

CONCERT PROPERTIES HARBOURSIDE

HUB provides solutions to a client facing restrictive bylaws in the City of North Vancouver



AT A GLANCE

Challenges

- Restrictive Amenity End of Destination bylaws
- Decentralized AEDF options reduces safety and efficiency
- Concert lacked internal bike planning, design, and user knowledge

Outcomes

- Three options provided to Concert based on AEDF bylaw restriction and other external factors
- Options evaluated against safety and efficiency criteria, then scored
- Official recommendation to pursue centralized AEDF based on score
- Bylaw amendment granted by City of North Vancouver

BACKGROUND

The Harbourside development, a multi-phased project based in North Vancouver, brought HUB Cycling in a consultant to review the zoning bylaw requirements of Amenity End of Destination Facilities (AEDF), which restricted Concert's proposed centralized AEDF for several separate buildings.

SOLUTIONS

HUB's team researched centralized AEDF precedents and provided Concert with three options to move forward with in their development. HUB additionally provide a scored evaluation of each of the three options based on criteria related to efficiency and safety. Utilizing this evaluation as a basis for justification, HUB provided Concert with the recommendation to pursue the centralized AEDF through a zoning bylaw amendment

BENEFITS

Zoning Bylaw Amendment

HUB's official recommendation and documented evaluation of the three options contributed to the city of North Vancouver to grant a zoning bylaw amendment to Concert Properties.

Time Reductions

HUB's discussions with the City of North Vancouver reduced time and resources Concert would have put forth in advocacy and education towards their goal

Cost Savings

Concert Properties centralized AEDF option reduced the building and maintenance costs that would have accompanied multiple, decentralized end of destination facilities



Your **Cycling** Connection