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
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
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!
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.
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
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 transportation
  - Riparian setback