

HARRY JEROME NEIGHBOURHOOD LANDS DARWIN

WHO WE ARE

We are a local North Shore company.

We are proud of our over 30 years of being part of the North Shore community.



Lynn Creek Apartments, DNV



Lynn Valley Centre, DNV



City of North Vancouver Operations Centre

DARWIN

HARRY JEROME NEIGHBOURHOOD LANDS DARWIN'S PUBLIC ENGAGEMENT PROCESS

ONGOING ENGAGEMENT PROCESS

2017 (Nov/Dec): Online Survey (287 surveys; 215 comments)

2017 (Dec): Open House (97 attendees; 54 comments)

2017 (Dec): 3 Pop-up Info Sessions

2018 (Feb): Rezoning + OCP Amendment submission

2018 (April): Town Hall (134 attendees; 57 comments)

2018 (Jan-Jun): Individual Stakeholder Meetings (ongoing)

2017+ (Oct -): Dedicated website, project email,
Social Media, etc. (ongoing)



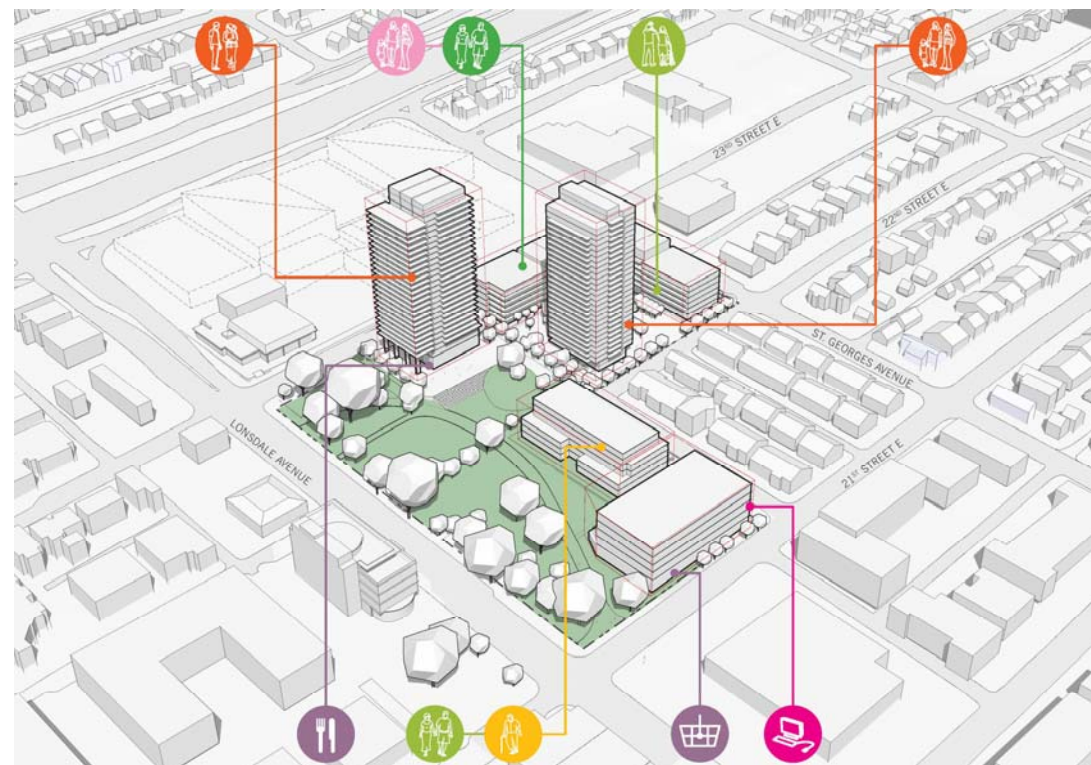
HARRY JEROME NEIGHBOURHOOD LANDS RESPONSE TO FEEDBACK

WHAT WE HAVE HEARD:

Improve + expand public community amenities

HOW WE HAVE RESPONDED:

- ✓ Support for a new 2.35 acre City Park
- ✓ Provide a new childcare facility
- ✓ Add new retail and office space (jobs)
- ✓ Retain majority of the existing heritage trees
- ✓ Integrate the City's Green Necklace



DARWIN

HARRY JEROME NEIGHBOURHOOD LANDS

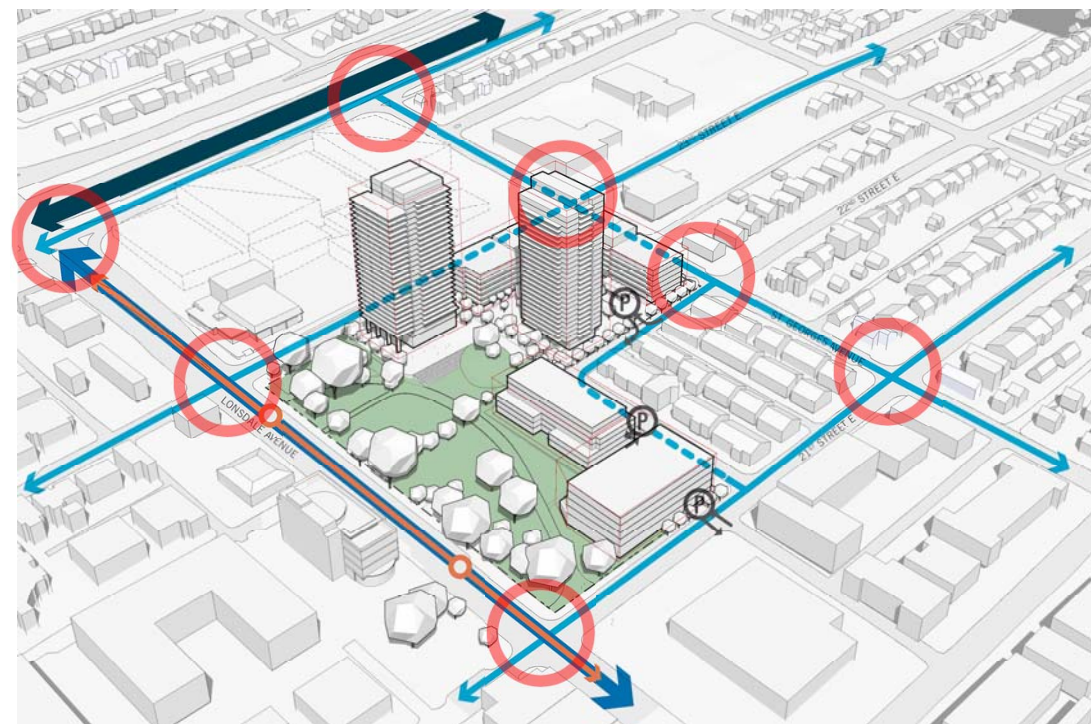
RESPONSE TO FEEDBACK

WHAT WE HAVE HEARD:

Manage Transportation + Traffic

HOW WE HAVE RESPONDED:

- ✓ Comprehensive traffic analysis
- ✓ Upgrades for transit improvements (B-Line Bus)
- ✓ Upgrades to major intersections & roads
- ✓ Provide sufficient parking for development
- ✓ Improve cycling & pedestrian routes and facilities



HARRY JEROME NEIGHBOURHOOD LANDS

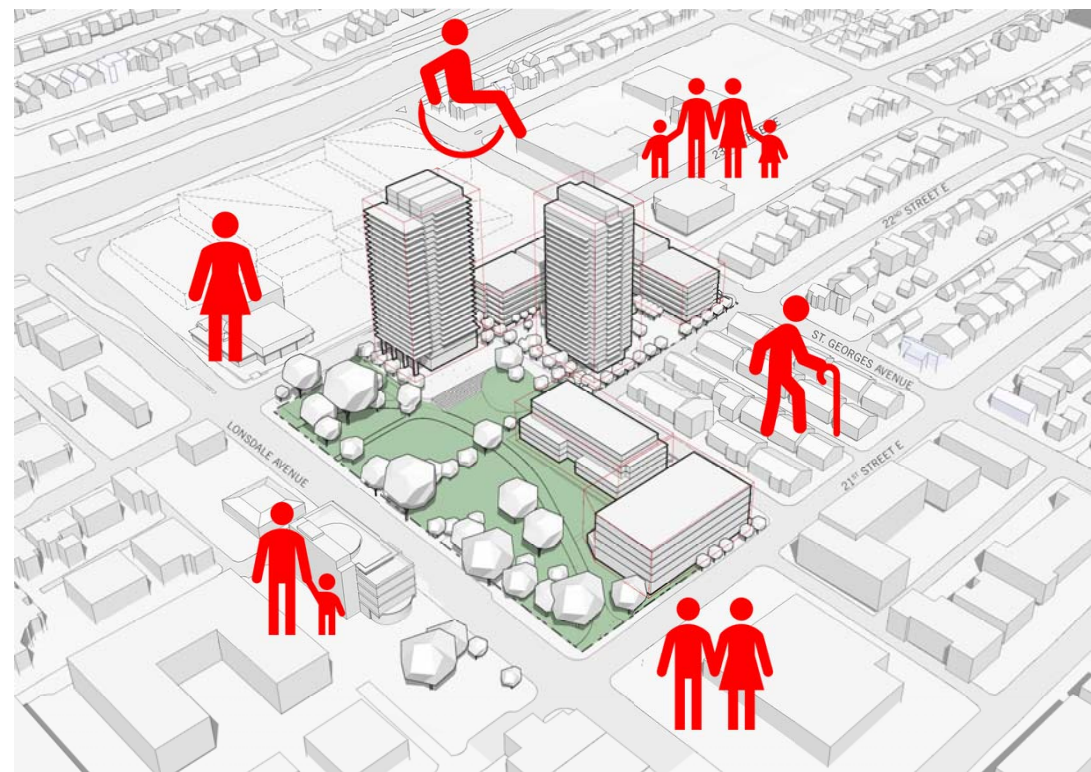
RESPONSE TO FEEDBACK

WHAT WE HAVE HEARD:

Provide a diversity of housing

HOW WE HAVE RESPONDED:

- ✓ Non-profit rental housing – 80 homes
- ✓ Seniors rental (assisted living) – 100 homes
- ✓ Market rental housing – 125 homes
- ✓ Leasehold condominiums – 485 homes
- ✓ 25% Adaptable Lvl 2; 100% aging-in-place features
- ✓ 45% designed for families (3 or more people)



DARWIN

HARRY JEROME NEIGHBOURHOOD LANDS

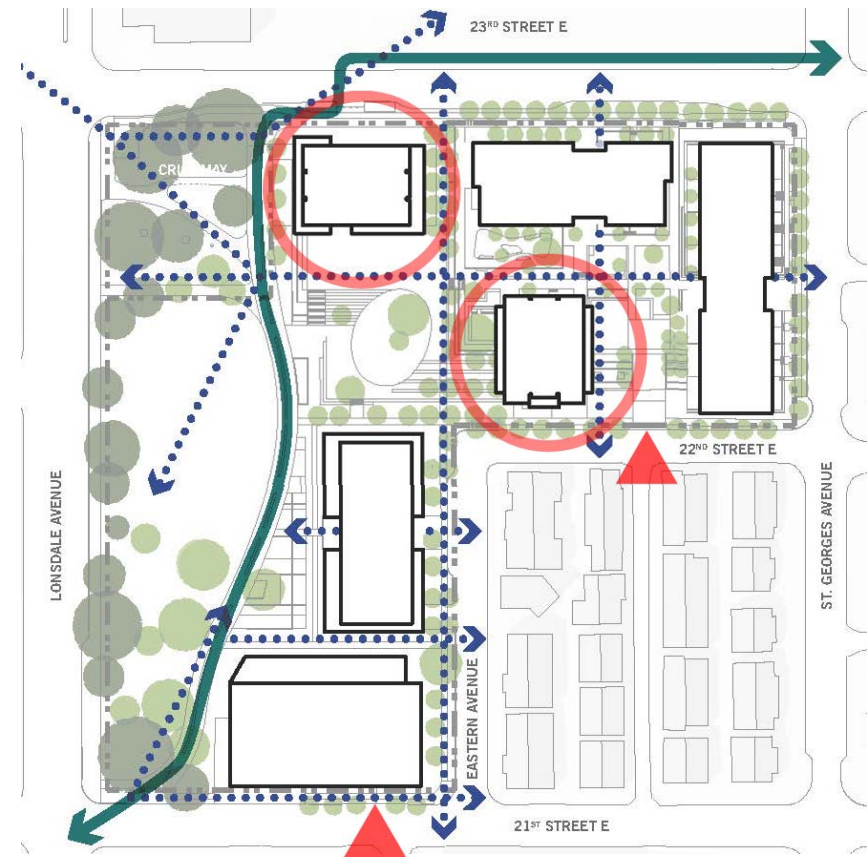
RESPONSE TO FEEDBACK

WHAT WE HAVE HEARD:

Minimize impacts to surrounding neighbourhood

HOW WE HAVE RESPONDED:

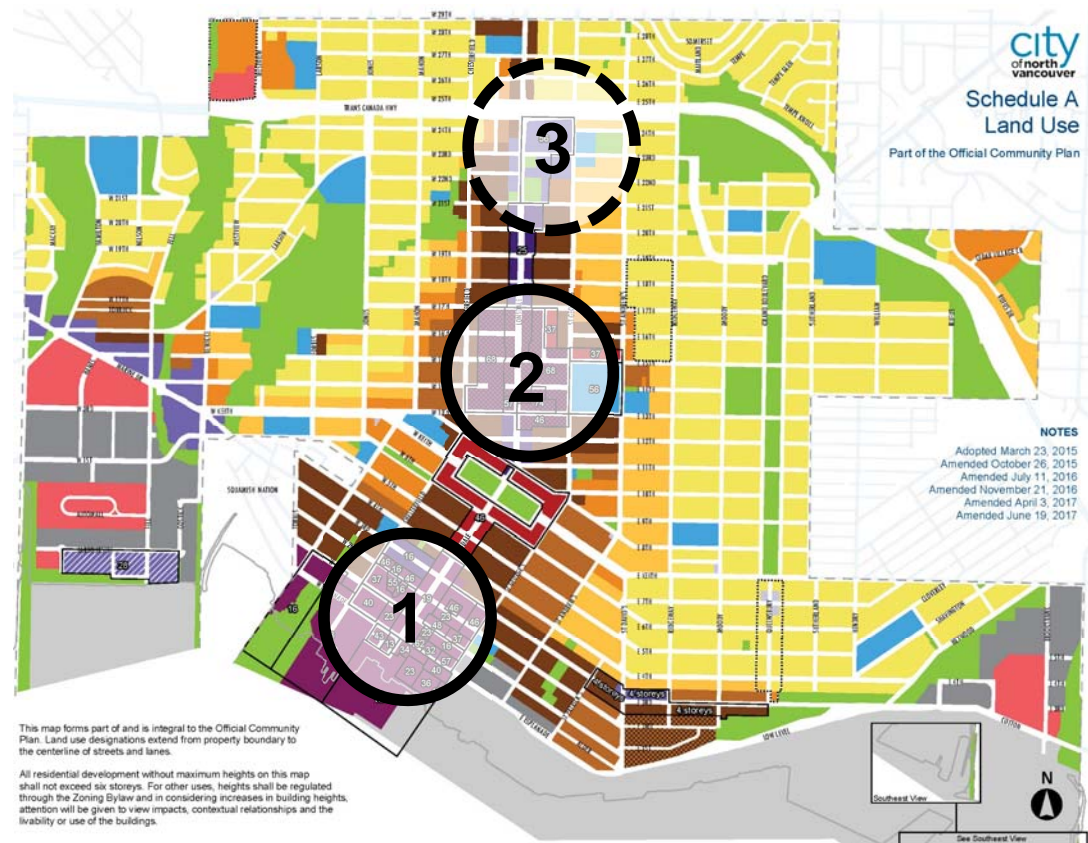
- ✓ Stepped buildings to reduce shadows + overlooks
- ✓ Increase green setbacks to neighbours
- ✓ Provide public access through and across site
- ✓ Locate main parkade entrances for minimum impact
- ✓ Locate taller buildings to the north
- ✓ Reduced towers from 3 to 2 due to impact on neighbours





HARRY JEROME NEIGHBOURHOOD LANDS OVERVIEW OF PROPOSAL – LOCATION

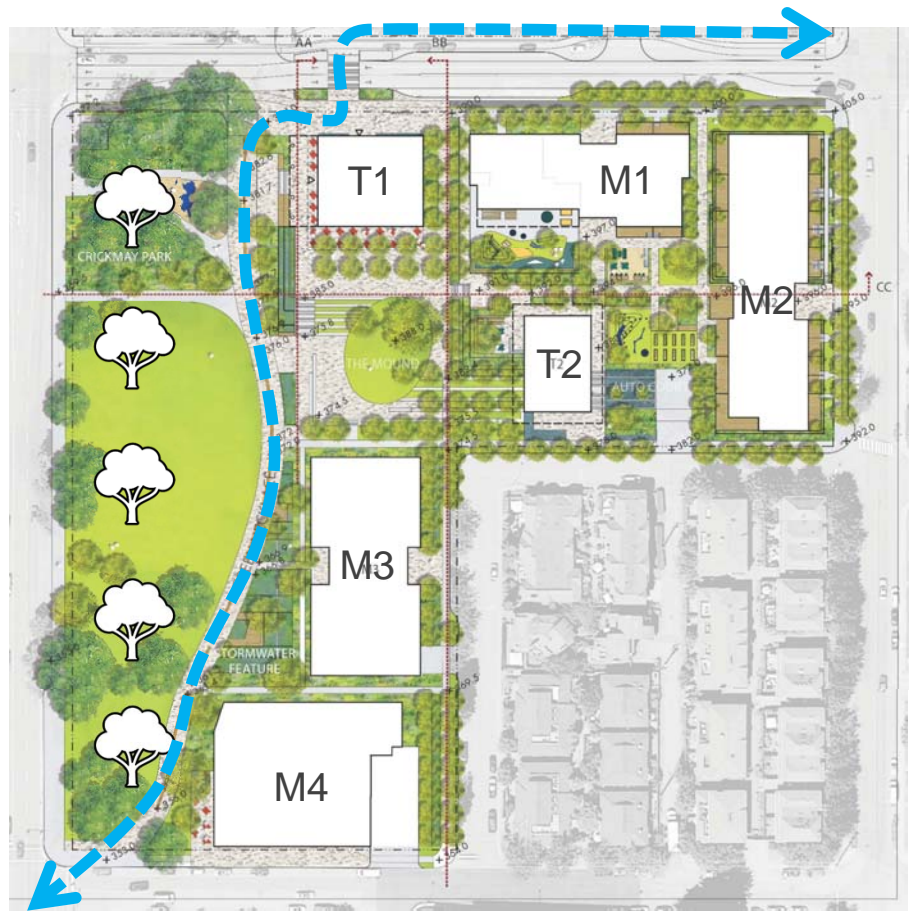
HJNL IDENTIFIED AS LOCATION FOR DENSITY
IN THE OFFICIAL COMMUNITY PLAN:

- Node #1 = Lower Lonsdale
- Node #2 = Central Lonsdale
- Node #3 = Upper Lonsdale



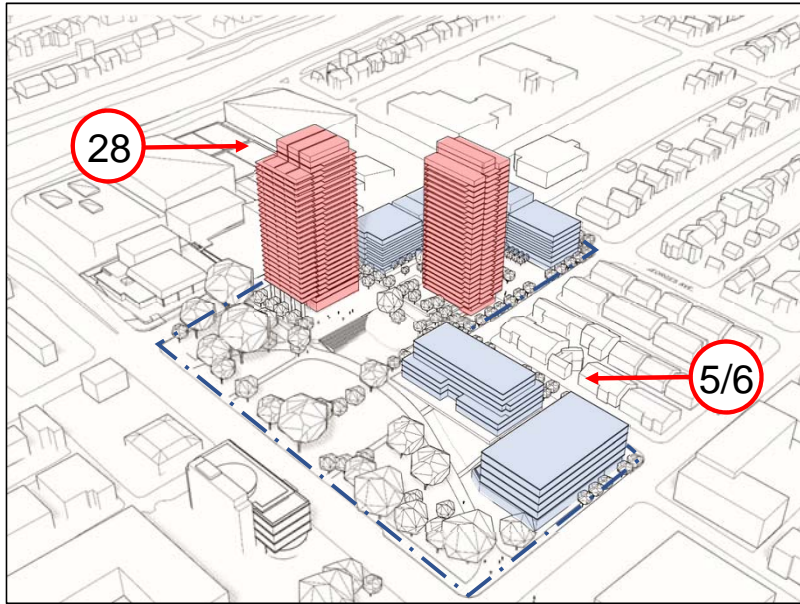
HARRY JEROME NEIGHBOURHOOD LANDS OVERVIEW OF PROPOSAL – SITE PLAN

- T1/T2 = Market Condominium
- M1 = Non-Profit Housing + Childcare
- M2 = Rental Housing
- M3 = Seniors Rental Housing
- M4 = Retail, Medical/Dental Office
-  = Enhanced City Park
-  = Integrated Green Necklace

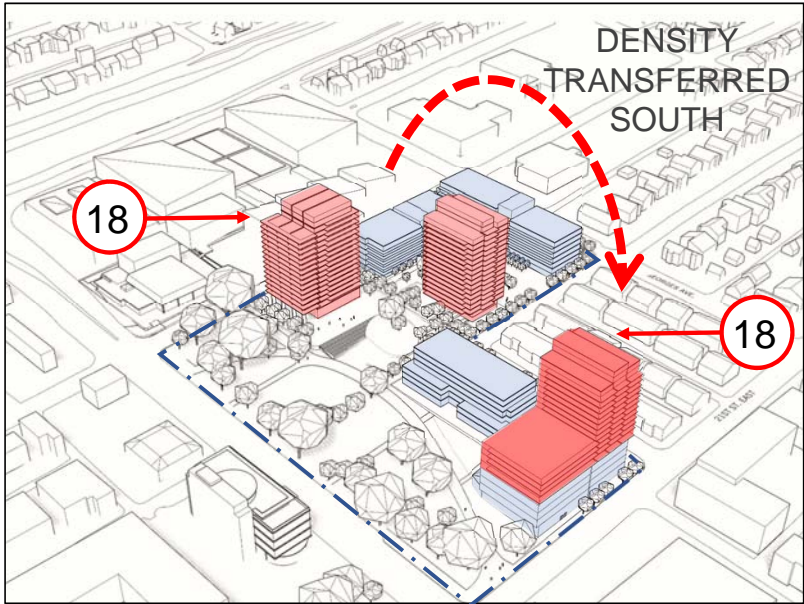


HARRY JEROME NEIGHBOURHOOD LANDS

28 vs. 18 STOREY TOWERS - COMPARISON



2 TOWERS @ 28 STOREYS; 2.5 FSR



3 TOWERS @ 18 STOREYS; 2.5 FSR

HARRY JEROME NEIGHBOURHOOD LANDS
DENSITY COMPARISON – LONSDALE AVENUE

PROJECT / OWNER	OCP DENSITY (2002 OCP)	APPROVED DENSITY (FSR)
Local / Anthem (2007; @ 17 th St.)	2.6 FSR	2.6 FSR
Prescott / Wesgroup (2011; @ 13 th St.)	2.6 FSR	4.18 FSR
15 West / Citimark (2011; @ 15 th St.)	2.6 FSR	4.37 FSR
Centreview / Onni (2013; @ 13 th St.)	2.6 FSR	4.82 FSR
HJNL / CNV	2.5 FSR (2014 OCP)	2.5 FSR (proposed)

Source: Density Bonus and Amenity Contribution Policy: Policy Committee Follow Up, December 4, 2013

HARRY JEROME NEIGHBOURHOOD LANDS COMMUNITY BENEFITS SUMMARY

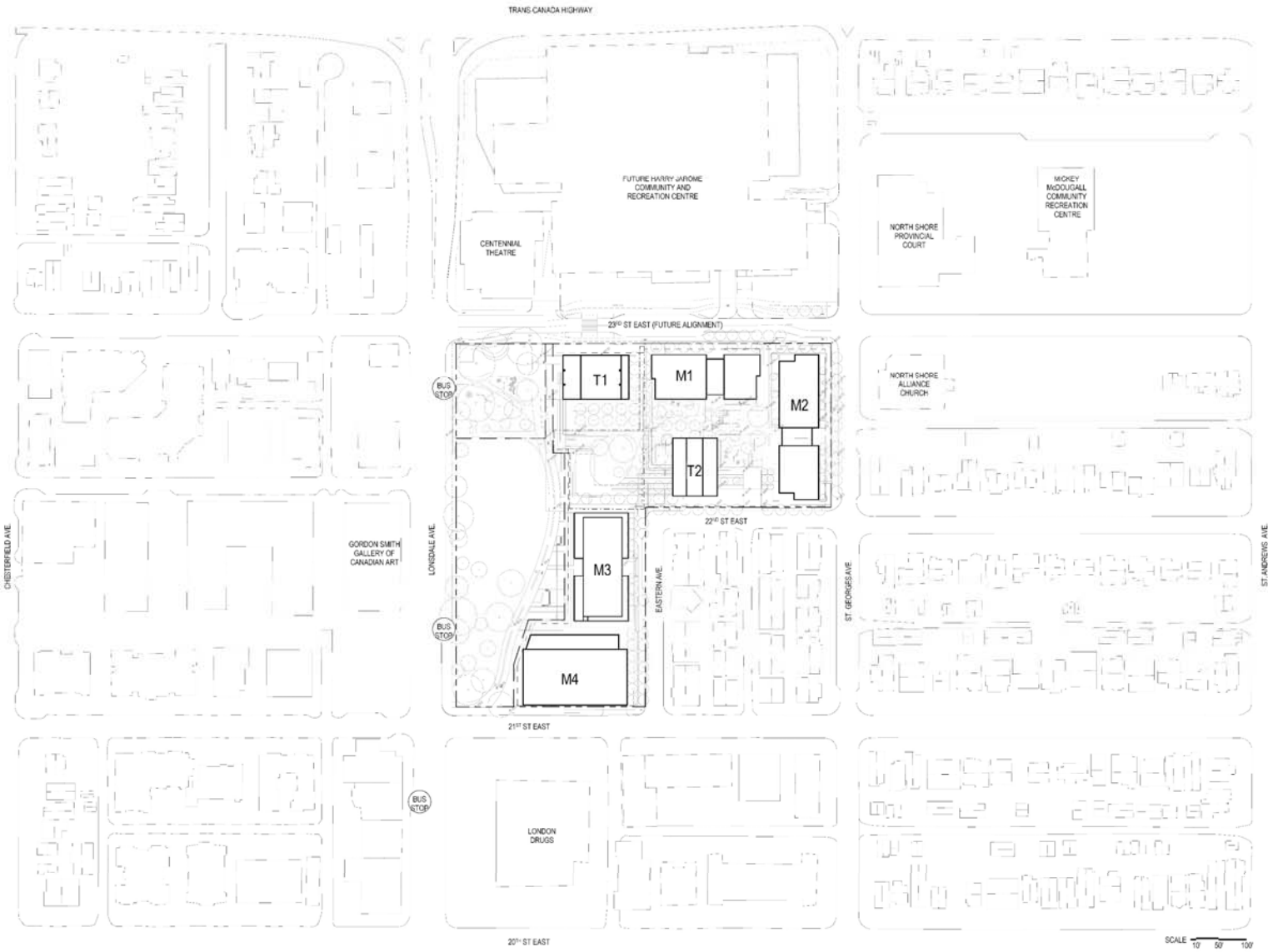
- ✓ New enhanced 2.35 acre City Park
- ✓ Non-profit childcare
- ✓ Non-profit housing
- ✓ Affordable rental housing
- ✓ Seniors rental housing
- ✓ Medical office building
- ✓ City retains long-term ownership of the land



CONCEPT RENDERING – SEPTEMBER 2017

DARWIN

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+ WILL

DARWIN

HARRY JEROME
NEIGHBORHOOD LANDS
NORTH VANCOUVER, BC

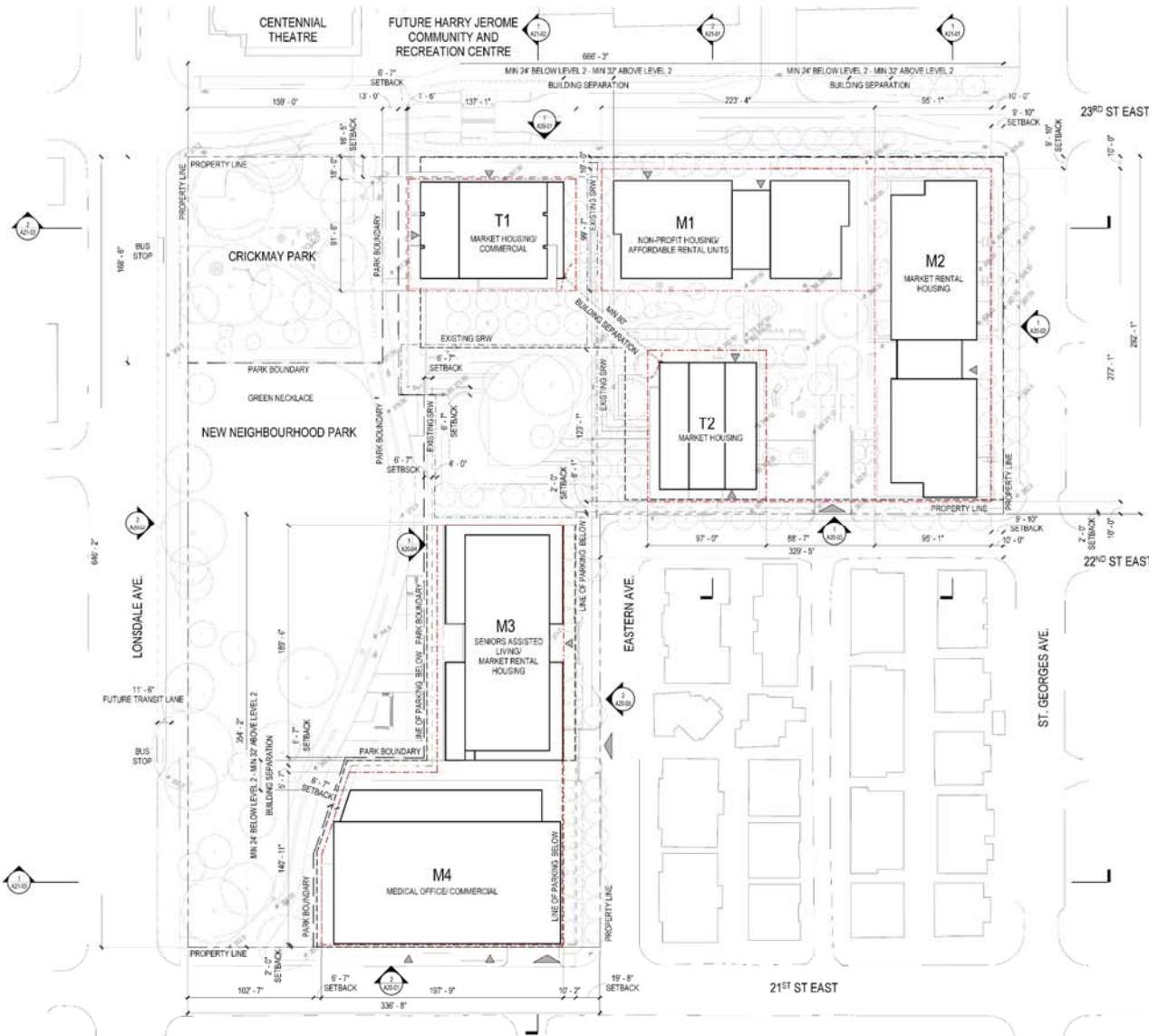
REZONING UPDATE
MAY 22, 2016



CONTEXT PLAN

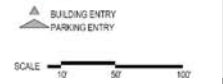
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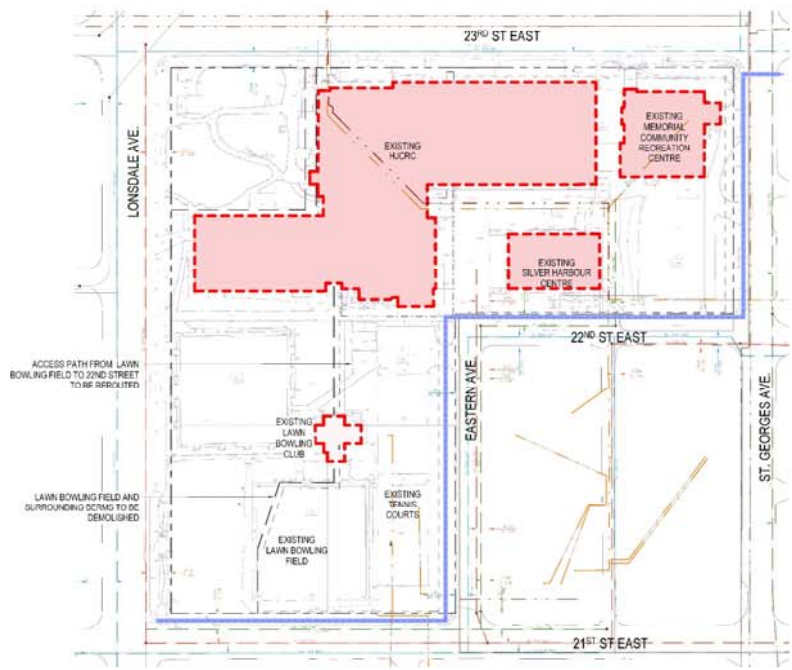
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- NOTES:
1. PATIOS ARE ALLOWED WITHIN SETBACKS.
 2. ALLOWABLE BUILDING ENVELOPE SHOWS THE POTENTIAL EXTENT OF THE BUILDING ENCLOSURE. BALCONIES AND ARCHITECTURAL FEATURES CAN EXTEND BEYOND THE ALLOWABLE BUILDING ENVELOPE.
 3. OVERALL SITE DIMENSIONS TO NEAREST INCH. SEE SITE SURVEY FOR EXACT DIMENSIONS.
 4. FINAL 23RD STREET ALIGNMENT TO BE CONFIRMED.

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

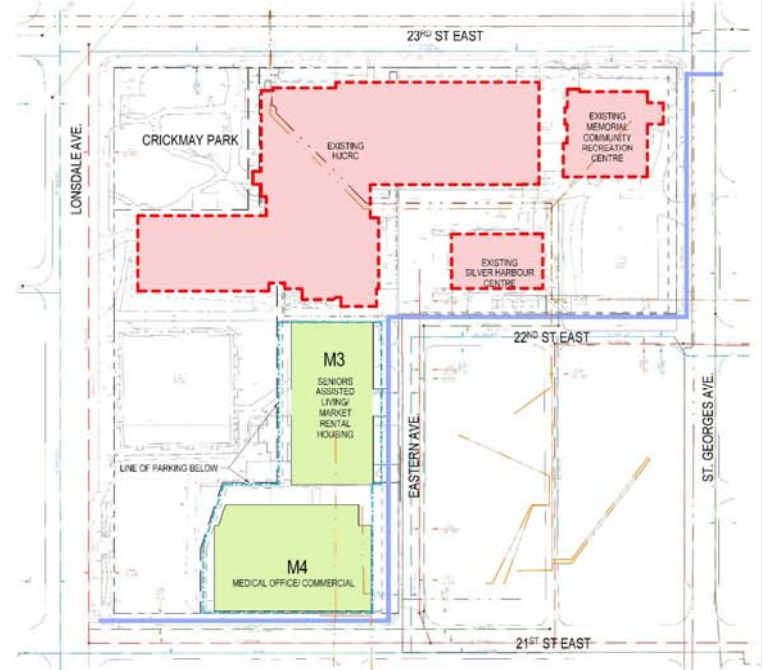




1 PHASE 1 DEMOLITION
1/64" = 1'-0"

NOTE:

- 1. EXISTING SITE SERVICES TO BE MAINTAINED OR REROUTED AS REQUIRED USING PROPOSED NEW R.O.W. WHERE NEEDED.



2 PHASE 1 NEW CONSTRUCTION
1/64" = 1'-0"

LEGEND:

- EXISTING BUILDING TO REMAIN (solid red)
- EXISTING BUILDING TO DEMOLISH (dashed red)
- H/L DEVELOPMENT (green)
- LINE OF PARKADE BELOW (dashed blue)

EXISTING SERVICES:

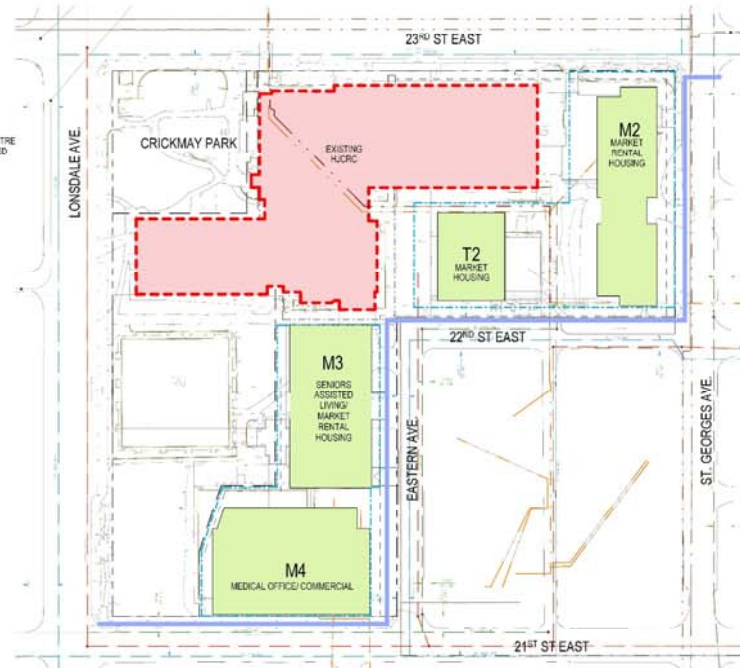
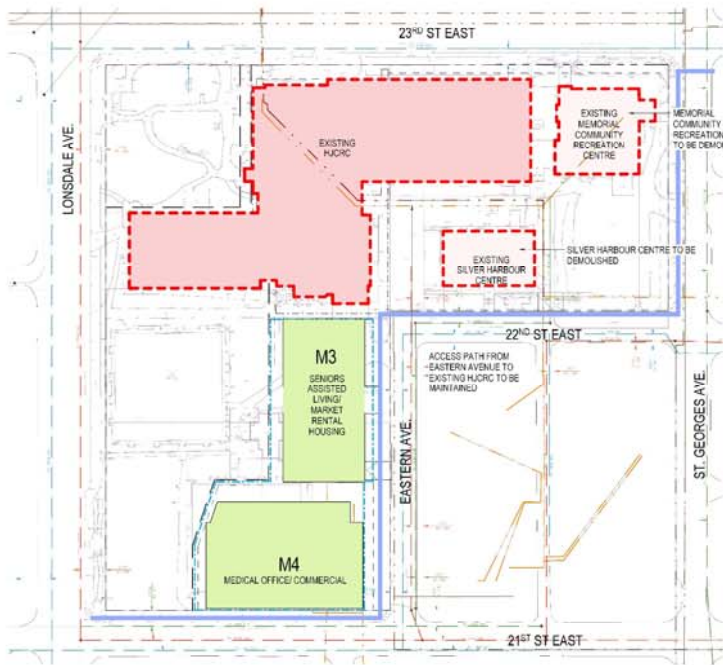
- EXT. SANITARY SEWER LINE (dashed brown)
- EXT. STORM SEWER (dashed blue)
- EXT. WATER (dashed green)
- EXT. GAS (dashed orange)
- EXT. TELE (dashed purple)
- EXT. -ELEC/HYDRO (dashed yellow)
- EXT. UTILITY - TELE FIBER (dashed pink)

TEMPORARY ROUTE FOR GREEN NECKLACE (solid blue)

SCALE 10 50 100'



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① PHASE 2 DEMOLITION
1/64" = 1'-0"

NOTE:

1 - EXISTING SITE SERVICES TO BE MAINTAINED OR REROUTED AS REQUIRED USING PROPOSED NEW R.O.W. WHERE NEEDED.

② PHASE 2 NEW CONSTRUCTION
1/64" = 1'-0"

LEGEND:

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW DEVELOPMENT
- LINE OF PARADE BELOW

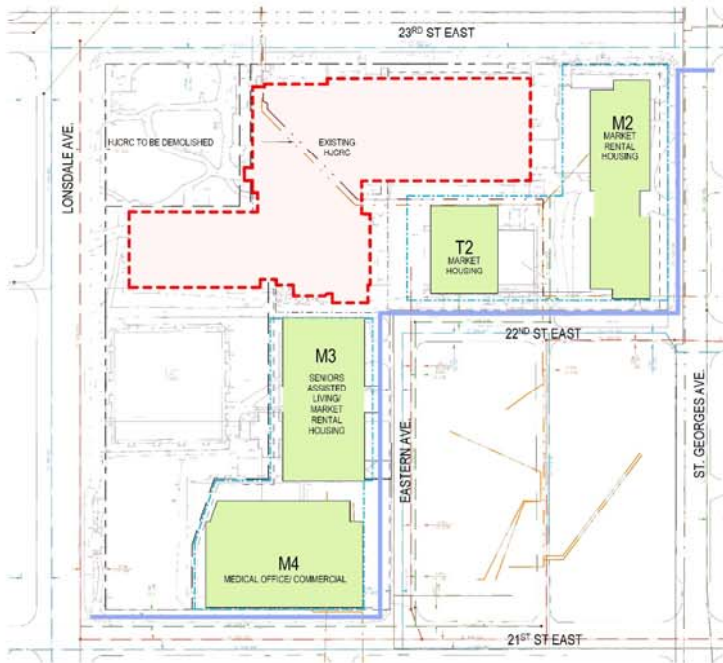
EXISTING SERVICES:

- EXT - SANITARY SEWER LINE
- EXT - STORM SEWER
- EXT - WATER
- EXT - GAS
- EXT - TELE
- EXT - ELEC. HYDRO
- EXT - UTILITY - TELE FIBER

TEMPORARY ROUTE FOR GREEN NECKLACE

SCALE 10 50 100





① PHASE 3 DEMOLITION
1/64" = 1'-0"



② PHASE 3 NEW CONSTRUCTION
1/64" = 1'-0"

NOTE:

1 - EXISTING SITE SERVICES TO BE MAINTAINED OR REROUTED AS REQUIRED USING PROPOSED NEW R.O.W. WHERE NEEDED.

LEGEND:

- EXISTING BUILDING TO REMAIN
 - EXISTING BUILDING TO DEMOLISH
 - HURL DEVELOPMENT
 - LINE OF PARKADE BELOW
- EXISTING SERVICES:
- EXT. SANITARY SEWER LINE
 - EXT. STORM SEWER
 - EXT. WATER
 - EXT. GAS
 - EXT. TELE
 - EXT. ELEC-HYDRO
 - EXT. UTILITY - TELE FIBER
- TEMPORARY ROUTE FOR GREEN NEOLACE

SCALE 10 50 100



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BUILDING AVERAGE GRADES:

M1	HIGH POINT: 400.0'
	LOW POINT: 390.0'
	AVERAGE GRADES: 395.0'
M2	HIGH POINT: 405.0'
	LOW POINT: 385.0'
	AVERAGE GRADES: 395.0'
M3	HIGH POINT: 374.4'
	LOW POINT: 264.7'
	AVERAGE GRADES: 369.6'
M4	HIGH POINT: 368.2'
	LOW POINT: 254.4'
	AVERAGE GRADES: 361.3'
T1	HIGH POINT: 389.0'
	LOW POINT: 386.2'
	AVERAGE GRADES: 387.6'
T2	HIGH POINT: 392.0'
	LOW POINT: 379.0'
	AVERAGE GRADES: 385.5'

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

- LEGEND
- PROPERTY LINE
 - - - SRW
 - - - SETBACK
 - - - PARK BOUNDARY

- ▲ BUILDING ENTRY
- ▲ PARKING ENTRY

- USE TYPE
- RESIDENTIAL
 - OFFICE
 - BUILDING AMENITY

SCALE 10 50 100'





- NOTES**
- I) FINAL NUMBER OF PARKING LEVELS TO BE DETERMINED. REFER TO DEVELOPMENT STATISTICS FOR PROPOSED OVERALL PARKING COUNTS.
 - II) UPDATED PARKING RATIOS TO BE INCORPORATED.
 - III) LEC SERVICE ROOMS, MECHANICAL / ELECTRICAL SERVICE ROOMS REQUIRE FURTHER DETERMINATION OF ROOM SIZES.
 - IV) FINISH FLOOR MARKERS ARE PROVIDED FOR CLARITY.

- LEGEND**
- PHASE 01 - UNDERGROUND PARKING (M3, M4)
 - PHASE 02 - UNDERGROUND PARKING (M2, T2)
 - PHASE 03 - UNDERGROUND PARKING (T1, M1)
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXTENTS OF UNDERGROUND PARKING
 - PROVISION FOR LEC ETS (3m x 3m)



PARKING +382'-0"

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NOTES

- I) FINAL NUMBER OF PARKING LEVELS TO BE DETERMINED. REFER TO DEVELOPMENT STATISTICS FOR PROPOSED OVERALL PARKING COUNTS.
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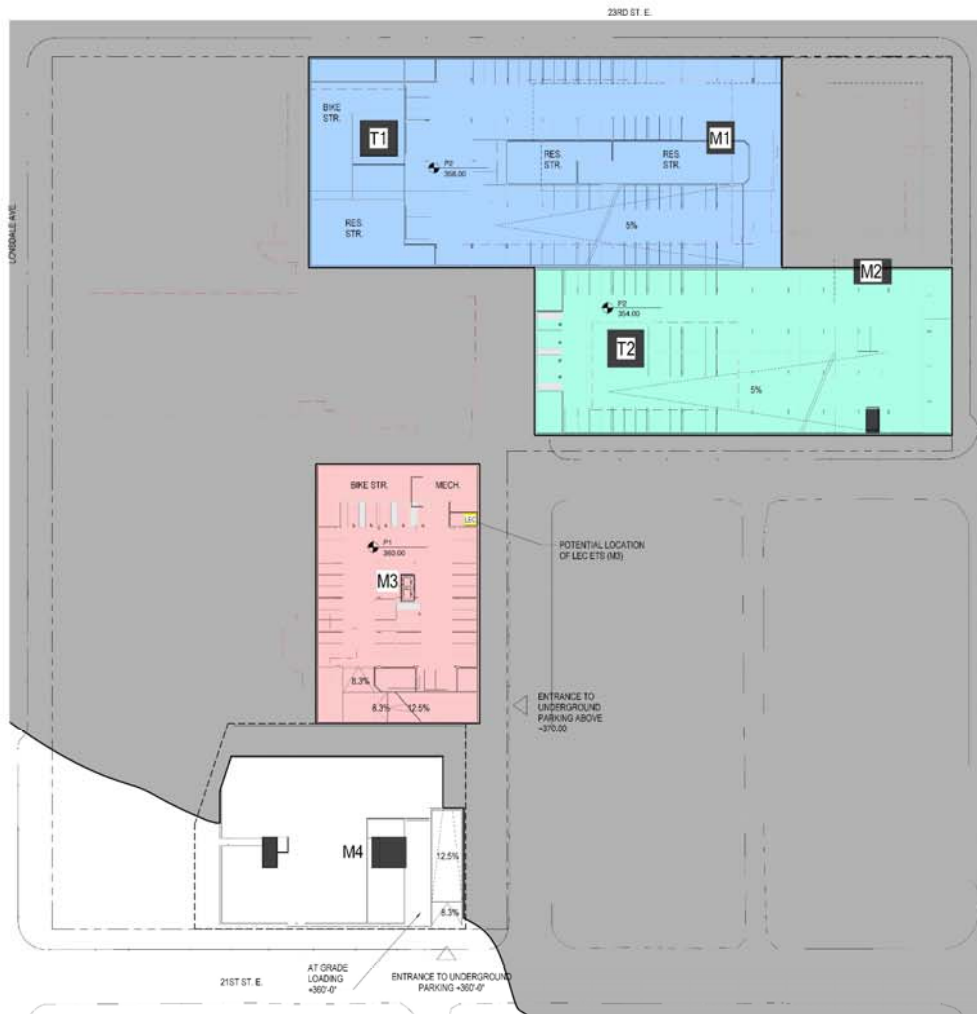
- LEGEND
- PHASE 01 - UNDERGROUND PARKING (M3, M4)
 - PHASE 02 - UNDERGROUND PARKING (M2, T2)
 - PHASE 03 - UNDERGROUND PARKING (T1, M1)
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXTENTS OF UNDERGROUND PARKING
 - PROVISION FOR LEC ETS (3m x 3m)



PARKING +367'-0"

A11-03

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NOTES

- i) FINAL NUMBER OF PARKING LEVELS TO BE DETERMINED - REFER TO DEVELOPMENT STATISTICS FOR PROPOSED OVERALL PARKING COUNTS.
- ii) UPDATED PARKING RATIOS TO BE INCORPORATED.
- iii) LEC SERVICE ROOMS, MECHANICAL / ELECTRICAL SERVICE ROOMS REQUIRE FURTHER DETERMINATION OF ROOM SIZES.
- iv) FINISH FLOOR MARKERS ARE PROVIDED FOR CLARITY.

- LEGEND**
- PHASE 01 - UNDERGROUND PARKING (M3, M4)
 - PHASE 02 - UNDERGROUND PARKING (M2, T2)
 - PHASE 03 - UNDERGROUND PARKING (T1, M1)
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXTENTS OF UNDERGROUND PARKING
 - PROVISION FOR LEC ETS (3m x 3m)



PARKING +360'-0"

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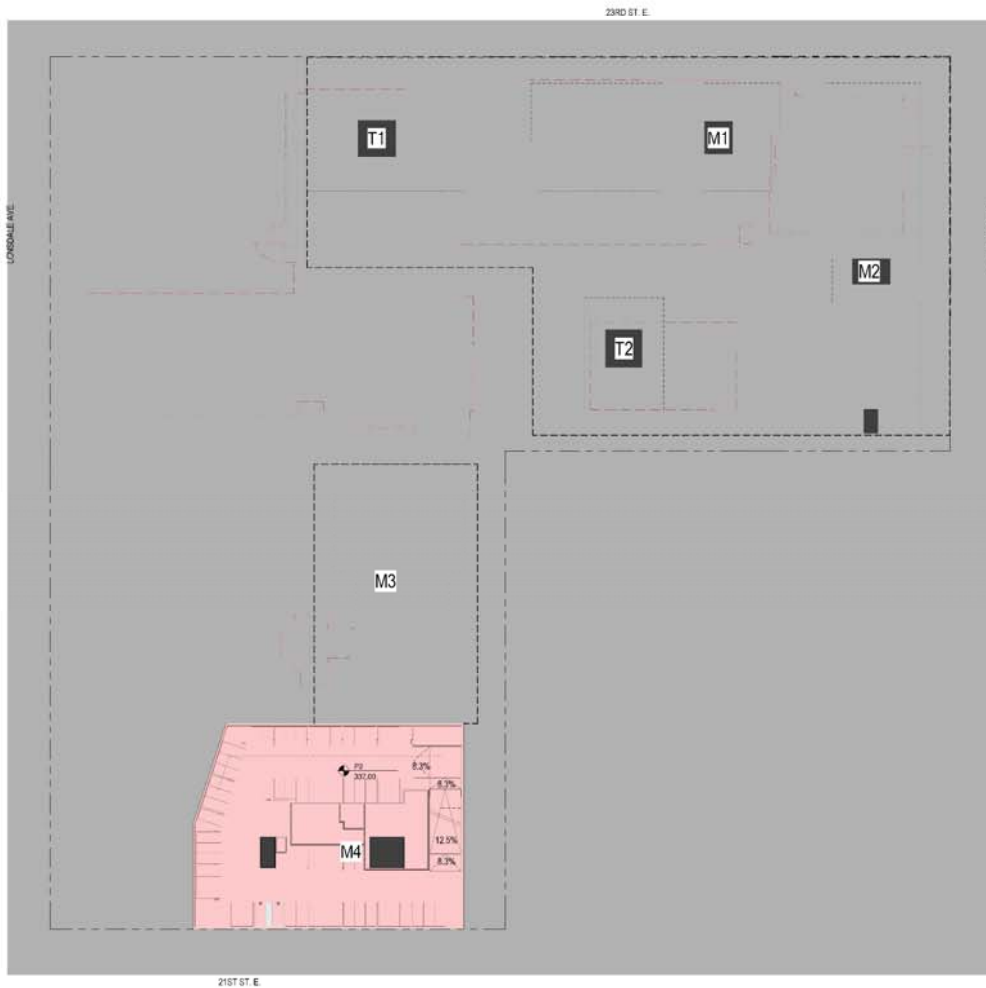
NOTES

- I) FINAL NUMBER OF PARKING LEVELS TO BE DETERMINED - REFER TO DEVELOPMENT STATISTICS FOR PROPOSED OVERALL PARKING COUNTS.
- II) UPDATED PARKING RATIOS TO BE INCORPORATED.
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- LEGEND
- PHASE 01 - UNDERGROUND PARKING (M3, M4)
 - PHASE 02 - UNDERGROUND PARKING (M2, T2)
 - PHASE 03 - UNDERGROUND PARKING (T1, M1)
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXTENTS OF UNDERGROUND PARKING
 - PROVISION FOR LEC ETS (3m x 3m)



PARKING +348'-0"



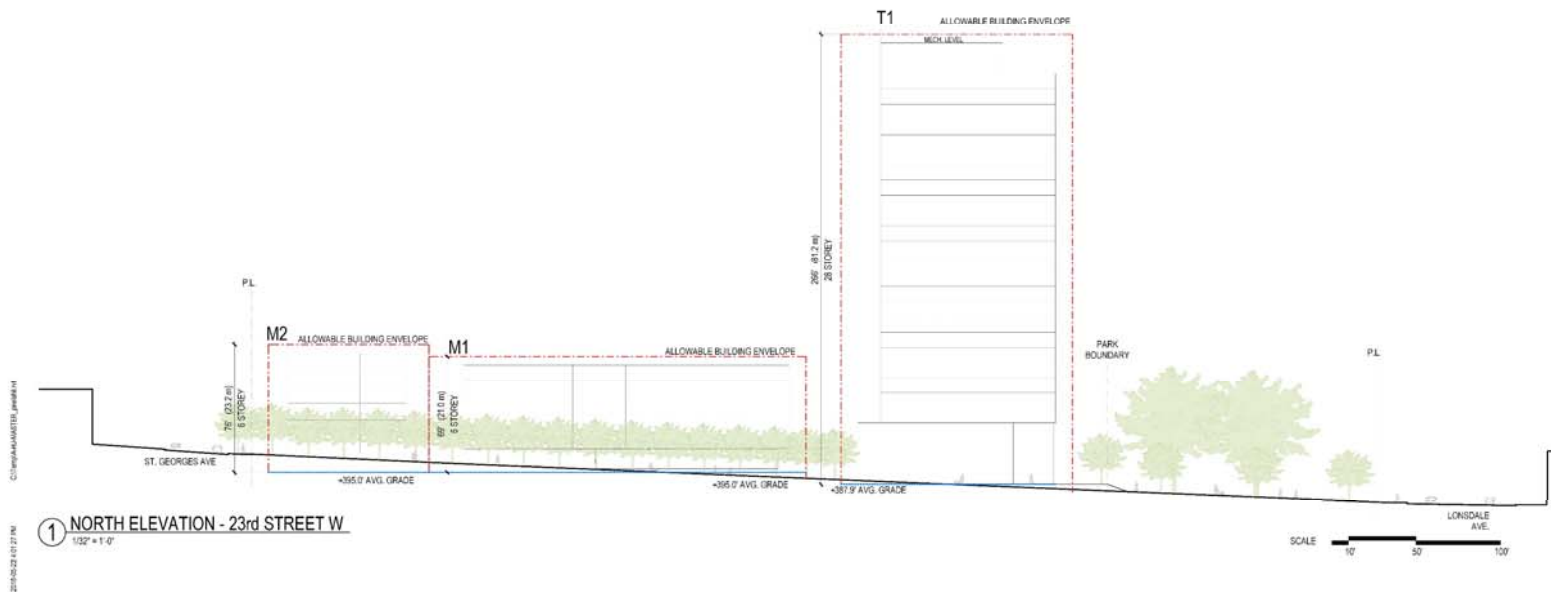
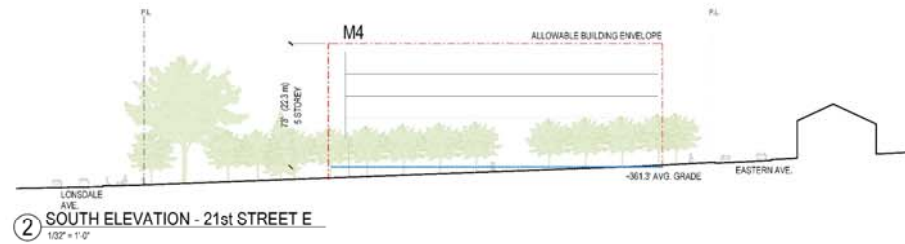
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 - PHASE 03 - UNDERGROUND PARKING (T1, M1)
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXTENTS OF UNDERGROUND PARKING
 - LEC PROVISION FOR LEC ETS (3m x 3m)



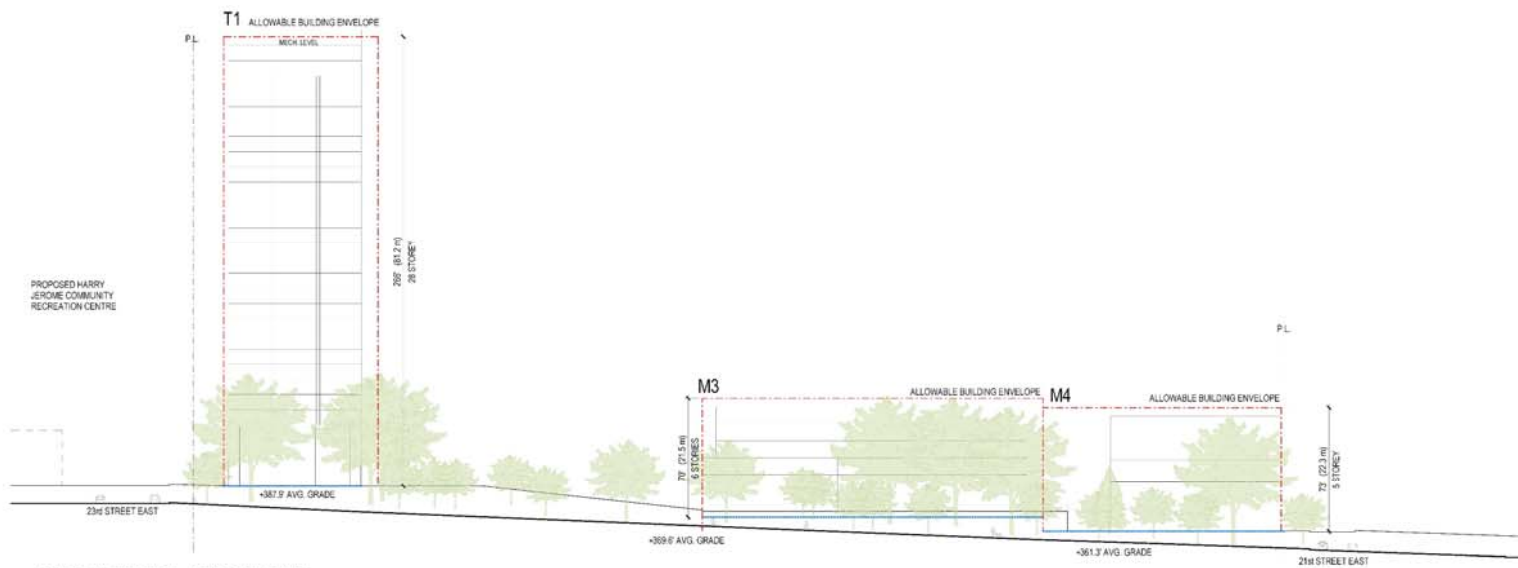
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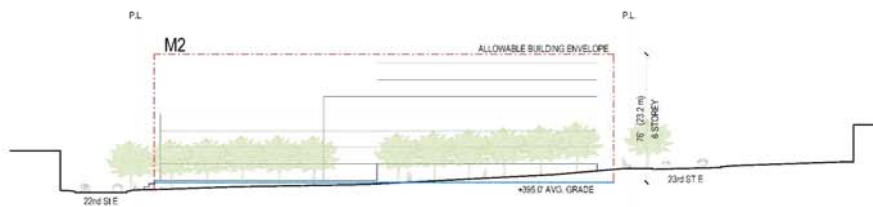


STREET ELEVATION

A20-01



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



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

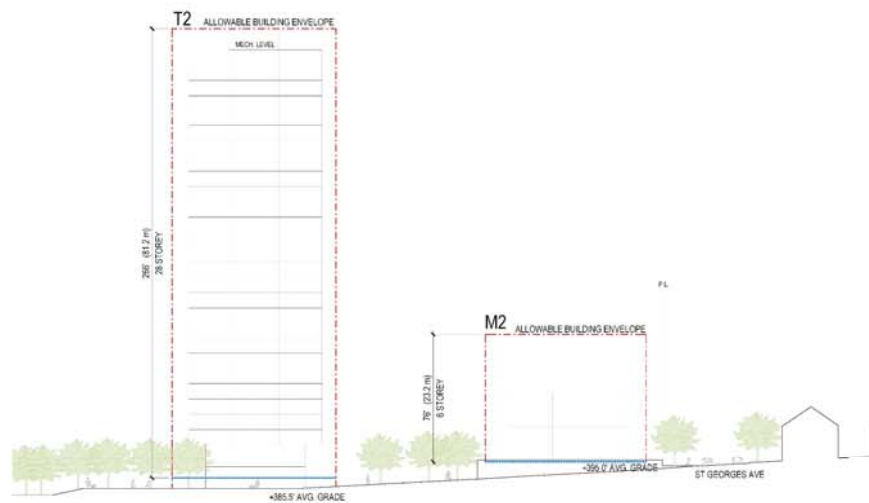
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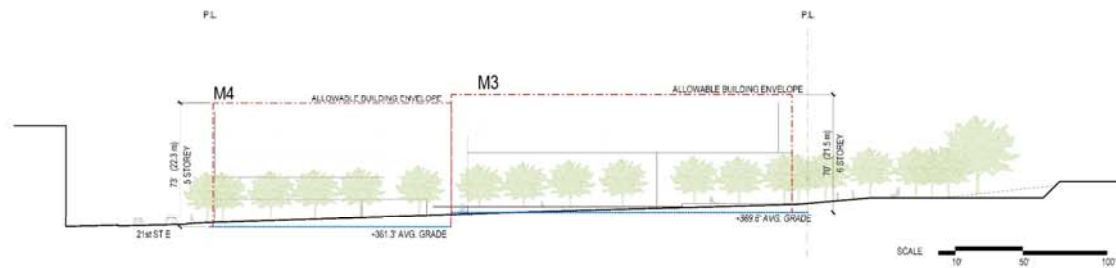
STREET ELEVATION

A20-02

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



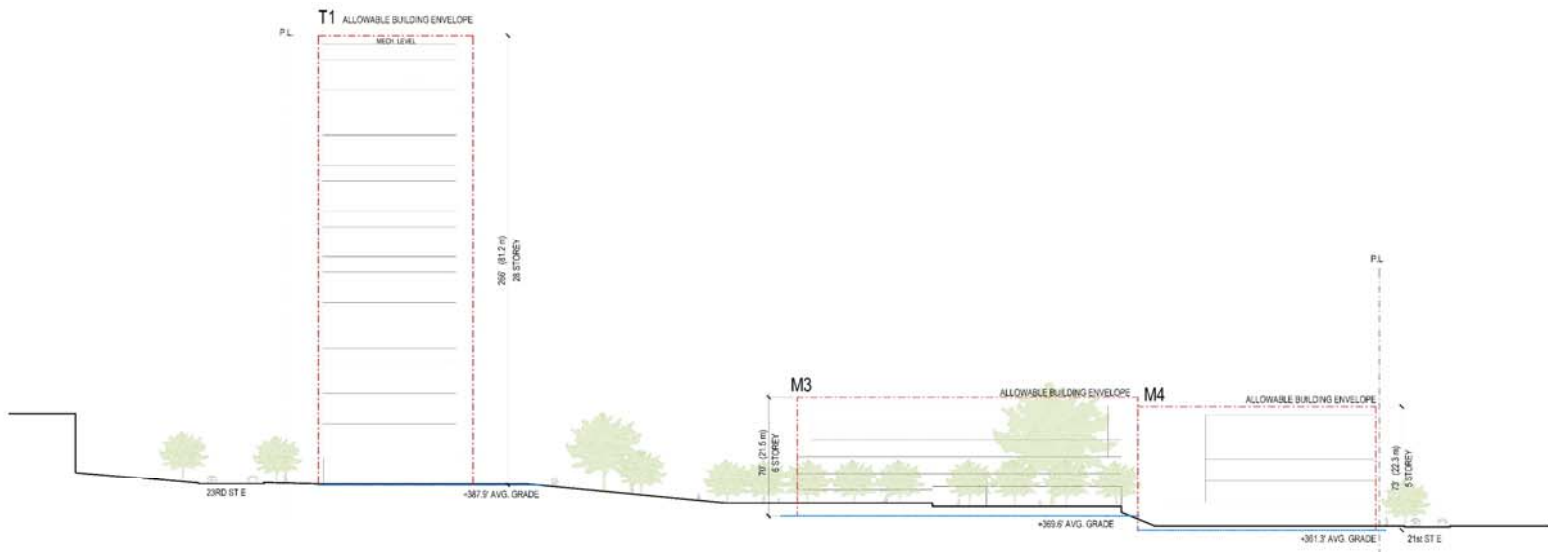
② EAST ELEVATION - EASTERN AVE
1/32" = 1'-0"



STREET ELEVATION

A20-03

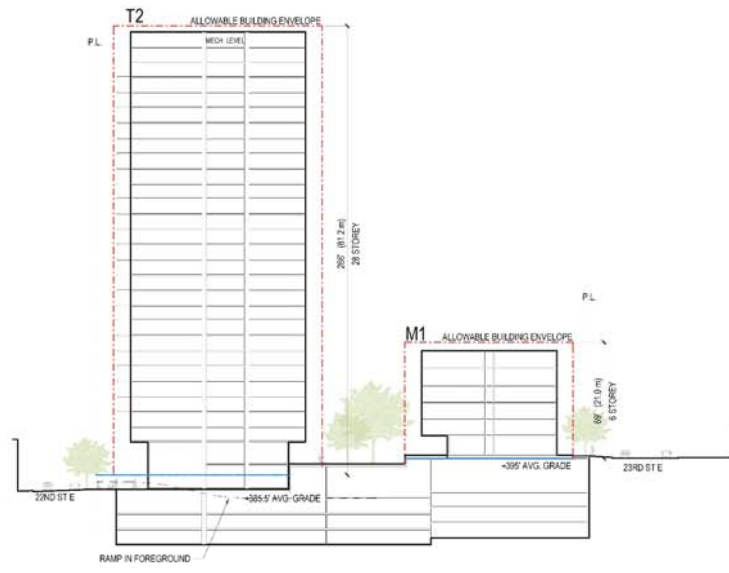
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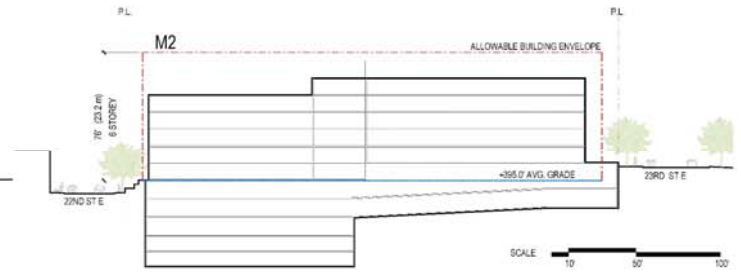
① SECTION - LONSDALE PARK
1:100" = 1"=0"



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



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

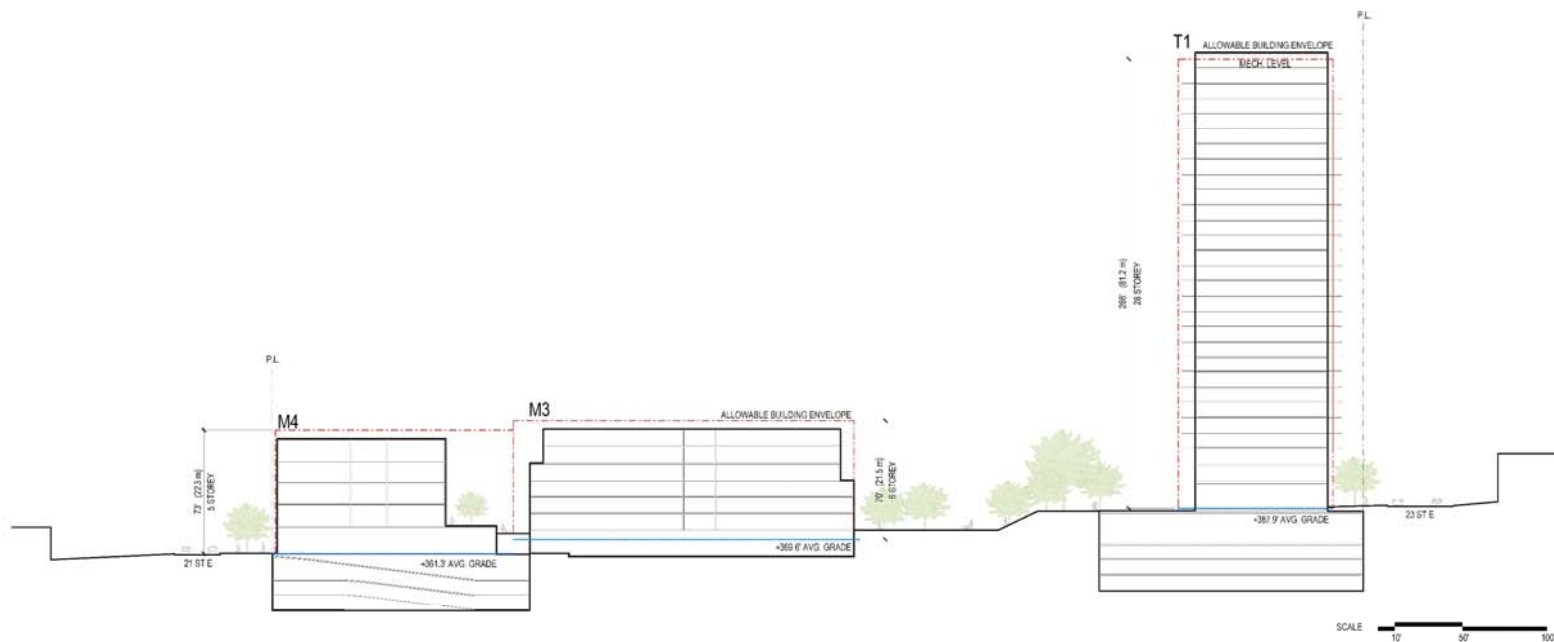


NOTES:
 1. REFER TO THE DEVELOPMENT STATISTICS FOR
 OVERALL PARKING COUNTS.

SECTIONS LOOKING
 WEST

A21-01

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

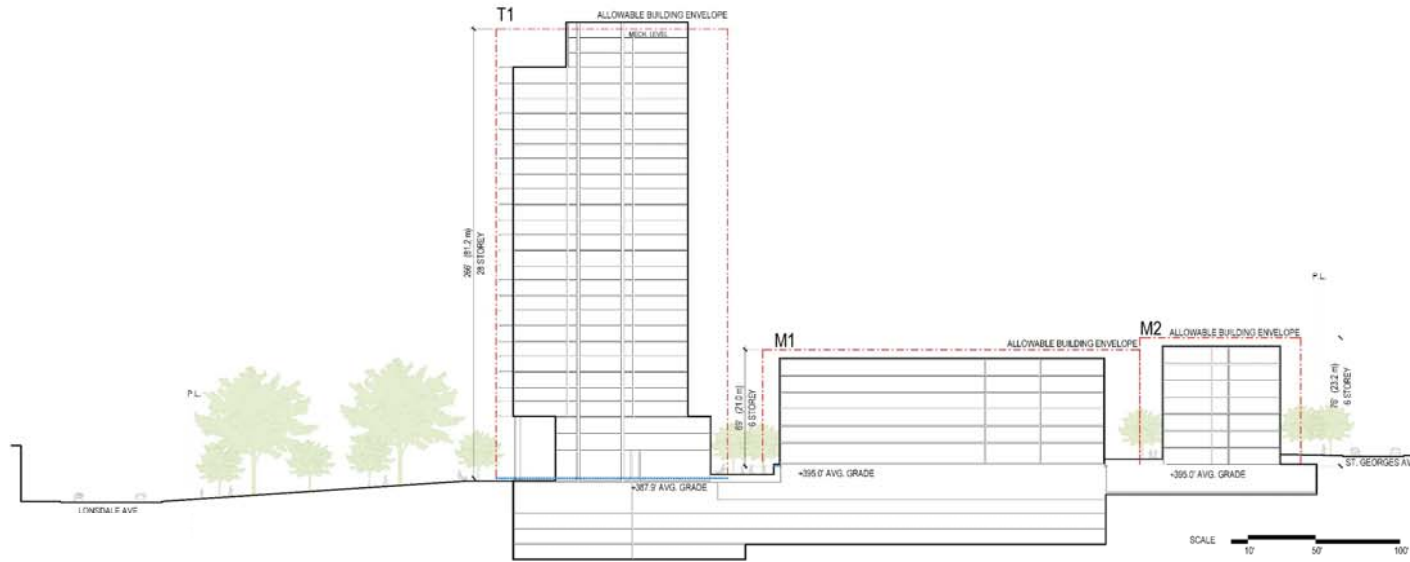
NOTES:
1. REFER TO THE DEVELOPMENT STATISTICS FOR
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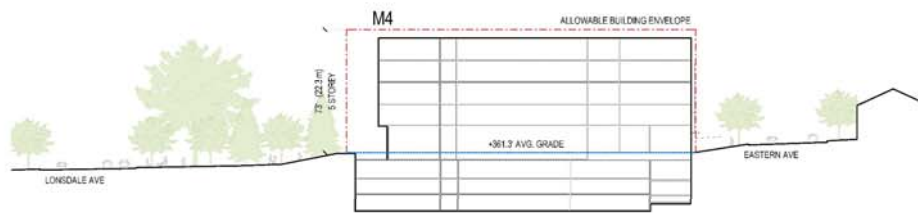
SECTIONS LOOKING
NORTH

A21-02

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



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

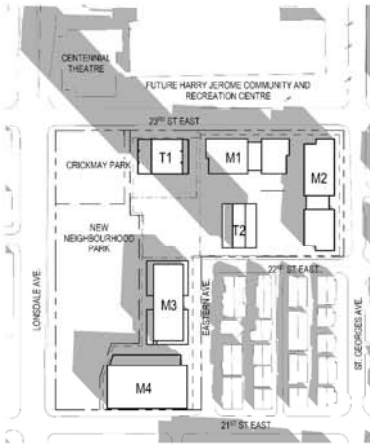
NOTES:
1. REFER TO THE DEVELOPMENT STATISTICS FOR
OVERALL PARKING COUNTS.



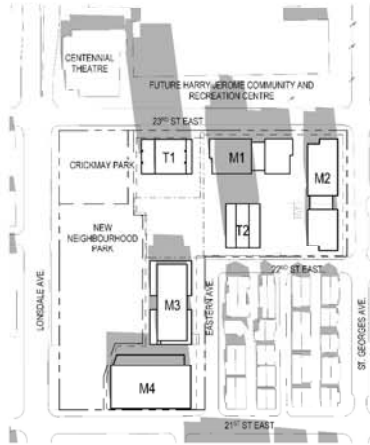
SECTIONS LOOKING
NORTH

A21-03

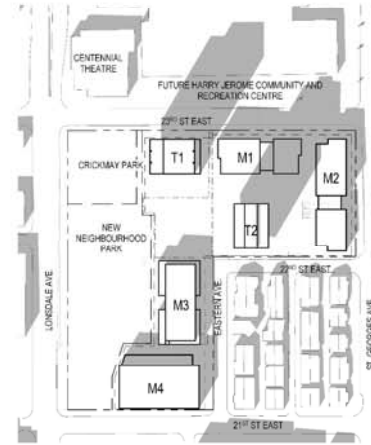
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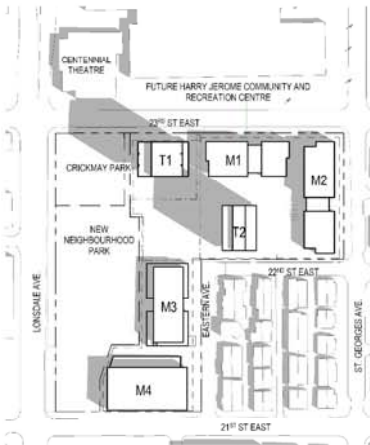
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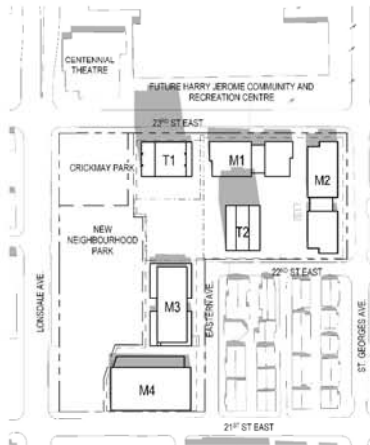
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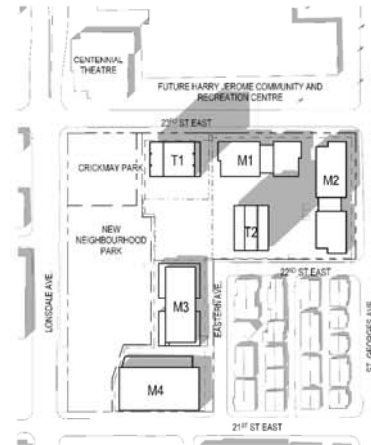
③ MARCH 21 - 2 PM
NOT TO SCALE



④ JUNE 21 - 10 AM
NOT TO SCALE



⑤ JUNE 21 - NOON
NOT TO SCALE



⑥ JUNE 21 - 2 PM
NOT TO SCALE





LEGEND

- P ▶ PARKADE ENTRY
- ▶ BUILDING ENTRY
- SECTION LINE

SCALE 1:100



DARWIN

HARRY JEROME
NEIGHBORHOOD LANDS
NORTH WINDOVER, BC

REZONING
REUBMISSION - DRAFT
APRIL 04, 2018



LANDSCAPE PLAN

10-01

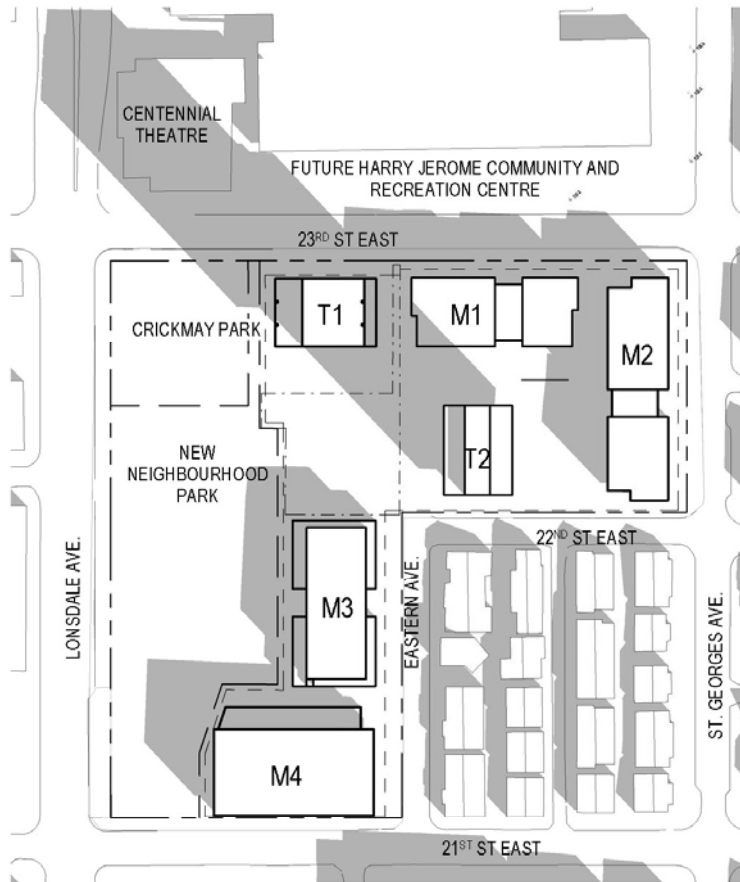
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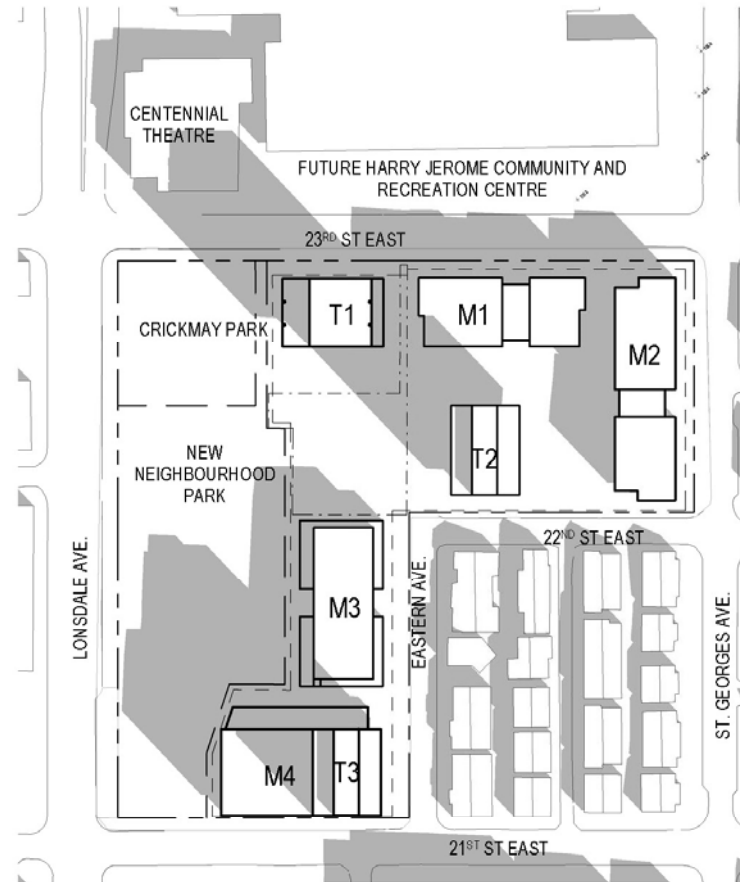




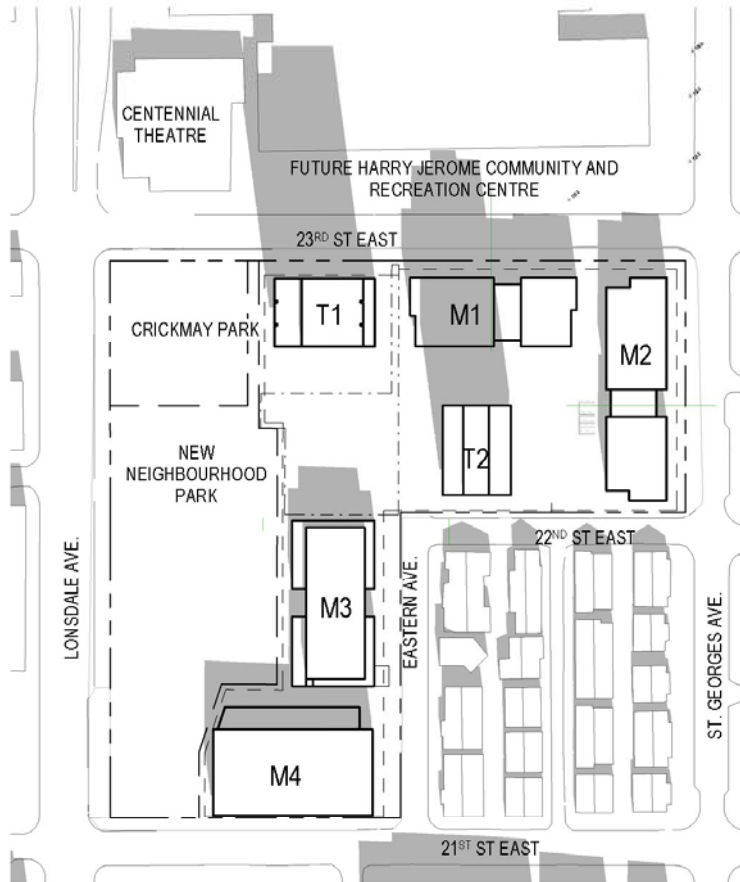




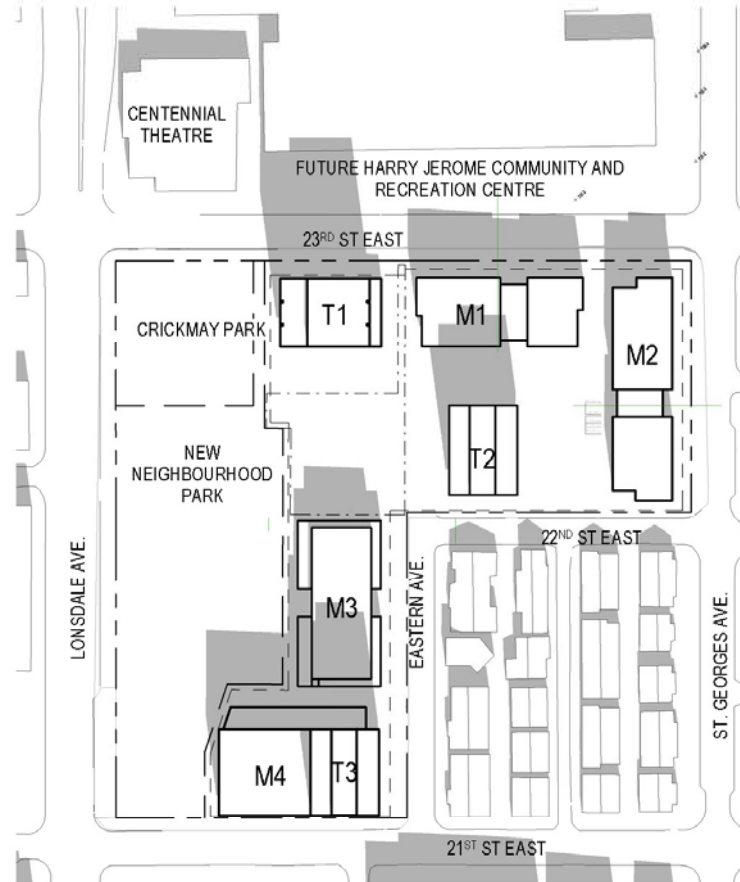
2 TOWERS AT 28 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - MARCH 21 - 10 AM



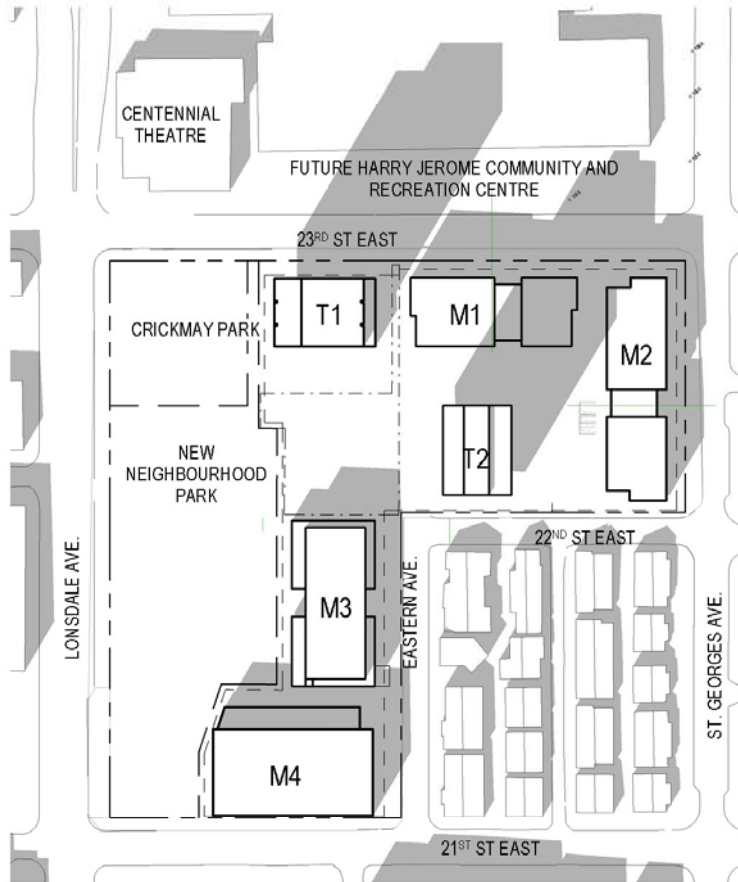
3 TOWERS AT 18 STOREYS EACH (2.5 FSR):
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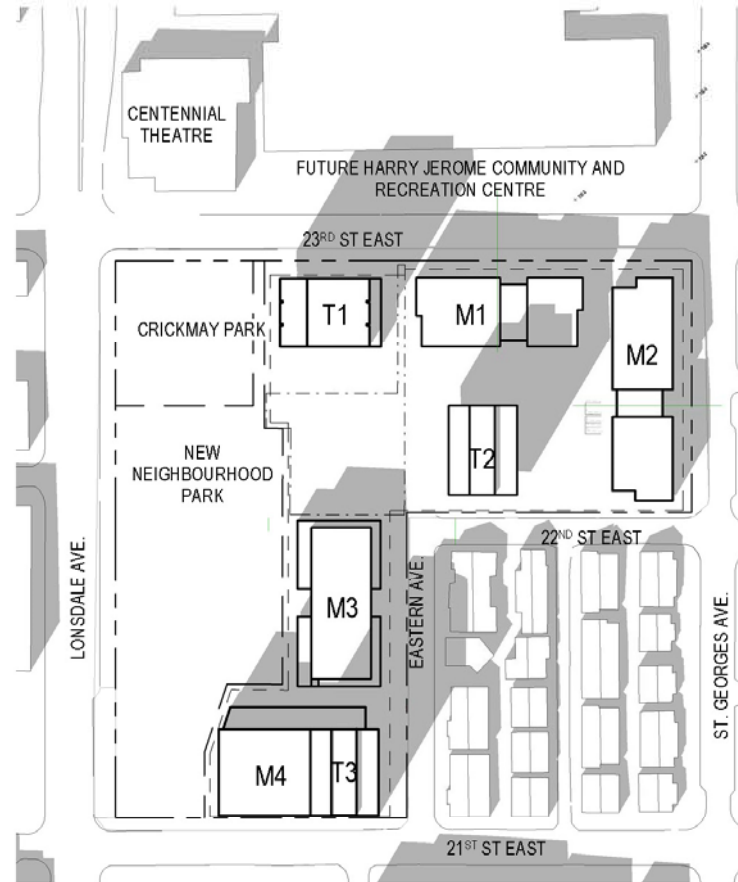
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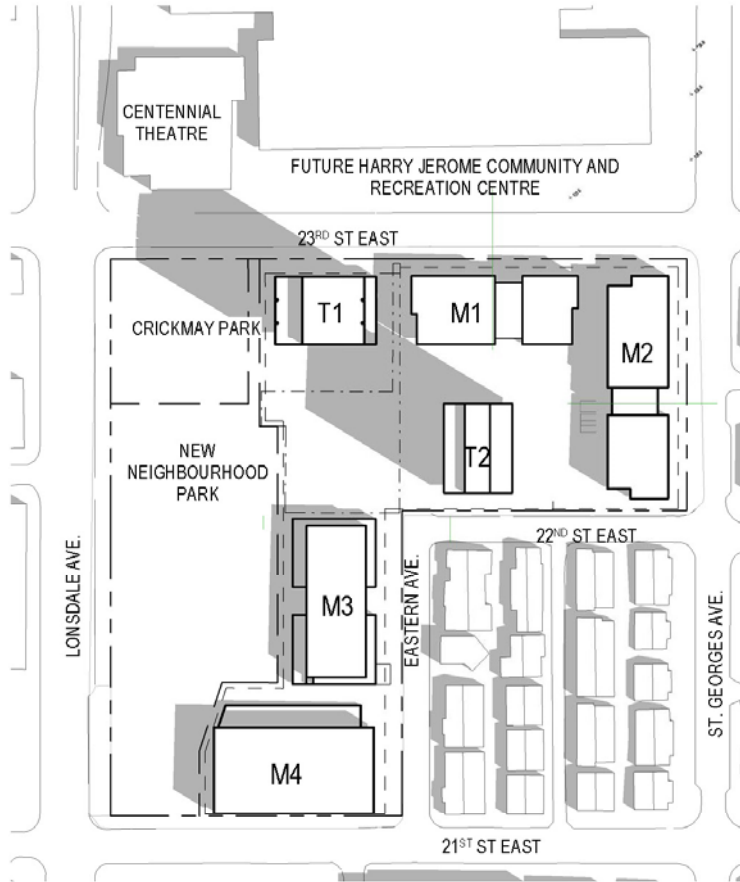
3 TOWERS AT 18 STOREYS EACH (2.5 FSR):
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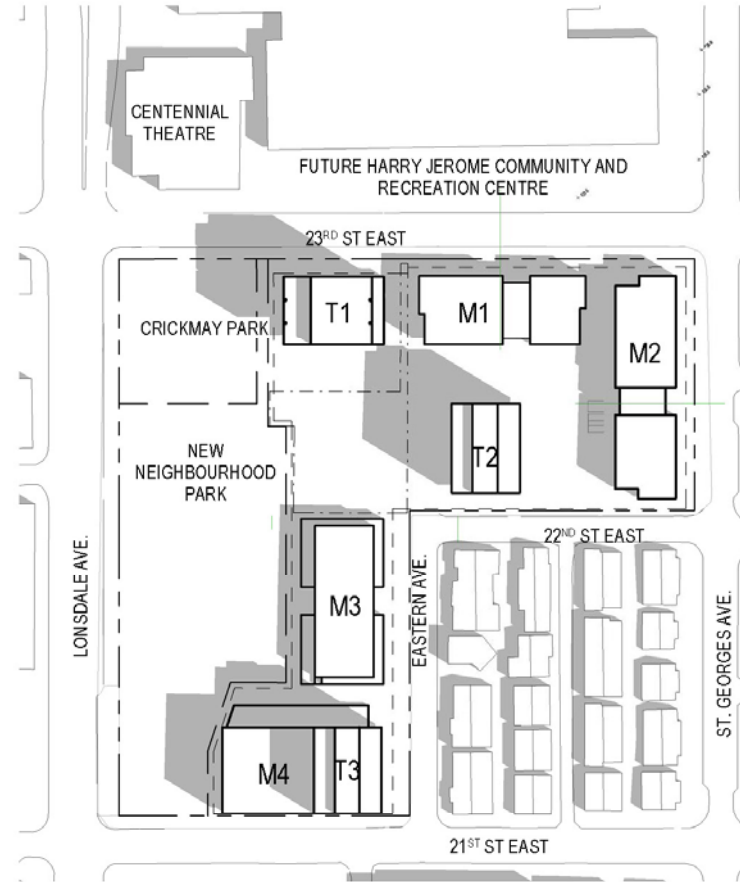
2 TOWERS AT 28 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - MARCH 21 - 2 PM



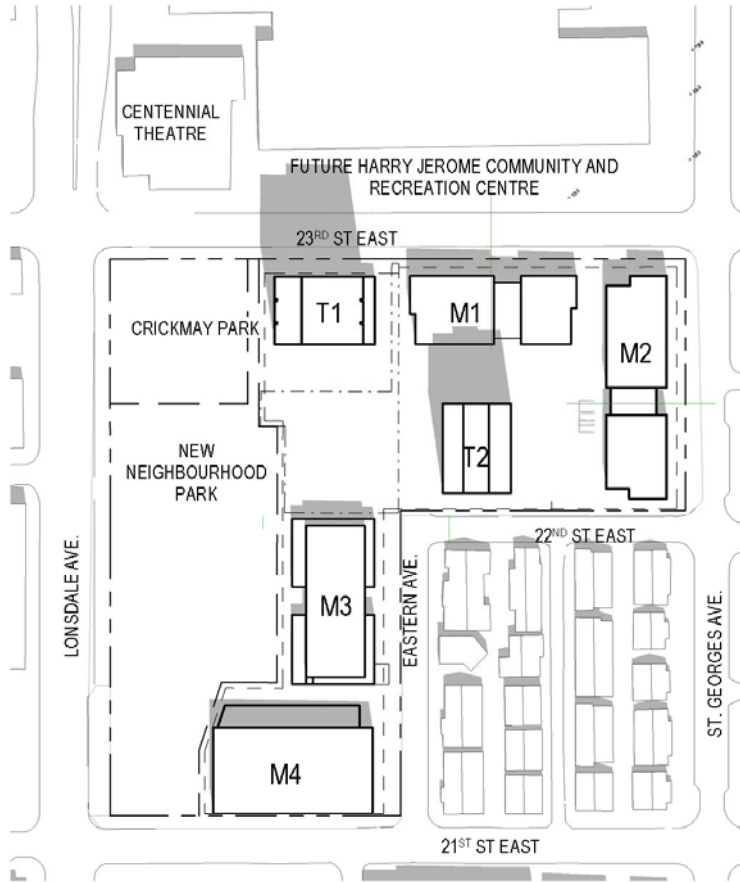
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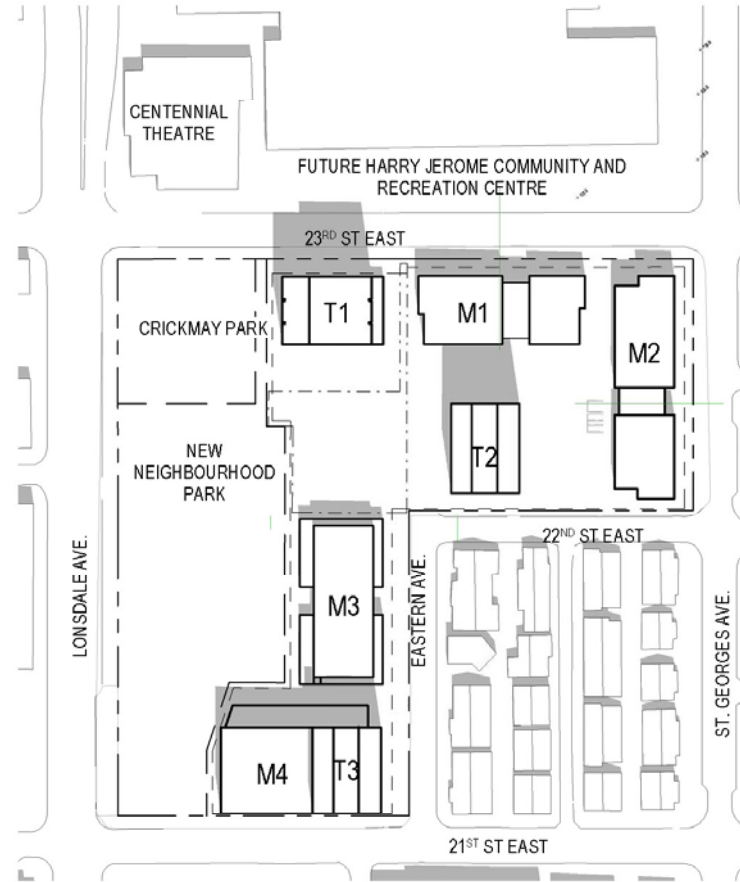
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 SHADOW STUDY - JUNE 21 - 10 AM



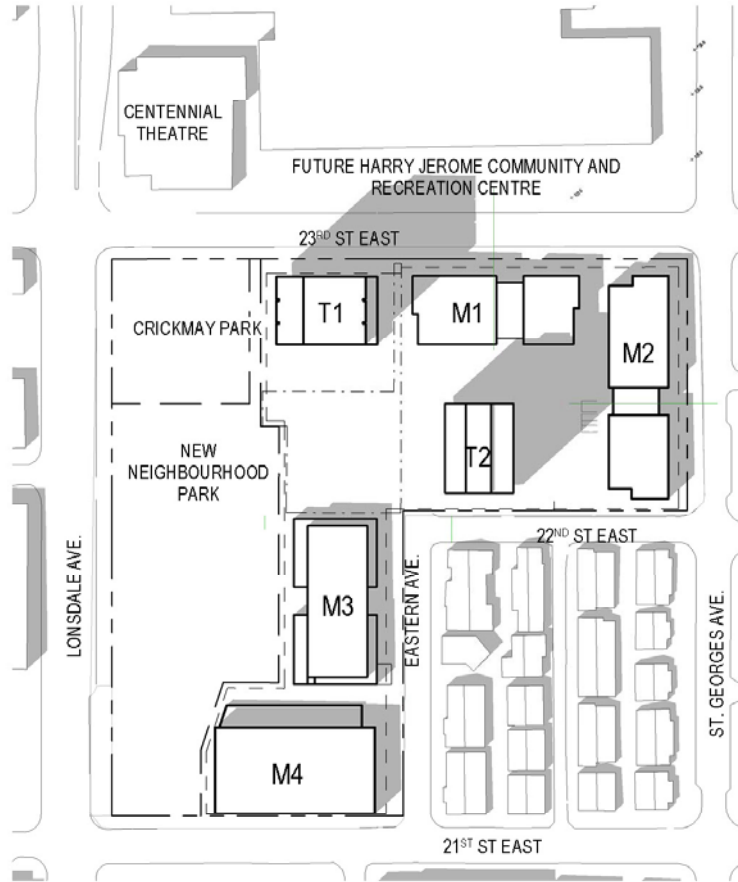
3 TOWERS AT 18 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - JUNE 21 - 10 AM



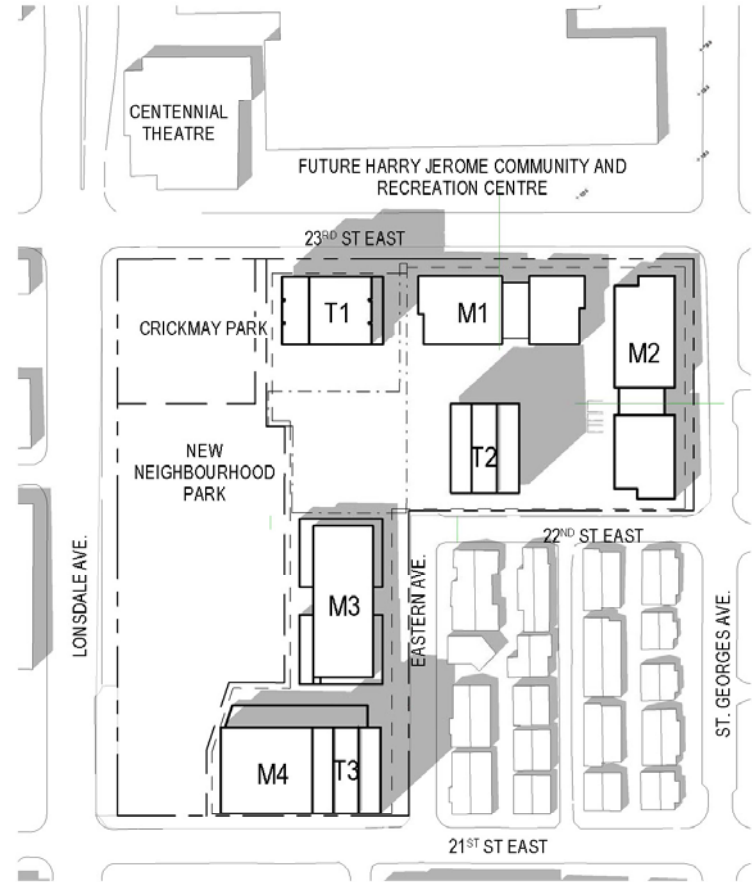
2 TOWERS AT 28 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - JUNE 21 - NOON



3 TOWERS AT 18 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - JUNE 21 - NOON



2 TOWERS AT 28 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - JUNE 21 - 2 PM



3 TOWERS AT 18 STOREYS EACH (2.5 FSR):
 SHADOW STUDY - JUNE 21 - 2 PM