

HUB North Shore Meeting – November 9, 2017

North Vancouver City Library (20 West 14th St, North Vancouver)

Applicant Attendees: Brent Carlson, Anthem Properties
Brennan Finley, Anthem Properties
Zoë Boal, Pottinger Bird Community Relations
Kirsten Avison, Pottinger Bird Community Relations

HUB Attendees: Tony Valente and HUB members

The meeting began promptly at 6:30PM with an overview from Brent Carlson and Brennan Finley noting the history of the Seymour Estates site, the proposed redevelopment plans and an explanation of the planning process. The purpose of the meeting was to present the proposal and to seek feedback from HUB members, particularly as relating to cycling amenities and infrastructure within the proposal.

Following a 10-minute presentation period, the meeting opened up to general question and answer period. The presentation prompted HUB members to ask a number of questions pertaining to the proposal. Questions and comments summarized below:

Q: Will the bike repair facility only be accessible to building 1?

A: No, there will be two stations dedicated to buildings 1, 2 and 4. We are also looking to implement electric charging stations and looking to HUB for the best procedures for bike charging stations.

Q: HUB's big focus is on transportation cycling. We noticed that there are 2 vehicle parking spaces per unit; given the existing traffic congestion on the North Shore, is this negotiable?

A: We are following the District's bylaw requirements, which is different per type of unit, but the average is just under 2 per unit.

HUB Member Response: The District should start charging for street parking to prevent clogging on street arteries.

Q: Will spots be allocated to car share programs on site?

A: Yes, we are looking into these measures right now. We have had initial discussions with all car sharing programs and are encouraging them to come to this area. Car2Go won't come to this area because there have been some challenges with vehicles returning from the north shore.

Q: Will the bike storage be secure? What can you do in terms of bike stands and/or chambers?

A: We want to do it right and would appreciate your feedback on security measures for storage facilities.

HUB Member Response: A good example is the Translink depot bike storage. But, we recognize that most people would not store a \$10K bike in a community amenity. If you had cycling on the ground floor, as opposed to underground, it would be easier to ride in and out and it would support community building by creating a gathering place. A good example of this type of facility is at Vancouver Coastal Health (VCH). *Mr. Valente to introduce Brent to contact at VCH.*

Q: How much does it cost to build each parking space?

A: I don't have the number off the top of my head, but it would be significant. Could be in the range of \$30K - \$40K.

Q: Would you consider having units that don't come with parking to reduce cost and increase affordability?

A: Good question. We are not currently offering this, and parking space allocation is dictated by the District's parking bylaws.

HUB Member Comment: These numbers are an important piece of the discussion. We need to put a bug in the ear of the District to consider lowering the required parking stall per unit bylaws.

HUB Member Comment: We're not good at building affordable housing on the North Shore. We need to get younger people here before they have children. These people can't afford a home and they don't drive. Perhaps the 1-bedroom units don't need a parking space.

Following the question and answer period, the formal part of the session came to close. The project team encouraged HUB Members to share any further comments or suggestions with the team, via Mr. Valente.