

AGENDA

COUNCIL WORKSHOP

Monday, March 7, 2016

5:30 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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COUNCIL WORKSHOP

5:30 p.m.
Monday, March 7, 2016
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. March 7, 2016 Council Workshop Agenda

Recommendation:

THAT the agenda for the March 7, 2016 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. February 1, 2016 Council Workshop p. 7-10

Recommendation:

THAT the minutes of the February 1, 2016 Council Workshop be adopted.

2.2. February 2, 2016 Council Workshop p. 11-16

Recommendation:

THAT the minutes of the February 2, 2016 Council Workshop be adopted.

2.3. February 9, 2016 Council Workshop p. 17-21

Recommendation:

THAT the minutes of the February 9, 2016 Council Workshop be adopted.

2.4. February 15, 2016 Council Workshop p. 23-26

Recommendation:

THAT the minutes of the February 15, 2016 Council Workshop be adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Delbrook Dialogue Update p. 29-78 File No. 10.4960.01/000.000

Recommendation:

THAT the February 24, 2016 report of the Manager – Strategic Communications and Community Relations entitled Delbrook Dialogue Update be received for information.

3.2. Residential Tenant Assistance Policy

p. 79-86

File No. 13.6480.30/003.000

Recommendation:

THAT Council provide direction to staff regarding development of measures to assist residential tenants displaced by new development applications.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the March 7, 2016 Council Workshop be adjourned.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 6:02 p.m. on Monday, February 1, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. February 1, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the February 1, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 18, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the minutes of the January 18, 2016 Council Workshop meeting be adopted.

CARRIED

2.2. January 19, 2016 Council Workshop

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT the minutes of the January 19, 2016 Council Workshop meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Town Centre Update

File No. 13.6410.01/000.000

Mr. Dan Milburn, Acting General Manager – Planning Properties and Permits, advised that this presentation will be the first in a series of 2016 updates on town centres, which will provide a District-wide overview of building permit and development activity, followed by high level overview of town centre activity.

Mr. Milburn reported that the total building permits issued is up more than 10% over 2014. This annual increase has remained consistent in recent years. In addition to building permits, trade, special event and highway use permits have also seen increases. The biggest generator of permits remained single-family additions and renovations.

Mr. Milburn reviewed the OCP goals to focus growth in Town Centres to integrate services and infrastructure, support diverse multifamily housing options, provide employment opportunities and reduce dependence on cars.

Mr. Milburn provided an overview of goals and the stage of development and capital projects for each of the following Town Centres:

- Goals for Lions Gate Village Centre (formerly Lower Capilano) are to create a pedestrian-oriented neighbourhood with local businesses, employment opportunities, community recreation centre and a mix of housing options for residents at every stage of life. There are several possible preliminary development applications pending and the Grouse Inn and Larco projects are currently at the Development Permit stage. Capital projects for the area include Belle Isle Park, Capilano and Curling Road intersection improvements and a new community centre to be completed in 2019.
- Edgemont Village Centre is undergoing a refresh to enhance the commercial core, improve public spaces and create multifamily housing options. Developments have been approved for Grosvenor's mixed-use development and the Edgemont Senior Living project. Capital projects include the recent Capilano Watermain project detour routes and the 2016 evaluation of the Edgemont Boulevard and Ridgewood Drive intersection.
- Goals for Lynn Valley Town Centre are to create a pedestrian-, biking- and transit-oriented mixed-use centre with a focus on its natural setting and strengthening its sense of community. Mr. Milburn reviewed development projects at various stages, including approved projects at Lynn Valley Centre and the Lynn Valley United Church and noted that planning has been initiated for the new Lynn Valley Road underpass.

- Goals for Lynn Creek Town Centre (formerly Lower Lynn) are to create a transit-oriented, mixed-use community with a range of housing options for residents at every stage of life, located near employment opportunities and natural amenities. Multiple capital projects are in progress or planned, including the Keith Road Bridge, flood protection works evaluation, design of Seylynn Park, highway interchanges, Hunter Street pedestrian bridge and a new community centre.
- Plans for Maplewood Village Centre are to create a thriving village centre close to industrial lands. Planning and engagement are underway and the target date for completion of the Maplewood Design Guidelines is December 2016.

Mr. Milburn reviewed the units of multifamily housing reflected in the building permits issued for each Town Centre in 2015 as well as the number of affordable housing units. He noted that of the 378 total multifamily units, 74 are affordable housing and 226 are market rental units. He further noted that, as part of the ongoing discussion on affordable housing, staff have recommended focusing on those earning 50-80% of the median income as the target range for affordable housing initiatives.

It was noted that there will be a full national census in 2016 that will provide valuable information on key trends when it is released in 2017.

Council discussion ensued and the following comments and concerns were noted:

- Requested additional information on the amount of the subsidies provided for affordable housing units versus market rents;
- Discussed the affordable housing models being used in different developments;
- Commented on contractors using non-local businesses that do not have business licences from the District or City;
- Requested clarification of the review schedule for the OCP;
- Expressed concern about the sustainability of the community as the cost of housing increases;
- Remarkd on the transition areas between multifamily developments and surrounding single-family homes and proposed building heights in Lions Gate; and,
- Expressed concern about progress on economic development projects in Maplewood.

Staff advised that the Peripheral Area Housing Policy for Lower Capilano (now Lions Gate) recommended specific building heights, and that funds are being allocated in the budget for the environmental and other studies required to move forward on economic development projects in Maplewood.

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BOND

THAT the February 1, 2016 Council Workshop be adjourned.

CARRIED
(6:55 pm)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:01 p.m. on Tuesday, February 2, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri (5:09 pm)

Staff: Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. E. Geddes, Section Manager – Transportation
Ms. S. Tejani, Transportation Planning Technologist
Ms. I. Weisenbach, Transportation Planner
Ms. C. Archer, Confidential Council Clerk

Also in

Attendance: Mr. B. Rueger, Chair, Transportation Consultation Committee
Mr. M. Schmoll, Vice-Chair, Transportation Consultation Committee

1. ADOPTION OF THE AGENDA

1.1. February 1, 2016 Council Workshop Agenda

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the agenda for the February 1, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Transportation Update – February 2016

File No. 16.8310.00/000.000

Ms. Erica Geddes, Section Manager – Transportation, provided an update on District transportation projects, noting that this session builds on the November 2015 workshop discussion on transportation funding.

Ms. Geddes reported on the Spirit Trail, advising that the western section has been completed and work has paused while the route for the central section and possible sources of related funding are reviewed. In response to Council's earlier request to provide options for the routing of the central section, Ms. Geddes presented three options and noted that the staff recommendation is for adoption of the northernmost route, crossing Lynn Creek near Hunter Street and travelling eastward along Keith Road and Mount Seymour Parkway.

Ms. Geddes reported that there are ongoing challenges with conflicts between different types of users as the trail becomes more popular. Signage is being employed to remind users to share the trail and use designated spaces for different modes and speeds. Commuters and other fast bicycle traffic are being encouraged to use different routes.

Councillor MURI arrived at this point in the proceedings.

Council and staff discussed concerns about bicycle routes and the conflict between drivers and cyclists. Staff advised that they are aware of issues in particular sections and are working to educate users.

Following up on Council's 2015 discussion on the Hunter Street Bridge crossing to connect the Spirit Trail, Ms. Geddes advised that the conceptual design is complete but funding is not yet in place. Two possible designs were presented and others could be considered to either reduce the cost or, with additional funding, create a more iconic structure. The cost of the bridge as presented would be \$4-4.8 million and staff is recommending that work not proceed until funding is in place.

Council discussion regarding the Hunter Street Bridge ensued. Cost-saving ideas included moving the site to reduce the length of the bridge and having a more basic design. It was noted that the crossing will make the community more walkable and it is important to tie together the Spirit Trail as a shared multiuse path from Deep Cove to Horseshoe Bay. Agreement was reached on the planned route east to Riverside Drive.

Ms. Ingrid Weisenbach, Transportation Planner, provided an update on school transportation, reporting that projects have been planned based on school safety and transportation studies completed in 2011 and 2013. A number of projects have been completed, including upgrading the crossing at Mt. Seymour Parkway and Broadview Drive to a pedestrian signal.

Ms. Weisenbach reviewed the school study process, noting that involving key stakeholders such as the School District, parents and school staff is crucial to success. The 2015 school safety studies involved Capilano, Canyon Heights and Highlands Elementary Schools. Feedback on the draft plan has been received from two of the three schools and the third is expected soon. The last step will be to complete the final report, including a prioritized list of recommendations. Implementation of priority recommendations for safe, active routes to schools is planned for the summer of 2016.

Council discussion ensued regarding school safety programs and the following comments and concerns were noted:

- Expressed support for year-over-year funding for safety and active transportation projects and ensuring there are sufficient funds to put programs in place;
- Concern was expressed for problems with ingress and egress at older schools;
- Noted that maintenance of the trail network is important to creating safe, walkable routes to schools; and,
- Suggested creating a Best Practices guide based on ideas being used at individual schools.

In response to a question from Council regarding revisiting studies, staff advised that all schools will be studied before revisiting earlier sites.

Councillor MURI left the meeting at 6:04pm

Ms. Weisenbach provided an update of crossing treatments and reviewed the crosswalk hierarchy and related costs. Marked crossing costs range from signed and marked crosswalks at approximately \$2,500 to a cost of approximately \$175,000 for a full pedestrian signal. Staff noted that 13% of requests received by the Transportation Department in 2014-15 were for crosswalks.

Ms. Weisenbach reviewed the crosswalk improvement process and the procedure for prioritizing projects. Several crosswalk upgrades were completed in 2015 and the upgrade at Capilano Road at Paisley Road will be completed early in 2016.

Council discussion regarding crosswalks ensued and the following comments and concerns were noted:

- Expressed concern that regular crosswalk signs are being ignored by drivers;
- Commented on crossings with flashing lights;
- Lighting improvements have helped improve some intersections;
- Encouraged pedestrians to make eye contact and be aware of whether drivers have seen them;
- Suggested distributing and encouraging the use of reflective gear for pedestrians and cyclists; and,
- Requested information on the highest accident intersections in the District and that funds be directed to addressing problems at these sites.

In response to a question from Council, staff advised that audible signals are being added in order of priority as provided by the Advisory Committee on Disability Issues.

Ms. Weisenbach reported on traffic calming, noting that 11-17% of annual Transportation requests in recent years have been for traffic calming measures. The most effective measures are those that are beneficial to all users, self-enforcing, appropriate for the speeds and volumes, and address and improve the quality of life in neighbourhoods.

Ms. Weisenbach reviewed the processes in the Traffic Calming policy, which includes local and collector roads. It was noted that all requests for traffic calming on collector roads have been paused since May 2015 after the unexpected level of community response to the proposed Sunset Boulevard traffic calming measures. It was noted that as a result of that process, staff learned that a wider area of public consultation is required for traffic calming proposals on collector roads.

Council feedback was requested on the question of whether the District should consider traffic calming requests on collector roads.

Council discussion ensued regarding traffic calming on collector roads and the following comments and concerns were noted:

- Requested information on what measures other cities have used and what has been effective;
- Support was expressed for traffic calming on collector roads;
- Commented that requests from residents should be considered and Council make the final decision based on public input and criteria from emergency services;
- Commented that traffic calming on collector roads should be District- funded; and,
- Remarked that the Local Area Service process pits neighbour against neighbour and is often contentious.

Staff advised that there are 24 traffic calming measures that can be employed, many of which can be safely used on collector roads. Speed bumps are not generally used for collector roads.

Council feedback was requested on the temporary traffic calming measures at 29th Street and William Avenue.

Council discussion ensued regarding the traffic calming measures at 29th Street and William Avenue and the following comments and concerns were noted:

- Curb bulges are needed to shorten the crossing for pedestrians, particularly school children, but do not facilitate bicycle traffic;
- The route is becoming an alternate for commuter traffic;
- Suggested moving the curb bulges to the east corners to facilitate right turns for drivers coming down the hill;
- Discussed the possibility of installing a roundabout like the one at the intersection of 6th Street and Chesterfield Avenue in the City of North Vancouver; and,
- Agreement was reached to move the curb bulges to the east side of the intersection, subject to a cycling design.

Staff advised that there is room for a bicycle beside a car at the intersection with curb bulges in place. Staff reported that the cost of the roundabout at 6th Street and Chesterfield Avenue was \$220,000.

Ms. Geddes reported on transportation funding, noting that while sustainment funding across the District and investment funding in town centres is funded, there is a funding gap for investment in areas outside of town centres. Council's

feedback was requested on establishing ongoing funding for projects outside of town centres.

Council discussion ensued regarding funding for transportation projects outside of town centres and the following comments and concerns were noted:

- Support was expressed for funding transportation projects outside of town centres;
- The safety and health benefits of transportation projects warrant funding; and,
- Concern was expressed about envelope funding without specific projects outlined.

Staff advised that the project approval process would not change and specific projects would be presented for individual approval.

Possible transportation topics for upcoming Council Workshops were discussed.

4. PUBLIC INPUT

4.1 Mr. Martyn Schmoll, Vice-Chair, Transportation Consultation Committee:

- Commented that transportation projects create unity in the community and solve problems;
- Noted that street design can reduce driving speed; and,
- Advised that the Transportation Consultation Committee is supportive of funding for active transportation programs, many of which can be implemented at low cost.

4.2 Mr. Barry Rueger, Chair, Transportation Consultation Committee:

- Commented on the consultation process for Sunset Boulevard;
- Recommended staff handle traffic calming petitions rather than residents; and,
- Noted that it is desirable to find ways to reduce traffic traveling through residential streets.

4.4 Dr. Bryce Cowan, District resident:

- Noted he is a resident on a road where traffic calming has been urgently requested due to the road design;
- Remarked that there have been many near-misses;
- Advised that drivers ignore the 30 km/h permanent speed signs and speed down the street; and,
- Requested that action be taken to address the problem.

4.3 Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on jaywalking;
- Commented on flashing light timing; and,
- Suggested adding features to make signs more visible.

5. **ADJOURNMENT**

MOVED by Councillor BASSAM
SECONDED by Councillor BOND

THAT the February 2, 2016 Council Workshop be adjourned.

CARRIED

(7:20 pm)

Absent for Vote: Councillor MURI

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:00 p.m. on Tuesday, February 9, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond (5:01 pm)
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Drugge, Program Manager – Construction Traffic Management
Ms. T. Smith, Project Manager – External Projects
Mr. B. Counihan, Project Engineer
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Assistant

Also in

Attendance: Mr. Jeff Busby, Acting Director – Infrastructure and Network Management, TransLink
Ms. Michelle Babjuk, Project Manager – Phibbs Exchange Design, TransLink
Ms. Shirley Samujh, Senior Advisor – Stakeholder Relations, TransLink

1. ADOPTION OF THE AGENDA

1.1. February 9, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the February 9, 2016 Council Workshop be adopted as circulated.

CARRIED

Absent for Vote: Councillor BOND

2. ADOPTION OF MINUTES

2.1. January 25, 2016 Council Workshop

**MOVED by Councillor BASSAM
SECONDED by Councillor HANSON**

THAT the minutes of the January 25, 2016 Council Workshop meeting be adopted.

CARRIED

Absent for Vote: Councillor BOND

3. REPORTS FROM COUNCIL OR STAFF

3.1. Major Projects Update – February 2016

File No. 16.8310.00/000.000

Councillor BOND arrived at this point in the proceedings.

Phibbs Transit Exchange

Mr. Jeff Busby, Acting Director – Infrastructure and Network Management, TransLink, provided an update on the Phibbs Transit Exchange. Mr. Busby advised that the project will improve bus operational efficiency and enhance the experience for users, with the goal of increasing transit ridership. Phibbs Exchange has also been identified as a gateway to the new Lynn Creek Town Centre. A solution has been developed with TransLink and the Ministry of Transportation and Infrastructure that is consistent with planned changes to the adjacent Highway 1 interchange. The project includes relocation of the highway off-ramp, enlargement of the exchange area, better pedestrian and cycling access, drainage improvements and upgraded customer amenities. Once the funding is in place for this project, it is expected that final design would begin immediately and the earliest expected construction date would be 2017.

Council Discussion:

- Commented on the importance of high quality lighting and weather protection;
- Questioned if a retail space and washrooms will be included in the design;
- Opined that Phibbs Exchange is a safe place but has a bad reputation in the District;
- Expressed concern that the left hand turn signal is being removed on Dollarton Highway;
- Suggested providing a designated parking area for park-and-ride;
- Questioned if there is a long term plan to include more parking in the future;
- Commented that taxis play a vital role for late night pickup and should have access; and,
- Commented that there is nowhere for cars to pull-in and drop-off.

Staff advised that the estimated cost of the project is \$19 million and will report back with a breakdown of those costs.

Project Delivery Office

Mr. David Desrochers, Manager – Engineering Projects & Development Services, advised that the Project Delivery Office was established in March 2015 with the goal of improving the quality and delivery of projects implemented in the District and leveraging opportunities presented through development and through senior government infrastructure implementation to obtain infrastructure contributions

that fulfill the ultimate vision of the Official Community Plan and other community plans. The purpose of the Project Delivery Office is to lead, facilitate, and support the delivery of complex projects that have multiple stakeholders.

Council Discussion:

- Commented on the importance of traffic management; and,
- Suggested that when work is being done on Keith Lynn Bridge traffic should be detoured through Kirkstone Road.

Montroyal Bridge

Mr. Brian Counihan, Project Engineer, advised that the existing bridge on Montroyal Boulevard crossing Mosquito Creek was built in 1955 and is at the end of its service life. Replacement is being fast-tracked to eliminate the risks of damage or collapse as the bridge is under capacity and in poor condition. In meeting current design standards, the new bridge will provide a minimum of 75 years of service and will include two vehicle lanes with bike lanes and sidewalks on both sides of the structure. This will result in a bridge 5.8 meters wider than the existing.

Council Discussion:

- Requested staff look at pedestrian safety at Skyline Drive;
- Suggested installing a time lapse camera for the public to view;
- Suggested holding a Public Meeting at Canyon Heights Elementary School; and,
- Questioned if the stairs leading to the bridge will need to be reconstructed.

Keith Road Bridge

Mr. David Desrochers, Manager – Engineering Projects & Development Services, provided an update on the Keith Road Bridge noting that after nine months of construction, the Keith Road Bridge construction project is now forty percent complete. The progress to date indicates the project will be completed on time in the fall of 2016 and within budget. The first half of the new bridge is currently being constructed to the south of the existing Keith Bridge. In March, traffic will be shifted to the new bridge, the old bridge will be demolished and the second half of the bridge will be built where the old bridge was located.

Council Discussion:

- Expressed concerns with regards to the acoustic treatments for under the bridge and questioned whether different treatments have been analyzed.

Capilano Water Main Project

Ms. Tegan Smith, Project Manager – External Projects, advised that since August 2015, Metro Vancouver has been constructing the Capilano Water Main Project which includes replacing an aging water main, installing new valve chambers and connecting the new main to the existing system. The new two metre diameter Regional water main is being installed from north to south along Capilano Road between Cleveland Dam and Edgemont Boulevard. The pipe installation will be completed within the coming weeks and then Edgemont

Boulevard will be closed east of Capilano Road until June while the crossover chamber is built.

Council Discussion:

- Suggested informing residents of the traffic control measures that will remain after the detour is removed.

Philip Overpass

Mr. Gavin Joyce, Acting Chief Administrative Officer, provided an update on the Phillip Overpass which is being built to connect truck traffic to the industrial waterfront lands without rail interruption. Mr. Joyce advised that construction of this link from 1st Street to McKeen Avenue is approximately 80% complete.

Council Discussion:

- Expressed concerns with the noise of trucks braking; and,
- Suggested looking at the signalization and timing of the light to minimize trucks braking.

North Shore Transfer Station

Mr. Gavin Joyce, Acting Chief Administrative Officer, noted that Metro Vancouver is planning to reconfigure the North Shore Transfer Station due to the construction of a new Metro Vancouver water supply tunnel under the Second Narrows Bridge. The proposed reconfiguration will replace the existing queuing yard, which was originally built to alleviate the traffic queues along Riverside Drive, with a new vehicle queuing yard on the main North Shore Transfer Station site. The Recycling services will also be accommodated on the site. Mr. Joyce advised that Metro Vancouver anticipates to tender construction of the North Shore Transfer Station reconfiguration in March of 2016 with completion near the end of 2016.

Lynn Valley Road Underpass

Mr. Gavin Joyce, Acting Chief Administrative Officer, advised that the Lynn Valley Road Underpass project includes the construction of an additional southbound vehicular travel lane and facilities for pedestrians and cyclists at the Lynn Valley Road interchange with Highway 1. Such improvements are to be located between the existing west pier and the overpass abutment. This also includes any changes necessary to roads, sidewalks, services, or utilities to accommodate this construction. The Lynn Valley Road Underpass improvement project is a rezoning requirement of the Bosa development in the Lynn Valley Town Center (1175 Lynn Valley Road). Mr. Joyce noted that to date, there have only been conceptual design discussions with Bosa and no formal submission has been made yet. The Ministry of Transportation and Infrastructure has been receptive to the design intent and will continue to be engaged in the project.

4. PUBLIC INPUT

Nil

5. **ADJOURNMENT**

MOVED by Councillor BOND
SECONDED by Councillor HICKS

THAT the February 9, 2016 Council Workshop be adjourned.

CARRIED
(6:26 pm)

Mayor

Municipal Clerk

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 6:12 p.m. on Tuesday, February 15, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. S. Ono, Acting General Manager – Engineering, Parks & Facilities
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Mr. P. Chapman, Social Planner
Ms. C. Archer, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. February 15, 2016 Council Workshop Agenda

MOVED by Councillor BOND

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the February 15, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Rental and Affordable Housing

File No. 13.6480.30/003.000

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, reported that the objective for the workshops on affordable housing to date is to

create a policy framework to bring to stakeholder consultation, after which staff will draft a policy for Council consideration.

Mr. Milburn reported on planning around three goals and targets identified at previous sessions:

Expand supply and diversity of housing

Mr. Milburn reported that the OCP projects 10,000 net new units in the District through 2030, with little growth expected in single family housing, moderate growth in ground-oriented multi-family housing and the largest growth in apartment units. He noted that basement suites are included in single family housing. About 20,000 of the 30,555 total units of housing in the District as of 2011 were single detached homes.

In response to a question from Council regarding the percentage of Seylynn Towers that have been rented, Mr. Milburn advised that an update has been requested from the developer.

Preserve and expand the rental supply

Mr. Milburn reported that there are currently approximately 1,270 older purpose-built rental units in the District and demand in the next ten years will be for somewhere between 700 and 1,400 additional units in this category. If policies remain unchanged the current trend of approximately 20% of all new construction becoming rental units will continue.

The following are recommended by staff as part of the proposed policy framework to meet the goal of preserving and expanding the rental supply:

- Expansion of the rental supply consistent with OCP goals;
- Maintenance of strata rental policies;
- Consideration of allowing less than 1:1 rental replacement if affordable, diverse, distributed and accessible units are included;
- Review of the Standards of Maintenance Bylaw; and,
- Creation of a tenant assistance policy with general direction for developers to provide notice, compensate loss and moving costs, assistance for relocations, a communications plan and potentially to give first right of refusal to tenants who have been displaced.

It was noted that there are few complaints made under the Standards of Maintenance Bylaw, likely because tenants pursue action through the Provincial *Residential Tenancy Act*. Strengthening the Bylaw may help prevent poor maintenance being used as a justification for redevelopment.

Council commented on the replacement of units and requirements for reducing the replacement ratio in order to meet affordable housing goals and the needs of the community.

Staff advised that the framework being proposed will add flexibility and proposed developments will be evaluated on a case by case basis.

Meet the housing needs of low and moderate income earners

Mr. Milburn explained that low and moderate income earners are defined as those who earn less than 80% of the median income for the housing jurisdiction, which was \$41,000 per year in 2011. Using labour statistics, the amount for 2015 was calculated at \$45,000 for 2015. Using 30% of income as a maximum, rents of no more than \$1,125 per month would be considered affordable for a family earning \$45,000 per year. According to Metro Vancouver estimates, between 600 and 1,000 additional units will be needed in the next ten years.

The following are recommended by staff as part of the proposed policy framework to meet the goal of meeting the housing needs of low and moderate income earners:

- Seek opportunities to work with partners;
- Take advantage of recently announced Provincial funding and anticipated Federal funding opportunities;
- Where appropriate, seek land contributions, cash or CAC's in place of affordable housing units;
- Ensure all key centres have affordable housing;
- Discuss bonus density and height within limits and conditions;
- Create incentives for the creation of affordable housing units;
- Consider parking requirement reductions in town centres and along the frequent transit network;
- Not currently considering DCC waivers, although this could come forward in the future for non-profit organizations providing housing; and,
- As part of the current CAC policy review, consider if there is an appropriate percentage of CAC funds to maintain for affordable housing.

Mr. Milburn reported that consultation with stakeholders will be the next step in the process and staff will be meeting with the development community and non-profit housing providers in the coming weeks.

Council discussion ensued regarding affordable housing and the proposed policy framework and the following comments and concerns were noted:

- Commented on the urgent need for housing for families who are being pushed out of community by rapidly increasing house prices;
- Commented on the need for larger units for families;
- Expressed concern for residents being displaced by redevelopment;
- Noted that in order to have an impact in the community, a large number of units will be required;
- Commented on the need for the Provincial and Federal governments to act;
- Commented on the public consultation process;
- Requested specific information on costs, qualification criteria for housing and other details;
- Suggested using criteria in addition to the median income of District residents as the upward pressure on home prices is pushing the median income higher;
- Noted that more work is to be done on policies and planning;
- Expressed concern that the existing older, affordable units could be renovated and no longer be included in the affordable housing inventory;
- Recommended developing more types of housing;

- Suggested phasing new developments to reduce the displacement of existing residents; and,
- Expressed concern that developments are not proceeding during the affordable housing discussion, halting the supply of units.

Staff advised that with Council's feedback on the policy framework, developments that have been on hold may proceed. Staff could evaluate the types of units being offered on each site to ensure three or more bedroom units are available for families.

**MOVED by Councillor HICKS
SECONDED by Councillor BASSAM**

THAT the February 8, 2016 report of the Manager – Policy Planning entitled Rental and Affordable Housing Workshop, February 15, 2016 be received for information;

AND THAT the proposed framework be endorsed in principle subject to further discussions on specific issues;

AND THAT Council supports staff consulting with stakeholders on the proposed framework and reporting back to Council as soon as possible.

CARRIED

4. PUBLIC INPUT

4.1 Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the shortage of affordable housing in the District; and,
- Requested more details and cost estimates be made available to the public.

4.2 Mr. Don Peters, Community Housing Liaison, Community Housing Action Committee:

- Commended the District for undertaking stakeholder consultation;
- Requested that materials be distributed to stakeholders as soon as possible along with clear direction from District staff on the process; and,
- Encouraged staff and Council to take the time to consult broadly with the community.

5. ADJOURNMENT

**MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BOND**

THAT the February 15, 2016 Council Workshop be adjourned.

CARRIED
(7:44 pm)

Mayor

Municipal Clerk

REPORTS

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**Memo**

February 24, 2016

TO: Mayor and Council

FROM: Mairi Welman, Manager Strategic Communications & Community Relations

SUBJECT: Delbrook Dialogue Update

Dear Mayor and Council;

Please find attached the report from Simon Fraser University's Centre for Dialogue on the Delbrook Lands Dialogue Community Ideas Workshop we co-hosted on January 28, 2016. The evening workshop was the kick-off public event in the ongoing Delbrook Lands Dialogue process.

The SFU team will attend the March 7 Council workshop session to provide an information update on the report and discuss the experience and outcomes of the event. Relevant staff from Planning and Communications will also be on hand.

The purpose of this Council update is to provide you with information on the ideas and input we have received to date. We will report to a Regular Council meeting in April to provide the actual options that are going forward for research and analysis.

Regards,

Mairi Welman
Manager Strategic Communications & Community Relations

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DELBROOK LANDS Community Dialogue

IDEAS REPORT

FEBRUARY 19, 2016

DISTRICT OF
**NORTH
VANCOUVER**



SFU

CENTRE
FOR DIALOGUE

ACKNOWLEDGEMENTS

Purpose of document

This report was independently prepared by Simon Fraser University's Centre for Dialogue under the sponsorship of the District of North Vancouver. The purpose is to provide a summary of public input shared during the first phase of the *Delbrook Lands Community Dialogue* engagement process.

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Simon Fraser University's Centre for Dialogue. (2016) *Ideas Report, Delbrook Lands Community Dialogue*.

About the District of North Vancouver

With its naturally beautiful wilderness surroundings, high quality of life and close proximity to downtown, North Vancouver District is one of the most desirable places to live, work and play in the world. Home to over 87,000 residents and many major waterfront industry employers, the District's unique characteristics provide residents, business owners and visitors alike with the benefits of being part of a dynamic metropolitan region, along with the appealing attributes of living in a smaller community.



About the SFU Centre for Dialogue, Civic Engage Program

Civic Engage is a program of Simon Fraser University's Centre for Dialogue designed to increase the capacity of governments and citizens to work collaboratively on policy decisions. The program leverages the Centre for Dialogue's status as a neutral facilitator and reputation as a globally-recognized centre for knowledge and practice in dialogue. Program areas include capacity building, direct services, research and public forums. For more information, visit sfu.ca/civic-engage.



EXECUTIVE SUMMARY

The purpose of phase one of the Delbrook Land Community Dialogue engagement process was to work with the community to generate ideas on potential future uses of the Delbrook Lands, receive input on the next steps of the engagement process and better understand the full range of potential stakeholder impacts and interests. This information was collected from 298 respondents through a January 28 community dialogue, an online and paper survey, and one-on-one communications. Respondents included both local Delbrook community members, as well as residents of the broader District of North Vancouver.

Respondents provided over 1000 suggestions for the future use of the Delbrook Lands, the majority of which fall within four general categories: Parks and Outdoor Recreation; Community Programming Facilities and Structures; Housing; and Additional Ideas. Other issues raised by participants include land ownership and site composition.

Respondents also gave feedback about next steps in the engagement process, including ideas for additional information they would like from the District, as well as suggestions for stakeholders and interests to include going forward. Respondents clearly indicated a desire for transparent information, no pre-determined outcomes, frequent communication, the inclusion of diverse stakeholders, and multiple future engagement opportunities.

Of those who attended the January 28 workshop, 70 percent agreed the event was a productive first step, with 17 percent neutral and 13 percent disagreeing. Eighty-three percent agreed they would be

interested in participating in similar events in the future.

Feedback from Phase One will be used to design future engagement activities, where participants will identify a broadly supported recommendation to District Council that is informed by community values and real-world constraints.



January 28 Workshop (Photo credit: District of North Vancouver)

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1. Introduction

1.1 Background

In the fall of 2016, the District of North Vancouver partnered with Simon Fraser University's Centre for Dialogue to develop an engagement process on the future of the Delbrook Lands at 600 West Queens Road, with the goal of determining the most broadly supported land use options through a community dialogue.

This report summarizes the results of Phase One of the Delbrook Lands Community Dialogue. The purpose of this initial phase was to work with the community to generate ideas on potential future uses of the Delbrook Lands, provide input on the next steps of the engagement process and better understand the full range of potential stakeholder impacts and interests.

Phase Two of the engagement process, from February to April, will include technical research and analysis, as well as gathering feedback from Council.

Phase Three will feature a deliberative dialogue in June, wherein both District-wide and local neighbourhood residents will identify a broadly supported recommendation for District Council that is informed by community values and real-world constraints. Final decision-making rests with District Council.

More information about the history of the Delbrook Lands and the Delbrook Lands Community Dialogue process is available at dnv.org/delbrooklands.

1.2 Phase One Engagement Activities and Response

Engagement activities for Phase 1 of the Delbrook Lands Community Dialogue included:

- A three-hour community dialogue and workshop on January 28, 2016, attended by 177 District community members.
- An online survey (103 responses) between January 15 and February 5, asking the same questions that were posed at the January 28 workshop. Results from all surveys have been combined with results from workshop exit surveys.
- A paper survey (12 responses) available at the current Delbrook Community Recreation Centre and District City Hall.
- Phone and e-mail feedback (six responses) received in January.

The District of North Vancouver and SFU's Centre for Dialogue promoted these activities through large signs on the Delbrook property, social media, ads in local newspapers, traditional media relations, outdoor advertising, direct outreach and postcard invitations mailed to every household in the District. This outreach activity resulted in a high volume of community input, with 298 total respondents, including 177 participants alone at the January 28 workshop.



January 28 workshop (Photo credit: District of North Vancouver)

The data presented in this report does not represent a statistically significant sample size or reflect the District's population demographics, and cannot be used to determine community preferences between different options or ideas. The purpose of this data is to generate early ideas about the range of possibilities for the Delbrook Lands and to surface input for the next phases of the engagement process.

2. Ideas for Delbrook Lands

Respondents provided over 1000 individual suggestions for the future use of the Delbrook Lands, comprising of approximately 100 unique ideas. The majority of ideas fall within four general categories: Parks and Outdoor Recreation, Community Programming Facilities and Structures, Housing, and Additional Ideas. Other issues raised by participants include land ownership and site composition.



January 28 workshop (Photo credit: District of North Vancouver)

The results from the Idea Jam/post-it note exercise at the January 28 workshop were used to help identify these four categories, as well as to characterize participant ideas about land ownership and site composition. The full list of ideas under each category was determined by reviewing the workshop post-it notes and exit surveys, as well as results from the District's online and paper surveys and phone/e-mail feedback. Ideas mentioned

more than 10 times are included in this section, with the full list of ideas and photos of the post-it note classification process available in Appendix A.

2.1 Major Themes and Common Ideas for the Delbrook Lands

Parks & Outdoor Recreation

Respondents provided over 200 ideas specific to park design, including flexible green spaces for community use, community gardens and incorporating Mission Creek into park plans. Participants also shared 138 ideas for outdoor recreation, ranging from low-intensity (e.g. playgrounds and walking trails), to higher-intensity activities (e.g. sport courts and fields, a bike park, a water park and a skate park).

Community Programming Facilities & Structures

Respondents provided over 300 ideas regarding community programming facilities and structures, including: a multi-use community centre; an arts and cultural centre; an all-ages activity centre; and a seniors' centre. It was important to many participants that this facility offer rentable meeting rooms of varying sizes, have space for community services and non-profits, and offer child and senior care. Popular recreation programming facilities included indoor pickleball courts, a dance studio/floor space and a curling rink.

Housing

Respondents shared 163 ideas regarding housing type and design, including seniors housing, affordable housing (specifically for young families, seniors and low-income residents), co-operative housing and multi-generational housing. Many suggested low-density housing design (e.g. townhouses and low-rise apartments), while others felt there should be no housing on the site.

Additional Ideas

Outside of the above themes, respondents suggested several ideas that do not fit within an overarching category. These include keeping the existing buildings and updating them for community use or small-scale commercial uses, such as a coffee shop and/or convenience store. Finally, some participants identified an interest in sustainability issues, such as green building methods, renewable energy use and integrated storm water management features.

2.2 Additional Issues

Beyond their ideas for specific site uses, respondents raised the following issues:

Land Ownership

Currently, the Delbrook Lands are zoned public assembly and owned by the District of North Vancouver. Some participants voiced support in their suggestions for keeping the lands in public ownership.

Site Composition

Site composition also surfaced as an important consideration, with many participants proposing dividing the site into multiple uses. The January 28 workshop Idea Jam/post-it note exercise surfaced three primary approaches for dividing the site into multiple uses:

- using the lands for a combination of housing, community facilities and parkland;
- using the lands for community facilities and parkland; or
- using the lands for parkland only.

Included within the concept of multiple uses was the idea of building housing above-ground community facilities.



Grouping Idea Jam post-it notes
(Photo credit: SFU Centre for Dialogue)

3. Continuing the Engagement Process

Respondents provided feedback on three primary questions related to the future Delbrook Lands Community Dialogue engagement process. These included: what information they require to evaluate potential site options; which stakeholders and interests should be involved in the process going forward; and what would make the next phases of the engagement process successful. Some workshop participants provided additional feedback about the speed of the engagement process, whether the input of local residents should carry additional weight in decision-making, and the role of developers in the engagement process.

3.1 Useful Information to Evaluate Potential Options

Respondents suggested a wide range of information that would be useful to them to better evaluate the options for the future of the Delbrook Lands. The majority of responses fall within the following four themes, with each theme receiving more than 10 mentions. An additional list of other queries that received fewer than 10 mentions is also included below.

Big picture planning context

Respondents were interested in gaining a better understanding of the District's Official Community Plan, any future developments planned in the area (including maps to help illustrate these plans), and how the Delbrook Lands fit into larger regional policies and plans. They also expressed interest in the City of North Vancouver's longer-term community planning in adjacent areas.

Details about the new Delbrook Community Recreation Centre

Respondents were interested in what services and facilities will be offered at the new Centre and what services are not making the transition from the old Delbrook buildings.

Financial implications for the Delbrook Lands

Respondents were interested in the District's current financial context (e.g. current revenues, upcoming capital expenditures), if revenue generation from the Delbrook Lands is required for new amenities, or if other funding sources are available.

Community needs assessment

Respondents indicated they would be interested in knowing more about the community's needs via a community needs assessment, with particular attention to what is offered or being planned for other District facilities close by.

Additional queries

Aside from the themes above, respondents also indicated the following interests:

- Research on the options provided (e.g. costs and cost-benefit analyses)
- Information on current and future demographics of users and the community

- A need to hear from and involve a greater diversity of stakeholders
- Information regarding the old Delbrook Community Centre (e.g. upgrade costs, future of services currently using the buildings)
- Environmental and green space concerns (e.g. impacts on stream, park availability in the area)
- Report on the Delbrook Lands engagement process to date
- Information on traffic and public transportation access
- Constraints on options for the future use of the lands and which options the District would prefer
- Examples from other jurisdictions
- Delbrook neighbourhood boundaries
- Expert opinions on what should be done with the site

The full list of participant responses, in their own words, is provided in Appendix B.

3.2 Stakeholders and Interests to Include in the Deliberative Process

Respondents provided 571 individual suggestions for interests and stakeholder groups that the District should include in future engagement activities, comprising over 80 unique ideas. Ideas mentioned by more than 10 participants are listed in this section under the following categories: Residents and Taxpayers; Space Users and Community Groups; and Diversity and Inclusion. The full list of suggested stakeholder groups is included in Appendix C.

Residents and taxpayers

Suggestions included residents of the Delbrook community, neighbours of the Delbrook Lands, District-wide residents and property owners/tax payers.

Diversity and inclusion

Prominent ideas for diversity and inclusion include youth/students, seniors, parents/young families, cultures/ethnicities, and ensuring the inclusion of all area demographics.

Space users and community groups

Suggestions included individuals and groups currently using the Delbrook Lands, Capilano Community Service Society, Little Rascals Daycare owner and parents,

community groups and non-profits throughout the District, environmental groups, sports groups, schools/educators and housing groups.

Additional stakeholders suggestions

Some participants requested the participation of experts, such as planners. Other participants suggested the inclusion of the business community, including small or local businesses. The role of developers was controversial, with some participants asking for their inclusion and others asking for developers to be excluded from future deliberations.

3.3 Characteristics of a Successful Engagement Process

Respondents provided 224 total responses to suggest how the engagement process could be most successful. The majority of responses fall within six themes:

- **Be transparent** in how consultation results are analyzed and shared, including publishing accurate reports from all consultation activities in an easily accessible manner (70 responses; 31 percent of total).
- **Ensure integrity in decision-making**, where participant input informs final decisions, the process for decision-making is honest and clear, and there is no hidden, pre-determined outcome (70 responses; 31 percent of total).
- **Be inclusive**, with definitions of inclusivity ranging from age (e.g. youth, families and senior citizens), cultural groups, the inclusion of “all voices,” dialogue and compromise between groups, and diversity within broad demographic criteria (45 responses; 20 percent of total).
- **Communicate frequently** to keep residents and participants informed throughout the engagement and decision-making process (41 responses; 18 percent of total).
- **Provide multiple opportunities to be engaged**, including chances to provide input, seek clarification and give feedback (26 responses, 12 percent of total).
- **Provide additional context and information** about the Delbrook Lands, including general background information, options for the site and technical or financial constraints (24 responses, 11 percent of total).

Additional ideas received from ten or more respondents:

- **The process so far has been good and/or should be continued** (12 responses, five percent of total)
- **Slow the process down** (10 responses, four percent of total)

- **Local residents and/or those most affected should have more input** (10 responses, four percent of total)

The full list of participant responses, in their own words, is provided in Appendix D.

3.4 Emergent Issues: Timelines, Weighting of Input & Role of Developers

In response to questions raised during plenary discussions at the January 28 workshop, the facilitator requested feedback from participants as to whether the engagement process should be slowed down, and whether input from local Delbrook participants should be weighted more heavily than from those who are less directly affected. Many participants also volunteered input about whether real estate and property developers should be included as stakeholders in the engagement process.

Quantitative information about the responses to all three issues is provided in this section to ensure transparency around process issues. As a reminder, these numbers do not represent a statistically significant sample size or reflect the District's population demographics, but will be considered by the SFU Centre for Dialogue when planning future engagement activities, in conjunction with public engagement best practices and input from the District of North Vancouver.

Should the engagement process be slowed down and/or modifiable?

In Section 3.3 (Characteristics of a Successful Process), 13 percent of participants responded directly to this question. Of these, 12 participants suggested satisfaction with the current and/or planned process, 10 requested a slower process, five asked to prioritize the quality of engagement over specific deadlines, two suggested moving forward with decisions, and two suggested making the process "modifiable."

Should input from Delbrook neighbourhood participants be weighted more heavily than feedback from individuals who live further away or are less directly affected?

In Section 3.2 (Stakeholders and Interests), nine percent of participants responded directly to the issue of giving more weight to local resident input. Of these, 28 participants suggested giving local residents additional priority or weighting, while eight participants explicitly disagreed with this statement. An additional 34 participants

identified district-wide residents as important to include as stakeholders, 128 identified local residents as important to include as stakeholders, and 22 identified general diversity and inclusivity as being important stakeholder criteria. None of these latter groups explicitly mentioned the issue of weighting in their responses. Respondents from the local Delbrook neighbourhood outnumbered respondents from other parts of the District by approximately two to one.

In Section 3.3 (Characteristics of a Successful Process), seven percent of participants responded directly to the issue of weighting local resident input. Of these, 10 participants suggested giving priority or increased weighting to the perspectives of local residents or those most affected by the changes, while six participants explicitly disagreed with this statement. An additional 26 participants suggested inclusivity and compromise between groups as a desirable part of the engagement process, but did not directly mention the issue of weighting.

Should developers be included as stakeholders in the engagement process?

In Section 3.2 (Stakeholders and Interest to Include), 15 percent of participants provided organic feedback about the appropriate role of developers in the engagement process. Of these, 19 participants suggested including developers for their input and/or expertise, while 19 participants requested that developers not be included in future engagement activities. An additional six participants suggested limiting the role of developers.

4. January 28 Workshop Evaluation and Feedback

Participants provided both qualitative and quantitative feedback at the January 28 workshop.

4.1 Qualitative Feedback

Workshop participants provided 105 total responses to the evaluation form question:

Do you have any additional feedback on tonight's event or the Delbrook Lands Community Dialogue engagement process?

The full text of all responses is provided in Appendix E. General themes include:

- Positive feedback about the program, including compliments on the process, facilitation, and inclusion of community ideas (37 responses).
- Negative feedback and/or suggestions for improvements to the program, including a desire for more time in the workshop, a desire for more information and criticisms about the facilitators and presenters (19 responses).
- Requests for more information and context in the next phase of engagement (15 responses).

4.2 Quantitative Feedback

177 individuals participated in the January 28 event. Of those who registered for the event, 56 percent identified themselves as being part of the local Delbrook community, 28 percent identified themselves as part of the District-wide community and 15 percent identified as both/other.

Of those who attended:

- Seventy percent agreed the event was a productive first step, with 17 percent neutral and 13 percent disagreeing.
- Eighty-three percent agreed they would be interested in participating in similar events in the future, with 11 percent neutral and five percent disagreeing.
- Eighty-three percent agreed the Centre for Dialogue moderators provided clear explanations, guidance and support throughout the event, with 11 percent neutral and six percent disagreeing.
- Eighty-four percent agreed that their table facilitator provided clear explanations, guidance and support throughout the event, with 11 percent neutral and five percent disagreeing.

5. Next Steps

The results of this report will be distributed publicly in February and presented to District Council in March 2016.

Starting in February, expert outside consultants and District staff will conduct technical analysis to determine positive and negative impacts for a range of options that are informed by community suggestions, as well as existing District research. This analysis will examine both financial impacts, as well as consistency with District strategies, plans and policies (e.g. District Official Community Plan, District Transportation Plan, Metro Vancouver Regional Growth Strategy).

The SFU Centre for Dialogue will summarize this information into a discussion guide that will support the public's deliberations at a final dialogue in June, where residents and stakeholders will be asked to take on the role of a city planner and recommend the options they feel are in the best interest of the entire community. In preparation, the SFU Centre for Dialogue will release a draft Terms of Reference in April, outlining constraints, objectives and the participant selection process for this event.

Appendix A: Ideas

This appendix contains the full list of suggested ideas for the future use of the Delbrook Lands. Table 1 provides a list of all ideas based on the January 28 post-event survey, the online and paper survey, and e-mail/phone feedback. Bolded entries were suggested by more than 10 respondents. Table 2 provides the full list of unique ideas from the January 28 workshop Idea Jam/post-it note exercise.

Full list of ideas from respondents

Table 1: Full list of ideas from Jan. 28 post-event survey, online and paper survey and e-mail/phone feedback

Responses	Frequency
PARKS & OUTDOOR RECREATION	
Park & environmental uses	
Park / General green space	67
Community gardens	42
Open space for community (multi-use)	32
Ensure (at least some) green space	19
Incorporate Mission Creek	18
Covered picnic area	7
Ecosystem & stream enhancement (large buffers around stream) / education	7
Off-leash dog park	6
Underground parking	4
Botanical/ornamental/rose garden	4
Sculpture garden	2
Petting zoo	2
Fruit trees	1
Bird/wildlife sanctuary	1
Greenhouse	1
Bio swale	1
Incorporate neighbouring rose garden	1
Extend Delbrook Park to the east	1
Outdoor recreation uses	
Low intensity recreational space (Ex: playground, adventure playground/natural play, walking trails, lawn bowling, chess)	69
Medium intensity recreational space (Ex: Tennis court, basketball court, pickleball courts, water park, tetherball, playing fields)	31

High intensity recreational space (Ex: bike park, zip line, skate park, longboard course, gym equipment / fitness circuit)	19
Biking paths/teaching area for kids to learn	6
Outdoor swimming pool	5
Turf field	3
Soccer/sports stadium	2
Track	1
Skating rink	1
Pitch n' putt	1
COMMUNITY PROGRAMMING FACILITIES & STRUCTURES	
Community programming facilities	
Multi-use community centre	51
Arts and cultural centre (visual and performing)	28
Meeting/Rental rooms (various sizes)	26
All-ages Activity Centre	23
Child/Senior day care	21
Seniors Centre	19
Community services / NGO space (ex: social services, Red Cross, youth groups)	17
Child care/pre-school	17
Outdoor theatre/entertainment plaza	12
Museum/Archives	6
Health center (medical services, rehabilitation, emergency supply distribution)	4
Special needs/Life Skills center & programs	4
Elementary/specialty school	4
Hospice care/aging care facility	3
Community 'hub'	3
Multi-faith building	2
Small library branch	2
Child/youth-specific centre (youth programs, play centre)	3
Music & arts school	1
Craft center	1
Sports club house (social gathering place (pub), classroom space, offices, change rooms, showers)	1
Long house with community space	1
Lending centre similar to library for household items (tools, healthcare items, sports equipment, etc.)	1
Concession stand	1

Recreation facilities & structures	
Indoor pickleball courts	23
Dance studio/ballroom dance floor	22
Curling rink	19
Recreation facilities/centre (gym, indoor sports facilities, running track, bike track, tennis courts, pool)	7
Ice rink	3
Roller Disco	1
Yoga studio	1
Underground rooms for arts, rec and parking, with above ground sports fields/tennis courts	1
HOUSING TYPE	
Housing type	
Seniors housing	27
Affordable housing (Ex. Young families, seniors, low-income)	24
Co-op housing	15
Multi-generational/mixed ages housing	13
Market housing	7
Co-housing	7
Accessible housing	2
Housing for homeless	2
Mixed co-op and private housing	1
Mixed income rental apartments	1
No rental	1
Housing design	
Low-density housing (Ex. Townhouses, apartments)	25
No housing	11
Medium density housing (under 6 stories)	6
Smaller single family homes	3
Condo housing	3
High density, affordable apartments	3
Residential tower/small footprint tower (6+ stories)	2
No high density housing	2
Small square-footage housing	1
No single family housing	1
Housing site on Delbrook Lands	
Develop Queens St. area	8
Develop south parking lot	2

ADDITIONAL ISSUES	
Land ownership	
Keep land public/do not sell land	31
Partial sale of land (e.g. to fund amenities on site)	7
Develop/sell land	3
Lease for development, but do not sell	3
Site composition	
Mixed-use (combinations of park/rec, community facility, housing, commercial, etc.)	25
Park only	7
Existing buildings	
Keep buildings as is/upgrades to old buildings/keep old buildings for community use	24
Keep tennis courts	15
Expand daycare on site	2
Remove existing structures (clean slate)	1
Keep existing community center - charge community service groups for maintenance	1
Maintain North building for occupants (short term, until 2019)	1
Tear down existing buildings and use the cleared land as park space until population requires more facilities	1
Commercial uses	
Retail (coffee shop, convenience store, shopping)	19
Edgemont Village style village/opportunities for local retailers	9
Restaurant/dining	4
Craft brewery	2
Timeline for action	
Save for next generation to decide	3
Wait 5 years/until new rec centre is operational before making any decisions	2
Transportation	
Underground parking	4
Transportation centre, new bus shelters	3
More parking	2

Maintain accessibility to transportation	1
Sustainability	
Renewable energy/district energy/sustainable building options	6
Urban farm	5
Misc.	
Any development should allow for people to pass through and around it.	1
TOTAL:	1095

OTHER COMMENTS:

Engagement process

- Make changes according to community, not council, timetable
- Plan for a series of group meetings
- Not aware of this process until recently

Land use

- Do not use public space as a short term solution to a housing problem
- Maintain public access on site (even if sold)
- Turn this land into 'brush' full of dead trees and invasive plant species

Design considerations

- Park should include the native flora
- Incorporate natural features, including First Nations elements/art
- Urban farm but no livestock (they smell)
- Something "inspiring"
- Move tennis courts underground as a new sports centre, maintain green space above
- Must look good and fit into neighborhood

Programming/facilities considerations

- Have space for multigenerational interaction (ex: bridge child care and senior care)
- Future of the lands should support and complement existing and future facilities, adding greater value to the citizens
- Rent out units in community facility for revenue generation
- Programs run on the site should be funded by the site and not by tax dollars

Other

- If developing Queens St. area, the traffic problem must be dealt with
- Developer must obey construction hours
- Ensure that a playground, green space and tennis courts remain on property during and after construction.

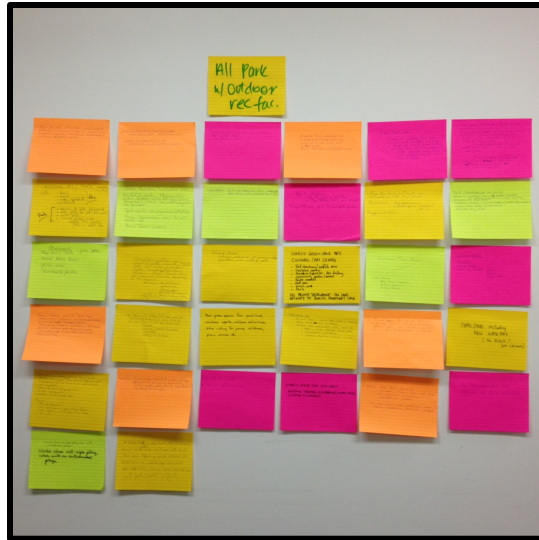
Ideas from January 28 Idea Jam post-it notes

Photos from post-it note classification exercise:

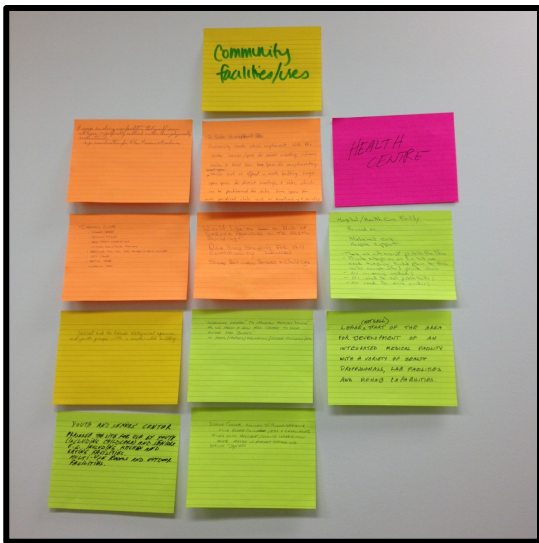
Community facility & park use



Park & outdoor recreation use



Community facility use



Housing, community facility & park use



Miscellaneous use & keeping existing buildings

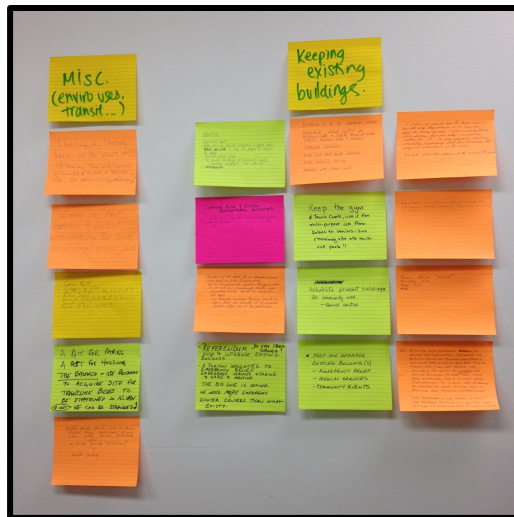


Table 2: Full list of ideas from January 28 Idea Jam post-it notes

PARKS & OUTDOOR RECREATION
Outdoor recreation facilities:
Outdoor recreation activities (including: basketball courts, tennis courts)
Keep existing tennis courts
Pickleball
Soccer stadium
Turf soccer field
Playing field with stand to accommodate spectators
Table tennis
Outdoor gym equipment / fitness circuit
Outdoor swimming pool
Outdoor hockey rink
Kid's bike trails
Bike trails
Inline skate paths
World class all-ages play area
Entertainment plaza
Outdoor theatre / concert space
Covered bocce lanes
Night market
Covered amphitheater (weather protected, sound system)
Petting zoo
Outdoor activity space (covered, wind-proofed) with viewing areas
Secure bike storage
Dog obstacle course
Park uses:
Park
Meeting place
Performance stage
Water park
Skateboard park
Flexible outdoor space
Covered picnic area
Natural park/green space for casual recreation (ex. Bocce)
Trails along Mission Creek/Integrate creek
Preserve as much land around Mission Creek as possible
Refurbish Mission Creek Park
Trails
Children's play area/playground
Benches
Restore to natural state
Community garden/food production
Japanese garden
Greenspace as part of a multi-use complex
Natural playground
Adventure playground
Farmers market

Picnic area
Planting, natural environment
BBQ area
Public space - walkable, transit
Chess boards
Off-leash dog park
Boardwalk along the creek
Maze for kids
Bird/Wildlife sanctuary
Sculpture garden
COMMUNITY PROGRAMMING FACILITIES & STRUCTURES
Community uses:
Community centre
Non-profit building
Multi-purpose community use space (kitchen, flexible programming space)/"heart" of Delbrook Community
Multi-use clubhouse
Community events (nice enough facility to rent out for weddings, etc.)
Community hall
Community use
Community meeting space/multi-use rooms (varying sizes)
Community kitchen
Seniors Centre
Senior's health centre
Elder College (including language training)
Senior's hub
Senior daycare
Cafeteria for seniors
Youth and seniors centre
Teen centre
Seniors & childcare
Childcare/daycare
Incorporate existing childcare
Intergenerational programming
Medical services/Health centre (examples: Alzheimer's, hospice support, lab facilities, variety of health professionals, rehab services)
Child and Family services hub (for population growth in neighbourhood)
Disaster centre/emergency relief (services, care, housing)
Child and senior drop-in center
Cultural space (example: Art museum, new location for North Vancouver Museum & Archives, theatre)
Dance studio
Art space (example: woodworking, painting, pottery)
Learning Centre
Educational facility for those with disabilities
Educational programs
Post-secondary campus satellite
Social hub to house non-profits and youth groups
Amphitheatre should allow for expansion/contraction depending on numbers required. Could serve for: presentations, celebrations, dance shows, emergency assembly point)

Commercial uses:
Mini Edgemont Village
Small retail (coffee shop, produce store)
Large family restaurant with parking
Café
Affordable grocery store
Sport/recreation uses:
Indoor recreation (including squash, tennis, climbing wall, racquetball)
Curling rink
Misc.:
Future school
Urban farm (examples: therapeutic, including indigenous plants, trees, producing goods sold to community, providing learning opportunity to local schoolchildren)
HOUSING TYPE
Multi-generational/family
Multi-generational housing
Family-oriented housing (3 bedroom)
Mixed multi-family housing
Some family housing (not too high), layer with 1500 sq. ft. 3 bedroom units
Housing as part of a multi-use complex
Continue multi-family development across south side of property for market/non-market housing
Integrated young family/seniors housing in small lot subdivision emphasizing small homes
Affordable/supportive housing
Special needs housing
Affordable intergenerational housing
Affordable rental housing
Seniors housing
Housing for people with disabilities & low-income
First responders
8-12 story tower, ideally for social housing (handicapped, seniors, with compatible social service/NGO uses)
Co-housing
Co-housing community (including: resident designed & developed, multi-generational, low-rise, not-for-profit, subsidized, high commitment to energy efficient building, potentially passive house, shared amenity space, for engaged residents who are and are engaged in larger community)
Co-housing: 25-30 units, variety of condos and townhouses
Co-housing community surrounded by community services (example: non-profits, seniors, childcare, flex space)
Cooperative housing
Multi-generational co-operative housing
Residential mixed townhouses & apartments, mix non-market, co-op, subsidized

Market housing
Walk up style townhomes along Stanley between Queens & Windsor
Build well-designed homes sold at market value & minimize footprint
Market townhouses on north, east and south edge for some revenue
Types of housing
Condo type housing
Residential use: FSR approx. 2.1
Low-rise housing (no more than 5 stories)
Small square footage housing
Housing covenant to restrict resale to 20% below market value
Variety of housing options - row housing, condos
Townhouses or apartments, variable in height and density
Housing on W. Queens to support amenities on the rest of the site
Purchase and incorporate 4 residential properties on north-west corner
No housing
EXISTING BUILDINGS
Keep gym & activity rooms
Repurpose old Delbrook Community Centre for community uses
Do not close the buildings at the end of the year
Keep the lands as they are
LAND OWNERSHIP
Do not sell Delbrook land/keep it public (once they're gone, they're gone forever)
Sell land for development
Sell portion of land to create a trust funding new purpose-built infrastructure (example: farm, non-profit facility, health facility)
Partial sale of land for revenue generation/improve community needs
Preferable to sell the south parking lot next to Queens for ease of access to new housing
Lease land to co-housing community
Land could not be sold, have District develop it
Long-term lease, keep land District-owned
Want land to stay public but open to leasing to obtain amenities
ADDITIONAL ISSUES
Types of development
All ages/multi generational
Avoid dedicated single-use space
Low density
No development
No condos
No re-zoning needed
Tired, underutilized site that does not embrace current and future values efficiently - needs redevelopment
Developer should be required to keep some public space
No buildings - all natural North Shore materials, plants, trees
Housing is most pressing need, ideal location
Underground parking
Opportunity for North Vancouver to model good higher density development

Multi-use/Mixed-use
Non-profit, co-housing & outdoor space
Park space and housing (example: build townhouses/low-rise apartments along Queens/Stanley, keep the rest for park)
Affordable housing, community facility (childcare, meeting space, seniors needs)
Housing and modest commercial/community space
A gathering place for the community, balancing density
Green public space; social housing (land kept in public trust); intergenerational uses (day care, seniors care); community space for arts, culture; space for not-for-profits to provide services; a socially innovative, socially valuable place/destination
Sustainability
Sustainable building
Land use that contributes to District sustainability (example: bio-swale, district energy centre, park, use green energy in buildings)
Put green spaces on top of new building
Use sustainable construction (E.g. Passive House)
Where possible, power to come from "green" power such as solar panels
District energy system (example: use Queens as a distribution spine between Lonsdale and Edgemont, use Mission Creek as a micro-hydro station for a renewable energy source)
Improved drainage with water features, native vegetation
Have connections to creek, with riparian protection
Building design/materials
West Coast & First Nations theme
Contemporary West Coast architecture
Glass/wood
Lighting
Misc.
Referendum: "Do you trust council?"
Keep one parking lot
There aren't enough public facilities
Station Translink buses in North Van to avoid stranded passengers'
Improve the gateway of Delbrook
To prevent disruption to existing daycare, construction times should be restricted around nap times, need strong fencing around construction
Transitional change over 5-10 years

Appendix B: Information to Better Evaluate Potential Options

This appendix provides the full list of participant responses regarding information to help them better evaluate potential options for the future use of the Delbrook Lands, categorized and transcribed directly with no edits.

Context (OCP and other policies, Westview redevelopment, City of North Vancouver)

- What is the height restriction for the area? What is the area zoned for?
- Proposed site plans (including proposed density) including plans for infrastructure upgrades on surrounding roads.
- Height restrictions, any geographical issues, underground parking issues
- Long term plans of the Delbrook corridor staying as single home or going to high rises?
- Condensed presentation about new rec centre facility and OCP
- More context, including summary information of the community plan and
- OCP priorities that might suit the property
- City plans for Westview area
- Overview of OCP, presentation showing existing land uses, facilities, parks, schools. Future plans of Westview Plaza area, current programme for WGRC
- 2011 Plan for the area
- What types of alternate uses would be permitted under current policies?
- What else is happening (elsewhere or in different areas of concern) that will have an impact?
- Big picture of plans across NV - transport infrastructure, schools, services, etc.
- Inventory of land/sites; what OCP says about each
- OCP and 12 policies
- What is happening in the nearby City lands at Westview, the amount of new development there?
- Relevant policy guidelines from OCP, etc. for use and change of use
- More info on Westview future /
- Knowing plans for surrounding area
- What is going on at Westview?
- The history of Delbrook and its needs
- OCP as it related to general area
- Compliance with OCP and Metro Vancouver 2020 plan
- What other plans are there that impact this space (Edgemont Village, transport, etc.)?
- New upcoming developments
- Knowledge of new Westview Centre facilities
- Combine needs of CNV with needs of DNV
- Knowledge of proposal of Westview Shopping Centre changed and Cypress Gardens impacting on traffic, population density. Do we need to build on all open or undeveloped spaces?
- Any plans for surrounding development (i.e. purchase of town homes at Delbrook and Queens)
- Summary of district plan for the area along Queens
- Summary of CNV plan for area which will greatly impact Delbrook area
- 2011 District Plan for all public lands;
- Context of existing city policy plans and strategic initiatives
- Need info on city plans for future townhouse land off Westview
- What is happening to properties kitty-corner to Delbrook lands? (SW corner)
- Details of OCP, transportation plan,

- Community plan; new Delbrook Community Center plan; projected demographics of City and District
- Access to district's OCP on a larger scale Westview, Edgemont, facilities at new WGRC
- Info on pros/cons of Margaret Fulton Centre; ; plan of new Delbrook Centre; plans for Westview Shopping Centre
- Info on CNV plans for Cypress Gardens/ Westview with a look ahead to creating a complete, walkable community
- To know what is being planned in the nearby area so decisions aren't made in isolation
- Land use of fields
- Pause to learn how Griffin and Seniors housing in Edgemont Village will evolve to benefit the neighbourhood
- What is happening to the Delbrook grass field and gravel baseball area and other amenities on other side of Delbrook and Queens
- A more detailed layout of the site and adjacent properties
- Community plan map;
- Accurate mapping of the Mission Creek lands and the "developable" lands
- Need bigger contextual map - community plan
- I would like to see the what the District has undertaken to come up with its future plans; have they taken the growing population into consideration; it can't just be about accumulating property taxes...we have to think about the public spaces that are limited on the North shore.
- long term plan for the community (both Delbrook and wider district);
- The OCP lacks any plan for the Delbrook area. How can this be part of the discussion?
- I would like to see this set in the context of a community plan, indicating the geography it serves (same as WG Rec Centre?) and the services already provided to them
- A proper master plan for the North Shore and Port expansion
- Seeing an OCP that is current, not 2011
- How the Delbrook lands plan fits into the larger community plan? Is that plan from 2011 still accurate?
- Plans for the future for both the city and district of NV, as in the Harry Jerome Rec Centre.
- Community plan
- Really require plan of Delbrook to understand what will be altered?
- More info on community planning for W. Queens Rd.
- Picture of community plan - info on what services new Harry Jerome Rec will include.
- Neighbourhood plan - vision for Westview, Edgemont, nearby areas, areas in between
- a community plan for all of Delbrook area. For example Westview Mall. How to make walkable community.
- Need forward thinking (50+ year) strategy for future needs (housing/transit) in the district.

Services being offered at the new Delbrook Community Recreation Centre

- Include all ages; have the Griffin building open before decisions are made
- Know the services that will be delivered at the new rec. center so that there is low/no duplication at the Delbrook Centre
- What does the new Griffin Centre have to offer? The Delbrook land could complement it for community use
- Accurate census; new rec centre facility services information
- We need to know what functions the new Rec Centre will fulfill before we can fully decide what to do with Delbrook
- what options the new rec centre will offer;
- Wait and see how the new Griffin Centre works out and in which ways it is not sufficient for the public

- Need to see what usage is like at the new WGRC to see what community really needs
- What will the new Griffin include?
- Better understanding of what is moved to Griffin
- Wait until WGRC is done. Let's see what we're missing there.
- A rundown of exactly what facilities are available in the new Delbrook Rec Centre
- More info on what facilities will be provided in the new Rec Centre
- A better understanding of what is happening with Harry Jerome site; more importantly, what will the new community centre have and not have?
- Need to experience new centre before we can have a better feel for what is needed
- What is happening at Griffin and will that affect the neighbourhood?
- (e.g. what's going into the new Delbrook Centre?)
- What will the new rec centre have; what offices are occupied; how many squash courts; what else in neighbourhood will be affected
- What is available at the new WGRC and will it take care of the void at Delbrook (if closed)
- Details on plans for services to be included at new Delbrook/Griffin rec centre.
- WGRC facility information
- Need to see what Griffin has to offer as community centre
- What are the plans for what goes on in the new WGRC? To help us decide what should happen to the Delbrook Lands
- What is the actual condition of the new buildings?
- Decision should be made after WGRC is opened to better evaluate what is needed on the Delbrook lands
- Present programs at Delbrook moved to new Centre - where are these haps in programs?
- Need to know what will be in the new Delbrook.
- Information on new WGRC
- More information about what will be offered from the new WGRC, and what's missing?
- What will be in the new Delbrook Rec Centre?
- More details on WGRC
- How is the new Delbrook Rec Centre going to function? Will there be overlaps of services offered?
- Clearly identify what opportunities/services represented on the Delbrook Lands will not be replaced at the "new" rec facility.
- Clear info on what is included in the new facility - spaces/uses
- have services offered at Griffin available to public now
- Where and how existing users and functions will be accommodated. Ex: What's included at Griffin?
- Better summaries of what will be included/excluded from the new Griffin Rec. Centre
- what uses are provided for in the new community centre?
- How many organizations currently use the space on the property? Where are these organizations going? How many people use the recreation centre currently and are they residents with a particular radius?
- If a public presentation is planned, there should be a model as well as pictures, as well as information on what will be housed in the facility. For e.g. It is still not clear to the general public what will be in the new facility at William Griffin, one can only assume that it will be comprehensive as the diagrams and presentations are all about the facility (look, riparian preservation, etc.) with little about the future services, improvements etc.
- What will the effect be of the new William Griffin Rec Centre on the community?
- To understand exactly what the new and improved Griffin Rec Centre has to offer. No idea it's community resources. i.e.: meeting rooms, community rooms,
- The participation rate of current community programs, classes, and services

Financial demands/financial issues

- "True" operational costs; asset evaluation required of stratas;
- What other financial demands/restrains are placed on the District which might restrict the District decision on Delbrook;
- Financial breakdown of revenue vs. upcoming capital expenses and what is shortfall (i.e. property tax increases)
- What does the DNV expect monetarily out of this 4.3 acre site (i.e. development possibilities as opposed to spending monies without selling)
- Finance - how heavily weighted it to council? Do they have a preconceived outcome?
- A report on capital expenditures for the next five years
- A much better idea of the districts realistic choices for the site. If the cash needs for other projects are deemed more important and the District has to sell the land, the choices might be different.
- Financial - what flexibility does the district have in putting the land back to park land, or does it need business or tenant income to support it?
- What other funding sources could be sought?
- Financial limitations
- Needs financial assessment
- Budget
- Costs, financing details, drawings, models
- Upcoming capital expenditures for the district
- Is the district prepared to put any money into the project?
- What are the costs of the options?
- The financial implications of any proposal for the Delbrook lands?
- Accounting on project proposal
- Financial costs
- Is revenue from these lands necessary for future development?
- Need to generate revenue?
- Larger financial picture?
- What are the other big financial pressures on the District?
- Are there monies set aside to run whatever is on the lands?
- Confirmation that any money raised from development on this site will go to amenities on the site
- Does some of the land have to be sold to pay for the repurposing of the land?
- I am still concerns about how much money the District will receive if the last is sold and it may a be short-sighted decision
- financial issues facing the District
- DNV Capital Planning: understanding the trade-offs if we select non-revenue generating uses on the site
- Funding available for retention / park development by district
- Cost
- What is the budget for this project and where is the funding coming from?
- Financial information. How much revenue would partial sale and housing development yield? How much would it cost all to all residents if all land is kept as DNV land and maintained for community uses? How and when will OCP be implemented in Delbrook with and without revenue from sale of some land? What would be benefit and costs of providing some non market housing at this location?
- We feel that the sale of the land should offset the Griffin community center costs - not added to land taxes - ours are already high
- Cost impacts. Presently the North Shore has no dedicated pickleball courts and no curling facility.

- land value. Cost of maintaining park.
- Understand its value as high density development site, value as medium density site. Then, what we would get if we sold it - new Argyle, pay down municipal debt on rec centre (lower future property tax)
- What's the value of the land?
- Why is DNV not committed to proceeding with its previously stated intention to use funds raised from the Delbrook lands to pay for the new community centre? If the Delbrook Lands are not used to pay for the new centre is DNV prepared to pay for green space and community centres for other DNV communities? If DNV did not already own the Delbrook Lands would it be prepared to use taxpayers' money to buy them? Given the new community centre etc. are the lands a need to have or just a nice to have?
- Information that was provided lacked a filter. Council policy with respect to sale of public lands to fund capital projects was not provided.

Community needs assessment

- Need to understand community needs
- What facilities are lacking in the district?
- How does it fit with the overall planning for the District? What are we missing or needing?
- List of need by priority and plans to meet these needs
- Would like a needs assessment of groups in the area
- needs assessment after completion of new Delbrook Rec Centre
- What community/social needs does DNV require now?
- What other recreational or social/community needs are looking for a home that Delbrook could provide
- What need have planners identified, and how much public land is required for these projects? What is in the OCP?
- What resources have been identified as lacking on the North Shore and/or West side of NV
- What is missing in the community; what do other communities have that we are missing?
- What community amenities are needed in the Delbrook area?
- What else is offered in the "near" area and how does this fit into those other plans?
- What the needs are in ways of fields
- What service is the area lacking?
- what are the needs of the community?
- A needs assessment
- The needs of Delbrook community
- Needs of the community
- What is missing in terms of accommodating community needs/activities?
- Obtain the numbers from John Braithwaite community Center and Parkgate community centre and you will see how well attended the limited time slots are on a regular basis. As soon as the weather warrants we are using 2 outdoor tennis courts in Lynn Valley at Institute Park. As a group, we have raised the money to purchase 2 portable nets and chalk lines each day to accommodate a tight 4 courts for our enthusiastic seniors.
- Survey of pickleball use across the north shore
- Pickleball is growing on the North Shore by nearly 50% per annum. All current facilities are either shared with tennis (not dedicated) or shared with badminton (court spacing too tight). In the last 6 months pickleball players have averaged nearly 400 court hours per month and many times (50%) the courts are overloaded.
- Confirmation of the need for 3 tennis courts in this area as opposed to an ice surface or ???

Research on options

- Pros/cons of the options; Size of target groups (seniors, youth, disabled) that the options would serve; relative costs; relation to OCP
- Questions + Answers with various options
- Cost of each option and how it will be paid for? Taxes?
- What is modern and cool in urban amenities?
- Cost data on various options
- Costs of options
- Financial cost associated with various options
- Costs - short term and long term;
- The limitations and obstacles of changing the usage of these lands
- What options are currently on the table?
- I would love to hear others' ideas - the final proposal will be an amalgamation of many people's input
- What are the initial build and maintenance costs of the options? What are the positive and negative impacts of each (e.g. a community location for youth to keep them out of mischief, versus increased noise for local residents).
- A detailed cost-benefit analysis of the options being considered
- Full review of all the options suggested sent out via email and other communication means to interested parties for their ongoing input to build consensus.
- What relative area will be assigned to indoor and outdoor facilities
- It would be helpful to understand whether residents would prefer outdoor uses or indoor uses. If outdoor then perhaps buildings are not needed if indoor then it would be useful to understand whether the current buildings can be utilized or whether new or upgraded buildings are needed.

Community demographics and demographic projections

- Knowing the uses of the new rec centre; knowing the demographics of the immediate area surrounding Delbrook lands
- Estimated population growth; maximum use of new WG Rec Centre (i.e. after it's open, what else do we need?)
- Demographics and predictions for 30 years out - recreational usage requirements
- Demographic projections
- Demographics of NV, especially close to the lands
- demographic map for upper Lonsdale/Delbrook area
- Who (demographic profile) lives in the catchment area. These residents in the immediate vicinity are the ones most likely to use the site in a manner that is sustainable
- Statistics (demographic, etc.) - I think the dialogue went well and getting some general themes from the process
- Demographics
- Demographics of future - plan for present and future use
- Demographic projections
- Demographics
- Demographic of area
- Demographic of users
- Demographic of current users,

Stakeholders

- Meeting is very skewed in age and I would like to hear the voices of a greater range of ages
- Listening to all members of the community and include all members of the community
- Very close owners living close by
- A wide input of ideas especially from the part of the community that will be impacted the most
- Ensuring there is "local" representation strongly weighted in decisions (local = Capilano Rd to Lonsdale)
- Who will be the key stakeholders?
- Attract other cultural groups (Spanish, Filipino, Iranian, Chinese), extra effort put forward to include
- Have community stakeholders (not all the District)
- qualified people that look for the residents interests
- What is the input from community services (e.g. police, fire brigade) on the proposals.
- Ask the youth of today what they may want
- Input from public and non profit social services agencies and organizations (e.g., Alzheimer's Society) as to what could be developed on such a property that would help them meet their needs and that of the people to whom they provide assistance.

Current buildings

- what are the real capital upgrade and upkeep costs, not engineering reports created to satisfy planners preconceived ideas of limited use
- What would be the cost of refurbishing the existing buildings?
- Support/evidence for: "Delbrook will be underutilized"
- Why was the Delbrook facility allowed to degrade so badly?
- Where Delbrook organizations (i.e. Cap services, pre-school) would go if the space were sold?
- What will happen to organizations currently in the buildings?
- Need survey before tear down buildings - buildings could be saved for public use
- Would people being put out (Red Cross, church, etc.) rather stay at Delbrook if offered?
- What will be lost when this building closes, or where will they be relocated to, if they are relocated?
- Current cost of operations for the site (rents, grants)

Parks/environment

- Environmental study of species along creek - impact of any building/other developments in area
- Creek setbacks (in keeping with Streamside regulations)
- See how many green spaces there are left in this area for public enjoyment (dog park, etc.). Would be helpful to know what is missing in the area.
- Layout/plan for site addressing stream safety concerns
- What is the long-term plan/vision for density/green space in NV?
- What about the green spaces next to the Delbrook Center?
- info on regulations re: habitat protection setbacks for creek
- With our Neighborhood becoming more dense and the homes larger and no more back or front yards for Children it is important to keep as much green space with activities for them.
- Status of Mission Creek lands area adjacent to the site. Can we consider this area as part of the new uses in the area?

Report/communications on engagement process

- Precis of tonight's discussion and results of what we achieved
- An encapsulation of all the ideas presented tonight

- The answers to our surveys would be interesting to know!
- Compilation of mutual community values and concepts from this session;
- schedule/summary of community involvement
- Webinar opportunities if unable to attend public forums. Published summary of key points of presentation? Posting of public comments of similar nature - what is being favoured. Facebook page?
- time frame involved; user groups consulted;
- Communications from the Community Dialogue so that people who did not attend can remain informed.

Transportation and traffic issues

- Address traffic concerns;
- Be considerate of neighbouring houses and traffic in local area
- What is the "future frequent transit network"?
- Transportation plans for area
- Traffic impact
- How are you dealing with transportation issues - bike lanes, parents with strollers, seniors with canes and walkers

Examples from other jurisdictions

- Other community plans - what other communities are doing both domestic and international communities?
- Perhaps some ideas from Europe or other parts of the world, this isn't the first time this has happened.
- other ideas from other communities/cities/international;
- provide variety of concepts/developments to choose from (e.g. From similar municipal settings)

Other facilities/planned capital projects

- Planned new facilities
- Other development or land located by the District
- What is happening at Harry Jerome?
- Capital projects for the District
- A report on facilities in the city & district
- parking facilities? Washrooms?

Constraints on process & District preferences

- Are all options really open? What are the trade-offs?
- Any absolute limitations that the general public might not be aware of
- What constraints exist
- Districts actual constraints
- Other abstract plans that would put constraints on what could be developed there
- Will ideas that generate income be preferred?
- How does the council/district view Delbrook Park? How could that be better used to complement Delbrook land?
- I would like to know what the DNV envisions for this piece of land
- What does the District want to do?

- What were the District's initial ideas?
- Size of property, what the current bias/plans the council has currently, what the surrounding community/neighbours are hoping for and worrying about.

Expert opinions

- Panel of experts
- Geotechnical engineers

User statistics for current centre

- Present use and numbers Delbrook Com. Centre
- Statistics about usage of facilities at Delbrook

Official Delbrook neighbourhood boundaries

- What are the boundaries of the "Delbrook lands"?
- What is the "official" area of Delbrook?

Miscellaneous

- Use the lands for something that will bring pride to the neighbourhood
- Will you maintain at least 50% of the land (possibly leased for up to 25 years)?
- It appears, and my fear is, that district council has made a decision and that the community dialogue is all for show. I am hopeful that it is?!
- A referendum
- The final uses will benefit a large number of residents and be a show piece of our DNV's forward thinking
- Available funds or process for putting into future thoughts / referendums
- Information already provided seems sufficient
- I don't understand the question. You are asking our input, will evaluate, and make a decision.
- Transparency
- Being open and honest and transparent - more surveys, especially for the immediate residents of the Delbrook Community Centre area
- What is realistic or wishful for the Delbrook lands if we don't know what is possible
- None. We need more residential/housing. Don't need more studies to confirm that.
- Do developers want the property for more condos!?
- I do not want a housing complex being put on district land. The density is increasing too rapidly on the Northshore which is jeopardizing the lifestyle that North Vancouver is famous for!
- The public consultation for this was very poorly advertised. As a nearby landowner I should have been informed in writing.
- Let's people vote, don't let developers in
- Public survey
- I think the Community Dialogue process works well enough.
- percentage of likelihood that our interests will be evaluated and respected.
- I guess I'd like to know if it matters what residents want, or if, in fact, this has all been decided. Should we just save our energy and sit back and see what we get?
- What is actually meant by Institutional in reference to the lands? Is the building not used at all now? The parking lot always seems busy.

Appendix C: Interests and Stakeholders

This appendix contains the full list of suggestions of interests and stakeholders that the District should involve in the Delbrook Lands Community Dialogue. Bolded entries were suggested by more than 10 workshop participants and/or survey respondents, with the number of times each entry was suggested shown in parentheses. All quantitative numbers do not represent a statistically significant sample size or reflect a demographically balanced population, but will be considered by the SFU Centre for Dialogue when planning future engagement activities, in conjunction with public engagement best practices and input from the District of North Vancouver.

Residents and Taxpayers:

- **Local residents and neighbours (128)**
- **District-wide residents (34)**
- **Give local residents additional priority or weighting (28)**
- **Property owners and tax payers (15)**
- Renters (8)
- Don't give local residents additional priority or weighting (8)

Diversity and Inclusion:

- **Youth and students (51)**
- **Seniors (41)**
- **General age diversity (31)**
- **Parents and young families (25)**
- **General diversity and demographic representation (22)**
- **Diverse cultures / ethnicities (13)**
- Socioeconomic groups / classes (4)
- People with disabilities (4)
- Minorities (2)
- Smaller groups not used to lobbying (1)

Current Space Users:

- **All current users of the space (25)**
- **Community services organizations (11)**
- **Daycare owners and parents (10)**
- Tennis court users (4)

- Residents who use the space (1)
- Users of facilities who don't live in the DNV (1)
- Everyone who works on the lands (1)

Community Groups:

- **Community groups and non-profits in general (29)**
- **Sports groups, including Sports Council, pickleball, tennis, yoga and curling (24)**
- **Environmental groups, outdoor enthusiasts, wildlife, etc. (19)**
- **Schools District, schools and educators (15)**
- **Housing / affordable housing / co-op housing / co-housing (10)**
- Arts and culture, including dance, theatre, and music (9)
- Seniors groups (6)
- Community association / Delbrook community association (6)
- First Nations and Indigenous Peoples (5)
- General childcare and daycare organizations (5)
- People with disabilities / disability support groups (3)
- Curling / North Shore Curling Club (3)
- Social services (3)
- Advocacy groups (2)
- Federal/provincial government reps (2)
- Special needs groups (2)
- Commuters (1)
- DPQ (1)
- Social groups (1)
- Future tenants (1)
- Urban gardeners (1)
- Anyone who attended Stage 1 should attend Stage 3 because they clearly show interest (1)
- Social justice (1)
- Variety of age groups and interest groups (1)
- Future stakeholders (1)
- Women's groups (1)
- Museum/archivists (1)
- Groups who could benefit from redirecting funds from the sale or alternative uses of these lands (1)
- Transportation groups (1)

- Density groups (1)
- Church groups (1)
- Summer camp staff (1)

Experts:

- **Architects, landscape architects, civil engineers, designers, urban design, general planners (14)**
- Transit and transportation experts / Transit authority (6)
- Recreation / parks / Rec. Commission (7)
- VCH / health authorities / medical practitioners e.g. Gerontologists (5)
- Developers / Affordable housing developers / real estate for expertise (3)
- Financial / economics and business / District comptroller (4)
- Environmental specialists / evaluators (3)
- District staff / planners / officials (3)
- General experts (2)
- Geotechs / geologists / geoscientists (3)
- Mayor / Council (2)
- Not Council / politicians (2)
- Emergency workers, including police and fire (2)
- CNV planners (1)
- Social planners (1)
- Someone with demographic knowledge (1)
- Social workers (1)
- Electrical engineers (1)
- OCP panel members (1)

Business and Economic:

- **Developers, including for purpose of providing expertise (19)**
- **No developers (19)**
- **Small and local businesses, including those near Edgemont and Westview (11)**
- Limit developers (6)
- General business community / owners / interests (4)
- Workers / Employed in DNV (2)
- No businesses (3)
- Businesses who will be impacted (1)

Appendix D: Characteristics of a Successful Engagement Process

This appendix provides the full list of participant responses describing characteristics of a successful engagement process, transcribed directly with no edits.

- Ensure the ideas put forward at this dialogue are reflected in the draft options developed.
- We needed to know with transparency the interest/intentions the District had for this Delbrook lands?
- We need to see the outcome of tonight's ideas published.
- For the District to equally weight public input with staff decisions.
- Wait for the outcome of what the new Delbrook Community Centre is lacking.
- The majority of community residents are satisfied.
- Explanation as to how decisions and processes will be made.
- Keeping the community up to date in all that is happening in the decision making process.
- Transparency - evidenced by accessibility and plans that overlap
- All voices heard, especially those nearest to the Delbrook land
- Your open mindedness through discussion.
- Give people realistic parameters so they can evaluate in context.
- Ensure rationale for recommendations is balanced by rationale for what is not possible.
- Ensure all voices are heard.
- Listening to young and old.
- To actually have the ideas implemented without council shooting it down due to cost
- Neighbours close to the site get more weight on the selection process (of ideas)
- Make sure that worst case has minimal or no impact negative impact to our present day-to-day lives.
- Keep the process as open, transparent and inclusive as possible.
- Citizens to be kept up to date on process and decisions.
- Keep the initiative well advertised through the usual channels.
- Transparent, public (all media accessible)
- There should be broader consultation with stakeholders before the "results" are referred to council.
- Continue on with this direction which I found to be quite positive.
- Transparent, inclusive of all thoughts and ideas given.
- Ensuring a variety/diversity of voices are heard and addressed in a transparent manner.
- Everyone need to be informed, different levels of engagement (different populations need to be engaged differently (i.e. youth, people with disabilities)), transparency, what exactly is the process?
- I want the final decision to show a transparent connection to what was brainstormed and recommended in the process.
- Communicate and be transparent

- Involved talented planning/architectural consultants to bring to life the ideas - share option models - continue dialogue.
- Re: shockwave = please don't weight the process based on those who live nearby today over the future residents for the next 100 years
- Openness, re-voicing of peoples' choices, carrying on where meeting left off
- Again, be honest about constraints; don't tally favourite ideas - you'd just be getting a biased view of existing voices
- Fair and studied consideration of ideas will give participants the feeling they were heard even if their idea did not make the cut.
- Summary of public input (post-it notes, these surveys) plus illustrations/models of various proposals.
- Keep listening and talking. What's happening with park space west of Delbrook and north of Queens?
- Consult with Delbrook Community Association.
- Enable the process to modify itself.
- The process needs to be more transparent.
- Slow it down; take time for people to follow a measured pace to "yes". We have time.
- If there is any information being hidden from this forum, disclose those facts.
- Be done before next election.
- Transparency, honesty, integrity, communicative
- Make no decisions until at least 2 years after the new WGRC is open.
- More in-person group session to generate feedback; stakeholder inclusion - all parties represented; honesty, transparency, timeliness on information.
- Summaries, building on several in depth meetings
- If this was a genuine consultation, not an exercise in making people feel heard.
- Results from this meeting should be consolidated and made available to the community in order to prepare for the next meeting.
- Open mind to new ideas; success - do plan for future satisfactory [sic] to all users.
- Provide us with written feedback on all of tonight's information. Send all people involved written information when the next meetings take place.
- Be inclusive, all key stakeholders, open communication, ability to provide feedback
- That the true comments of the community are reflected in the recommendations to Council. I am extremely skeptical because I think it is a done deal, high risk, etc. This is not what I heard tonight - I heard no increased density.
- Honesty; know that DNV council is truly listening to community; do something amazing with this property; what an opportunity!
- A travelling community dialogue - a presentation that can be set up in schools or churches where there's a larger diversity and less intimidating situation - community members can share their ideas.
- Regular reporting back to the community and ongoing willingness to accept input.
- Constant feedback to community on stages of process (don't go silent from February to June)
- Keep updated on process

- A persistent, consistent communication process with "all" District constituents to ensure no late-game uprising based on being excluded.
- Follow through with what has been outlined as the process and next steps.
- No "sacred cows" (like no sales of public lands)
- Transparent and regular outward communication; possible monthly updates in local paper
- More awareness to a younger demographic
- Options provided for dialogue and participation
- More engagement (less rushed); diversity between families/cultures/ages
- Open, frequent communication; transparency
- Regular updates, diversity of ages involved
- Communication! Answer all questions (reasonable) with honesty, integrity. No politicians or policy influence.
- Maintain regular communication.
- Make sure decisions reflect the views of the community, not the view of the Council
- Obey the wishes of the community and that generally, from this meeting, is no new developments.
- Broad reporting of the results of the meeting with opportunity for feedback.
- Listen to residents of the area.
- Make every part of process public; lots of communication like email, Facebook, Twitter. No weighting - we are all paying the property taxes.
- Follow the wishes and ideas of the tax paying residents and do not allow District council the last say in what is done - referendum
- Transparency and explaining the qualifications of everyone working on this project.
- Get as much diverse input as possible and publish/announce full results in as unbiased a perspective as possible. Be able to accurately rank the different proposals.
- Reflect this input in the options created in Step 2
- I think a strategy to specifically address the concerns of the immediate neighbours to the site is required. They are organized and likely to be the most vocal about any proposal. It has to be clear they were an integral part of the process.
- Ensure this process has integrity and transparency.
- A referendum to reflect consensus.
- Representative of neighbourhood ideas
- Keeping the community updated all through the process - no surprises at the end of the day
- Keep everyone informed. Invite more ideas from organizations/groups.
- Continued communication
- Post all results and suggested ideas online
- Open, transparent results posted as per demographics
- Transparency, debrief on short list of ideas identified by Council/community (i.e. justification for why ideas were included and why they weren't included)
- Continued transparency, openness, that the final choice comes from ideas presented by the group

- Duplicity in the sharing from engaged residents as well as information provided to us from the planners that can educate us.
- Make sure traffic dispersing from these lands does so to arteries, not side streets
- Provide adequate input opportunities and time between report output and decision to be truly inclusive
- Make decisions. Don't be afraid to go to the next steps.
- Carry on as tonight - was very positive, inclusive, and generative of exciting and reasonable ideas
- Carry on doing what you have done tonight
- Open, transparent, collaborative process. Inclusivity of as many voices as possible.
- Continue to keep the community involved - use the shockwave as put out by someone.
- Transparency and communication throughout the process
- Well advertised meetings
- Transparency and feedback to the public all along the process
- Make sure process is transparent, info along the way; feel like we are still being included
- Continuation of the process!
- Ensure feedback/input from all demographics
- To make sure everything is transparent; we as citizens also need to make sure we get involved; if we choose not to, then we can't complain later.
- Continue the constructive process started this evening.
- Openness, honesty, transparency, forward looking to generations (not short sighted solutions)
- Be transparent and ensure democratic decision making.
- Continued public input and public referendum/vote.
- Communication to residents
- Listen; provide good information summarizing discussions; don't push your own agenda
- Inform everyone of all facts regarding future developments on the Shore
- Enough time to digest and provide input on the report to council
- A more honest dialogue about the District choices. It's a fallacy to think this decision can be made in isolation.
- Honest and open; not to be in a rush; transparent; public publications re: information
- Keep the neighbourhood informed
- Manage expectations of constituents to be prepared to accept the options that is most favourable
- Keep us informed
- Keep it open and honest
- Transparency, honesty, and integrity; our experience with Balmoral and Braemar lands was not good; decisions were already made without consideration for public opinion
- Stay in touch with the group in this room and get them to assist in spreading the message
- Transparency; less rhetoric from District; more facts and answers
- Be honest and open; make information easily available (not hidden under link upon link)
- Be transparent and accountable to the community

- If the results are truly listened to; Don't want to hear that the emailed responses outweighed the "green space" feeling in the room tonight
- Transparency
- Integrity of process - all the way to Council decision
- Keep the entire process transparent and democratic
- As long as the outcome reflects the desire of the community, the process will be successful. Ends justifies the means.
- Publish the report online for all residents to read.
- Inclusivity, diversity, honesty
- Transparency, patience (no quick decisions), opportunity for feedback
- Openness
- Move at community pace, not the set pace - more self-paced
- Think about all age groups
- Keep asking, informing. Those closest to site have more weighting in decisions. Longer time to wait and see how WGRC is used.
- Objectivity - need to approach the engagement process without bias; felt at the beginning that it was "braggy"; maybe having a facilitator that was not part of the District would have been helpful
- SFU facilitator was biased - swaying people to outcome
- Public results from tonight; send reports to stakeholder groups so that they can send them to members
- Transparency - continue to engage the community
- If the end results (decision of District Council) reflects one or more of the ideas presented tonight, then the community was heard.
- Integrity and trust in the process; transparency; openness; inclusiveness.
- Transparency, summary information presented simply, fairness, malleable plans as new information is determined and identified
- Have follow-up meeting, before decisions
- Ongoing; keep public informed
- Accountability; traceability to origin of concept to criteria selected for analysis and decision-making
- Keep the process transparent; reports to residents by direct mail, newspaper announcements
- Make it transparent, accessible
- Presentation of raw data including statistics; thoughtful analysis and unbiased recommendations
- Go slow! Process needs to involve knowledge of constraints - legal, economic, fairness, equity, etc., are all important to make good decisions by residents and council
- We wasted much time on brainstorming guiding principles that won't make a difference in the end. The absence of background information made the "ideas jam" very blue-sky and less grounded in the realities of the site. Less self-congratulations and more background information next time, please.
- Full communication of all results/ideas from tonight's discussion; must be part of community plan; restrict decision until 1-2 years after new rec centre is open

- Honest and continual feedback as you go through the info. Don't go silent as planned - seek clarification - open discussion
- Another night like tonight before final meeting.
- In the next step, table facilitators should be trained to assist with focusing discussion.
- Transparency, information updates regularly
- Great job so far
- Must be totally transparent
- Allows the district to fill out surveys and send in; allow district to vote on plan
- Including a large swath of different members of the community
- Continue as begun - go slowly
- Be transparent and informative; use multimedia to keep all residents informed; offer opportunity to voice concerns

Appendix E: General Feedback on the Workshop & Engagement Process

This appendix provides the full list of participant feedback about the January 28 workshop and engagement process, transcribed directly with no edits.




- Don't rush this process. Be communicative and do it frequently.
- More is needed! Thank you!
- It was very encouraging to be included in this very complex process.
- We need to see the new Delbrook Rec Centre finished before we can make a decision of North and South Delbrook.
- Available in alternate formats/languages (Braille, ASL, Farsi, etc.)
- I am looking forward to being a part of the next process of this important discussion.
- Hold more events and update info at future meetings.
- Please have lots of water (not just juice or coffee). Start on time. Hold day-long event on the weekend.
- Good luck! A complicated process, through important for an important piece of property that is a gateway to Delbrook and key property on a transit route connecting East to West.
- I was open-minded, some very good ideas were presented, I hope this process will actually bring a developed that the people will like.
- Don't sell public lands. No more residential housing.
- Good luck - this is going to be a tall order to achieve consensus.
- I was pleasantly surprised by how well this session was conducted.
- Why are District planning staff (who are extremely qualified facilitators) not being used? This illustrates a total lack of confidence in their abilities and suggests mistrust. Not to mention spending public money unnecessarily.
- Amazing facilitation! I feel a lot more informed/included. Was not expecting this.
- I feel very engaged. Good variety of exercises, speakers. I don't think the council/city members clearly answered questions asked of them though.
- Great process - good work
- Many thanks
- Thank you for having us - I trust the process and was impressed by SFU approach
- Maybe share info from these meetings by sending some info with students in the nearby schools (Carson, Braemar, Highlands, etc.)
- Good luck. Everyone wants what they want and is just afraid they're not going to get it. But this process softens the blow.
- Well done.
- Thanks for the opportunity to be involved in community planning.
- Too rushed - too make people who were uninformed.
- I am disappointed by the diversity of ideas that were generated. The brainstorm was more of a brain fizzle.

- I think we need in front of us a summary of what will be included in the new DCC so we can see what else is needed.
- I feel this will be done after the next election.
- More preparatory materials would have been helpful
- NVC's redevelopment of Westview and surroundings must be considered in the plan for Delbrook Lands.
- Good to feel included.
- What are the boundaries of "Delbrook Lands and Community"?
- Ensure the space is accessible by foot or bike; improve crosswalk at Queens
- I agree with the shockwave principle; I don't have a problem with delay until better understanding of how new rec centre is operating.
- What facilitated, thank you
- I think it was a great process considering all the options that come through - great step in the right direction.
- Amazingly well-run for such a large event.
- Constant District-wide communication is essential to an accepted result. No room for late coming naysayers who weren't involved.
- Need to see and have a summary of the new Delbrook facilities and some financial data, say what is the tax implied, within \$10.
- Possibly taped (video and audio) for Podcast replay for those who were unable to attend - leverage social media
- Keep the communication and updates coming to community and participants
- More use of visuals, more dialogue, too rushed
- Require a limited number of choices to consider. Nervous of "odd ball" proposals that are given their self interest.
- This process tonight was very interesting and I am looking forward to Stages 2 and 3.
- Don't turn the District into the over-dense mess the City has become.
- I do not support a referendum! Do not sell any of the land - lease for ongoing revenue stream; not against slowing the process.
- Perhaps more emphasis on table leaders.
- Put off the decision until we have experienced the new WGRC - what is the rush?
- Do not increase density like the CNV. Keep the Lands. Do not sell them.
- At my table there was a thread of miss-trust in regards to the District staff and Council. Any way to ensure the District does not have an alternative plan and that we will be listened to.
- Too much process. Not enough time developing ideas.
- Did not reflect the interests of commercial development.
- Think of low density, multi-purpose
- If you sell this property, it is lost forever. I know a lot of thought is going into this process, hopefully there will be a clear helpful direction from this community.
- There has been such a lots of densification (condos) on the North Shore. These people in small condos will need recreation. Park land is great but not well used in long winters.
- Open house forum with variety of advocates doing presentations or displays to inspire ideas

- Create more time in June and provide a report for is in 5 weeks.
- Issues well covered - lots of great ideas
- Thank you for involving all of us. That is greatly appreciated.
- This event was well organized and well run, resulting in a very effective process.
- My concern is that people with the loudest voices are going to be the biggest influences in this process.
- Keep going along with this process
- Overall, pretty good
- Excellent
- I would like to see the lands remain public, used for community arts, recreation, and socialization. I do not support residential property development on site.
- Important to keep green space because once it's gone you can't get it back.
- The public who do not live close to Delbrook may still have a strong link if Delbrook provides them with a facility they cannot find elsewhere.
- This was a good first step. I feel more hopeful than I did when I walked in. I hope that our voices will continue to be considered.
- More contextual information
- It's a good start, but however the planner could not answer my questions and the people attending need to be better informed.
- A good effort made to engage with the neighbourhood/District
- Too rushed; need stronger facilitators; better context for information
- Good process - informative
- Too long; too much meeting speak
- Please include data for frequent transit network on Queens
- Better than expected
- The pace of the process should be slowed down
- Bring more detailed info and answer the tough questions
- I am hopeful that there will be integrity in the complete process.
- Perhaps consider extending the process by 6-12 months to consider the impact of the new Centre and to see if it filled the community needs
- It was interesting and helpful - but made me realize that we still need lots of answers before we can continue meaningfully
- Does the DNV value this property as a commodity for sale, or value it as an irreplaceable community asset?
- The need for community programs will grow (more retirees and aging populations; need for community programs); fewer volunteer-run programs (baseball, soccer, Girl Guides, etc.) will be available (busy parents, two job families) so there's a need to keep kids busy.
- So far so good.
- Facilitation should manage participants' airtime in discussions more proactively
- Shockwave principle should apply to Delbrook residents; relevant to know the final outcome of the new WGRC and weather it will satisfy some of the requirements for community use space.
- This was very well organized, everybody should have a voice to share ideas.

- Would have been nice to have a facilitator/note taker take notes or have a better understanding of activities; felt Shauna was a bit biased towards the efforts of the DNV
- The questions from people in the beginning were not listened to by female SFU facilitator
- Facilities of the District as a whole should be considered; please publish results of tonight's meeting as soon as possible
- Think out of the box
- Ultimately my hope is that the public land remain in the public domain (and not sold)
- Promising
- Provide sound basis and information, or access to information to enable informed decision-making
- Tonight was a good beginning
- Well thought out process, very sincere
- Need more comments from audience and tables that could be heard by all
- Shauna the facilitator spoke of trust, but then openly mocked one table for their views, twice. Not impressed. But I do appreciate the DNV's effort to engage meaningfully
- Need must more time dedicated to Q+A. 250 people present - need more time for questions - interesting heading questions, concerns, ideas as one large group. Need more specific information about the new WGRC space, who is being/have been granted space? "Ideas" should have included where the person lives in NV.
- The SFU facilitator is not facilitating. She is getting into discussions with the community respondents rather than just seeking clarification - too dominant.
- I have included a little sheet with more expanded ideas.
- I am so happy I made the effort to attend and would encourage everyone who might be impacted to get involved
- Well done
- Integrated, multi-use center; don't insist on a business plan first
- Good start
- Delay final decision by Council if process needs more time; take the time to get it done in the most productive way with the best outcome possible.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>March 2/2016</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COMMITTEE

February 25, 2016
File: 13.6480.30/003

AUTHOR: Phil Chapman, Social Planner

SUBJECT: Residential Tenant Assistance Policy

RECOMMENDATION:

THAT the Committee of Council provide direction to staff regarding development of measures to assist residential tenants displaced by new development applications.

REASON FOR REPORT:

At the Council Workshop on Affordable Housing held February 15th, 2016 and at previous Council workshops on this topic members expressed their concern about the need to support tenants who may be displaced through redevelopment.

SUMMARY:

Recognizing there are few affordable alternatives for tenants about to be displaced due to redevelopment, several municipalities have encouraged or required developers to provide compensation and supports beyond the required provisions of the *Residential Tenancy Act* (RTA). This report identifies the approaches taken by other municipalities and the key components included in those policies. Based on this analysis and past experience the report also proposes a number of components that could form the basis for a District of North Vancouver Tenant Assistance Policy for Council's consideration in the future.

BACKGROUND:

A recent rezoning application in Lynn Valley brought to Council's attention the challenges faced by tenants being displaced by redevelopment. Council recognition of this situation and of the lack of affordable housing in the District has lead Council to hold a number of workshops and to develop a Rental and Affordable Housing Policy Framework that includes goals and policy statements to minimize impacts to existing tenants. Staff are in the process of engaging stakeholders on the application of this policy framework.

EXISTING POLICY:

District of North Vancouver

A policy to support tenant relocation would be supported by the District's Official Community Plan through the following goals:

- *Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life, and*
- *Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.*

Council's concern for potential demolition of multi-family rental housing dates back to 2003 where, in an effort to ensure tenants had more time to search for replacement housing, the Multi-Family Rental Housing Demolition Notice Bylaw No. 7406 was adopted. This Bylaw required a landlord or developer seeking to demolish rental housing to give the tenants six months' notice to vacate. This Bylaw no longer has any force or effect due to changes to the *Residential Tenancy Act* in 2006; however the intent continues to be applied as part of the rezoning process negotiations.

Current Planning Department practice is to seek from the developer voluntary provisions and compensation for displaced tenants. As more applications to redevelop older rental properties are expected in the future there is a need to establish a policy framework to and consistent approach for developers in providing assistance to tenants being displaced due to demolition or renovation.

Province of British Columbia

Provincial regulations govern tenant-landlord relations and residential tenancy procedures. The *Residential Tenancy Act* (RTA) establishes the following minimum standards:

- requires the landlord to serve a tenant with two months' notice to vacate a unit when major construction (or demolition) is contemplated;
- requires the landlord to give a tenant the equivalent of one month's rent if the tenancy is to end;
- requires the landlord to have all required permits and approvals prior to issuing notice to the tenant(s); and
- permits the tenants to provide the landlord with 10 days' notice if they wish to leave within the 2 month notice period

Changes to the RTA in 2006 mean that Council does not have the authority to extend these conditions. However, additional notice and assistance provisions for displaced tenants may be requested for development applications requiring Council approval for a zoning change.

ANALYSIS:

Review of Municipal Tenant Assistance Programs

Tenant displacement has become a common feature of redevelopment in many local municipalities over the past few years. This trend is likely to continue as the older rental stock is renewed or replaced with new development.

In response to this recurring situation a number of municipalities have implemented a variety of tenant assistance policies and procedures. Staff have reviewed the policies of the Cities of Vancouver, North Vancouver, New Westminster, Coquitlam and Burnaby and have provided a high level summary of the each of these policies main points on Table 1. The key

components of a draft policy for the District of North Vancouver have also been included at the end of this table to facilitate comparisons with other municipality’s approaches.

Table 1: Existing Municipal Tenant Assistance Policies and Proposed Approach for the District of North Vancouver.

Municipality	Length of Notice Provided	Free Rent	Moving Expenses	Relocation Assistance	Right of First Refusal/ Right to Purchase	Current Occupancy Assessment
City of Vancouver (Rate of Change Guidelines)	2 months per RTA	1 per RTA and 1 additional month (3 months total if reside in building 10+ years)	Reimbursed with receipts	Tenant Relocation Coordinator to find 3 comparable units with rents no more than 10% above current rent unless agreed to by tenant	Displaced tenant has right of first refusal for new unit rented at 20% below market value	Name of each tenant, number of units , rent paid
City of North Vancouver	2 months per RTA, after issue of Demolition Permit. Tenant Communication Plan to be in place at time of application	1 per RTA and 2 additional months regard-less of type of tenancy	-----	Tenant Relocation Coordinator to find 3 comparable units with rents no more than 10% above CMHC average rents. If existing rent paid by tenant exceeds the CMHC rent level the TRC will find alternate units with rents no more that 10% above the current rent.	Yes. If new units are rented below market rates then displaced tenants should have priority	Number of occupied /vacant units, type of tenancy, start/end of tenancy, rent paid, units size, #bedrooms, accessibility provisions

Municipality	Length of Notice Provided	Free Rent	Moving Expenses	Relocation Assistance	Right of First Refusal/ Right to Purchase	Current Occupancy Assessment
New Westminster (Secured Market Rental Housing Policy)	Must exceed RTA	Must exceed RTA	-----	-----	-----	-----
Coquitlam (Transit Oriented Development Strategy- Burquitlam)	Minimum RTA	Minimum RTA	-----	Applicant to propose options for relocating tenants and financial assistance	-----	Number of units bedroom mix, tenancy characteristics
Burnaby	3 months plus Communications Plan including commitment to exceed min. RTA requirement	1 month (RTA) plus 2 additional	-----	Tenant Assistance Plan Tenant Relocation Coordinator	Offer to purchase	Number /size of units, rental rates, vacancies
PROPOSED Components for new DNV POLICY	2 months plus advance notice from Tenant Communication Plan to be in place at time of rezoning application	1 month (RTA) plus minimum 2 additional months	To be Considered in Tenant Relocation Package	Tenant Assistance Package- may include: additional free months (3+ months), moving expenses, residency bonus (depending on length of tenure) Tenant Relocation Coordinator to find 3 comparable units with rents no more than 10% above CMHC average rents for DNV.	Yes –(may include discount for returning tenant) Offer to purchase (may include discount for returning tenant)	Number of occupied/ vacant units, type of tenancy, rent, unit size/ bedrooms, accessibility

Based on a review of these and other approaches staff find that the provisions of the RTA (2 months' notice and 1 month rent) do not provide optimal outcomes for tenants forced to seek new affordable rental alternatives in the current market where vacancy rates hover at less than 1percent and there is a declining number of affordable units available not only in the District but across the entire North Shore.

Overall Municipal Approaches-

A number of municipalities have tried with varying degrees of success to use voluntary approaches to encourage developers to provide additional supports for existing tenants. More recently a number of municipalities have begun to establish individual policies with required components. As illustrated above, three distinct approaches have developed:

- Voluntary Approach by Applicant- where the expectation is the RTA provisions will be exceeded and certain additional provisions may be included. Currently Richmond is an example of this approach.
- Adopted Council Policy- where the expectation is the applicant provides assistance beyond the minimum provisions of the RTA. New Westminster and Coquitlam are examples of this approach.
- Adopted Council Policy with Specific Requirements - where minimum provisions are specified in some detail and in areas of assistance not contemplated in the RTA. The City of Vancouver is an example of this approach.

New Components-

Municipal tenant assistance policies are becoming more comprehensive and more common in the region and are accepted as good business practice by the development community. In their basic form these strategies typically include a notice period tied to the development process which extends the notice period by several months and financial compensation tied to the rent. Applicants often also provide for moving costs or provided moving equipment and vehicles to assist in their tenant's relocation.

A number of municipalities have also encouraged or required applicants to work directly with tenants to assist in the search for new accommodation. This task has usually been led by a Tenant Relocation Coordinator retained by the developer applicant. Two municipalities now direct this person to search for alternative rental units that have rents within 10% of the rent of the existing units to be vacated or demolished while others require alternate units have rents no higher than 10% above CMHC average rents. Some municipalities are also requesting a communications plan at the time of application so that tenants are kept fully informed about the proposed redevelopment.

Questions to Consider for New Policy-

Municipalities have also treated the various components of their tenant assistance strategies differently. There are some basic questions to be considered which include:

- Should the program be mandatory or voluntary?
- Should a tenant in one project be treated exactly the same as a tenant in another regardless of the developers ability to pay?

- What should be used as the maximum rent ceiling target for the Tenant Relocation Coordinator to consider for the replacement unit?
- How long should the Notice to Vacate period be?
- Should long term tenants receive additional benefits?
- Who and when should any compensation be paid and should all tenants receive compensation?

Answers to these questions and identification of the key components of a new District policy are provided in the next section of the report.

Potential Procedures and Key Components for a District of North Vancouver Policy

A new Council policy should provide clear direction to staff, developers and tenants about what a Tenants' Assistance policy is and what is necessary to include as fair compensation for the disruption that relocation causes when redevelopment occurs.

Establishing the Basic Procedures-

Mandatory or Voluntary? Staff believe that in order to apply any new Tenant Assistance Policy with consistency it should become a mandatory provision of any rezoning application involving redevelopment of purpose built rental sites. However, staff also recognize the need to retain some flexibility in the application of the components of any tenant assistance package offered by the developer. Some projects may not be able to offer the same level of assistance as others for example.

Affordability: Rental ceiling limits can be established by using either an arbitrary limit above the existing monthly rental fee for the existing unit to be demolished (e.g. up to 10% above the current rent paid) or by using the average rental rate by unit size as provided annually by CMHC. Staff suggest that due to the historically low vacancy rates and the dwindling supply of affordable units in the municipality that the CMHC rate be used to more accurately reflect true market rates (e.g. up to 10% above the current CMHC rate). This will increase the likelihood of successful relocation of the tenant.

Notice to Vacate: Some municipalities suggest or require applicants to provide tenants with a Notice to Vacate period that exceeds the 2 month requirement of the RTA. Staff believe it is important to include tenants early in the development process and regularly advise applicants to include tenants of their redevelopment plans even before making a preliminary application. Staff believe tenants should be given at least 2 and up to 6 months' notice of pending redevelopment (current policy is 6 months') as there may be limited opportunity to find suitable affordable alternative accommodations. Further, staff advise that tenants who vacate during this notice period should still be able to qualify for any compensation provided by the developer and that the developer should be able to re-rent the vacated unit on a short term month-to-month contract that would not entitle any new tenant to the compensation package being offered the existing tenants present on-site when the preliminary development application is made. In cases where a phased redevelopment of a site can be accommodated, tenants who choose to change units within the site would not expect to receive any compensation until such time as the next phase of development occurs and they are required to leave the site entirely.

Monetary Compensation: Each municipality reviewed has a different approach to the direct monetary compensation provided to the tenant by the applicant. Some only require a 1 month payment for rent as specified in the RTA. Others recommend one or two additional months' payment be provided while some may offer compensation based on length of time the tenant has actually resided in the building. Staff believe it is appropriate for the developer to provide both a minimum 3 month rent free period and also to offer additional payments to tenants based on their length of tenancy in the building. This assistance reflects both the higher rents charged in this municipality and the low turnover of tenants which is also typical here. During this review staff also became aware that there are provisions in the RTA that allow the landlord to treat compensation for tenants differently according to whether their rental agreement is either periodic or by fixed term. Staff do not believe this distinction should be included in any future local policy and that for this purpose all tenants should be treated the same, except tenants renting for less than 1 month periods.

Key Components to Include: Staff recommend that any new Tenant Assistance Policy created should apply to all properties seeking Council approval to rezone that contain more than four purpose built (4) rental units and include the following key components:

- a Communication Plan, filed at the time of initial development application, to provide early notification and information to tenants;
- a Current Occupancy Summary with the initial development application;
- extended period of formal notice prior to the demolition (in addition to the RTA provision);
- Statements to demonstrate how the Tenant Assistance measures to be provided are commensurate with the scale of the development proposal;
- Statements demonstrating efforts to provide suitable relocation units that meet or do not exceed by 10% the average rent rates for Purpose Built Rental Apartments located in the District of North Vancouver as identified in the CMHC's annual Rental Market Report;
- Provision of at least 2 additional months of rent (plus the one month from the RTA);
- Commitments to eliminate any requirement for the tenant to stay until the last month of tenancy and to treat all types of tenancy equally in order to receive any compensation from the landlord, except tenants renting for less than 1 month periods;
- Provision for the tenant to negotiate starting rent in new building if they choose to relocate within the new building; and
- Provision for tenant to purchase new unit at a discount from the developer.

A Tenant Assistance Plan would be required to be submitted at the Detailed Development Application stage to ensure this information is available to tenants and the public prior to the public hearing. Completion of the plan would become a standard prerequisite condition for final approval of the zoning amendment bylaw.

It should be noted that the application of the Residential Tenant Assistance Policy would continue to be applied as a voluntary measure for any development application of a purpose-built rental property under the existing zoning.

OPTIONS:

Council may wish to direct staff:

- to develop a Residential Tenant Assistance Policy based on the approach outlined in this report, or
- revise the proposed policy direction to include or exclude certain key components based on Council feedback, or
- not to pursue development of a Tenant Assistance Policy at this time.

Conclusion:

Following direction from Council Committee's recent workshop on rental and affordable housing staff have investigated what other municipalities have done to provide assistance to renters being displaced through redevelopment. Based on this research staff have identified a procedure and key components for inclusion in a new Residential Tenant Assistance Policy should Council want to direct staff to develop this policy.

Respectfully submitted,


Philip Chapman
Social Planner.

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	