with totally inadequate parking included, resulting in unacceptable level of on-street parking in the area, both daytime (hospital workers) & evenings (residents). Expectation that parking space is not needed to residents using transit for committing does not mean the residents do not own one or more vehicles.
- Don't make this neighbourhood another "West End" as it is happening lower down on Lonsdale.
- What improvements to infra-structure are proposed?! The increased traffic density is problematic, particularly handicapped parking! Anyway, it's a done deal whatever I say -- and, what about 10,000 more people -- needing hospital service?!
- Fewer buildings at the ground plane especially on the south side is better.
- I'm not in favour of the higher towers in this option - starting to edge up above the OCP acceptable height of 20 storeys. But it does reduce the height of the tower along Eastern Avenue.
- The high rises are too tall creating an unintegrated look to parts of the development.
- Both options open the door for further highrise dev't along Lonsdale. Without transportation plans in place, Central Lonsdale will be beyond capacity, + create grid lock should there be even a small issue on either bridge.
- More acceptable to neighbourhood
- I like the visual look of two towers. Suggest moving park to face residents on Eastern Avenue and putting towers, buildings on Lonsdale. This would be nicer for the residents on Eastern and would be better for commercial options as they would be accessible from Lonsdale.
- Would >20 stories here set precedence for other development? Otherwise no comments btwn the two options.
- Why Lease as an option? There are other sources for funds that might allow lower density. Also what is the effect on total tax base if self funded.
- Reduce size of towers. How does integrated stormwater management fit into this? Any streams to Vancouver.
 - Like more green space - less concrete, more _____
 - Will any residential buildings have 3 bedrooms
 - Is there a chance of building part residential space on top of 1/2 new rec. centre?
 - 4gs to green roofs
- Because I live at the corner of 21st and Eastern I would not like a high rise right across the stree

5.4 APPENDIX - COPY OF SURVEY (2 PAGES)

Comment Form

HARRY JEROME NEIGHBOURHOOD LANDS

We would like your input at this early stage in the planning process. Darwin Properties is engaging community residents and stakeholders to gather valuable input on the redevelopment of the Harry Jerome Neighbourhood Lands.

1. YOUR PRIORITIES

The following priorities are being explored in relation to the Harry Jerome Neighbourhood Lands.
Please order your priorities from 1 -5

	Space and Connections
	Financial Contributions
	A Mix of Housing Types
	Childcare
	Job Opportunities
	Other

2. FORM OF DEVELOPMENT: OPTION ONE – 3 HIGH-RISE & 3 MID-RISE

Please give this option a rating of 1-5 _____
5 - Very Supportive, 4 - Supportive, 3 - Acceptable, 2 - Some Concerns, 1 - Not Supportive

Comments about this option:

3. FORM OF DEVELOPMENT: OPTION TWO – 2 HIGH-RISE & 4 MID-RISE

Please give this option a rating of 1-5 _____
5 - Very Supportive, 4 - Supportive, 3 - Acceptable, 2 - Some Concerns, 1 - Not Supportive

Comments about this option:

Comment Form

HARRY JEROME NEIGHBOURHOOD LANDS

4. PLEASE TELL US MORE ABOUT YOURSELF (OPTIONAL)

Where do you live?

	City of North Vancouver
	District of North Vancouver
	West Vancouver
	Other Metro Vancouver
	I'd Rather Not Say

Are you a local business owner?

	Yes
	No
	I'd Rather Not Say

What is your age?

	21 and Under
	21 - 35
	36 - 50
	51 - 65
	66 and Over
	I'd Rather Not Say

Are you a member of a community group?

	Silver Harbour Seniors Centre
	North Van Lawn Bowling Club
	Flicka Gymnastics Club
	Courthouse Area Residents
	North Van Sports Council
	North Shore Aquatics
	Other:
	I'd Rather Not Say

5. ADDITIONAL COMMENTS

STAY ENGAGED

Thank you for your comments. Comments on this sheet will be delivered to the City of North Vancouver for consideration. Please note this form will become part of the staff report to City Council on this development proposal and will be publicly available.

Alternatively, you may wish to mail or email your comments to either the City of North Vancouver or to Darwin Properties. We kindly ask that all comments on this initial phase of public engagement be submitted by December 31, 2017.

Darwin Properties Ltd.
 404 – 197 Forester Street, North Vancouver, BC V7H 0A6
harryjeromeneighbourhood@darwin.ca

City of North Vancouver
 141 West 14th Street, North Vancouver, BC V7M 1H9
harryjeromeproject@cnv.org

5.5 APPENDIX – PROJECT SURVEY PROMOTIONAL FLYER WITH COMMUNITY EVENTS FRONT & BACK



See reverse for your 2017 guide to
 NORTH SHORE FAMILY FRIENDLY ACTIVITIES!

DARWIN
 North Shore Since 1987

HOLIDAY EVENTS IN NORTH VANCOUVER

CAPILANO SUSPENSION BRIDGE
CANYON LIGHTS
 NOVEMBER 23-JANUARY 8 | 3735 CAPILANO ROAD

GROUSE MOUNTAIN
PEAK OF CHRISTMAS
 NOVEMBER 24-JANUARY 7 | 6400 NANCY GREENE WAY

PARK AND TILFORD GARDENS
HOLIDAY HI-LIGHT FESTIVAL
 DECEMBER 1-31, 5-9PM | 333 BROOKSBANK

THE SHIPYARDS
SHIPYARDS CHRISTMAS FESTIVAL
 DECEMBER 2, 4-7PM

LYNN VALLEY VILLAGE
PARADE OF CHRISTMAS TREES
LIGHTING CEREMONY
 DECEMBER 3, 4:30PM | 1277 LYNN VALLEY ROAD

CENTENNIAL THEATRE
WINTER CONCERT OF DANCE 2017
 DECEMBER 9, 4PM | 2300 LONSDALE AVENUE

PANORAMA PARK
CAROL SHIPS SHORESIDE
CELEBRATION
 DECEMBER 9, 7:30PM | PANORAMA DRIVE, DEEP COVE

ST ANDREW'S UNITED CHURCH
MAKING SPIRITS BRIGHT! - SONGS AND
CAROLS FOR CHOIR & HARP
 DECEMBER 10, 3PM | 1044 ST GEORGE'S AVENUE

CITY HALL
"DECK THE HALL"
 DECEMBER 14, 5:30-8PM | ATRIUM AT 141 WEST 14TH ST

CITY LIBRARY
HOLIDAY "CRAFTERNOON"
 DECEMBER 16, 1:30PM | 3RD FLOOR 120 WEST 14TH ST

KAY MEEK CENTRE FOR THE PERFORMING ARTS
LYNN VALLEY BLACK BEAR BAND
WINTER CONCERT
 DECEMBER 18 7:30PM | 1700 MATHERS AVENUE



WWW.DARWINCONSTRUCTION.CA

DARWIN
 North Shore Since 1987

5.6 APPENDIX – NORTH SHORE NEWS ADVERTISEMENT

HARRY JEROME NEIGHBOURHOOD LANDS PUBLIC ENGAGEMENT



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

Darwin Properties is asking community residents and stakeholders to contribute your input on proposed redevelopment options for the Harry Jerome Neighbourhood Lands. Your feedback will help inform the redevelopment option submitted to the City of North Vancouver in early 2018.

Learn more and have your say at:

WWW.HARRYJEROMENEIGHBOURHOOD.CA

ONLINE PUBLIC ENGAGEMENT SURVEY

Available until December 17, 2017,
at www.HarryJeromeNeighbourhood.ca

FIRST PUBLIC CONSULTATION OPEN HOUSE

December 6th, 2017, 5:30-8:30pm at North Vancouver School District
Offices, Mountain View Room

DARWIN
North Shore Since 1987

5.7 APPENDIX – THREE STAKEHOLDER INVITATION LETTERS

DARWIN PROPERTIES LTD.

North Vancouver Lawn Bowling Club
2160 Lonsdale Avenue
North Vancouver, BC, V7V 3Y4

December 4, 2017

Re: Harry Jerome Neighbourhood Lands – Invitation to Public Open House (December 6, 2017)

Dear Mr. Carruthers,

Darwin Properties is honoured to be selected by the City of North Vancouver as developer of the Harry Jerome Neighbourhood Lands, south of 23rd Street. The acquisition and redevelopment of the Lands will help fund a new Harry Jerome Community Recreation Centre to the north and will deliver approximately 3 Acres of dedicated park space that spans the entire stretch of Lonsdale Avenue between 23rd and 21st streets. The proposed redevelopment will build on the foundation of the broad community process commenced in 2012, and will involve open and transparent public engagement.

A website has been created to share preliminary information on the project, community engagement process and project timelines. The project website includes a link to our online survey, where public input will be gathered on the redevelopment of the Harry Jerome Neighbourhood Lands. We invite you and your members to visit www.HarryJeromeNeighbourhood.ca for more information.

The first public consultation event will take place on December 6, 2017, from 5:30pm to 8:30pm at the North Vancouver School District Offices, Mountain View Room. A report, summarizing the public feedback provided at the Open House and through the online engagement, will be prepared by City Staff and presented to Council in early January 2018. A Rezoning Application will subsequently be prepared in response and will be submitted for Staff and Council consideration.

As a key stakeholder in this redevelopment process, I wanted to reach out to you directly. We look forward to meeting and hearing from you, and our North Vancouver neighbours, local community and area businesses over the next few months. Please accept this as our formal invitation to come join us on December 6th, at the Open House, to learn more about the project.

Kind Regards,



Oliver Webbe, President
Darwin Properties



Silver Harbour Senior's Activity Centre
144 East 22nd Street
North Vancouver, BC, V7L 4L5

December 4, 2017

Re: Harry Jerome Neighbourhood Lands – Invitation to Public Open House (December 6, 2017)

Dear Ms. Loverin,

Darwin Properties is honoured to be selected by the City of North Vancouver as developer of the Harry Jerome Neighbourhood Lands, south of 23rd Street. The acquisition and redevelopment of the Lands will help fund a new Harry Jerome Community Recreation Centre to the north and will deliver approximately 3 Acres of dedicated park space that spans the entire stretch of Lonsdale Avenue between 23rd and 21st streets. The proposed redevelopment will build on the foundation of the broad community process commenced in 2012, and will involve open and transparent public engagement.

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Kind Regards,

A handwritten signature in black ink, appearing to read "O. Webbe", is written over a light blue circular background.

Oliver Webbe, President
Darwin Properties



Courthouse Area Residents' Association (CARA)

December 4, 2017

Re: Harry Jerome Neighbourhood Lands – Invitation to Public Open House (December 6, 2017)

Dear Ms. Strohwal,

Darwin Properties is honoured to be selected by the City of North Vancouver as developer of the Harry Jerome Neighbourhood Lands, south of 23rd Street. The acquisition and redevelopment of the Lands will help fund a new Harry Jerome Community Recreation Centre to the north and will deliver approximately 3 Acres of dedicated park space that spans the entire stretch of Lonsdale Avenue between 23rd and 21st streets. The proposed redevelopment will build on the foundation of the broad community process commenced in 2012, and will involve open and transparent public engagement.

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Kind Regards,

A handwritten signature in black ink, appearing to read "Oliver Webbe", with a stylized flourish extending to the right.

Oliver Webbe, President
Darwin Properties

5.8 APPENDIX – STAKEHOLDER EMAIL RECEIVED

From: Shyliz Agajest
Date: December 14, 2017 at 6:54:33 PM PST
To: info@darwin.ca
Subject: Amazing employee Andrew McMillan

Hi there,

I'm hoping you can send this email to the intended recipient, Andrew McMillans manager.

We attended an info session this evening in regards to the new proposed Harry Jerome Community development. We live right next to this development so we obviously had some major concerns to talk about. I know it may be tough for him to have to field so many questions from anxious neighbors who don't know how this will affect them, but he was so amazing to deal with. We were compelled to send this message due to the amazing attitude and personality that Andrew displayed. He knew exactly how to explain the questions we were looking for, and what was even more appreciated was that he seemed to really care about us and our neighborhoods well being.

It is not a common occurrence these days to find such amazing customer service and we really hope you pass this along to Andrew. He deserves recognition of his great service and his demeanor completely calmed us. You have a fantastic employee. We are proud to be part of a community that has someone like Andrew looking out for it, and it says a lot about your company, keep up the great work!!

Thank you for taking the time to pass this along,

kind regards

Liz & Shayan Aga

5.9 APPENDIX – FACEBOOK POST BOOSTS



Boosted Post

Harry Jerome Neighbourhood Lands Public Eng...

Promoted by Maureen O'Brien on 12/08/2017

7,064

People Reached

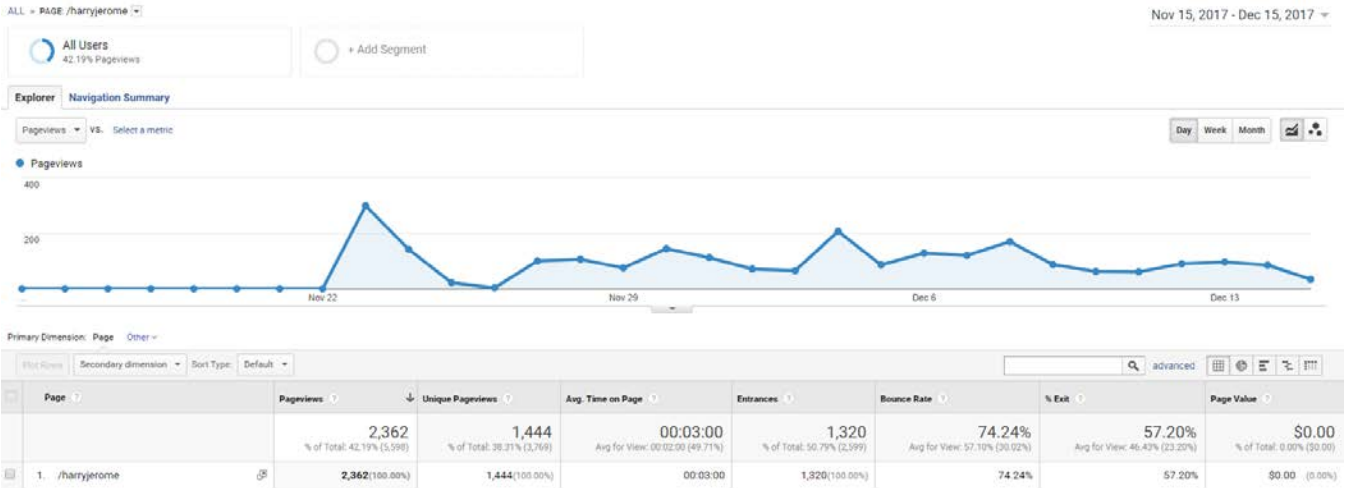
581

Post Engagements

HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017

5.10 APPENDIX – PROJECT WEBSITE STATISTICS

The project website visitations were driven by face-to-face events and meetings, as evidenced by peaks following events.

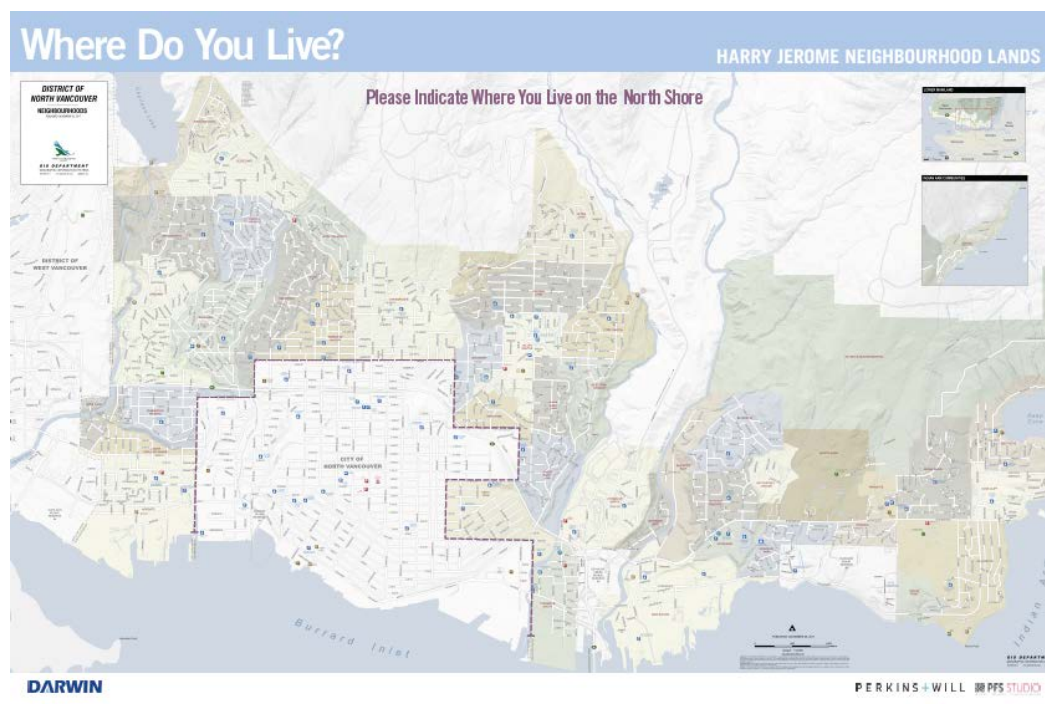


5.11 APPENDIX – HARRY JEROME RECREATION COMPLEX POP UP CONSULTATION IMAGE



5.12 APPENDIX – PRESENTATION BOARDS

Presentation Boards can also be viewed at www.HarryJeromeNeighbourhood.ca



HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

Welcome

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

PERKINS+WILL PFS STUDIO

North Shore Developer & Builder

HARRY JEROME NEIGHBOURHOOD LANDS

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



Dunderave 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



Mia on the Park, North Vancouver



Oxford Street Park, North Vancouver

DARWIN

PERKINS+WILL PFS STUDIO

DARWIN

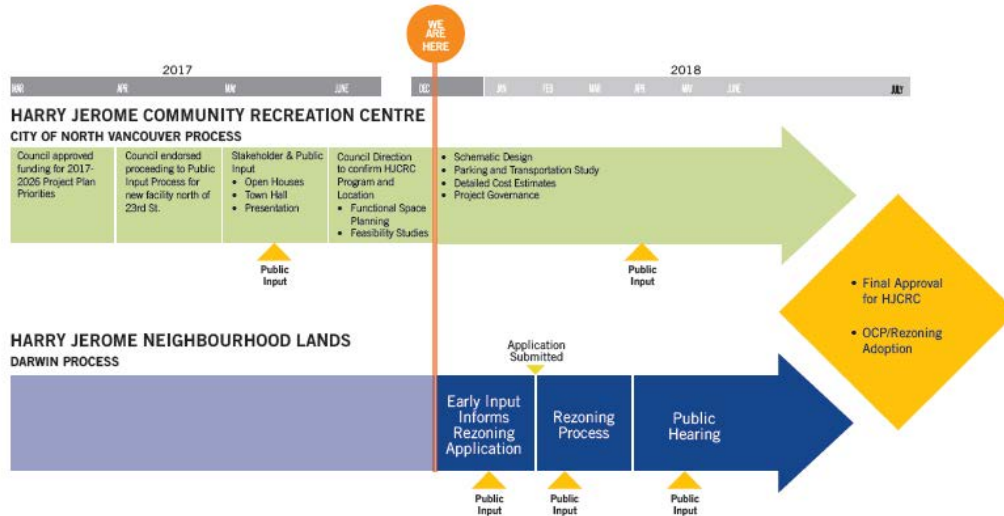
HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017

What is the Timeline?

HARRY JEROME NEIGHBOURHOOD LANDS



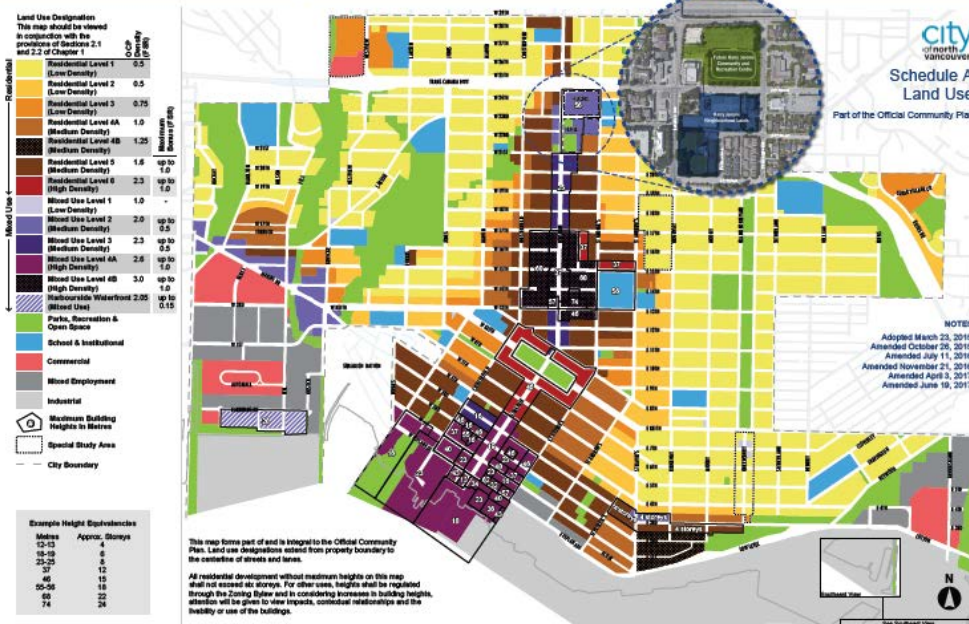
The public engagement process for the redevelopment of the Harry Jerome Neighbourhood Lands is intended to be fair, transparent and inclusive. Opportunities will be provided for North Vancouver residents to give input, and help shape and define the proposed development options being considered. A rezoning 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.

DARWIN

PERKINS+WILL PFS STUDIO

OCP - Land Use Map

HARRY JEROME NEIGHBOURHOOD LANDS



DARWIN

PERKINS+WILL PFS STUDIO

DARWIN

OCP - Density & FSR

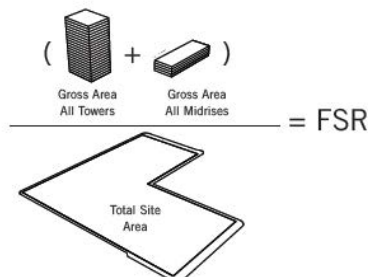
HARRY JEROME NEIGHBOURHOOD LANDS

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

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

DARWIN

PERKINS+WILL PFS STUDIO

OCP - Key Goals

HARRY JEROME NEIGHBOURHOOD LANDS

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 development within a compact, sustainable and highly visible 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 create a pedestrian link from Lansdale and 23rd 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 space is provided at the northern urban fringe, across from the new HJRC, to maximize visibility and use.



Resilient & Adaptable

Building spaces will be designed to remain functional through major storms, winterwater 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 remains 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 Lansdale, 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 quality 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.

DARWIN

PERKINS+WILL PFS STUDIO

Project Details

HARRY JEROME NEIGHBOURHOOD LANDS

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



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Option One

HARRY JEROME NEIGHBOURHOOD LANDS



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.

PERKINS+WILL PFS STUDIO

Option One

HARRY JEROME NEIGHBOURHOOD LANDS



3D VIEW

DARWIN

PERKINS+WILL PFS STUDIOS

Option Two

HARRY JEROME NEIGHBOURHOOD LANDS



SITE PLAN



DARWIN

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.

PERKINS+WILL PFS STUDIOS

Option Two

HARRY JEROME NEIGHBOURHOOD LANDS



3D VIEW

DARWIN

PERKINS+WILL | PFS STUDIO

Provide Your Input

HARRY JEROME NEIGHBOURHOOD LANDS

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

DARWIN

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DARWIN

HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

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Next Steps

HARRY JEROME NEIGHBOURHOOD LANDS

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.



DARWIN



PERKINS+WILL PFS STUDIO

Thank You

HARRY JEROME NEIGHBOURHOOD LANDS



DARWIN

PERKINS+WILL PFS STUDIO

DARWIN

5.13 APPENDIX – TWITTER SOCIAL MEDIA REPORT



DarwinConstruction
@DarwinConstr



The Darwin team will be on-hand today at the Harry Jerome Recreation Centre to share preliminary information and answer questions. Thursday, December 14 from 4:30-6:30pm (upstairs lobby) Learn more and have your say.

HarryJeromeNeighbourhood.ca

10:13 AM - Dec 14, 2017





Folding Patio Doors

@FoldingDoorsBC



Developer selected for new Harry Jerome rec centre in North Van #NorthVan #yvr #BC #Burnaby #RichmondBC #LangleyBC #VanRE #VanPoli #BCPoli urbanyvr.com/new-harry-jero...

6:55 AM - Dec 14, 2017



HARRY JEROME NEIGHBOURHOOD LANDS

Phase I Engagement Summary Report

December 21, 2017



NV Chamber

@nvchamber



Public input is being sought on various tower options for @CityOfNorthVan Harry Jerome lands! buff.ly/2nRko6O via @NorthShoreNews #northvan

8:28 AM - Dec 13, 2017



Tower options presented at Harry Jerome la...

City of North Vancouver residents were shown a few scenarios of what a massive 23rd Street development proposal for the Harry Jerome

nsnews.com



1 2



DarwinConstruction

@DarwinConstr



Learn more about the #HarryJeromeNeighbourhood Lands redevelopment. The Darwin team will be on-hand at the Harry Jerome Recreation Centre to share preliminary information and answer questions. Tuesday, December 12 from 4:30-6:30pm (upstairs lobby). HarryJeromeNeighbourhood.ca

10:15 AM - Dec 12, 2017



Harry Neighbourhood Lands | Darwin

Darwin Construction and Development Company.
North Vancouver, BC.

darwinconstruction.ca



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DarwinConstruction
@DarwinConstr

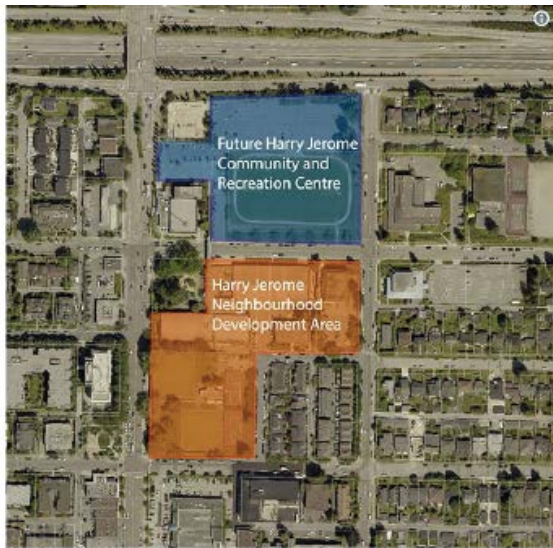


Thanks to those that stopped by the Harry Jerome Rec Centre on Saturday. We will be back again on Tuesday and Thursday from 4:30 - 6:30 but in the meantime, please visit harryjeromeneighbourhood.ca to learn more and have your say. #harryjeromeneighbourhood #northvan

9:51 AM - Dec 11, 2017



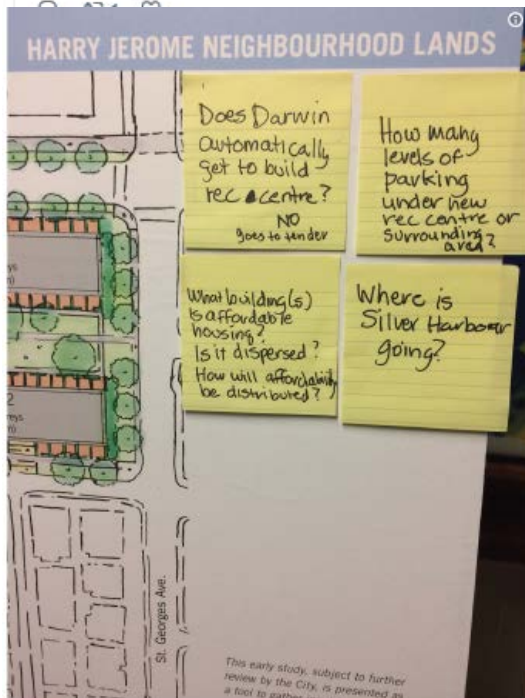
HARRY JEROME NEIGHBOURHOOD LANDS
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Life Insurance BC
 @LifeVancouverBC

Developer selected for new Harry Jerome rec centre in North Van #NorthVan #yvr #BC #Burnaby #RichmondBC #LangleyBC #VanRE #VanPoli #BCPoli urbanyvr.com/new-harry-jero...

7:45 PM - Dec 9, 2017



Catherine Rockandel
 @CRockandel

Engaging residents at the Harry Jerome Recreation Centre today 1:30-4:30pm. harryjeromeneighbourhood.ca #HarryJeromeNeighbourhood

2:53 PM - Dec 9, 2017

1





Ron Polly
@RonPolly



Tower options presented at Harry Jerome lands open house
shar.es/1Me4P8 via @NorthShoreNews This whole things
smells C of NV should of been flushed with cash to pay for this
for all the density bonuses over the last 12 years and knowing
this had to be done

12:23 PM - Dec 8, 2017



Tower options presented at Harry Jerome la...

City of North Vancouver residents were shown a
few scenarios of what a massive 23rd Street
development proposal for the Harry Jerome

nanews.com



Ben Bengtson
@BenBengtson



Folks can give their input on what they want to see developed
on the Harry Jerome neighbourhood Lands by going to
harryjeromeproject.ca nsnews.com/news/tower-opt... #NorthVan

9:40 AM - Dec 8, 2017



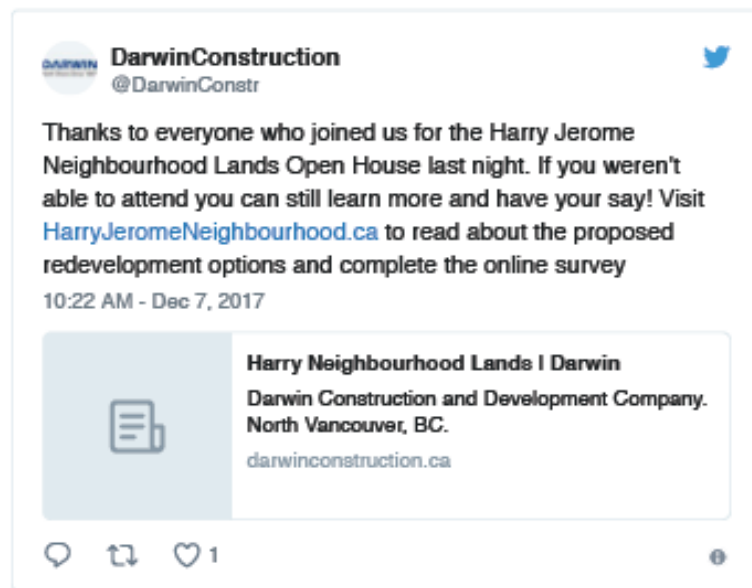
Tower options presented at Harry Jerome la...

City of North Vancouver residents were shown a
few scenarios of what a massive 23rd Street
development proposal for the Harry Jerome

nsnews.com



HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017





Darwin Update
@Darwin_Update



Tower options presented at Harry Jerome lands open house
ift.tt/2AI17MZ #news

9:37 AM - Dec 8, 2017



DarwinConstruction
@DarwinConstr



Learn more about the [#HarryJeromeNeighbourhood](https://www.darwinconstruction.ca/harry-jerome-lands) Lands redevelopment. The Darwin team will be on-hand at the Harry Jerome Rec Centre to share preliminary information and answer questions on Saturday, Dec 9 (downstairs at pool entrance) from 1:30-4:30pm. [HarryJeromeNeighbourhood.ca](https://www.darwinconstruction.ca/harry-jerome-lands)

9:31 AM - Dec 8, 2017





DarwinConstruction
@DarwinConstr



Lots of interested folks asking questions and learning about the project. [#harryjeromeneighbourhood](#)

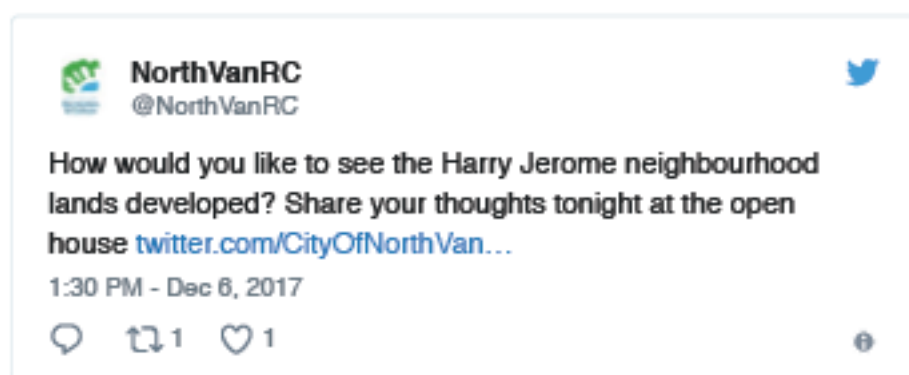
5:59 PM - Dec 6, 2017



DarwinConstruction
@DarwinConstr

Can't make it to the Open House tonight but want to share your thoughts and give input? Please complete the online survey - harryjeromeneighbourhood.metroquest.ca
[#HarryJeromeNeighbourhood](#)

 10 DAYS AGO





City of North Van

@CityOfNorthVan



Today is the day! Join us to discuss the proposed options for the Harry Jerome Neighbourhood Lands tonight 5:30-8:30pm.

Details: ow.ly/B5g330gUeYs #NorthVan @DarwinConstr @NorthVanRC

11:00 AM - Dec 6, 2017

1 2 1



Perkins+Will VAN

@perkinswill_VAN



We want to hear from you! Have your say and be part of shaping the upcoming redevelopment of Harry Jerome Neighbourhood Lands in #NorthVan #NorthVancouver | @DarwinConstr Open house Dec 6th 5:30-8:30pm darwinconstruction.ca/harryjerome

4:13 PM - Dec 5, 2017



Harry Neighbourhood Lands I Darwin

Darwin Construction and Development Company.
North Vancouver, BC.

darwinconstruction.ca

1 1 4



HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017



HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017





City of North Van

@CityOfNorthVan



Open House Alert! Join us for a look at the proposed Harry Jerome Neighbourhood Lands Dec 6th 5:30pm. Details:
ow.ly/B5g330gUeYs #NorthVan @DarwinConstr @NorthVanRC

3:00 PM - Dec 1, 2017



Cat A.

@Cat_Eh



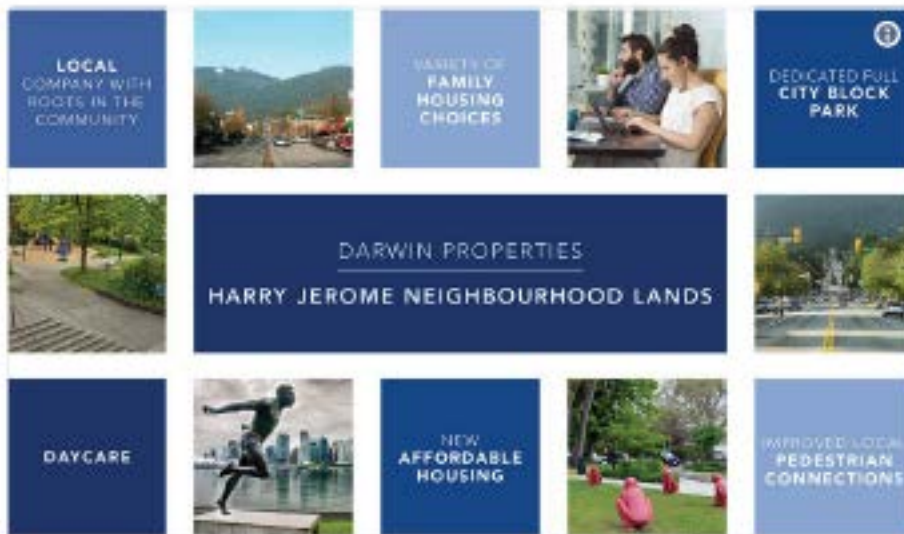
Hey North Van peeps - give your input on the options for the Harry Jerome Neighbourhood Lands! shar.es/1McGPX

10:07 AM - Dec 1, 2017





HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017





 **Scott Warner**
@ScottBWarner

A massive development has been proposed for 23rd Street in North Vancouver that could help fund the new Harry...
fb.me/8INFVHfKJ

4:44 PM - Nov 25, 2017

 **Harry Jerome neighbourhoods lands envisi...**
City residents can get their first look at a massive 23rd Street development proposal that could help pay for the new Harry Jerome recreation centre at nsnews.com

 **Ron Polly**
@RonPolly

Harry Jerome neighbourhoods lands envisioned
nsnews.com/news/harry-jer... via @NorthShoreNews If proper CAC were collected over the years this would be a cash deal

9:18 AM - Nov 25, 2017

 **Harry Jerome neighbourhoods lands envisi...**
City residents can get their first look at a massive 23rd Street development proposal that could help pay for the new Harry Jerome recreation centre at nsnews.com



City of North Van

@CityOfNorthVan



@hcma Architecture + Design has been selected as the prime consultant for the new Harry Jerome Community Recreation Centre. ow.ly/QkBT30gNMCn #NorthVan

4:20 PM - Nov 24, 2017

💬 ↻ 4 ❤️ 12



Darwin Update

@Darwin_Update



Harry Jerome neighbourhoods lands envisioned ift.tt/2A2qZFg #news

8:31 AM - Nov 24, 2017

💬 ↻ ❤️



HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017



Perkins+Will VAN
@perkinswill_VAN

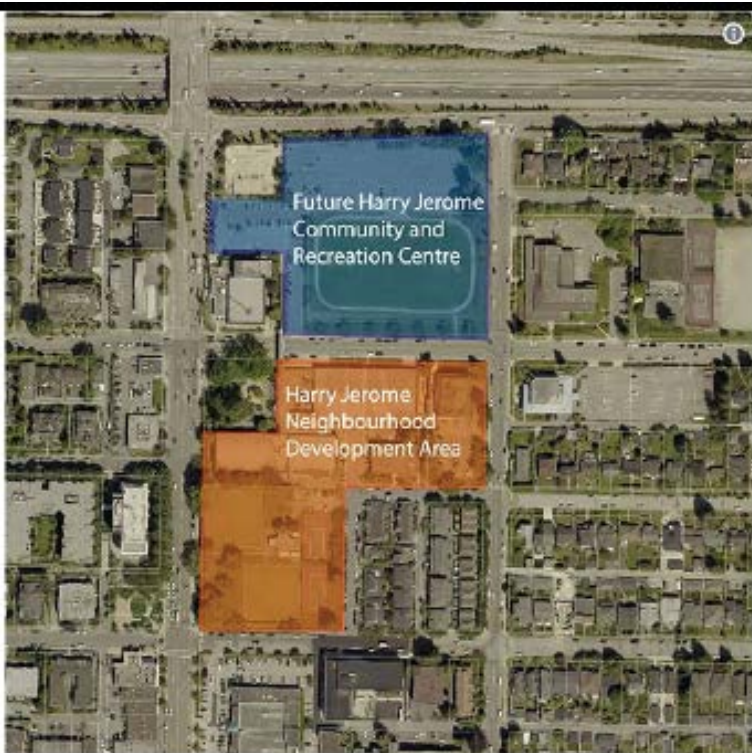


Check out @CityOfNorthVan's press release on Darwin Properties being the chosen developer for the Harry Jerome Neighbourhood Lands. Congrats & we're proud to be on Darwin's team working on this transformative project!
cnv.org/your-government...

3:35 PM - Nov 22, 2017



3



urbanYVR
@urbanYVR



Developer selected by @CityOfNorthVan for new Harry Jerome rec centre and multi-family development: bit.ly/2zKBM71
#NorthVan #vanRE

6:05 PM - Nov 18, 2017



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HARRY JEROME NEIGHBOURHOOD LANDS
Phase I Engagement Summary Report
December 21, 2017



DarwinConstruction
@DarwinConstr



We are honoured to be selected as the developer of the Harry Jerome Neighbourhood Lands. #HJeromeNeighbourhood”
twitter.com/cityofnorthvan...

9:00 AM - Nov 17, 2017



3



5



urbanYVR
@urbanYVR



.@CityOfNorthVan selects developer for new Harry Jerome rec centre, and adjacent multi-family residential development:
urbanyvr.com/new-harry-jero... #vanRE #NorthVan

7:13 AM - Nov 17, 2017



1



MUNICIPAL WORLD
@MunicipalWorld



City of North #Vancouver Working with Developer for Harry Jerome Neighbourhood Lands cnv.org/property-and-d...

8:34 AM - Nov 17, 2017



1





NorthVan City Voices
@nvcityvoices



City of North Vancouver Working with Developer for Harry Jerome Neighbourhood Lands cnv.org/your-governmen...

8:48 AM - Nov 16, 2017



David Matiru I VPG
@david_matiru



City of North Vancouver Working with Developer for Harry Jerome Neighbourhood Lands

The City... [instagram.com/p/Bbic9BNAtsr/](https://www.instagram.com/p/Bbic9BNAtsr/)

5:51 PM - Nov 15, 2017



Mathew Bond
@mrmathewbond



#NorthVan City update on Harry Jerome.
[twitter.com/roderickclark/...](https://twitter.com/roderickclark/)

2:32 PM - Nov 15, 2017





City of North Van
@CityOfNorthVan



Exciting news just in, City of North Vancouver Working with Developer for Harry Jerome Neighbourhood Lands. See NR: ow.ly/5ylv30gBzOs #NorthVan

1:03 PM - Nov 15, 2017



8



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Rod Clark
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