

## Harbourside Waterfront

### SUSTAINABILITY STRATEGIES MATRIX

Concert is approaching Harbourside Waterfront as an opportunity to make an important contribution to the City's ongoing efforts to reduce the negative impacts of energy usage and mitigate and adapt to the impacts of climate change. This means doing things differently, working outside the current box and considering a variety of issues relating to sustainability, livable community and resiliency, all at once. The sustainability matrix developed for Harbourside Waterfront expands on these concepts, with a detailed description of each sustainability goal initiative with a goal, target, strategy and verification lead. The sustainability strategy for Harbourside Waterfront addresses three scales:

- i. **BUILDINGS**
- ii. **SITE AND PUBLIC REALM**
- iii. **NEIGHBOURHOOD**

	Goal	Target	Strategy	Verification
<b>BUILDINGS</b>				
<b>Overview</b>	Achieve high standards of sustainability and green building performance.	LEED-Canada NC or CS Gold <i>Residential/Mixed-Use – Concert will deliver building projects that are certified to the LEED-NC Gold credit requirements.</i> <i>Office – Concert will deliver building projects that are certified to the LEED-CS Gold credit requirements.</i> <i>Hotel – the owner/developer of this parcel will deliver a building that is certified to the LEED-NC Gold credit requirements.</i>	<ul style="list-style-type: none"> <li>▪ Construct the first phase with an aim to exceed ASHRAE 90.1 2010 energy standards by 5%</li> <li>▪ Subsequent phases shall target a 5% improvement on the higher of either ASHRAE 90.1 2010 or the energy performance requirements in the British Columbia Building Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>
<b>Energy</b>	Reducing energy demand and use at the scale of building and residential unit and balancing energy efficiency with district energy, to achieve emissions reductions.	LEED-Canada NC Gold <i>Concert's commitment is to deliver building projects that meet applicable LEED Gold credit requirements, retain accredited green building professionals, and execute the LEED/CaGBC project certification process.</i>	<ul style="list-style-type: none"> <li>▪ Whole-building energy modelling, including optimization for District Energy connectivity and performance.</li> <li>▪ Priority on building envelope efficiency and passive design - optimized solar exposure and passive ventilation</li> <li>▪ Efficient lighting and HVAC systems</li> <li>▪ Energy conservation information for residents</li> <li>▪ ENERGY STAR appliances</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>
<b>Water</b>	Reducing potable water use and generation of wastewater by each residential unit.	Exceeding LEED-Canada NC Prerequisite WEp1: Water Use Reduction	<ul style="list-style-type: none"> <li>▪ Low-Flow Fixtures</li> <li>▪ Dual-Flush or High-Efficiency Toilets</li> <li>▪ ENERGY STAR appliances</li> <li>▪ Educational rainwater collection systems (e.g. rain barrels) where possible.</li> <li>▪ Drought tolerant and water efficient species.</li> <li>▪ Moisture detection control systems where irrigation is required.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>
<b>Materials</b>	Considering the whole lifecycle of materials and their impact on the environment and human health			
Waste Management	Reducing the amount of all streams of waste to landfill	Full achievement of LEED-Canada NC Credit MRc2 Construction Waste Management – targeting 50%	<ul style="list-style-type: none"> <li>▪ Develop and Implement construction waste management plan</li> <li>▪ Recycling storage space in all buildings</li> <li>▪ Recycling education program for residents</li> <li>▪ Organic waste management (Green Bin program in collaboration with CNV)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>
Healthy Materials	Minimizing environmental and human exposure to emissions from products, materials and finishes	LEED Canada-NC Credits EQc4.1 to EQc4.4: Low-Emitting Materials	<ul style="list-style-type: none"> <li>▪ Compliance with 3<sup>rd</sup> party indoor environmental quality (SCAQMD) rules</li> <li>▪ Educational program for residents</li> <li>▪ Formaldehyde-free materials</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>
Low-Impact Materials	Reducing the environmental impact of materials and products used in the construction of the buildings	Minimum 10% recycled content as calculated in LEED-Canada Minimum 50% of wood to be FSC-Certified or equivalent, Pine Beetle killed or salvaged	<ul style="list-style-type: none"> <li>▪ Using materials with high recycled content</li> <li>▪ Incorporate BC-based manufactured and harvested materials and products, where possible</li> <li>▪ Look for opportunities to salvage and reuse materials</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>
<b>End-of-Trip Facilities</b>	Reducing the adverse effects of vehicle use by providing facilities for alternative means of transportation especially cycling.	Meeting LEED Canada-NC requirements for the provision of end-of-trip facilities.	<ul style="list-style-type: none"> <li>▪ Provision secure bike lockers</li> <li>▪ Provide end-of-trip facilities to exceed CNV minimum requirements</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consultant</li> <li>▪ CaGBC</li> <li>▪ LEED Certification</li> </ul>

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**SITE AND PUBLIC REALM: Habitat**

<b>Ecological and Habitat Protection</b>	Protecting the existing habitat within the site boundary and its immediate adjacency	<ul style="list-style-type: none"> <li>Protection of existing ecologically sensitive areas including existing riparian habitat in conformance to Vegetation and soil protection zones (VSPZ)</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>Control and manage known invasive plants found on site</li> <li>Use appropriate, non-invasive plants</li> <li>Preserve all vegetation designated as special status</li> <li>Preserve or restore appropriate plant biomass on site</li> <li>Use native plants</li> <li>Preserve plant communities native to the eco-region</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Ecological Enhancement</b>	Improving the ecological conditions of site, where possible, to encourage the expansion of existing natural habitat or creation of new ones	<ul style="list-style-type: none"> <li>Targeting of CaGBC LEED-ND: Smart Location and Linkage Prerequisite 2, 3 and Credit 8.</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>Protect riparian, wetland, and shoreline buffers</li> <li>Restore plant communities native to the eco-region</li> <li>Marine &amp; riparian habitat enhancements</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Microclimatic Impact</b>	Providing a comfortable and sustainable outdoor environment and to reduce the adverse microclimatic impacts of the development through a seasonal approach to design	<ul style="list-style-type: none"> <li>Targeting of CaGBC LEED ND: Green Infrastructure and Buildings Credits 9 and 10</li> <li>Acoustic comfort, e.g. blocking noise while enhancing natural sounds of ocean and wildlife</li> <li>Visual comfort e.g. reducing glare</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>Where possible, design building mass to minimize unwanted microclimatic conditions such as excessive local wind speeds, frozen streets and sidewalks and over exposure to rain and precipitation</li> <li>Where possible, maximize desirable effects such as ocean breeze, shading by buildings and trees in summer,</li> <li>Use of deciduous trees to provide shading in summer and allow daylight to pass through in winter</li> <li>Take advantage of landscape features (e.g. berms, shrubs or dense vegetation) to block noise or undesirable visual impact</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Land Contamination Management</b>	Minimizing risks of soil contamination caused by construction activities as well as remediation of contaminated sites when required	<ul style="list-style-type: none"> <li>Observe and follow Sustainable Sites Initiative Guidelines and Performance Benchmarks 2009 Prerequisite 4.3 and Credits 4.4, 7.2 and 7.3</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development as well as the Sustainable Sites Initiative Guidelines and Performance Benchmarks will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>Prepare and communicate to contractors a soil management plan</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>

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**SITE AND PUBLIC REALM: Green Space**

<b>Vegetation and Plants</b>	Enhancing the local ecological conditions through landscape design	<ul style="list-style-type: none"> <li>Observe and follow Sustainable Sites Initiative Guidelines and Performance Benchmarks 2009 Prerequisites 4.1, 4.2 and Credits 4.7 and 4.9</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development as well as the Sustainable Sites Initiative Guidelines and Performance Benchmarks will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>Native plants</li> <li>Use appropriate, non-invasive indigenous plants</li> <li>Restore plant communities native to the ecoregion</li> </ul>	<ul style="list-style-type: none"> <li>Landscape Architect</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Irrigation</b>	Minimizing, and where possible eliminating, use of potable water for irrigation	<ul style="list-style-type: none"> <li>Targeting of CaGBC LEED NC: Water Efficiency – Water Efficient Landscaping Credit</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>High efficiency irrigation – e.g., drip or emitter</li> <li>Weather-based irrigation controllers</li> <li>Any irrigation systems to divide irrigated landscape into hydrozones</li> <li>Utilize a Water Budget Calculator for landscape areas</li> </ul>	<ul style="list-style-type: none"> <li>Landscape Architect</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Low-Impact Landscape Maintenance</b>	Reducing the adverse effects of landscape maintenance activities on the environment	Minimizing the use of petrochemical fertilizers. No pesticides permitted.	<ul style="list-style-type: none"> <li>Encourage the use of environmentally friendly lawn mowers such as manual or electric mowers leaf blowers and power tools</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Rainwater Management</b>	Play a responsible role in the local water cycle, and protect water quality to avoid significant impacts in Vancouver Harbour	<ul style="list-style-type: none"> <li>Targeting of CaGBC LEED NC: Sustainable Sites Credit 6</li> <li>Meet requirements of Urban Runoff Quality Control Guidelines for BC, during and after construction</li> <li>Total Suspended Solids at the point of discharge to receiving waters: <ul style="list-style-type: none"> <li>– 25 mg/l during dry conditions</li> <li>– 75 mg/l during storm events</li> </ul> </li> <li>Landscape areas meet BC Landscape Standard and meet depth and hydraulic conductivity requirements (300 mm, 12 mm/hr)</li> </ul> <p><i>The latest version of the CaGBC LEED standards for Neighbourhood Development will be used at the time of DP. The current one at the time of this rezoning application is the 2009 version.</i></p>	<ul style="list-style-type: none"> <li>Erosion &amp; Sediment Control Plan</li> <li>Surface parking areas subject to motor vehicles provide water quality treatment – e.g., pervious pavement with reservoir, soil infiltration systems, or constructed wetlands</li> <li>Green roofs</li> <li>Rain gardens</li> <li>Rainwater collection tanks or cisterns for irrigation</li> <li>Design of features highlighting interaction of site with rainfall, runoff and the sea.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape Architect</li> <li>Civil Engineer</li> <li>External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Urban Agriculture</b>	Creating opportunities for local food production	Provide plots for residents on at least 50% of the green roof areas of residential buildings.	<ul style="list-style-type: none"> <li>Provide urban agricultural plots and edible landscaping in common areas within private development sites for use by residents</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> </ul>

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**SITE AND PUBLIC REALM: Urban Space**

<b>Diverse Social/Community Spaces</b>	Creating open spaces in a range of types and scales catering to various social and community activities	<ul style="list-style-type: none"> <li>▪ Providing usable, appropriately sized open spaces (e.g. plazas, squares, etc.) within walking distance of all residential buildings within the development boundary</li> <li>▪ Designing open flexible spaces dedicated to or capable of accommodating outdoor community activities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Urban agriculture</li> <li>▪ Outdoor patio space</li> <li>▪ Children's play areas</li> <li>▪ The plaza at the foot of Fell street as open community space</li> </ul>	
<b>Heat Island Effect</b>	Reducing Heat Island Effect caused by the development	<ul style="list-style-type: none"> <li>▪ Meeting the requirements of LEED-Canada NC Credit SS-7.1: Heat Island Effect, Non-Roof (excluding City owned infrastructure and streets)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Shade the ground plane and roof through increased tree canopy coverage,</li> <li>▪ Light colour materials where appropriate</li> <li>▪ Green roofs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Landscape Architect</li> <li>▪ External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Outdoor Lighting</b>	Minimizing adverse impacts of lighting without compromising the safety and security of the public	<ul style="list-style-type: none"> <li>▪ Meeting the requirements of LEED-Canada NC Credit SS-8: Light Pollution Reduction for outdoor lighting where it does not interfere with safety and security</li> </ul>	<ul style="list-style-type: none"> <li>▪ Full cut-off LED lighting on streets</li> <li>▪ Low level lighting</li> <li>▪ Timed and photosensor-equipped lighting</li> </ul>	<ul style="list-style-type: none"> <li>▪ Landscape Architect</li> <li>▪ External 3<sup>rd</sup> Party Consultant</li> </ul>
<b>Air Pollution/Minimizing Exposure to Tobacco Smoke</b>	Controlling and managing sources of air pollution and mitigating its impact on environment and human health	<ul style="list-style-type: none"> <li>▪ Minimizing exposure to tobacco smoke during construction and after occupancy</li> <li>▪ Minimizing dust generation from construction activities</li> <li>▪ Minimizing engine idling</li> </ul>	<ul style="list-style-type: none"> <li>▪ Implement a construction air quality management plan</li> <li>▪ No smoking policy for all indoor spaces and common areas within residential and commercial buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concert</li> </ul>

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**NEIGHBOURHOOD: Climate, Energy & Emissions**

<b>Climate Adaptation</b>	Create resiliency in the community infrastructure and its facilities to support adaptation to a changing climate change with minimal property damage and disruption to community life. The design of the development will consider managing increasing frequency and duration of droughts, extreme temperatures, and over-precipitation as they affect the occupants, natural settings and habitat, landscaping and structures.			
Sea Level Rise & Flood Management	<ul style="list-style-type: none"> <li>Develop a strategy framework that manages the growing flood risk over the century and supports a resilient Harbourside Waterfront, meeting specific socio-economic and environmental objectives</li> <li>Exploit design features through adaptation</li> <li>Improve ecosystem health and functions within site constraints</li> </ul>	<ul style="list-style-type: none"> <li>Design the development to meet the bylaw for flood construction level</li> <li>Manage flood risks of Harbourside Waterfront buildings, sites and roads</li> <li>Develop flexible building, site, park and street designs that permit sea level rise adaptations over time</li> </ul>	<ul style="list-style-type: none"> <li>Establish a concrete band dike feature seaward of all buildings at the flood construction level to protect the most critical infrastructure</li> <li>Establish a series of terraces from the shore up to the concrete band that dissipate wave energy and can be used for recreation and leisure, and active transportation along a greenway</li> <li>Design edge conditions to maximize adaptability to new circumstances</li> </ul>	<ul style="list-style-type: none"> <li>City of North Vancouver + Consultant</li> </ul>
<b>Energy &amp; Power</b>	Minimizing GHG emissions from the community's various sources of energy			
District Energy Supply	Complying with Bylaw 7575 we will work with Lonsdale Energy Corporation (LEC) in a collaborative process, to connect to the district energy system.	All buildings to have hydronic heating systems, to meet LEC connectivity requirements	<ul style="list-style-type: none"> <li>Design in-building hydronic systems that work with LEC</li> <li>Provide LEC mini-plant space in phase 1</li> </ul>	<ul style="list-style-type: none"> <li>City of North Vancouver</li> </ul>
<b>Transportation &amp; Land Use</b>	Maximize transportation choice and minimizing community GHG emissions through integrated land use and transportation planning and design.			
Mixed-Use Development	To create a multi-modal community where vehicle trips would be minimized by providing work and live opportunities within walking distance of each other	<ul style="list-style-type: none"> <li>Reduce by 10% the projected peak period vehicle trips</li> </ul>	<ul style="list-style-type: none"> <li>Develop land uses supportive of the existing and future needs at Harbourside to reduce external trips and lower peak vehicle demand periods (i.e. 4:30 to 5:30pm)</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
Mixed Mode Street Design	Pedestrian- and bicycle-friendly streets with integrated sustainable features such as planting and storm water control features	<ul style="list-style-type: none"> <li>Maximizing pedestrian safety and comfort</li> <li>Facilitating safe and comfortable use of streets by bicycle</li> </ul>	<ul style="list-style-type: none"> <li>Increase route choice / permeability both on and off-street</li> <li>Reduce pedestrian crossing distances at intersections and look to introduce speed tables</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> </ul>
TDM-Transit Initiative	To extend the operational hours of the existing service to cover a 15 hour per day period.	<ul style="list-style-type: none"> <li>Increase transit use from 20% to 30% for employees and target 30% for new residents</li> </ul>	<ul style="list-style-type: none"> <li>Work with TransLink to introduce a new bus service or introduce new private shuttle service, subject to fair and realistic time and cost parameters</li> </ul>	<ul style="list-style-type: none"> <li>Concert + City of North Vancouver</li> </ul>
TDM-Bicycle Initiatives	Develop innovative bicycle strategies to support projected bike parking supply	<ul style="list-style-type: none"> <li>Achieve 4% to 6% of all trips by cycling</li> </ul>	<ul style="list-style-type: none"> <li>Introduce a public bike station</li> <li>Design bike lanes within the development</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
TDM-Parking	Provide on-site parking at a level consistent with the sustainability objectives and market demands, and look to manage street demand for visitor use	<ul style="list-style-type: none"> <li>Provide parking to minimum market demand</li> <li>Discourage the use of car by restricting parking time</li> </ul>	<ul style="list-style-type: none"> <li>Increase street parking to support existing and future demands</li> <li>Extend time-limit restrictions to prioritize parking for visitor use, with possible on-street metering</li> <li>Allow for shared parking opportunities to maximize utilization</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
TDM-Ride Sharing	Review best practice in developing a practical and safe ride sharing program amongst all businesses.	Increase passenger in vehicle proportion from 4% to 8% amongst employees.	<ul style="list-style-type: none"> <li>Work with TransLink's Travel Smart to develop a practical and safe system for Harbourside</li> </ul>	<ul style="list-style-type: none"> <li>Concert</li> </ul>
TDM-Car-Sharing	Studying the viability of car-sharing programs	Provide 5 vehicles (total) and associated parking spaces	<ul style="list-style-type: none"> <li>Work with a local operator to introduce vehicles as the residential units are built out</li> </ul>	<ul style="list-style-type: none"> <li>Concert</li> </ul>
TDM-Greenway Development	Work with the City of North Vancouver to identify locations where greenway improvements can be introduced	Improving the existing network of trails and creating new open spaces within the development for public use	<ul style="list-style-type: none"> <li>Fund the completion of the greenway on Bewicke to 2<sup>nd</sup> Street</li> <li>Work with Squamish First Nation and the City to open up the waterfront Spirit Trail</li> <li>Complete elements of the Spirit Trail along the development frontages</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
Sustainable Transportation Hub	Develop an arrival and departure gateway for transit users on Harbourside Drive with strong pedestrian, cycling infrastructure and social vitality.	Support the extended bus operations to achieve 30% of trips by transit, and cycling and pedestrian trips	<ul style="list-style-type: none"> <li>Provide Wi-Fi access (for bus tracking)</li> <li>Provide weather-protected, safe and secure location</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
TDM-Marketing and Monitoring Transportation Demand Management	Develop a system where existing and future employees and visitors along with new residents are aware of the diverse modal choices.	Linked with the initiatives for increased walking, cycling, transit, and passenger levels	<ul style="list-style-type: none"> <li>Employ a travel coordinator and work with TransLink's TravelSmart program to promote TDM options</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
TDM-Pedestrian Facilities and Network	Prioritizing pedestrian accessibility and comfort in the design of public realm and open spaces	15% of all new development trips by walking	<ul style="list-style-type: none"> <li>Provide pedestrians with more route choices than other street users</li> </ul>	<ul style="list-style-type: none"> <li>Consultant</li> </ul>
Electric/Alternative Fuel Vehicle Infrastructure	Facilitating and promoting the use of alternative-fuel and electric vehicles by incorporating the necessary infrastructure	<p>20% of structured parking spaces to have access to electric supply, through supply of rough-in conduits only.</p> <p>Provide 2 Level 2 Electric vehicle charge stations per commercial building.</p>	<ul style="list-style-type: none"> <li>Investigate the practicalities of how this infrastructure can be introduced over time as demand increases</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>

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**NEIGHBOURHOOD: SOCIAL AND ECONOMIC WELL-BEING**

<b>Social Diversity &amp; Vitality</b>	Creating a socially diverse community accommodating various layers of society regardless of their race, age, and economic status	Creating a unique gathering place with abundant social, cultural and recreational opportunities, supported by robust connections to surrounding places - by Spirit Trail, by road and potentially by water.	<ul style="list-style-type: none"> <li>Ensure the development design caters to a wide range from seniors and families to single-occupant households</li> <li>Provide a range of housing types such as 1-bedrooms, 2-bedrooms, 2-bedrooms+ and townhomes</li> <li>Plaza at the foot of Fell street as a community space serving the larger community, the City residents</li> <li>Street-level retail and commercial to enliven Harbourside Drive</li> </ul>	<ul style="list-style-type: none"> <li>Concert + City of North Vancouver</li> </ul>
<b>Equitable Access</b>	Providing easily accessible public and private spaces based on principles of Universal Design	Exceeding code requirements	<ul style="list-style-type: none"> <li>Considering a comprehensive range of users with special needs such as people with disabilities, the elderly, mothers with strollers, young kids, etc</li> <li>A minimum of 25% of units designed for level 2 or better guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>Concert + City of North Vancouver</li> </ul>
<b>Safe Community</b>	Providing safe, secure and pleasant public and private spaces	Creating a safe and welcoming community where residents and visitors could safely enjoy its commercial and recreational services and spaces at all time.	<ul style="list-style-type: none"> <li>Implement principles of CPTED (Crime Prevention Through Environmental Design)</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
<b>Healthy Community</b>	Enhancing physical and mental health and well-being of the community by facilitating a healthy lifestyle	Creating a walkable community with ample outdoor spaces for physical activity and social interaction	<ul style="list-style-type: none"> <li>Provide places for social interaction (mental health)</li> <li>Integrate with the existing network of trails and bicycle routes</li> <li>Create indoor spaces that have access to daylight and fresh air</li> <li>Use low-emitting materials and finishes</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
<b>Community Outreach &amp; Involvement</b>	To follow a transparent process of development which is inclusive and respectful of the community and neighbours	Implementing an Integrated Design Process (IDP) to welcome feedback and involvement of various stakeholders in the process of design	<ul style="list-style-type: none"> <li>Several public presentations</li> <li>Use various media (development web site, bulletins and brochures, local newspaper, etc.) to promote public engagement and input in the process of designing the development</li> </ul>	<ul style="list-style-type: none"> <li>Concert + Consultant</li> </ul>
<b>Services and Amenities</b>	Providing necessary community services and amenities within easy reach of the residents, occupants and visitors	<ul style="list-style-type: none"> <li>Provide a range of neighbourhood servicing retail amenities to meet the basic needs of residents and employees</li> <li>Targets are developed in consultation with the City of North Vancouver.</li> </ul>	<ul style="list-style-type: none"> <li>Provide retail in key locations within the development</li> <li>Provide a minimum of 2.5 acres of open space within the development</li> <li>Commitment to working with the City of North Vancouver for on-site amenities or financial contributions that support community and city initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>Concert</li> </ul>
<b>Economic Well-Being</b>	Enhancing local economy by attracting investment, enhancing existing economic infrastructure and providing new economic opportunities	Committing to working co-operatively with the City, local residents and municipal authorities to create an innovative development that is suited to the needs of the community, achieves the highest quality construction and generates an attractive economic return for both the City and Concert shareholders.	<ul style="list-style-type: none"> <li>Mixed-Use development with 0.7 FSR of commercial development area</li> <li>Colourful and inviting streets featuring a continuum of entrepreneurial activity</li> <li>Local employment through generating construction job opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Concert</li> </ul>
<b>Mixed-Income Development</b>	Providing a range of housing options to create a economically diverse community	<ul style="list-style-type: none"> <li>A true mixed-used community, offering exceptional opportunities to live, work, shop, and play</li> <li>A waterfront hub on the Spirit Trail, a place for all with exceptional and varied opportunities for recreation, culture and community, on the City's longest stretch of accessible waterfront.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a minimum of 10% of the development area as market rental housing</li> <li>Provide a range of housing types and costs to ensure a continuum of housing affordability</li> <li>Consider live/work uses in key at-grade locations to create affordable opportunities for entrepreneurs</li> </ul>	<ul style="list-style-type: none"> <li>Concert</li> </ul>
<b>Education</b>	Educating the public, as a whole, and the development residents, in particular, about sustainability, climate change, resiliency and complete communities	Qualitative Target	<ul style="list-style-type: none"> <li>Provide sustainability manuals for residential occupants</li> <li>Signage in commercial buildings and public spaces</li> </ul>	<ul style="list-style-type: none"> <li>Concert</li> </ul>