

PUBLIC HEARING BINDER

600 West Queens Road

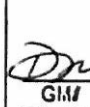


Table of Contents

Agenda and Reports	
1)	Public Hearing Agenda
2)	Staff Report - September 20, 2019 This report provides an overview of the project and the land use issues related to the review of this OCP Bylaw, Rezoning Bylaw and Development Cost Charges Waiver Bylaw.
3)	Bylaw 8397 , which changes the OCP designation of the subject site from <i>Institutional</i> to <i>Parks Open Space and Natural Area</i> to enable the development of a new neighbourhood park in the northern portion of the site and to <i>Residential Level 6: Medium Density</i> to permit the creation of a four-storey building with low to moderate income rental housing and a seniors' care facility.
4)	Bylaw 8398 , which rezones the subject site from <i>Public Assemble</i> to <i>Neighbourhood Park</i> to enable the development of a new neighbourhood park in the northern portion of the site and to <i>Comprehensive Development Zone 128 (CD128)</i> to permit the creation of a four-storey building with low to moderate income rental housing and a seniors' care facility.
5)	Bylaw 8399 , which waives Development Cost Charges on the subject property.
6)	Notice
Additional Information	
7)	Minutes – Regular Meeting of Council held September 30, 2019 <i>Will be added once adopted by Council and signed by the Mayor and Clerk</i>
8)	Land Use <ul style="list-style-type: none">• OCP Section 4: Parks and Open Space• OCP Section 7: Housing• DNV Parks and Open Space Strategic Plan Excerpt• DNV Rental and Affordable Housing Strategy• Council Directions 2019-2022 September 9, 2019 Regular Council Meeting Agenda item 9.6
9)	Delbrook Lands 2019 Planning and Engagement Process - Consultation Results July 22, 2019 Regular Council Meeting Agenda item 9.3
10)	Staff presentation at First Reading
11)	Topographic Survey
12)	Preferred Conceptual Park Design and Conceptual Building Location
Public Input	
13)	Past Public Input – Neighbourhood Park Preferred Conceptual Design Survey Results
14)	Public Input - Correspondence / submissions from the public since 1 st Reading given September 30, 2019

AGENDA INFORMATION	
<input checked="checked" type="checkbox"/> Regular Meeting	Date: <u>Sept 30, 2019</u>
<input type="checkbox"/> Other:	Date: _____


Dept
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 20, 2019
PLN2019-00045

AUTHOR: Kevin Zhang, Development Planner
Carolyn Girard, Parks Planner

SUBJECT: Bylaws 8397, 8398, and 8399: OCP Amendment, Rezoning, and DCC Waiver for 600 West Queens Road – To permit a Neighbourhood Park and Four-Storey Building with Low to Moderate Income Rental Housing and a Seniors' Care Facility

RECOMMENDATION

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)" is given FIRST Reading;

AND THAT "600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019" is given FIRST, SECOND and THIRD Reading;

AND THAT, in relation to Bylaw 8397, additional consultation pursuant to Section 475 and Section 476 of the Local Government Act, is not required beyond that already undertaken;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8397 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8397 and Bylaw 8398 are referred to a Public Hearing.

REASON FOR REPORT

On July 22, 2019, Council directed staff to prepare bylaws necessary for the purpose of permitting the creation of a new neighbourhood park and a four-storey building with low to moderate income rental housing and a seniors' care facility on the Delbrook Lands.

The following bylaws are required for this purpose:

- Bylaw 8397 to amend the Official Community Plan;
- Bylaw 8398 to rezone the subject property; and
- Bylaw 8399 to waive Development Cost Charges.

The OCP Amendment Bylaw and Rezoning Bylaw are recommended for introduction and referral to a Public Hearing. A Development Permit would be forwarded to Council for consideration if the above bylaws are adopted by Council.

BACKGROUND

District-wide consultation on the future of the Delbrook lands was conducted in 2015/2016. The key findings were reported to Council in September 19, 2016 with the majority of participants favouring a mix of affordable housing funded by senior government, some form of care facility, childcare, and a park.

On April 15, 2019, Council directed staff to engage the local and broader community in a concurrent consultation process in relation to park design, community services and the form and character of an affordable housing building on the site.

In June 2019, District Staff conducted a public engagement process, which consisted of two surveys and a neighbourhood open house regarding the Delbrook Lands. The majority of participants indicated a preference for:

- Option A of the park design;
- Seniors' respite care included on the site; and
- West Coast building design and character.

On July 22, 2019, District Council passed the following motions:

- 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 three (3) storeys of social housing above;

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

Site

The subject site is owned by the District and is the former Delbrook Community Recreation Centre, located at the corner of West Queens Road and Stanley Avenue. Surrounding properties include a strata apartment building to the southwest, a creek corridor parcel (Mission Creek) belonging to the District to the west, and single family homes on all remaining sides. The site is currently occupied by the former Delbrook Community Centre buildings, a childcare building, two parking lots, and three tennis courts.



Delbrook Lands Location



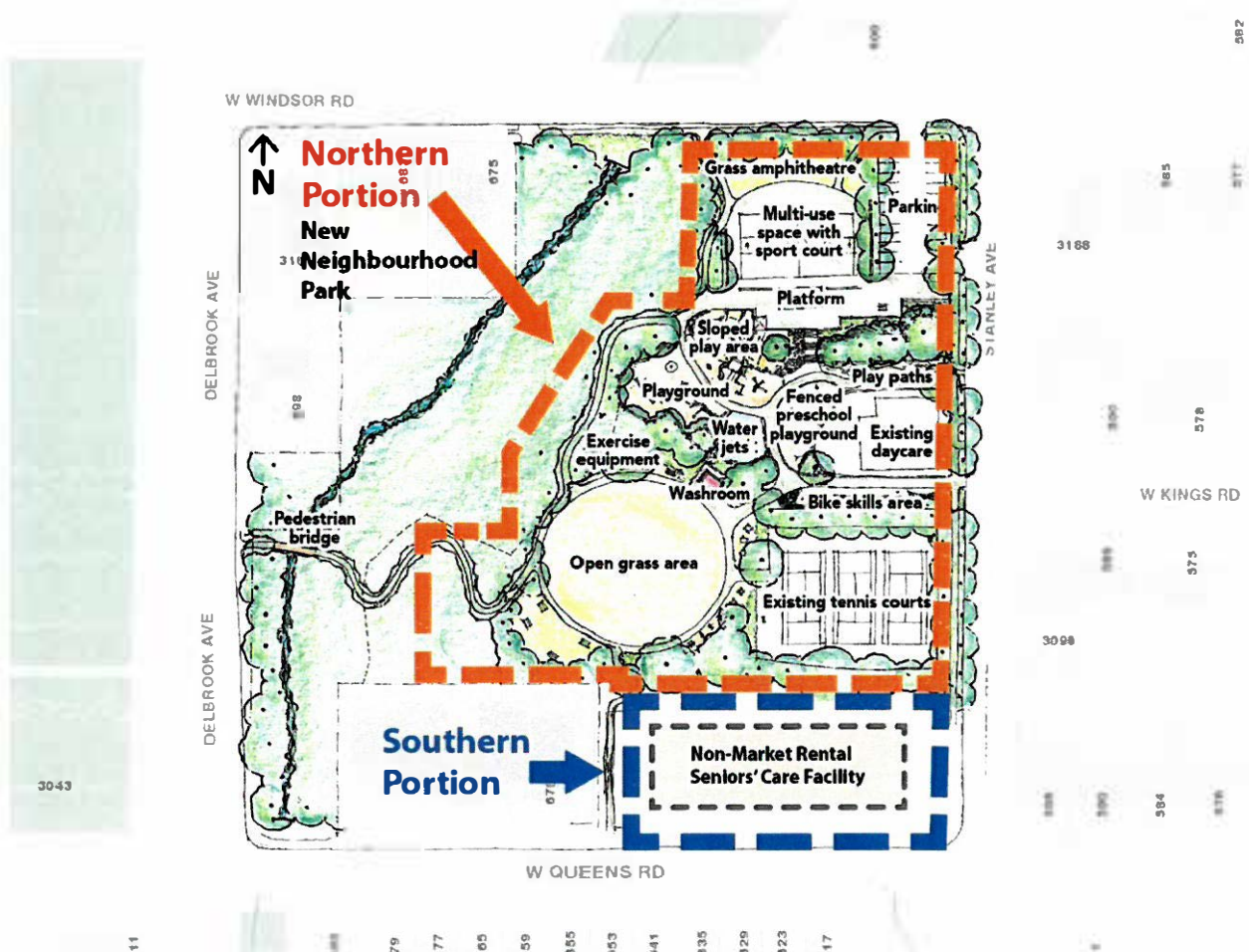
Delbrook Lands Existing Condition

Proposed Bylaws

The proposed bylaws divide the Delbrook Lands into two portions (see following map).

- On the northern portion (81% of total site by area) the proposed bylaws permit a Neighbourhood Park.
- On the southern portion (19% of total site by area, currently a parking lot) the proposed bylaws permit a four-storey building with low to moderate income rental housing and a seniors' care facility.

Overall, the proposed bylaws are in keeping with the outcomes of the Delbrook Deliberative Dialogue, Delbrook Lands 2019 Planning and Engagement Process, and the District's Rental and Affordable Housing Strategy.



Preferred Conceptual Park Design and Conceptual Building Location

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as Institutional (INST), which envisions a range of public assembly uses.

As proposed, the northern portion of the site will be designated as Parks Open Space and Natural Areas (POSNA), which is intended for a range of public and private uses that include the protection of ecologically important areas and parks (attachment 2).

The southern portion is to be designated as Residential Level 6 (RES6), which allows for medium density apartment, intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR (floor space ratio). Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation. While the OCP designation allows up to 2.50 FSR, the proposed zoning bylaw prepared permits only four storeys and approximately 1.82 FSR, which is a reflection of and consistent with Council's July 22nd motion limiting the overall height.

The proposed bylaws are inline with the following OCP policies:

- 4.0 provide a variety of year-round recreational experiences, meet the needs of users, and protect the ecological integrity of our natural systems;
- 4.1.10 Encourage the on-site inclusion of usable open space and play opportunities with new multifamily development as appropriate;
- 4.2.1 Support the provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood;
- 6.3.2 Plan and support initiatives for an age and disability-friendly community.
- 7.1.1 Encourage and facilitate a broad range of housing, including non-market and supportive housing;
- 7.3.7 Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing; and
- 7.4.4 Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing;
- 7.3.7 Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing; and

Parks and Open Space Strategic Plan

The proposed bylaws are inline with the following Parks and Open Space Strategic Plan (POSSP) goals and recommendations:

- 4.3 Actively support and integrate a diverse, accessible and sustainable range of outdoor experiences and activities to meet the interest of all citizens; and
- 5.2.2 Explore the possibility of creating a playground in the Central Delbrook Area.

Rental and Affordable Housing Strategy

The proposed bylaws, if adopted, will permit development of the southern portion of the site for a four-storey building with low to moderate income rental housing and a seniors' care facility. This responds to the following goals of the District's Rental and Affordable Housing Strategy (RAHS):

- Goal 1: Expand the supply and diversity of housing;
- Goal 2: Expand the supply of new rental and affordable housing; and
- Goal 6: Partner with other agencies to help deliver affordable housing.

The RAHS indicates that the 10 year (2016-2026) estimated demand for affordable rental units in the District is 600 - 1,000 units.

Zoning

The subject site is currently zoned PA (Public Assembly). Bylaw 8398 proposes to rezone the northern portion of the site to Neighbourhood Park Zone (NP) and the southern portion of the site to a new Comprehensive Development Zone 128 (CD128). The proposed CD128 zone prescribes permitted uses and zoning provisions such as a maximum density, height, setbacks, and parking requirements. It is proposed that the existing siting area map also be amended as per Bylaw 8398 (attachment 3).

Council Directions, 2019-2022

The proposed bylaws respond to the following Council Priority Directions to 2022:

- Key Issue 2: Increasing Housing Diversity and Addressing Affordability

Projects that deliver rental housing for low and moderate income earners, and those in need of social housing has been identified as a priority.

ANALYSIS

Site

The Delbrook Lands are approximately 17,600m² (189,400ft²), with the northern portion being 14,200m² (152,800ft²), and southern portion being 3,400m² (36,600 ft²). These areas do not include the existing Natural Park Land zoned parcel containing Mission Creek immediately west of the site, which will remain unchanged, and belongs to the District. Overall, the site slopes down to the south and to the west. The site is currently occupied by the former Delbrook Community Centre, childcare, and the existing tennis courts.



Neighbourhood Park

Park Planning Objectives

In May 2019 the District undertook a survey of residents. 86.5% of the respondents agreed with the following objectives:

- Meet the needs of the local neighbourhood and create vibrant, safe and accessible multi-purpose park with park amenities to serve a range of ages and interests;
- Protect & enhance the natural resources of Mission Creek and integrate environmental and nature appreciation;
- Maximize opportunities for active healthy living to support intergenerational activities, and gatherings to bring the neighborhood together; and
- Provide improved pedestrian and cycling connections from the neighbourhood to connect to the new park site.

Park Options A and B

Based on the results from respondents to the May 2019 online survey, two conceptual park designs were generated:

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

- Park Option B: Focus on unstructured recreation and enhanced ecology with flexible green space.

A further online survey was conducted by the District in June 2019. This survey showed general support for the conceptual park designs, with a preference for Option A. A further breakdown of the survey results is below:

	Prefer Option A	Prefer Option B	No Response
Inside Neighbourhood Zone (56 total)	30	22	4
Outside Neighbourhood Zone (155 total)	96	49	10

Preferred Conceptual Park Design

The Preferred Conceptual Park Design (see page 4 and attachment 1) was developed by modifying Option A in response to public input from the June 2019 survey, park planning objectives, existing site conditions, amenities and environmental resources.

The Preferred Conceptual Park Design includes the following:

- Accessible, active and passive recreation amenities to serve a range of ages, abilities and interests, including:
 - A large passive un-programmed grass area;
 - A multi-use space with a sport court, seat walls and a platform;
 - Play opportunities which include a sloped play area, water jets, play paths, a bike skills area and a fenced preschool playground;
 - Exercise equipment;
 - A small washroom; and
 - Multiple path connections.
- Riparian habitat will be improved by removing invasive species.
- Decommissioning and replanting disturbed areas, installing habitat protection fencing and providing interpretive signage.
- Significant trees are retained where feasible.
- The tennis courts are retained in the current location.
- The existing childcare and attached outdoor play area are retained.
- In response to noise and security concerns, the picnic shelter and viewing deck have been removed from the conceptual plan.

The District undertook a further online survey in September 2019, which will also help inform the continuing detailed park design process.

Childcare

The existing childcare on the site operates pursuant to a lease which ends in 2023. Childcare is a permitted use in all zones as per the General Regulations section of the Zoning Bylaw. The design of the neighbourhood park will incorporate and integrate the existing childcare facility and existing small, contained play area.

Low to Moderate Income Rental Housing and Seniors' Care Facility

As directed by Council, staff have drafted Comprehensive Development Zone 128 to permit a four-storey building on the southern portion of the Delbrook Lands. The CD 128 zone permits low to moderate income rental housing and the potential for a seniors' care facility (including respite and seniors' daycare) to occupy the ground floor of the building. Should the municipality be unsuccessful in securing a seniors' care operator, then the ground floor could be used for low to moderate income rental housing.

Should Council adopt the bylaws, the District will enter into negotiations with a future non-profit housing provider and a future seniors' care provider for a long term ground leases at nominal rates. The District will retain ownership of the land. The low to moderate income rental housing will be operated by the non-profit housing provider pursuant to the long term ground lease.

Housing Affordability

Through a lease agreement with a future non-profit housing provider, the rents would be set at levels that are appropriate for low to moderate income households. The bedroom mix will also be set through the lease agreement.

It is anticipated that external funding from a partner such as BC Housing will be needed for the construction and operational costs. One funding source which has been successful in the District is the Building BC: Community Housing Fund, which requires the following mix of rents and incomes within a single building:

- 30% Affordable housing (moderate income);
- 50% Rent geared to income (Housing Income Limit); and
- 20% Deep subsidy.

Other funding sources will be explored should the bylaws be adopted by Council.

Development Permits

The site is in the following Development Permit Areas:

- Form and Character;
- Energy and Water Conservation and GHG Emission Reduction;
- Protection of the Natural Environment;
- Creek Hazard; and
- Streamside Protection.

All development permit requirements for both the neighbourhood park and the four-storey building will be considered at the development permit stage, which will occur after the Bylaws are adopted (if Council chooses to adopt).

The June 2019 online survey results showed a strong preference for West Coast as the style/character of the four-storey building. This architectural style will be reflected in future designs of the building.

Vehicle Parking

The preferred conceptual park design proposes twenty-two parking spaces, which would be provided for park users in a parking lot at the northeast corner of the park. Provision for accessible parking within the neighbourhood park will be detailed in the final design phase.

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.

Bicycle Parking

Provisions for bike parking in the neighbourhood park will be detailed in the final design phase. The proposed CD128 zone requires secured bike storage at rates of one space per studio and one-bedroom units and two spaces per two-bedroom and three-bedroom units.

Financial Impacts

Neighbourhood Park

It is estimated that the cost of detailed design and construction of the park is approximately \$2.2 million. The District has budgeted for this cost through a combinations of Infrastructure Reserves, local area Community Amenity Contributions, and Development Cost Charges.

Four-Storey Building

Development Cost Charges (DCCs) are estimated to be \$960,000. Bylaw 8399 (Attachment 4) establishes the DCC at \$0 for the development of not-for-profit rental housing on the property. Finance staff are preparing a strategy to account for this waiver in order to keep the DCC funds whole.

Concurrence

This Report has been reviewed by staff from the Parks, Development Planning, Urban Design, Community Planning, Finance, Real Estate and Properties, and Legal departments.

Construction Traffic Management Plan

Construction traffic management will be key for both the development of the site. Impacts to surrounding streets, the operations of the existing childcare, and surrounding neighbourhood must be minimized. A Construction Traffic Management Plan (CTMP) will be required. In particular, the CTMP must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with nearby developments;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site;
10. Include a communication plan to notify surrounding businesses and residents; and
11. Consider impacts to the existing childcare use on site.

Public Input

In addition to the Delbrook Deliberative Dialogue Series and the Delbrook Lands 2019 Planning and Engagement Process, a Public Hearing will be held should Council introduce the bylaws. The Delbrook Community Association will be advised of public Council dates.

Public engagement on the park design is ongoing. Feedback received during the Delbrook Lands 2019 Planning and Engagement Process has been incorporated into the preferred conceptual park design, which was presented for additional public comment in September 2019.

District staff met with the Delbrook Community Association on September 19th to discuss the preferred conceptual park design. The Delbrook Community Association offered comments and suggestions that will be further explored during the detailed design phase.

The Parks and Natural Environment Advisory Committee (PNEAC) visited the site on June 26, 2019 to review the two conceptual park design options. The preferred conceptual plan will be presented to the Parks and Natural Environment Advisory Committee on September 25, 2019.

The North Shore Advisory Committee on Disability Issues will be engaged during the detailed park design and Development Permit stages.

All input received will ultimately help shape the detailed park design.

CONCLUSION

The proposed bylaws, if adopted, will permit a new neighbourhood park and a four-storey building with low to moderate income rental housing and potential for a seniors' care facility. These bylaws assist in the implementation of the District's Official Community Plan, the Parks and Open Space Strategic Plan, the Rental and Affordable Housing Strategy, and the outcomes of the Delbrook Deliberative Dialogue process. The bylaws are now ready for Council's consideration.

September 20, 2019

Page 13

OPTIONS

The following options are available for Council's consideration:

1. Introduce Bylaws 8397, 8398 and 8399, and refer Bylaws 8397 and 8398 to a Public Hearing (staff recommendation); or
2. Defeat the Bylaws at First Reading and provide further direction to Staff.

Respectfully submitted,



Kevin Zhang
Development Planner



Carolyn Girard
Parks Planner

Attachments:

1. Preferred Neighbourhood Park Conceptual Design
2. Bylaw 8397 – OCP Amendment
3. Bylaw 8398 – Rezoning
4. Bylaw 8399 – DCC Waiver

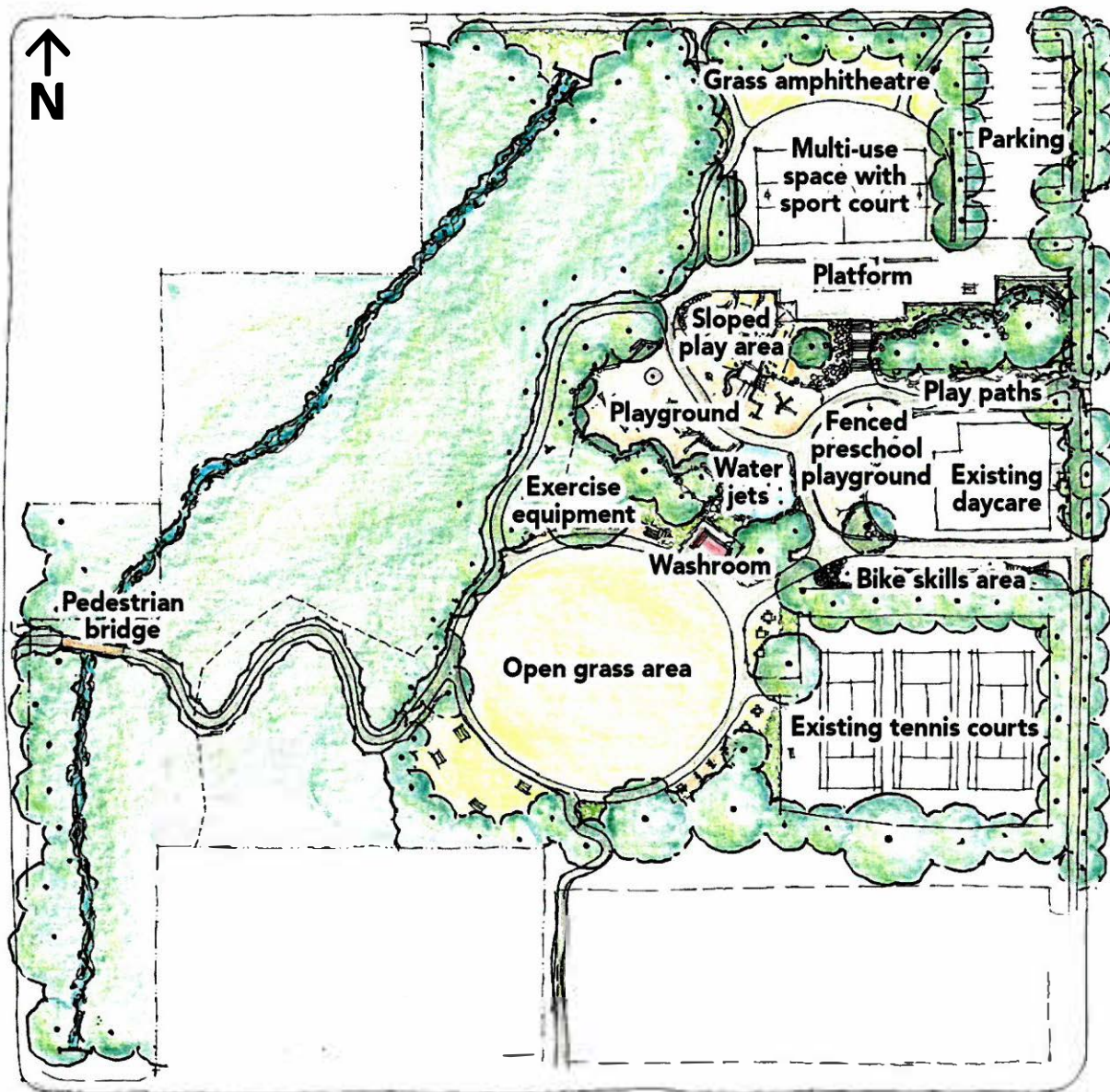
Bylaws 8397, 8398, and 8399: OCP Amendment, Rezoning, and DCC Waiver for 600 West Queens Road – To permit a Neighbourhood Park and a Four-Storey Building with Low to Moderate Income Rental Housing and a Seniors' Care Facility

September 20, 2019

Page 14

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

Attachment 1: Preferred Neighbourhood Park Conceptual Design



THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver**Bylaw 8397**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900,
2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A in red outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Residential Level 6: Medium Density Apartment" (RES6);
 - b) Map 2 Land Use: as illustrated on Schedule A in green outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Parks, Open Space, and Natural Areas" (POSNA);

READ a first time by a majority of all Council members.

PUBLIC HEARING held

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

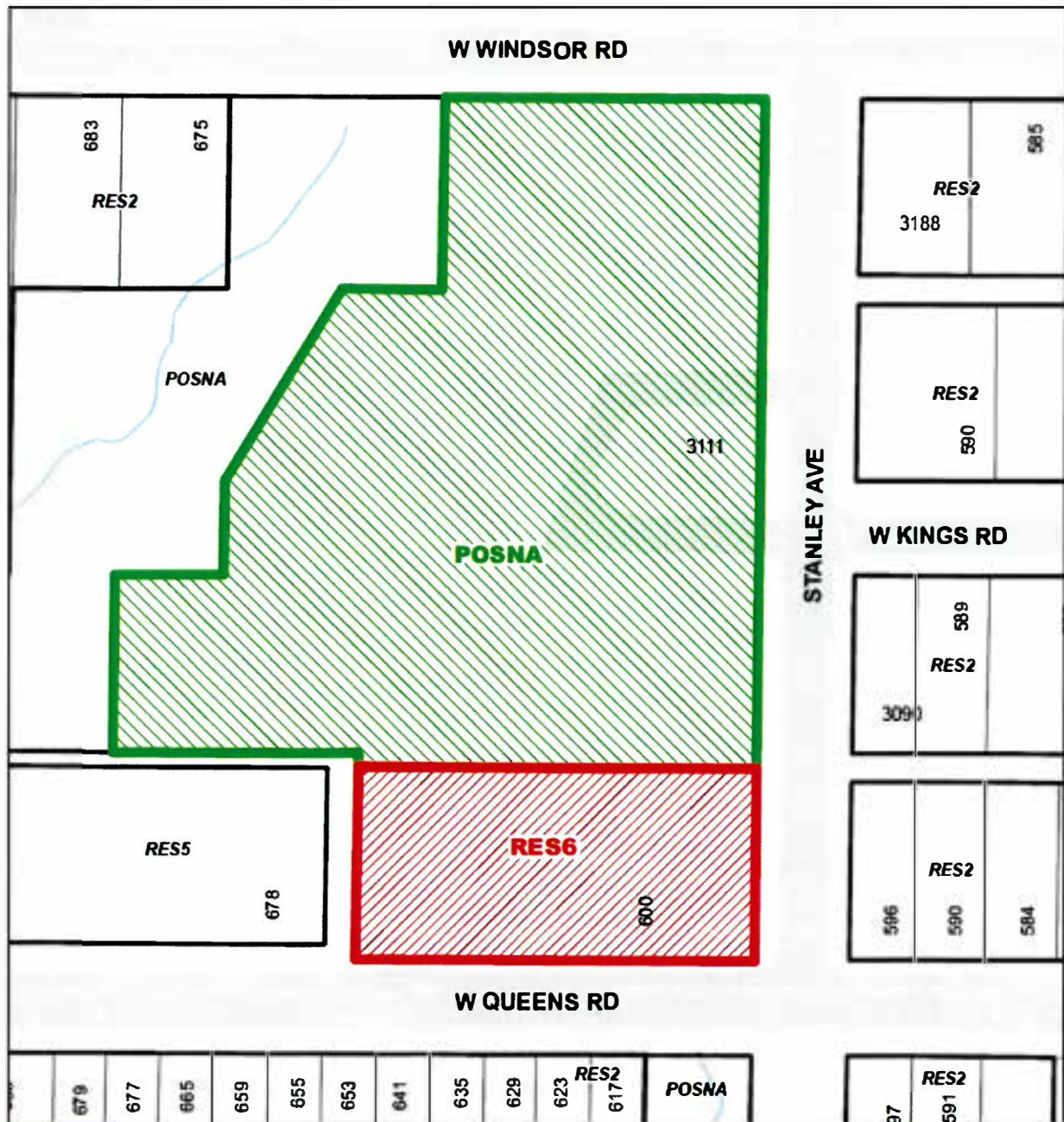
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8397



**INSTITUTIONAL (INST) TO
RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (RES6)**



**INSTITUTIONAL (INST) TO
PARKS, OPEN SPACE, AND NATURAL AREAS (POSNA)**



The Corporation of the District of North Vancouver**Bylaw 8398**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - (a) Part 2A, Definitions is amended by adding CD 128 to the list of zones that Part 2A applies to.
 - (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 128 CD 128"
 - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B128 Comprehensive Development Zone 128 CD 128"

The CD 128 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8398:

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

4B 128 – 1 Intent

The purpose of the CD 128 Zone is to establish specific land use and development regulations for a residential rental building with or without a seniors' care facility.

4B 128 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 128 Zone:

- a) *residential use* (as defined in Part 2A);
- b) Seniors' care facility, including seniors' respite centre and/or seniors' day care.

4B 128 – 3 Density

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD 128 Zone is 6,200 m² (66,736 sq. ft.);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
 - i. All area underground including but not limited to parking and storage;
 - ii. Underground parking ramps, covered or uncovered;
 - iii. Above ground exposed parkade area;
 - iv. Balconies, decks, patios, canopies, overhangs, architectural elements and awnings;
 - v. Above ground residential amenity area up to 3% of the total gross residential floor area or 200 m² (2,153 sq. ft.), whichever is lesser;
 - vi. Above ground cycling storage and facilities up to a maximum of 90 m² (969 sq. ft.); and
 - vii. Residential lobbies on a parking level up to a maximum of 90 m² (969 sq. ft.).

4B128 – 4 Height:

- a) The maximum number of storeys permitted is 4, excluding the parking level.
- b) The maximum permitted height measured to the roof of the uppermost storey is 115.8 m (380 ft.) geodetic elevation.

4B128 – 5 Setbacks:

- a) Minimum building set backs from property lines to the closest building face as established by development permit are as follows:

Setback	Minimum Required Setback
North	2 m (6.6 ft.)
East (Stanley Avenue)	6.5 m (21.3 ft.)

South (West Queens Road)	3 m (9.8 ft.)
West	2 m (6.6 ft.)

- b) For the purpose of measuring setbacks, measurements exclude:
 - i. Balconies, canopies, overhangs, architectural elements and awnings.

4B128 - 6 Coverage:

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

4B 128 – 7 Parking and Bicycle Regulations:

The minimum parking requirements are as follows:

- a) 0.7 parking spaces per residential dwelling unit, inclusive of residential visitor;
- b) one parking space per 140 m² (1507 sq. ft.) of seniors' care facility floor area;
- c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- d) one bicycle storage space per studio unit and one-bedroom unit and two bicycle storage spaces per two-bedroom unit and three-bedroom unit.

4B 128 – 8 Location Regulation

A seniors' care facility is permitted only on the first storey of a building above the parking level."

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in red from Public Assembly Zone (PA) to Comprehensive Development Zone CD 128 (CD128).
- (e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in green from the Public Assembly Zone (PA) to Neighbourhood Park Zone (NP).
- (f) The Siting Area Map section is amended by deleting existing Plan Section PA/03 and replacing it with the revised Plan Section PA/03 attached in Schedule B.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8398" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

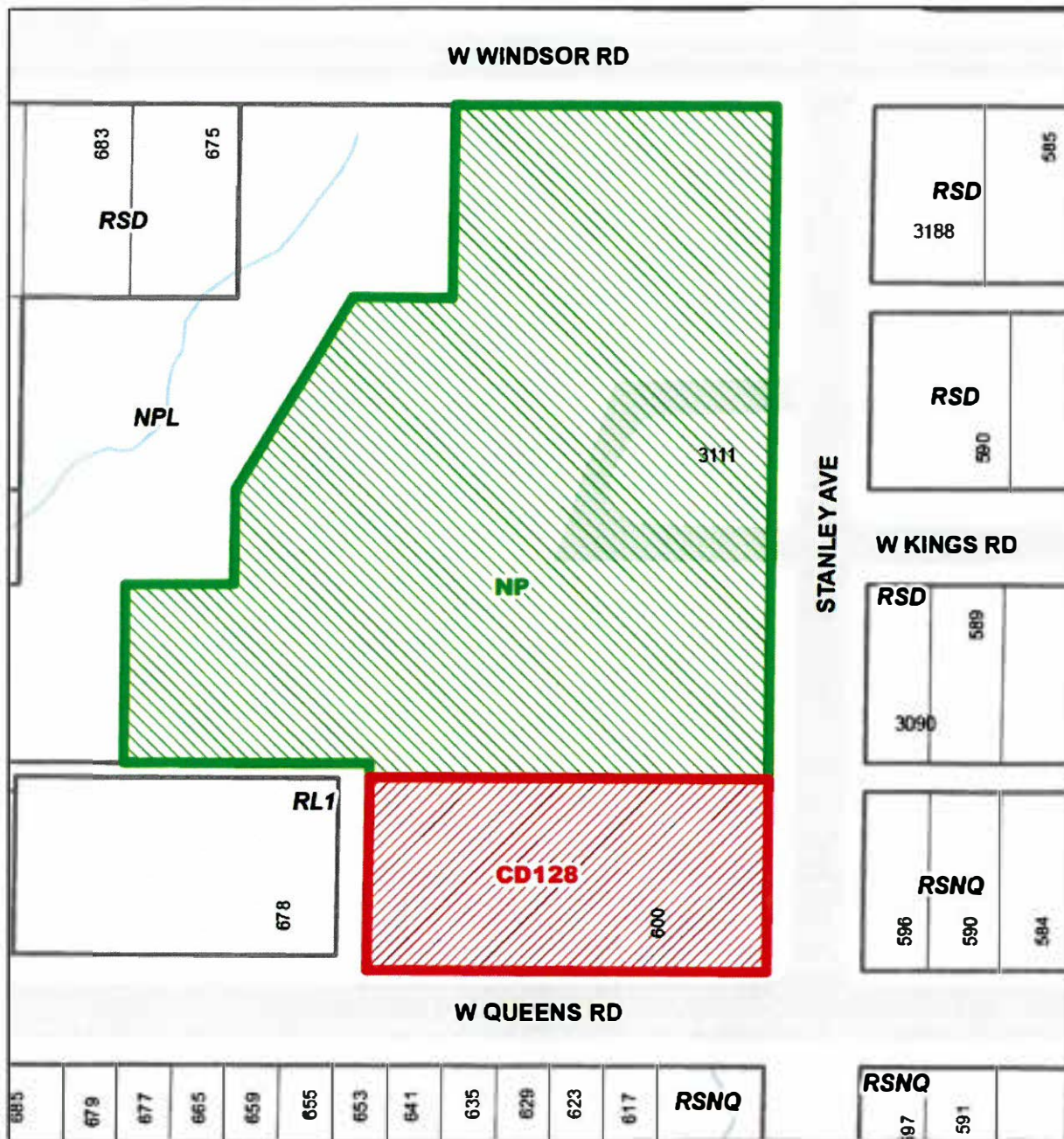
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8398



PUBLIC ASSEMBLY ZONE (PA) TO
COMPREHENSIVE DEVELOPMENT ZONE 128 (CD128)

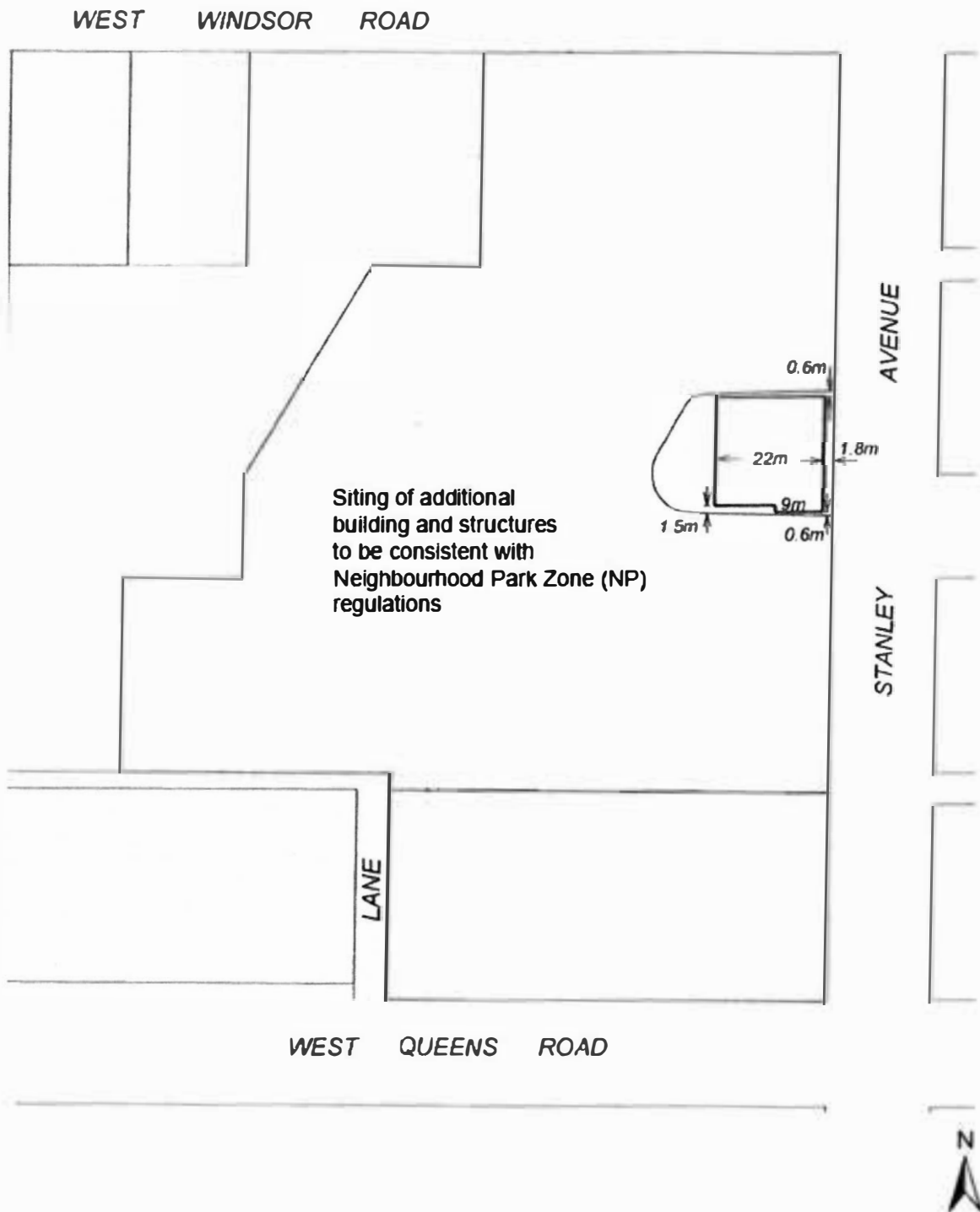


PUBLIC ASSEMBLY ZONE (PA) TO
NEIGHBOURHOOD PARK ZONE (NP)



Schedule B to Bylaw 8398

PLAN SECTION PAGE PA / 03



The Corporation of the District of North Vancouver**Bylaw 8399****A bylaw to waive Development Cost Charges**

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

- 1) This bylaw may be cited as "600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019".

Waiver

- 2) Development Cost Charges are hereby waived in relation to any Eligible Development proposed to be constructed on Site "A" as illustrated on Schedule A in red outline, and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means all those portions of any building on Site "A" containing not-for-profit rental housing.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8399



The Corporation of the District of North Vancouver

Bylaw 8397

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A in red outline, by changing the land use designation of the properties on Map 2 from “Institutional” (INST) to “Residential Level 6: Medium Density Apartment” (RES6);
 - b) Map 2 Land Use: as illustrated on Schedule A in green outline, by changing the land use designation of the properties on Map 2 from “Institutional” (INST) to “Parks, Open Space, and Natural Areas” (POSNA);

READ a first time September 30th, 2019 by a majority of all Council members

PUBLIC HEARING held

READ a second time by a majority of all Council members

READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

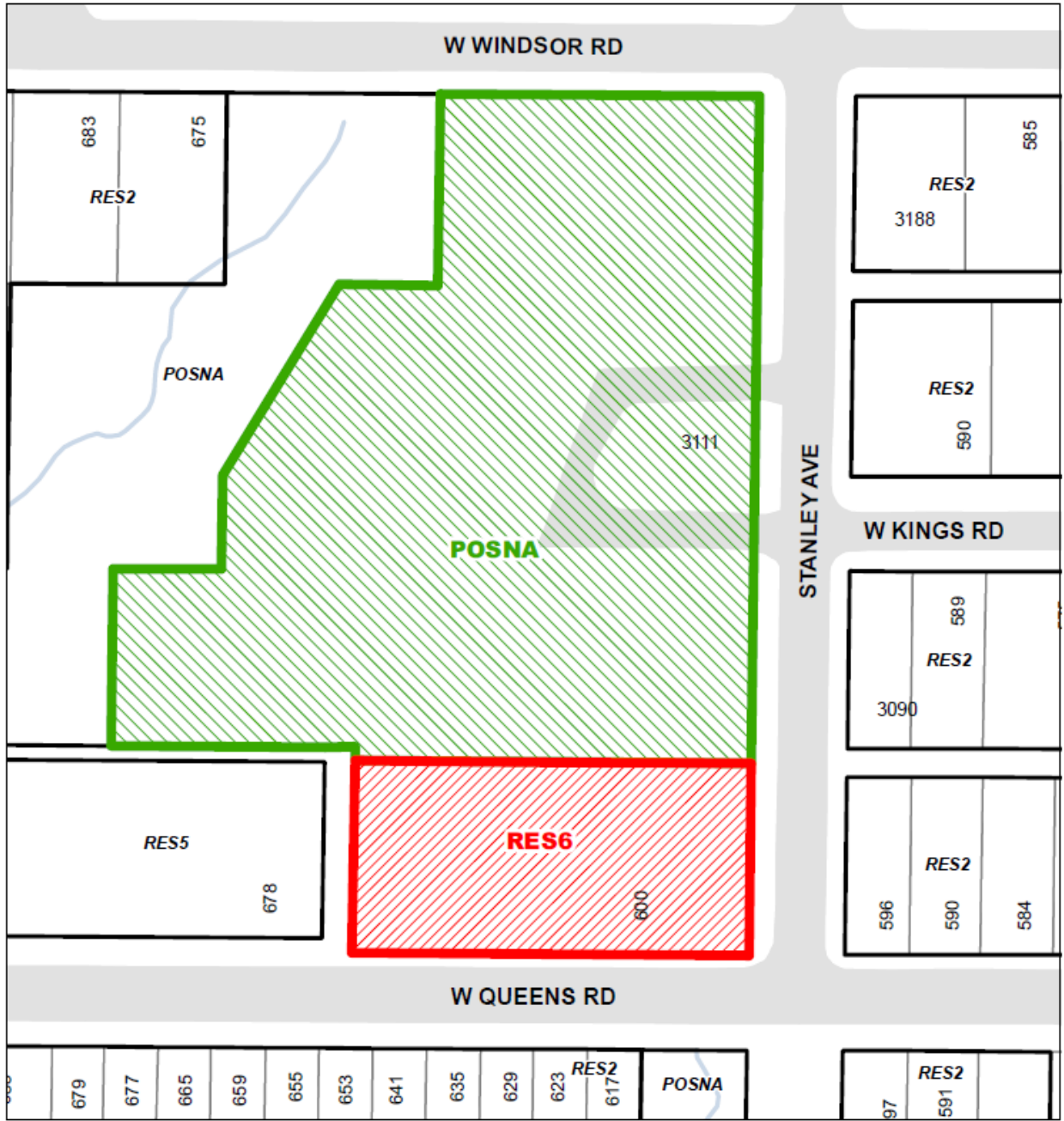
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8397



INSTITUTIONAL (INST) TO
RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (RES6)



INSTITUTIONAL (INST) TO
PARKS, OPEN SPACE, AND NATURAL AREAS (POSNA)



The Corporation of the District of North Vancouver

Bylaw 8398

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - (a) Part 2A, Definitions is amended by adding CD 128 to the list of zones that Part 2A applies to.
 - (b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 128 CD 128”
 - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B128 Comprehensive Development Zone 128 CD 128

The CD 128 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8398:

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

4B 128 – 1 Intent

The purpose of the CD 128 Zone is to establish specific land use and development regulations for a residential rental building with or without a seniors’ care facility.

4B 128 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 128 Zone:

- a) *residential use* (as defined in Part 2A);
- b) Seniors' care facility, including seniors' respite centre and/or seniors' day care.

4B 128 – 3 Density

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD 128 Zone is 6,200 m² (66,736 sq. ft.);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
 - i. All area underground including but not limited to parking and storage;
 - ii. Underground parking ramps, covered or uncovered;
 - iii. Above ground exposed parkade area;
 - iv. Balconies, decks, patios, canopies, overhangs, architectural elements and awnings;
 - v. Above ground residential amenity area up to 3% of the total gross residential floor area or 200 m² (2,153 sq. ft.), whichever is lesser;
 - vi. Above ground cycling storage and facilities up to a maximum of 90 m² (969 sq. ft.); and
 - vii. Residential lobbies on a parking level up to a maximum of 90 m² (969 sq. ft.).

4B128 – 4 Height:

- a) The maximum number of storeys permitted is 4, excluding the parking level.
- b) The maximum permitted height measured to the roof of the uppermost storey is 115.8 m (380 ft.) geodetic elevation.

4B128 – 5 Setbacks:

- a) Minimum building set backs from property lines to the closest building face as established by development permit are as follows:

Setback	Minimum Required Setback
North	2 m (6.6 ft.)
East (Stanley Avenue)	6.5 m (21.3 ft.)

South (West Queens Road)	3 m (9.8 ft.)
West	2 m (6.6 ft.)

- b) For the purpose of measuring setbacks, measurements exclude:
 - i. Balconies, canopies, overhangs, architectural elements and awnings.

4B128 - 6 Coverage:

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

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.

4B 128 – 8 Location Regulation

A seniors' care facility is permitted only on the first storey of a building above the parking level."

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in red from Public Assembly Zone (PA) to Comprehensive Development Zone CD 128 (CD128).
- (e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in green from the Public Assembly Zone (PA) to Neighbourhood Park Zone (NP).
- (f) The Siting Area Map section is amended by deleting existing Plan Section PA/03 and replacing it with the revised Plan Section PA/03 attached in Schedule B.

READ a first time as amended September 30th, 2019

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Bylaw 8398” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

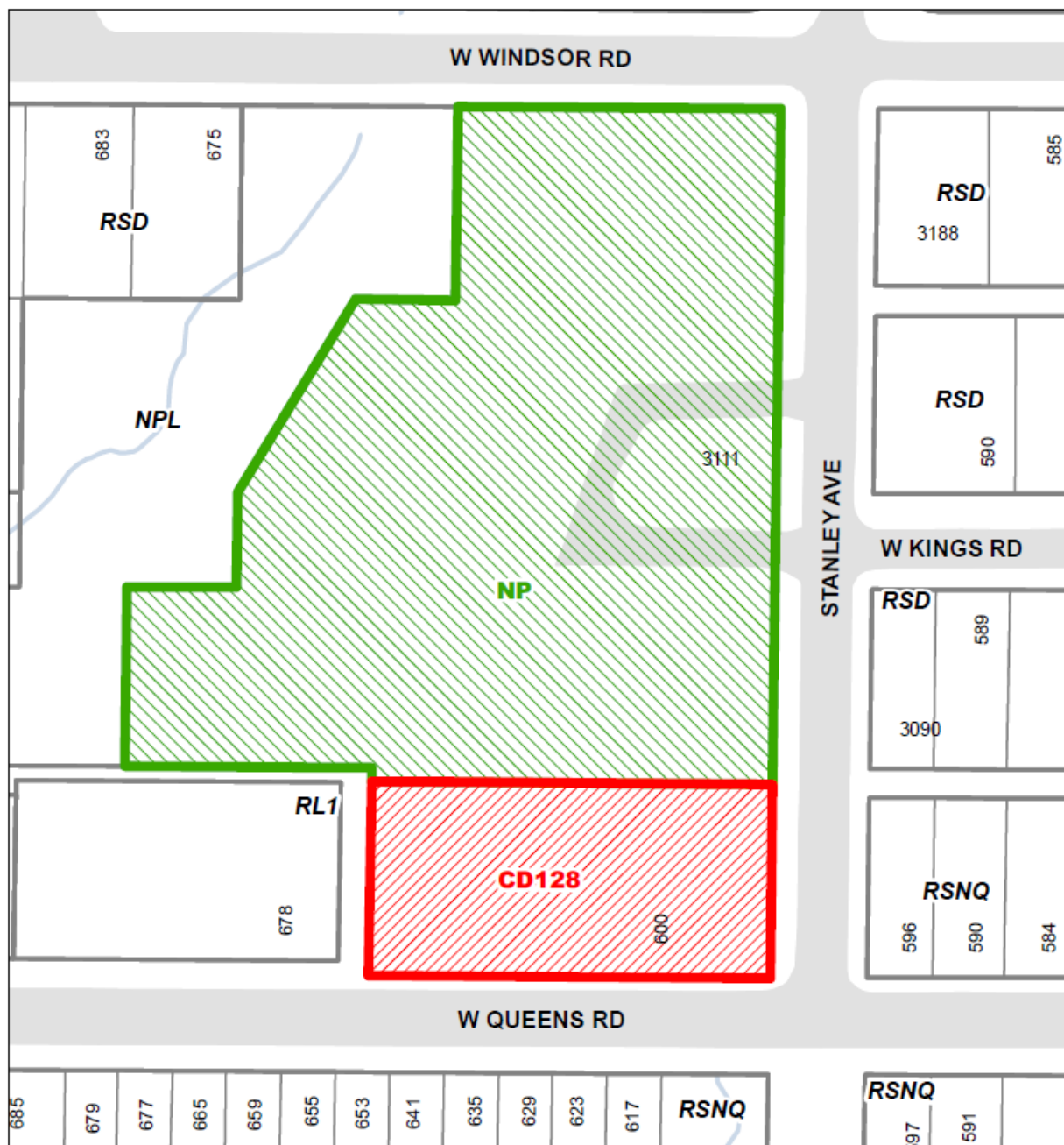
Mayor



Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8398

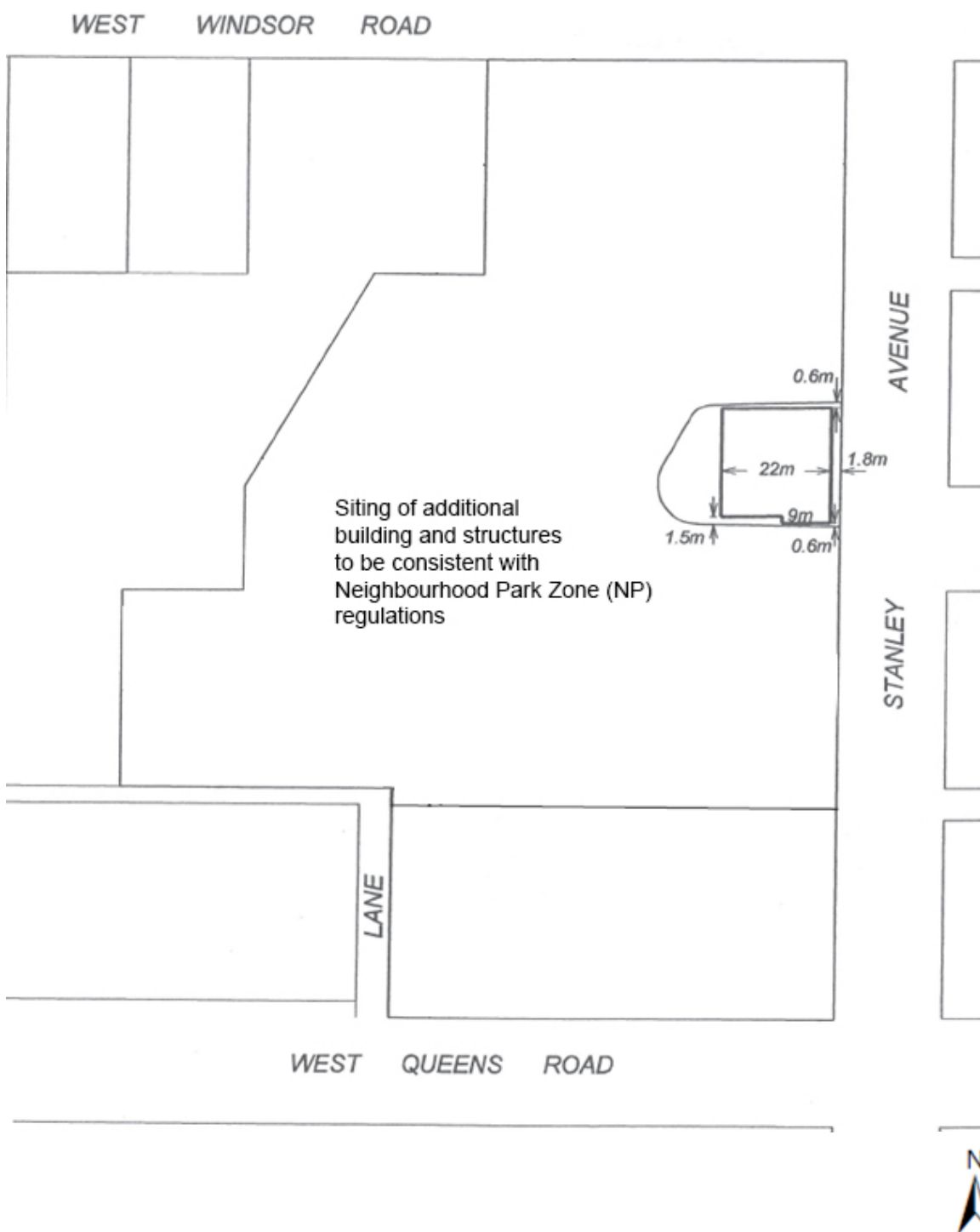


-  PUBLIC ASSEMBLY ZONE (PA) TO COMPREHENSIVE DEVELOPMENT ZONE 128 (CD128)
-  PUBLIC ASSEMBLY ZONE (PA) TO NEIGHBOURHOOD PARK ZONE (NP)



Schedule B to Bylaw 8398

PLAN SECTION PAGE PA / 03



The Corporation of the District of North Vancouver

Bylaw 8399

A bylaw to waive Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

- 1) This bylaw may be cited as “600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019”.

Waiver

- 2) Development Cost Charges are hereby waived in relation to any Eligible Development proposed to be constructed on Site “A” as illustrated on Schedule A in red outline, and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw “Eligible Development” means all those portions of any building on Site “A” containing not-for-profit rental housing.

READ a first time September 30th, 2019

READ a second time September 30th, 2019

READ a third time September 30th, 2019

ADOPTED

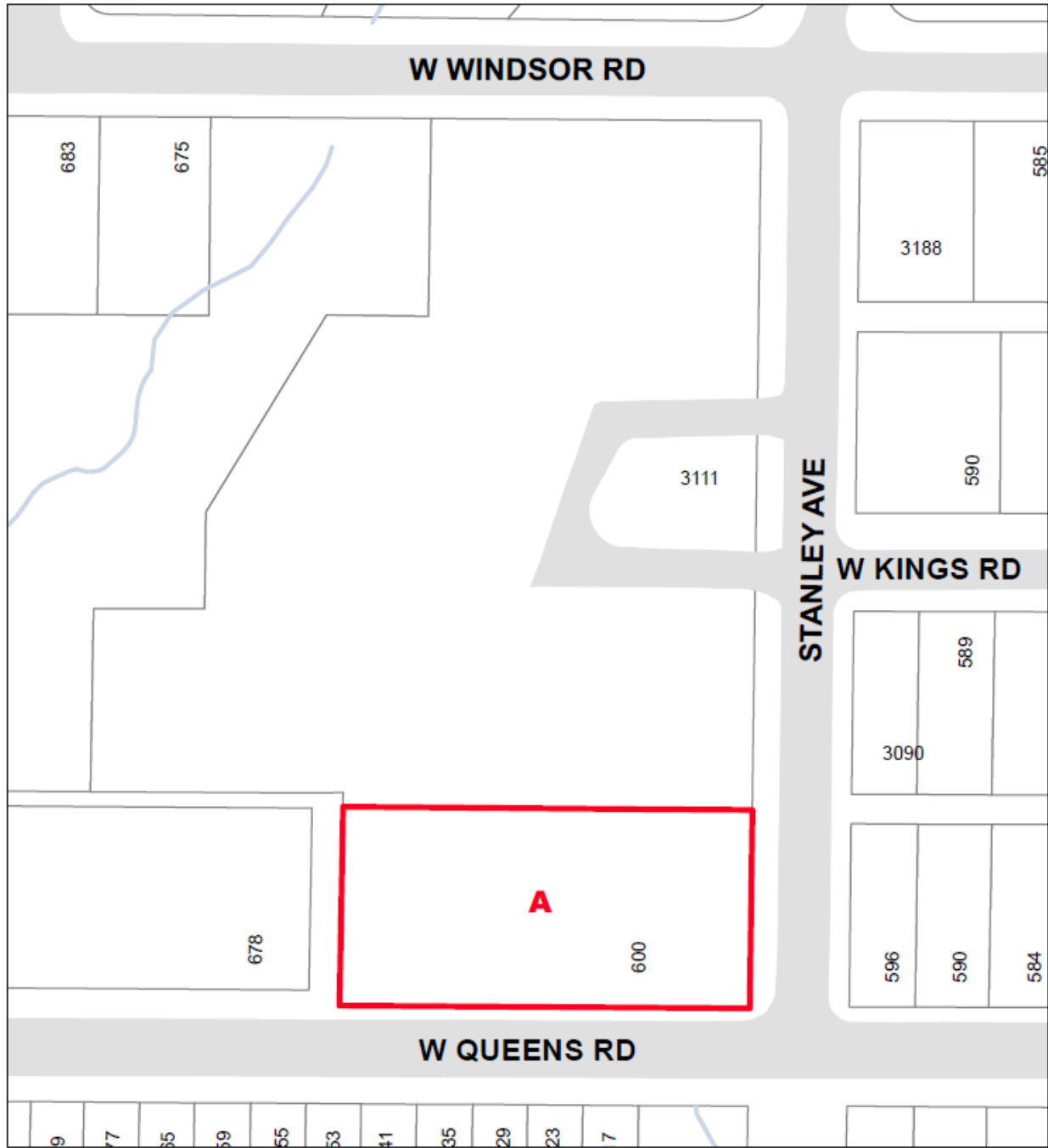
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8399



PUBLIC HEARING

600 West Queens Road

OCP AMENDMENT AND REZONING

What: A Public Hearing for Bylaws 8397 and 8398, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the creation of a new neighbourhood park and a four-storey building with low to moderate income rental housing and a seniors' care facility on the Delbrook Lands.

When: 7pm, Tuesday, October 22, 2019.

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

What changes?

Bylaw 8397 proposes to amend the OCP land use designation of the subject site from *Institutional* to *Parks Open Space and Natural Area* in the northern portion of the site (shown in **green** on map below) and to *Residential Level 6: Medium Density Apartment* in the southern portion of the site (shown in **red** on map below).

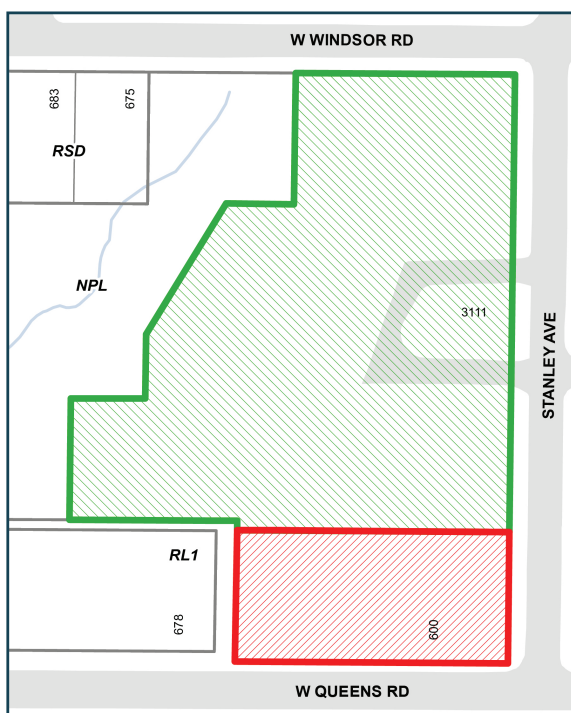
Bylaw 8398 proposes to amend the District's Zoning Bylaw by rezoning the subject site from *Public Assembly* to *Neighbourhood Park* in the northern portion of the site (shown in **green** on map below) and to a new *Comprehensive Development Zone 128 (CD128)* in the southern portion of the site (shown in **red** on map below). The CD128 Zone addresses uses, density, height, setbacks, building and site coverage, parking and bicycle regulations, and location regulations.

When can I speak?

We welcome your input Tuesday, October 22, 2019, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a

written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.



Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at **DNV.org/public_hearing** from October 8 to October 22, 2019. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

4 Parks and Open Space

2030 TARGET

increase park, open space and/or trails in growth centres and continue to exceed minimum standard of 2 ha for community and neighbourhood park/1000 District-wide

Our quality of life is directly influenced by our parks and open space. Parks and open space provide opportunities for active and passive recreation, places for people to gather, space to relax and experience nature, and linkages between community facilities and other destinations. They form the core of the District's natural environment providing habitat and protecting ecological health (Chapter 9). Maintenance and reinvestment of parks and open space is as important as acquiring new lands. **The District's objective is to provide a variety of year-round recreational experiences, meet the needs of users, and protect the ecological integrity of our natural systems.**

- 4.1 Parks and Open Space System
- 4.2 Parkland Standards and Acquisition
- 4.3 Land Use Designation for Parks and Open Spaces

4.1 Parks and Open Space System

The District has an abundance of natural and urban parkland and trails that are highly valued by District residents. Provincial and Regional Parks and conservation areas within the District of North Vancouver are also important natural assets with significant ecological, recreational, community health, heritage and aesthetic values. **The District's objective is to maintain a diverse, high quality parks and open space system that serves a range of community needs and protects the natural environment, comprising:**



- » **District Parkland** - serves all District residents by providing unique park, recreation and natural environment experiences



- » **Community Parkland** - serves several neighbourhoods and includes parks for organized recreational opportunities, trails and natural features



- » **Neighbourhood Parkland** - smaller localized parks providing limited active and passive recreational opportunities serving residents within a reasonable walking distance



- » **Natural Parkland** - protects environmentally sensitive lands, habitats and wildlife, separating urban uses and providing trail linkages



- » **Trails and Greenways** - contribute towards an integrated and connected system that links destinations and provides opportunities for walking, hiking, and cycling



- » **Blueways and Waterfront** - rivers, creeks and waterfront that have highly valued environmental, recreational, cultural, heritage and economic significance

The District's parks, open space and major trails systems are generally as shown on the Parks and Trails Concept Map (Map 3).

POLICIES

1. Develop and implement a Parks and Open Space Strategic Plan consistent with the OCP to manage and improve the District's parks and trails system
2. Manage District parkland according the type of parkland and measures to be set out in the District's Parks and Open Space Strategic Plan
3. Support the long-term protection of regionally significant Recreation and Conservation lands identified on Map 14, Regional Features (Schedule C), from urbanization
4. Develop and maintain the District-wide network of trails and greenways shown conceptually on Map 3, Parks and Trails Concept Map, focussing on completing trails identified in the Parks and Open Space Strategic Plan and improving trail connections to the community
5. Explore opportunities to increase connectivity to Regional and Provincial Parks and participate in Regional Greenways initiatives
6. Consider and pursue appropriate opportunities to provide improved waterfront access as part of the current system of walkways, street-ends, viewpoints, public wharves and boat launches
7. Support appropriate non-motorized water recreation and facilities in District waterfront parks
8. Improve access and enhance signage/way-finding to parks, open spaces and trails for a diversity of people and abilities
9. Recognize the importance of school fields/play areas as community recreation assets and seek to maintain these uses where appropriate
10. Encourage the on-site inclusion of usable open space and play opportunities with new multifamily development as appropriate
11. Design and manage recreational facilities in natural parkland and waterfront areas to support the protection of ecological systems, cultural and archaeological resources
12. Consider allowing appropriate commercial activities and special events in parks that do not impact environmental systems or impede public access and enjoyment
13. Explore additional and coordinated opportunities for volunteer citizen engagement in simple parks maintenance, cleanup and enhancement
14. Work with adjacent municipalities, regional, provincial and federal governments, local First Nations governments and community groups to provide and maintain a coordinated system of parkland, trails, services and facilities while protecting ecological and cultural resources
15. Advance the Spirit Trail, which would provide a multi-use trail linking Deep Cove to Horseshoe Bay, in consultation and collaboration with the North Shore governments, the Province and other partners

4.2 Parkland Standards and Acquisition

The District has an abundance of natural and urban parkland and trails but there are a few areas that are inadequately served with neighbourhood and community level parks. Some of these inadequacies are satisfied through school site sports fields and play areas. Over time, there will also be an increasing demand for park space in the Town and Village Centres where growth occurs. **The District's objective is to ensure that all neighbourhoods are well served by the parks system.**

POLICIES

1. Support the provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood
2. Provide new parkland, open space and greenway trails as part of planning processes for Town and Village Centres undergoing growth and change
3. Explore means to utilize parkland more efficiently including opportunities for joint use with schools
4. Update and adapt local park facilities to suit current needs and changing demographics
5. Develop a strategy for parkland acquisition to address needs and opportunities regarding parkland within the developed and natural areas of the District
6. Consider the purchase or dedication of additional natural parkland through the Parks Acquisition Strategy where such lands provide important trail linkages, ecological functions, waterfront access, protect natural hazardous lands or offer unique educational, cultural or recreational opportunities
7. Encourage strategic parkland acquisitions through donation of private lands, eco-gifting, legacy funding, the development process and other means

4.3 Land Use Designation for Parks and Open Spaces

The following land use designation on the OCP Land Use Map (Map 2) is described below:

PARKS, OPEN SPACE, AND NATURAL AREAS

Areas designated for parks, open space and natural areas are intended for a range of public and private uses focussed principally on the protection and preservation of ecologically important habitat areas, the regional drinking water supply, or the provision of diverse parks, outdoor recreational, or tourism opportunities.



7 Housing

2030 TARGET

a net increase in rental housing units (overall percentage)

The profile of the District resident of today has changed significantly from that of 20 years ago. During this time there has been a noticeable demographic shift from a younger family-oriented community towards more seniors with fewer young adults and children. Our housing mix, comprised largely of detached single family homes, has not kept pace with the needs of this changing community profile. Providing more diverse and affordable housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages can thrive together and ensure a healthy, diverse and vibrant community. Emergency, transitional and social housing is also needed to support vulnerable populations. **The District's objective is to increase housing choices across the full continuum of housing needs.**

- 7.1 Housing Diversity
- 7.2 Rental Housing
- 7.3 Housing Affordability
- 7.4 Non-Market Housing and Homelessness

7.1 Housing Diversity

The network of centres concept provides important opportunities for increasing housing diversity and approximately 75 - 90% of future development will be directed to the four planned centres (Chapter 2). While growth will be restricted in detached residential areas, opportunities will exist to sensitively introduce appropriate housing choices such as coach houses, duplexes and small lot infill that respect and enhance neighbourhood character. Some flexibility is encouraged to enable residents to better age in place, live closer to schools, or have a mortgage helper. **The District's objective is to provide more options to suit different residents' ages, needs and incomes.**

POLICIES

1. Encourage and facilitate a broad range of market, non-market and supportive housing
2. Undertake Neighbourhood Infill plans and/or Housing Action Plans (described in Chapter 12) where appropriate to:
 - a) identify potential townhouse, row house, triplex and duplex areas near designated Town and Village Centres, neighbourhood commercial uses and public schools
 - b) designate additional Small Lot Infill Areas
 - c) develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)
3. Develop design guidelines to assist in ensuring the form and character of new multifamily development contributes to the character of existing neighbourhoods and to ensure a high standard of design in the new Town and Village Centres
4. Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units
5. Require accessibility features in new multifamily developments where feasible and appropriate




7.2 Rental Housing

Entry into home ownership is increasingly challenging given the high housing prices in the District. Rental housing typically offers more affordable options for mid-to-low income groups, which may include single parents, students, young families and seniors. **The District's objective is to provide more alternatives to home ownership. Currently, only 18% of the dwellings in the District are rental.**

POLICIES

1. Explore increasing the maximum permitted size of secondary suites
2. Consider permitting secondary suites or lock-off units within townhouses, row houses and apartments
3. Encourage the retention of existing, and the development of new, rental units through development, zoning and other incentives
4. Facilitate rental replacement through redevelopment
5. Continue to limit the conversion of rental units to strata title ownership and require, where possible and appropriate, that new strata units be available for rental
6. Establish a minimum acceptable standard of maintenance for rental properties
7. Develop a rental and affordable housing strategy through Housing Action Plan(s) and/or Centres Implementation Plans
8. Support, where appropriate, parking reductions for purpose built market and affordable rental units
9. Encourage the provision of student housing at or near the campus of Capilano University
10. Support the addition of ancillary rental housing on church sites where additional development can be accommodated



Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life

7.3 Housing Affordability

Lack of affordable housing in the District is often cited as a factor contributing to the loss of our “missing generation” of 20-40-year-olds and the inability of many local employers to find and retain staff. With approximately 2,645 households in core need of appropriate housing and 1,460 households spending at least half of their income on housing, our lack of affordability is widely felt. **The District’s objective is to formulate development strategies and work with community partners and senior levels of government to provide housing for modest to moderate income residents.**

POLICIES

1. Reflect District housing priorities through an appropriate mix, type and size of affordable housing
2. Focus a higher proportion of affordable housing in designated growth areas
3. Apply incentives (including, but not limited to density bonussing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing
4. Require, where appropriate, that large multifamily developments contribute to the provision of affordable housing by, but not limited to:
 - a) including a portion of affordable rental or ownership units as part of the project
 - b) providing land dedicated for affordable housing
 - c) providing a payment-in-lieu to address affordable housing
5. Expand the District’s Affordable Housing Fund to receive funds from non-municipal sources
6. Work with community partners and the Province to facilitate options for affordable housing and advocate the Federal government to develop a national housing strategy for affordable housing
7. Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing

7.4 Non-Market Housing and Homelessness

Emergency, transitional and supportive housing is needed to provide access to the full continuum of housing in the District. This section addresses the housing needs of our growing homeless population, those most at risk of homelessness, those with substance abuse and mental health issues, seniors who need support to remain living independently and others. Provision of such housing requires funding that the District cannot address on its own. **The District's objective is to work with senior levels of government and social service providers to support our most disadvantaged residents.**

POLICIES

1. Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop or facilitate the development of:
 - a) transitional housing for homeless adults, families and youth
 - b) supportive housing for those with mental health and/or addiction issues
 - c) independent living units for people with disabilities
 - d) assisted living facilities for people with cognitive and/or developmental disabilities
2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing solutions
3. Continue to facilitate community facility lease policies to provide municipal land or infrastructure for services to vulnerable populations
4. Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing
5. Encourage other levels of government to contribute financial support and/or a portion of surplus lands towards appropriate and affordable housing for those with special needs
6. Continue to support regional efforts to eliminate and prevent homelessness on the North Shore
7. Continue to support non-profit agencies that provide short-term emergency and transitional shelter, food and access to social services for those in need
8. Support community partners in providing a full continuum of support services to address issues related to mental health, addictions, health services, housing, employment, and food security; and to provide assistance for homeless people to facilitate their transition to independent living

5.2 Managing Assets & Infrastructure

Managing existing park assets and infrastructure well is key to the success of a dynamic and vital parks system. Designing new parks and retrofitting older parks can create new opportunities for local residents of all ages and interests. Restoration of aging infrastructure can breathe new life into a park or facility, supporting recreational opportunities for a new generation of users. The District also faces the challenge of increasing park usage and new recreational demands that include additional sports fields, community gardens and increased waterfront access, to name a few. Balancing these demands is key to the success of the District's parks.

5.2.1 Sustainable Park Restoration and Development

Maintain, retrofit and revitalise aging park infrastructure (i.e. buildings, playgrounds, sports fields) within a life cycle framework.

Many District park facilities were constructed between the 1960s and the 1980s and will be in need of replacement and retrofitting in upcoming years. This provides an opportunity to include new facilities to better reflect evolving park trends and needs. Retrofitting existing park sites can also attract positive uses and create a variety of opportunities for local residents. With new sustainability practises and materials, maintenance and operational considerations will form a key role in park renovation planning and design.

Goal: Proactively manage park assets and infrastructure to support active living and healthy environments for future generations



Key Recommendations

- Implement the District Public Sector Accounting Board (PSAB) Asset Management Program to manage park capital assets:
 - Implement the life cycle-based park asset management plan to ensure improvements, retrofitting and park updates are undertaken when required
 - Undertake a review of resource allocation for park operation programs, and review maintenance levels in accordance with park service levels for different parks
 - Review operations budgets to ensure appropriate resources are allocated to maintenance of all park capital assets as well as landscape improvements, trails and natural areas
 - Identify increasing costs to maintain parks, and prioritize assets and landscape improvements based upon condition, risk and life expectancy
- Develop and implement Sustainable Best Management Practices to build and care for parks and natural resources
- Support district sustainability goals and continue to incorporate green building elements into park improvement projects; implement innovative storm water management practices and promote energy conservation and low impact development in the design of facilities within parks; increase opportunities for water filling and recycling in parks; and reduce the carbon footprint of parks by providing more opportunities to access them by walking or cycling
- Continue to review new technologies, methods and materials that will maintain or reduce Parks operational costs while maintaining or improving conditions of assets, reducing risk and extending asset and landscape improvement life expectancies
- Continue to base Parks operational budgets on well defined service levels, stakeholder needs, customer satisfaction ratings and performance based work activities
- Explore opportunities to increase recycling within parks
- Continue to develop and enhance Best Management Practices program for Integrated Pest Management (IPM) and turf management
- Develop park standards for construction and apply CPTED (Crime Prevention Through Environmental Design) principles to all park planning and design projects



5.2.2 New Innovative Park Facilities

Explore new innovative facilities in the context of District park planning studies and current park and recreation trends.

Key Recommendations

Lynn Canyon Park Central Area Improvement Plan

- Implement recommendations from the Lynn Canyon Park Central Area Improvement Plan, specifically:
 - Parking and circulation improvements
 - Ecology Centre pedestrian plaza
 - Forest management, habitat and restoration strategy
 - Stormwater management improvements
 - Accessibility improvements, including accessible viewpoint
 - East Lynn Creek staging and parking area

Cates Park/Whey-ah-Wichen Park Master Plan and Cultural Resource Interpretive Management Plan (2006)

- In collaboration with the Tsleil-Waututh Nation, and in the context of the Cates Park/Whey-ah-Wichen Protocol/Cultural Agreement, implement recommendations from the **Cates Park/Whey-ah-Wichen Management Plan**, specifically:
 - Foreshore engineering study, stabilization and remediation
 - Environmental protection, invasive vegetation and habitat management
 - Trail completion, upgrading and signage program

- Design and construction of new facilities:
 - ▷ Feasthouse, with concession and washrooms
 - ▷ Long house
 - ▷ New park roadway design
 - ▷ Washrooms and storage at boat launch
- Cultural and heritage resources implementation
- Ecotourism, economic development, special event and education opportunities

Panorama Park and Deep Cove Park Planning Study (2011)

- Implement recommendations from the **Panorama Park and Deep Cove Park Planning Study**, specifically:
 - Integrate the three Panorama Drive lots into Panorama Park and provide trail connections and passive open areas
 - Integrate parking and traffic management strategies during high use times
 - Improve facilities for boating and water recreation in the park, to include a review of the Deep Cove Canoe and Kayak Centre and Deep Cove Rowing Club

Town and Village Centre Planning and Design

- Collaborate with District Planning to develop new and innovative parks and public spaces as part of the design and development of the four new growth areas:
 - **Lynn Valley Town Centre:**
 - ▷ Improve connections to existing parks and open space within and adjacent to the Town Centre through pedestrian walkways and trails
 - ▷ Create a Town Centre Green/Park south of the library square to connect with the High Street, and provide an urban plaza at a central location along the High Street
 - ▷ Create a new park and greenway connections south of East 27th Street to provide additional park space for residents, a community level playground, and to improve linkages between neighbourhoods within the Town Centre and Kirkstone Park
 - ▷ Protect natural parkland including forests and seek to rehabilitate Hastings Creek at Lynn Valley Road
 - ▷ Investigate wayfinding and signage in the Town Centre to mark major trail connections
 - **Lower Lynn Town Centre:**
 - ▷ Review and upgrade Seylynn Park and Bridgeman Park to address local recreational needs
 - ▷ Expand and upgrade Marie Place Park as a locally serving neighbourhood park
 - ▷ Facilitate the creation of a new neighbourhood park south of Crown Street and east of Mountain Highway
 - ▷ Create a new town centre square
 - ▷ Undertake trail improvements to enhance connections to the Lynn Creek trails system
 - ▷ Facilitate the creation of greenways along Crown Street and Orwell Street
- **Maplewood Village Centre:**
 - ▷ Create pedestrian and bicycle linkages to connect Maplewood Village with surrounding neighbourhoods, key destinations, parks, waterways and trails, including the Dollarton Highway greenway, the proposed Spirit Trail, Seymour Greenway Trail, Seymour Heritage Park, Maplewood Farm and Windridge Park
 - ▷ Investigate the feasibility of establishing a playground on the Maplewood School site or within the village heart
 - ▷ Conduct an environmental review of the lands east of Riverside Drive to facilitate the protection of environmentally sensitive and significant areas and features (i.e. stands of mature healthy trees and wetlands)
 - ▷ Explore the provision of open spaces and play opportunities on new development sites
 - ▷ Explore the potential for an urban agricultural pilot project/community garden at Maplewood Farm and Seymour Heritage Park

- **Lower Capilano - Marine Village Centre:**
 - ▷ Increase the total land area dedicated to parks, trails and public open spaces such as plazas throughout the village centre
 - ▷ Design new open spaces, playgrounds and plazas with a focus on providing new park amenities
 - ▷ Establish new park spaces and enhance connectivity by creating new trails and greenways
 - ▷ Explore opportunities in partnership with District of West Vancouver and Metro Vancouver to enhance access and park facilities at Capilano River Regional Park and Klahanee Park
- Undertake park planning and parkland improvement reviews as identified:
 - **Seymour Alpine Area:**
 - ▷ Undertake environmental studies, consultation and design to identify and establish trail routes and potential staging areas, including parking and amenities such as washrooms and change rooms
 - **Central Delbrook Area:**
 - ▷ Explore the possibility of creating a playground in the Central Delbrook Area
 - **Braemar Area:**
 - ▷ Consider, in the future, the provision of neighbourhood park facilities in Braemar Park, with an emphasis on informal play opportunities in a natural setting
- **Inter River Area:**
 - ▷ Design and develop a neighbourhood park at Lillooet Park, to include a playground
- **Maplewood Area:**
 - ▷ Explore the possibility of creating a playground in the Riverside East neighbourhood
 - ▷ Explore the development of a universally accessible ecological learning circuit at Maplewood Creek Park
- **St. Alban's Park:**
 - ▷ Consider improvements to St. Alban's Park to enable the public's enjoyment of views and the appreciation of the natural features of the park, and incorporate active amenities such as play equipment

5.2.3 Park Buildings

Strengthen a parks building program to incorporate a life cycle maintenance program, and evaluate the need for replacement and new building infrastructure, where justified and cost effective.

There are currently 37 park field houses, washrooms, change rooms and other miscellaneous buildings located at parks across the District. The majority of these buildings are over 35 years old, dating back to the 1970's. With that consideration, the District initiated a Parks Building Condition Assessment Report in 2008. This provided a comprehensive evaluation of exterior and interior finishings, plumbing and electrical systems and fixtures, seismic stability, hazardous materials and building code standards. Many facilities are still functioning, but many older buildings require significant upgrades in upcoming years, and the District will need to develop a strategy and funding goals to ensure the safety and continued use of these buildings. The health and safety issues at the following three buildings are so significant that it is recommended that they be demolished and rebuilt: Delbrook Fieldhouse, Norgate Fieldhouse and Kirkstone Washroom.

Key Recommendations

- Maintain and retrofit aging park buildings
 - Implement the Parks Building Condition Assessment Report (2008) which includes recommendations on maintenance, retrofitting and replacement of buildings, specifically:
 - ▷ Undertake significant upgrades to existing park buildings to meet current building code, and health and safety standards
 - ▷ Explore funding opportunities to provide replacement buildings for the following park buildings: Delbrook Fieldhouse, Norgate Fieldhouse, Kirkstone Washroom and Murdo Frazer Washroom

- ▷ To meet sports user needs replace porta potties and explore installing small washrooms at Sowden Park, Blueridge Park, Roche Point Park, Parkgate Park and William Griffin Park
- ▷ To optimise Inter River Park as a sports field tournament centre, construct a field house and washroom
- ▷ Use capital renewal projects as opportunities to develop green buildings



5.2.4 Sports Fields

Develop strategies to address the demand for high quality, well maintained sports fields and amenities which maximize recreational play opportunities for the community.

The District currently has 40 fields to serve primarily soccer, football, rugby, track, cricket and field hockey uses. In 2009 a **Sports Field Needs Assessment Report** was undertaken by Lamorna Enterprises Ltd. to support and develop recommendations for the Parks and Open Space Strategic Plan. The study included a comprehensive review of field inventory, analysis of demographic user data and trends, and field capacity-demand analysis. All field sports were reviewed including soccer, baseball, football, field hockey, field lacrosse, cricket, rugby, ultimate and other casual sports.

Recommendations from the study were first initiated in 2010. Windsor Secondary School, in partnership with the District, opened a new multi-use artificial turf field with a six lane asphalt track, and a washroom. In addition the North Shore Girls Soccer Club (NSGSC), in partnership with School District #44, opened an indoor artificial turf training facility at Windsor Secondary School.

Key issues identified through the analysis of the 2009 Sports Field Needs Assessment Report include:

- Address the need for a multi-day tournament centre with track
- Ensure consistent field quality and size
- Provide lighting for fields to support practice times
- Address the short fall of fields for ultimate, field lacrosse, field hockey, rugby and cricket

- Address the lack of fields for informal community sports use
- Address the extended season for soccer and the development of sports such as ultimate

Key recommendations from the 2009 Sports Field Needs Assessment Report include:

- Address the current and future shortfall of sports fields, and establish additional capacity in the region by installing a minimum of two additional artificial turf fields in North Vancouver (City, School and District). The phasing of field construction will be determined by appropriate site selection and development of an acceptable funding mechanism. In addressing the regional nature of user demand, the development of these fields will require a cooperative decision making process between the District, the City of North Vancouver and School District #44. This addition would provide the equivalent of approximately 12 additional grass fields, and would significantly impact annual capacity, and generate flexibility in the allocation of fields for other competing sports such as field hockey
- Undertake a site and agronomic analysis to determine priorities for individual field renovation and/or replacement as the basis for developing a 10 year capital renovation plan. The primary focus on this plan would be to look at upgrading selected Class B fields to Class A in order to improve capacity, and to determine the feasibility and costs of installing lighting to expand the supply of lighted all weather practice fields
- Provide more lit all-weather fields in strategic locations for practice purposes

- Investigate the potential to develop second tier 'casual use' field areas that are more flexible in size and topographic constraints, and that do not require (or receive) the maintenance inputs demanded for the established sports field inventory. This evaluation would also require determination of user guidelines and the availability of these fields through central booking
- Support the evolution of Inter River Park into a multi day tournament facility, and add a new fieldhouse to include washroom, change and concession facilities, as well as additional infrastructure such as lighting and bleachers
- Undertake a review of current field allocation, scheduling procedures, management and use of the District, City of North Vancouver and School District #44 fields
- Review feasibility for collaborative and joint funding strategies between the District, School District #44, the City of North Vancouver and sports user groups for field maintenance, equipment purchases and use, lighting and renovation planning.
- In the broader context, field upgrading may also address associated infrastructure such as parking, bleachers, backstops, and washrooms



5.2.5 Urban Beautification and Horticulture

Support and strengthen a sustainable horticultural program that provides aesthetic, environmental and educational value to the community.

Parks operations has assumed many new areas of maintenance responsibility since the 1990's. Horticultural maintenance is no longer restricted to 'stand alone parks', but encompasses ornamental streetscapes, median plantings, mini parks, public plazas, and greenways. With a movement towards green initiatives, the Parks Department has incorporated best management practices that include an Integrated Pest Management (IPM) program.

Key Recommendations

- Continue to renovate and renew landscape areas to incorporate plant selection for reduced maintenance, drought tolerance, and to meet changing climatic conditions
- Continue to review and initiate opportunities to convert manicured areas to naturalized areas, where appropriate
- Expand program to address water conservation in horticulture that includes conversion to modern, water efficient irrigation systems, linked to the District Park's 'Central Irrigation System'
- Expand a program of rain gardens, bioswales and other innovative storm water management practices
- Continue to advance sustainable approaches to maintenance practises (i.e. sustainable products, recycling leaf mulch and naturalization)
- Continue to propagate, grow, divide and store plants at the horticultural nursery site to optimise cost reductions and quality of plant materials

5.2.6 Urban Agriculture and Community Gardens

Within the context of a policy framework for urban agriculture, explore urban agriculture opportunities in parkland and other District owned land.

In 2010, the District supported the first community garden in the in the Inter River neighbourhood. Communal gardening is recognized as a popular recreational activity that promotes education, builds community, helps seniors stay active, produces food, and improves social interaction.

Key Recommendations

- Collaborate with District Planning to enhance the existing policy framework, including the addition of protocols, delivery models and criteria to assess potential urban agriculture and community garden sites
- Consider opportunities to incorporate community gardens and other forms of urban agriculture in parkland, laneways and street right-of-ways, following bear aware guidelines and encouraging educational and learning opportunities



5.2.7 Managing Parking and Access

Develop strategies to address congested traffic and parking pressures in high use parks, and during peak seasons and special events.

Special events, sporting tournaments and festivals can generate high volumes of traffic during peak times. Parking can overflow from designated park parking lots onto neighbourhood streets.

Key Recommendations

- Work in partnership with Transportation Planning to manage parking and access and minimize impacts on surrounding neighbourhoods:
 - Encourage the use of nearby parking lots (i.e. schools and recreation centres) for overflow parking. Provide public information on overflow parking areas (i.e. way finding signage program, web information, map of parking restrictions)
 - Encourage carpooling, more transit and shuttles to support special park and community events
 - Require on site parking and traffic management during larger events, through the use of volunteers, event organizers, bylaw and auxiliary police
 - Consider designating shorter term parking (i.e. 2 hrs) in high use parks to encourage turn over
 - Consider pay parking in high use parks during the summer season.
 - Where feasible and effective, consider expanding existing parking lots in parks to meet demand

5.2.8 Safety, Security and Vandalism

Develop strategies to improve public safety and risk management, and minimize opportunities for vandalism of parks, trails and facilities.

Parks and trails should provide a sense of safety, security and well being for users. Considering these issues when designing and programming parks and trails can help to limit unwanted activity and vandalism. Vandalism and graffiti in parks continues to grow, with limited resources to address all the damage.

Key Recommendations

- Evaluate the safety of parks and facilities, using available data and records, and implement principles from Crime Prevention Through Environmental Design (CPTED), where appropriate
- Expand the Park Ranger Program to patrol parks and trails during high use periods, help regulate unwanted activities and increase park safety
- Develop graffiti prevention strategies and work with Community Police, District Bylaw, schools, non profit organizations, community associations and Block Watch to implement creative strategies to deter vandalism and graffiti of parks, trails and facilities
- Ensure that proper maintenance, renovation and replacement of parks, trails and park equipment prevents and corrects hazardous conditions
- Manage public safety, liability and environmental concerns regarding the building of unauthorized play structures

5.2.9 Universal Accessibility

Improve the accessibility of parks and trails for park users of all abilities.

Park users include a wide variety of people with different needs and abilities. With an aging population, more people live with mobility restrictions, yet wish to continue to enjoy outdoor recreation in parks. It is estimated that 16% of BC residents have some form of disability, and most people experience some form of mobility limitation during their lifetime. In 2009, a Park Accessibility Review Report was initiated in the City and District to undertake a park access review of our park facilities.

Key Recommendations

- Implement the directions from the **Park Accessibility Review Report (2009)**:
 - Bring current park facilities up to minimum accessibility standards as described in the Park Accessibility Review Report (2009)
 - Apply universal design principles in the design of park facilities, services, programs and products
 - Adopt the existing park accessibility check list to be used in project management
 - Provide the public, staff and policy makers with training and awareness in disability issues
 - Provide public information (i.e. pamphlets, web page) relating to accessible opportunities in parks, as they become available
 - Consult with the North Shore Advisory Committee on Disability Issues in the planning of accessibility improvements in District parks



5.2.10 Playgrounds

Provide a playground program to ensure that playgrounds are creative, accessible and safe for children and youth.

The District is currently well served with playgrounds, with 49 playgrounds distributed across the District in district, community and neighbourhood level parks. The playgrounds range from small tot lots in smaller neighbourhood level parks to larger, more complex playgrounds in larger district level parks. Over the years, the District has also made financial contributions to playgrounds on some School District lands, for shared use during non school hours, in areas where there is a playground deficiency in parks. Elementary school playgrounds in the District contribute to the distribution of playgrounds throughout the District. The District has an annual program for playground replacement to ensure that equipment in parks remains current and meets all safety guidelines.

Key Recommendations

- Continue to replace and upgrade playgrounds with new equipment, as required by the District Asset Management Program, that meet or exceed CSA playground standards
- Incorporate accessible, barrier free play equipment, site designs, play elements and play opportunities to foster and integrate play for all children, especially those with physical and developmental disabilities
- Evaluate the need for additional playgrounds in District growth areas (Lynn Valley Town Centre, Lower Lynn Town Centre, Lower Capilano - Marine Village Centre and Maplewood Village Centre) that fit the demographics of the neighbourhood, and incorporate age appropriate equipment

- Explore the possibility of creating playgrounds in the Central Delbrook area, in Lillooet Park, and in the Riverside East area
- Where appropriate, consider integrating adult and senior fitness components, plantings and natural elements



5.2.11 Water Parks

Redesign, renovate and revitalise existing water parks to offer a high level of creative play value.

The District currently has 4 small water parks which are neighbourhood based at Eldon, Viewlynn, Kilmer and Myrtle Parks, rather than centralized as one larger District-level water park. These popular water parks were constructed in the mid 1990's, and are in need of renovation to meet current safety standards and play value objectives. Eldon water park was revitalised in 2008 and Viewlynn water park was fully renovated in 2011.

Key Recommendations

- Renovate water parks at Myrtle and Kilmer Parks, in that order of priority as per the financial life cycle plan
- Ensure the use of technology and water conservation methods to minimize water use

5.2.12 Tennis Courts

Provide a comprehensive park court program to meet the needs for tennis, basket ball, lacrosse, and roller hockey.

There are 43 outdoor, hard surfaced tennis courts distributed across the District within neighbourhood and community parks. The amount of tennis played on the courts varies and is influenced by weather, court conditions and surface types. The park courts cater primarily to the casual recreational player, although North Vancouver Recreation Commission does book exclusive times for tennis clubs or lessons at Murdo Frazer Park, Cates Park/Whey-ah-Wichen, Myrtle Park and Delbrook Recreation Centre. A number of District tennis courts require complete renovation, while others require repaving and painting

to bring the courts up to a playable standard. In some cases, older tennis courts are used for informal roller hockey and basketball, and some have been converted to sports courts.

Tennis trends suggest that the demand for tennis facilities has increased again after a drop in interest a number of years ago. There is a trend toward the provision of more popular multi-court complexes, which accommodate clubs and lessons. While there are private and indoor courts on the North Shore at Grant Connell and Capilano Tennis Club, the need for unscheduled, free public courts, remains a desire for residents. If there were concerns regarding costs to maintain and upgrade, a user fee model might be considered.

A preliminary review of the supply of District tennis courts in comparison to Lower Mainland municipalities, the provincial and the national average, demonstrates that the District is currently well-served with regards to the number of outdoor tennis courts in parks. The District would also be comparatively well-served with projected population growth. Tennis courts are well-distributed throughout the District, with the exception of the Inter River Park neighbourhood.

Key Recommendations

- Undertake a tennis court assessment, to evaluate the existing condition and future needs for tennis
 - Determine which tennis courts are underused, and consider conversion to multi-purpose sports courts, etc.
 - Evaluate the request to light specific tennis courts for night play. Consider pay for use and sustainable lighting options

- Include practise backboards at tennis courts
- Continue to work with the North Vancouver Recreation Commission to program the District Parks tennis courts and sports courts, where appropriate
- Initiate preliminary discussions with the North Vancouver Tennis Association (a member organization of the North Vancouver Sport Council) to evaluate the condition of tennis courts and the need for future tennis infrastructure
- Explore the possibility of integrating pickleball into existing tennis courts

5.2.13 Outdoor Sports Courts

Provide a comprehensive outdoor sports court program to meet the needs for basketball, lacrosse, roller hockey and other casual uses.

The District currently has one community level multi-purpose court at Kirkstone Park that includes a half size basketball court and enclosed multi-purpose sports court. These are hard surfaced courts, usually surrounded by fences, which are fitted with basketball hoops and provide space for roller hockey nets. Viewlynn, Draycott and Garibaldi Parks also provide smaller, neighbourhood level multi-purpose court areas that permit a combination of basketball, ball hockey and biking. The flexibility of these facilities can support temporary locations for entry level portable bike skill jumps and other casual uses. Larger outdoor and interior basketball courts are primarily provided through the schools and North Vancouver recreation centres. In neighbourhoods with a large youth population, multi-use sports courts provide the flexibility to accommodate a variety of casual uses.

The District also has three lacrosse boxes located at Myrtle Park (lit), Inter River Park (lit) and William Griffin Park. Lacrosse is also played

at the Kirkstone multi-purpose court. Typically the season for lacrosse is mid-March to September, and Inter River and Myrtle Parks are booked in the evening for adult ball hockey games. Weekends are sometimes booked for children's birthday parties, and other casual uses. The ratio between lacrosse and ball hockey use is approximately 65% for minor lacrosse and 35% for ball hockey and casual use. The larger lacrosse boxes are booked by North Shore Minor Lacrosse, Capilano Youth (ball hockey), roller hockey and adult ball hockey. The City of North Vancouver does not have a lacrosse box, so they access the District facilities.

In comparison to Lower Mainland municipalities and the national average, the District is currently well-served with regards to the number of outdoor sports courts. The addition or conversion to multi-purpose courts should be considered in projected growth areas to accommodate increased population.

Key Recommendations

- Undertake an outdoor sports court program assessment to evaluate the existing condition and future needs for basketball, roller hockey, lacrosse, pickleball and other emerging hard court sports
- Explore the possibility of providing modular skateboard/long board facilities in community and neighbourhood parks
- Consider the conversion of low use tennis courts and basketball courts to multi-purpose courts
- Consider requests for lighting of courts and explore pay for use and sustainable lighting options

5.2.14 Youth Parks, Skate Parks, Bike Skills Parks, BMX Parks, Dirt Jump Parks

Explore delivery models to manage and support the evolving recreational trends for youth parks, skate parks, bike skill parks, BMX parks and dirt jump parks.

The District has four skate parks located at Seylynn Park, William Griffin Park, Kirkstone Park, and Parkgate Recreation Centre. These facilities range from beginner to intermediate and provide a range of experiences from retro bowl skate parks to street style skate boarding with replica rails, embankments, curbs, walls and ramps. Youth have recently expressed interest in long boarding. In 2008, the Inter River Park Bike Skills Park was established to provide BMX, dirt jumps and beginner level mountain bike structures for youth to train on before attempting more challenging mountain bike trails on Fromme Mountain. Myrtle Park also offers an informal skills bike area which has been accessed by youth through the Dirt Bike Club. To compliment the District, the City of North Vancouver has one skateboard park at Harry Jerome complex and has recently supported a bike skills park at Loutet Park. Many of these youth oriented parks are best located adjacent to other recreation facilities which include washrooms and spectator areas.

Over the years, the District has observed multiple unauthorized ‘neighbourhood’ bike jump parks under construction by local youth. These parks can create environmental damage and raise public liability concerns. Creating a formal partnership with the biking community and residents to find supportable locations for bike skill parks is an ongoing discussion.

Key Recommendations

- Assess the benefits and management of the Inter River Bike Skills Park and the Myrtle Bike Skills Park, and partner with youth and biking community to consider a third bike skills park within the District. Ensure these skill areas are not located in environmentally sensitive areas
- Undertake a skate park assessment to evaluate the existing condition and future needs for skateboarders and other skate park users
- Design youth parks in areas adjacent to existing recreational facilities such as trails, recreation centre, community centres and schools
- Work in partnership with Transportation Planning to assess the implications of the emerging interest in long boarding



5.2.15 Boot Camps, Adventure and Extreme Sports

Address and manage a growing interest in emerging trends in boot camps, adventure and extreme sports, while protecting the environment.

Key Recommendations

- Research emerging trends and park management strategies in relation to adventure and extreme sports
- Develop a strategy for addressing requests for emerging adventure and extreme sports (i.e. outdoor courses, rope courses, paintball)
- Work with North Vancouver Recreation Commission on policies relating to park programming to determine the suitability of new outdoor recreation programs as they arise (i.e. boot camps)

5.2.16 Picnic Shelters and Special Event Facilities

Evaluate the need for replacement and addition of new shelters to better accommodate a range of special events.

Picnic shelters are popular park facilities and the District currently has five shelters located at Cates Park/Whey-ah-Wichen, Princess Park, Deep Cove Park, Panorama Park, and Lynn Canyon Park. The waterfront picnic shelters are particularly popular, enabling use during rainy weather and extreme heat. The shelters are typically permitted for organized public and private events such as parties, weddings and special events, although informal use also occurs. Picnic shelters are best located at community or district level parks and are typically located near washrooms, drinking water, playgrounds and other park facilities.

Key Recommendations

- Review park shelters for upgrading and restoration to retain their attractiveness
- Review replacement of picnic shelters at Deep Cove Park and Princess Park with larger, accessible shelters that integrate water taps and barbecue opportunities

5.2.17 Public Art

In collaboration with the public, explore opportunities to integrate public art into parks, park development projects and streetscapes in the context of the District Public Art Policy and the Public Art Program for the District of North Vancouver

In 2000, the District Public Art Policy and the Public Art Program were developed to integrate public art into streets, parks, open spaces and development projects within the community. In consultation with the public, a number of art projects have been integrated into park projects such as the Lynn Canyon Park Cafe and the Inter River Park backstops. Creative ideas are integrated into a range of park elements including signage, sculptures, backstops, fences, architectural elements and lighting.

Key Recommendation

- Continue to collaborate with the Public Art program and the public to integrate art pieces into park design and park elements, where appropriate (signage, fountains, fencing, benches, paving etc.)

5.2.18 Dog Management in Parks

Develop a Dog Management Program with Best Management Practices for dogs that would address and manage dog related issues in parks and trails, within the context of protecting park resources from environmental impacts.

Dog management remains an important discussion in the community and can generate many opinions and concerns, from impacts of dogs in ecologically sensitive areas to public health and safety issues. Pet ownership is increasing with greater use of trails and parks by pet owners.

The District Dog Tax and Regulation Bylaw 5981 governs dog regulations, and identifies where dogs are currently permitted and excluded. In all parks, dogs are not permitted by bylaw on playgrounds, picnic areas, sports fields, beaches, fitness circuits, golf courses, or tennis courts. The Bylaw identifies:

- Parks where dogs are prohibited (35)
- Parks where dogs are permitted on leash (61)
- Parks where dogs are permitted off leash, but under control (14)
- Locations where commercial dog walkers are permitted (4): Baden Powell Trail, sections of BC Hydro ROW, sections of Lower Lynn Canyon Park and Inter River Park (Dyke Road)

Regulating the dog bylaw for over 100 parks and greenbelts is an enormous challenge, and is currently managed through a combination of bylaw officers, park rangers and District animal welfare services. Key concerns relate to overuse of park areas, deterioration of natural habitat areas, dog waste management, conflicts between users, and public safety. Regulation signage is installed in most parks; however voluntary compliance by the public is stressed. The public have expressed interest

in increasing opportunities for off leash trails within parks, and additional off leash trails have been provided in recent years at Cates Park/Whey-ah-Wichen and Myrtle Park. The addition of maps and signage supports public guidelines and codes of conduct.

A preliminary review of the supply of District dog off leash areas in comparison to other Lower Mainland municipalities and the provincial average, demonstrates that the District is comparatively very well served with regards to the number of dog off leash areas. District dog off leash areas are popular destinations, serving both local and regional populations.

Key Recommendations

- Implement a Dog Management Program with Best Management Practices to include the following:
 - Review options to establish fenced dog off leash areas or dog parks
 - Review the existing Dog and Tax Regulation Bylaw 5981, in consultation with the public, to identify modifications to dog use in parks
 - Evaluate options to minimize environmental impacts of dogs in parks, including the benefits and costs of providing habitat protection fencing. Engage park users and stakeholders in developing solutions which seeks to balance dog activities with conservation goals
 - Develop a Dog Education Program to promote responsible dog etiquette, with regulatory and advisory signage, pamphlets, updated maps and other communication tools
 - Develop operational and design guidelines for dedicated dog park areas and off leash trail areas that include park design criteria to reduce user and dog conflict

- Where required, enforce dog bylaw regulations and include bylaw phone numbers on signage
- Consider the increase of dog license fees to offset costs associated with managing dogs in parks
- Review fees and licensing for commercial dog walker companies
- Review options for a sustainable dog waste disposal program (i.e. doggy bags, pick up areas)



5.2.19 Waterfront Access, Water Based Recreation and Shoreline Management

Improve and strengthen public access to the waterfront at strategic locations along the District waterfront.

Public waterfront access continues to be highly valued for outdoor recreation and environmental and historical appreciation. District waterfront access takes the form of viewpoints (i.e. Harbourview Park), beach pathways and larger destination parks that provide boat launches, concessions and boathouses for marine based recreation, such as Cates/Whey-ah-Wichen and Deep Cove/Panorama Parks.

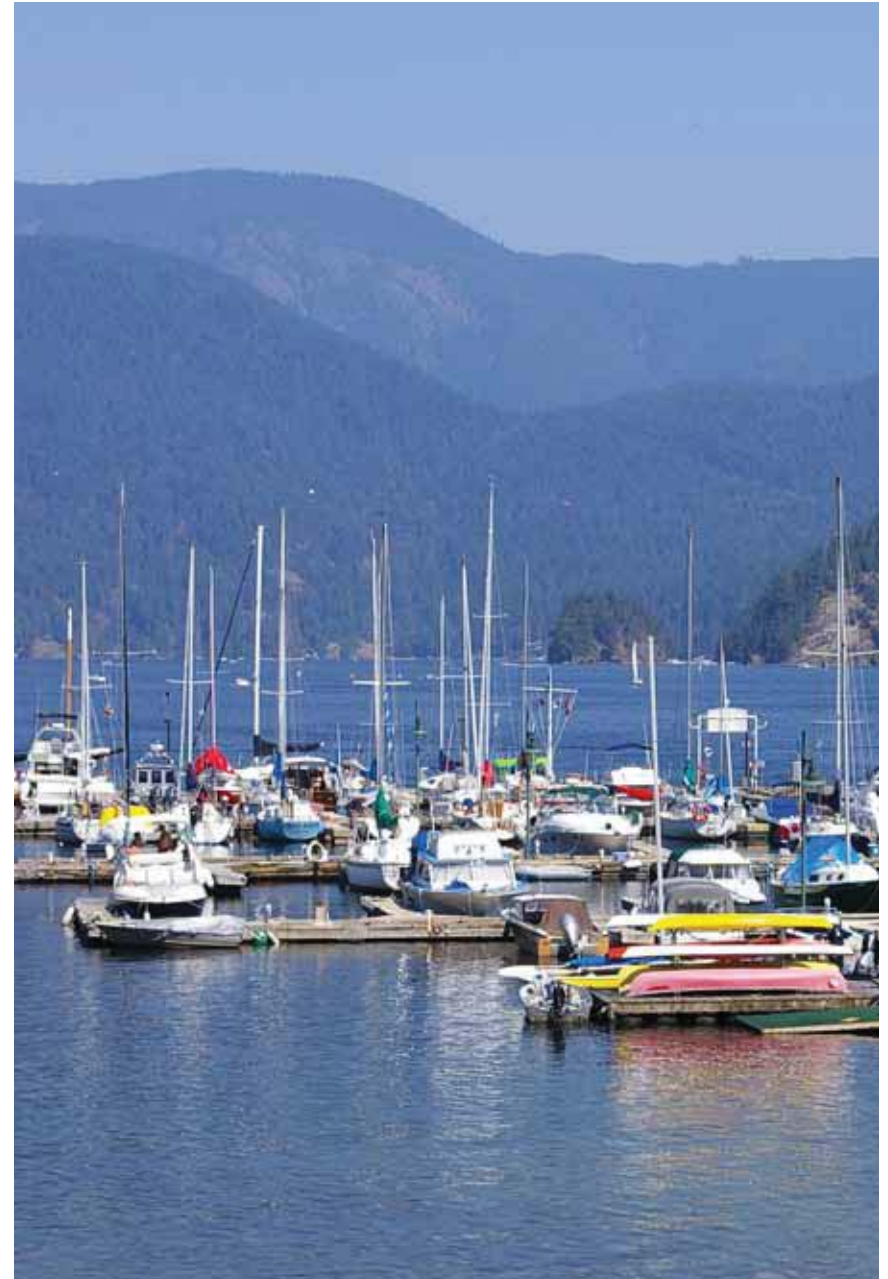
Key Recommendations

- Through community planning processes, continue to pursue opportunities to provide improved waterfront access to strengthen the current system of parks, walkways, street-ends, viewpoints, public wharves and boat launches:
 - where land is available
 - where recreational access will not jeopardize the environmental sustainability of the foreshore
- Continue to implement the Waterfront Street End Strategy and review remaining unopened street ends to provide public access to the waterfront, where feasible:
 - Provide viewpoints with sitting areas where shorelines are too steep to safely permit access to the foreshore
 - Sign all open waterfront access points
 - Work with private property owners to eliminate encroachment on unopened road allowances identified as waterfront access pathways

- Acquire additional waterfront property, where feasible, to expand public shoreline access
- Improve waterfront access opportunities at District waterfront parks
 - Continue to implement **Panorama Park / Deep Cove Park Planning Study** (2011) recommendations that include:
 - ▷ The potential for expanded opportunities for rowing, kayaking and boating



- ▷ The addition of 3 lots on Panorama to be integrated into Panorama Park
 - ▷ Review use and management of parking
- Continue to implement **Cates Park/Whey-ah-Wichen Management Plan** recommendations that include a review of use and management of boat launch facility and parking
- Upgrade the existing Strathcona public wharf facility for improved recreational access to the water
- Review the requirements and management of water based recreation, including kayaking, canoeing, rowing and scuba diving:
 - Continue to improve parking, storage and boat launching opportunities, where appropriate
 - Monitor and manage lessons, practices, commercial activity and special events to avoid congestion and conflicts with other users at launching areas
- Continue to support the Maplewood Conservation Area goals to protect and manage the last remaining waterfront wetland ecosystem on the North Shore
- Continue to work with community volunteers to promote the conservation and stewardship of the waterfront and foreshore of North Vancouver
- Research infrastructure and locations to support boating routes from Burrard Inlet up Indian Arm, taking into consideration areas such as Thwaytes Landing as emergency exit routes



5.3 Trails & Greenway Systems

The District is well served by a wide range and supply of trails, ranging from rustic, natural trails (Baden Powell Trail) to more urban, hard-surfaced and lit trails (Spirit Trail Western Section). More and more frequently, trails are used for recreational, commuter and transportation purposes. The challenge is to provide and maintain a network of trails and greenways that link neighbourhoods, green spaces, waterways, schools, and other community amenities, creating a comprehensive trail/greenway system across the District.

5.3.1 Regional Trail Linkages

Continue to collaborate on interconnected, regional trail linkages with North Shore partners that include municipal, regional, provincial, First Nations, and private land managers.

Key Recommendations

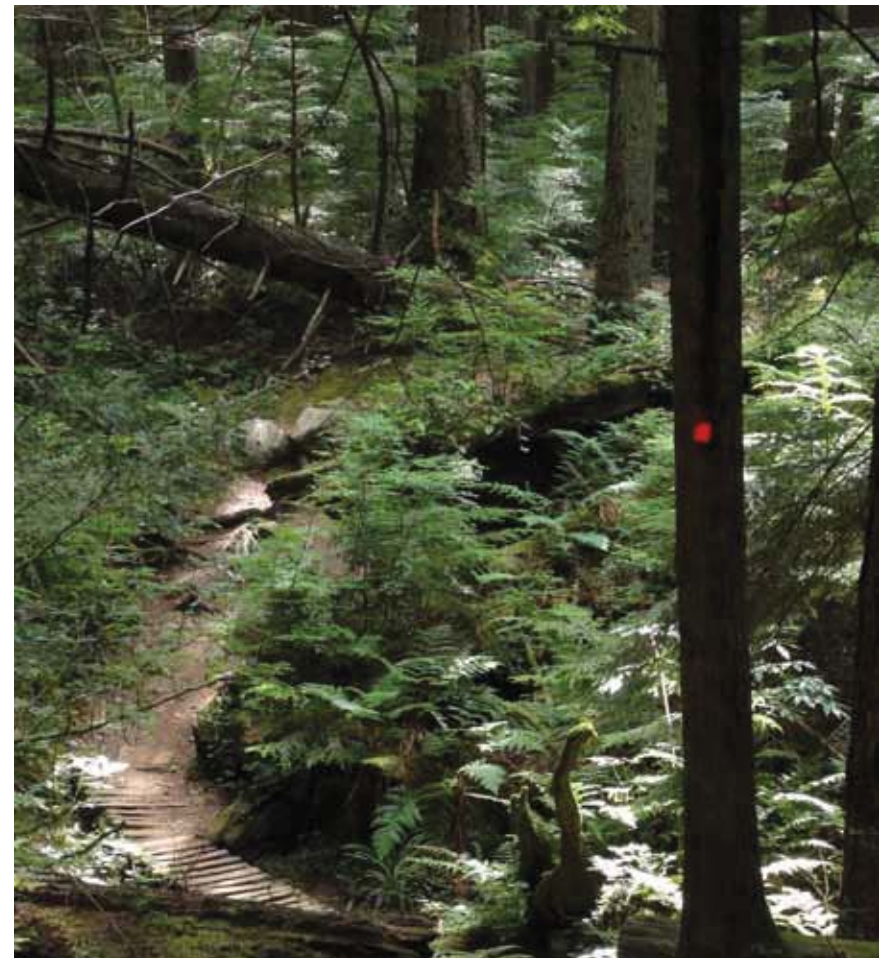
- Prioritise the completion and upgrading of key trails linkages in and through the District, as identified in Map 2: Key Trails Map (page 99):
 - Spirit Trail: Initiate recommendations from the **Spirit Trail Route Planning Report** and advance the Spirit Trail to provide a multi-use trail linking Deep Cove to Horseshoe Bay, in consultation and collaboration with the North Shore governments, the Province and other potential partners
 - Seymour Greenway Trail: Complete recommendations from the **Seymour Greenway Trail Planning Study** (a partnership with Metro Vancouver and Capilano University) to provide a multi-use trail between the Lower Seymour Conservation Area and the Maplewood waterfront area

Maintain and expand an accessible, safe and diverse 'trail and greenway system' to link north shore amenities, encourage active modes of transportation, conserve ecological integrity and support an active lifestyle



- Strengthen a Lower Capilano north-south connection
- Provide a connection between the Baden Powell Trail and the Powerline Trail
- Provide a trail connection from Braemar Road to Mill Street
- Provide connections between the Hastings Creek trail, Lynn Valley Town Centre, the Powerline Trail and City of North Vancouver trails
- Provide a connection between the Powerline Trail, Hastings Creek trails and the Sea to Sky Trail
- Provide a trail connection from Mountain Highway to Mount Seymour Parkway north of Highway #1
- Upgrade the underpasses at the Keith Road and Highway #1 bridges to improve safety and to connect Seylynn Park to Inter River Park
- Construct a bridge across Lynn Creek at Crown Street to connect Seylynn Park with the City of North Vancouver's Lynnmouth Park
- Complete the trail on east side of Lynn Creek, between Harbourview Park and the District Operations Centre with Main Street underpass, if feasible
- Provide a crossing over Highway #1 near Crown Street to connect the Seylynn and Seymour Creek neighbourhoods
- Create a crossing over the Seymour River to connect the Seymour Creek and Maplewood neighbourhoods
- Provide an upper level trail connection in the Mountain Forest area to connect the Blueridge neighbourhood to the Indian River neighbourhood

- Continue to partner with the City of North Vancouver, Metro Vancouver, Grouse Mountain Resorts and BC Parks to complete and manage important trail linkages and green corridors
- Support the use of utility corridors and other right-of-ways as trail opportunities



5.3.2 Urban Trails and Greenways

Continue to expand and improve the urban trail network, greenways, blueways and amenities, providing opportunities for the diversity of recreational and commuter users.

Key Recommendations

- Update the existing District Parks Major Community Trails and Routes Document (2002):
 - Identify and prioritize opportunities and missing linkages for future park, trail or open space development, while respecting environmental issues and regulations
 - Assess the needs of different trail users (i.e. people with disabilities, commuters, hikers, equestrians, mountain bikers, dog walkers) and plan to minimise conflicting uses, provide appropriate amenities and protect the surrounding neighbourhoods
 - ▷ Plan for the continuum of user ages and abilities
 - Establish trail classifications and standards that reflect the variety and complexity of trails
 - Implement Trail Best Management Practices in the construction and maintenance of trails, taking into account ecosystem integrity
 - Assess the demand for and impact of special outdoor sporting events on trails
 - Develop staging areas with mapping and signage at key trail intersections
 - ▷ Explore the provision of change facilities
 - Explore parking management strategies which encourage the use of existing parking lots (i.e. schools)
 - ▷ Explore synergies with commercial parking lots (i.e. Superstore)
- Improve recreational access for trail users, while protecting and minimizing impacts on sensitive ecosystem functions and integrity
 - ▷ Assess existing trail networks in sensitive areas, and identify trails for decommissioning and/or restoration of trails and structures with significant environmental impact or risk
 - ▷ Redirect trail access and egress points away from sensitive areas
- Create and market recreational walking loops to promote healthy living
- Implement trail recommendations from the Official Community Plan and detailed Town and Village Centre Plans that identify neighbourhood trail linkages
- Develop a Trails Maintenance and Management Plan to inventory and assess trails condition, with the goal to establish an annual program for trail maintenance and operations

5.3.3 Active Transportation Linkages

Continue to collaborate with the Engineering and Planning Departments to enhance linkages and strengthen an active mobility network between neighbourhoods, parks, schools and community nodes.

Key Recommendations

- Where feasible and appropriate, link parks with the local and regional bicycle network to provide recreational, commuter and transportation connections between communities and amenities
- Provide wider, lit trails, where feasible and in the context of the bicycle transportation plan, to accommodate off-street bicycle commuting
- Work with private property owners to eliminate encroachments on unopened road allowances identified as potential trail connections

5.3.4 Alpine Areas: Alpine Recreational Strategic Framework – Balancing environmental protection with recreational management

Supported by an eco-based framework, balance environmental protection with sustainable recreational management in the District alpine areas.

The North Shore public consistently rates trails as the most highly used of all park facilities. The District is blessed with many kilometres of trails, both in the alpine areas as well as in the urban and residential areas. Since the 1990's, the District has witnessed a dramatic interest in recreational access to the mountain trails, particularly for mountain biking. At the same time, residents place a high value on protecting the ecological health of the forests and natural systems. The Alpine Recreational Strategic Study was undertaken in 2004 to develop a common public vision and commitment to create an environmentally sustainable framework to balance environmental protection with recreational management of mountain biking and hiking trails.

“The vision was one of sustainability to respect the natural systems and manage uses of the mountains in a way that does not diminish the ability of future generations to enjoy this wonderful endowment. By adopting an approach that protects the mountain’s ecology while providing recreational, social and economic benefits, the north shore will become a model of sustainable recreational management.”

In 2008, a more detailed trail planning study, the **Fromme Mountain Sustainable Trail Use and Classification Plan**, provided further guidance and detail for achieving a balance between environmental and trail management. This plan included a final recommended trail network, strengthened by Best Management Practices and Trail Guidelines, to minimize the environmental impact of trails, and maximize trail sustainability.

Key Recommendations

- Implement recommendations from the **Alpine Recreational Strategic Study** which includes sustainable management strategies to protect the integrity of the mountain’s ecosystems, while providing recreational and social benefits. The eco-based model reviews the ecological characteristics of the alpine area, and helps to establish a ranking system of ecological sensitivity to help guide planning decisions. The plan identifies management zones to define permissible recreational uses, identifies conservation areas, management standards, and trail classifications within specific geographical areas
- Supported by an eco-based and adaptive management framework, implement the **Fromme Mountain Sustainable Trail Use and Classification Plan**, that includes recommendations on trail and ecosystem management:



Rental and Affordable Housing Strategy



355 West Queens Rd
North Vancouver, BC V7N 4N5
604-990-2311
www.dnv.org

Updated November 2016

Table of Contents

- 1| INTRODUCTION..... 3
 - Intent of this strategy 3
 - Public and stakeholder consultation 4
- 2 | FOCUS FOR THIS RENTAL AND AFFORDABLE HOUSING STRATEGY 5
 - Low and moderate income households 5
 - Target resident households 6
- 3 | ESTIMATED RENTAL DEMAND 8
- 4| LEVEL OF AFFORDABILITY 9
- 5| KEY RENTAL AND AFFORDABLE HOUSING GOALS 10
 - GOAL 1: Expand the supply and diversity of housing..... 10
 - GOAL 2: Expand the supply of new rental and affordable housing..... 11
 - GOAL 3: Encourage the maintenance and retention of existing affordable rental..... 12
 - GOAL 4: Enable the replacement of existing rental housing with conditions 12
 - GOAL 5: Minimize Impacts to Tenants..... 13
 - GOAL 6: Partner with other agencies to help deliver affordable housing..... 14
- 6| IMPLEMENTATION OF THIS STRATEGY..... 15

1 | INTRODUCTION

As guided by the North Vancouver District's Official Community Plan (OCP), increasing housing choices to meet the diverse needs of residents of all ages and incomes is a key objective for this community.

While important strides have been made to increase the type and tenure of housing through revitalization and mixed use redevelopment of designated town and village centres, a more focused strategy is needed to address the needs of low and moderate income households in their efforts to find affordable housing choices.

Intent of this Strategy

The District has an opportunity to promote retention of existing rental, and the expansion of the affordable rental housing inventory through the implementation of the OCP and other relevant bylaws and policies, and the administration of the land development application and review process. Realization of affordable housing objectives will require collaboration and partnerships with senior government agencies, non-profit housing providers, and other community stakeholders.

This Rental and Affordable Housing Strategy has been developed with the input of District residents, non-profit housing providers, housing agencies, and development industry representatives. Goals, policies and implementation measures in this strategy are intended to guide the community, developers, Council and staff towards the provision of housing choices for low to moderate income households in the District.

This strategy also supplements and provides additional detail to inform existing housing policies in the Official Community Plan (OCP), centres implementation plans, and other relevant Council policies.



Public and Stakeholder Engagement

This Rental and Affordable Housing Strategy has been shaped by housing research, data from OCP-related forums on housing, a series of workshops with Council, online and in-person public surveys, and stakeholder feedback. This process is illustrated in Figure 1.

In February - March 2016, the District hosted a number of workshops with non-profit organizations, housing providers/agencies, and development industry representatives to gather feedback on the draft strategy. Approximately 45 participants, representing 32 organizations, attended these workshops.

In May 2016, the District retained NRG Research Group to conduct statically valid telephone and onsite interviews with home owners and renters in the District. A total of 689 residents provided input through these surveys. An additional 83 residents submitted responses through an online survey posted on the District's website.

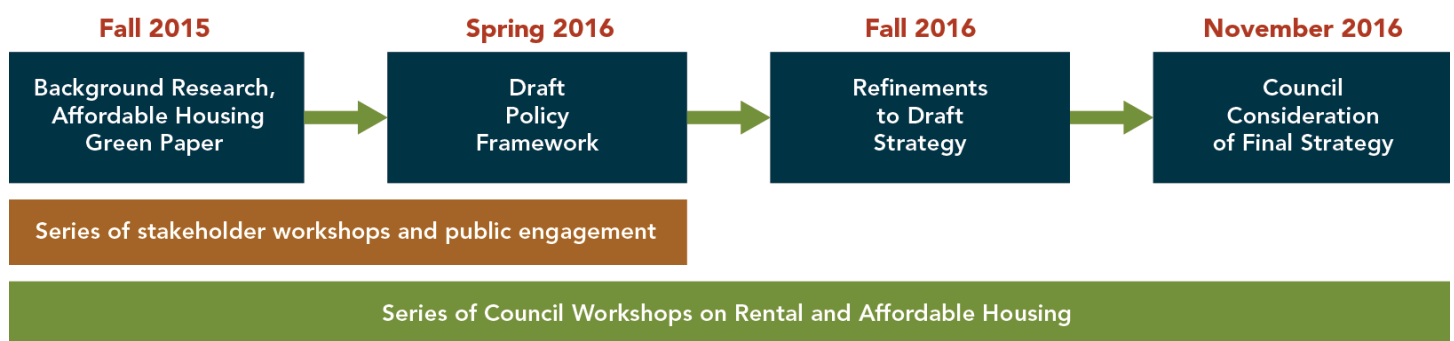


Figure 1. Planning and engagement process to develop the strategy

2 | FOCUS FOR THIS STRATEGY

Low and moderate income households

A healthy community has a diverse spectrum of housing types to accommodate the housing needs of residents of all ages, incomes, abilities and household sizes. Figure 2 illustrates the continuum of housing in the District from non-market housing for vulnerable and low income populations to market housing for higher income households.

1. Focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing.

These households are largely renters earning an estimated 30 - 50% and 50 - 80%, respectively, of the District's median rental household income. This area of focus roughly coincides with the social housing, low end market rental and market rental housing segments of the District's housing continuum.

Non-Market Housing			Market Housing			
Emergency Shelters & Transitional Housing	Supportive Housing	Social and Co-op Housing	Low End Market Rental	Market Rental Housing	Entry Level Market Ownership	Market Home Ownership

Figure 2. Housing continuum in the District

The above focus aligns with OCP direction to develop a rental and affordable housing strategy to address the housing needs of low to moderate income earning households. It is also consistent with and helps support key goals in the Regional Affordable Housing Strategy.

Target resident households

Ensuring an intergenerational mix of residents of all ages, incomes and abilities is important to the ongoing health and vibrancy of our community.

2. Consider the housing needs of lower income families as a key area of focus.

3. Seek to address the housing needs of lower income seniors, students, persons with disabilities and vulnerable populations at risk of being homeless, as well.

There is an on-going need for more affordable and rental housing choices for the following types of residents.

Families



Housing is needed for families that cannot afford home ownership and need additional space for children and/or extended family members. In 2011, an estimated 1,520 District households were living in core need and spending at least half of their income on housing, and approximately 860 (56%) of these were family households. In the absence of more affordable housing choices, many of these families may be forced to leave the District.

Young Adults and Students



Demographic trends for the District show a declining number of young adults aged 20 - 40 years, and identified as the 'missing generation' in the OCP. At the same time, local business operators report challenges in attracting and retaining qualified employees given the high land values on the North Shore. Affordable housing choices are needed to ensure that young adults receiving education, entering the work force and starting to raise families can continue to live and thrive in the District.

Seniors



Seniors are projected to comprise the largest proportion of the District's population in the coming decades. While the majority of seniors over 55 years own their current home and expect to be owning a home for the next 10 years, some lower income seniors are looking for low maintenance and affordable rental housing choices close to transit and other community amenities and services.

Persons with Disabilities



Persons living with cognitive and/or mobility disabilities are faced with tough challenges in finding affordable, barrier free housing. Some older purpose built rental units present limited options for persons with disabilities and an increased supply of affordable accessible designed units is needed.

Vulnerable persons at risk of homelessness



While the numbers of homeless people have, in recent years, remained relatively constant; social service providers across the North Shore report a growing number of vulnerable populations at risk of homelessness and waitlists for social and non-market housing continue to grow.

3 | ESTIMATED RENTAL DEMAND

The OCP (2011) anticipates capacity for approximately 10,000 net new units in the District by 2030.

As guided by the Metro Vancouver housing demand estimates in the Regional Growth Strategy (Metro 2040) and the Regional Affordable Housing Strategy, the District has established an estimated 10 year demand for affordable housing.

4. The 10 year (2016 – 2026) estimated demand for affordable rental units in the District is 600 -1,000 units.

These affordable rental units are intended to form part of, and not in addition to, the anticipated 10,000 net new units.



4 | LEVEL OF AFFORDABILITY

Canada Mortgage and Housing Corporation (CMHC) generally considers housing to be “affordable” when a household spends no more than 30% of their gross household income on shelter costs (rent, mortgage payments, property taxes, strata fees, and heating costs). CMHC has also established a set of recognized and regularly updated affordability levels that are derived from the CMHC annual rental market survey.

5. Establish rental thresholds for new affordable rental units at the time of rezoning and through a signed Housing Agreement.

6. Use the established CMHC Affordability Criteria, as updated on an annual basis, to guide the determination of affordability levels.

7. Include provisions in the Housing Agreement to the effect that existing and potential renters are income tested to ensure that affordable units are provided to low and low-moderate income earners.



Calculations of actual rents must refer to annually updated CMHC Market Rental reports.

Stats Canada census provides median household income (MHI) data every 5 years. MHI calculations may be adjusted by the annual rate of inflation to reflect incremental changes to income in the interim years.

5 | KEY RENTAL AND AFFORDABLE HOUSING GOALS

This section establishes key goals and corresponding policies to guide the rental and affordable housing in the District.

GOAL 1: Expand the supply and diversity of housing

As we move towards 2030, the majority (75 – 90%) of new housing is anticipated to be added in key growth centres, while preserving the neighbourhood character and lower density of established neighbourhoods. Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes.

- 8. Continue to encourage diversity and increase the supply of housing in town and village centres in accordance with OCP and centre implementation plan policies.**



GOAL 2: Expand the supply of new rental and affordable housing

Following a 30 - 40 year period of little change in the inventory of rental housing, some renewed interest in developing new purpose built market rental is emerging. Low interest rates, higher rental returns, municipal incentives and other factors have contributed to making the market rental housing more attractive to some developers. Municipal policy, partnerships and negotiated approaches at rezoning are needed to increase the supply of affordable rental housing that the market will not ordinarily provide. Locating affordable rental in centres that are within walking distance to frequent transit provides alternate transportation choices and helps ease the transportation costs and financial burden for renters.

- 9. Expand the supply of rental and affordable housing in a manner that is consistent with the OCP, and enables low and moderate income households to access transit and community services, retail and employment within walking distance from their homes.**
- 10. Encourage development applicants to demonstrate how the proposed project will support rental and affordable housing in the District, where feasible.**
- 11. Ensure that new rental includes a range of units, (i.e. number of bedrooms) to suit the needs of families and other households.**
- 12. Negotiate for rental and affordable units, land (typically for larger projects), a cash-in-lieu contribution (typically for smaller projects) towards affordable housing, or some combination thereof, at the time of rezoning, and on a case-by-case.**
- 13. Consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of affordable housing.**
- 14. Consider opportunities, on a case-by-case basis, to incentivise rental and affordable housing with parking reductions in key centres and along the frequent transit network, and in consideration of applicable centres plans and transportation policies.**
- 15. Continue to apply the strata rental protection policy recognizing that strata rental provides an important source of market rental housing.**



Key Goals - continued

GOAL 3: Encourage the maintenance and retention of existing affordable rental

Existing, older purpose built rental housing makes an important contribution to the affordable rental inventory in the District, and provides a key source of more affordable housing for low to moderate income families and other households. Progressive maintenance and restoration of these buildings is necessary to extend their service life and to ensure their functionality and liveability for residents.

16. Encourage the maintenance of purpose built rental to the end of its economic life, and ensure the appropriate enforcement of the Standards of Maintenance Bylaw in consideration of other applicable policies.

17. Prioritize the maintenance, restoration and retention of purpose built rental subject to an objective assessment of the building condition, and in consideration of applicable centres plans objectives and policies.

GOAL 4: Enable the replacement of existing rental housing with conditions

It is recognized that even with ongoing and regular maintenance, by 40 - 50 years of age, several major mechanical components of residential buildings may need to be replaced outright. Higher maintenance costs associated with this work may be reflected in higher rents and/or sub-standard living conditions if maintenance is deferred. On a case-by-case basis, the condition of an existing rental building may warrant redevelopment.

18. Consider the replacement of existing rental, on a case-by-case basis, and subject to negotiation of the replacement rental units reflecting the number of bedrooms and affordability of original units, or some combination thereof, to meet the affordable housing needs of families and other households.



GOAL 5: Minimizing Impacts to Tenants

Potential demolition of older multi-family rental buildings has raised concerns for displaced renters who may face significant challenges in finding suitable affordable housing in a low vacancy rate climate.

A Residential Tenant Relocation Assistance Policy outlines procedures to assist current tenants in finding alternative and affordable accommodation. Such procedures may include providing advanced notice to tenants, assistance with relocation, moving cost allowance, right of first refusal in the new building, long term tenant bonus, and/ or other measures.

19. Work with land owners and developers to explore a phased approach to development to minimize impacts to existing tenants, where feasible.

20. Apply a Residential Tenant Relocation Assistance Policy to encourage development proponents to offer assistance to tenants in their search for new housing.



Key Goals - continued

GOAL 6: Partner with other agencies to help deliver affordable housing

Addressing the affordable housing needs of lower and low to moderate income households will require partnership and collaboration with diverse community partners. Efficiencies can be realized when affordable housing is constructed as part of a market housing or mixed use development project. The day-to-day operation of affordable housing units and provision of services to tenants, as needed, is often managed by non-profit housing providers. Capital grants or other financing from Provincial and Federal governments can strengthen the economic feasibility of an affordable housing project. Strategic use of District owned lands, which may involve a long-term lease, can help leverage senior government funding.

21. Seek opportunities to partner with community stakeholders and senior government towards achieving affordable housing goals.

22. Explore opportunities to utilize District owned land subject to consideration of, but not limited to: proximity to frequent transit network; access to community services and employment; availability of external funding and partnerships; alignment with OCP, centres implementation plans and other applicable municipal policies.

23. Derive value from individual District owned lots for affordable housing in a manner that is consistent with Council policies.



6 | IMPLEMENTATION OF THIS STRATEGY

Successful implementation of rental and affordable housing in the District will require regular data collection and monitoring to ensure alignment with changing community needs. A reporting framework will provide a consistent and comprehensive means of tracking important housing metrics, and may be used to inform future adjustments, as may be needed, for Council's consideration. Implications to the existing funding levels will be considered with the long-term funding strategy.

26. Establish a reporting framework to routinely monitor appropriate affordable housing metrics, not limited to the number of units and bedrooms, and level of affordability of existing and new affordable units, by project and by area.

27. Report on these metrics for each applicable residential development application and on a consolidated, annual basis and compare to projected demand estimates.

28. Consider the allocation of Community Amenity Contribution funds for affordable housing, on a case-by-case basis, and subject to consideration of the District's long-term funding strategy.





COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: <u>July 22, 2019</u>	Item #	
<input type="checkbox"/> Agenda Addendum	Date:	Item#	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:

Dept. Manager	Director	CAO
------------------	----------	-----

The District of North Vancouver REPORT TO COUNCIL

July 12, 2019

File: 01.0530

Tracking Number: RCA -

AUTHOR: David Stuart, Chief Administrative Officer

SUBJECT: Council Directions 2019 - 2022

RECOMMENDATION:

THAT Council adopts *Council Directions 2019 – 2022* as its public statement of priority issues, approaches and initiatives for its term of office, and

Directs staff to incorporate actions associated with the priority directions into the organization's Corporate Plan and departmental work plans.

REASON FOR REPORT:

Since being elected in late 2018, Council has undertaken a process of determining their shared vision and strategic priorities, including identifying critical issues and the approaches that would be required to address them. Coming soon after direct engagement with the community through the 2018 election campaign, Council's process did not include a formal public engagement component, so discussion of their plan in a public meeting is Council's opportunity to ensure their priority directions resonate with the community.

SUMMARY:

Through a series of workshops, Council has identified four key issues and five approaches and initiatives that will be the focus of their term. The key issues are:

1. Improving Mobility and Transportation
2. Increasing Housing Diversity and Addressing Affordability
3. Supporting a Vibrant Local Economy
4. Taking Action on the Climate Emergency and Protecting the Natural Environment

The approaches and initiatives required to understand and make improvements on these issues are:

1. Robust Community Engagement
2. Official Community Plan Review Project

3. Working Collaboratively and Strengthening Relationships
4. Focusing on our Customers, and
5. Keeping the Organization Resilient

Council's last workshop in June was to review the draft of *Council Directions*. The resulting edited document is attached to this report. Since that time, additional comments and observations have been made, which are summarized below.

- Given Council's declaration of a Climate Emergency, consider further strengthening language around climate actions in the vision and various action statements in the priority areas
- Achieving housing diversity and addressing affordability may require additional language
- Clear, confident direction is the objective of all Council's statements in the document
- Council's 2022 Goal Statement sets the tone for the directions and may require some editing in order to address the foregoing points

Council may wish to discuss these comments more fully before adopting the document.

Conclusion

Council has developed an initial roadmap which provides a statement of direction for both the community and the organization, which can be further refined and then measured over the course of Council's term. Adopting *Council Directions 2019-2022* in a public meeting will complete Council's strategic direction-setting process.

Options:

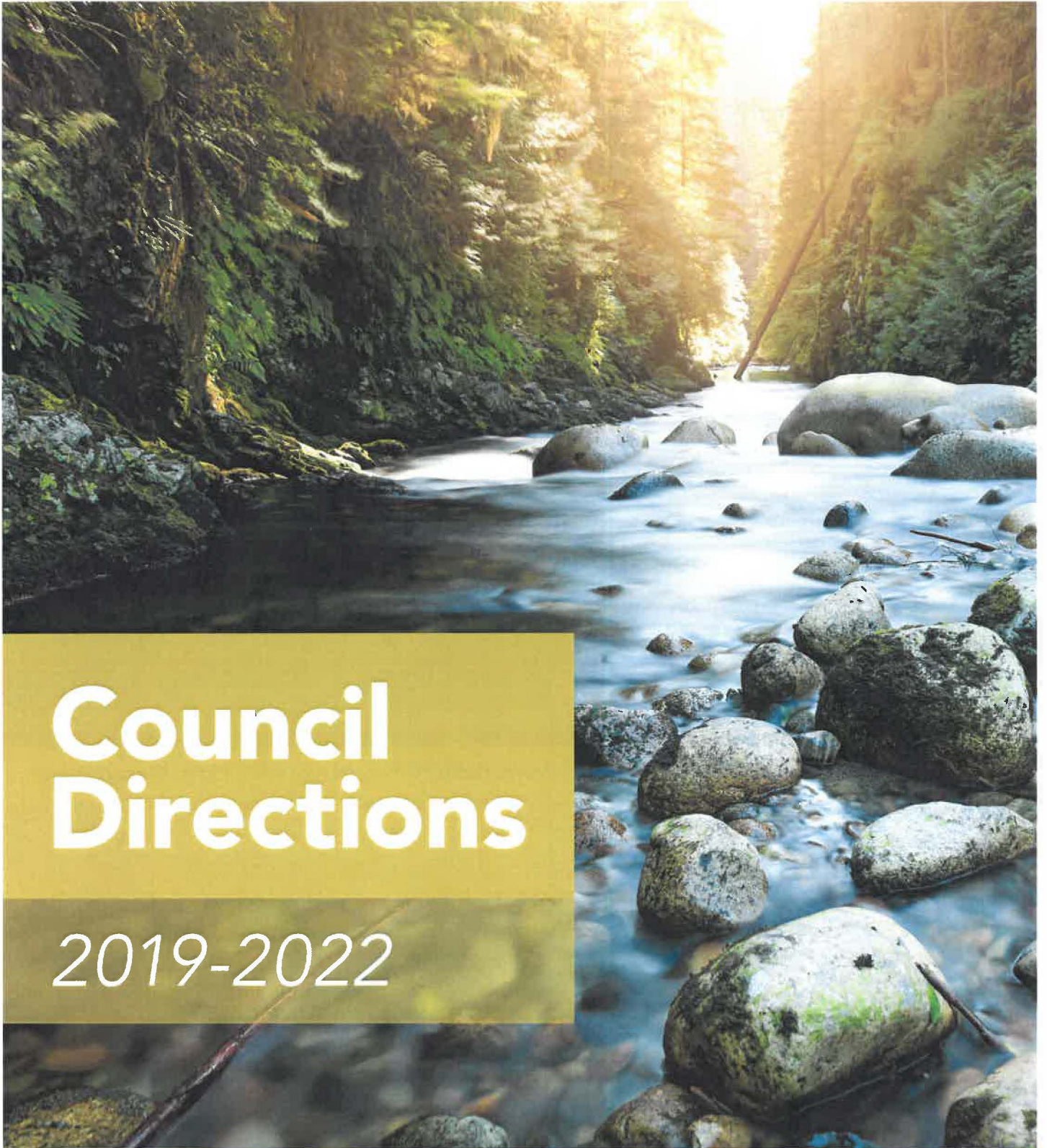
Council may:

1. Adopt the document as attached to this report
2. Make specific changes and then adopt the document
3. Engage in further discussion and make subsequent amendments to the document in a future regular meeting or workshop

David Stuart
Chief Administrative Officer

Attachment: *Council Directions 2019 - 2022*

REVIEWED WITH: <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
--	--	--	--



Council Directions

2019-2022

DISTRICT OF
**NORTH
VANCOUVER**



OUR COMMITMENT
TO THE COMMUNITY

INTRODUCTION



Left to right: Jordan Back, Lisa Muri, Mathew Bond, Betty Forbes, Mayor Mike Little, Megan Curren, Jim Hanson

This plan is our initial road map, setting priority directions as the Council elected in October, 2018. We bring different perspectives, strengths and areas of interest. Some of us have been Council members for a number of years, and some of us are arriving with fresh eyes, experiences and different understandings of the work of the municipality. We all know that we have

committed to serve in a time when the community is feeling the impacts of change related to global issues like climate change, regional growth, and a level of local renewal and redevelopment not seen in the recent past. In this context and at this early point in our term, it is challenging, and possibly unrealistic, to come together around a clear and compelling vision of the next four years.

However, we agree on the importance of prioritizing action on these issues facing the community: improving mobility and transportation; addressing the climate emergency; bridging gaps in housing availability and affordability for current and future residents, and supporting a balanced and vibrant economy.

We also share a belief that how these issues are addressed matters. Some of us fear that community trust in Council has been eroded and must be rebuilt.

We wish to engage more, and differently, with the community. Robust, authentic engagement will be a hallmark of our term. An early effort will be to convey to the community that we hear their concerns and recognize that past decisions have created challenges and the need for action.

We know, for example, that transportation and mobility are top of mind and that residents are feeling the impacts of change. A series of discussion papers on the pillars of the OCP will ground a dialogue with the community to create broader awareness of decisions previously made, deeper understanding of all facets of the OCP, and to prioritize next steps in its implementation.

Seventy-nine percent of electors told us they support further study on future reunification with the City of North Vancouver, an issue that will have to be discussed by the new Councils of both municipalities.

The Council and staff that make up the District organization share a passion to serve the whole community. While our roles differ, we succeed by working together. As we work with each other, staff and the community, we expect that our perspectives and priorities, and therefore this plan, may evolve.

The directions and initiatives outlined here are our commitment to work collaboratively and with focus to make real progress on the issues most important to the community.

Process

At the end of 2018, KPMG was retained to facilitate the process of determining Council's vision and strategic priorities for 2019-2022.

Following individual interviews with each member of Council and the Executive team, an initial set of community-facing priorities was identified. These were supplemented by a smaller number organization-facing, or operational, priorities. In a series of working sessions, all of these priorities were analyzed, discussed and then finalized as the most important issues Council wishes to tackle over their four-year term.

The process also identified critical initiatives that would be required to start addressing these issues. As importantly, Council also explicitly considered their preferred approaches for interacting with the community in pursuit of these outcomes.

Together, these key issues, initiatives and approaches describe the priority directions of the 2019-2022 term as determined by Council today.

Coming so soon after the 2018 election campaign, in which all Council members engaged directly with the community, the plan development process did not include a formal public engagement component, so review of the document in a public meeting will be Council's opportunity to confirm that their priorities resonate with the community.



COUNCIL'S 2022 GOAL STATEMENT

The Official Community Plan expresses the community's vision of The District of North Vancouver as **'Inspired by nature, enriched by people.'**

Specific qualities and characteristics describe this vision more completely. Vibrant neighbourhoods are framed by mountains, streams and shorelines. People of all ages, cultures and incomes live in safe and healthy environments with housing and employment choices, making the community active and inclusive. Though we are prioritizing a deeper dialogue on all facets of the OCP in light

of its implementation so far, we continue to view the OCP vision and goals as a solid foundation for long- term planning.

Our strategic planning discussions-centred on community identity and included exploration of concepts such as: social happiness, health, inclusivity, accessibility and livability. Questioning whether community identity was static or changing also underscored the challenge inherent in setting directions and making decisions for the benefit of both today's citizens and the future generations who will sustain this

community.

We also discussed the benefits and trade-offs associated with taking small steps towards goals over a long period of time versus bold steps to spark real movement on key issues identified here.

We believe the District of North Vancouver is defined by its surroundings and made strong by the people who live and work here. We are committed to sharing and sustaining our community that is loved by citizens who live, work and play here. By 2022, our commitment to engagement and to building relationships with others will result in increased transit investment for the North Shore, including rapid transit and affordable social housing being built on District-owned lands. We will be recognized for our culture of creativity, trust and openness, and customer-centred service. We will see an evolution in Lynn Valley, Lynn Creek, Lions Gate and Edgemont town and village centres that brings people of diverse ages, backgrounds and incomes to our community. Investment in pedestrian, cycling and transit connections will be prominent in our financial plan. We will have reduced our environmental footprint by implementing integrated stormwater management plans, reducing waste and by spearheading projects to reduce GHG emissions. Our decisions will be made on the basis of evidence, data and broad input. We will listen to all voices through all channels and the impact of that input and the reasons for our decisions will be clear. We will work together with the Squamish and Tsleil-Waututh Nations to determine what reconciliation means in our community.

Values and Commitments

"We provide leadership and exemplary service that supports our community's needs today and aspirations for tomorrow."

A shared purpose exists between Council and staff and that is a passion to serve people and our community. The priority directions set by Council and described below are shared by staff. Although Council and staff play different roles, all work to support each other in advancing the priorities and share a commitments to always work with integrity, creativity and transparency in service to the public.

PRIORITY DIRECTIONS

These are most important issues we will pursue. In doing so, we have agreed on approaches that make sense to us at this time and on initiatives that will help us understand and make improvements on these issues.

Our key issues are:



1. Improving Mobility and Transportation



2. Increasing Housing Diversity and Addressing Affordability



3. Supporting a Vibrant Economy and Jobs-Housing Balance



4. Taking Action on Climate Change

Approaches and Initiatives:

- 1.** Robust Community Engagement
- 2.** Official Community Plan Review Project
- 3.** Working Collaboratively and Strengthening Relationships
- 4.** Focusing on our Customers
- 5.** Keeping the Organization Resilient



ACTIONING OUR PRIORITIES

We will work together with staff to advance the priorities set out in this plan. While we play different roles in support of our shared goals and mandate, we know that our entire organization takes pride in their work and is passionate about public service. As elected representatives, our role is to act in the broadest public interest by prioritizing issues, setting direction and establishing policy to guide the organization in its actions.

We understand that staff's role is to implement these directions and policies, through appropriate actions that reflect our decisions, comply with legislation, meet professional standards and adhere to best practices. As such, the next step in this process is to realize these priorities and actions through the District's Corporate Plan. **The Corporate Plan** takes our priority directions and translates them into shorter term objectives and actions,

which staff then deliver through departmental work plans.

Together we view these plan as roadmaps that are responsive and adaptive based on changing circumstances and new information, to move the District closer to the shared vision of the community.

KEY ISSUES



Improving Mobility and Transportation

Why is this important?

There is broad community concern about the state of the transportation system. While much of this centres on the issue of vehicle capacity across Burrard Inlet, congestion is also experienced when moving east and west across the North Shore through various jurisdictions. While we work at creating more concentrated development in centres, can we also reduce reliance on the car and increase opportunities to choose transit, cycling or walking as alternatives?

Currently, major improvements to the Highway 1 interchanges are underway but alone will not provide long-term relief. Phibbs Exchange improvements, and more frequent transit, including B-Line and SeaBus service, have been approved, yet are considered by many to be a small step in the direction of providing real transit options for work and recreational travel. In recognition of the need to take a regional approach to solutions, the Integrated North Shore Transportation Planning Project (INSTPP) brought together representatives from all levels of government on the North Shore as well as TransLink and the Port Authority.

This collaborative approach to transportation planning created a unique opportunity for all partner agencies to produce unified recommendations to improve how people and goods move around the North Shore and across the Burrard Inlet. We support many of these recommendations and believe this work could provide the impetus for further advocacy on the part of local government and this Council.



WHAT WE WANT TO ACHIEVE

The OCP vision is for increased numbers of trips to be via transit, cycling or walking, within and between town and village centres. Starting today and looking to the future, we want to work towards outcomes that reduce traffic congestion and increase sustainable transportation alternatives, and to do so in collaboration with North Shore, regional and provincial partners.

THE ACTIONS WE ARE GOING TO TAKE

At this juncture, there is a unique role for us, as Council, to be vocal advocates for transportation and mobility on the North Shore. This can begin with the implementation of some INSTPP recommendations. However, during our term, we also intend to vigorously advance the case for rapid transit to the North Shore.

A range of additional actions to support our transportation and mobility vision will be included in the organization's Corporate Plan, including:

- Increasing safe bike and pedestrian routes
- Increasing transit options
- Working regionally to improve systems at all levels
- Thinking creatively to challenge traditional standards and imagine new mobility solutions



Increasing Housing Diversity and Addressing Affordability

Why is this important?

A healthy community has a diverse spectrum of housing types to accommodate residents of all ages, incomes, abilities and household make-up. A lack of housing choice impacts affordability levels, which can contribute to economic imbalance within the community and to worsening transportation and local business sustainability, as employees are forced to travel between their jobs and homes they can afford. All this is recognized in the OCP, which has a key objective to increase housing choices to meet the diverse needs of residents of all ages and incomes. Multi-family and rental housing has been increased through revitalization and mixed use development in the designated town and village centres, but not without disruption to current residents.

This has raised questions ranging from timing of projects to reduce construction impact, to how to retain older, less expensive housing, to what we mean by affordable and social housing and to how it should be provided. The Rental and Affordable Housing Strategy, adopted in November 2016, focuses the OCP's broad objective into six goals aimed at filling the gaps in housing supply for low and moderate income households in the District, where housing remains predominantly single family and owner-occupied. Although senior levels of government have re-entered the housing field with funding and initiatives to support affordability, there is heavy regional competition for this funding, as other municipalities also work to better define and meet their housing needs.

While we have reached consensus that more affordable and more rental housing is needed, we have important decisions to make as a Council about:

- How to describe affordability and social housing
- Whether to target specific populations and demographics
- Where affordable housing should be located
- How to leverage District land, and which land specifically, to attract funders and incent developers to provide affordable housing
- Whether to use development tools like density bonus or community amenity contributions to produce more of the housing we lack

Agreeing on definitions and targeted objectives is necessary to enable further decisions

about specific projects in specific locations, whether on District land or in private developments.

WHAT WE WANT TO ACHIEVE

We recognize the challenges inherent in trying to sustain the attributes that make the District a special place to live, work and enjoy, while making decisions for a healthy and resilient future. People here today, in all life stages and circumstances, along with future citizens who will contribute to the community, need places to live. The most important housing outcomes for us are to increase the diversity of housing options in the District and to make decisions that balance future housing needs with current needs.

THE ACTIONS WE ARE GOING TO TAKE

Our critical task at this time is

to achieve consensus and set direction on specific priority projects that deliver rental housing for low and moderate income earners, and those in need of social housing, such as persons with disabilities, youth, seniors, and the homeless.

A range of actions to support our decision making in this regard will take precedence in the Corporate Plan, including, for example:

- Increasing the number of social and affordable housing units to fill gaps in the low to moderate income end of the housing continuum
- Increasing housing diversity
- Assessing District land available and its suitability for various housing forms
- Balancing environmental and housing needs



Supporting a Vibrant Economy and Jobs-Housing Balance

Why is this important?

A diverse and resilient local economy is a key element of a healthy community and of the vision expressed in the OCP. It is enabled by clear land use policies and by fostering the attributes of a desirable community where businesses, and the people who work in them, want to be. This requires planning appropriate and compatible economic activity in various areas. It also needs a diverse supply of housing that is linked to jobs, recreation and other daily activities through good roads, transit, cycling and walking.

The long term goal is for a sustainable jobs-housing balance in the District. However, recent experience is that increasing numbers of people are coming to and through North Vancouver from elsewhere to work, exacerbating traffic congestion. Changes in community structure and business decisions impacting valuation and assessments are resulting in challenges for some local businesses. At the same time, the increasing demand for recreational and tourism services in this growing region has both positive effects on economic vitality and negative impacts on local neighbourhoods.

WHAT WE WANT TO ACHIEVE

We are committed to the long term objective of a vibrant local economy that includes resident local businesses, commercial, light industrial and major port activity. Key outcomes for us in this term include addressing property assessment inequities, ensuring our land use plans and policies allow businesses to stay and grow in the District and working with local operators and other partners to allow the region's citizens and visitors to responsibly enjoy the natural

and tourist attractions in our neighbourhoods.

THE ACTIONS WE ARE GOING TO TAKE

We have a key role to play as leaders in a collaborative process with stakeholders, other municipalities and the Province to address fundamental issues with the property assessment system, which are threatening the economic viability of both businesses and local governments. The Corporate Plan will also include work for the organization to:

- Measure recreational and tourism use of roadways, infrastructure and amenities and the impact on mobility and livability
- Work with partners and find innovative ways to manage access to parks and tourism attractions, prioritizing safety and minimizing local area impacts
- Assess the impact of plans and policies on retaining and attracting employment opportunities
- Increase business friendliness in processes and services



Taking Action on Climate Change

Why is this important?

The environment has long shaped the identity of this community and its residents. Natural areas, which make up 70% of the District's overall land base, also contain ecosystems that provide functions necessary for our health and that of a wide variety of plants and animals. The OCP, which is an Integrated Sustainable Community Plan, envisions a future where the air is clear, water is clean, waste is minimal and the quality of life valued today is sustained for future generations. It also provides objectives for reducing greenhouse gas emissions, achieving an efficient urban structure, managing ecosystems, adapting to the impacts of climate change, and building resilience to prepare for and respond to natural hazard and other emergencies.

The District adopted its Climate Change Adaptation Strategy in 2017. Integrating science and best practice and guided by a national program focused on building adaptive and resilient communities, the Strategy will help the District build and respond to the social, economic, and environmental impacts of climate change.

WHAT WE WANT TO ACHIEVE

We are committed to integrating environmental considerations into all of the District's decisions and practices. We recognize that many efforts sustained over time are necessary for meeting our environmental and climate goals. At the same time, we also see the climate emergency we face and know we have an important role in creating awareness and a sense of urgency. Outcomes important to us include: increased resilience through emergency planning, preparedness initiatives, and infrastructure planning; increased community awareness and community-based actions, and the creation of action plans with our neighbours and

partners, such as a sea level rise action plan. We can be a leader in climate change adaptation by 2022.

THE ACTIONS WE ARE GOING TO TAKE

Leadership on environmental protection and climate action is essential to inspire and enable staff to do their best work. Supporting innovation and science-based policies and decisions is critical.

The Corporate Plan will include actions advance implementation of the Climate Change Adaptation Strategy and make necessary changes in District operations, policies and regulations. For example:

- Development of a North

Shore Resilience Strategy using the UN Sendai Framework for Disaster Risk Reduction

- Initiate projects that raise awareness about climate change and reducing GHG emissions, for example, the e-bike share and other new mobility initiatives
- Work together and learn from others, including the Tsleil-Waututh and Squamish Nations to update and create new policies required to address climate action
- Update liquid and solid waste programs
- Implement Integrated Stormwater Management Plans



APPROACH AND INITIATIVES



Robust Community Engagement

Why is this important?

At all levels, public discourse between and among citizens, elected bodies and institutions is undergoing radical change. Social media and other tools have broadened access to information and opinion, with both positive and negative results. The 2018 election campaign provided recent and very direct engagement between candidates elected to office and the community, and led to the conclusion, for some, that community trust in Council's decision-making processes had eroded and needs to be restored. Community expectations and preferences for ongoing engagement need to be better understood outside of the election context and continually refreshed as needs and tools evolve. New tools and analytics are available which can enhance engagement, dialogue and informed decision making.

WHAT WE WANT TO ACHIEVE

We are determined to create an environment of trust and a habit of engagement during our term of office. This starts with understanding how the community wishes to participate and be heard in decision making and then providing those channels for input and communication. It means demonstrating how and why decisions were made and acknowledging the impacts of these decisions. There is an opportunity for deep engagement with the community on fundamental

questions of community identity and livability. At the same time, we can employ tools and practices to make quick and inclusive check-ins on current topics a habit.

THE ACTIONS WE ARE GOING TO TAKE

We have provided a mandate to the organization to broaden engagement, to focus on approaches that are convenient for our citizens, to be proactive and consistent in our language and materials and to always be clear in the commitment we are making with each engagement.

To achieve our desired outcomes, the Corporate Plan includes initial actions such as:

- Establishing a baseline on community issues, needs and preferences through a statistically representative survey
- Identifying engagement topics most critical to the community
- Continuing to employ and develop online tools for engaging with the community
- Further developing and employing data collection tools to inform decision making and improve reporting

2

Official Community Plan Review Project

Why is this important?

An Official Community Plan (OCP) expresses a community's vision of its long term future and provides a plan for how to achieve that future, through land use, social, environmental, economic, transportation and other policies. The District's OCP, like others, is also an Integrated Sustainable Community Plan. It balances the interests of current residents and of people who will be the community of the future, as well as local and regional perspectives. Given this scope and planning horizon, it is to be expected that periodic review of progress and effectiveness is required, particularly in a period of significant change.

Reflecting input heard over the course of the last municipal election campaign and elsewhere, there is a perceived level of frustration with construction activity and traffic congestion and a sense of "development fatigue" within the community. There are questions as to whether, or to what extent, these impacts relate to implementation of the OCP itself, and what role factors such as single family construction activity, regional projects and shifting commuting patterns may play in contributing to the community's experience. Deeper understanding and awareness of changes underway and on the horizon are pre-requisites to further discussions with the community about prioritizing elements of the OCP.

WHAT WE WANT TO ACHIEVE

We want to affirm community support for the OCP and determine what goals should be prioritized and how they might be achieved. Outcomes related to this broad aspiration include: ensuring the community is aware of OCP-related projects already approved and underway; engaging with the community on key OCP topics; a determination of whether OCP amendments are required to keep it relevant and to develop,

implement and report on action plans that advance OCP goals.

THE ACTIONS WE ARE GOING TO TAKE

Early in 2019, we will determine the scope and timeline of the OCP study. Priority actions in the Corporate Plan will include:

- Development of white papers regarding specific strategic areas of the OCP, as determined by Council, which consider historic impacts, new pressures, emerging priorities

and the interdependence of issues

- Conducting a statistically relevant and demographically representative survey of residents to augment the white paper analysis
- Development of action plans, and OCP amendments as necessary, to advance priorities determined through the review

3

Working Collaboratively and Strengthening Relationships

Why is this important?

The toughest challenges facing communities at any scale— climate change, transportation, affordability, economic and social issues— cannot be tackled by any one entity acting alone. There is growing recognition that these and other challenges require collaboration between governments at all levels, the not-for-profit sector, private sector and community-based organizations. The mechanisms required to advance solutions can be complex as multiple, sometimes competing, interests are at play. Building and sustaining relationships across operational and political lines for the long term, and actively collaborating on initiatives of shared interest, increases chances for innovative solutions, funding and broader positive benefit for the community.

WHAT WE WANT TO ACHIEVE

We are ready to lead with a “North Shore perspective” to achieve transportation, economic and service goals for the whole of the North Shore region. We want to build and strengthen relationships with Tsleil-Waututh and Squamish Nations to move beyond development servicing, single-issue and transactional approaches of the past.

THE ACTIONS WE ARE

GOING TO TAKE

The Corporate Plan will translate our perspectives to the operational level with priority actions such as:

- Continuing work to implement various INSTPP recommendations and other shared priorities through a collaborative structure that includes all levels of government on the North Shore, TransLink and the Port
- Working with all North Shore

partners and through NSEM to create a North Shore wide resiliency strategy that addresses natural hazard and climate adaptation strategies

- Identifying specific actions and initiatives that strengthen the relationships between Councils and staff of the District, Squamish and Tsleil-Waututh Nations and help achieve shared community goals



4

Focus on our Customers

Why is this important?

Council and all members of the District organization share a passion for serving people and this community. The needs and expectations of the community are diverse and continue to evolve. The District provides such essential services as parks, water and waste collection, that meet peoples' daily needs and impact their quality of life 'closest to home.'

WHAT WE WANT TO ACHIEVE

We want to attain a clear and current understanding of service expectations across all segments of the community, including implications for community livability. Making communication and transactions with the District easy for citizens and businesses is a key goal. Providing excellent service to all customers is of utmost importance to us, as individual expectations and broad community needs are balanced.

THE ACTIONS WE ARE GOING TO TAKE

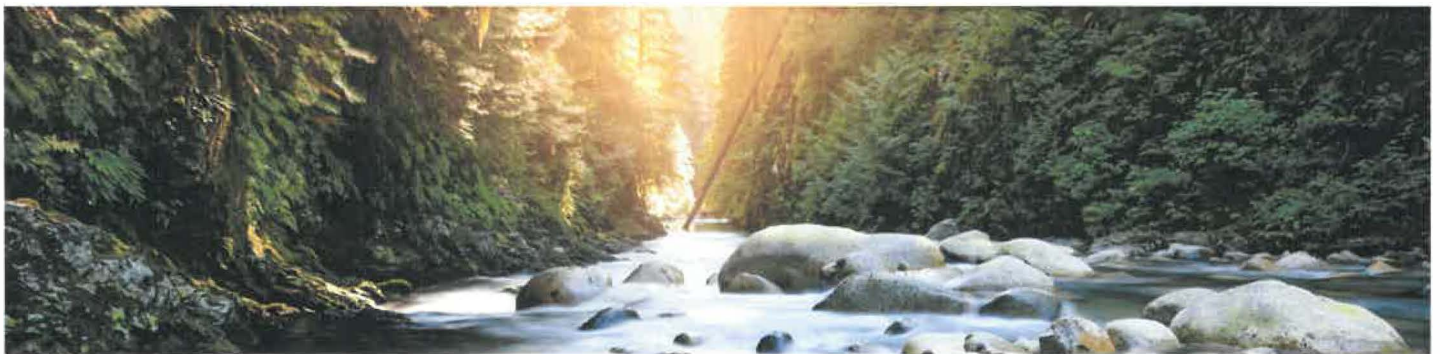
We are prioritizing engagement to understand the needs and expectations of the community, along with actions to enable the service options and communication channels preferred by residents and businesses.

As such the Corporate Plan will include these priorities for staff to focus on:

- Conducting a statistically representative survey of all

District citizens to identify service priorities, satisfaction and preferences for interacting with the District

- Implementing of a digital strategy to transform online services, engagement and information aligned with residents' needs and preferences
- Providing staff with training and tools that will enhance skills needed to continually improve customer experiences



5

Keeping the Organization Resilient

Why is this important?

Financial sustainability is critical to the community's vision for a healthy future. The District has long followed financial management best practices and is a leader in municipal asset management, but as demands and obligations on local governments increase, maintaining a comprehensive, responsive long term financial plan is vital.

As customers' expectations continue to evolve, our skills, technologies and practices must as well. The District must support the talent needed to lead and respond to change. Employees who see the connection between their work and the community's goals are most likely to experience a rewarding work life and deliver outstanding service. Fostering a healthy and dynamic workplace is a key success factor in a changing environment.

WHAT WE WANT TO ACHIEVE

We are committed to our role as financial stewards for the District and as leaders who create the conditions that allow employees to do their best work. A key outcome of our term will be to adapt the long term financial plan to act on our priority directions while ensuring financial resilience. Part of this will be to work towards taxation fairness, particularly with regard to industrial port properties. Another element will be to determine how District land and revenues will be used to promote greater affordability. Our clear direction will serve as a foundation for program and

resource planning for the entire organization.

THE ACTIONS WE ARE GOING TO TAKE

Withi our term, we will make decisions about the use of District land to achieve housing diversity and affordability and consider the role of other mechanisms, such as community amenity and other development revenue in that pursuit. Committing to specific priorities now will allow staff to align their work to strategic purposes and to meet the community's needs with confidence, professionalism and accountability.

To support our leadership in setting strategic direction, the

Corporate Plan will include actions such as:

- Refining the long term financial plan to align with strategic priorities and changing conditions
- Reviewing the role and impact of Community Amenity Contributions in our funding models
- Advocating for equity in Metro Vancouver, TransLink and Provincial funding models
- Updating succession and training strategies
- Enhancing internal communications and engagement practices

REVIEW AND REPORTING

Council Directions 2019-2022

was developed early on in our mandate, in a climate in which the electors signalled an apparent desire for a change in direction.

There is still much to learn from the community to better understand these signals, while we bring our individual experiences and unique



perspectives to the table. We recognize that this first statement of our priorities and directions is a general one. Our intention is to assess the need for adjustments and amendments to these priority directions through a collaborative, semi-annual review by the leadership team, informed by public input.

Formal reporting on these commitments will be through the Annual Report, which describes progress on our objectives and on the organizational work described in the Corporate Plan. Recent technological advances hold the possibility for continual, 'dash-board' style reporting, once sufficient data is generated to make this approach meaningful.

SUMMARY: OUR COMMITMENT TO YOU

We believe that by working towards these **key issues** our Council will advance the priorities that are most important to our residents and build a healthy, livable community. By pursuing our **approaches and initiatives** we aim to continue a dialogue with our community to become trustworthy and responsive stewards of our local government.

Key Issue	Priorities	Actions	What Success Looks Like:
 <p>IMPROVING MOBILITY & TRANSPORTATION</p>	Deliver outcomes that reduce traffic congestion and increase sustainable transportation alternatives	Advocate for rapid transit to the north shore; increase number of safe bicycle and pedestrian routes; increase transit options	Pursuing the options we have available to reduce congestion and increase alternatives while vigorously championing our residents' needs in dialogue with regional partners
 <p>INCREASING HOUSING DIVERSITY & ADDRESSING AFFORDABILITY</p>	Increase the diversity of housing options and balance future and current housing needs	Set direction on priority projects for rental housing and social housing; identify District land available for housing	Building consensus and taking action to bring more rental and social housing to the District, increase housing diversity, and balance housing and environmental needs

Key Issue	Priorities	Actions	What Success Looks Like:
 <p>SUPPORTING A VIBRANT ECONOMY AND JOBS-HOUSING BALANCE</p>	<p>Ensure businesses can stay and grow in the District</p> <p>Balance natural and tourist attractions' economic impact with community impact</p>	<p>Assess the impact of plans and policies on retaining and attracting employment opportunities; increase business friendliness in processes and services; advocate with others for provincial policy tax fairness</p>	<p>Retaining and growing the full spectrum of businesses within the District while building towards a complete community of jobs and housing</p>
 <p>TAKING ACTION ON CLIMATE CHANGE</p>	<p>Take the lead on environmental and climate change issues and increase the resilience of the District's populated and natural areas</p>	<p>Develop a North Shore resilience strategy</p> <p>Initiate projects that raise awareness about climate change; review and update policies for climate change</p>	<p>Climate and environmental considerations are integrated into all of the District's decisions and practices and we are recognized as a leader in climate change action by 2022</p>

Approaches and Initiatives

1

ROBUST ENGAGEMENT

Trust with the community is a priority of this Council, and robust engagement and dialogue with residents is its cornerstone. Through engagement that is convenient and inclusive for residents, we will understand the interests of the community when creating policy.

2

OCP PROJECT

Our Official Community Plan (OCP) is the District's foundational community vision, and it is imperative that it continues to represent the aspirations of our residents. We will assess the impacts of progressing on this vision so far and ensure that the document aligns with both what the community wants to achieve and how we achieve it.

3

STRENGTHENING RELATIONSHIPS

While we will strongly advocate for the District in regional discussions, we recognize that partnerships are crucial to success. We will strengthen these partner relationships on a variety of issues to get better results for our residents.

4

FOCUS ON CUSTOMERS

Residents expect the highest levels of customer service from Council and staff. We will continually improve processes and communication to improve the customer experience.

5

KEEP THE ORGANIZATION RESILIENT

Long-term financial and organizational resilience will ensure resources are available to meet the District's goals. We will ensure that the District has effective programs to support our employees look for new and creative opportunities to leverage District resources to meet our goals.





355 West Queens Road
North Vancouver, BC

604-990-2311
DNV.org



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

9.3

Dept. Manager	 GM/ Director	 CAO
------------------	---	---

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

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

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

July 3, 2019

Page 2

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.

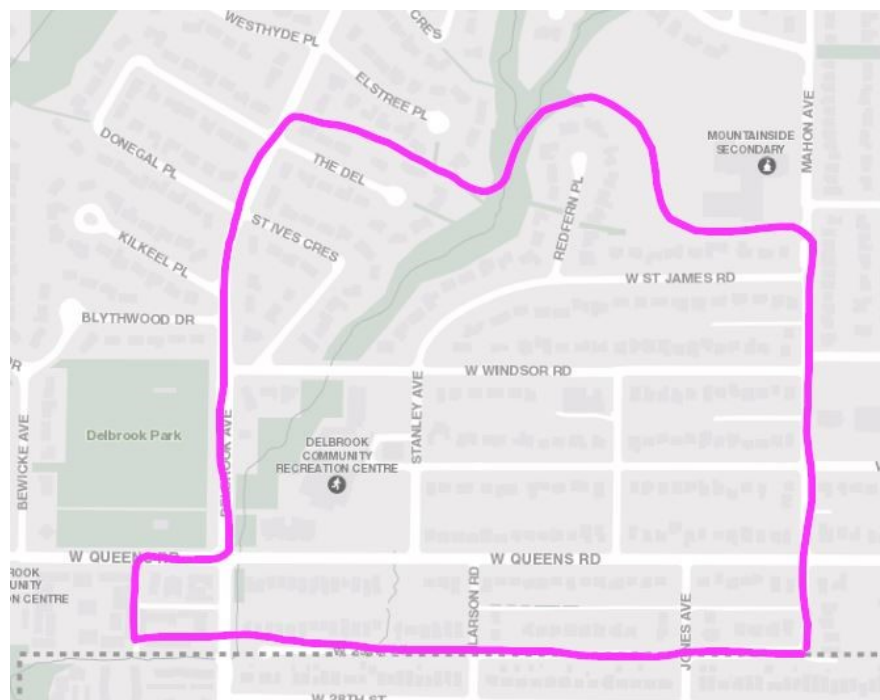
On March 12, 2019 Council met with the Delbrook Community Association in a workshop to discuss the group's concerns.

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.



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

July 3, 2019

Page 3

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

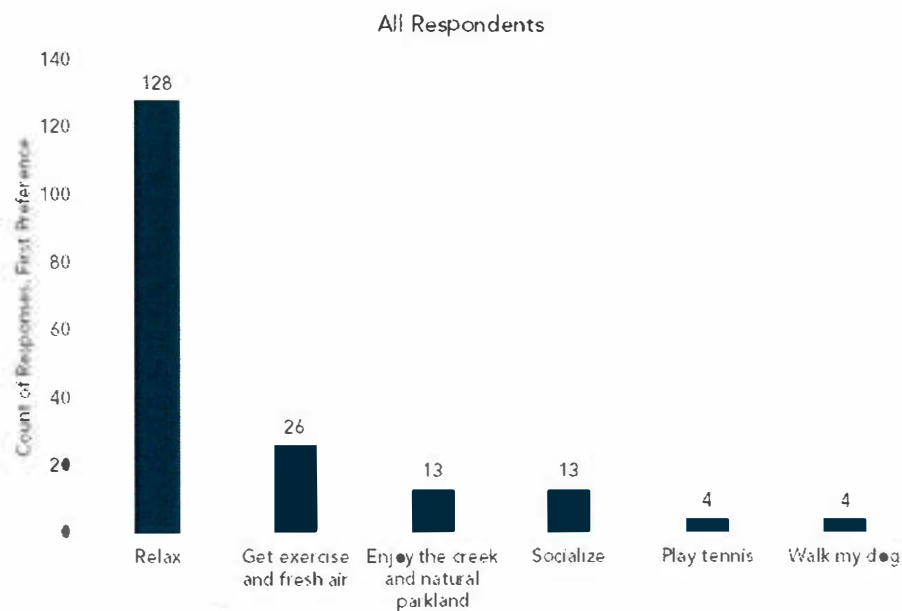


FIGURE 1.1

"how would you use this park?" – First Preference

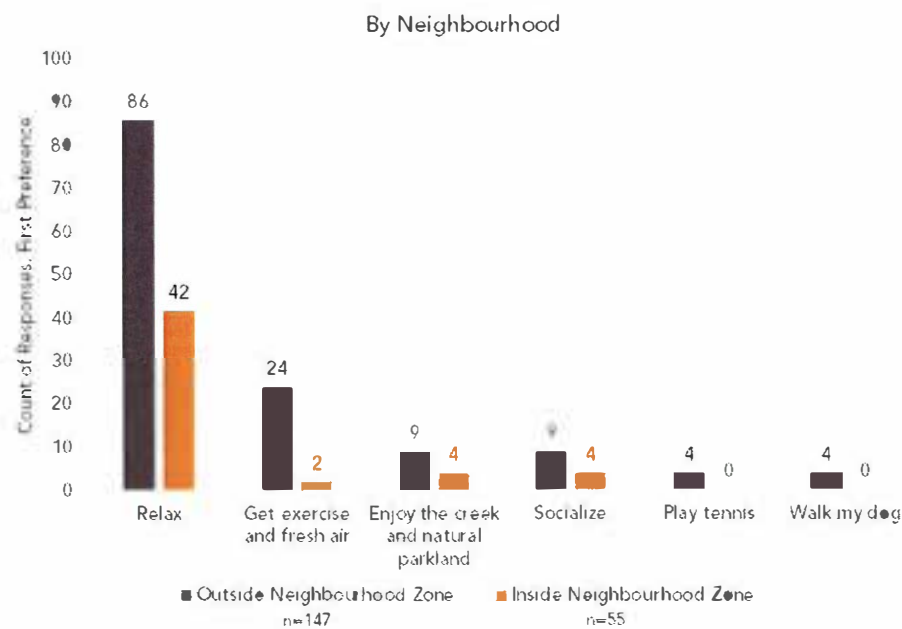


FIGURE 2.0

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

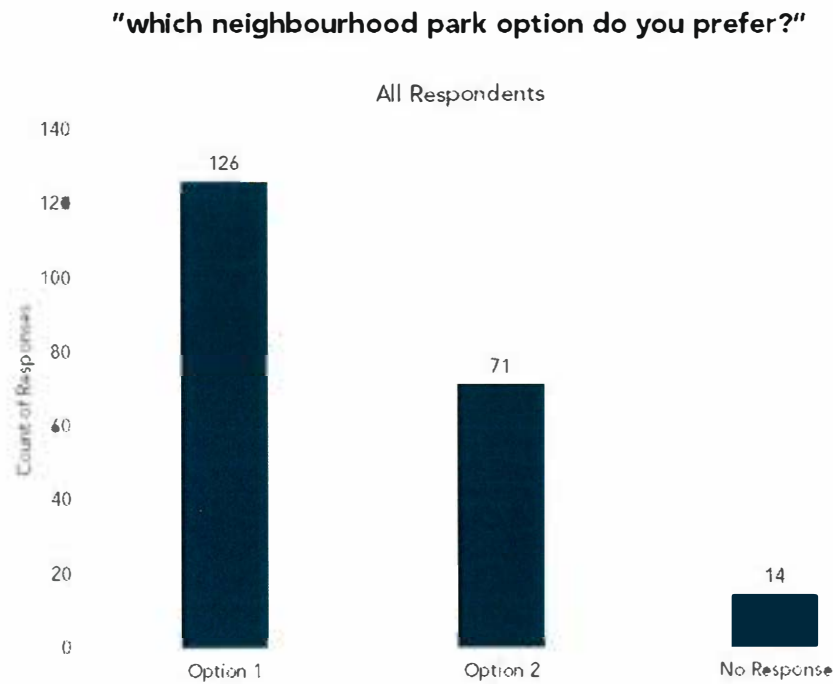


FIGURE 3.1

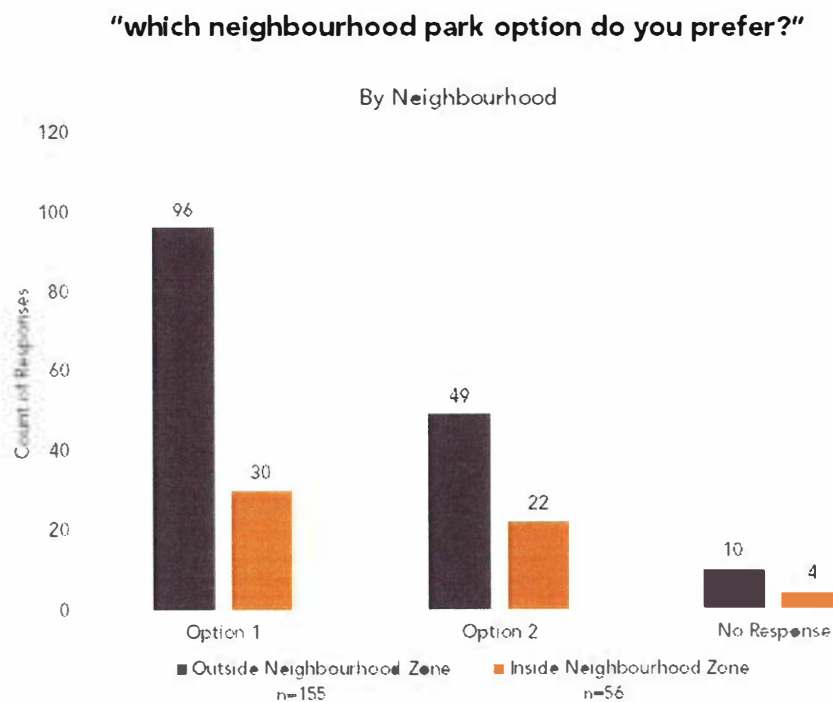


FIGURE 4.0

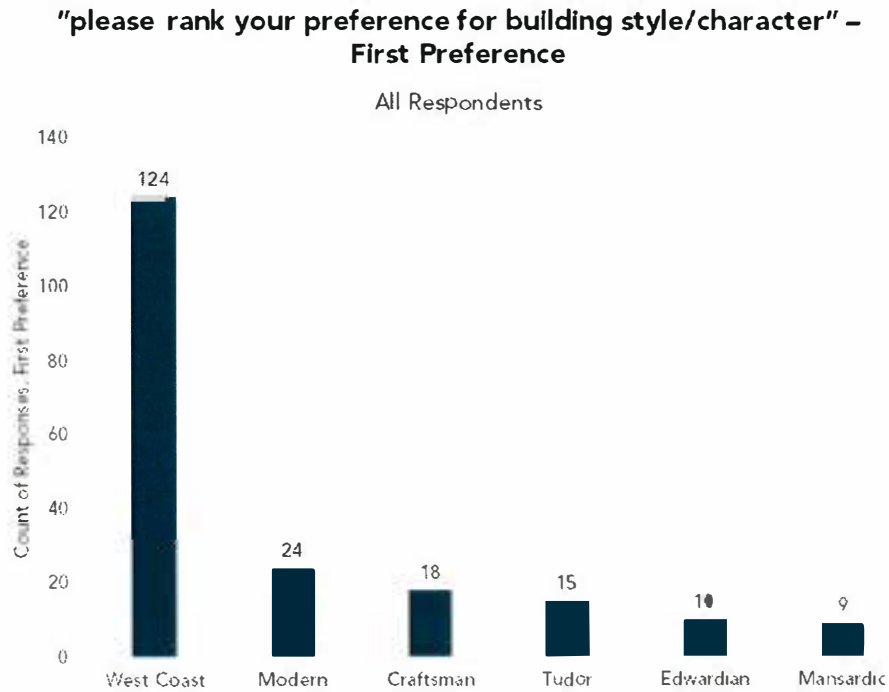


FIGURE 4.1

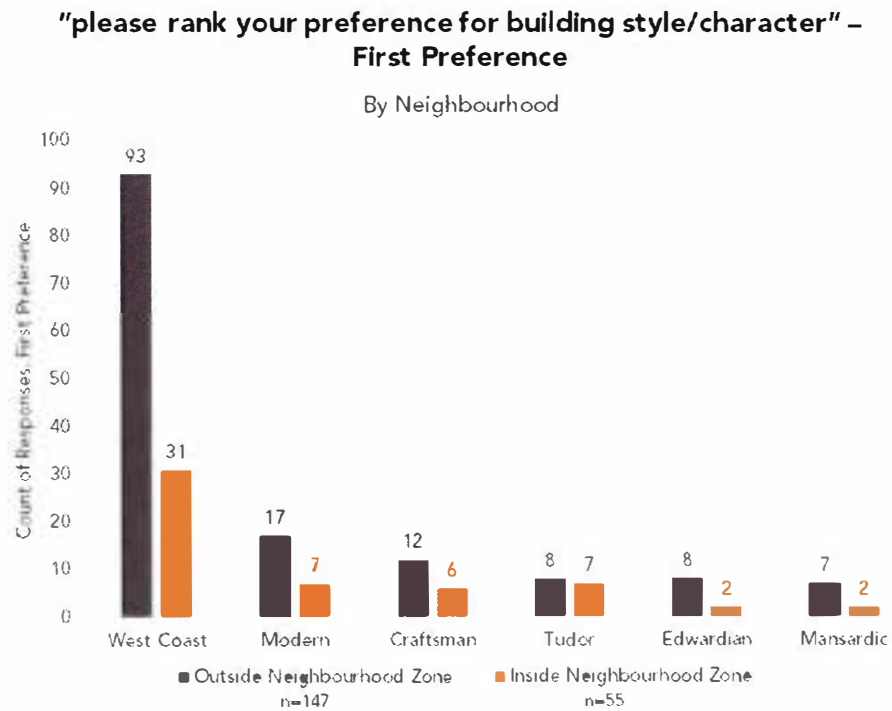


FIGURE 5.0

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

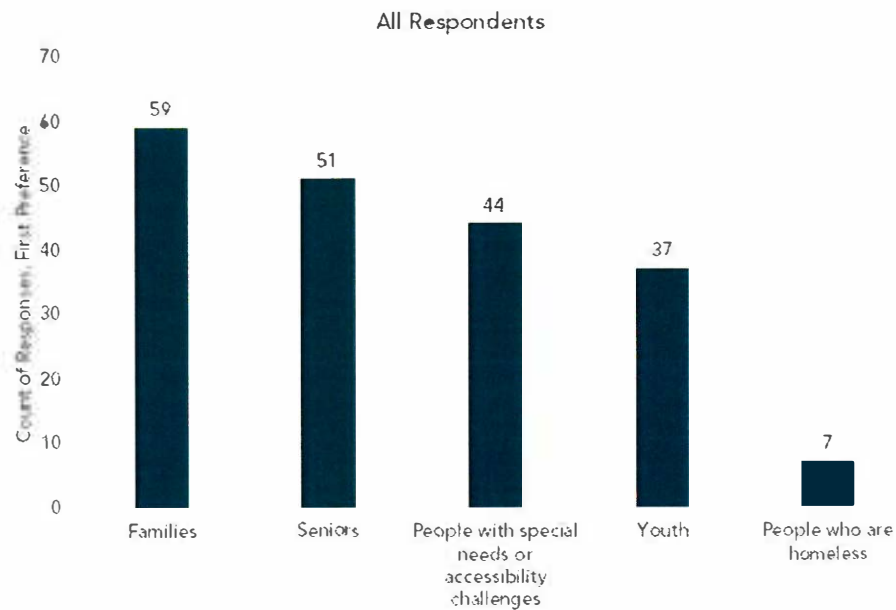


FIGURE 5.1

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

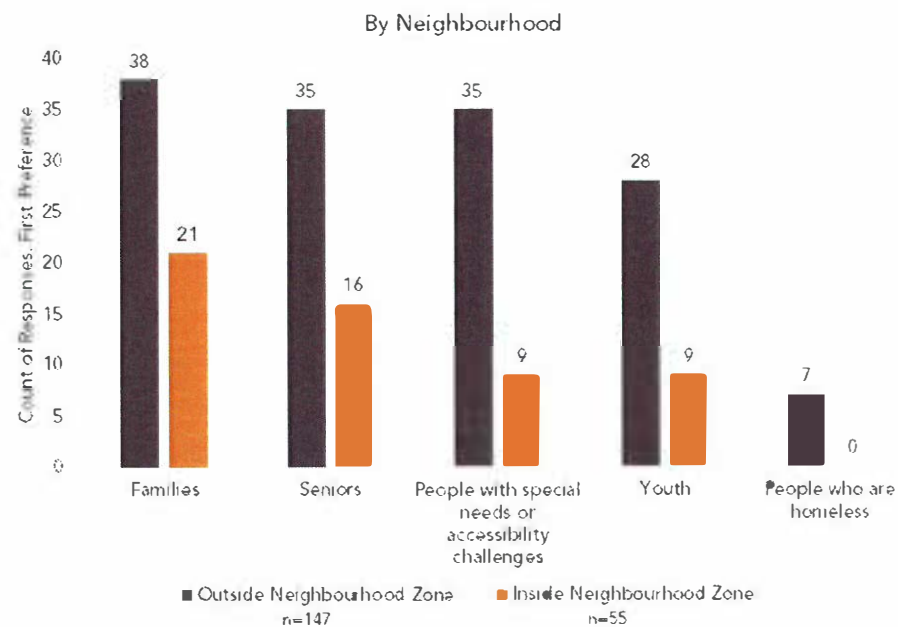
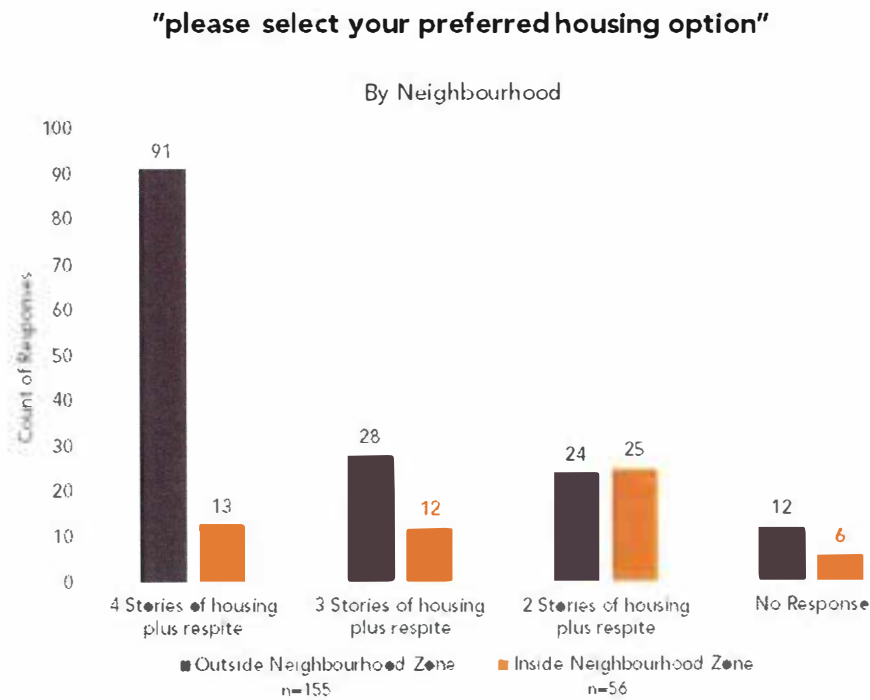


FIGURE 6.0



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.

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

July 3, 2019

Page 11

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.

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

July 3, 2019

Page 13

Respectfully submitted,



Shazeen Tejani
Community Planner



Mairi Welman
Manager,
Strategic Communications



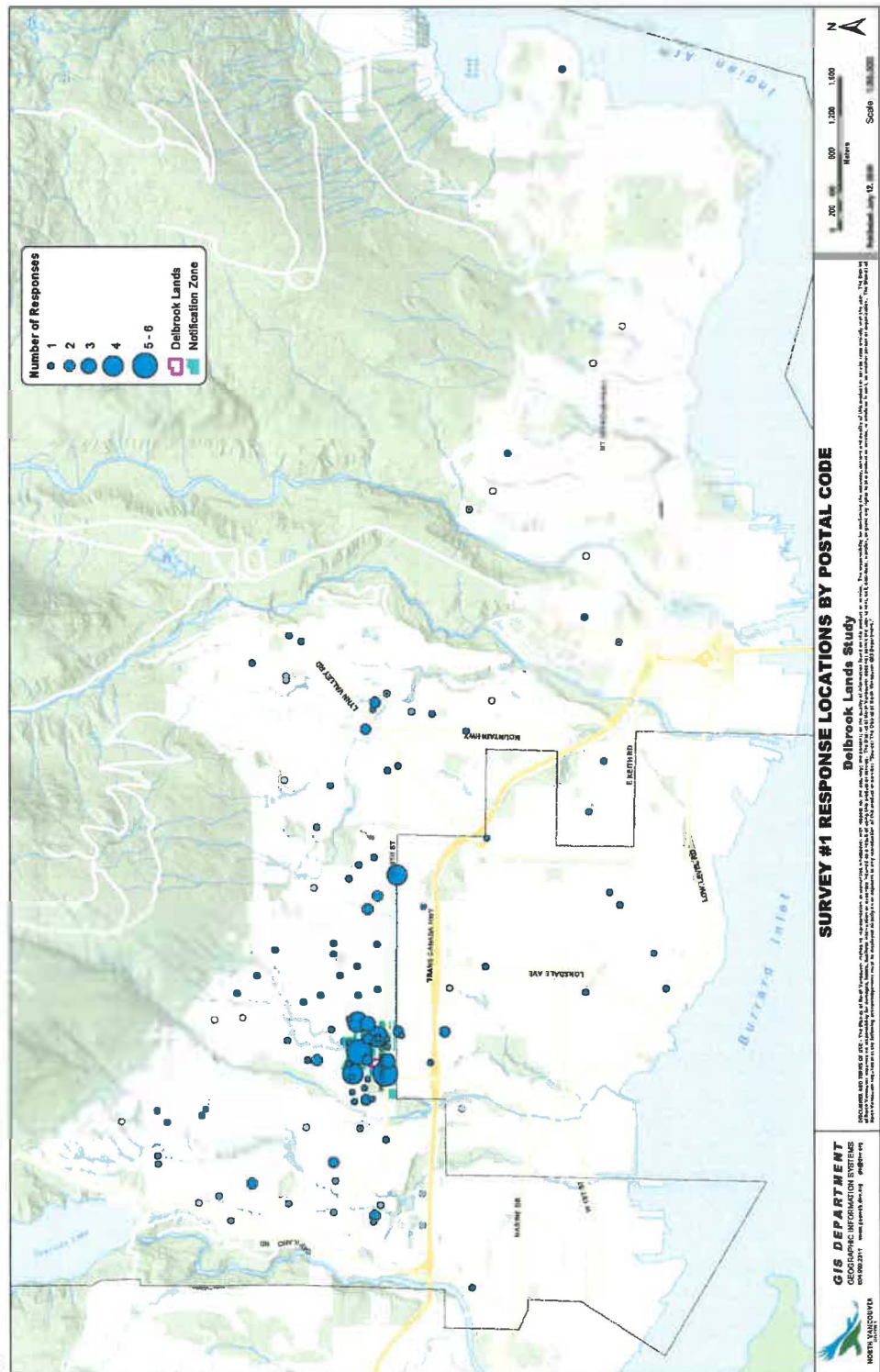
Susan Rogers
Manager,
Parks

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

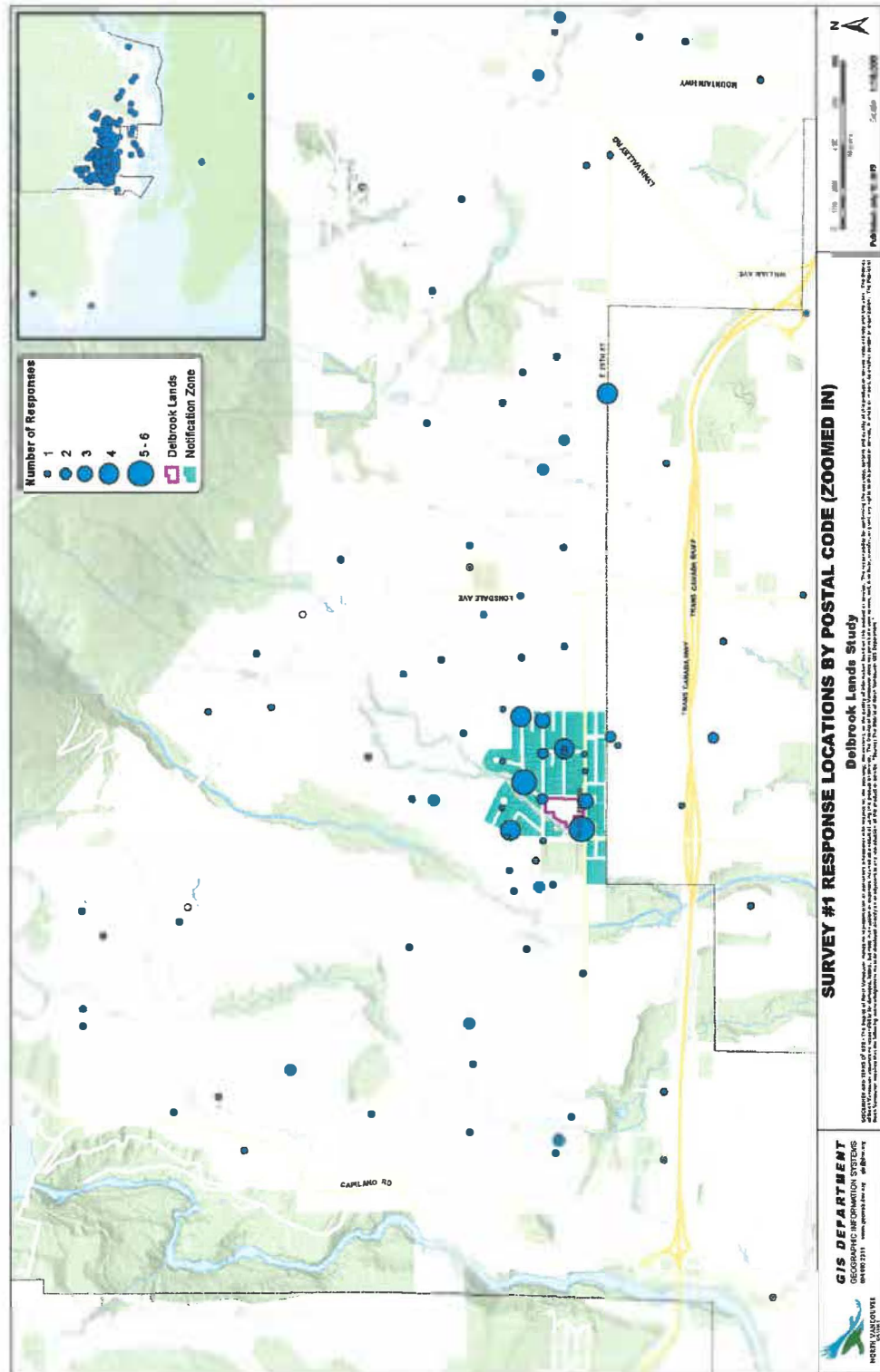
THIS PAGE LEFT BLANK INTENTIONALLY

APPENDIX A

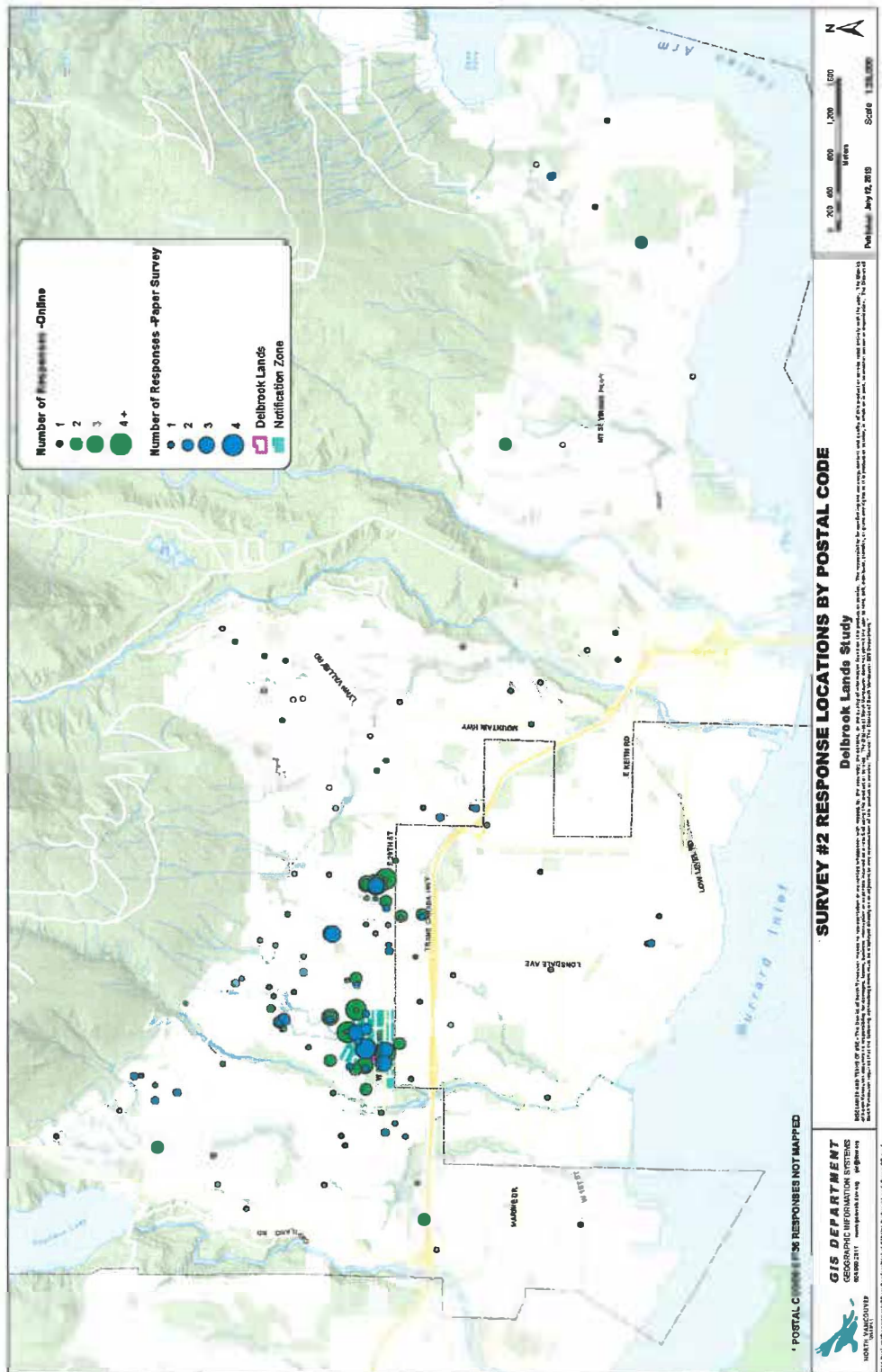
Survey #1 respondents by postal code



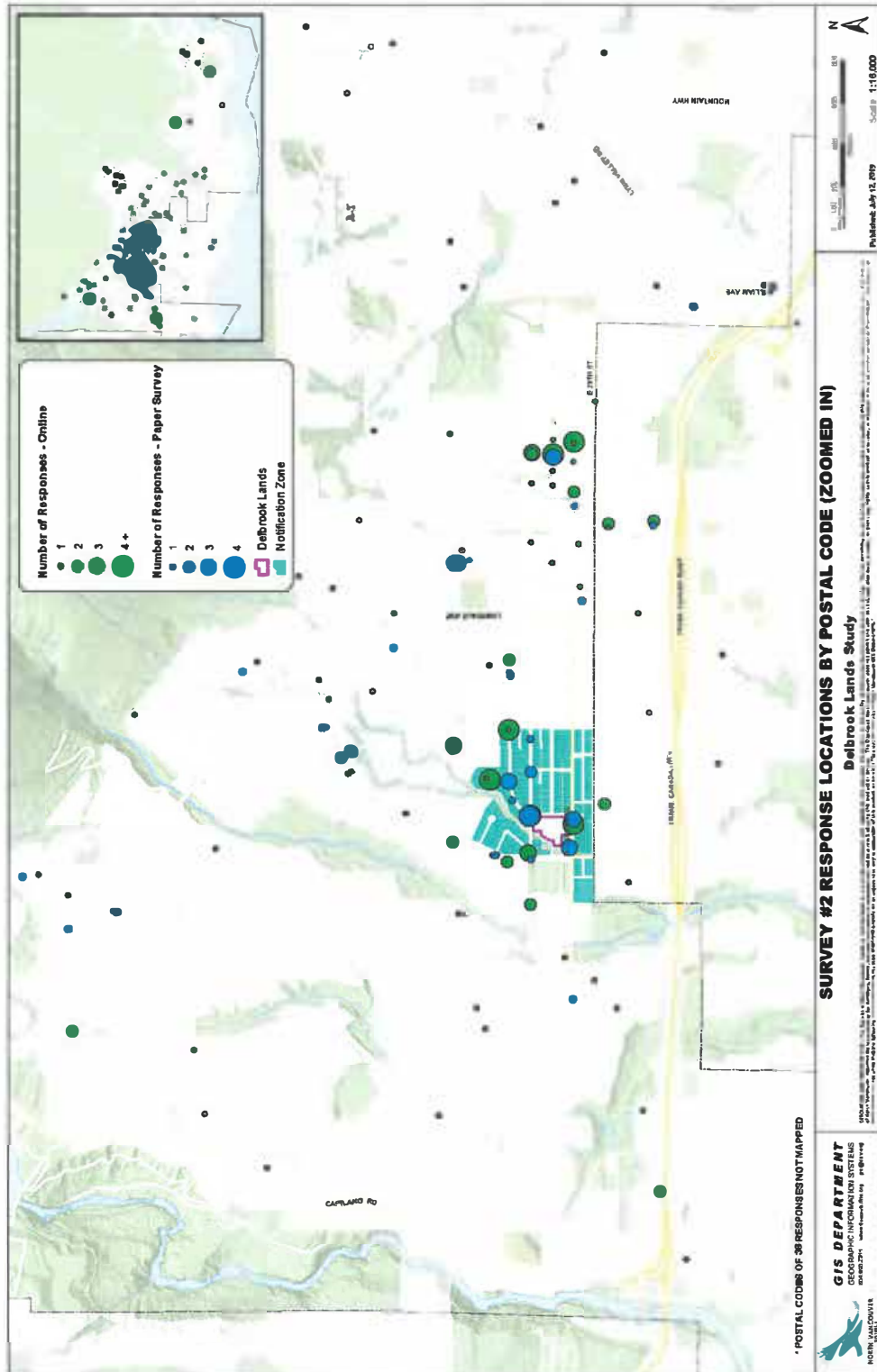
Survey #1 respondents by postal code (zoomed in)



Survey #2 respondents by postal code



Survey #2 respondents by postal code (zoomed in)



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.

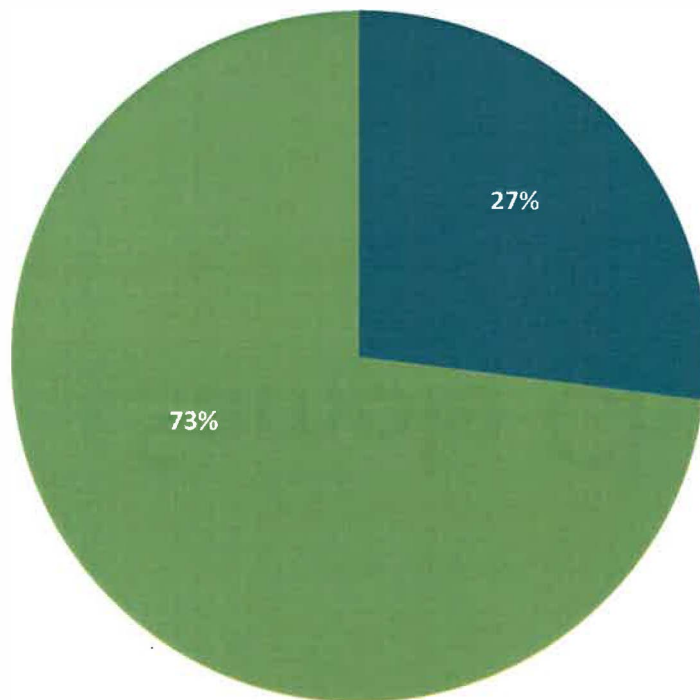


Sample Characteristics

Sample Characteristics

Neighbourhood Zone Responses

■ Inside Neighbourhood Zone ■ Outside Neighbourhood Zone

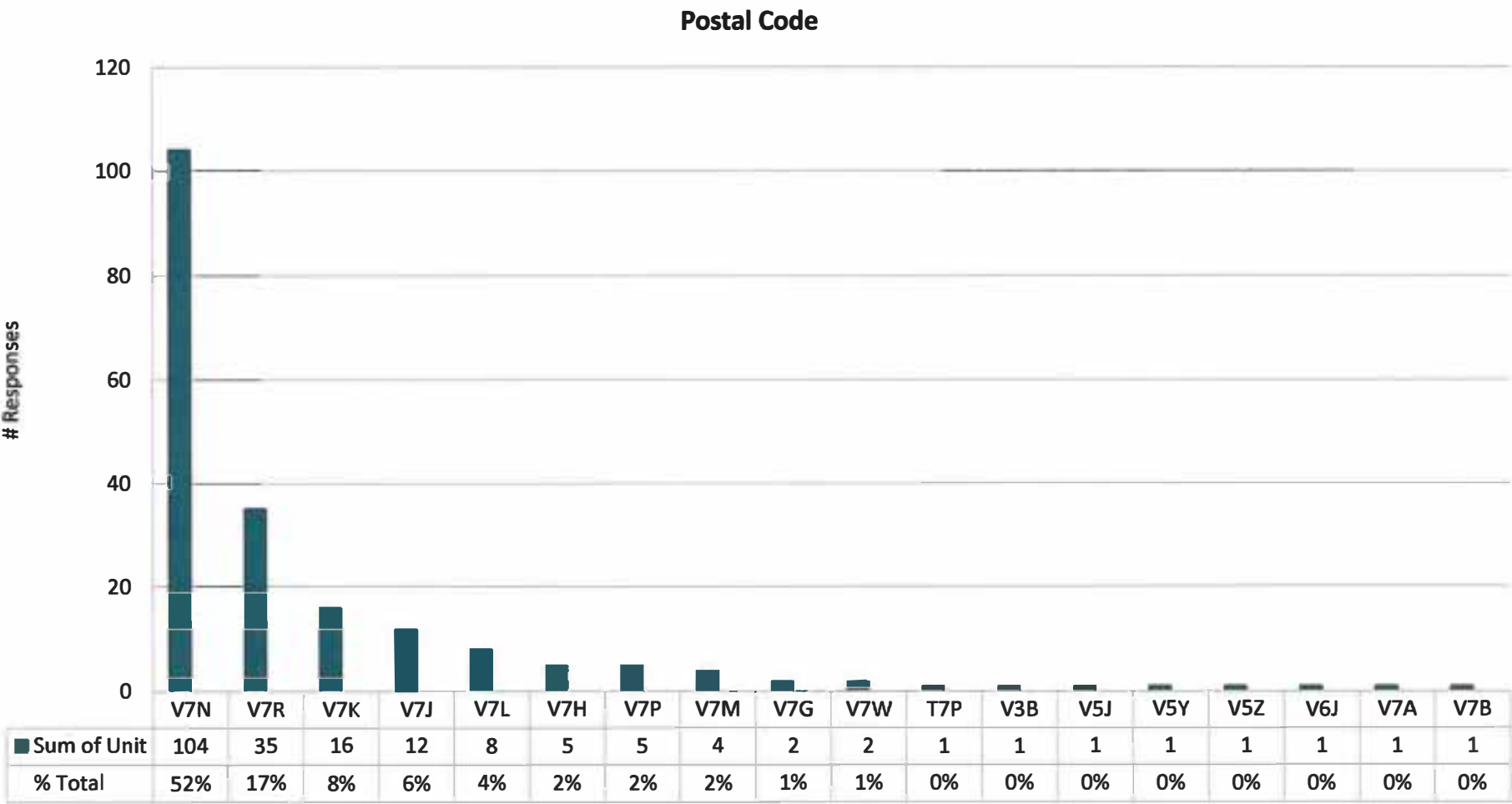


Sample Characteristics

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

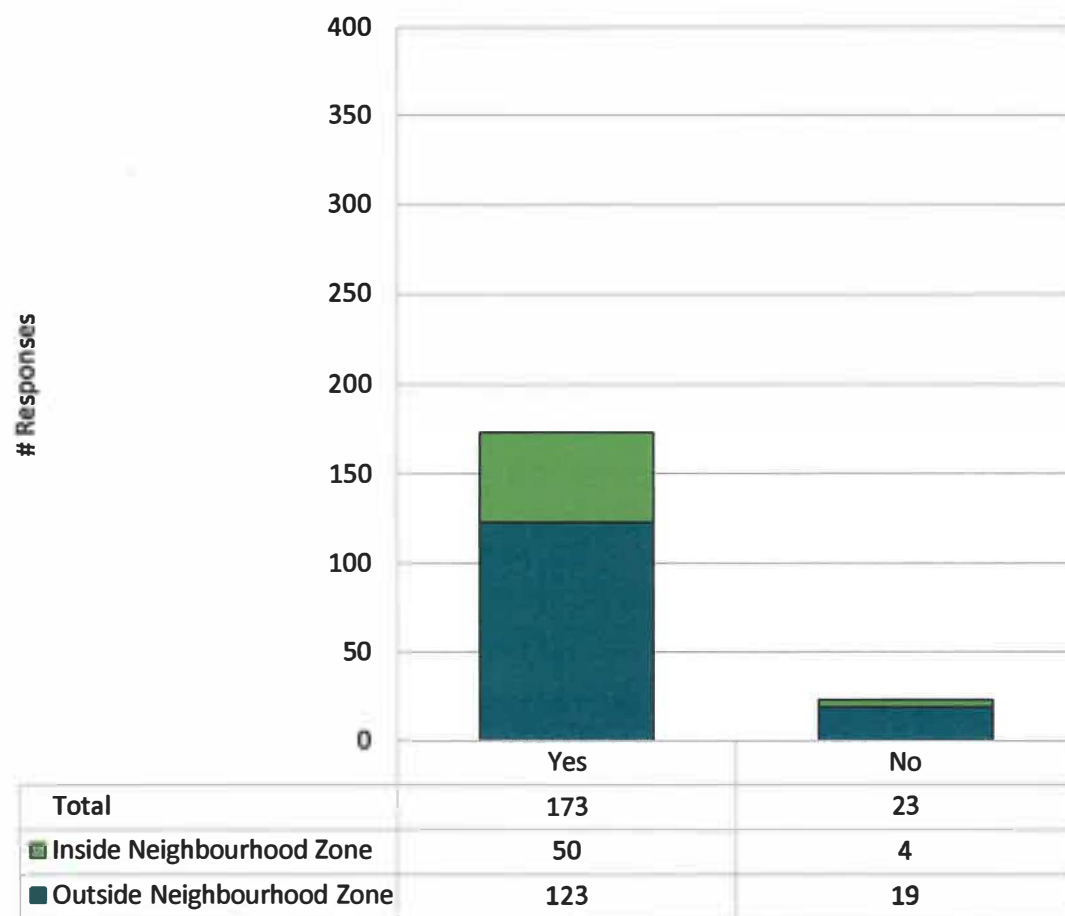


An aerial photograph of a valley. In the background, there are large, forested mountains under a clear sky. A layer of white mist or low clouds fills the middle ground, partially obscuring the valley floor. In the foreground, a residential area is visible, featuring houses with red roofs and trees with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

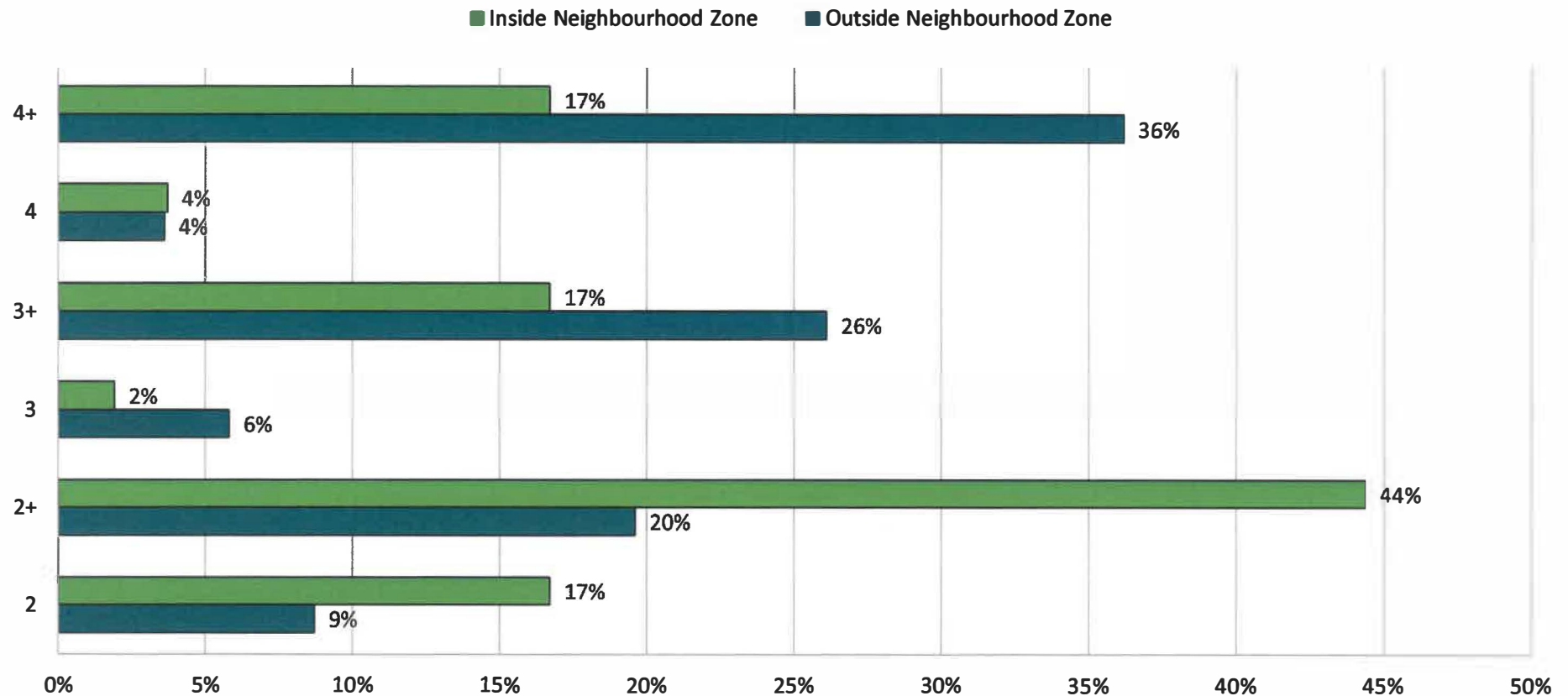
- 88% of responses are in support of seniors respite care on the Delbrook site (n=173) and 11% of responses are not in support (n=23).
- There is not a statistically significant difference in support for seniors respite care on the Delbrook site between those inside the neighbourhood zone and those outside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

An aerial photograph of a residential neighborhood in North Vancouver. The houses are nestled among trees with vibrant autumn foliage in shades of yellow, orange, and red. In the background, a range of mountains is visible, partially shrouded in a light mist or fog. The overall scene is peaceful and scenic.

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



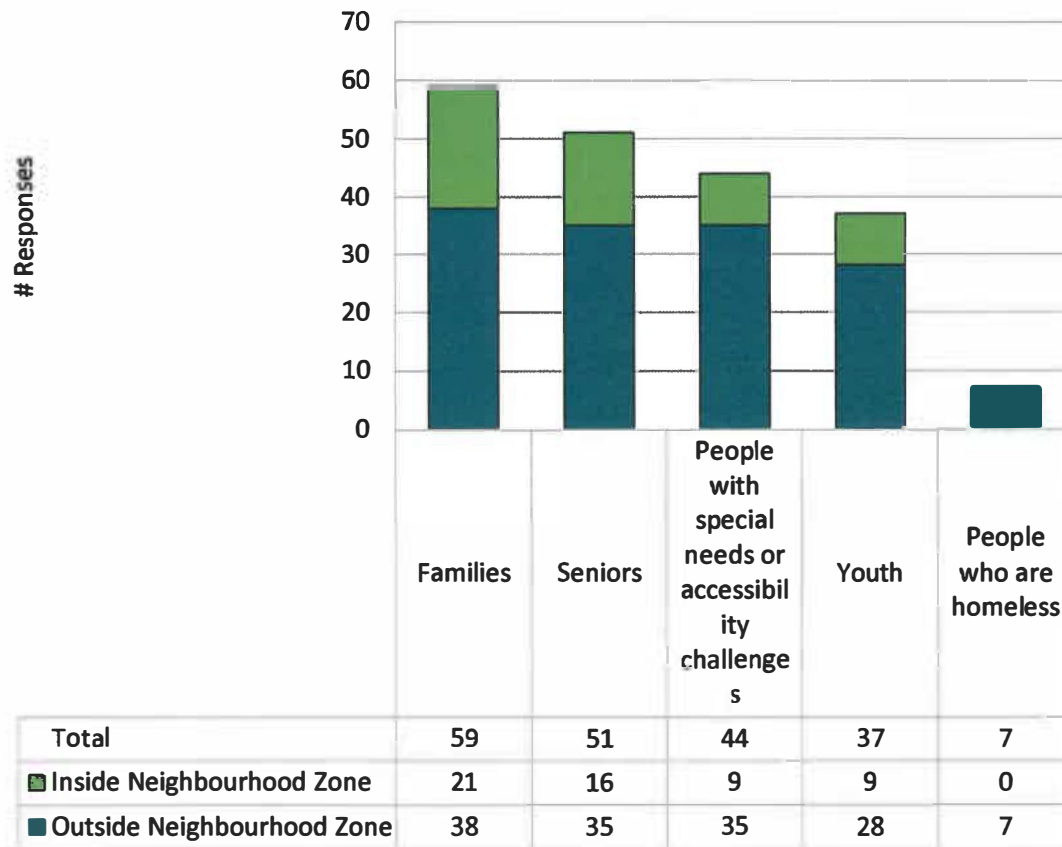
*The chi-square statistic is 18.893. The P-Value is 0.002. The result is significant at $p \leq 0.05$

An aerial photograph of a residential neighborhood in North Vancouver. The houses are nestled among trees with vibrant autumn foliage in shades of yellow, orange, and red. In the background, 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

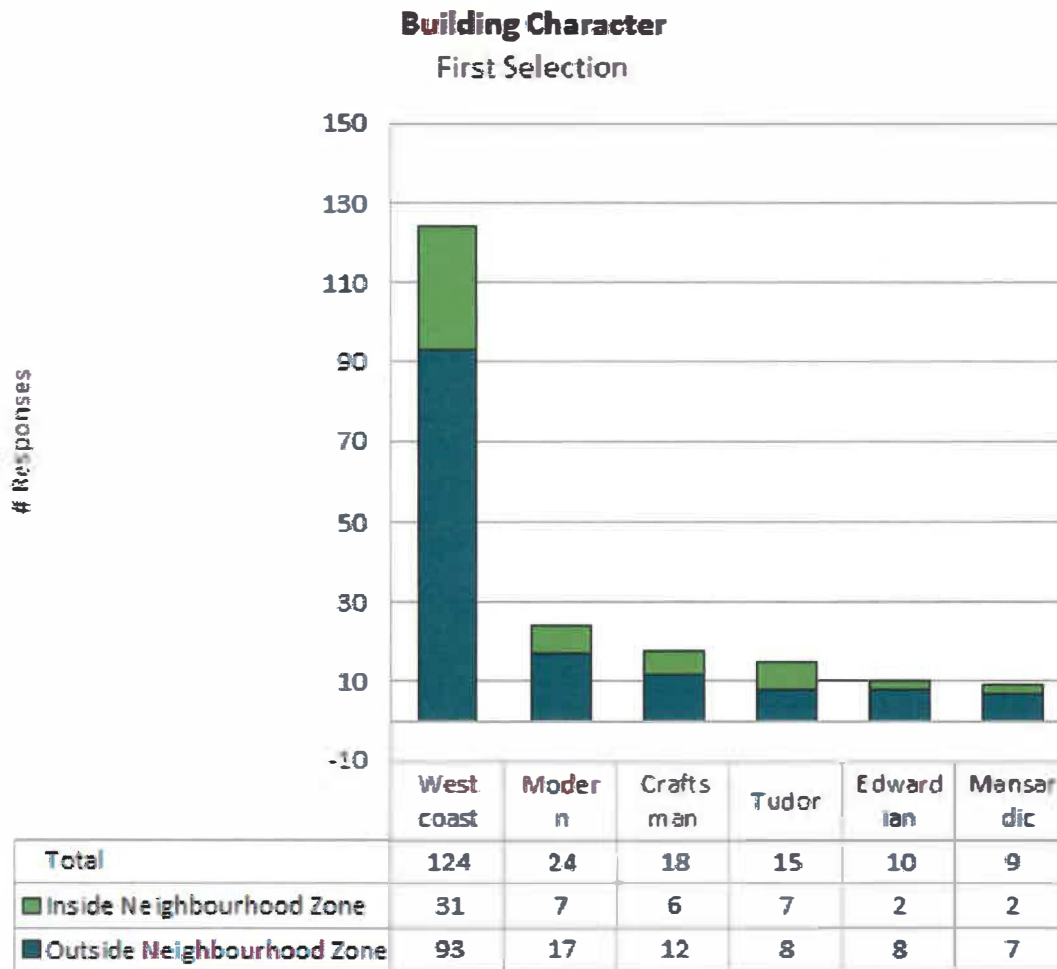
- The top ranked building inhabitants are:
 1. Families (30% of responses)
 2. Seniors (26% of responses)
 3. People with special needs or accessibility challenges (22% of responses)
 4. Youth (19% responses)
 5. People who are homeless (4% of responses)
- There is not a statistically significant difference 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

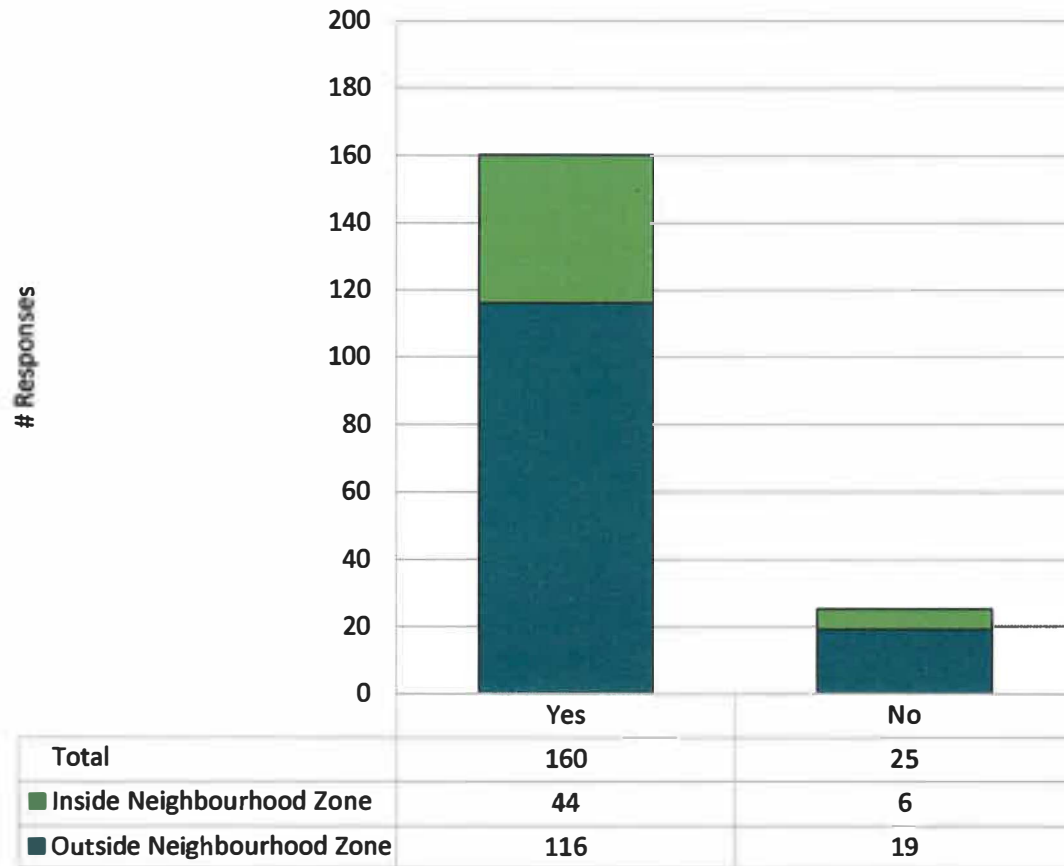
- The top ranked building character selections are:
 1. West Coast (62% of responses)
 2. Modern (12% of responses)
 3. Craftsman (9% of responses)
 4. Tudor (8% responses)
 5. Edwardian (5% of responses)
 6. Mansardic (5% of responses)
- There is not a statistically significant difference in the first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

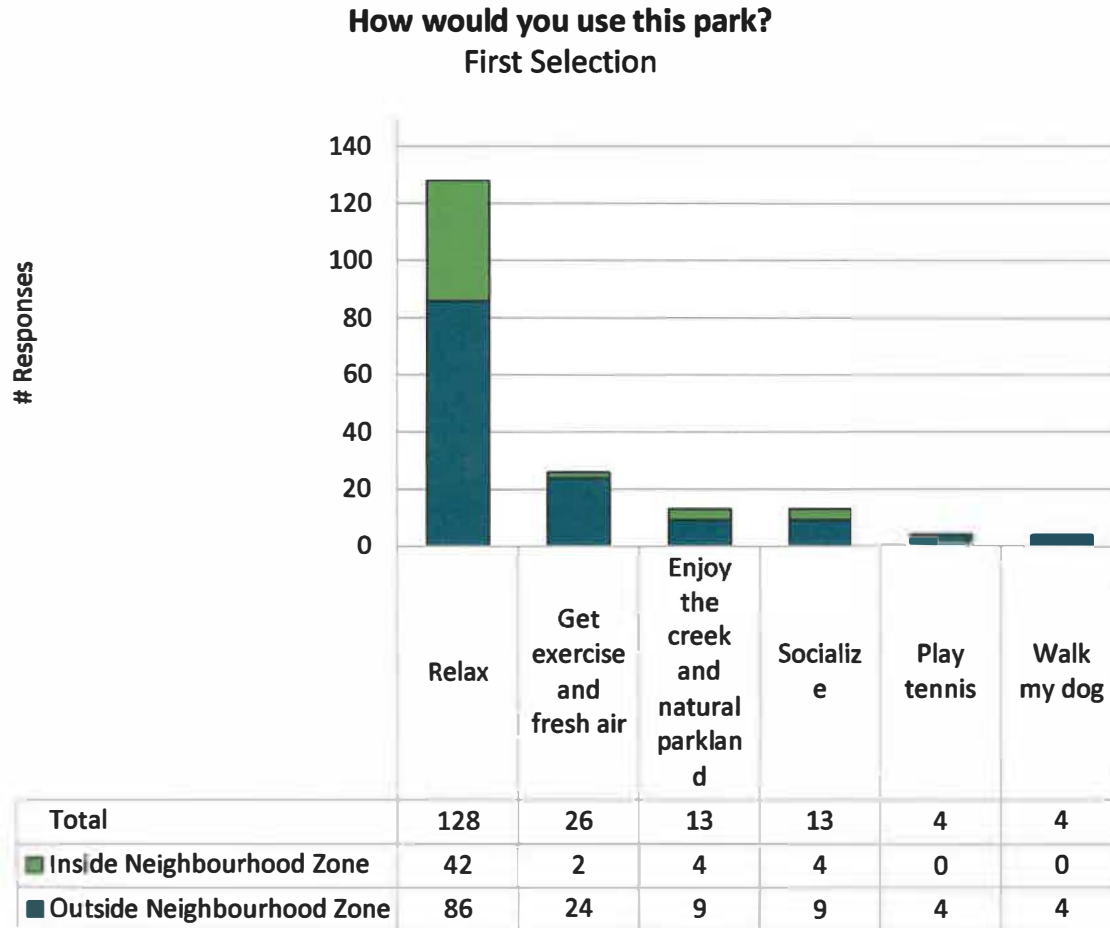
- 86.5% of respondents selected "yes" to "have we hit the mark with our park objectives" (n=160), and 13.5% selected "no" (n=25).
- There is not a statistically significant difference in agreement for hitting the mark between those inside the neighbourhood zone and those outside the neighbourhood zone.



Park Use



Results - Park Use



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.



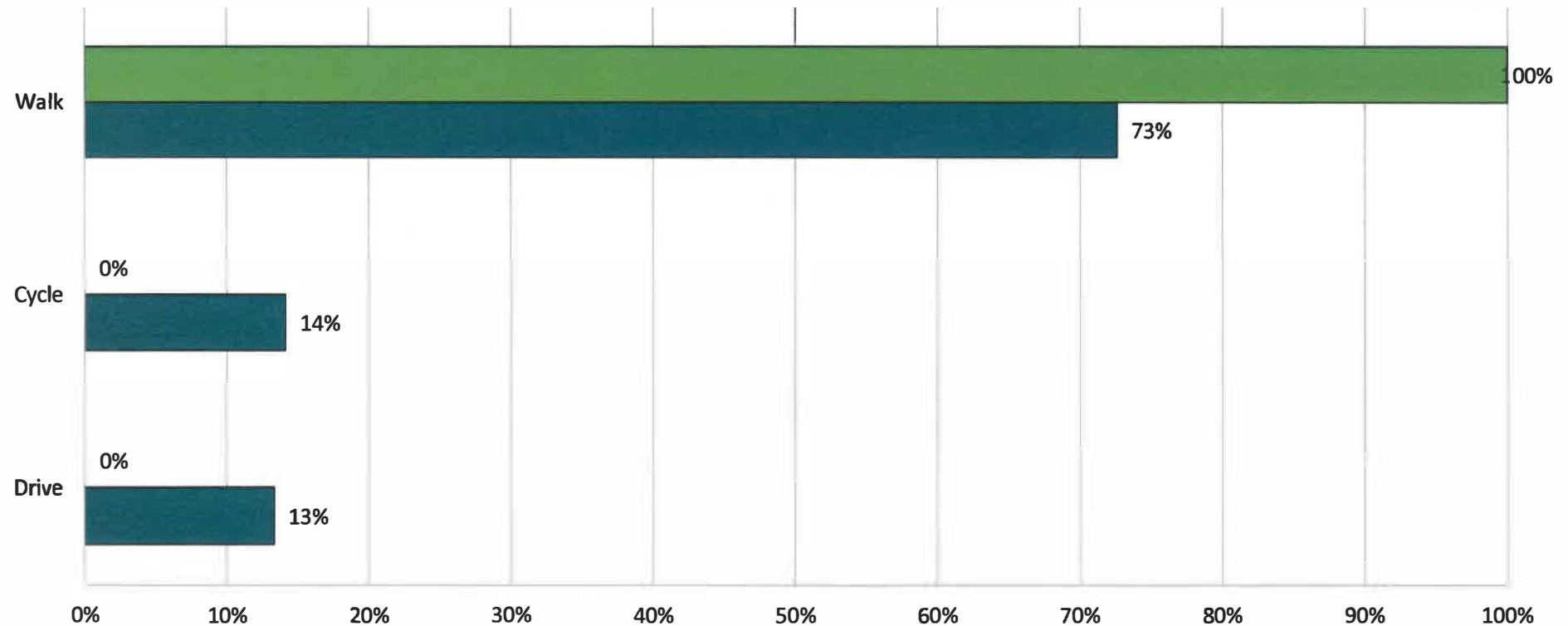
Transportation to Park



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 11th, 2019





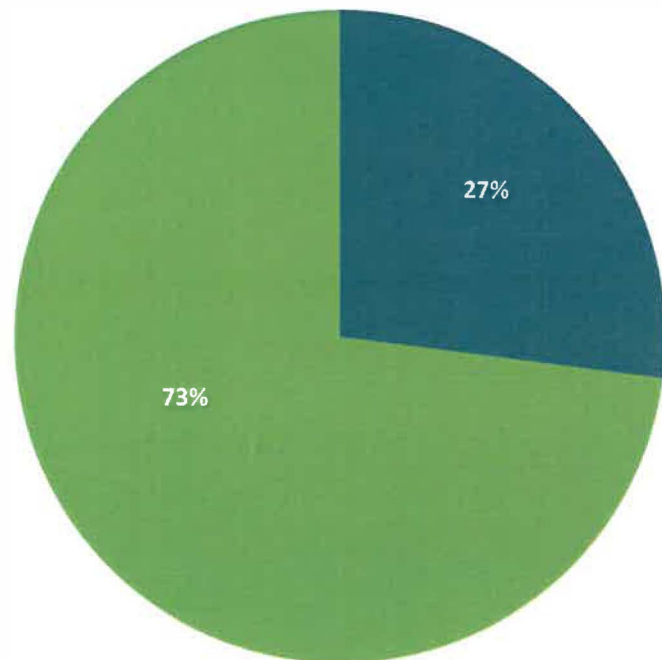
Sample Characteristics



Sample Characteristics

Neighbourhood Zone Responses

■ Inside Neighbourhood Zone ■ Outside Neighbourhood Zone

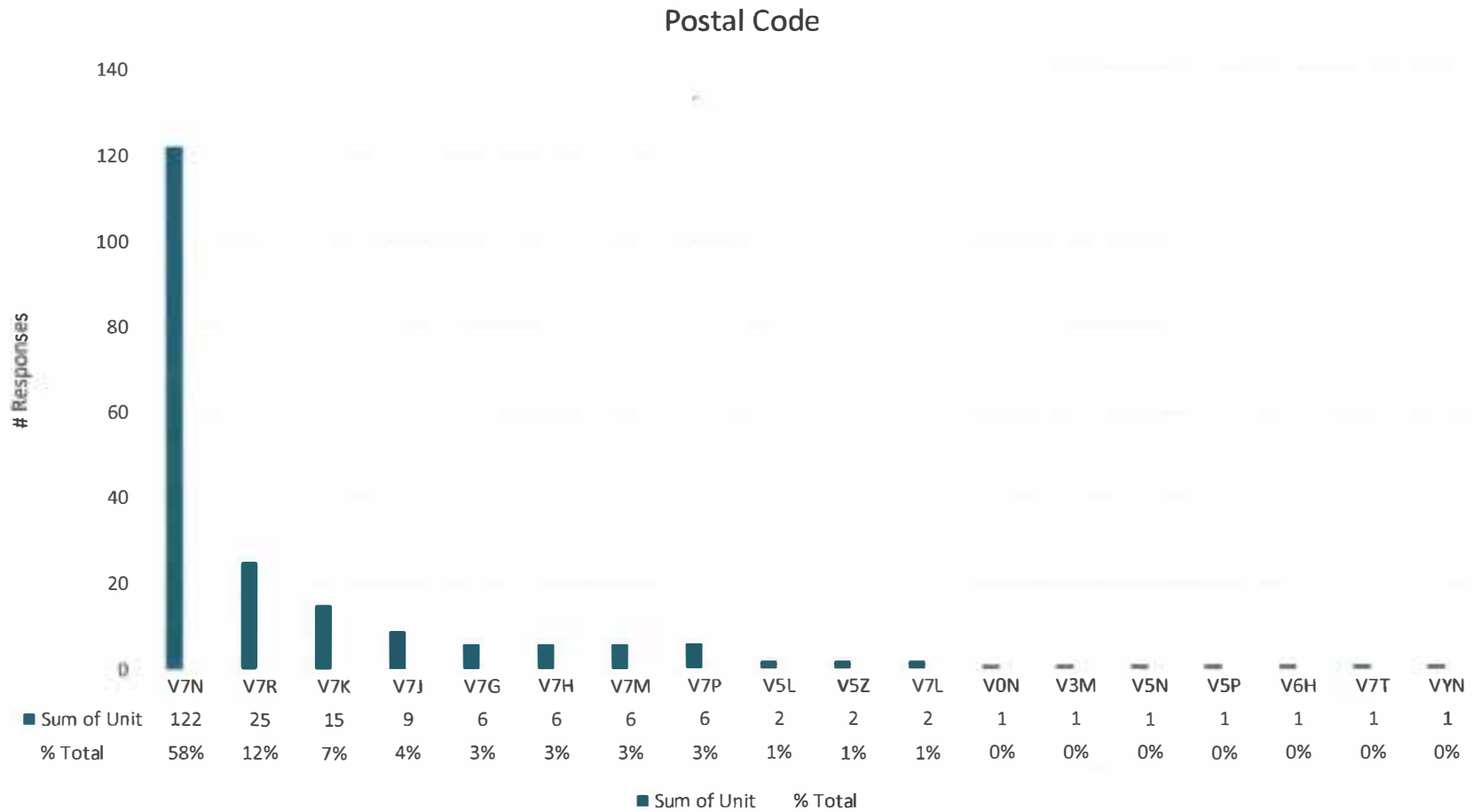


Sample Characteristics

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

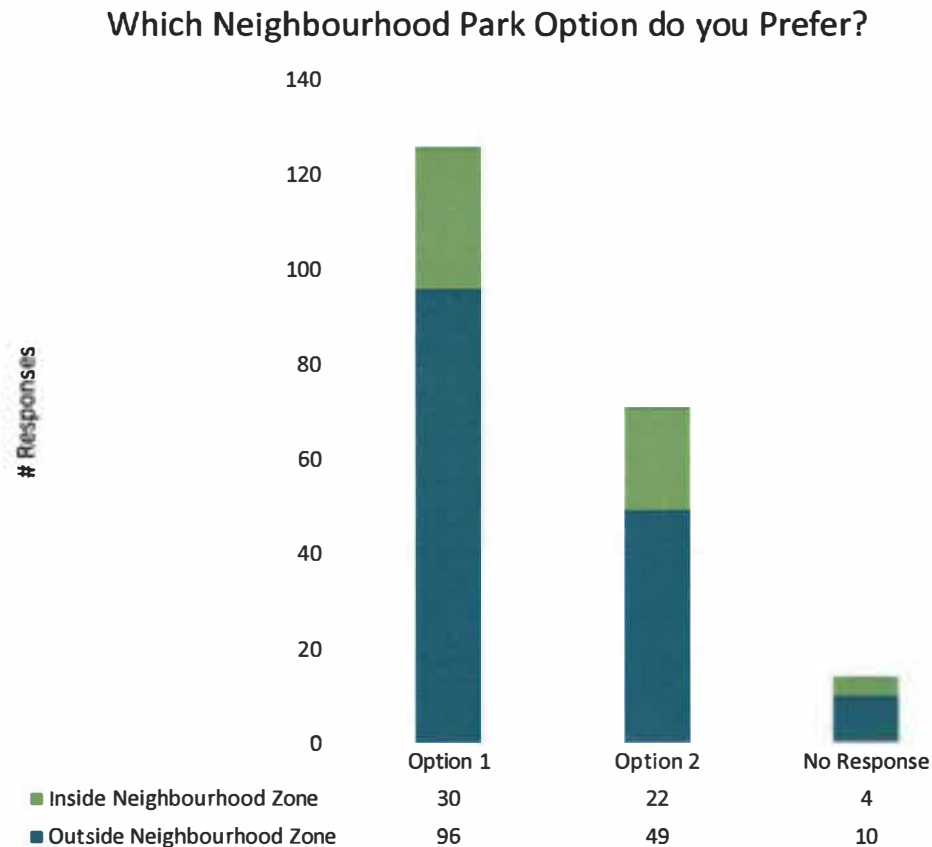




Park Option Preference



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

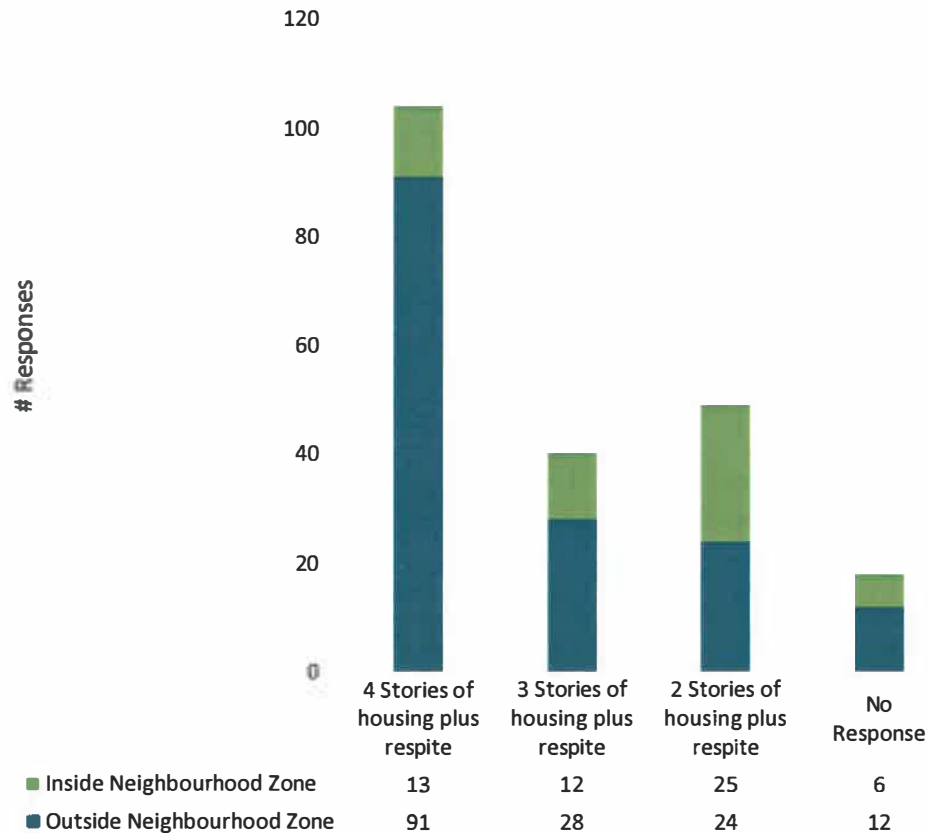


Housing Option Preference



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.



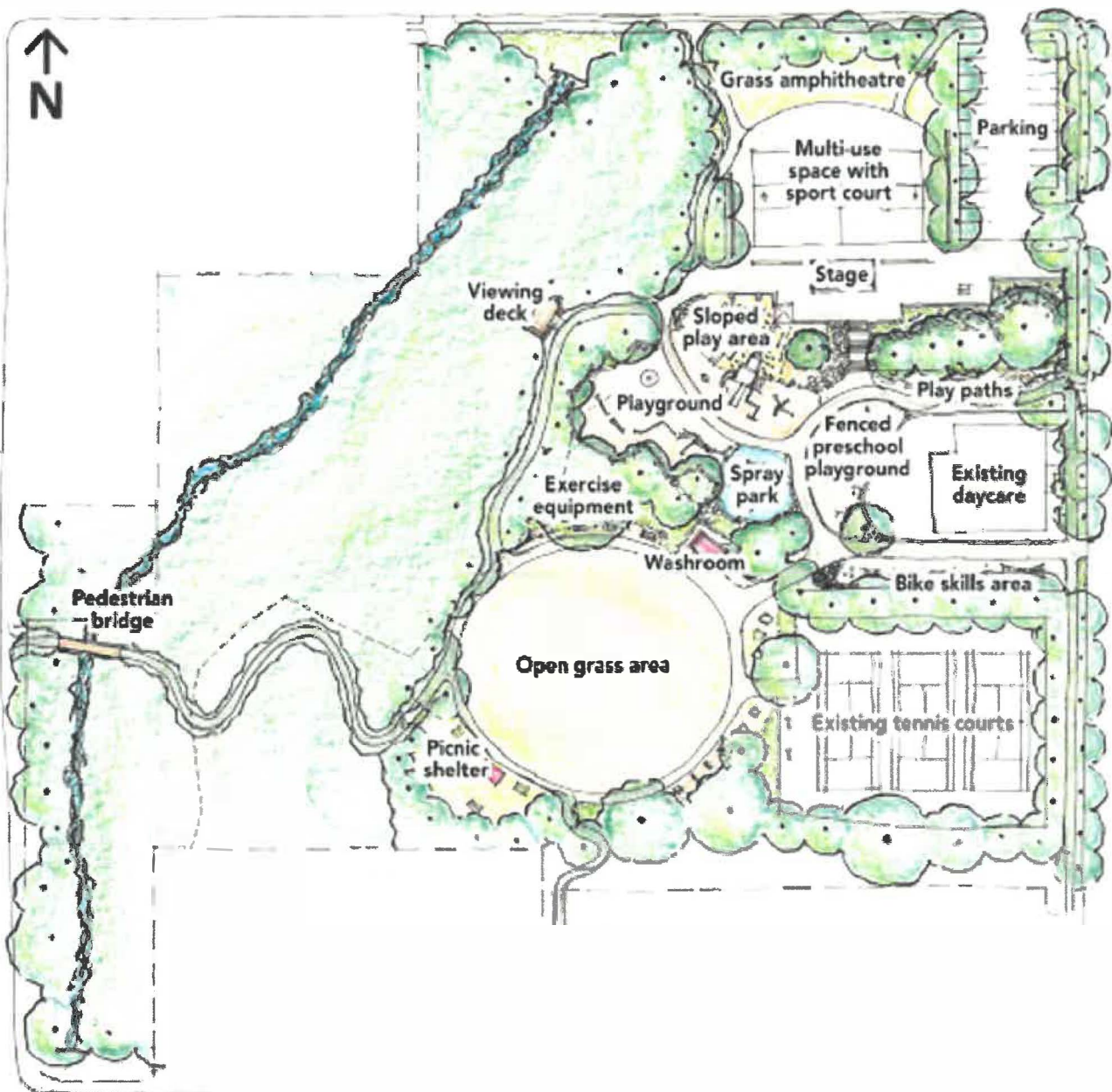
Thank you



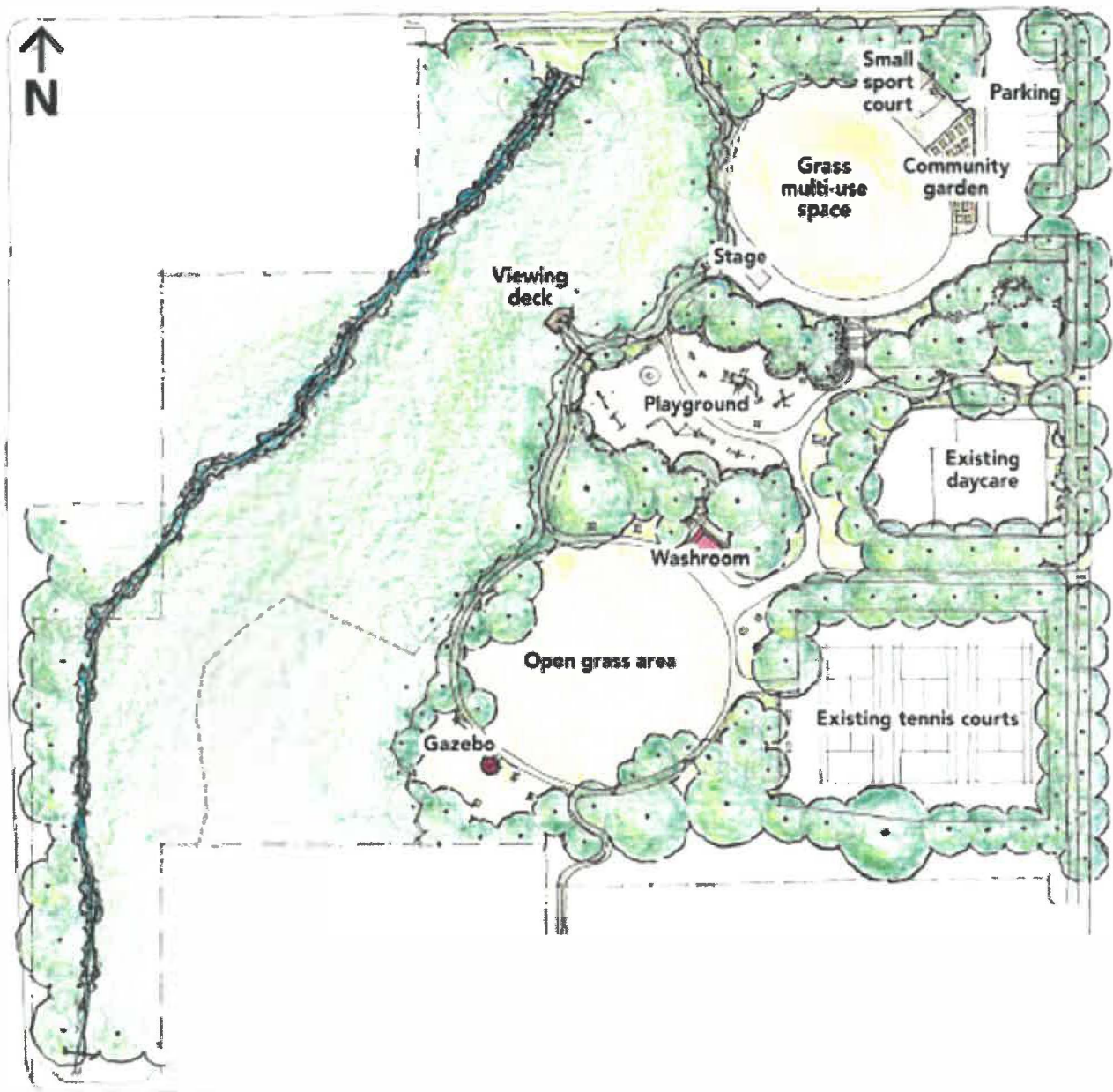
THIS PAGE LEFT BLANK INTENTIONALLY

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



Delbrook Lands

600 West Queens Road

OCP Amendment Bylaw (8397)

Rezoning Bylaw (8398)

DCC Waiver Bylaw (8399)

September 30, 2019

Background

Consultation on the Delbrook Lands showed a preference for:

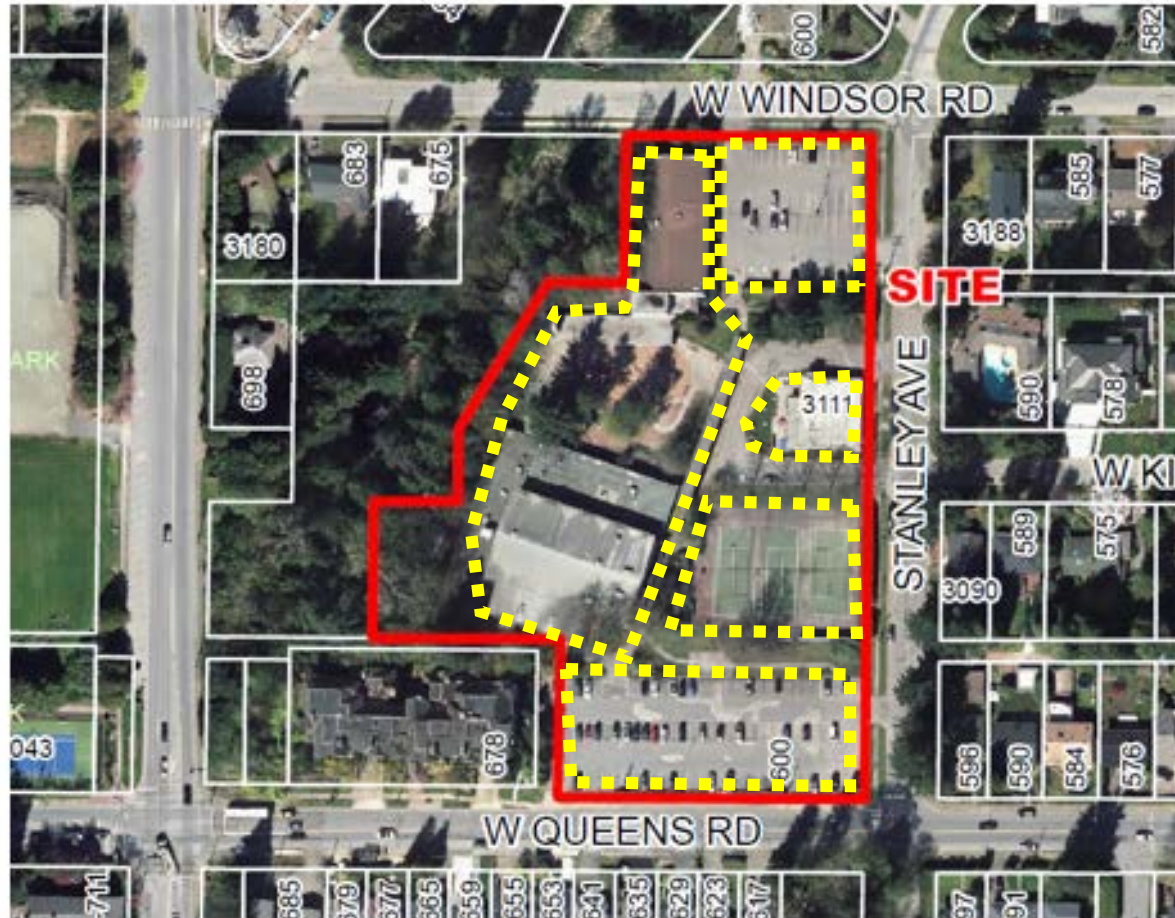
1. affordable housing,
2. some form of care facility,
3. childcare, and
4. a park.



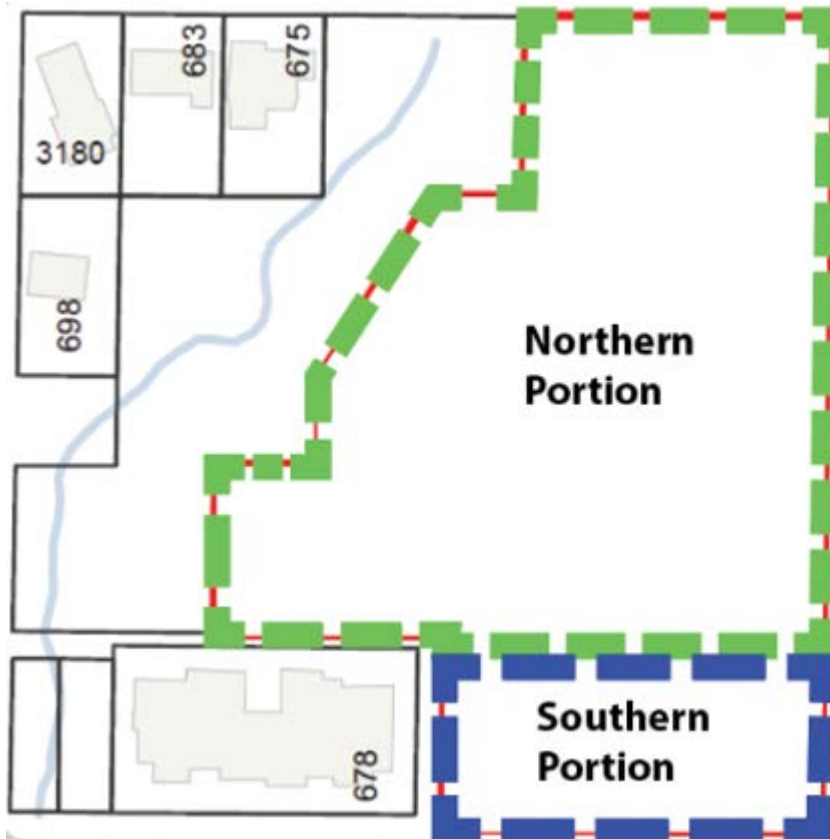
Background

- **On July 22, 2019, Council passed motions directing staff to:**
 1. continue engagement with the public to create a detailed design for the neighbourhood park;
 2. initiate design work for a building consisting of one storey of community service (seniors' respite care) and three (3) storeys of social housing above;
 3. prepare an Official Community Plan amendment bylaw and a Zoning Bylaw amendment bylaw for Council's consideration consistent with this motion.

Location and Existing Condition

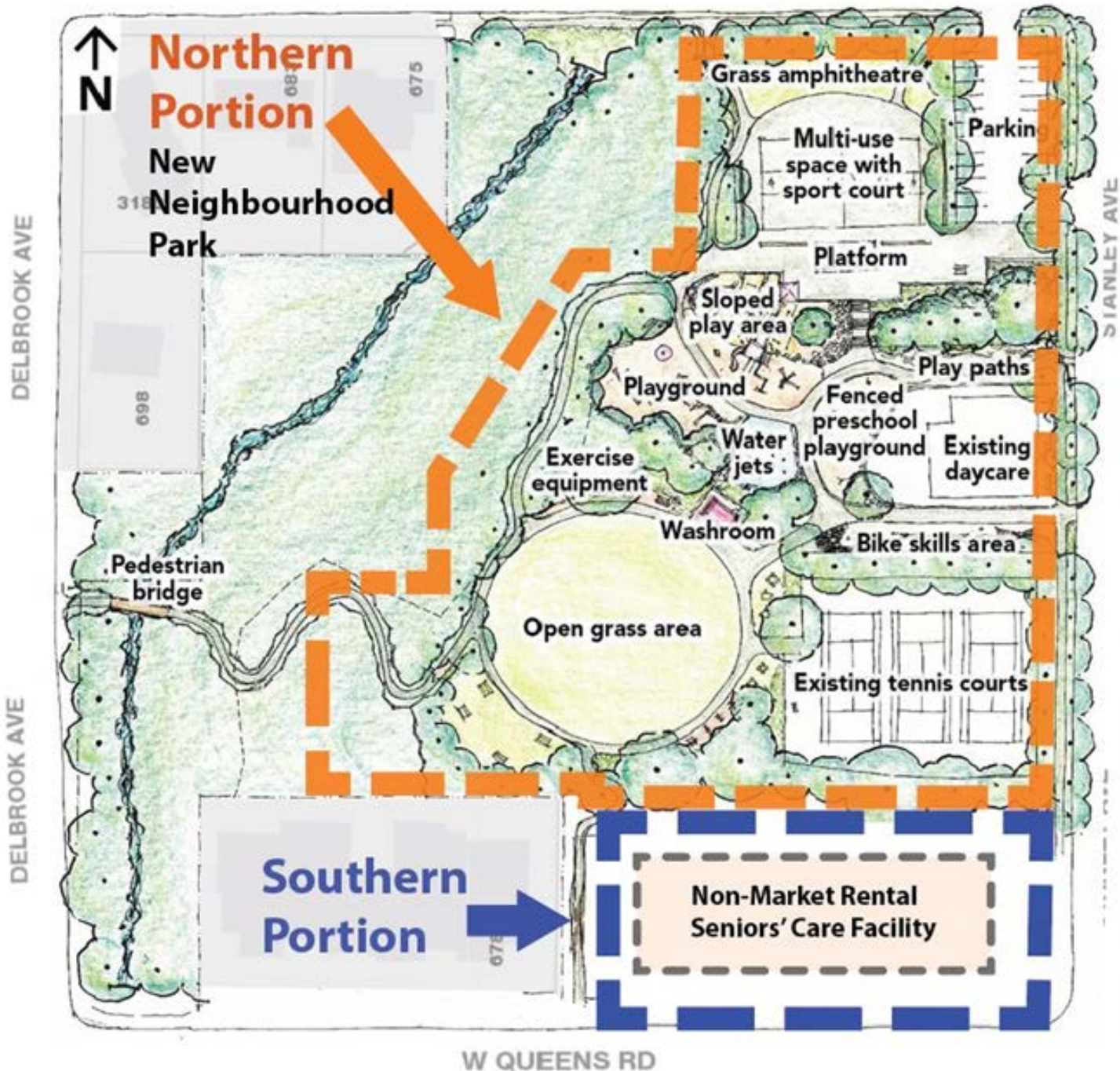


Overview of Bylaws



New Neighbourhood Park

4-Storey Building
with low to moderate
income rental and a
seniors' care facility.



Next Steps

- Consideration of bylaw readings and referral to Public Hearing
- Public notice and Public Hearing
- Should the bylaws proceed to Adoption:
 - Staff will work with Council and the public to finalize a detailed park design;
 - Council selects a non-profit housing provider and a seniors' care provider.

TOPOGRAPHIC SURVEY PLAN OF BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617, PLAN 19489; AND AMENDED BLOCK 17 (EXPLANATORY PLAN 6343), WEST 1/2 OF DISTRICT LOT 617, PLAN 1430

PID: 006-999-832 (BLOCK 19)
PID: 014-623-382 (AMENDED BLOCK 17)

ADDRESS:
600 WEST QUEENS ROAD,
DISTRICT OF NORTH VANCOUVER, B.C.

ELEVATION
ELEVATIONS ARE GEODETIC AND DERIVED
FROM CONTROL MONUMENT 7043819 WITH
ELEVATION = 113.259m CVD28 G.V.R.D., 2005

LEGEND

- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES STORM CULVERT
- ⋈ DENOTES WATER VALVE
- ^{LD} DENOTES LAWN BASIN
- ^{CH} DENOTES FIRE HYDRANT
- ¹²³⁴ DENOTES MANHOLE (MNM-STORM, MHS-SAN, MHW-WATER, MHU-UNKNOWN) WITH POINT NUMBER, DESC, ELEV
- ★ DENOTES ORNAMENTAL LAMP
- ⋈ DENOTES SIGN
- ⊠ DENOTES CATCH BASIN
- ^{CH} DENOTES LAMP STANDARD
- DENOTES ANCHOR
- ⋈ DENOTES GAS VALVE
- DENOTES JUNCTION BOX
- ^{UP} DENOTES UTILITY POLE
- ⊠ DENOTES WOOD
- ⊠ DENOTES BOLLARD
- ^{CO} DENOTES SANITARY CLEAN OUT
- ^{PH} DENOTES TELEPHONE POLE
- ^{GP} DENOTES GATE POST

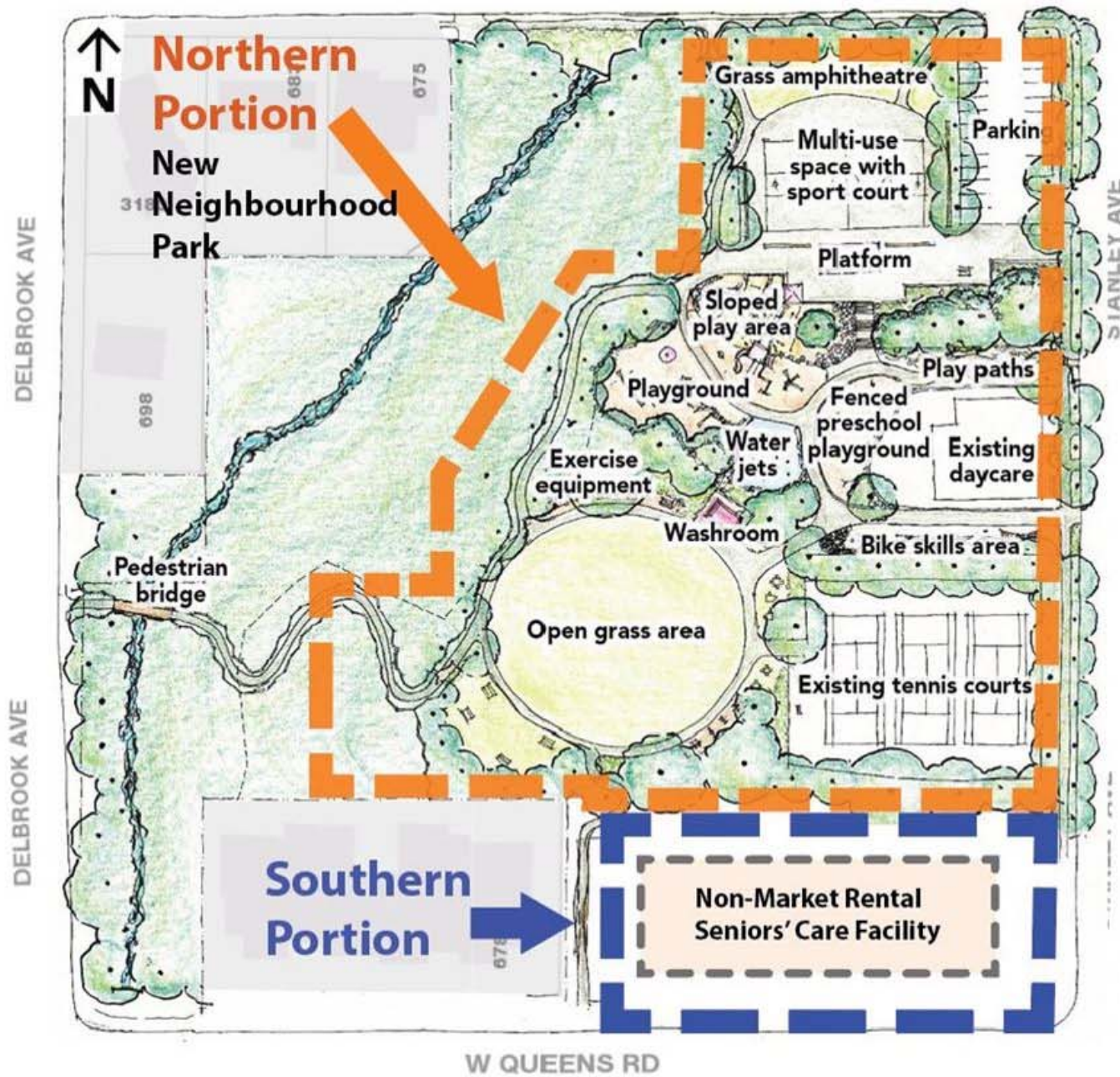
- DENOTES PAVEMENT EDGE
- DENOTES FENCE
- DENOTES HEDGE OR TREE LINE
- DENOTES TOP OF BANK
- DENOTES BOTTOM OF BANK

SCALE 1:300
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS
864mm IN HEIGHT BY 1120mm IN WIDTH
(E SIZE) WHEN PLOTTED AT A SCALE OF 1:300

NOTE:
TOP OF BANK WAS FLAGGED BY DISTRICT OF NORTH VANCOUVER.
CONTOUR INTERVAL, 1m.
ONLY TREES LARGER THAN 10cm DIAMETER AND LOCATED WEST
OR EAST OF THE FLAGGED TOP OF BANK ARE SHOWN.
PROPERTY LINES ARE ACCORDING TO LAND TITLE OFFICE RECORDS.

POINT NUMBER	TYPE	RIM ELEV	DIRECTION	INVERT ELEV	SIZE(mm)
514	STORM	98.93	NORTH	98.15	100
			EAST	NO INVERT	N/A
			WEST	99.00	250
518	STORM	100.88	NORTH	98.82	900
			SOUTH	98.79	900
554	SANITARY	101.87	NORTH	98.96	200
			EAST	98.83	400
			WEST	98.83	400
555	STORM	101.84	NORTH	100.49	300
			EAST	100.42	700
			WEST	99.84	700
567	SANITARY	99.33	NORTH	96.73	400
			EAST	96.08	400
			WEST	96.06	400
705	SANITARY	104.03	NORTH	102.17	200
			EAST	102.33	100
			SOUTH	102.17	200
706	STORM	103.90	NORTH	102.76	200
			EAST	102.78	700
			SOUTH	102.76	200
744	SANITARY	107.16	NORTH	104.95	200
			EAST	105.01	200
			SOUTH	104.94	200
745	STORM	107.55	NORTH	106.34	200
			EAST	106.17	700
			SOUTH	106.17	700
966	STORM	106.22	NORTH EAST	104.12	900
			SOUTH	103.14	900
1072	SANITARY	110.52	NORTH	108.50	200
			EAST	108.62	100
			SOUTH	108.50	200
1312	SANITARY	113.85	NORTH	111.97	200
			EAST	111.92	200
			SOUTH	111.90	200
			NORTH WEST	112.06	100
1326	UNKNOWN	114.40	N/A	N/A	N/A
1330	STORM	113.47	NORTH	N/A	N/A
			EAST	110.81	900
			WEST	110.76	900
1541	STORM	101.84	SOUTH EAST	100.56	200

W WINDSOR RD



Preferred Conceptual Park Design and Conceptual Building Location