

New Neighbourhood Park on former Delbrook Lands

Responses to September 2019 online survey regarding the proposed park plan

The following information was posted on the DNV website, and the web link was emailed to past participants in the Delbrook Lands public consultation processes.

New Neighbourhood Park on former Delbrook Lands

We are planning a new neighbourhood park on a portion of the land occupied by the old Delbrook Community Centre, and we want to know what you think.

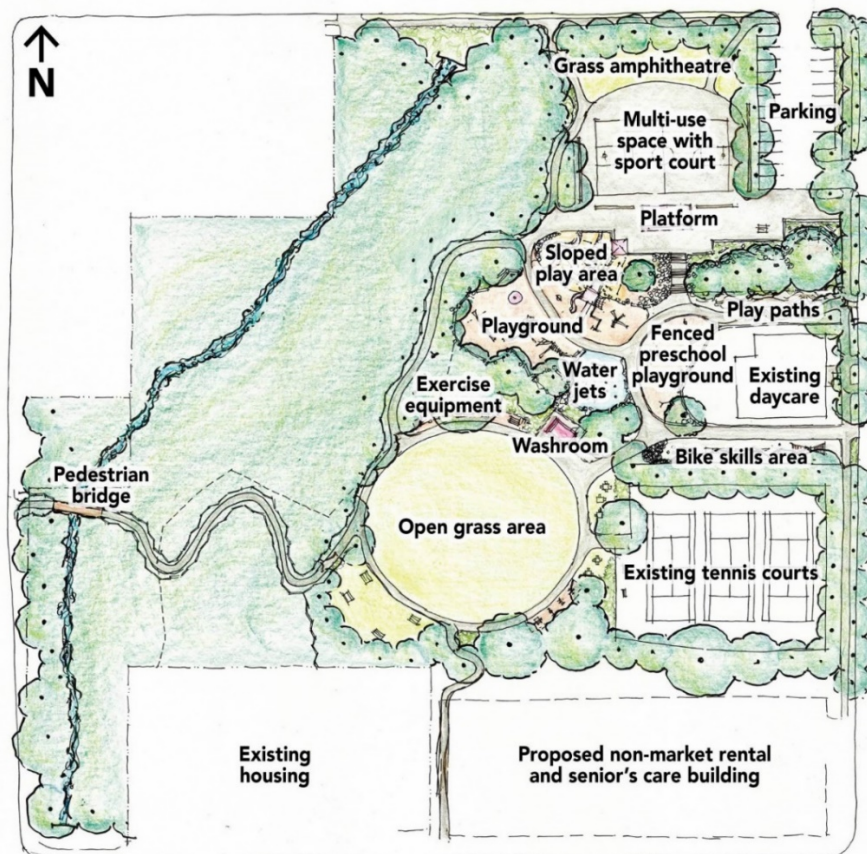
Our preferred plan for the park focuses on accessible and active recreation and sport amenities, and features multiple path connections and access to the natural areas and creek.

The plan is based on input we received during public consultation for the overall Delbrook Lands planning project, and considers these factors:

- Existing site conditions, amenities, and environment
- Community input on preferred uses and future amenities
- DNV park planning objectives

The park will be located next to the portion of the old Delbrook Lands that has been set aside for the proposed four-storey building designated for seniors' respite care and social housing.

Please review this proposed plan for the park, and then share your thoughts.



The park includes a grass amphitheatre, multi-use space with sport court, playground, bike skills area, exercise equipment, open grass area, tennis courts, and a pedestrian bridge over the creek

Summary of Online Survey Responses

There were 74 responses to the online survey question regarding the proposed plan for the new neighbourhood park on the Delbrook Lands: 'What are your thoughts on this proposed plan?'

60 of the 74 responses included comments regarding the park plan. The other 14 of the 74 responses focused on other concerns such as housing and associated parking, and the public consultation process.

Total Results

The following **includes both** those who commented on the plan and:

- live in the Delbrook area, and
- live outside of the Delbrook area

62 residents commented on the park plan

- **97% support the proposed park plan**
 - 45% strongly support
 - 40% support
 - 12% support with changes
- **3% do not support the proposed park plan**

Breakdown of Results by Area

The following **breaks down the above results** into those who commented on the plan and:

- live in the Delbrook area
- live outside of the Delbrook area

42 of the residents who commented on the park plan **live in the Delbrook area**

- **95% support the proposed park plan**
 - 45% strongly support
 - 40% support
 - 10% support with changes
- **5% do not support the proposed park plan**

18 of the residents who commented on the park plan **live outside of the Delbrook area**

- **100% support the proposed park plan**
 - 44% strongly support
 - 39% support
 - 17% support
- **0% do not support the proposed park plan**

Comments from Online Survey

Survey question regarding the proposed plan for the new neighbourhood park on the Delbrook Lands: 'What are your thoughts on this proposed plan'.

Comments from respondents who live in the Delbrook Area

1. Of course the park portion is nice, but what about the non-market housing project?? These 2 are hand in hand...not separate plans.
2. I like it. Wonder whether the water jets will attract sufficient use to warrant the cost, but the rest of the plan appears fine and will encourage public access.
3. I like it. It appears very well thought out and I suspect the community will love it. Nice work!
4. I think this is a great plan. It adds value to the community in the short term, and keeps options open for years to come.
5. Please don't replace existing parking space along Queen ST with non market housing to avoid further social issues like drugs and tax burden to local government and residents. Also avoid parking challenge like our new Delbrook community centre. All the nearby streets are parked by community centre users most of the times.
6. I am disappointed DNV Council has abandoned plans for adult daycare / elder care facility, even if there was no desire for housing. This is a missed opportunity.
7. Hallelujah. Some sanity returns! Looks good and I see that there is no housing on the site. While there may be some things in this plan that I would have done different, I think it conforms pretty closely to the use it has now and will be a lot less expensive. N Van needs to keep up with the green spaces and park lands and I'm glad to see this reflected in this plan.
8. Too busy. Needs more parking, fewer activity areas, more lawns and trees. Perhaps no new activity areas.
9. I love it and my kids (aged 15 and 13) love it even more. You know you are onto a winner when young people like it. One thing we all love is the idea of the community garden but notice that this is no longer included. This might be a good addition with the affordable housing/senior respite in mind. Also, we think some kind of art works/sculptures would be amazing. The Open Grass area might be a good spot for a center-piece. Something from a first nations artist like a beautiful totem pole or alternatively similar to the sculptures on Lonsdale avenue. Overall it is a fabulous initial design. Let's take it to the next level and make it an award winning one!!!
10. Get rid of the pedestrian bridge and the part of the trail that goes down to the creek. There is no need for another crossing.
11. Although most of the ideas are great, I am concerned about the noise from the sports court that might emanate from late night use of any basketball type activity. As a resident within 50 metres or so of the sports court, the idea that 1 or 2 am basketball and shouting/music sessions, does not thrill me.
12. I like it. It makes good use of the available space and there's something to please almost everyone.
13. Looks fairly good. I do wonder if the proposed Grass area in the S/W corner of the plan, might have very little sunlight to grow, given the proposed 5 storey building. Has this been studied?
14. I think it looks good but I am extremely concerned about parking. I don't see any allotted space for parking. We live 4 blocks up Kings Road and worry that parking on our street will be difficult...we have adequate parking for our vehicle and our tenant's vehicle but my husband parks his company truck on the street when he has it....as seniors many of our friends and family members are older and can't walk long distances to visit us. Although I know the push is on to reduce drivers on the road which I support, the reality is most people have 1 or more vehicles and they refuse to take the bus. Please consider a parking lot in your plans.
15. Is the playground and park area inclusive and will allow for children and young adults with disabilities the ability to use it. A sloped play area doesn't allow for people with physical disabilities the ability to use it. We are an inclusive community, we need an inclusive area.

16. I think that this is great BUT I'm wondering if the playground will be accessible. I also wonder what you mean by water jets, will it be a water play area? If yes will it be accessible? I would like to see a park that will be inclusive for all not just for the able bodied.
17. I think there should be some housing involved in this plan. The district desperately needs housing
18. Looks good
19. I am pleased to see a park design that would be fun for all ages, especially older elementary-aged children (e.g. 6-10 year olds that find many playgrounds ""babyish""). Love that it includes water play and space for bikes. I would like to see more detailed consideration of how people of all ages and abilities will get to the park -- it appears there are no bike paths, just sidewalks (and busy, steep roads with fast-moving cars). For families to access the park (and all North Van recreational facilities e.g. Delbrook rec centre), we need better access for beginning cyclists to feel protected from cars, without impacting pedestrians.
20. Doesn't really affect me in any way as I'm older and wouldn't use the space at all. My only concern is that there is very little parking - I suppose they can park on the street, but that would cut down parking for residents nearby. I don't think I'd even use it if I had children. Hard to realize just what would be in the various spaces, but looked crowded to me. Sorry to be negative, but even if I were younger it's not a place that is handicapped friendly so not for me.
21. Looks good. Go for it.
22. It's terrible. I assume it's an outlier concept. No housing. What aren't you people getting? There must be housing. Stop pandering to the NIMBYs with this nonsense. Grow a pair and just do the right thing. Stop asking me how I feel.
23. I think you have it backwards...the open field should be in the middle with some using up some of the slope. This will be the common joining area. The Multiuse courts need to be facing north/south like the tennis courts to mitigate the sun's rays in your eyes, and they should be beside the tennis courts. This will deter the kids from hanging out and smoking pot as there is always a lot of activity on the courts. The Toddler area should be near the parking lot. Moms with toddlers do not want to park and then have to go down stairs to get to the play area. Waterplay could stay near the green space which is nice for them to run onto. If preschool kids are using play area, it is easy for them to move up and down.
24. It looks great. I would be interested in further programming of some of the open lawn area possibly for senior's use, taking into account the adjacent. Perhaps dementia friendly gardens, pathways, community garden or similar. Great job!
25. It includes elements that I would use and preserves facilities that seem to be already serving the community well.
26. Seems to now be very GOOD. Should encourage people to use the area. I do like the water jets park for kids and playground. Hopefully we can get a few shows in the amphitheater. The riparian area should be tidied up with less weeds, blackberries and ivy.
27. Your previous email and drawing did not include a proposed non-market rental building which I do not support. The rest of the plan I agree with
28. Looks interesting. What is the bike skills area?
29. Great!
30. This is ridiculous. Of course everyone loves parks in their neighborhood and I am sure I would enjoy this. But it is not what the community needs. There is no shortage of parks in North Van and not in our neighborhood. We need more non-single family housing variety and this is a perfect opportunity to provide it. We need to provide for downsizers, newcomers, singles, couples, families, etc, that cannot afford to buy a home here. The current de facto moratorium on new housing will only serve to make North Vancouver and the Delbrook neighborhood ever more expensive and exclusive. I want a vibrant, inclusive community. Who is going to use this park? Grandparents when the grandkids come to visit? I'd rather have more kids actually living in the neighborhood.

This new planning process is a charade. A sop to the local NIMBY group to whom the newly elected councillors shamelessly pandered during the election (as they did to all of the NIMBY groups across North Van).

31. I like the use of the green space to provide outdoor recreation. The non-market housing is located appropriately and is in keeping with the neighborhood character. The amphitheater makes sense with the sport court.
32. This looks nice, but I'm wondering about the amphitheatre - I think this is an excellent idea - something like an open air space for entertainment (within reason), readings by writers, small plays? Is this what you mean by amphitheatre? I love the outdoor venues set up for Harmony Arts in West Van, and think it's a shame that we don't have one year round and for the north shore.
33. I like the plan. It incorporates much of what we talked about in our sessions. It would be spectacular if the parking could all be underground below the building but that would require more excavation and cost. Alternatively the parking lot area would be a great place for a community garden. However we definitely need parking to make this lovely park accessible to everyone and it looks like you have taken steps to make the parking lot less intrusive with the shrubbery. I appreciate the work and great thought that has gone into this plan.
34. I think this looks very good. Well thought out and evident the DNV has taken in good local feedback. One item of concern is parking. It appears there could be a lack of parking considering the daycare needs, overflow from new residents and park users. Collectively there could be alot of traffic pushed on to local streets. If there is an opportunity to add more parking beside daycare where "play paths" are laid out that could be a wise move. The "platform" could be removed and also be part of this extra parking - trade-offs for sure.... Thanks for soliciting additional feedback.
35. I really like this plan, I'll be using the exercise equipment. Good job!
36. Wouldn't it make more sense to have the parking closer to the buildings?
37. While the plan is very nice, the entire North Shore is lacking an outdoor pool (wading or lap). This would have been an ideal spot to rectify that omission.
38. More affordable housing and less tennis courts. There's 4 more tennis courts on the other side of Delbrook that don't get used either
39. I like it!
40. Park plan seems to cover all the requests given during the public consultations I attended. I'm still opposed to having social housing placed on the Delbrook Lands as my experience with putting social housing in an affluent neighbourhood is that it doesn't turn out well.
41. This is a well thought out plan that appeals to the broad community - providing space for kids, adults and seniors. I'm pleased to see the daycare remains on the site and there are multi purpose courts. Thank you for all the work done in developing this plan.
42. I like this design, especially the fact that the area adjoining the existing housing should be a quiet area .
43. Love the plan! Our boys would really enjoy it.
44. The plan looks quite nice. There appear to be several areas for kids and they accommodate different age groups. I want to confirm that the playground is visible for parents watching their kids without hovering - preferably from a raised area like the grass amphi theatre. I would have liked to have seen a scale to get an idea on the size of the open grass area - it appears to be about 100' across. Is this enough for play?
45. There has been so many twists and turns from what we discussed a year ago that I cant keep track, However, that plan looks as if it would placate th various ideas and still have th housing on Queens The plan does not specify the number of floors It was to be 3 then later it jumped to 5 or 6 I think 5 is at the top end in keeping with the existing housing to the West
46. I would like to see some low density community living sites included with some of the recreational sites.
47. I am not sure what the symbol's in the lower left hand corner of the Open space are. If these are picnic tables they need to be moved away from the existing housing. I am also not sure if this area is to receive any lighting. Such amenities serve as gathering places for youth at night as do the current stairs in the old Delbrook

Community Centre which then requires police to be called to disperse them. These would be better located in the playground area for families to enjoy and supervise their children. I believe there is insufficient parking for the intended use of this park area. The Proposed non-market rental building also needs the underground parking for this space to exit to the East of the Building and not onto Queens which is already extremely busy.

48. I think this plan is wonderful & really utilizes the area for everyone to enjoy (young & old)!!! I will keep my fingers crossed that the rest are on board with such a fantastic & well needed plan for our neighbourhood!
49. I live in Upper Lonsdale and my kids attend Little Rascals daycare in the Delbrook area. I really like the plan for leisure and multi-purpose spaces in this neighbourhood because the areas east of Lynn Valley and north of the District don't have that many of these spaces. I do think the bike skills and water jet areas probably need to be bigger to fulfill their purpose. Perhaps instead of just water jets, it should be a water park area like the one they have in Mahon Park with a playground beside it? The area does get a lot of sun until late in the day.
50. The plan looks quite nice. There appear to be several areas for kids and they accommodate different age groups. I want to confirm that the playground is visible for parents watching their kids without hovering - preferably from a raised area like the grass amphitheatre. I would have liked to have seen a scale to get an idea on the size of the open grass area - it appears to be about 100' across. Is this enough for play?

Comments from respondents who live outside of the Delbrook Area

1. I was part of the first consultation process and spent a full day in round tables putting together proposals with several different stakeholders. Consensus - excluding some very vocal local residents - was that some form of housing was badly needed. I see no housing on this proposal. Apparently the process has now been completely hijacked by people with ample local parks who refuse to contemplate density of any form in their neighbourhood. I am a working mother who wanted to participate in an opportunity to improve North Vancouver for other families, so I took a full day out. Now I am very sorry I ever took part in the planning process and will find better uses for my time in the future. North Vancouver is not for families any more, just the wealthy.
2. Live in upper Lonsdale but use the tennis courts at Delbrook all the time. There are only 5 lit courts and Delbrook has 3. It is imperative that they are kept and the addition of washrooms are a must.
3. I was hoping to see an area set aside for a cairn or other suitable monument in honour of the Delbrook High School which occupied the site for so many years. Perhaps it could be located by the grass amphitheatre. Should there be some jogging paths shown in the riparian setback from the creek? How does one walk from the parking lot to the southern part of the complex (or vice-versa) if something is going on in the amphitheatre, without crossing the platform area? Otherwise it looks good.
4. I like this plan. What I heard at the community input session was that the children's caretakers would like to be able to be active/engaged when their children/grand children are playing. I think this is addressed well with the exercise equipment and the walking paths. This space layout seems to incorporate many features to engage all users but doesn't feel too crowded. I think it will appease a cross section of the community and provides opportunity for many recreation activities.
5. Looks quite good. Here are several suggestions. Add a practice wall to the tennis courts with netting to prevent stray balls going to far. This is one of the best ways for players to practise by themselves. (Hey, we have a great new Canadian for young players to emulate!). Include plenty of bike stands where people can lock their bikes. Make sure they are wide enough for today's bikes; many old bike stands are not. Also provide video surveillance to help prevent bike theft. Good luck!
6. I'm still sorry that affordable housing and/or seniors housing didn't get built on the Delbrook lands. It's hard to look at the new schematic and not get upset about what could have been there. While I'm all for green space,

North Van District has lots of it, and the council and community were very short sighted in voting the original plan down. This seems like a sorry second option.

7. Looks nice with some great features in intimate area. I would ditch the exercise equipment area because they are often underused.
8. Will there be any paths in the solid treed area bordering Mission Creek? Other than the path with bridge over the creek that is. Looks pretty good to me at this point. I was a grad of Delbrook High School in the '60s, so have some pretty amazing memories. Currently I live in Upper Lynn Valley.
9. This looks amazing! I hope that there is room for a covered picnic area as well. Even though we do not live in Delbrook, our daughters go to the daycare on site. This is a special place for them. Thank you for the consultation process :)
10. I like it, will there be any covered picnic shelters that can be rented for picnics and birthday parties?
11. This captures and reflects what I believe were the general concepts proposed by most, if not all, of the working groups who attended the public consultation. I particularly approve of the open multi use space incorporated in this design.
12. Amazing! I'm going to be jealous of my friends who just moved within blocks of this location.
13. The plan seems a bit 'busy' and 'crowded'. I wonder if less is more in this case. Perhaps the green area should be expanded a bit at the expense of the northeast part of the park.
14. Love it. It has everything you could want. Love the amphitheatre and water park and the outdoor gym is great. I hope the washroom will fit a baby stroller. I can't use the washroom at Kilmer park because the stroller does not fit
15. This is very disappointing. As DNV residents (Pemberton Heights), we are already surrounded in parks and outdoor amenities. There are tennis courts across the street. There is exercise equipment at Delbrook CC across the street. There is open green space EVERYWHERE nearby. Why is the DNV caving to local resident complaints and creating more of what we have in abundance? This parcel of land is an opportunity to create more housing stock and thus create new opportunities to include more residents, with different ways of life and different income levels within our community. Creating parks is great - where there is a lack thereof. This lack of density here simply acquiesces the immediate residents. With this as a precedent, does this mean local community demands always take greater weight than the long term goals for DNV?
16. These courts are one of the key 'tennis hubs' with lights in North Van. Tennis Courts would benefit with additional space around and between courts and an additional court (4 total rather than 3). It is the primary site for NVRC programs.
17. I hope it is dog friendly :) I know playgrounds themselves are not - but a dog friendly area would be ideal.
18. I think the non-market rental housing should be expanded. To do this, the tennis courts should be removed from this plan. There are already existing tennis courts nearby so this seems like a poor land use choice.
19. It looks good but there could be more space for rental housing if the tennis courts weren't there.
20. Would love to see a bike path through the park.
21. We live in Lynn Valley but come to Little Rascals daycare. This plan looks wonderful...my only concern is the amount of parking. The parking is already limited and is filled up frequently. With all these new items attracting more people, I think more parking would be required.
22. Great plan so far. Please consider including a fenced dog area.
23. I live in Upper Lonsdale and my kids attend Little Rascals daycare in the Delbrook area. I think it would be great to have a multi-use and recreation area in this neighbourhood. A water park, bike skills area and playground would be a great addition to the Upper Lonsdale/Delbrook area. We find we often have to go to Mahon park (for water park) or Inter River Park (for bike skills area) so something in the neighbourhood would be fantastic. Please keep the tennis courts because the ones in other areas nearby are always full!
24. I live in North Vancouver and frequent the area for kids sporting events. I can not believe that Council wasted time and resources to redo this project.

From: infoweb@dnv.org
To: [Infoweb](#)
Subject: Share your thoughts with Mayor and Council
Date: October 04, 2019 2:13:10 PM

Submitted on Friday, October 4, 2019 - 14:13

Submitted by user: Anonymous

Submitted values are:

Your name: Bruce Tennant

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council?

I am a graduate of Delbrook High School. A group of us at our 50th reunion (ouch!) were thinking that when the school is finally torn down there should be a memorial installed indicating that the "Delbrook High School stood on this site etc".

We think that it should be a cairn or other suitable monument (a fountain?) and not some cheesy plaque mounted on some door or building.

I have attended several community input sessions to advance this idea/request but have yet to see it on any of the drawings of the proposed site.

Unfortunately I could not attend the council meeting last Monday to speak to this matter.

What do you think?

Bruce Tennant

From: infoweb@dnv.org
To: [Infoweb](#)
Subject: Share your thoughts with Mayor and Council
Date: October 06, 2019 8:08:07 PM

Submitted on Sunday, October 6, 2019 - 20:08

Submitted by user: Anonymous

Submitted values are:

Your name: Harold March

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council?

Hi,

I read an article regarding the "Delbrook" lands in the North Shore News on Friday Oct. 4. There seemed to be a discussion regarding parking requirements for the development that ended with a 6 - 1 vote against providing parking. So a development with maybe 55 units isn't going to have parking on the site. Ms. Muri stated that she wanted an emphasis on renting to families. I guess the moms with the families are going to somehow get around with no car, or a car parked somewhere else? Some single guy or girl isn't going to have anywhere to park their car they need to use to get to work? Are all of the units intended for those who are "really, really in need"? West Queens has virtually no parking while there may be a few on West Kings and Stanley. Windsor maybe?

Are the future tenants supposed to rely on our wonderful transit system? North Vancouver, especially north of the highway, is woefully served by the bus system and I cannot see that changing any time soon. Can you? It is actually less served now than it was a few years ago.

In a perfect world one day we may not need cars but in the North Vancouver you and I know we are a long long ways away from it. We are generally left out of the transit discussions.

To repeat what the mayor said, "Don't under-build it, because you can't add it afterwards".

Regards,

Harold March

[REDACTED]
North Vancouver

[REDACTED]

From: brenda hamilton
To: [DNV Input](#)
Subject: Re: public hearing October 22nd OCP amendment and rezoning
Date: October 11, 2019 4:20:24 PM

On Fri, Oct 11, 2019 at 4:16 PM brenda hamilton [REDACTED] wrote:
to Municipal Clerk

I received your public Hearing notice in the mail, unfortunately my spouse and I will be away and unable to attend.

I saw the article in the North Shore News regarding the Delbrook Lands. I was shocked to see that you are removing the parking requirements for this residential building and senior respite centre. I was appalled by Coun Betty Forbes comment that low/moderate income people don't have cars... This is a very elitist, ignorant and discriminatory comment and totally untrue.

I am very concerned as to where all these people are going to park as well as visitors to the park. If you eliminate the parking. Though I understand the push to get people out of their cars this is completely unrealistic.

I hope you will reconsider this decision.

Brenda Hamilton

[REDACTED]

North Vancouver BC [REDACTED]

[REDACTED]

From: [Kevin Zhang](#)
To: [REDACTED]
Cc: [DNV Input](#)
Subject: RE: 600 W Queens, Hearing
Date: October 15, 2019 8:55:08 AM

Hi B Vahedi,

Thanks for your input.

It is too early to determine the target demographic for the non-market rental as that will be determined in collaboration with the non-market rental housing provider. This collaboration will only happen if the bylaws are adopted.

Parking will also be determined at a later date with a future housing provider, should the proposed bylaws be adopted.

Thanks,

Kevin J Zhang, MCIP RPP
Development Planner
District of North Vancouver
zhangk@dnv.org
604-990-2321

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-----Original Message-----

From: b vahedi [REDACTED]
Sent: October 12, 2019 10:19 PM
To: Kevin Zhang <zhangk@dnv.org>
Subject: 600 W Queens, Hearing

Hello

We reside on [REDACTED] block of [REDACTED]
The park and amenities look good.

We cannot attend the hearing on the 22nd, we would like to understand better what type of residents will the non market rental be for? Families, senior, singles, or no restriction on type of renters.

Other question, what parking will be provided for the residents of the units? Street parking is a non desirable option as Queens is already very busy as it is.

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: October 15, 2019 8:58:50 AM

-----Original Message-----

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver
Sent: October 14, 2019 11:34 PM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Monday, October 14, 2019 - 23:34 Submitted by user: Anonymous Submitted values are:

Your name: Rene Gourley
Your email address: [REDACTED]
Your phone number: [REDACTED]
What would you like to tell Mayor and Council?
Dear Mayor Little and Council,

Regarding the public hearing into the Delbrook Lands, planned for October 22nd.

The Delbrook Community Association would like to congratulate the mayor and council for listening to the residents in determining many factors related to this site.

First of all, we are pleased to see the OCP and zoning amendment required for the park gain equal footing with that required by the building on the same property.

We can hardly express how thankful we are that after 60 years, Delbrook will finally have a neighbourhood park! We agree with the council's assessment that the conceptual design presented on September 30th was too intense; the playground was over-played.

While some of us remain disappointed that part of the park will be developed, we are happy with council's direction to lower the overall height of the building, and to target lower income housing, rather than merely non-market. We appreciate that some on council have heard our desire to target families in this development, given the concentration of schools in our neighbourhood.

Thank-you for listening to us so far.

Although we are broadly supportive of the direction, we feel it is unusual to discuss the OCP amendment and zoning changes without a concrete proposal. It is difficult to comment on vapour! In addition, while it may be true that families in core housing need own fewer vehicles, we are very curious as to how parking related to the building will be controlled.

We look forward to seeing you on October 22, Rene Gourley, Chair, Delbrook Community Association

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Delbrook Lands
Date: October 18, 2019 8:28:13 AM

From: Maureen Bragg [REDACTED]
Sent: October 17, 2019 12:08 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Delbrook Lands

Dear Mayor and Council, with regards to the Delbrook Lands, they are public lands and should be benefitting the community as a whole, not just the immediate neighbourhood.

From the staff report which I have been studying, 81% is park. Only 19% left for rental housing for moderate to low incomes and also a seniors care facility.

Surely the fact Delbrook was getting such a large elaborate park, a compromise could have been made and the rental building five storey's instead of four.

A neighbourhood park with a play area and some natural area with trees etc, should have been enough, especially with the new opulent recreation centre , plus tennis courts etc.

The park could have been smaller with some extra housing. I find myself wondering if the housing crisis we are experiencing, is considered a priority.

I wonder also if that will help the young couple observed a few days ago, cooking their dinner off the back of a truck, which had become their home.

In closing I urge you to approve this project, if only to give the desperate people out there, a bit of hope, another winter is upon us.

North Vancouver was once a vibrant community that catered to all walks of life and according to the OCP, the plan was to keep it that way.

Sincerely Maureen Bragg.

From: Mary Anne
To: [DNV Input](#)
Subject: Delbrook Lands
Date: October 17, 2019 12:57:47 PM

To The Mayor and Council:

I would like to express my opinions and concerns regarding the Delbrook Lands Development plans.

I attended the first meeting where the Mayor stated there was no preconceived idea as to how this land would be developed. The large group of attendees responded by suggesting many many ways to utilize this space. Co-op Housing was a very low priority. It therefore puzzles me that at each stage of the process up popped housings as being a priority. How was this possible? In my opinion, this was part of the plan all along.

And so here we are today! Council has already heard from the community that this building is not what we want. I surmise that the thought of changing the height of the building is going to change our minds. As for me, not a chance!!!

I do not want any building constructed on this property. This area should be a green space. We need a park like setting in this area.

If for some reason Council wants to persist and continue the plan to construct a building then I suggest going back to the drawing table. Here are a few concerns that need to be addressed:

Parking- every apartment must have at least 1 parking space. Where will cars park? On the street of course in front of someone's home. Not acceptable.

Infrastructure -The location of the building is going to create a nightmare. Queens is a very busy main street. The intersection at Westview is the the route vehicles take to get onto the freeway, exiting the freeway and going over the freeway. Adding additional traffic from the drop off of Seniors and residents coming and going will create more congestion. Westview is already backed up to the freeway. I am fed up with municipal government not looking at the movement of people before approving construction. It appears that looking after the needs of the taxpayer is a lower priority than the prospective tax payers. Shameful.

Hindrance- What will a 4 storey building do to the lighting on the tennis courts and how will the residences like listening to the sounds of whacking balls?

In conclusion, I must say I am very disappointed that Council is still proposing by law amendments in order to proceed with this very flawed development. I think it has been a predetermined plan and we are going through the process so it looks like the taxpayers have had some say. The Seniors Hospice is the red herring to get us to think this development is good for our community. Well, if you think congestion on the streets and cars parked on side streets and a 4 storey building looming over the sidewalk and tennis courts is good, I suggest you think again. Get over it. Move on. Put his project somewhere else. Let this community have its park.

In summary, I am against the proposed changes stated in the Bylaws 8397 and 8398.

On a positive note, I think you did a very good job notifying residents of the Public Hearing.

Mary Anne Parker

Sent from [REDACTED]

From: Sigrid Lightfoot
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Delbrook Lands - Written Details from Little Rascals Daycare Ltd. and Delbrook Partnership for Quality Childcare Association
Date: October 20, 2019 2:42:38 PM

Thank you for informing us about the upcoming proposed bylaw changes. I have informed our parents of this part of the process.

I am submitting the information below on behalf of our parent group and in my capacity of childcare director of Little Rascals Daycare Ltd.

We have been delighted to hear about the proposed changes and the layout of ideas, as they would have a positive impact for this property, adding great quality for our daycare patrons as well as the families in the neighbourhood.

A creative playground space is needed to serve the children living in the Delbrook area as the current playground is pretty run down and limited.

Keeping the tennis courts is vital, as they are used into the late hours of the day 7 days/week. Bringing the basketball hoops back will make this space richer in action again. Adding new components are a plus.

As to the details, some parents are still concerned that the childcare operation is part of the plan.

I have reassured parents that the current lease term is in place until June 2023, that I am hopeful that the childcare facility will be able to remain on this property for years to come and that an extension of a 5 year lease term (as outlined in the agreement) can be put in place soon.

At this time Little Rascals (now in it's 38th year of operation) is licensed for 85 group childcare spaces, and we are operating at 100% capacity.

We have long waitlists, especially for All day childcare spaces for 3 & 4 year olds.

There are 65 families living in this neighbourhood waiting for placement now and the list for September 2020 is growing for this age group.

We currently have 25 spaces allocated for 3&4 year old daycare, which means we can take 12-13 families each year. I am seeing a trend of more and more families with young children needing care over the past 4 years.

We have opened a new Preschool Learning Lab at our Delbrook Plaza location (Sept 2019) to deal with the preschool age group and next year we will convert the existing Preschool at Stanley into a HYBRID model, a Preschool with daycare hours (7:30am - 6:00pm).

It will not eliminate the waitlist, but we will be able to take in 37 new families in September 2020.

Closing the childcare facility will bring about a childcare crisis, we are hopeful this will not happen.

Thank you for your consideration,
Sigrid Lightfoot/Director

From: M Elwes
To: [DNV Input](#)
Cc: major@dnv.org
Subject: Att: MUNICIPAL CLERK - important comments Re: PUBLIC HEARING 600 WEST QUEENS ROAD OCTOBER 22ND
Date: October 21, 2019 12:43:52 PM
Importance: High

District of North Vancouver
Attention: Municipal Clerk October 21st, 2019

Dear Sirs,

Please find below my concerns with the DNV plans which will be revised on Tuesday the 22nd of October. I have included excerpts of the Resolutions of the Delbrook Community Association Meetings, updates and Minutes of your Council Meeting of September 2019. I have highlighted the important facts and wrote my commentaries in red, I trust you will consider these points at the DNV Final Meeting on October 22nd 2019. I have sent copy of this to the DCA.

October 13, 2017 Resolutions:

- A) Be it resolved that the 2017 Annual General Meeting of the Delbrook Community Association endorse the following two principles:
1. Because a five story building is out of keeping with the community, **the building including both services and housing to be located in the south parking lot of the Delbrook Lands should be limited to a total of three stories.**
 2. Because the Delbrook area is a family oriented community, at least 50% of housing units in the Delbrook Lands complex **should be designed to be occupied by families.**
- B) Be it resolved that the 2017 Annual General Meeting of the Delbrook Community Association endorse the following principle:
1. Because the idea of park space on the Delbrook Lands received the most support of any ideas in community and district wide consultations, the District of North Vancouver should without delay begin a planning process for this park space that would involve consultation with the Delbrook community. Be it resolved that the DCA Annual General meeting request council in consultation with the DCA to organize and host in the fall 2017 public engagement opportunities for the community to be informed and to discuss and indicate their preference for the following housing models for the south parking lot of the Delbrook Lands:
 2. DCA proposal for first responded family **housing based on the Whistler housing model**

Comment: How did we deviate so far from this?

20 November 2017 Update:

- 1) **DNV Council votes for housing priority for DNV residents.**
- 2) That staff are directed to bring forward a policy requesting that developers of new residential developments make them exclusively available to North Shore residents for the first sixty days before permitting **sale** to others.

Comment: Again, how did we deviate from helping DNV residents with low and medium incomes to purchase homes, it has now moved to rentals for single people in bachelor apartments, mainly firefighters and nurses? They are not low income by the way!

19 May 2018 Update:

The District of North Vancouver is moving ahead with plans for a five storey, 80 apartment unit complex with

social services on the first floor for the Delbrook Lands

While the District has failed to respond to DCA questions there have apparently been some developments. Always before, the District has said there would be 80 to 88 units of apartments at the site. In a mailing which went to people living close to the site, Catalyst now says there will be 80 units (16 studios, 41 one bedroom, 15 two bedroom and 8 three bedroom units.) This should be a challenge. The DCA has been told there would be 45,000 square feet of housing space. If the studio apartments are a small 400 square feet, this would leave 38,600 feet for the remaining 60 units, an average of 643 square feet per unit. This is going to make for pretty small, one, two and three bedroom apartments.

It is also interesting to note that Catalyst and the District appears to no longer be talking about affordable housing. Instead these units are characterized as “non market.”

So far, the DCA has taken the position that five storeys is too high for the community being larger than even developments on Marine Drive. We have also called for at least half the units to be for families.

While we recognize this is not a BC Housing project, one of the minimum requirements for BC Housing projects is “a Needs and Demand Assessment or Market Study that clearly establishes present and future needs and demand for affordable rental or ownership housing in the target community.” In a meeting between Catalyst and the Delbrook Community Association in August 2017, we were told “the project will be steered by District requirements that reflect specific needs of District residents and balances unit composition with the desired rates of affordability.” We note that in the proposed Emery Village Project, 48% of market rental units are two bedroom or larger and in the affordable housing component 60% are two bedrooms or larger.

Given that fewer than 30% of the housing units in the proposed Delbrook Lands building will be suitable for families (2 or 3 bedroom), was a market study done on the needs of our community? If so, will this be made public?

May 25 2018 Questions to the District and Developer.

Answers:

Along with seniors, workforce housing is the focus of this project at 600 W Queens.

Comment: how and who will they control this

This location is proximate to significant commercial activities, and located directly adjacent to a multi-story, multifamily (Seniors) building. The design of the building will fit in and enhance the character of the neighbourhood.

Comment: The style Westcoast is not in line with character of the neighbourhood and does not fit with other architecture in the area. What do they mean by significant commercial activities, we have a stripmall with a small sawway, a liquor store and a few shops. This is not what we would call significant. It is small and that needs to be revised. Significant commercial activity would be Lonsdale and one needs a car to get there in 15 minutes (return trip), the alternative is take the bus that would take at least 1 hour return trip (between wait time for the bus, travel time, changing buses!) Lets be realistic here!

Cost of rentals:

The homes are below market and rents are based on a maximum of 30% of household incomes as shown on the board. Affordability is secured by the terms of the lease and also by a housing agreement.

Comment: Who will control who lives here and their income? They are now saying it is targeted to nurses and firefighters who are not low income. This is contradictory and raises doubts in their future actions. Who really will have access to units?

As the project gets closer to occupancy, Catalyst will build a database for those interested in living at 600 West Queens Road. This will be done through local advertising, site signage, referrals, and online portals. This locally focused marketing results in many applicants from the North Shore. The homes will be available for renting by others as well.

Comment: Did they not originally say they were going to give priority to district residents? How can we trust that the people applying live in the district or even in North Vancouver? how will this be proved? How will they communicate with local residents? Once the building is occupied and if later on a local resident wants to have access to the units, will they be put in a priority waiting list?

Construction Mitigation:

We will work on these plans as we approach construction. Goal is to minimize disruption and noise for

neighbours. We are not a market developer that walks away from the project site afterwards. We are your new neighbours and will operate this building for the next 60 years. We are very much interested in making a good first impression. That said, we appreciate that construction across the street from or nearby to your home can be annoying. We will do what we can to lessen this burden for you and will keep you updated along the way.

Comment: What budget or who will fund the maintenance of the building and grounds so as it does not run down and end up demolished as other affordable housing buildings in the district.

Payment of Mortgage:

The interest on the loans (social equity investors, Vancity pre-development funds, CHMC or BC Housing construction loan) is paid back at the end of construction with the long term “take-out” mortgage. The interest and principal payment on the take out mortgage is paid using the rents. The assumption in the proforma is that it will take 35 years to pay the interest and principal of the take out mortgage.

Comment: Hard to believe they will be able to pay the mortgage on such a construction with low income rentals. And in 35 years! Has anybody verified their numbers?

June 21, 2018 update:

The Delbrook project consists of one storey for seniors day and respite care with 80 apartment units on four storeys above. There are plans for parking for the seniors facility and visitors. According to a study commissioned by Catalyst, the project plans a total of 82 units of parking – 12 for the seniors facility and 70 for tenants and visitors to tenants. For tenants alone there will be 61 spaces for the 80 units of bachelor, one, two and three bedroom apartments. That is about three quarters of a parking space for each unit.

According to a report commissioned by Catalyst, the District bylaw governing parking for such a complex would require 127 spaces for tenants and visitors. The 70 spaces planned by Catalyst would require the District to provide a variance of minus 57 spaces. The 70 spaces provided would be about 55% of what would be required without the change by the District.

Comment: As is, each household in the neighbourhood seems to have 2-4 cars per house or apartment. One house across the street from the proposed site has at least 4 cars and one apartment with 2 people in the adjoining building has 3 cars and a motorcycle. It is a neighbourhood issue, one house on Windsor Road, with 2 adults has 3 cars. Why do they think this building will be different? Pictures attached with household number of cars in the neighbourhood and parking on the street maxed out on the south side and building up on the north side.

**** Klahanie Park Lodge** which is at least partially a seniors' residence, dramatically brings down the number of suggested parking spaces.

The report suggests the amount of parking needed can be reduced by preparing “marketing materials to attract residents who want a car-free life style,” sharing car stalls and charging for parking.

Comment: Why is this being considered as relevant? This Lodge is BC Housing and is next to Marine Drive and with easy access downtown. It is completely irrelevant. Going downtown from Queens and Delbrook by bus takes a minimum of 1 hour without traffic. By car it takes 20 minutes without traffic. This is why people drive and it to think that people will sell their cars to take the bus everywhere is not realistic. It is a dream, but not a realistic assumption.

In addition, why is a BC Housing a basis for comparison? is this in secret a BC Housing project?

June 13 2018 update:

A response from Catalyst Developments and District staff also suggested the Delbrook Lands were being targeted for “workforce housing.” When asked what this meant, District Staff suggested first responders, fire fighter and nurses. In response to the suggestions that this was a well-paid group who might not be seeking 400 square foot non- market studio apartments, they suggested this might need the needs of the group early in their careers. They disagreed with the suggestion that if this was the case it would lead to perpetual turnover.

Comment: The district and Catalyst information seems contradicting. First they say it will provide for families in the district. Then they want to build it with majority small bachelor apartments. Then they say it is low to medium income rentals, but they are targeting firefighters and nurses that are higher income. So what is it? Who is the target and what is the income level? Have they been upfront with this yet? Why was all this closed to the public? What are they hiding? Why is all this information contradictory? we need some transparency and they need to be held accountable for their misleading information. We need the truth.

August 12, 2019 update:

Communication to the greater community that would be affected by this. Lack of interest' not why Delbrook meeting missed. we had been there, we might have pointed out that, while four-plus storeys was the most popular single option, many more indicated a preference for one of the lower options. Even outside the neighbourhood zone, most [60 per cent] feel that four storeys is too high. **Comment:** Other people in North Vancouver had a say and were not given an opportunity to give opinion. If this person is right, completely right, why was she not given the right to give opinion. We agree, 4 stories is too high for the neighbourhood. What are their plans for the rest of the neighbourhood, are they trying to make it more commercial? We saw that they are putting a playground in the new park, does that mean that they will eventually make Delbrook Park commercial? The local residents need to be aware that the neighbourhood is residential and if the city is planning on making area commercial we need transparency.

Minutes of DNV of Meeting on September 20, 2019-

The proposed CD128 zone requires a minimum of 0.7 **parking spaces** per residential unit, inclusive of visitor parking for the residential units. The CD128 zone also requires one parking space per 140 m2 of seniors' care facility floor area. All applicable District parking policies and guidelines will be applied to all future development on the property. As a result, the final parking provided may be higher than 0.7 per residential unit.

Comment: The proposed CD128 zone should be respected regarding the need for parking for the residential units. Is it not illegal for the developer to be changing the plans for parking after they have been given permission to build on the proposed development? Why are they being allowed to change the plans? Why is the District of North Vancouver accepting this break in the contract?

6 October 2019 update:

And likely of interest to local residents: "**Council voted 6-1 to remove parking requirements**", which would have mandated 0.7 stalls per unit."

You can read the article from the NSN that also includes an update on the development of the park.

"An early park design includes a grass amphitheatre, sport courts, a **playground**, water jets, exercise equipment and an open grass area as well as 22 parking spots. However, a majority of council opted for fewer features."

Comment: Why is council making this decision? This is a break in honesty between DNV and the residents of the District. They have failed to provide what they said they would provide (and even the original plan was insufficient). If they had been upfront about the parking limitations for this building before they sent out the surveys, maybe there would have been a different result. Why is the parking being eliminated? Is this because they are having less floors for apartments and now they want to put apartments where the parking was originally planned? Then in that case they need to dig and make the parking underground. If they don't have the budget for this then the plan should be halted for the construction until there is enough money to build something that makes sense. This is not a commercial street. This is a residential road that needs street parking for residents. This again seems unrealistic, have they done a study to find out how many cars per current household in the district? This would give them a real estimate of what is needed. Not what they dream of (people taking the bus), even though people might take the bus to work, they still have cars that need parking. See pictures attached.

Are they planning on removing Delbrook Park in the future? Are they going to build towers of low income rentals in that space. We need transparency.

10 October 2019 update:

No minimal parking required for the residential complex [3 storey residential units] and we have not yet learned how many units - 10? 20? 30? more? who knows?

Comment: This is outrageous! It should be illegal to build without providing residents parking. This is a big issue they need to provide proper parking and enough per unit. They can dig below and create underground parking to have enough parking for residents and respite and visitors. What is the issue, why are they so limited in their plan to go down underground? What is most disturbing is that they are changing the plan after the permit was given. What else will they change in the future? There was an agreement for parking and they need to abide by this. This building project should not go through until they can be honest about what they are planning.

However, **parking will be provided for the seniors care facility which could translate to 10 - 12 spaces?**
Where will these spaces go? Will they build underground parking? Then does the complex become 4.5 storeys?

Comments:

In summary, we understand that they are going ahead with the building, what is important now is that they provide sufficient parking for the tenants, the respite and visitors and that parking is available for other people in the immediate area who might not have parking in the area. As is, it is limited. In addition, we feel that the people who will occupy the units need to be employed professionals and that they do as they said and always give priority to people in the district. The maintenance of the building and where the money

will come from for the maintenance since they will be using the rents to pay the mortgage. Some low income buildings on Lonsdale between Queens Road W and HWY 1 are in dire condition and they are now being demolished. Is this what will happen to this building over time? The distribution of space in the building for each apartment is completely off balance if they are targeting families.

We thank you for your attention and hope that our concerns will not only be heard but taken into account in the decision making and in the re-evaluation of the building construction.

Sincerely

Marcela Elwes (DNV resident)

From: [Delbrook Griffin](#)
Sent: Thursday, October 10, 2019 12:52 PM
To: [Delbrook Griffin](#)
Subject: PUBLIC HEARING 600 WEST QUEENS ROAD OCTOBER 22ND

***A Public Hearing for 600 West Queens Road is scheduled for
Tuesday October 22nd Council Chambers 7:00 PM
OCP AMENDMENT AND REZONING***

Please go to this link for DNV information:
<https://app.dnv.org/councilsearchnew/#results> Then click on **Additional Information**.

You will see information on the **park** [which after 50 years is finally a reality!!], and **creation of a four-storey building with low to moderate income rental housing and a seniors' care facility.**

I would like to bring your attention specifically to page 32 which states the following under the Comprehensive Development Zone CD 128 under Bylaw 8398 which received first reading at Council on September 30th:

4B 128 – 7 Parking and Bicycle Regulations:

The minimum parking requirements are as follows:

a) one parking space per 140 m² (1507 sq. ft.) of seniors care facility floor area;

b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

c) one bicycle storage space per studio unit and one-bedroom unit and two bicycle storage spaces per two-bedroom unit and three-bedroom unit.

No minimal parking required for the residential complex [3 storey residential units] and we have not yet learned how many units - 10? 20? 30? more? who knows?

However, parking will be provided for the seniors care facility which could translate to 10 - 12 spaces? Where will these spaces go? Will they build underground parking? Then does the complex become 4.5 storeys?

Where will **residents and visitors** of the apartments at 600 West Queens park their vehicles? Local neighbourhood most likely. Queens, Stanley, Windsor, St. Ives? Plus, **how much traffic will the seniors facility generate? plus the new park should bring people as well...**I have personally noted quite a bit of parking on Queens with the new rec centre. How will this affect your day-to-day routine?

So many questions.

The community and local neighbourhood has **one final** opportunity to **voice concerns** - and that is at the Public Hearing. see <https://app.dnv.org/councilsearchnew/#results> for information on written submissions and appearing at the Public Hearing.

The neighbourhood is thrilled to be getting a park but are there concerns about the complex and parking?

Would appreciate comments and concerns - we are the Delbrook Community Association and we are here to represent you! - and would be great to know

your response to the complex and if you are planning to attend the Public Hearing. Please distribute this email to your neighbours as not everyone will receive a notice by mail from the DNV.

Have a wonderful sunny day.

Sharlene Hertz, DCA Exec Team

and remember to check our site! <https://delbrookca.wordpress.com/>

Should you prefer not to receive DCA updates, please email me and I will remove your name from the list.













From: Mary Anne
To: [DNV Input](#)
Subject: Delbrook Lands
Date: October 21, 2019 8:35:41 PM

North Vancouver has seen many changes in the last five years. One of those is congestion. Municipal government has allowed development to proceed without first improving the infrastructure. As a result, today we have traffic jams everywhere at all times of the day. I am not in favour of constructing a building on the Delbrook Lands. We will have more congestion on the main arterials and parking in the area will be on the streets in front of residences. This is not acceptable. I am not in favour of the proposed land use zoning amendments. This council needs to take a step back and reconsider its decision to allow any construction on the Delbrook Lands.
Christine Parker

Sent from [REDACTED]

To : Mayor and Council of District of North Vancouver

Re : Public Hearing on October 22nd, 2019
Bylaws 8397 & 8398 as related to the Delbrook Lands

Due to other commitments I am unable to attend this Public Hearing but do wish to submit my strong opposition to the outlined changes which local NIMBY actions have undoubtedly led to the proposed changes to the earlier approved plans.

The whole North Shore is being stifled by the ever decreasing local accommodation available for our workforce who largely live elsewhere, so have to travel daily from the South Shore.. Traffic congestion is resulting in fewer deciding to continue this frustration week after week.. They can find work closer to home !

Unless this council changes its short sighted direction to minimize all local projects which could lead to self help solutions all the North Shore will blame all levels of government. Consideration must be given to co=op housing on leased land, A S A P ..

You ought to direct your staff to seriously look to what could be learned from the Brock Common Student Residences at U B C , using B C mass timber to 12 storeys now provincially approved. A little tweeting can accomplish much.. Nothing ventured = nothing gained. . A little provincial help could help us all.

Submitted by :

Dave Currey

North Vancouver

email

Oct 22, 2019

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: 600 West Queens Road
Date: October 22, 2019 4:03:31 PM

From: Kelly Bond [REDACTED] >

Sent: October 22, 2019 2:04 PM

To: Mayor and Council - DNV <Council@dnv.org>; Carolyn Girard <GirardC@dnv.org>; Kevin Zhang <zhangk@dnv.org>

Subject: 600 West Queens Road

Dear Council,

I am sending a simple and quick email of support for the rezoning of 600 West Queens Road for a social service storey as well as 3 floors of affordable housing.

I do so solely on my own behalf, and do not necessarily reflect the opinions of any committee or association I may belong to.

Last year, when this location came before Council for rezoning, I was adamant that family housing should be a priority here, given it's central location, and it's proximity to NUMEROUS schools. It is a perfect family neighbourhood.

I still firmly maintain that affordable housing for low to moderate incomes, particularly larger 3 bedroom+ sized units are essential for the community and that the BEST level of affordability can spring from building on District Land, combined with other affordable housing tools.

However, I am uncertain that, if a senior's respite facility is indeed the community service decided for this space, that 'family' housing would be the way to go. If Council is set on respite for seniors, (and it IS in dire need) then I assert that housing for fixed income/low income seniors would be the best option here. Family housing could prove too loud and energetic for those in care throughout the respite program. Additionally, families do typically have more vehicles than a senior might, therefore, with the parking of concern here, I contend senior housing is a good fit. With the loss of senior's housing to fire last summer, the inventory need is high.

A larger number of units would be achievable since seniors wouldn't need as many bedrooms. I will remind you, however, of the issue at BOSA where 6x 1 bedroom units were allocated to disabled housing, and after that rezoning, Council of the day was approached to change that to 3 larger units to allow for the disabled occupants' potential caregiver lodging. SO....if Seniors respite is the decided service, seniors housing logistically goes hand in hand. Please consider studio, 1 bedroom and some 2 bedroom units here. IF seniors are housed here, I then suggest that the park needn't have AS MUCH features as proposed. Yes, it is to be a neighbourhood park, but less features to the park is probably better.

I also share again with you comments, regarding the park, forwarded below, that I have shared throughout this year, including on comment sheets at several public input

meetings/open house opportunities and by email.

I encourage you to visit the links to show what Kamloops, and their local First Nations, have come up with in their new parkland. Their proposed park provides highlights within it on local first Nations culture, environmental sustainability, stewardship, learning etc. These aspects expand beyond the 'recreational' realm of a park and provide opportunities for education for all ages as well.

Thank you for your time,

Kelly Bond
[REDACTED]

PS Council, is there a specific breakdown of the OCP/RAHS forecasted needed housing units (600-1000 units) that states what quantities are needed for seniors, students, disabled, homeless, single parents and these most vulnerable demographics? Or are these needs all just jumbled together as one giant need?

----- Forwarded message -----

From: **Kelly Bond** [REDACTED]
Date: Thu, Mar 14, 2019 at 8:07 AM
Subject: Park Idea
To: <council@dnv.org>

Greetings Council,

Was peeking through Kamloops This Week newspaper and came across this collaborative idea of an educational and functional Park space. (This particular project was a partnership with First Nations.) Perhaps something similar might be considered at the Delbrook lands, particularly exploring funding partners and grants beyond government agencies.

Just thought I would share as community thoughts begin to turn toward park planning:

<https://www.kamloopsthisweek.com/news/kamloops-council-approves-carbon-park-in-aberdeen-1.23373468>

<https://www.kamloopsthisweek.com/news/kamloops-carbon-park-pegged-for-fall-opening-1.23660361>

Thanks for your time,

Kelly Bond

From: Jon & Simone Carrodus
To: [DNV Input](#)
Subject: Public Hearing October 22, 2019
Date: October 22, 2019 4:18:52 PM
Attachments: [Presentation to DNV Council 20191022.docx](#)

Dear Municipal Clerk,
This is our input for tonight's hearing on the Delbrook Lands Proposal.
We will also try to sign up as speakers.
Many thanks,
Jon and Simone Carrodus

P.S. By the way, even though the DNV web page on Public Hearings says written submissions can be emailed, I searched the website in vain for your e-address! Had to phone for it.

Presentation to DNV Council, Tuesday, October 22, 2019

Re: Development Proposal for Delbrook Lands

In rejecting the previous plan in Nov. 2018, Council expressed concerns with height, density, traffic impacts, wrong mix of suites, design, and a building not energy-efficient enough. Counsellor Megan Curren is quoted as saying “I want to aim for a net-zero building I think that when we have the opportunity on our own land, we need to lead our municipality.”¹

We are pleased that the district, recognizing the desperate need for housing, has revamped the plan and taken previous concerns into consideration. And now that council has also declared a climate emergency and set stricter GHG emission targets, we’re especially urging that Councillor Curren’s desire for a net-zero building be honoured.

This proposed building’s life span will surely be at least 50 years – well beyond the 2050 target for zero CO₂ emissions. If not built to net-zero standards it will need later retrofitting, always a more expensive proposition than doing it right the first time.

The new BC Step Code gives municipalities the choice of how quickly to move to net-zero building codes. However the Step Code, while it addresses the building’s energy efficiency, does not address the issue of GHG emissions embodied in building materials nor in the fuels used to heat the building over its lifetime. These emissions must also be reduced -- e.g. by moving away from concrete towards wood construction, and by not installing natural gas heating systems.

Given the climate crisis, which Council has recognized, let’s take the lead in acting responsibly and requiring net zero building in North Vancouver District, beginning with this project.

Respectfully submitted,
Jon and Simone Carrodus
residents of North Vancouver District

¹ North Shore News, November 19, 2018. <https://www.nsnews.com/news/we-can-do-better-district-of-north-van-rejects-delbrook-affordable-housing-project-1.23503383>

From: Elaine Stewart
To: [DNV Input](#)
Subject: 600 West Queens Road OCP Amendment and Rezoning
Date: October 22, 2019 6:30:33 PM

I am a resident and owner at [REDACTED], and as such have taken a keen interest in the redevelopment plans for the Delbrook Lands. I am generally in favour of the latest proposal for a park and 4 storey building with low to moderate income rental housing and a seniors' care facility.

My objection is solely to the short-sighted view espoused by those on Council who have voted to remove parking requirements from the site. If Council proceeds along this path, we can expect uncontrolled on-street parking along Queens, Stanley and Windsor and residents and visitors of the new building using parking designated for the park and adjacent day care facility.

Queens Road has become a major thoroughfare in recent years because of the daily gridlock along Highway 1. Having residents' vehicles parked along Queens will adversely impact traffic and safety issues.

I disagree with Councillor Forbes that low income renters need very little parking. Some (perhaps most) of the people who will live in and visit the new building will have cars and will need parking. I agree with Mayor Little: "Don't under build it, because you can't add it afterwards."

Respectfully submitted,

Elaine Stewart

Sent from [REDACTED]

Nichol Reichardt

Mayor and Council, I support the use of Delbrook lands for a new neighbourhood park and a four-story building with low to moderate income rental housing and a seniors' care facility.

When moving forward with the planned development I hope you take into account Mayor and Council your declaration of a Climate Emergency. By declaring a climate emergency, you directed staff to incorporate more urgent climate action and ecological protection into the strategic and financial planning process. The CEEP identifies 30% of emissions coming from residential buildings and 11% from Commercial and Institutional Buildings in the district.

I therefore want to stress how important when going forward with the planning for the Delbrook lands that you take into consideration that the current step codes are not enough. It is time to plan for the future and we encourage council to meet a minimum of Step 5 on this project. And as you may be aware the step codes don't take emissions into consideration so I would like to see council also take the extra step to build NET 0 ready. Why retrofit later when you can do it right the first time.

When planning the neighbourhood park I would like to remind you as Greta Thunberg and George Manbiot say "use the solution right in front of us". There is a magic machine that sucks carbon out of the air, cost little and builds itself and is a natural climate solution and that is a tree. The park plan should include trees and lots of them.

Make the district a leader and show developers and future planner what needs to happen for us to meet our 2050 targets.

SUBMITTED AT THE
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PUBLIC HEARING