

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 22, 2019</u>
<input type="checkbox"/> Other:	Date: _____

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

July 3, 2019  
File: 13.6440.01/000.000

**AUTHORS:** Shazeen Tejani, Community Planner  
Mairi Welman, Manager, Strategic Communications  
Susan Rogers, Manager, Parks

**SUBJECT:** Delbrook Lands 2019 Planning and Engagement Process -- Consultation Results

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### RECOMMENDATION:

THAT Council receive for information the results of the Delbrook Lands 2019 Planning and Engagement Process consultation and;

THAT Council provide staff with direction on next steps in determining park design, community services, and affordable housing on the Delbrook Lands site.

### REASON FOR REPORT:

To provide Council with the results of the neighbourhood consultation and seek Council direction regarding next steps.

### SUMMARY:

As directed by Council on April 5, 2019, staff conducted an expedited neighbourhood consultation process, which consisted of two surveys and a neighbourhood open house, held on June 18, 2019 at Delbrook Recreation Centre.

The majority of participants agreed that:

- seniors' respite care should be included on the site (88% approval)
- the character of the building should be West Coast design (62% approval)

Residents who live inside the neighbourhood zone prefer a shorter affordable housing building, while those who live outside the zone prefer a taller affordable housing building. For the neighbourhood park, survey results identified general agreement on park features and uses, which helped to inform the planning of two park concept options which were

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presented at the open house. While the open house survey results showed a preference for Option 1, staff anticipate working with the community in the Fall to develop a preferred conceptual park plan, which could combine elements of Option 1 and Option 2.

### **BACKGROUND**

A District-wide consultation on the future of the Delbrook Lands, called the Delbrook Dialogue, was undertaken in 2015/16.

Recommendations were reported to Council on September 19, 2016, with the majority of participants favouring a mix of affordable housing funded by senior government, some form of seniors care and child care, and a park.

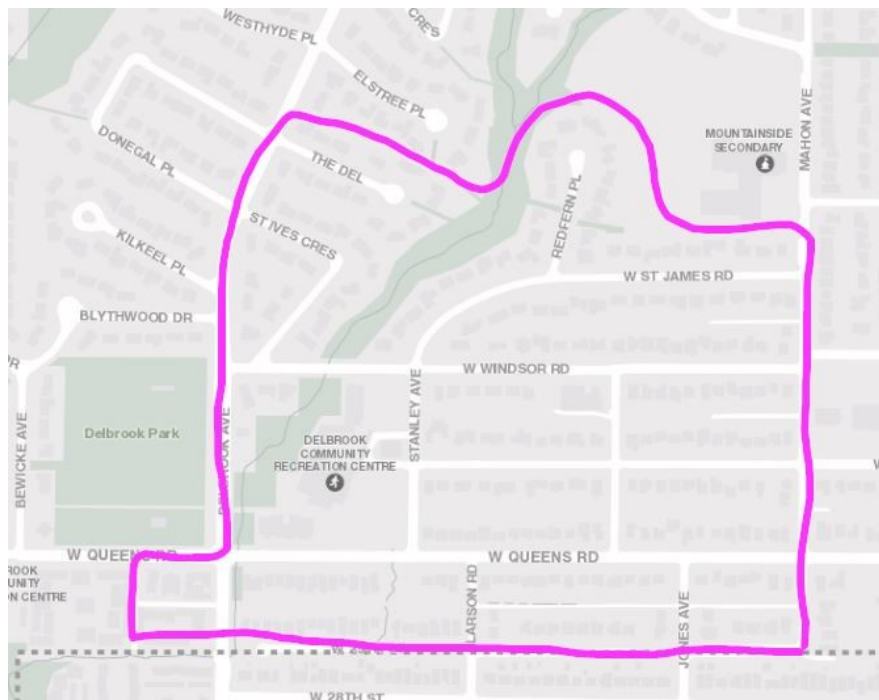
On March 12, 2019 Council met with the Delbrook Community Association in a workshop to discuss the group's concerns.

On April 5, 2019 Council directed staff to engage the local and broader community in an expedited and concurrent process of determining park design, community services, and the form and character of an affordable housing building on the site.

### **ANALYSIS:**

#### **Engagement Process:**

Council identified a specific zone to be considered the 'local neighbourhood' for the purpose of this engagement process.



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There are 373 mailing addresses within the designated zone. These residents received two individually addressed postcards; the first inviting participation in the initial survey, and a second inviting participation in the open house and last survey.

As well, participants in the previous Delbrook Dialogue received two emails informing them of these additional input opportunities.

Postal codes were required on all survey responses to differentiate the preferences of the local residents within the 'neighbourhood' zone from those of the overall community.

**Maps showing the distribution of respondent postal codes provided in *Appendix A*.**

**Public Input Results:**

The following sections summarize the preferences of both groups regarding desired park features and functions, the form and character of the affordable housing building, and the inclusion and location of community services on the site.

**Full results of the surveys are provided in *Appendix B*.**

FIGURE 1.0

“how would you use this park?” – First Preference

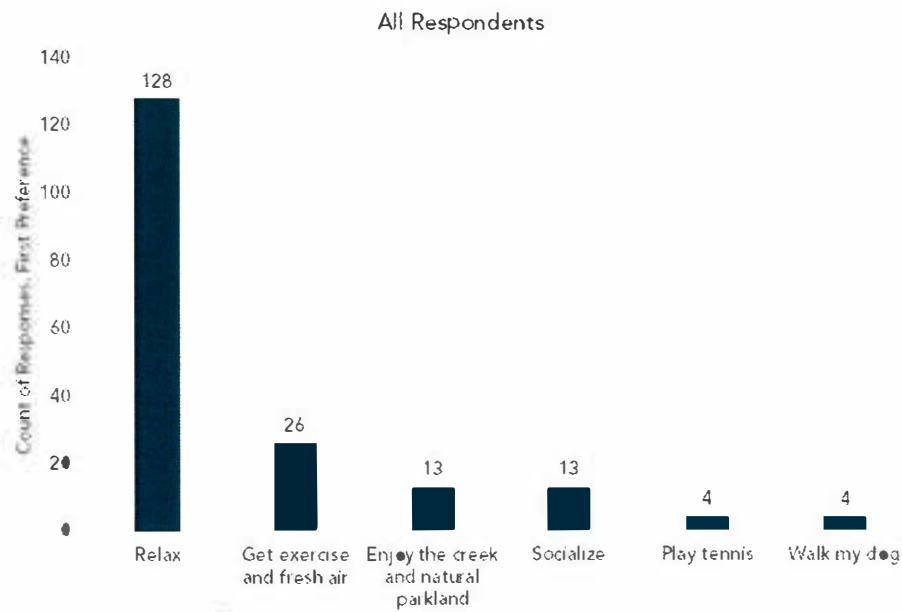
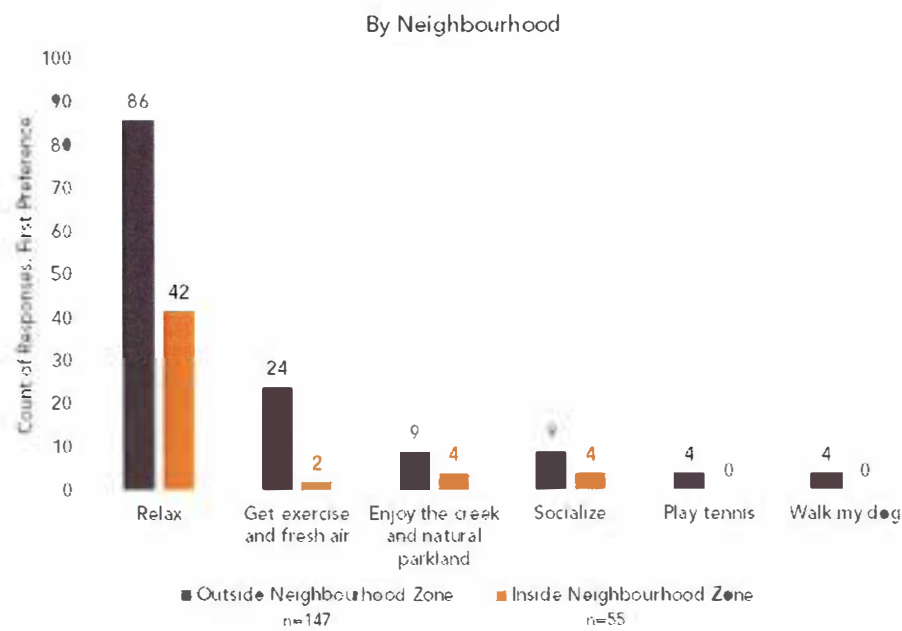


FIGURE 1.1

“how would you use this park?” – First Preference





**FIGURE 2.0**

Top 10 Features

**"tell us how important these potential park features are to you"**

Rank	ALL RESPONDENTS	OUTSIDE NEIGHBOURHOOD ZONE	INSIDE NEIGHBOURHOOD ZONE
1	Washroom	Washroom	Landscape & Habitat Enhancements
2	Landscape & Habitat Enhancements	Accessible Features	Accessible Features
3	Accessible Features	Landscape & Habitat Enhancements	Washroom
4	Pedestrian & Cycling Paths	Pedestrian & Cycling Paths	Picnic & Seating Areas
5	Picnic & Seating Areas	Multi Use Open Grass Space	Pedestrian & Cycling Paths
6	Multi Use Open Grass Space	Playground	Multi Use Open Grass Space
7	Playground	Picnic & Seating Areas	Bridge Across Mission Creek
8	Bridge Across Mission Creek	Bridge Across Mission Creek	Playground
9	Community Garden	On Site Parking	Tennis Courts
10	Multi Purpose Sport Court	Multi Purpose Sport Court	Community Garden

FIGURE 3.0

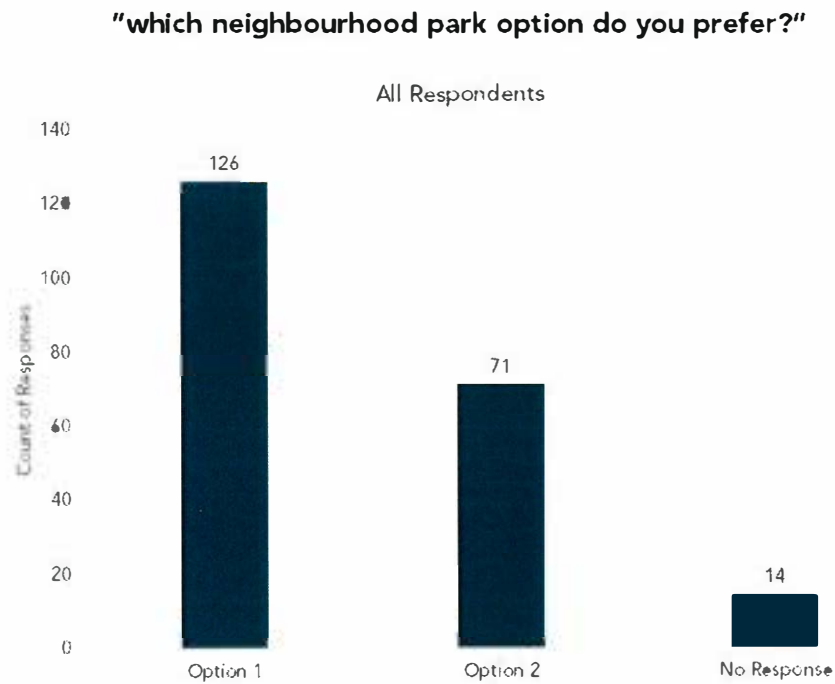


FIGURE 3.1

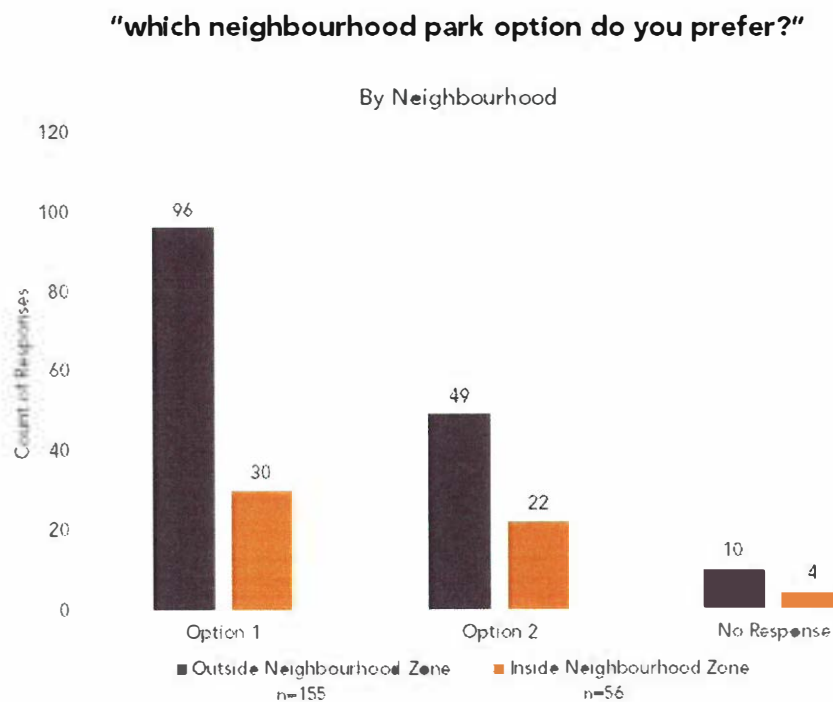


FIGURE 4.0

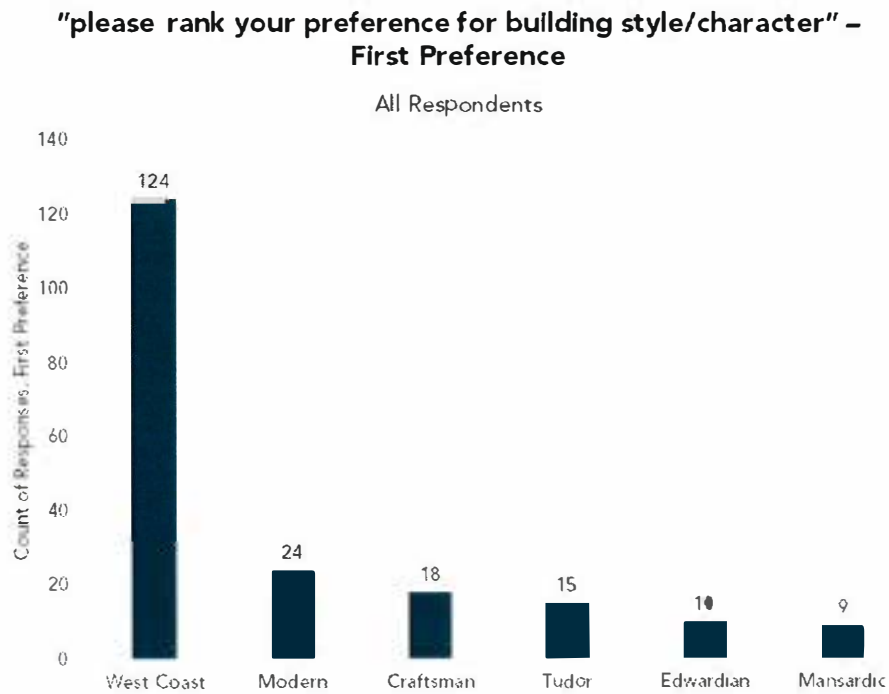


FIGURE 4.1

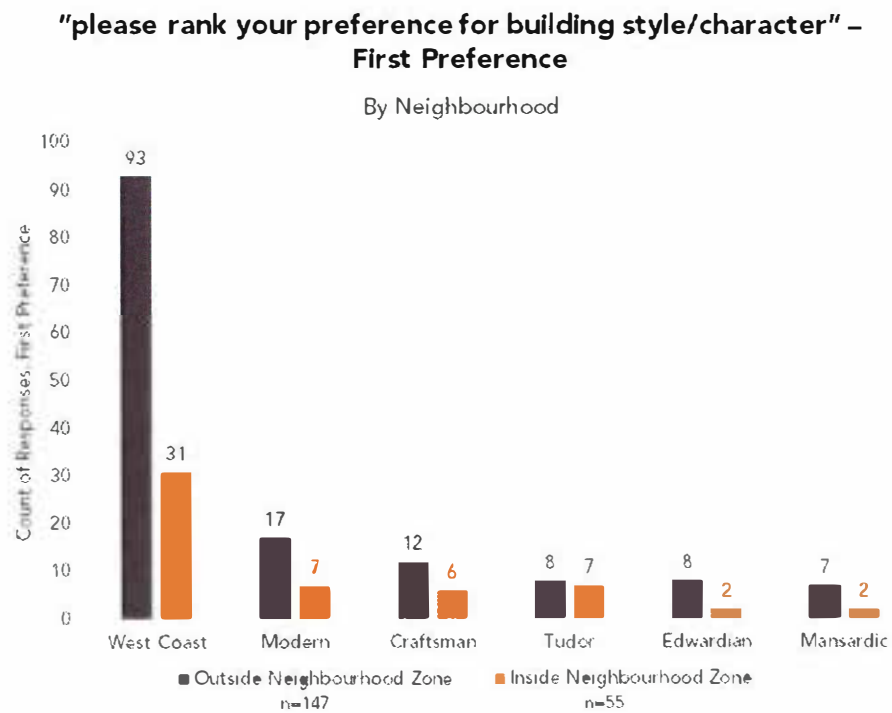


FIGURE 5.0

**"who should live in this building?" – First Preference**

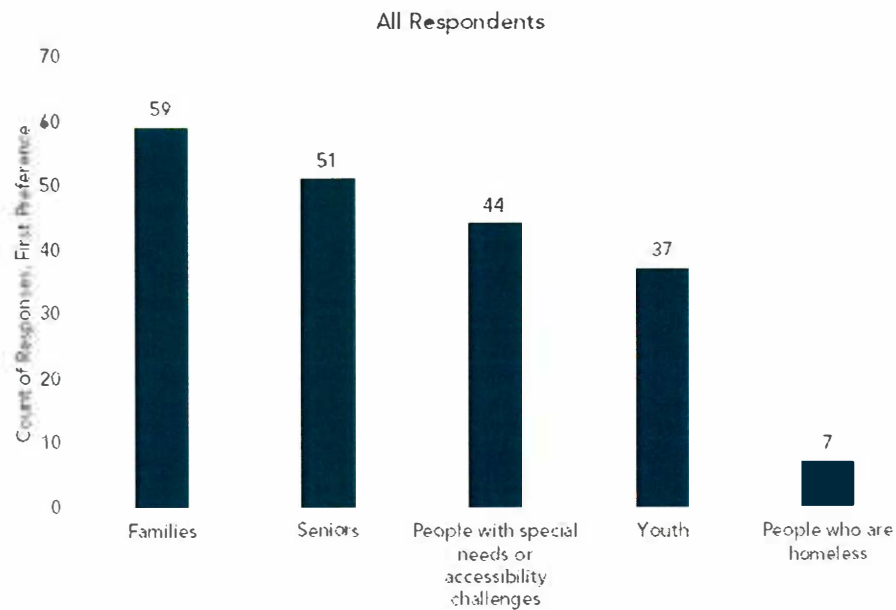


FIGURE 5.1

**"who should live in this building?" – First Preference**

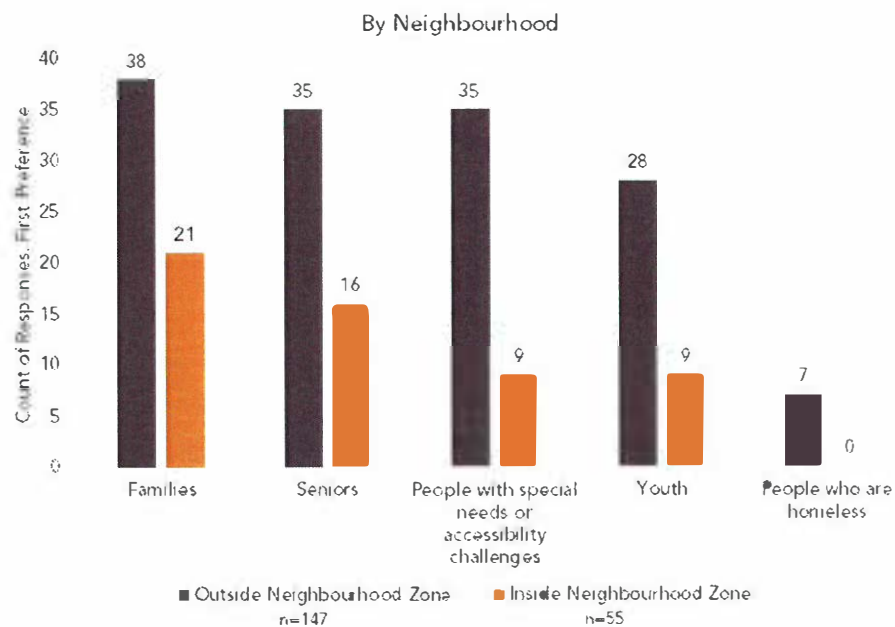


FIGURE 6.0

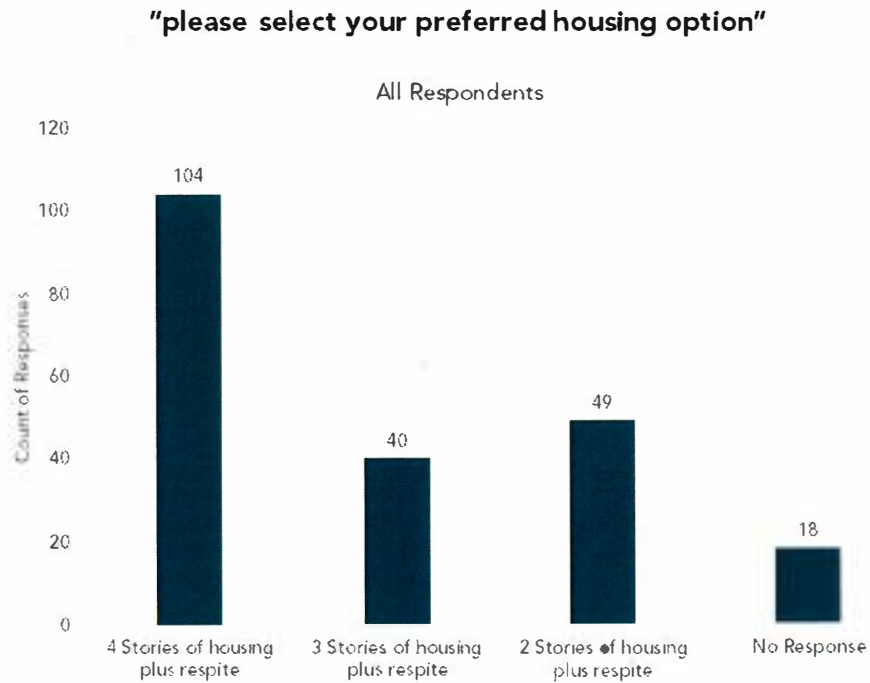
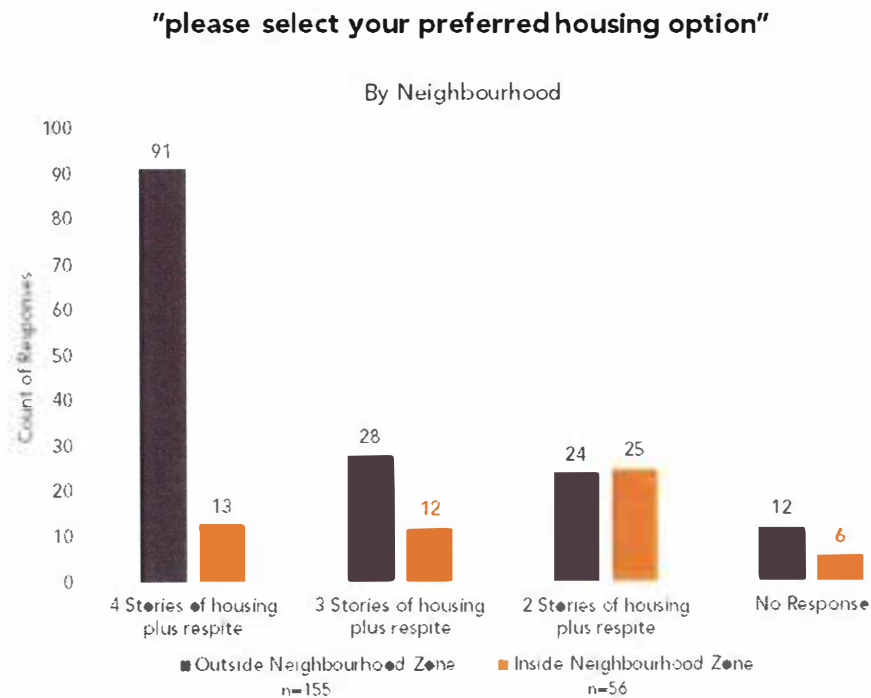


FIGURE 6.1



**Community Services Type and Location:**

In the first survey 88% of respondents favoured inclusion of senior's respite care on the site.

Therefore, in the second survey and public open house materials, we showed options for various building heights all with the inclusion of senior's respite care on the ground floor.

The seniors' respite care can be integrated into the new building while existing child care would continue elsewhere on the site.

**Affordable Housing**

Through the Delbrook Deliberative Dialogue process, and in Council's workshop with the Delbrook Community Association, it was determined that there is a willingness to consider development of a building on the southeast corner of the site where the current surface parking lot is located, to provide new affordable housing and a site for senior's respite care.

**Neighbourhood Park**

In the first survey, preferred park uses and features were identified by the public which guided the planning of two conceptual park designs that were presented at the Open House

**Conceptual Park drawings *Option 1* and *Option 2* are shown *Appendix C*.**

- Park Option 1: Focus on accessible and active recreation and sport amenities with multiple path connections and access to the natural areas and creek
- Park Option 2: Focus on unstructured recreation and enhanced ecology with flexible green space

The second survey results showed general support for the conceptual park designs, with a preference for Option 1. Staff will work with the community in the Fall to develop a preferred conceptual park design, which could combine elements of Option 1 and Option 2.

**Timing/Approval Process:**

**Park Design:**

Should Council direct staff to proceed, further work and public engagement is required to fully develop the preferred neighbourhood park design.

**Affordable Housing & Community Services:**

Should Council direct staff to proceed with a specific building height, staff will work across the summer to develop the building plans and partnership agreements for operation of the seniors' respite care centre and affordable housing.

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Rezoning is required for both the neighbourhood park use and the affordable housing use, as the site is currently zoned 'Institutional'. Council could opt to direct staff to proceed right away with preparing the park and housing rezoning bylaws as this work will be required no matter what the final decision is on building height or park design.

**Concurrence:**

This report has been developed in ongoing collaboration between Parks, Community Planning, and Communications.

**Financial Impacts:**

The cost of the neighbourhood public engagement process to date: including development of open house display boards, two direct mail pieces and postage, outdoor signage, and the open house event is \$5025.96.

**Liability/Risk:**

N/A

**Social Policy Implications:**

Social policy considerations are addressed through the engagement and planning processes.

**Environmental Impact:**

The preferred options for the affordable housing building and park design will take existing environmental constraints into consideration, including riparian setback areas and slopes, to mitigate any environmental impact to the natural resources on site.

**Public Input:**



The process for this engagement was at the *consult* level on the IAP2 spectrum of engagement.

Key Audiences Consulted:

- Adjacent neighbours to the site
- Residents of the greater Delbrook neighbourhood
- Delbrook Community Association
- Parks & Natural Environment Advisory Committee (for park design)
- Delbrook Dialogue participants

**Conclusion:**

Staff committed to reporting back to Council's before its summer break on the results of the neighbourhood public engagement program, reported on at a Regular Meeting of Council on April 15, 2019.

**Options:**

THAT Council direct staff to continue engagement with the public to create a detailed design for the neighbourhood park;

and

THAT Council direct staff to initiate design work for a building, to be situated on the current parking lot at the southeast corner of the site, consisting of one storey of community service (seniors' respite care) and a specific number of stories of social housing above.

and

THAT Staff be directed to prepare an Official Community Plan amendment bylaw a Zoning Bylaw amendment bylaw for Council's consideration consistent with this motion.

OR

THAT Council provide staff with alternate direction.



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Respectfully submitted,



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Strategic Communications



Susan Rogers  
Manager,  
Parks

**REVIEWED WITH:**

☒ Community Planning  
☐ Development Planning  
☐ Development Engineering  
☐ Utilities  
☐ Engineering Operations  
X Parks  
☐ Environment  
☐ Facilities  
☐ Human Resources

☐ Clerk's Office  
X Communications  
☐ Finance  
☐ Fire Services  
☐ ITS  
☐ Solicitor  
☐ GIS  
☐ Real Estate  
☐ Bylaw Services

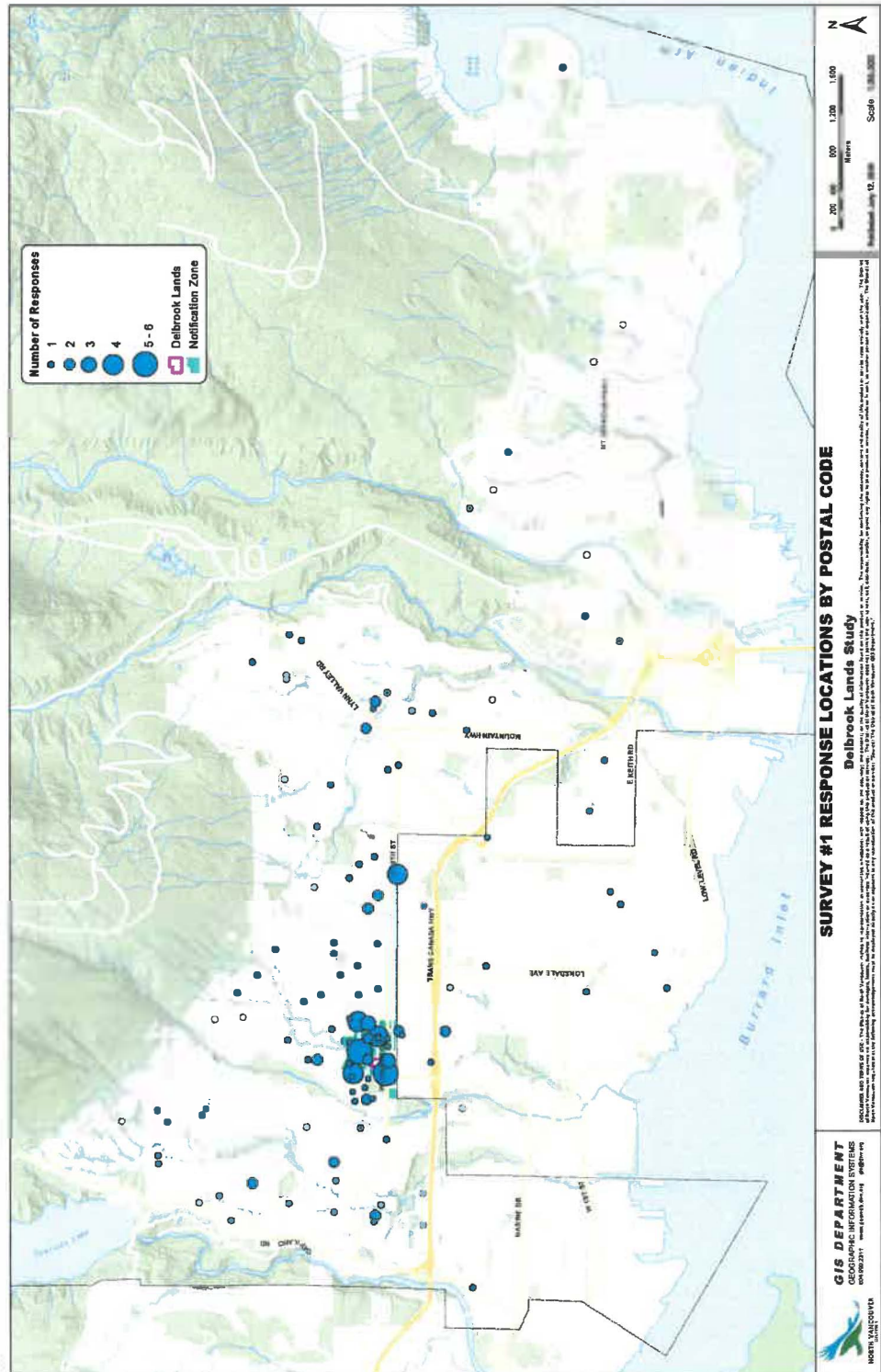
**External Agencies:**

☐ Library Board  
☐ NS Health  
☐ RCMP  
☐ NVRC  
☐ Museum & Arch.  
☐ Other:

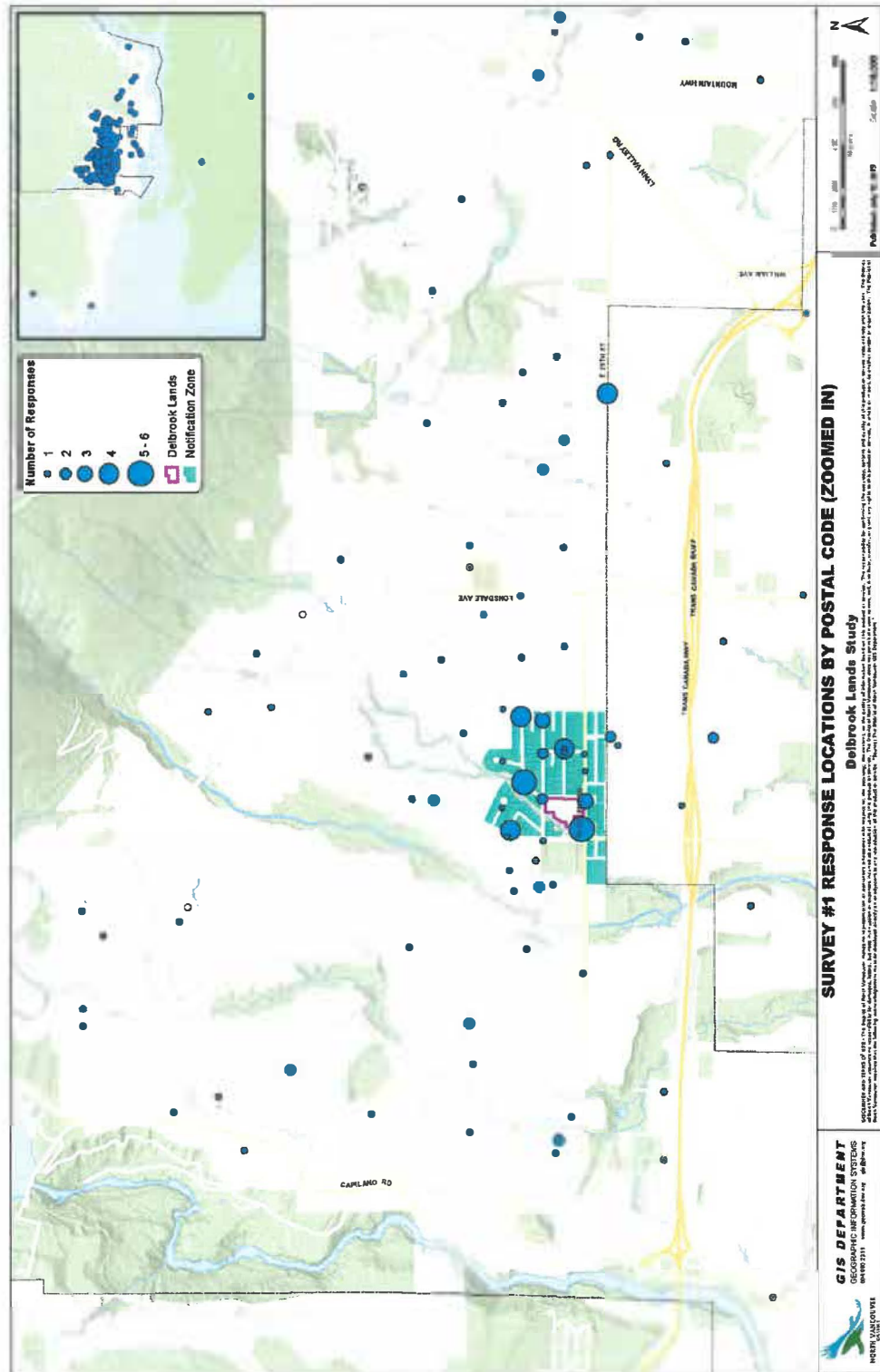
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## APPENDIX A

### Survey #1 respondents by postal code



**Survey #1 respondents by postal code (zoomed in)**



## Page 16

**Number of Responses -Online**

- 1
- 2
- 3
- 4

**Number of Responses -Paper Survey**

- 1
- 2
- 3
- 4

**Delbrook Lands Notification Zone**

**POSTAL CODES WITH 36 RESPONSES NOT MAPPED**

**SURVEY #2 RESPONSE LOCATIONS BY POSTAL CODE**

**Delbrook Lands Study**

0 200 400 600 800 1,000 1,200  
Meters

Scale 1:250,000

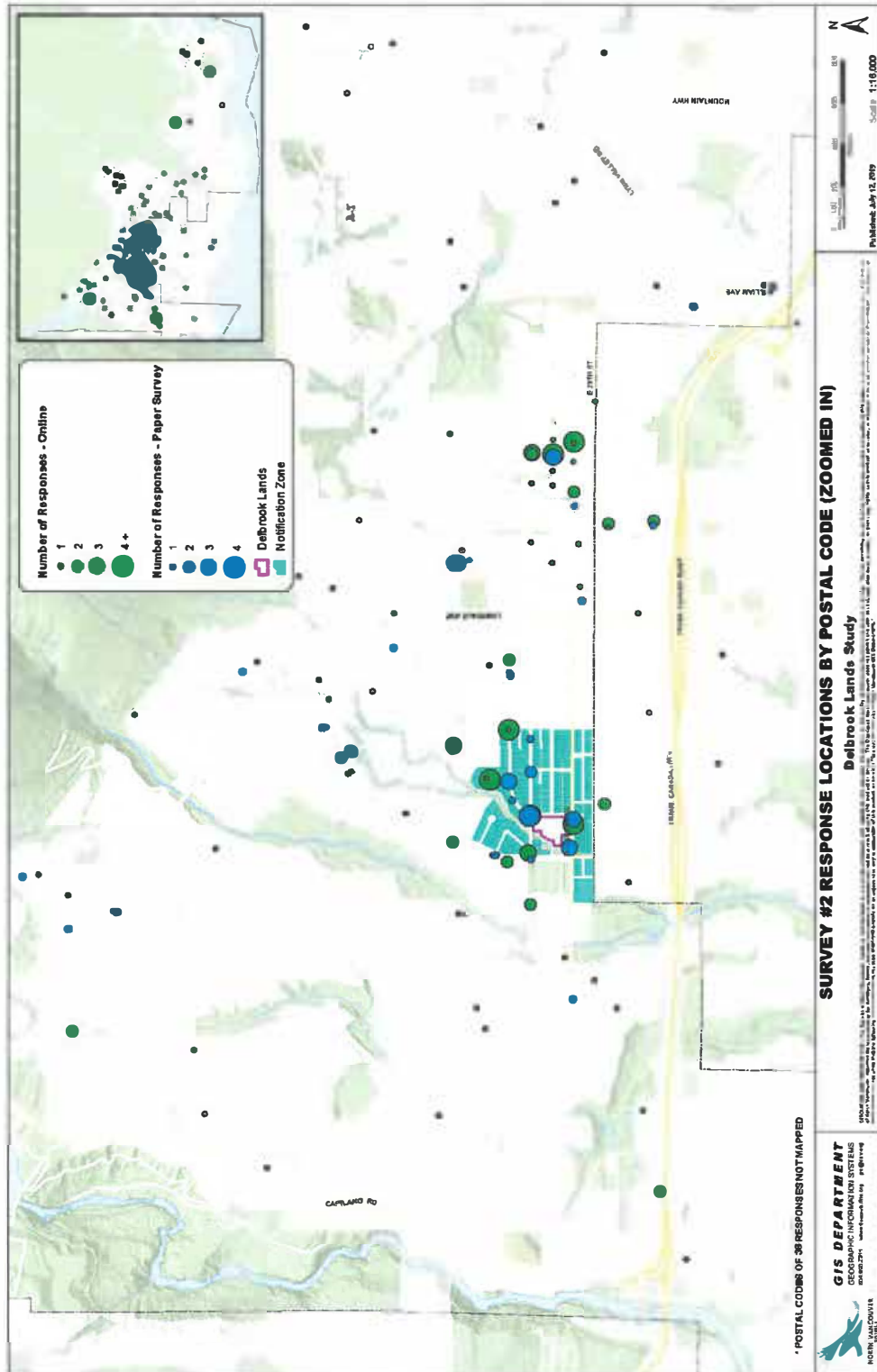
July 12, 2019

GIS DEPARTMENT  
604-263-2111 • www.gis.bcm.ca.gov • gis@bcm.ca.gov

BC GOVERNMENT  
604-263-2111 • www.bcgov.ca • info@bcgov.ca

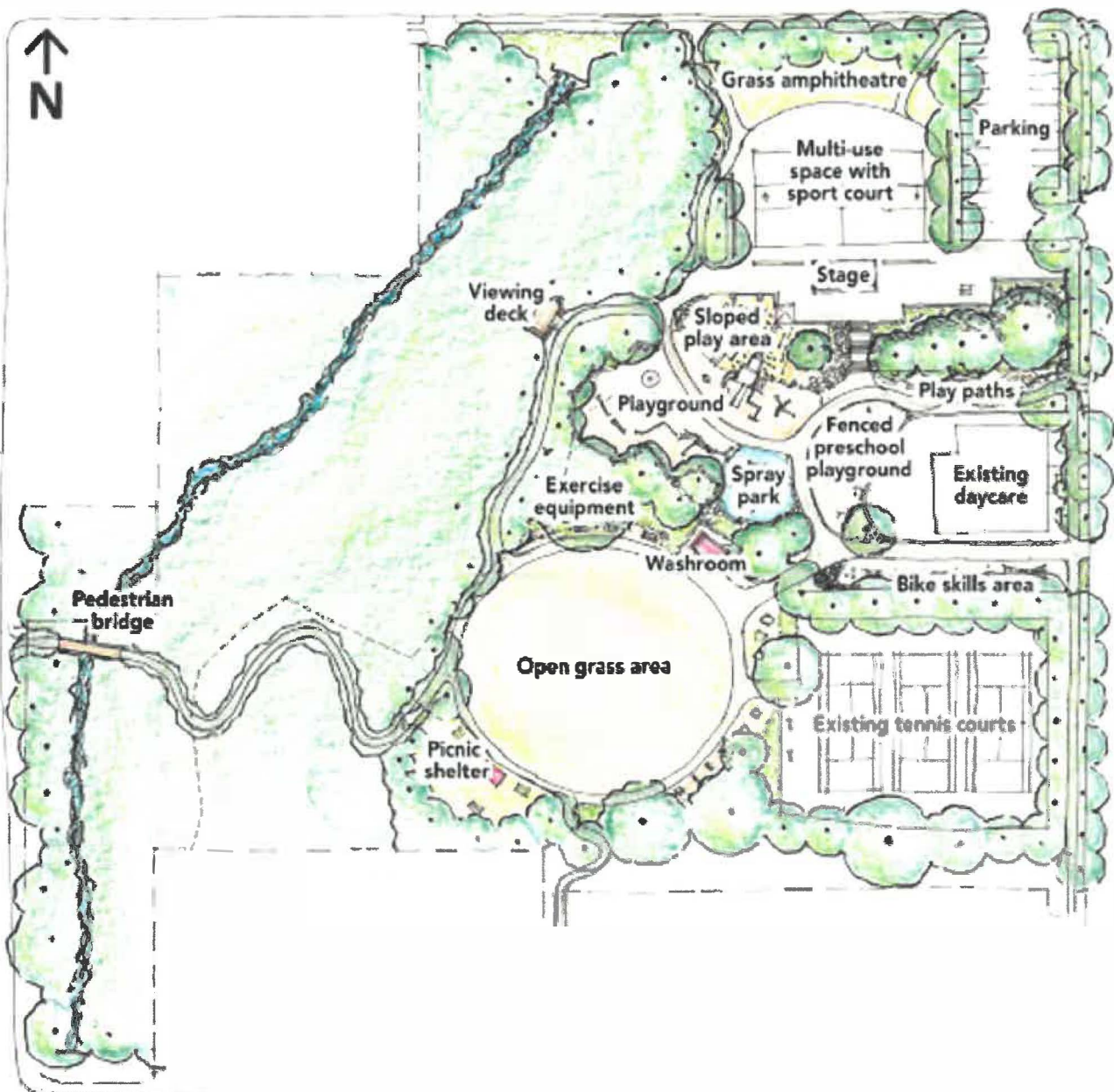


**Survey #2 respondents by postal code (zoomed in)**

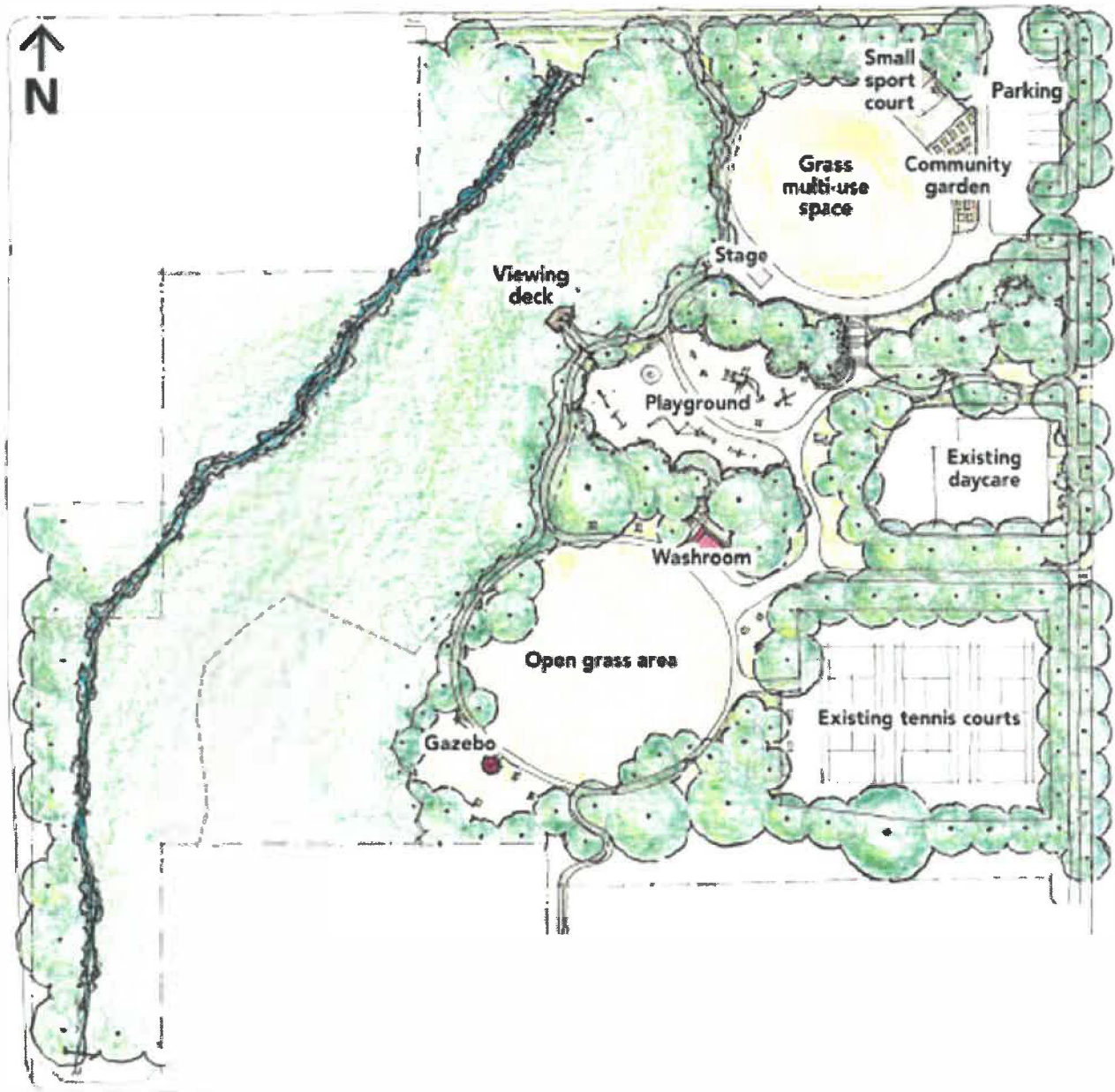


## APPENDIX C

**Park Option 1:** Focus on accessible and active recreation and sport amenities with multiple path connections and access to the natural areas and creek



**Park Option 2:** Focus on unstructured recreation and enhanced ecology with flexible green space





## **APPENDIX B**



# Delbrook Lands Survey 1 Data Analysis

*Updated June 10, 2019*





# Summary



# Summary

- Sample characteristics:

- The survey had a total of 202 completed responses.
  - 73% of responses are from individuals outside of the neighbourhood zone (ONZ) (n=147), and 27% of responses are from individuals inside the neighbourhood zone (INZ) (n=55)
  - 63% of responses are from individuals who did not participate in the Delbrook Dialogue held on June 18, 2016 (n=127), and 37% of responses are from individuals who did participate in the Dialogue (n=74).

- Results:

- Seniors respite care:

- 88% of responses are in support of seniors respite care on the Delbrook site.
- There is no statistically significant difference in support for seniors respite care on the Delbrook site between the two response groups.

- Building floors:

- 4+ floors is the most frequently supported number of floors. 59 survey respondents selected 4+ floors, followed by 2+ floors (51 respondents), and 3+ floors (45 respondents).
- There is a statistically significant relationship between support for number of floors and neighbourhood zone.
  - The most frequently supported number of floors for respondents INZ is 2+ floors. 24 respondents living INZ indicated that they support 2+ floors, compared to 27 respondents living ONZ.
  - The most frequently supported number of floors for respondents ONZ is 4+ floors. 50 respondents living ONZ indicated that they support 4+ floors, compared to 9 respondents living INZ.



# Summary

## Results – continued...

- Park objectives:
  - 86.5% of respondents selected “yes” to “have we hit the mark with our park objectives” (n=160), and 13.5% selected “no” (n=25).
  - There is not a statistically significant difference in agreement for hitting the mark between the two response groups.
- Building inhabitants:
  - The top ranked building inhabitants:
    - Families (30% of responses)
    - Seniors (26% of responses)
    - People with special needs or accessibility challenges (22% of responses)
  - There is not a statistically significant difference in the rank of any building inhabitants between the two response groups.
- Park use:
  - The top ranked park use activities are:
    - Relax (68% of responses)
    - Get exercise and fresh air (14% of responses)
    - Enjoy the creek and natural parkland (7% of responses)
  - There is not a statistically significant difference in the rank of any park use options between the two response groups.

# Summary

## Results – continued...

- Building character:
  - The top ranked building character selections are:
    - West Coast (62% of responses)
    - Modern (12% of responses)
    - Craftsman (9% of responses)
  - There is not a statistically significant difference in the rank of any building character selection between the two response groups.
- Transportation:
  - The top ranked transportation selections are:
    - Walk (80%)
    - Cycle (10%)
    - Drive (9%)
  - There is a statistically significant relationship between transportation and neighbourhood zone.
    - 100% of respondents living INZ indicated that they would walk (n=53%) compared to 73% of the respondents living ONZ (n=93)

# Summary

## Results – continued...

- Park features:
  - The park features that respondents rated as most important (lowest mean score) are: washroom (mean score of 1.65), habitat (mean score of 1.73), and accessible (mean score of 1.79).
  - There is a statistically significant relationship between the two response zones for the following park features:
    - Cycling - 26% of respondents INZ indicated that cycling is very important (a score of 1), compared to 50% of respondents ONZ.
    - Spray park - 2% of respondents INZ indicated that spray park is very important (a score of 1), compared to 10% of respondents ONZ.



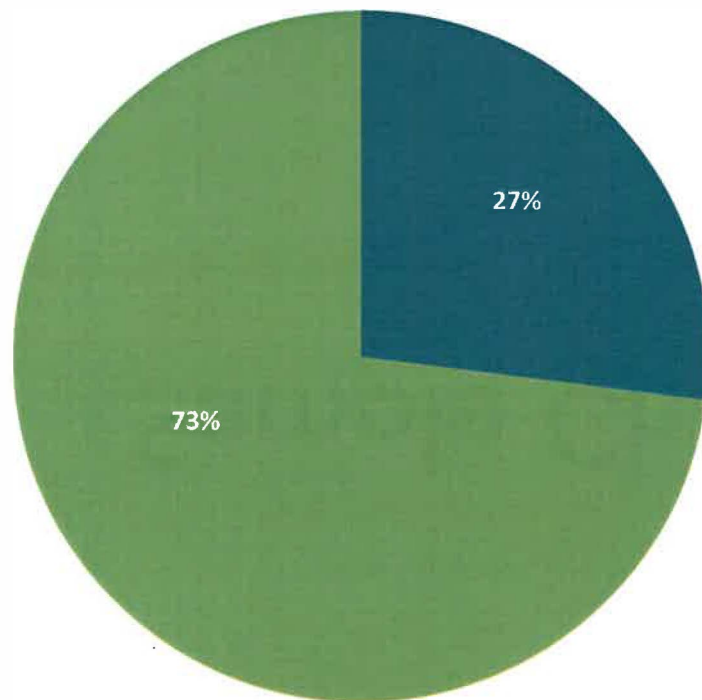
# Sample Characteristics



# Sample Characteristics

## Neighbourhood Zone Responses

■ Inside Neighbourhood Zone   ■ Outside Neighbourhood Zone

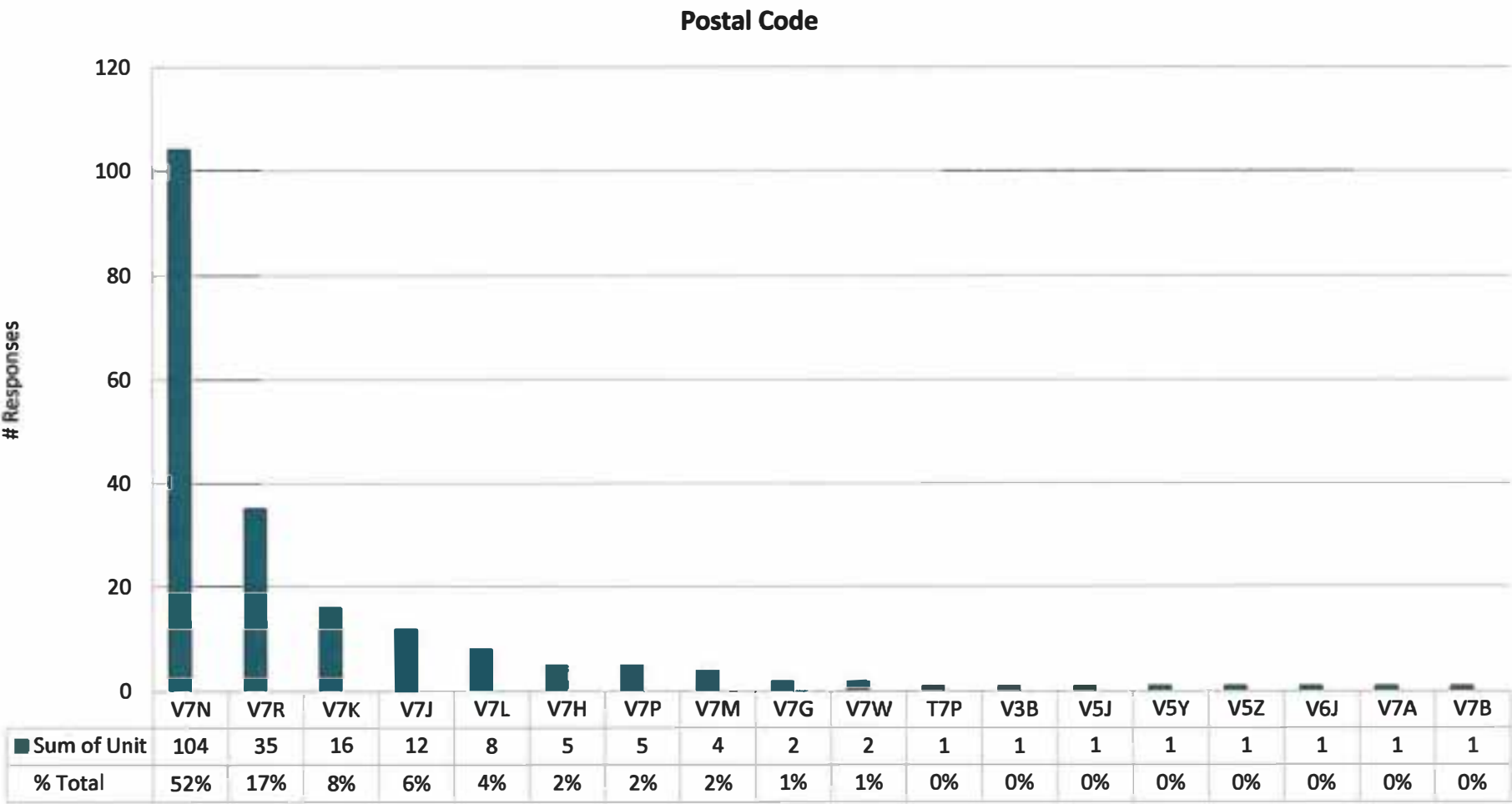


## Sample Characteristics

The survey has a total of 202 completed responses.

- Neighbourhood zone:
  - 73% of responses are from individuals outside of the neighbourhood zone (n=147), and 27% of responses are from individuals inside of the neighbourhood zone (n=55)
- Delbrook Dialogue participation:
  - 63% of responses are from individuals who did not participate in the Delbrook Dialogue held on June 18, 2016 (n=127), and 37% of responses are from individuals who participated in the Dialogue (n=74).

# Sample Information

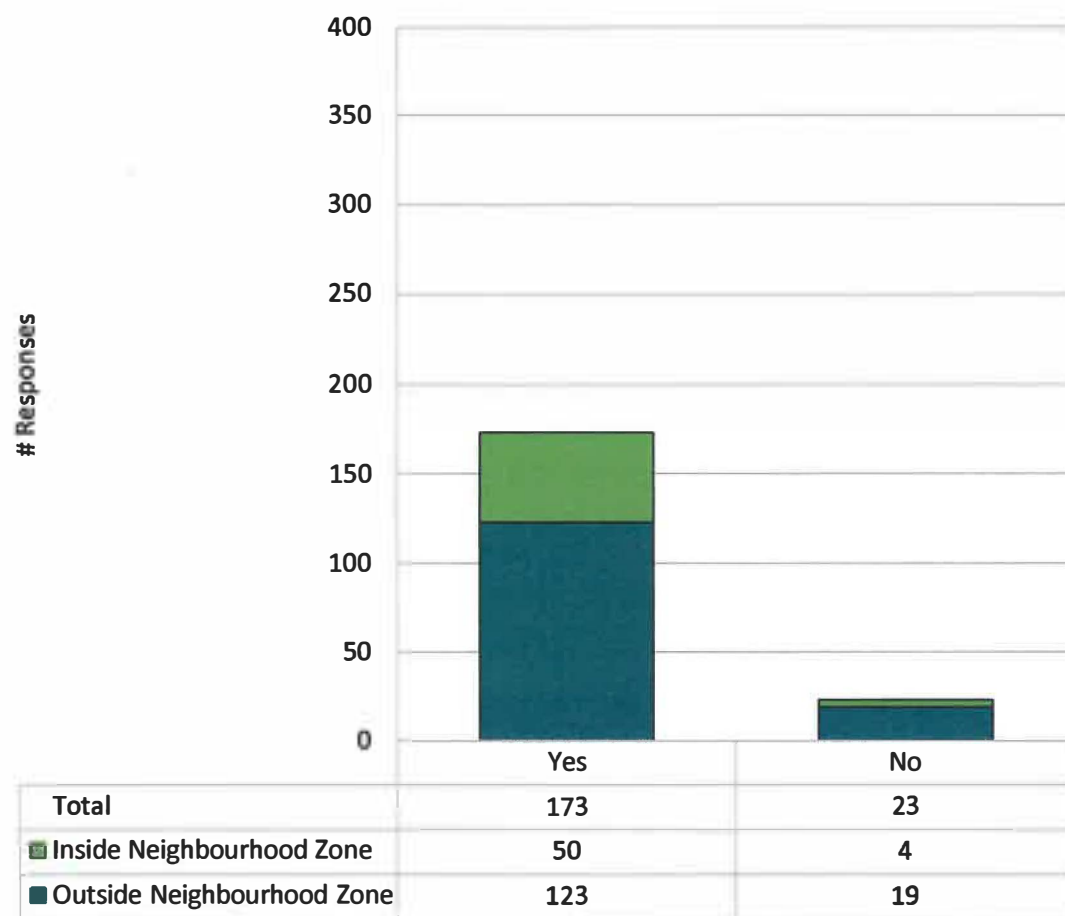


An aerial photograph of a valley. In the background, there are large, forested mountains under a clear sky. A layer of white mist or low clouds fills the middle ground, partially obscuring the valley floor. In the foreground, a residential area is visible, featuring houses with red roofs and trees with autumn-colored foliage in shades of yellow, orange, and green.

# Seniors Respite Care

# Results – Seniors Respite Care

Do you support seniors respite care on the Delbrook site?



## Seniors Respite Care

- 88% of responses are in support of seniors respite care on the Delbrook site (n=173) and 11% of responses are not in support (n=23).
- There is not a statistically significant difference in support for seniors respite care on the Delbrook site between those inside the neighbourhood zone and those outside the neighbourhood zone.

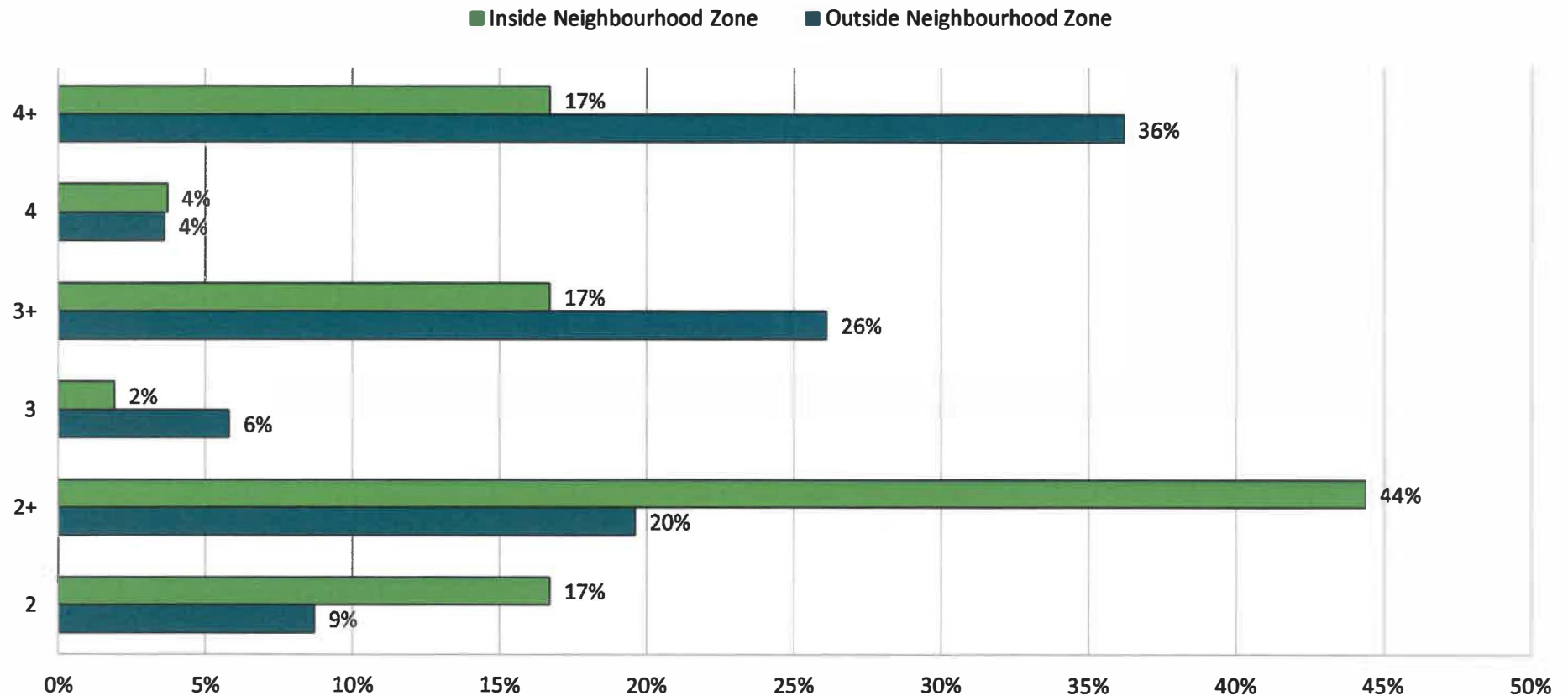


An aerial photograph of a valley. In the background, there are large, forested mountains under a clear sky. A layer of white mist or low clouds fills the middle ground, partially obscuring the valley floor. In the foreground, a residential area is visible, featuring houses with red roofs and a dense forest of trees with autumn-colored foliage in shades of yellow, orange, and green.

# Building Floors

# Results - Building Floors

How many floors of housing above the ground-level parking floor on the west side of the building do you support?  
% Total for Inside/Outside Neighbourhood Zone Sample



\*The chi-square statistic is 18.893. The P-Value is 0.002. The result is significant at  $p \leq 0.05$

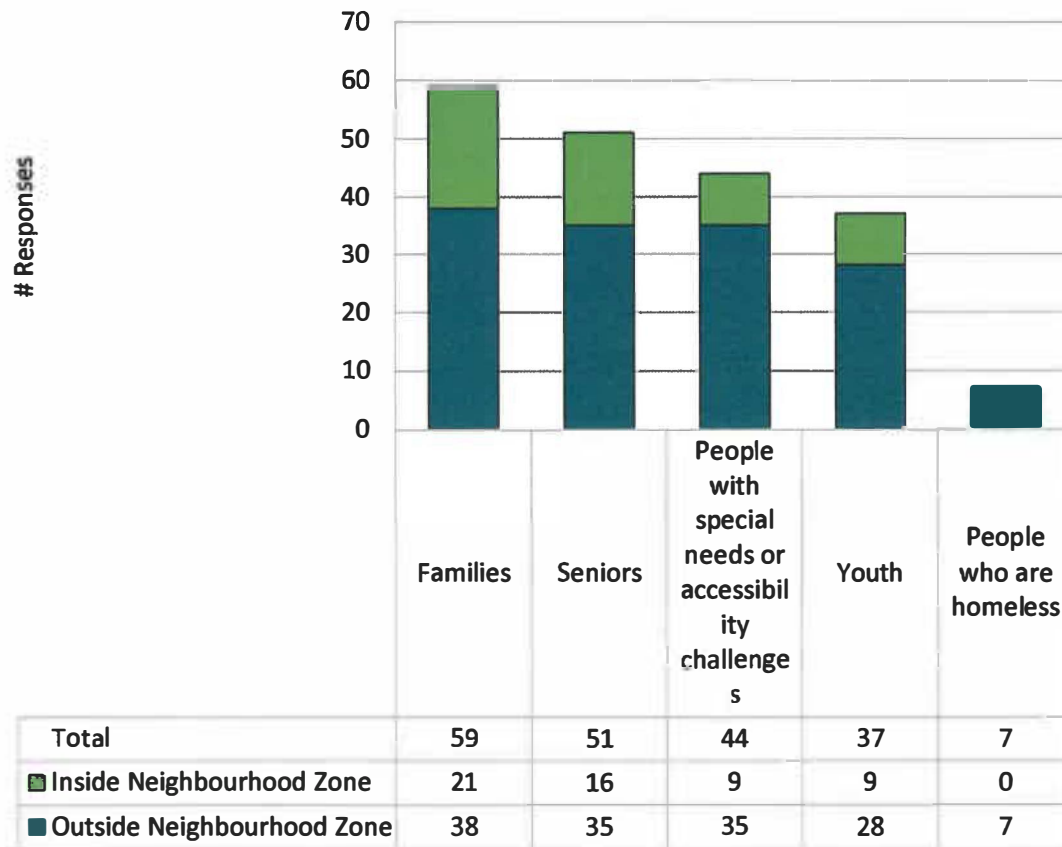
An aerial photograph of a residential neighborhood in North Vancouver. The foreground shows several houses with red and grey roofs, surrounded by trees with autumn foliage in shades of yellow, orange, and green. In the background, a dense forest covers a hillside, with a few more houses visible. Beyond the forest, a range of mountains is visible under a hazy sky, with some clouds or mist settling in the valleys.

# Building Inhabitants



# Results - Building Inhabitants

Who should live in this building?  
First Selection



## Building Inhabitants – First Selection

- The top ranked building inhabitants are:
  1. Families (30% of responses)
  2. Seniors (26% of responses)
  3. People with special needs or accessibility challenges (22% of responses)
  4. Youth (19% responses)
  5. People who are homeless (4% of responses)
- There is not a statistically significant difference in the first selection for building inhabitants between those inside the neighbourhood zone and those outside the neighbourhood zone.

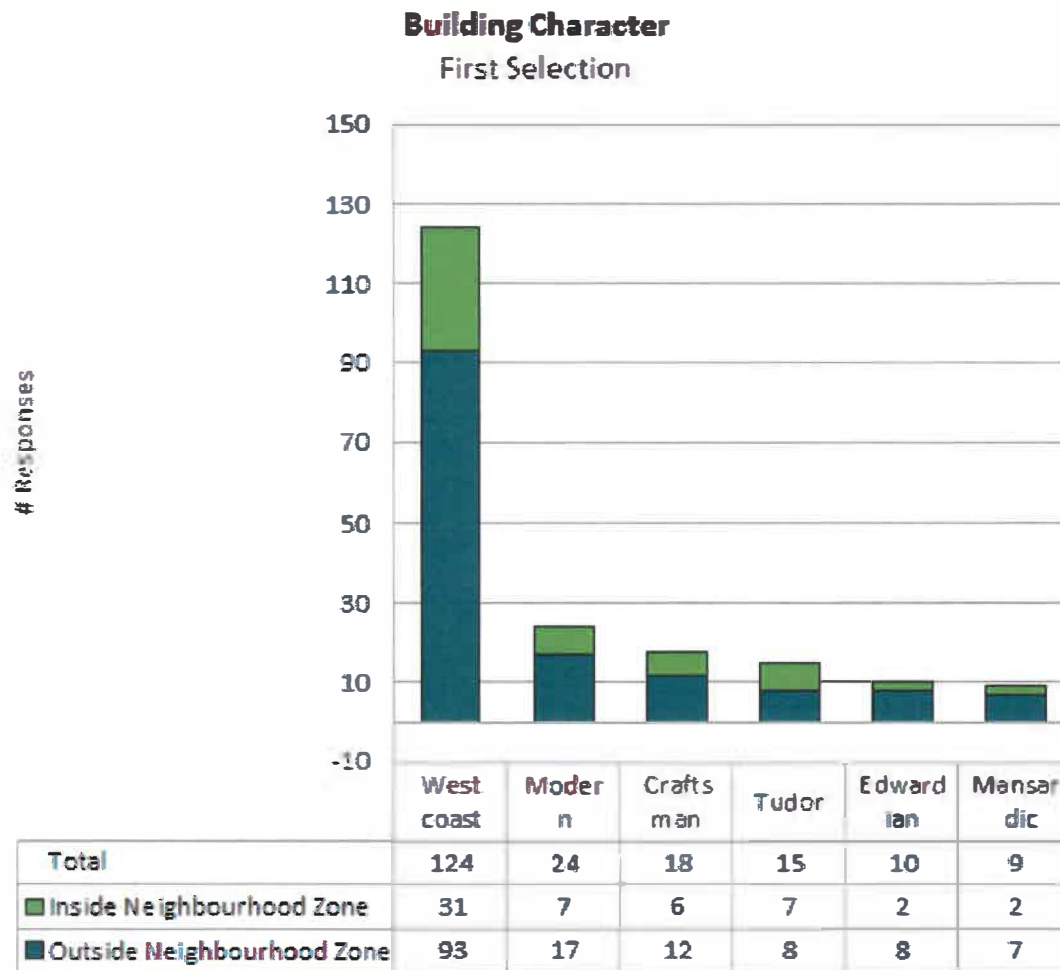




# Building Character



# Results - Building Character



## Building Character – First Selection

- The top ranked building character selections are:
  1. West Coast (62% of responses)
  2. Modern (12% of responses)
  3. Craftsman (9% of responses)
  4. Tudor (8% responses)
  5. Edwardian (5% of responses)
  6. Mansardic (5% of responses)
- There is not a statistically significant difference in the first selection for building character between those inside the neighbourhood zone and those outside the neighbourhood zone.

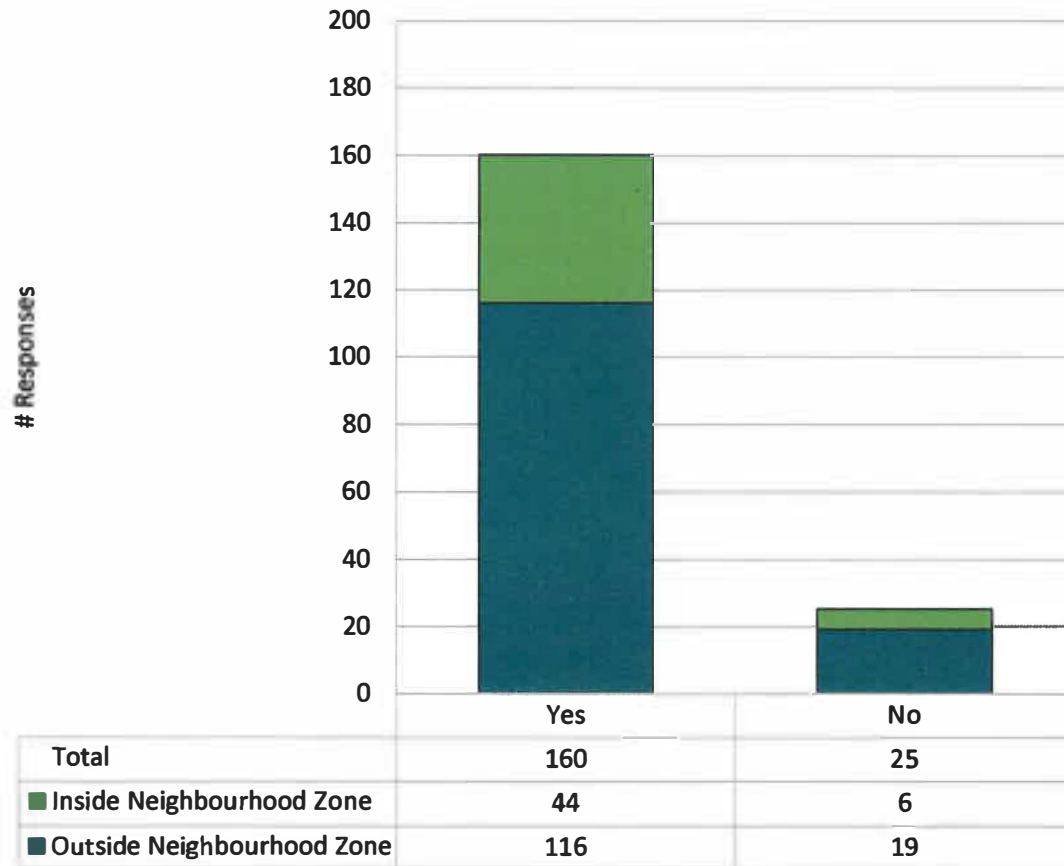


# Park Objectives



# Results - Park Objectives

## Have we hit the mark with our park objectives?



### Park Objectives

- 86.5% of respondents selected "yes" to "have we hit the mark with our park objectives" (n=160), and 13.5% selected "no" (n=25).
- There is not a statistically significant difference in agreement for hitting the mark between those inside the neighbourhood zone and those outside the neighbourhood zone.

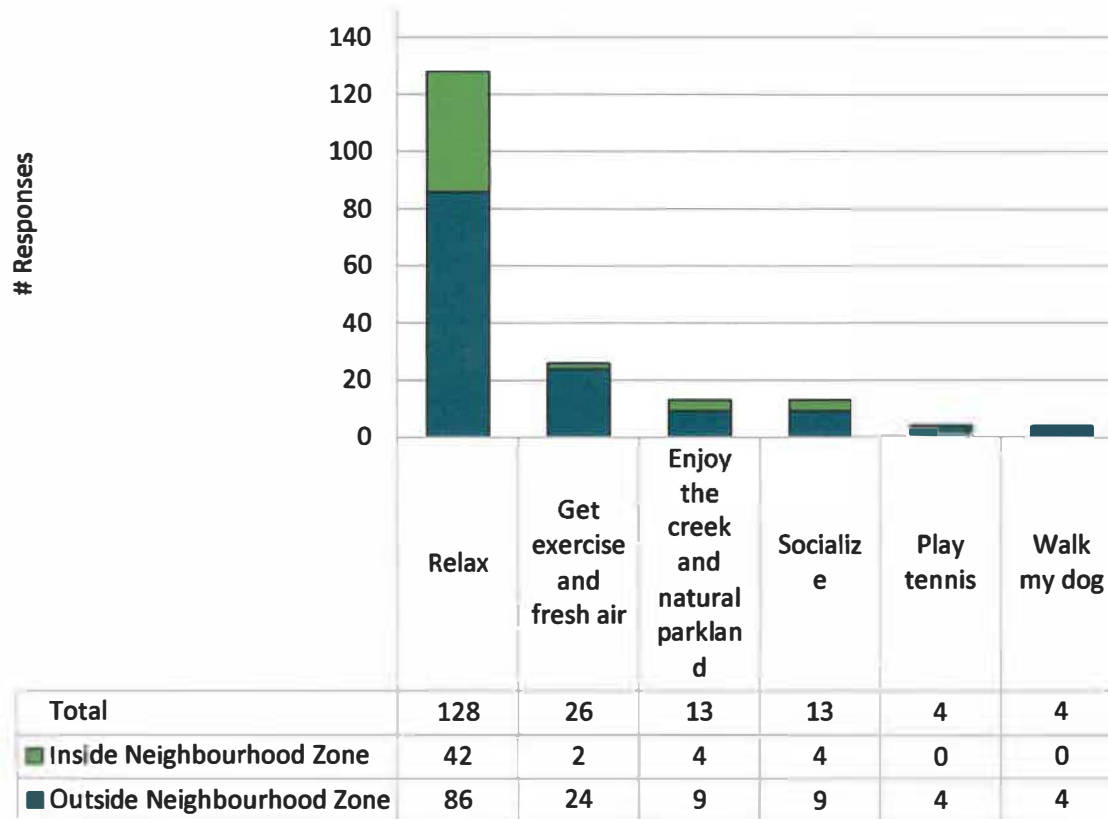


# Park Use



# Results - Park Use

How would you use this park?  
First Selection



## Park Use Rank – First Selection

- The top ranked park use activities are:
  1. Relax (68% of responses)
  2. Get exercise and fresh air (14%)
  3. Enjoy the creek and natural parkland (7%)
  4. Socialize (7%)
- There is not a statistically significant difference in the first selection for rank of park use between those inside the neighbourhood zone and those outside the neighbourhood zone.





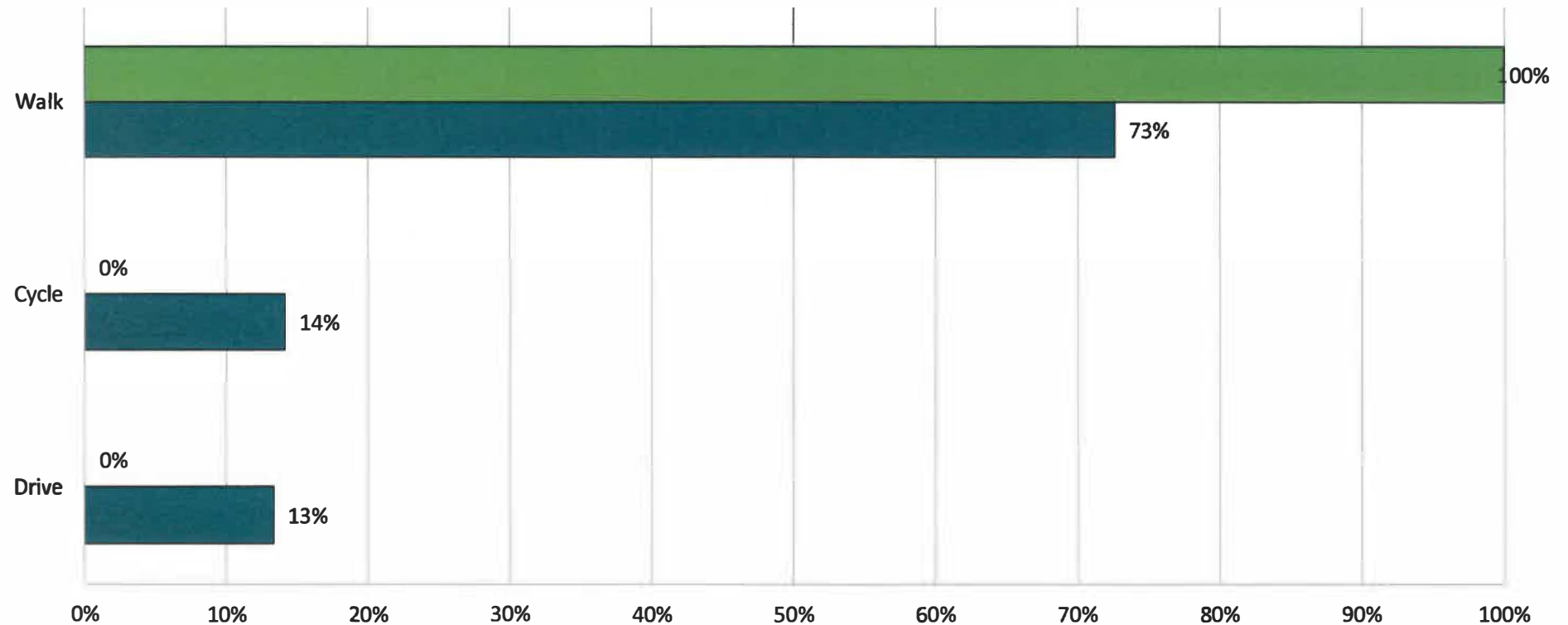
# Transportation to Park



# Results - Transportation

**How would you get to the park? - First Selection**  
% Total for Inside/Outside Neighbourhood Zone Sample

■ Inside Neighbourhood Zone   ■ Outside Neighbourhood Zone



\*The chi-square statistic is 18.085. The P-Value is 0.000. The result is significant at  $p \leq 0.05$



# Park Features





# Results - Park Features

**Mean Score of Park Features**  
1=Very Important; 4=Not Important

Ranking	Feature	Total Sample	Inside Neighbourhood Zone	Outside Neighbourhood Zone
1	Washroom	1.65	1.96	1.52
2	Habitat	1.73	1.68	1.74
3	Accessible	1.79	1.93	1.74
4	Cycling	1.88	2.06	1.81
5	Picnic	1.93	2.00	1.91
6	Multiuse	1.93	2.12	1.86
7	Playground	2.02	2.33	1.90
8	Bridge	2.19	2.32	2.15
9	Community Garden	2.51	2.52	2.50
10	Multi-sport	2.54	2.71	2.47
11	Parking	2.57	3.04	2.39
12	Tennis	2.62	2.43	2.69
13	Circuit	2.85	3.02	2.78
14	Spray Park	3.00	3.34	2.86
15	Gazebo	3.10	3.06	3.11
16	Bandstand	3.37	3.45	3.34

The park features that respondents rated as most important (lowest mean score) are: washroom (mean score of 1.65), habitat (mean score of 1.73), and accessible (mean score of 1.79)



Thank you







# Delbrook Lands Survey 2 Data Analysis

*Updated July 11<sup>th</sup>, 2019*



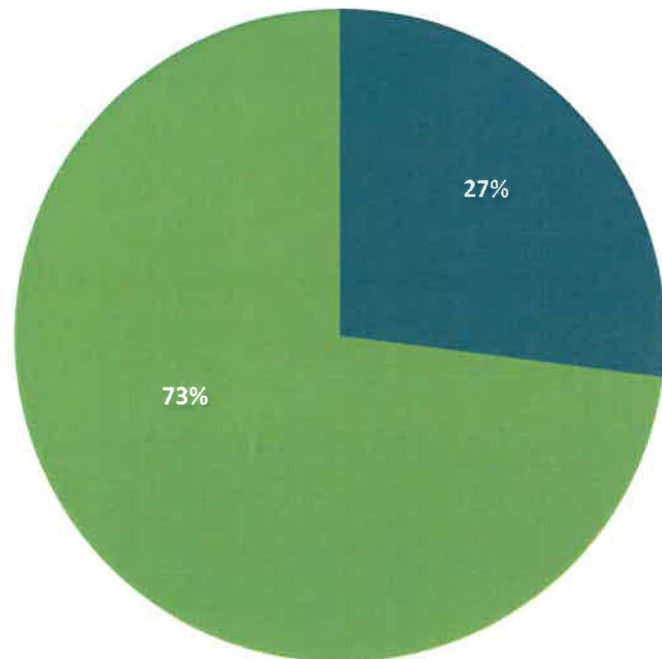
# Sample Characteristics



# Sample Characteristics

## Neighbourhood Zone Responses

■ Inside Neighbourhood Zone ■ Outside Neighbourhood Zone

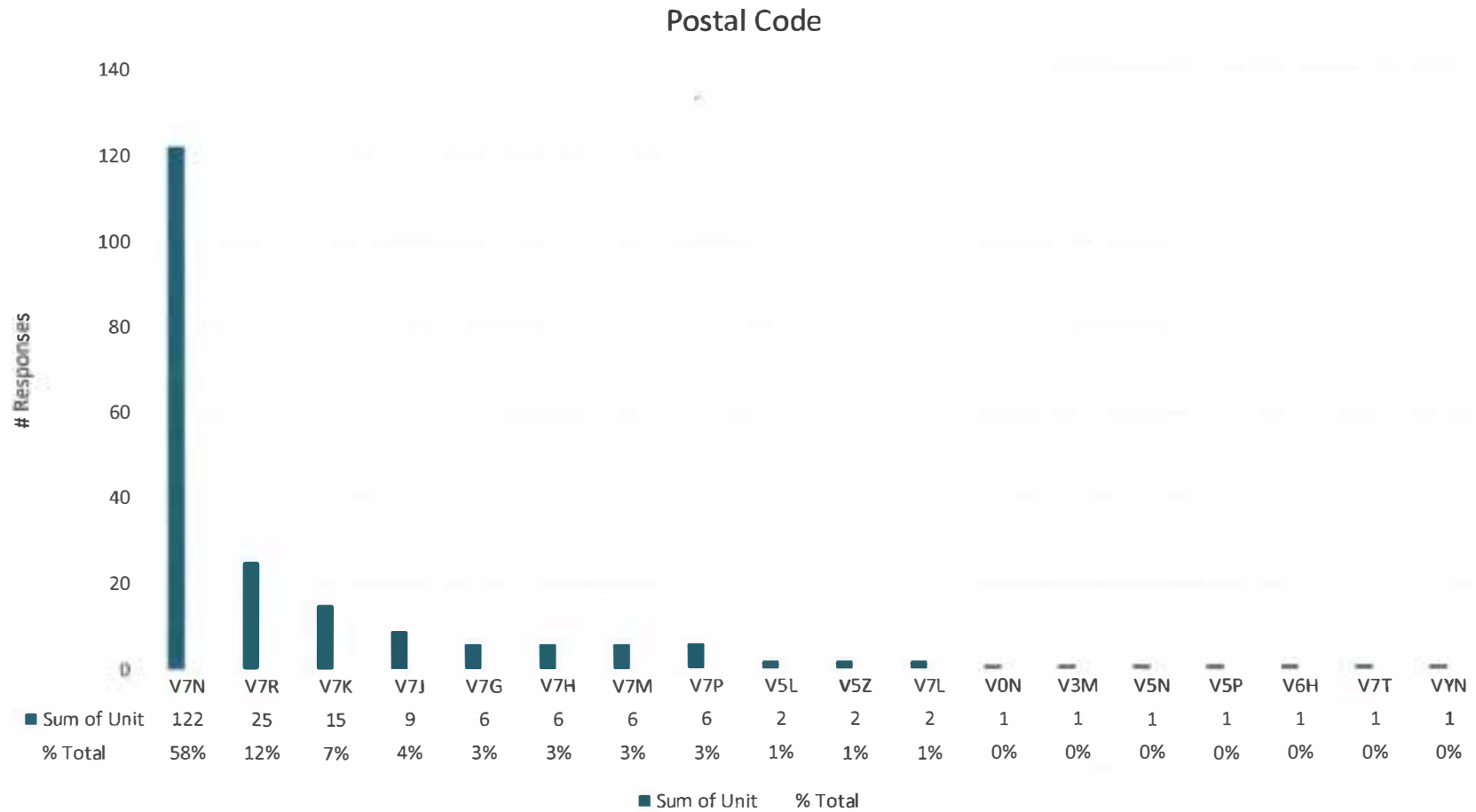


## Sample Characteristics

The survey has a total of 211 completed responses.

- Neighbourhood zone:
  - 73% of responses are from individuals outside of the neighbourhood zone (n=155), and 27% of responses are from individuals inside of the neighbourhood zone (n=56)

# Sample Information







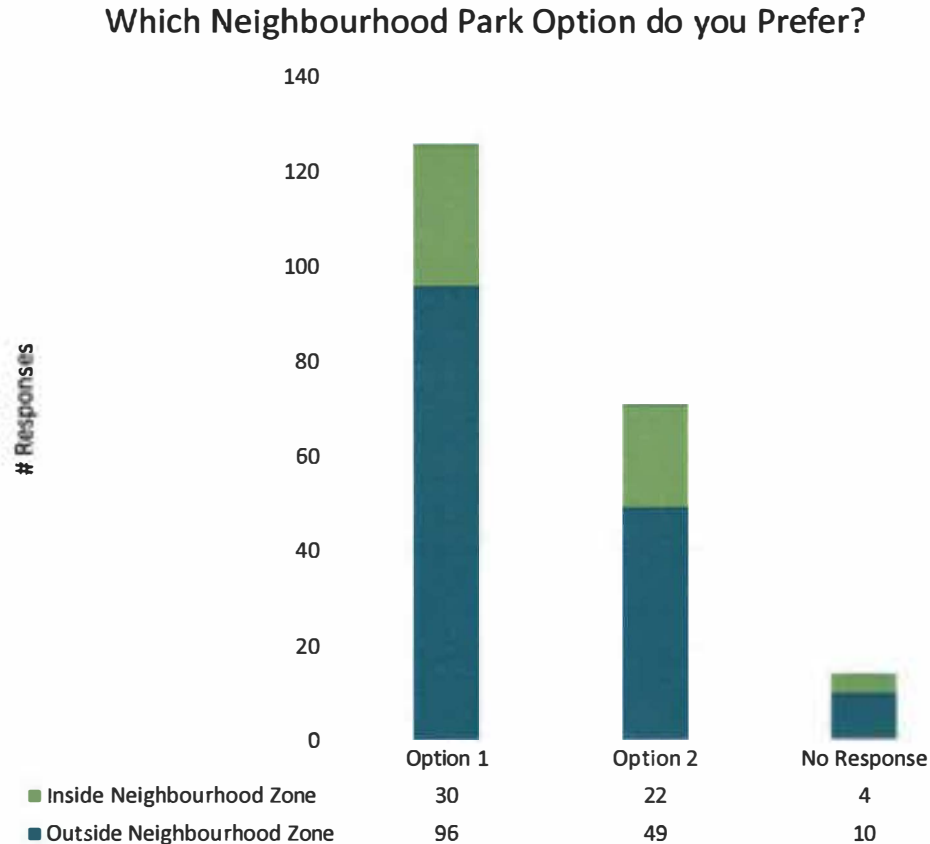
# Park Option Preference

13





# Results – Park Option Preference



## Park Option Preference

- 60% of respondents prefer Option 1; 34% favour Option 2
- 62% of respondents outside the neighbourhood zone prefer Option 1; 54% of respondents inside the neighbourhood zone prefer Option 1
- 32% of respondents outside the neighbourhood zone prefer Option 2; 39% of respondents inside the neighbourhood zone prefer Option 2

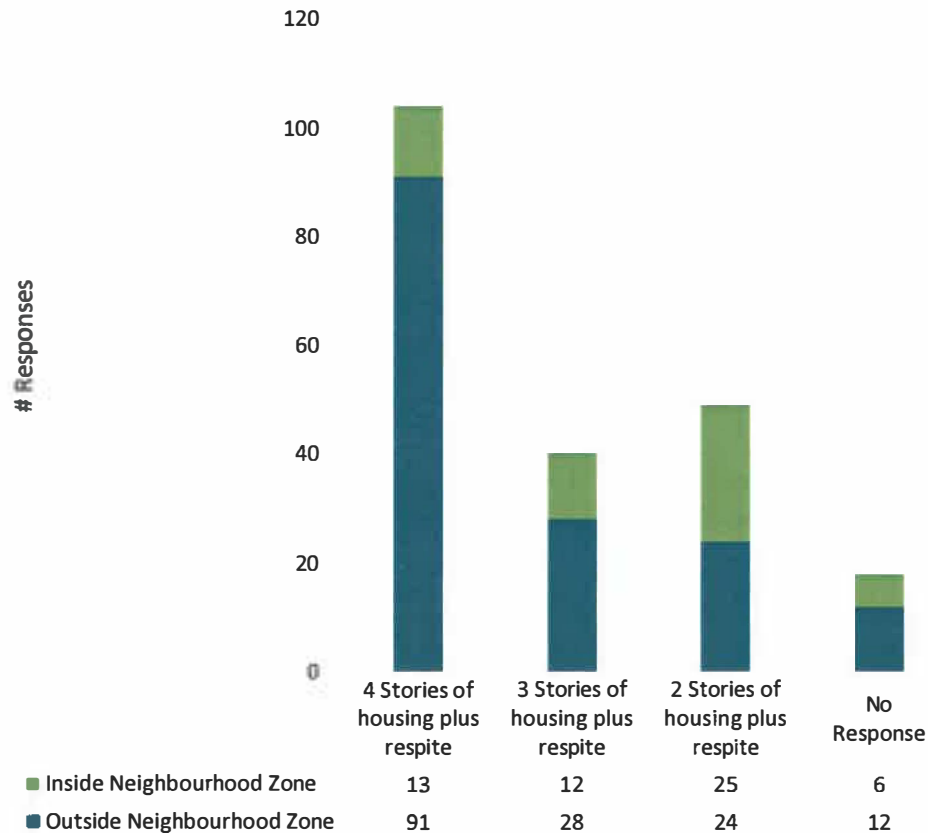


# Housing Option Preference



# Results – Housing Option Preference

Please Select Your Preferred Housing Option



## Housing Option Preference

- 49% of respondents prefer 4 stories; 19% prefer 3 stories; 23% prefer 2 stories
- Outside the neighbourhood zone, 59% prefer 4 stories; 18% prefer 3 stories; 16% prefer 2 stories
- Inside the neighbourhood zone, 23% prefer 4 stories; 21% prefer 3 stories; 45% prefer 2 stories

# Open-ended responses: "do you have any other comments about the park options?"

Grass Amphitheatre is great

Please make this a 'No Dogs Allowed' park

Love the bike skills section

Keep those tennis courts. They're used all year round and are only 1 of 2 public courts with lights on the Norths Shore.

Love the bike skills area inclusion in option 1.

The opportunity to restore the creek and surrounding woods is a great one, and the path and pedestrian bridge will make it enjoyable to visit what is now an overgrown mess of invasive species. Perhaps the Streamkeepers can be consulted and incorporate some educational installations regarding the salmon migration up that creek.

Have trades horticulturists that are already employed with the district have as much input possible. Also, Have them involved in the installation. I'm tired of seeing sub-standard work performed by private contractors when the district already employs Red Seal Landscape Horticulturists that could do a job better.

Gravel paths stink! Use natural materials

I like the idea of a fairly unstructured open park with space for a playground, small additional sport court in addition to the tennis courts, and not much parking. It keeps the concept conducive to pedestrian use.

would be interesting. Not sure I'll be alive to see it though the rate this is going.

# Open-ended responses: "do you have any other comments about the park options?"

The point is to preserve the lands and not develop them in a manner that will interfere with future needs for public land. Don't waste the value of the existing buildings for community use.

Option 2 is the better choice, but I don't think it's ideal. Where is the drop off and pick up for the daycare?

If the buildings will accommodate seniors, it is important to have easy access to the recreation areas. It is great to have a community garden as many people from single homes moving into apartments would still like to have access to gardening.

I don't believe we need another park. Within the adjacent area there are the following parks already: William Griffin Park, Eldon Park, McKay Creek Greenbelt, Upper McKay Creek Park, Murdo Frazer Park. The area is rich in park assets and affordable housing would be a better use of the site.

Please make sure there is a basketball hoop and maybe a hockey play area.

I would be happy with either option, but worry that with too much grass space, it will be an area for dogs to go and use as a bathroom. Would like to make sure that dogs are not allowed (at least not off leash)

please keep the tennis courts

I just think it should be kept quite natural, with lots of open play areas and trees for shade

please keep the existing tennis courts with the lights. The lights should be accessible by the players and should turn off after a set time but can be renewed by pushing a button in the court.

Make it as close to nature as possible !!



# Open-ended responses: “do you have any other comments about the park options?”

I do not support a community garden

I am impressed with the park concept drawings.

A combination of affordable housing options with some park features would be ideal

No. The park isn't important. Housing is.

I hope a good irrigation system will be put in to maintain the plants.

I like making the whole space accessible / movable so that many people can use it for many different reasons (playing, walking, relaxing, socializing, connecting with nature....), without all being crowded in the same space.

Option 1 appears to be well considered. I question who the intended users are for the community garden in option 2, most of the residential buildings in the area include outdoor space for gardens. The larger sport court in Option 1 and the spray park are both compelling amenities that are not available in the area. The fenced playground area for the preschool is also a good addition to Option 1. There are currently no playgrounds in the area aside from those at Larson, Braemar, and Andre-Piolet schools so the playgrounds in both park options would be very good additions. Were these playground to mainly target pre-school ages that aren't served by the existing elementary school playgrounds that may make the most sense.

There are many sports facilities on the North Shore already, so I prefer the more unstructured park.

I don't see a huge need for more parks in this area. The Mosquito Creek trail is a block away and has lots of green space. There are tennis courts and a park near the Delbrook baseball fields, and a playground with spray park about a kilometer away at Mahon Park. Keep this low maintenance. Include plants, trees and shrubs that don't need frequent watering.

This is the best option

# Open-ended responses: “do you have any other comments about the park options?”

Great to see sport courts. Youth in our community need more options for safe and fun activities.

I like the spray park idea. There isn't one close

The focus of the new park should be a modification of Option 2 - Unstructured recreation and enhanced ecology with flexible Green Space. The Park should be an “Oasis” for relaxation, introspection and conversation. The new Delbrook Centre more than satisfies the requirements for active recreation and sport while the new park would foster contemplations of the mind and nature’s gift to mankind - “The Outdoors, Fresh Air and Sunlight”.

Thank you very much for all your fine efforts

Incorporate the creek- a nature walk, sitting area, interactive nature study

Option #2 does not go far enough to provide what outdoor amenities the immediate neighbors are looking for.

If you build community garden - which would be cool for the new non-market housing complex to enjoy - then move gardens closer to proposed new build.

Overall a good design and good options.

North Van, and the District in particular is lacking modern, full-amenity parks. Spray parks and adult/elderly appropriate exercise equipment, plus the varied option for public gatherings, will make for a vibrant, community-building park.

Both plans look very good. The first one has more options for usage.

No housing should be a priority.

I like to see people with disability and regular drop off passengers ride zone as well in the plan

# Open-ended responses: "do you have any other comments about the park options?"

ensure water can enter into the soils. keep treed areas around the creek 30m and lots of native trees for cool shelter, incorporate picnicking among the trees, interpretive signs as to the names of the trees and the value they add

I think accessibility is important, great you are thinking about that. Free outdoor activity is fantastic. If the exercise equipment could be covered somehow would be great. I can imagine rain and heat can be a deterrent for using it.

Less park , more housing

Yes. In your plans for the park you show two buildings. The two floors of the apartment building should be in the Southeast corner and the respite should be shown in the Southwest corner of the site.

Please ensure park plan is submitted at the same time as the building plan. They should be approved together.

Please ensure park plan is submitted at the same time as the building plan. They should be approved together.

Too little parking for all alternatives. Vehicles will spill over into residential streets.

Please construct a monument or fountain to commemorate the fact that Delbrook High School occupied this site.

Suggest more parking spaces for park users as many tennis players come from all over the District to use these courts.

My concern mainly centers around making sure there is enough parking to keep my street from getting clogged. Also want to maintain a neighbourhood feel.

# Open-ended responses: "do you have any other comments about the park options?"

Seniors respite very important. Low rise is important of housing.

Make sure to make enough parking spots, more spots!

I am very pleased to see a combination of park and housing for the Delbrook lands. Keeping green space s critical to ensure the future integrity of our community and enjoyment of the area by residents.

Pleased with the options and balance of affordable housing with community parks.

We need more land dedicated to housing. We are dealing with an affordable housing crisis not a park crisis.

Love option B except I question the need for a viewing platform. what will be seen? Will you cut down trees to see the creek? Let people enjoy the riparian from the park/ people side. We need to protect Mosquito Creek, its already been severely impacted. Great to see the public washroom.

Who is going to maintain the proposed washrooms? Insufficient parking in the area. Parking in the residential buildings must not exit onto Queens which is already too busy due to delays on highway #1

None of the building height options are compatible with the OCP (No sensitivity to the neighbourhood). There are many sport amenities nearby, but nothing accessible to the disabled, the elderly, and the very young. These should be the focus.

Please consider a caf   or commercial opportunity. Elders + youth from the community could display or play music. Also more comfortable place for elders + those that would appreciate an indoor park. Please sync up with translink and increase bus frequency. The limited service of 246 is challenging. Also expand zone of car share so not all have to have multiple cars. You could offer shuttles during construction period to start introducing new transit means and connect people.

Council has the opportunity to make good on their promises to make more affordable housing available in the next few years. The potential to access government money from all 3 levels of government coupled with the land makes this project a provincial no-brainer.



# Open-ended responses: "do you have any other comments about the park options?"

Although 19% of the surveyed group chose 4+ floors. Over 65% chose less than 4 floors. Poorly presented information. What about parking? How about we fix the old buildings? Fix them up and use them for community meetings.

Like the idea of family units and few stories. well presented!

"Non market" must be higher than 10-15% below market following West Van's lead, 30% is better.

Desirable to have survey results disclosed. 1) Range of age respondents 2) Greater detail as to where respondents live.

I like the design of the building. The building should have sufficient parking to avoid it spilling out into the neighbourhood.

Please consider noise level when and planning the park. Park option A presents more noise/ disruptions VS options B. Dial down park option towards more green space + quiet VS a loud space that attracts traffic/ parking requirements.

Give the community the affordable housing and community services we need. Give the Delbrook neighbourhood the park they want. I interpreted that the survey respondents had to reside within 20 meters of the site when seeing the initial survey announcement.

Great job presenting. Go 4th floor mixed! My son needs to live somewhere less than 1M.

What has council done to follow through on the referendum about affordable housing.

Pickleball should be away from tennis courts and peoples homes as it is a noisy sport.

# Open-ended responses: "do you have any other comments about the park options?"

The land should be made into a recreational area for all ages. No need to use this land for housing as we can use other pieces of land for this.

I wish the project to maintain as that already exists. No loss of green and housing minimal.

The intersection of Queens and Westview needs to be made safer for pedestrians. With additional people using the park the need increases. People do not stop at the red light when turning right from Queens to Westview. More cross walks across queens would be good too.

I do not feel the municipality should be in the business of providing housing. Its main priority should be looking after the people already living here. We are being neglected in so many ways. Focus on the taxpayer, not future taxpayers!

The presentation implies binary choices, You would do well to post blank base templates and allow people to draw/note their ideas in lieu of these.

I'm happy to see so much of the project is for the public in general and I'm sure will be used.

Good direction - unclear as to where housing options would be located on lands

The consultation was adequately covered by the SFU Delbrook Dialogue so I think this latest consultation is unnecessary. However I am pleased that this process envisions development of the whole Delbrook lands rather than just the parking lot area.

Thank you for consulting the community. Delbrook should be aimed at children, youth, teens and young adults in addition to seniors.

# Open-ended responses: "do you have any other comments about the park options?"

The buildings do not have to be demolished to park status while they still have community value. The park should include the lower parking lot area. A building there is not compatible with a park. Sun shadowing as an example. The public stated that no development should be a consideration. Council have not considered dedicating the whole site as a reserved park land for future use, or community groups who would welcome access to existing buildings. If Council were to consider that, there is a need for seniors and other NFP community space. Why are the building options 2+, 3+, or 4+ biased questions implying I want a high rise, but would settle for 2 3 or 4 stories as a minimum.

Increase the number of bike racks to encourage people to rid there bikes to make sure we are still helping the environment.

KEEP TENNIS!!

Keep the space as a public amenity - preserves the "optionality" on future public use, converting to housing eliminates any future options for public use.

Affordable housing should be offered to a large range of family incomes. Even people with higher income can't afford housing on the north shore otherwise

# Open-ended responses: “do you have any other comments about the park options?”

Restore the quaint little humpback bridge near the Delbrook Map sign

The amphitheatre would be very useful on a summer evening.

Re Park:

We don't need any more sports amenities. Delbrook rec Centre, the artificial turf field behind it, the three sports fields across Delbrook are more than enough.

I question the need for a playground. There's a Tot's Lot across Delbrook with play equipment. The amphitheatre seems to be on the flat land at the north end. Shouldn't it use the natural slope for seating?

The bike skills area reminds me of the skate board hollow in Griffin Park. Very popular!

Both options have good features but the community garden would only space for very few gardeners and doesn't belong in our park.

What about a viewing tower like the one in Harbour Park?

Since this park is 70+ years overdue let's build a new and modern park, a passive park where residents can relax and simply enjoy many colourful trees and shrubs, roses and rhododendrons, spring bulbs and many more.

Delbrook has lost many mature trees, cut down or wrecked when now much larger homes are built to replace original smaller homes with gardens.

We need paths through the trees with benches for friends to meet and visit together. A garden would be nice nearby.

A place where grandparents can bring their grandchildren for a picnic lunch or supper – a grassy area nearby for the kids to run.

I'd like to see our park like a miniature Stanley park as it was before the aquarium etc. was added let's think outside the box concentrate on beauty, a very shallow pond with a tinkling fountain the birds love to fly through – let's be inventive!

Too many things going on. No way do we need more sports courts. We need more open space with grass and lots of picnic tables, and lots of benches.

Must have band stand or stage.



# Open-ended responses: "please share your thoughts about affordable housing and community services options"

I agree that the housing should be for families or for seniors. This location is not appropriate for supportive housing for the homeless and people with drug addiction issues.
We all know there is a need for affordable housing and respite care and you/we need to move more quickly to accomplish this need. But why isn't there a fully developed plan for all those lands (old Delbrook centre and the park/fields across the street)? One can't make an informed intelligent decision on this small section of land (south parking lot) if we don't have a clue what is happening to rest of that area. Come on, this has been in limbo for years! Where is the plan for that whole area? We are all tired of this lack of will or inability to get this job done. Someone needs to take responsibility!
The affordability should be based on the income of a person or family and subsidized by the government.
72-77 units is a drop in the bucket to satisfying the need for affordable housing. The building height should be capped at the 5 storeys proposed but the footprint increased by reducing the park allocation so that at least 150 units of housing can be provided.
The way things look now, we will have homeless people sleeping in the park when we could be providing housing.
rents should be 40% below market, segregated between low income up to 60,000 and mid income up to say 100,000, with remaining 60% at market rents
These types of projects will benefit us all and I'm happy to see continued progress and densification proposed here, close to amenities build for the community.
The DNV has to stop blocking all efforts to actually build affordable housing

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

This wonderful site can only be accessed once. Why forego the opportunity to maximize the benefits it can provide to the community? There will be no shadowing issues, and limited traffic issues. It is adjacent an existing multifamily building. It is on a transit route. Maximize the density and maximize the social benefits. Don't cater to individuals who want to maintain an imaginary demographic profile that they believe comprises their neighborhood.

Should be market housing

The denser the better. Create places for the workforce that drives to the North Shore everyday to live. This will reduce congestion.

Affordable housing is a huge priority! Families and seniors need housing close to amenities and this is a good spot

Thereâ€™s not enough of either in our neighborhoods and we need to increase housing density to reduce our harm to the environment.

Thereâ€™s desperate need for affordable housing and for respite care on the north shore. The 4 story building makes financial sense and provides more.

Affordable housing is crucial in all District neighbourhoods, and so I am pleased that more affordable housing units are in progress in other areas of the District as well, such as Maplewood and Seylenn. While Option 1 doesn't provide a large number of affordable units in this particular location, the two storeys of housing plus respite care facility is the option that would blend best with the neighbourhood around it. This project would also be next door to a multi-unit building that already contains 22 suites, so with the new one at approximately 35 units, we would have potentially have about 60 units in one block. Increased vehicle traffic will be an issue, but manageable at the lower number of units. I would ask that you also give serious consideration to placing the parkade entrance for the new building along Stanley, rather than on Queens, which is already a very busy artery. Since the Queensbrook entrance ramps are already on Queens, having another one next door will make for a lot of congestion near the intersection of Westview/Delbrook.

It's important the when you say affordable it is actually significantly below market. (not just 10%) Reality is that DNV and CNV are not affordable for people who work here.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

For the area, 4 stories is sufficient height.

Although I believe affordable housing is important and I believe some affordable units is probably beneficial, overall this is not the correct area on the North Shore for affordable housing.

Density is more efficient and encourages more social interaction. Development should be supported with transit and ride hail alternatives to personal cars.

very confusing

Families and first responders in neighborhood would be excellent. Also make clear what qualifies people and make sure there are no loopholes.

Having already participated in the Delbrook lands dialogue, I am very disappointed that this conversation is even still ongoing. Affordable housing and community services that is economically viable on land we already own should be a non-issue. I’m sorry that the local community doesn’t see it that way but this location has always had a variety of people coming and going so I fail to see any hardship this will cause them.

DNV Council does not have a mandate to commit limited public lands for affordable housing. The amount of housing that can be provided using this land will have a negligible impact on affordable housing on the North Shore. These lands should be protected for future public use, including school use, and if the buildings need to be taken down due to lack of public need for them, the space should be used as park with minimal structure.

Why is option 3 still on the table? Wasn't it already voted down? It's very interesting that the people that don't live in the neighbourhood want the higher building. Maybe they would vote differently if it was their neighbourhood.

Affordable housing and community services are needed now - I hope the future planning for the project will avoid further delays.

More people, means more sustainable, particularly in an area predominately single home. Edgemont Village seemed huge on paper and now that it has been completed, it looks fine and before we know it, will become very familiar. There will be disruption while building, but we have to think of making the District of North Vancouver more affordable for everybody. Key streets can become more populated as the single homes ease into maybe duplexes to accomodate more people. It is a fact of life, we are growing in numbers and we have to accept it.

## Open-ended responses: “please share your thoughts about affordable housing and community services options”

Given that two stories plus respite care is above ground level parking, this option is actually a four story building. I find the manner in which the options were presented was deceitful as the ground level parking was never mentioned as an additional floor. If affordable housing is only economical in multi-story buildings, it should be created in the Town Centres and Village Centres where such structures are appropriate. The majority on the previous Council failed in this regard and the residents of Delbrook neighbourhood are now being threatened with having the character of their neighbourhood eroded in order to pay for those past failures. The OCP policy requires three stories maximum on this site and that is what any structure should be.

The North Shore desperately needs affordable housing for it's residents, including families, seniors and persons with disabilities. Four stories helps with the economic viability of the project and still is respectful to the local neighbourhood form and character. I am extremely disappointed in Mayor and Council for not supporting the previous proposal for this site and feel they need to take more action into providing affordable housing for residents. This is not limited to affordable housing, but feel that increasing density and providing more housing options will better meet the needs of a variety of the District's residents.

There are more of all sizes of apartments. This apartment building will serve the community better. Density is the operative word.

In keeping with the community, two stories plus respite is what fits and would be most appreciated in the area. This is the best option for affordable housing on the site.

I think two stories plus respite fits with the area better than the other options. Building 4-5 stories would unfortunately set the new standard of higher and higher density in the area. The area is already too congested with traffic and we are already dealing with overflow parking issues from the Delbrook Community Centre. Staff and patrons constantly park all along queens and the side streets. A large building in the Delbrook lands will result in more parking and traffic issues and isn't the precedent I want started in the area. Edgemont is the perfect example of what will happen if we start with these large scale developments. One becomes two becomes three.... Construction fatigue is ruining the quality of life on the north shore. Just my opinion

economic viability and #units most important



# Open-ended responses: “please share your thoughts about affordable housing and community services options”

Delbrook Community Centre area is already very crowded. It is hard to find parking going to the community centre. More crowd will only make that area overloaded.

If anything, given the number of seniors that need affordable respite, I think any building should be for seniors only and at an affordable rate like they do in Quebec !!Public, CHSLD buildings, Semi-private room 1596\$ per month and a private room 1910.40\$ per month.

I think this building should be for respite, seniors and the handicapped(physically or mentally) not for families.

My preference is for a seniors focused project with some family units. I understand the respite facilities may be located elsewhere. I would like this issue resolved urgently

It is very good help for young family and people with low income I think it is a good investment for the community

We need more affordable housing in order to have young families grow and flourish, support local businesses who hire minimum-wage staff, and to accommodate seniors and people with disabilities in affordable ways and in communities Rather than a situation that is similar to an institution. Having mixed and diverse communities makes everyone better We need to capitalize on public lands to bring as much affordable housing as possible into our community

Seniors/social and rental housing is preferable, but just get something in there. Currently, rental housing is in very short supply all over the North Shore at any price. It might have to wait until this Chicken Little council is out on its ear, however. They're such frightened people.

The affordable housing picks “winners and losers” and does not follow laws of supply and demand.

Two stories will fit in better with the neighborhood.

A 4 storey building will fit well with the existing building at the corner of Delbrook and Queens and will provide a more meaningful number of larger units than the two and 3 storey options, hopefully at a reasonable cost.

## Open-ended responses: “please share your thoughts about affordable housing and community services options”

As large as the units can be should be the preference. The should have lots of built ins to make the space tidy and functional ie built in cupboards, bookcases , desks.

There is a huge need to provide respite beds for families providing care to frail seniors or individuals with dementia, but there is also an equally desperate need to provide homes to lower income residents. Both of these populations are best serviced by a larger more cost effective building.

I feel it's important to encourage affordable housing and community services such as respite care. As the primary caregiver to an elderly parent, I know a service such as respite care can provide invaluable help and perhaps allow seniors to stay in their homes longer. Affordable housing is needed for a vibrant community, so that people can live, work, and age in their community. I chose the three-storey option because it is a compromise between what neighbourhood residents want and what others want.

I do not support use of the community lands for this purpose

Housing for seniors, people with disabilities and families. Please go by the actual definition of senior, as in 65 plus, and not what BC housing uses 45 plus. No supportive housing for drug addictions or supervised drug injection on site. Please select a reputable non profit provider and NOT BC housing which has a track record of no community consultation and putting in drug addicted clients with severe mental health issues into buildings with seniors 65 plus as they have done in surrey and langley.

Any affordable housings going to reduce the value of detached homes and makes the neighbourhood more busy which is not of my interest as a home owner in this area!

A four storey maximizes the value of the space being contributed by the District tax payers and would be compatible with the multi-storey building already located along its border.

We would like to see the affordable housing given to first responders (police, fire, paramedics and nursing staff)

More housing opportunities for first time home owners and younger people

The affordable housing development needs to focus on seniors housing as this will best serve the Delbrook community now and in the future. Many residents have lived in and around Delbrook Avenue (since the 1960's+) and can no longer take care of themselves and their homes. These seniors should be able to move to affordable housing close to where they have lived for so many years.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

I feel 4 stories of house is too high. It doesn't fit with the neighborhood and would create shadows for the houses in the immediate area. 2-3 stories of housing should be maximum considered

If Option 2, while not my choice, if it makes the project viable it would be tolerated.

For me housing on this land is not an option. This should property needs to be community based as it has been for 50 years. We need a park in this area!!! Housing and a respite can be located elsewhere in the community. In fact I do not think the municipal government should be involved in providing land or money for housing. The mandate should be to provide services to the people who live in the district, not future residents.

Also basing a decision on a few hundred responses is not good enough.

My suggestion- first, make a park then take your time and think about ALL the ramifications of a building on this site.

As long as this is the absolute highest, U would vote for it BUT my choice would differ if I lived in the neighbourhood.

The ideal is to have any new build be the same as or less than the immediate condo neighbours condo heights. I have no opinion on the right mix for 1, 2 or 3 bedrooms - I would relay on District's professional opinion on which apartment sizes and heights are ideal, relevant and sustainable.

I would be deeply opposed to going any higher than the next door on Quuens.

I would propose you build lots of extra spots of underground parking to accommodate busy park use. Use the square footage for what's most important - the park - and NOT lots of outdoor parking. Further - build to accommodate LOTS of bikes. I could see riding my bike to this beautiful park that has outdoor work out equipment.

this is a crisis and we need to treat it like one. please ignore the NIMBYs.

## Open-ended responses: “please share your thoughts about affordable housing and community services options”

There is currently a housing crisis in North Vancouver. DNV land should be used to maximize the number of affordable housing units and community services. This will benefit the entire community. There is a great need for housing for seniors, family units and a seniors respite centre. We also need worker units that are affordable. DNV and CNV have an aging population so we need the seniors respite centre. To lower the building is inefficient and is not what the larger community needs. Council should listen to the entire community and not just the local residents who already own safe and secure housing.

build more of everything

The region is in a housing crisis, our country is about to enter a seniors care crisis, and the planet is in a climate crisis. The only rational approach to all of the above is building as much affordable dense and seniors-focused housing as possible. It is shameful that my community has not done better at this - get to work!

In terms of the mix of bedrooms per unit, the need for housing is so great and broad that any mix is likely appropriate. However, single people need housing too, this isn't something that should be left up to public debate.

6 story market rental would have been better but this is a decent start

Would prefer 5 or 6 storeys.

Housing need is more important than aesthetic preferences.

Respite need is more important than aesthetic preferences.

I would be that many people concerned about this will not even notice it once built, whether it's 3 or 6 storeys.



# Open-ended responses: “please share your thoughts about affordable housing and community services options”

This looks like a great project. I live in a 4 storey building myself, and it's lovely â€” everyone knows each other. I can't imagine why 4 storeys is inappropriate anywhere, we're not talking towers or anything like that.

IMO 4+ stories at that location is still low density. I prefer options with more units suitable for families, and based on amenities in close proximity to Delbrook parking could be kept to a minimum. It would be great if Translink were amenable to increased bus frequency, and higher density would help that.

We desperately need to create more density in the right places in order to create affordable housing, reduce traffic and reduce our carbon footprint

seniors definitely need affordable housing as do some families

I would like to see the housing accommodate primarily seniors and people with mental health issues. Including some families with the park and daycare attached makes sense. I am concerned about the size of the building with respect to having a sense of community in the building. Smaller is better for the residents to connect with each other.

Housing seniors makes the use of the senior respite care a natural progression.

North Vancouver desperately needs as many affordable housing units as possible.

Listen to the community that live in the area. Also for respite, endure comfortable drop off and pick up access. Many older drivers are dropping off loved ones for respite who need proper access and temporary parking.

As much social housing as you can possibly build please it is so very badly needed.

We have community services close by and I like to see people of all ages will be counted to live in the community.

Affordability makes the project to bring diverse community living rather than segregated society.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

Build housing.

Keep the utilities with the roof line ie maybe less units on top floor so as to keep it at the 5 stories not 6. Bump the building back (north) on the lot to allow for off street drop off for residents and those attending adult respite. With school in area how can it be determined that the 3 bedrooms will include children not just three people sharing?

add health nurse area to this building one stop shop?

More housing the better. It takes forever to build these building and help the people in need now. I believe 4 storey is the best option.

The project needs to serve the community in the long run and be economically viable. I want my son to be able to have somewhere to live on the north shore. People need places to live. The development is right by the highway.

If forced to choose any of the above, the lower the better! My choice is for No housing on the site!! Every resident deserves park land. How about a beautiful site with tennis courts and a gorgeous park? We have lots of high rises and low rises being built all over the North Shore but no new actual parks. After fighting traffic and crowds after a long work day, relaxing green space is needed. Many world class European cities don't pack residents into high density condos and still provide plazas and parks for enjoying outdoor space. It used to be said that once a bridge was crossed to the North Shore that blood pressure dropped and everyone relaxed. That no longer happens. Let's try to bring it back!!!

Adding more housing without more roads, parks, and amenities just adds to the growing mess that North Vancouver has become. An area that was a spectacular and beautiful place to call home is often a huge parking lot!!! Keep Delbrook green!!!

young single people won't want to live in this area, transit in the evenings is slow and not much happening. I'd suggest focusing on 2-3 bedrooms for families and 1 bedrooms for seniors.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

Need much more housing in general

I have been a taxpayer/homeowner in North Vancouver since 1975, except for an 8-year break living in another jurisdiction. (2 homes in the CNV and two homes in the DNV, each located between 2-6 k of the Delbrook site) The intersection of Delbrook and Queens has long been a crossroads of community activity, including the decades when it was a secondary school. I believe strongly that ALL of us in the community should support the mix of housing that is most economically viable for the greatest number of people needing it. These decisions should not be left preferentially up to those in the immediate vicinity imagining themselves to be living in an invisibly gated community that they control the keys to. I know what it is to live on a bus line, near multi-family units, and near a school with associated traffic. These installations are fixtures of urban (and suburban) existence. An existing building at the Delbrook/Queens intersection already sits at a height of 3-4 storeys, so that height profile has been established. Park lands abound just a few hundred metres away to the west of that same intersection. I was disappointed when the original plan for housing at the Delbrook site, shepherded for months by a non-profit group, was dismissed at the very last minute. Let's salvage what we can from that proposal and the community values espoused during the consultation process.

There are enough non market buildings in North Vancouver, It is more important to have a two or three floors of respite and services for seniors since there is no respite in the District with exception of the one in Lynn Valley where even people from West Vancouver come.

Our desire for a smaller structure is not NIMBYism. A six storey building is 2-3 stories higher than the neighbouring condos. The OCP limits higher buildings to village centres which this site is not. Our neighbourhood is not opposed to social housing. The 500 block of Windsor Rd. W. already has a Roof Over Their Heads social housing for people with mental health challenges. We are not responsible for the housing crises in the City or District. 31% of all condos sit empty.

If the quantity of affordable housing is too little, there will be no funding available - better use of available funds elsewhere.

Would be nice to ensure the rent is indeed affordable for young families.

I would like to see the building with as few floors as possible + adequate parking.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

We need a more diverse unit mix that may include studios for younger folks.

The above choice (4 floors) is in keeping with the current OCP- it is conditional on transit support.

For it as long as it does not exceed 20% of overall development.

the question RE # of floors "above grounds level parking" is manipulative/ dishonest. 4 +1 now means 6 stories.

Density + add transit/ car share to support.

We are supportive of housing for emergency responders or teachers. Keep some of the housing as a community rental if possible.

Fewer units address the concerns for building height & parking while still providing adequate housing - a good compromise.

We need this now! This land is a blessing, use it wisely.

Housing Option 1 - increased shade from taller building would make park look dark or shady. 2 floors fits into neighbourhood. Very unsure about affordable housing. Much better to allow the market to determine price. How are people selected? How are chosen people monitored, what if their income goes up?

I would like to see 4 bedroom units ( or 3 + flex) in the housing mix. This is a family neighbourhood. Least 1 bedroom possible.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

Not a fan of affordable housing as I believe in free market. Who gets to win the affordable lottery? The market is currently working with prices falling due to over building . Sufficient parking critical, not street parking. Anything over 4 total floors is not acceptable. Consider Edgemont village developments.

DNV requires more affordable housing and community services.

Have a mix of ages.

I would like to know the size and plan for respite care. Would this be custodial or on a drop off daily/ weekly basis.

4 floors is the best use of space right by the highway.

With the extreme shortage of housing options in DNV, I feel council needs to maximize what it can do with the lands it owns.

We need this space for a community park and other options but we are against affordable housing. No housing in this area as we can have housing in a different area.

Love the green space.

I would want affordable housing units to be accessible to current North Van residents who need more affordable housing. I would like to stay in this area, but I am having trouble keeping up with rent increases. I think the housing should be some form of co-op living. Co-housing , community supporting each other, multi generational.

Not an option! Do not want housing on this property!

Would prefer seniors housing or housing for north shore workers (firemen, nurses, teachers) Also important not to have parking access off Queens Road.



## Open-ended responses: “please share your thoughts about affordable housing and community services options”

"plus could equal infinity - not the way to assure neighbours it will be low-rise. I would like to be able to retire in my neighbourhood. I would like my children to be able to afford housing here. We need a mix.

three floors is quite sufficient for the neighbourhood. I would be sorry to see it any higher. When the original meetings were held, this was the consensus then too.

I think this is an imperative option to attract service provider, care givers and "next generation" to the neighbourhood.

No specific concerns about affordable housing. However, my concerns are that 1) there be adequate off street parking for residents and 2) access and egress must be from Stanley Av and not Queens Road.

The more families we can help, the better. We have an affordability crisis! We need diverse communities to fill jobs.

None. Why is there no option for no development? It;s not the District's mandate to create affordable housing. This land should be preserved for future public use. The existing structures should be used for public community benefit and eventually returned to park land as originally envisioned.

The kids at Little Rascals should have water park because then families can live in smaller houses with smaller or no yards and go to the park to play.

I think it was dishonest to ask for floor # preferences "on top of ground floor parking"

not in favour on land use change to housing.

# Open-ended responses: “please share your thoughts about affordable housing and community services options”

Affordable housing should be offered to a large range of family incomes. Even people with higher income can't afford housing on the north shore otherwise

Preference for Primarily 2+ BDRM unit mix (20% one BDRM, 50% 2 BDRM, 30% 3 bedroom total 33 – 35 units) Re housing - They don't belong in our parks. The District needs a study of all available district lands which is suitable for affordable housing and community services.

Why pick on Delbrook?

This whole mess is because some Councillors wanted to make political gains by putting up social housing and the Delbrook lands were available NOW.

Why was Delbrook shafted?

The has never been done elsewhere in the District.

It's completely unfair – and NOT the best site in any way. As a result we've lost significant portion of our park – and gained a parking problem. “In our May 2019 survey residents who live outside the immediate neighbourhood indicated the strongest preference for a building with four storeys plus ground floor respite”

Of course they would – they all have many parks. They don't care what this would do to our neighbourhood so want as many people jammed into this space as possible. Who cares what it will look like? This is the same ugly plan presented by Catalyst and turned down by council! This huge building is completely out of scale with the neighbourhood.

What is needed is for council to have a plan for affordable housing across the district. This is simply and ill thought out decision for political points with absolutely no consideration of the affect on Delbrook! Actin haste – repent at leisure! This is really unfair to Delbrook.

If we had to have housing and the respite centre it would be much better to have the respite centre alone in a lower area of the park. This site is not a good one for this housing. The amenities relied on in the Westview centre may be gone when the centre is demolished. Its valuable land and the anchor tenant Safeway was sold again this past year by Sobeys and its likely the whole site may be rebuilt with towers and stores below when construction of the new large grocery store in Edgemont Village is complete.

I support only two storeys, no respite care on this site. NO Respite put that somewhere else. There are other sites. 2 storeys max with 2-3 bedroom apts. Developers need to get with the program. It is time the DNV and other municipalities got a hold of the issue with developers, the fact that they are not interested in building BELOW MARKET HOUSING is only because they won't make as much money!!! It continues to be ludicrous that those outside the area have so much say in the planning of any of the Delbrook lands as they did during the SFU failed process. The planning department has driven this effort for years and will get the results planning wants. This has definitely not been a community engaged effort.



Thank you



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