



QUESTIONS and ANSWERS

63 Mahon Avenue, North Vancouver

1. *How many students will be in the new school?*

Our new school campus will accommodate up to 200 students.

2. *How is Alcuin a part of the North Shore community?*

Alcuin is a small, independent school and we have been leasing space from St. Andrew's United Church in Central Lonsdale since 2012. The school is a non-profit society, and our directors, teachers, students and their families reside on the North Shore. Our students walk to the North Vancouver City Library to borrow books (we do not have an on-site school library) and we explore local parks because we want our students to stay engaged and connected with our local community. Our families are also active in community groups, such as soccer, hockey, field hockey, climbing, Scouts, Guides, dance and more. We work with and support service groups such as North Shore Neighbourhood House, Backpack Buddies, Harvest Project, Aunt Leah's Tree Lot, Salvation Army and St. Andrew's United Church. In addition, every year, we take part in SMILE Day, where all the students volunteer in the community. Actively participating in our city is an integral part of the school's mission.

3. *Why is the school applying to add a fourth floor now?*

The original development application for a three-storey building was submitted in 2016 and approved by the City of North Vancouver in 2017. Our very first design included a fourth floor, but the idea was discarded due to limited resources. Unfortunately, after approval, escalating construction costs caused us to put the building project on hold. Then, in 2020, the school was able to secure an agreement with a parent who is a developer, to construct the building at a fixed cost. At this point, in collaboration with our developer, we decided to improve our design to create an enclosed gymnasium space to better meet the needs of our students while providing a benefit to the community. We are seeking City approval for an additional floor, which fits within the allowed FSR (floor space ratio) for the site.

4. *How will the fourth floor be used?*

Alcuin will use the fourth floor as a gymnasium for physical education, performing arts, presentations, convocation, instruction, and parent-participation events. After school hours, we expect the space to be used like other school gymnasiums are used after school hours; that is, for conferences, seminars, classes, presentations, ceremonies, etc. We envision the space as being one in which community members are welcome to participate in healthy and positive activities in their own neighbourhood. These may include a range of activities such as community get-togethers, cultural activities, physical fitness, health and wellness seminars and business meetings. In keeping with the school's mission, Alcuin has already committed to make this space available free of charge to non-profit community groups (10 hours per week) such as Big Brothers, Big Sisters, North Shore Community Resource Centre and the Squamish Nation. At all times, the use of the space will be governed by strict adherence to the high reputational standards of Alcuin, which standards will be included in a Charter that all renters will be required to uphold to rent or use the space.

We have already received positive responses for community-focused activities, based on the proximity to community members' homes and businesses. The space is too small for large gatherings, but large enough for small to moderate ones.

5. How have concerns regarding privacy and additional noise been addressed?

We have introduced additional privacy measures, including live green exteriors, the use of sound dampening materials, and containing the outdoor exposed area in a way that is less intrusive for our neighbours. Privacy and noise concerns are more adequately addressed in the revised design, as compared to the original design where the outdoor area was exposed on three sides, and from above.

6. How have parking concerns been addressed?

Alcuin has made significant efforts to effectively plan and minimize local traffic, starting with the location and design of the building entry and drop-off points. We have recently obtained double the amount of parking than included in our 2016 application to the City of North Vancouver and have made available a shuttle transportation system. The additional parking has been secured off-site, which should further alleviate congestion concerns. An updated traffic study (September 2020) completed by Bunt & Associates confirms that there will be no additional congestion resulting from the proposed redesign of the building.

7. How has the school undertaken community engagement regarding the fourth floor?

We have been in contact with the Squamish Nation since our application in 2016, and engagement has been beyond what was required by the Official Community Plan (OCP). We have connected with the Scouts, North Shore Community Resources, Big Brothers, Big Sisters, the Canadian Iranian Foundation and Hollyburn Family Services Society, and discussed ways in which the space would be beneficial to them. Furthermore, accommodations have been made to address the concerns of the development's neighbours, such as changing the massing of the building to improve sight lines. We have gathered feedback through the Developer Information Session hosted on November 12, 2020, where 91% of over 100 participants voted in favour of the project.

8. How is the new fourth-floor gymnasium a net benefit to the community and its residents?

There will be opportunities for non-profit organizations to use the gymnasium space for free. Such an area is important for our community and the school's mission and is currently unavailable elsewhere in this neighbourhood. The space will be available to other renters who agree to abide by the Charter to use the gymnasium appropriately. Moreover, it will increase the desirability of the neighbourhood because of proximity to a school with a strong focus on community, sustainability and personalized learning. We are looking forward to our students having increased collaboration with the Squamish Nation, community businesses and service organizations.