

Council Workshop on Delbrook Lands

March 12, 2019



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Community Association

Appropriateness of District Engagement

Delbrook Lands is a comparatively large asset within the community.

DCA supports the findings of the Delbrook Dialogue process.

- Park
- Community amenity
- Non-market housing



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Appropriateness of Neighbourhood Engagement

We believe that the neighbours should have a voice in the details of the recommendation.

- What form should the park take?
 - Smaller than Doran Park; a bit bigger than Viewlynn Park
- How should the community amenity and non-market housing impact the neighbourhood?
 - Impact on the park
 - Impact on neighbouring streets



Generally DCA supported the development, but...

- More space for families
 - 6 schools in the neighbourhood
- Parking concerns
- Height
 - Precedent for development along Queens?
 - More appropriate in a village or town centre, not for transition per OCP



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As District residents...

- We found the term “non-market” ill-defined throughout the Delbrook Dialog process.
 - Participants were unclear what they were voting for.
- We were suspicious of the investors’ motives.
 - Why should they benefit from our asset?
- First responders have to cross the bridges
 - This asset could be used to alleviate this risk.

- We believe we can do better!



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About parks

- There are two neighbourhood (passive) parks between Lonsdale and Edgemont Village
 - Sum of their areas < Pierard Park
- Delbrook Lands was originally purchased for a park.
- Delbrook briefly had a park, Norwood Manderly.



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We are keen to engage actively and fully

- Avoid a take-it-or-leave-it proposition.
- Recommend a monitoring committee to allow ongoing and transparent dialogue
 - Detailed understanding of the design constraints
 - Hands-on in the design process
 - Let's solve problems together
- Utilize the DCA as a conduit to the community



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But what are the engagement constraints?

- Pre-existing agreements
 - Agreement with BC Housing
 - Size of building required for affordability
- Pre-existing plans
 - For the park?
- Policies
 - Official Community Plan
 - 2012 Parks and Open Space Strategic Plan
 - Ministry of transportaion
 - Riparian setback



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