

# DELBROOK LANDS

## Community Dialogue

# FINAL REPORT

## SEPTEMBER 2016



CENTRE  
FOR DIALOGUE



# Acknowledgements

The Delbrook Lands Community Dialogue was a significant undertaking and could not have happened without the hard work and dedication of many individuals. The District of North Vancouver and its leaders are credited with taking an innovative approach to engage with their citizens. Staff members Mairi Welman and Suzy Lunn, along with many others from the Planning, Communications and Finance departments, provided key support and helped explain and describe the connections between dialogue topics and relevant District policies. Additional contributors include the large team of District staff who facilitated and took notes at each table during the two events.

Several Centre for Dialogue staff contributed to the success of this event, including Shauna Sylvester, who designed and moderated the dialogue event, Robin Prest, who provided project management in addition to designing and moderating the dialogue event, and Jenna Dunsby, who led the stakeholder outreach and served as primary author of the report and analyst of the dialogue outputs.

Finally, an especially large thank you to the residents and stakeholders who provided the ideas, input and invaluable background information in advance of the deliberative dialogue session, and to the almost 100 participants who dedicated a Saturday in June to work across individual perspectives and identify solutions that are in the best interest of the entire community. This report reflects your collective input and wisdom.

# About this report

## *Purpose of Document*

This report was independently prepared by Simon Fraser University's Centre for Dialogue under the sponsorship of the District of North Vancouver. The purpose is to provide a summary of public input shared during the Delbrook Lands Deliberative Dialogue, held June 18, 2016.

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*Simon Fraser University's Centre for Dialogue. (2016) Final Report, Delbrook Lands Community Dialogue.*

## *About the District of North Vancouver*

With its naturally beautiful wilderness surroundings, high quality of life and close proximity to downtown, North Vancouver District is one of the most desirable places to live, work and play in the world. Home to over 85,000 residents and many major waterfront industry employers, the District's unique characteristics provide residents, business owners and visitors alike with the benefits of being part of a dynamic metropolitan region, along with the appealing attributes of living in a smaller community.

## *About the SFU Centre for Dialogue, Civic Engage Program*

Civic Engage is a program of Simon Fraser University's Centre for Dialogue designed to increase the capacity of governments and citizens to work collaboratively on policy decisions. The program leverages the Centre for Dialogue's status as a neutral facilitator and reputation as a globally-recognized centre for knowledge and practice in dialogue. Program areas include capacity building, direct services, research and public forums. For more information, visit [sfu.ca/civic-engage](http://sfu.ca/civic-engage)

# Executive Summary

The June 18 Delbrook Lands Deliberative Dialogue provided a unique opportunity for local neighbourhood and other District of North Vancouver residents and stakeholders to provide input to the municipality on the future of the Delbrook Lands. The dialogue event was part of the larger Delbrook Lands Community Dialogue process that began in January 2016.

The District of North Vancouver and SFU's Centre for Dialogue implemented an extensive outreach campaign to ensure that the 89 participants reflected the demographics and interests of the community. A Discussion Guide provided factual information in advance of the full-day dialogue event, including a range of community and Council-generated site ideas for the Delbrook Lands, as well as relevant District policy and stakeholder perspectives. Participants worked in small groups to develop recommendations in the best interest of the entire community, and also expressed their individual preferences in a post-dialogue survey. This survey allowed the SFU Centre for Dialogue team to analyze responses by stakeholder group.



Key findings include strong support for a multi-use site that includes green space and indoor community services such as additional child care and an adult daycare. The majority of participants also support non-market housing if paid for by other levels of government. To help fund on-site amenities, participants proposed that the District of North Vancouver work to develop partnerships with senior levels of government and non-profit organizations, as well as allocate funding from the District budget. A majority of participants opposed the ideas of building market housing and/or selling the Delbrook Lands.

Post-event surveys indicated that 85% of respondents would be interested in participating in similar events in the future, compared to only 3% who would not, and 72% are satisfied with the District of North Vancouver's consultation so far on the Delbrook Lands, compared to 13% who are not. Council will consider the findings in this report in fall 2016, with the timeline for a final decision and implementation to be determined.

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# 1. Introduction

In the fall of 2015, the District of North Vancouver partnered with Simon Fraser University's Centre for Dialogue to develop an engagement process on the future of the Delbrook Lands at 600 West Queens Road, with the goal of determining the most broadly supported land use options through a community dialogue. The process consisted of three phases:

## PHASE ONE: IDEAS GENERATION

People from the immediate neighborhood and across the District were invited to share their ideas on the potential future uses of the Delbrook Lands and provide input on the next steps of the engagement process via an evening community dialogue event and an online survey. Outcomes of this phase can be found in the [February 2016 Ideas Report](#).

## PHASE TWO: RESEARCH AND TECHNICAL ANALYSIS

District staff and external subject matter experts analyzed suggestions from the community and members of Council to determine a range of options for the future use of the Delbrook Lands, as well as their positive and negative impacts. This information was compiled in a [discussion guide](#). [Guidelines](#) for the deliberative dialogue were also developed and approved by District Council.

## PHASE THREE: DELIBERATIVE DIALOGUE

Local and District-wide residents and stakeholders participated in a day-long dialogue event, where they took on the role of a District planner and recommended the options they believed to be in the best interest of the entire community.

This report summarizes the results of the Phase 3 Delbrook Lands Deliberative Dialogue that took place on Saturday June 18, 2016.

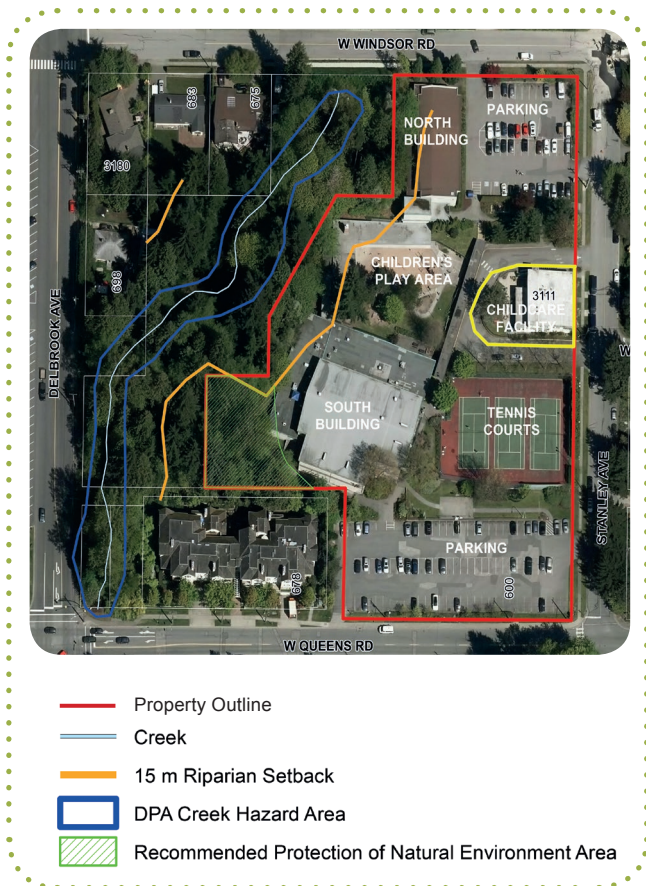


Figure 1. Delbrook Lands site map

## 2. Event Overview

### Outreach

The District and SFU's Centre for Dialogue worked together to identify and promote the Delbrook Lands Deliberative Dialogue to local neighbourhood and District-wide residents and stakeholders. A variety of communications channels were used to spread the word about the event, including:

- On-street signage in over six locations throughout the District, including at District Hall, on the Delbrook Lands site, and at a number of high-traffic intersections (Parkgate Mall, Lynn Valley fire hall, Mt. Seymour Parkway at Lillooet and Capilano at Ridgewood)
- Two postcard mail drops to all District residences
- Posters and postcards in major civic facilities
- Paid advertisements in the North Shore News and Deep Cove Crier
- Social media, including paid Facebook ads targeting specific age groups
- Direct outreach to stakeholder groups and community members who previously registered interest in the issue
- Targeted promotion to relevant organizations, such as community and business associations, site users, District advisory committees and community associations

- Direct outreach to nearby schools and youth-involved organizations (e.g. youth outreach groups, North Vancouver Recreation and Culture Commission, etc.) to identify and invite youth aged 15 and older
- Mayor's column in Deep Cove Crier
- A promotional video shared on the District's Delbrook Lands webpage and District social media accounts

### Selection process

Given staff resources required to support the event and limitations on venue size and availability within the District, registration was limited to 100 participants. To balance community input in a fair and transparent way, the Centre for Dialogue designed a selection process for these 100 spaces that included both random selection for interested residents as well as reserved seats for community organizations directly impacted by the future of the Delbrook Lands.

The selection criteria listed on page three reflect input from participants in the first phase of the engagement process, who suggested the District include a diversity of interests by ensuring that local residents, current site users, District-wide residents and District-wide community groups, and especially youth and parents of young families were present. The criteria also reflect District Council's directives to engage both local and District-wide residents and stakeholders, and to strive for inclusion of youth and gender parity among participants.



## SELECTION CRITERIA

### ***Local neighbourhood – 50 seats***

- 37 seats randomly allocated amongst residents and property owners within the local neighbourhood, including:
  - ♦ A guaranteed minimum of seven seats randomly assigned to interested young people aged 15-30.
  - ♦ Priority access for seven seats randomly assigned to interested adults aged 31-45.
  - ♦ Priority access for 13 seats randomly assigned to interested residents or property owners within 100 meters of the Delbrook Lands.
  - ♦ A maximum of three seats for interested residents or property owners from the local neighbourhood who live within the jurisdiction of the City of North Vancouver. This group was otherwise selected using the same random process as others from the local neighbourhood, with no guaranteed or priority seats.
- 13 seats directly assigned by the SFU Centre for Dialogue to representatives from identified groups that currently use the Delbrook site and/or community organizations within the local neighbourhood, up to a maximum of two seats for any single group, space allowing.

### ***District-wide – 50 seats***

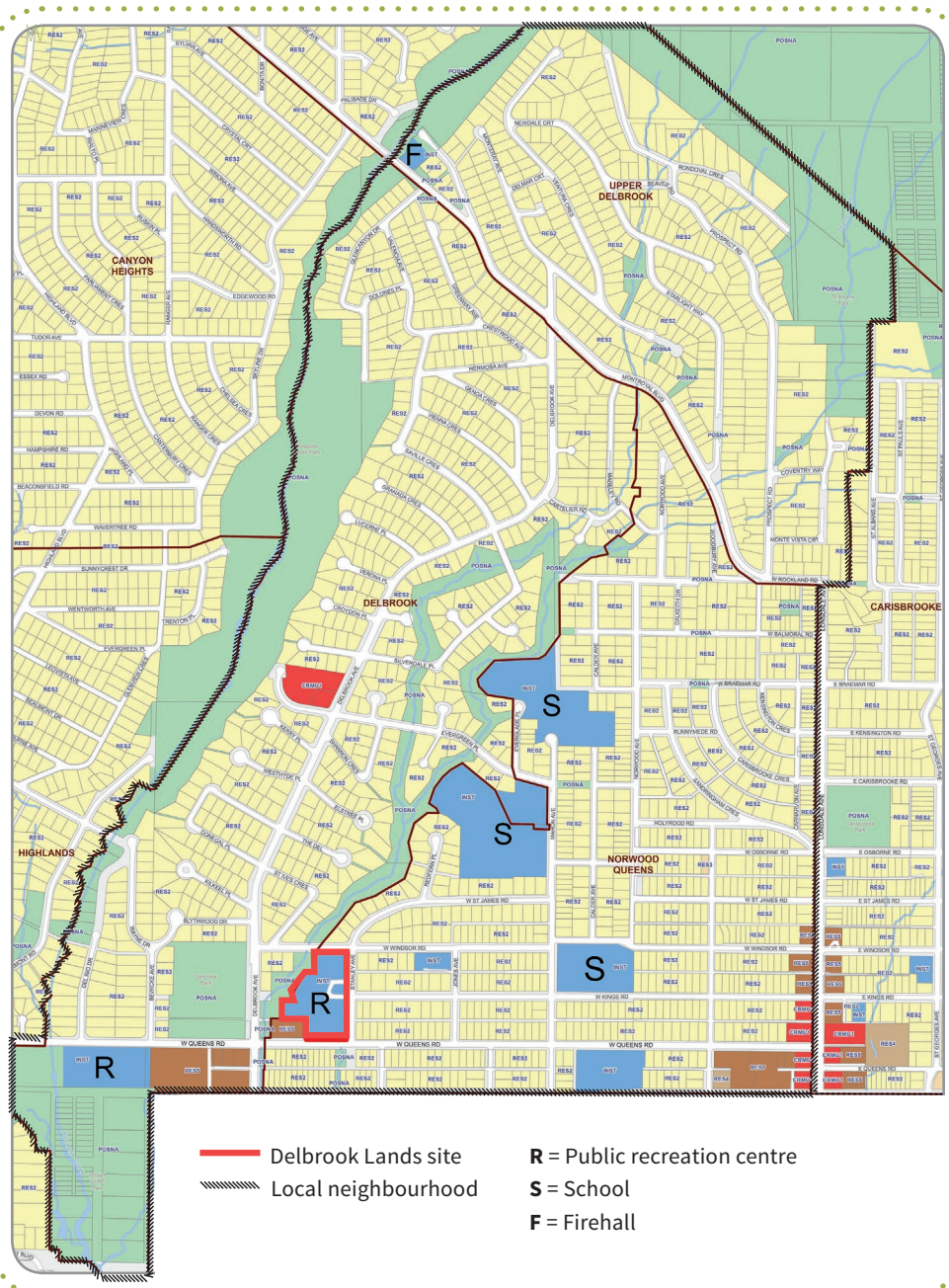
- 37 seats randomly allocated to District residents and property owners from outside the local neighbourhood, including:
  - ♦ A guaranteed minimum of seven seats randomly assigned to interested young people aged 15-30.
  - ♦ Priority access for seven seats randomly assigned to interested adults aged 31-45.
- 13 seats directly assigned by the SFU Centre for Dialogue to representatives from community groups outside the local neighbourhood with an interest in the future of the Delbrook Lands, up to a maximum of two seats per group, space allowing.

SFU aimed to ensure approximate gender parity with a minimum of 45 seats for female participants and a minimum of 45 seats for male participants.

For the purpose of the deliberative dialogue, the local neighbourhood (see page four for map) was defined as:

- East of Mosquito Creek
- West of Lonsdale Avenue
- North of the Trans-Canada Highway
- South of the urban containment boundary





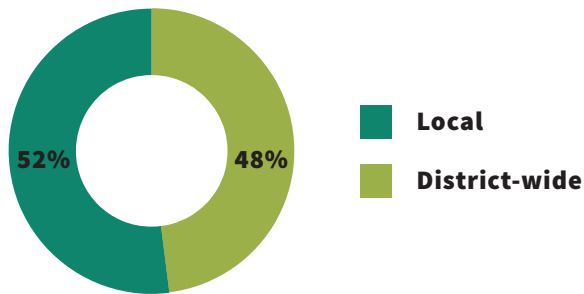
**Figure 2.** Local neighborhood and surrounding area

Residents and stakeholders were asked to register their interest via an online system or by phone. Registration was open from April 26 to May 18, and the SFU Centre for Dialogue conducted the random selection of participants in District Hall Council Chambers on May 20. In total, 100 seats were assigned.

## Participant demographics

Eighty-nine of the 100 registered participants attended the Delbrook Lands Deliberative Dialogue on June 18. The demographic and other information they provided through a pre-event survey allowed event organizers to confirm the intended participant composition and to analyze results by stakeholder group.

Of the 89 participants, 46 were from the local neighbourhood and either live there (including 18 who live within 100 metres of the Delbrook Lands and two who live in adjacent areas of the City of North Vancouver) and/or were site users (Little Rascals Daycare and Capilano Community Services Society). The other 43 participants were from outside the local neighbourhood and live in the District and/or attended as members of stakeholder groups within the larger District area.



**Figure 3.** Participant breakdown by location

Out of the 89 participants, 45 reside in the local neighbourhood.

While a number of stakeholder groups participated in the event, the following groups were specifically invited to attend:

#### Local neighbourhood

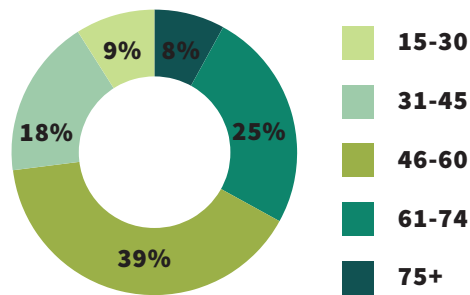
- Braemar School Parent Advisory Council
- Capilano Community Services Society
- Delbrook Community Association
- Little Rascals Daycare
- Norwood Queens Community Association

#### District-wide

- Capilano University Students Union
- Community Housing Action Committee (North Shore Community Resources)
- Edgemont Village Business Association
- North Shore Advisory Committee on Disability Issues
- North Shore Disability Resource Centre
- North Vancouver Chamber of Commerce
- North Vancouver Parent Advisory Council
- North Shore Sports Council
- North Shore Streamkeepers
- Vancouver Coastal Health
- Seniors Tennis Association of the North Shore

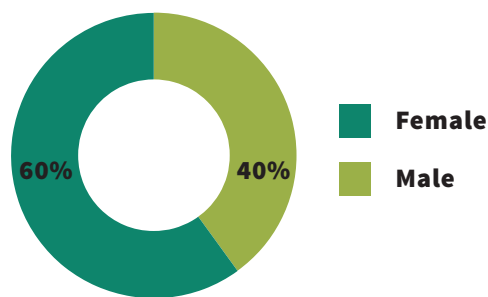
The full list of participants and participating stakeholder groups is available in Appendix A.

Participants reflected a range of ages—however despite significant efforts made to register youth, the 14-seat quota was not met (eight out of 14 seats were filled, with the rest assigned to alternates).



**Figure 4.** Participant breakdown by age

Sixty percent of participants were female, and 40% were male.



**Figure 5.** Participant breakdown by gender

## Dialogue proceedings

The Delbrook Lands Deliberative Dialogue ran from 10 am – 4:30 pm on June 18, 2016. Participants were seated at 12 tables with six to eight participants each, based on a seating chart created by Centre for Dialogue staff to ensure a diversity of interests at each table.

Each table had at least one resident who lives 100 metres from the site, an approximately equal number of local and District-wide residents and stakeholders, a range of different ages, and was as close to gender parity as possible. Each table was also assigned two District staff to fill the roles of facilitator and note-taker, who helped ensure participation from everyone at the table and accurately capture the ideas expressed.

Upon arrival, participants received a printed copy of the dialogue discussion guide that everyone had received electronically prior to the event and was strongly encouraged to read. They were asked by their table facilitators to fill out a pre-event survey to help SFU's Centre for Dialogue gather demographic

information and attitudes about the Delbrook Lands.

The event began with an opening from Acting Mayor Jim Hanson and SFU Centre for Dialogue Moderators Shauna Sylvester and Robin Prest, who clarified the scope of the dialogue and how community input would be used. Participants were then taken on small group site tours of the Delbrook Lands. The remainder of the morning was spent reviewing each major site idea in the discussion guide, with participants sharing what they liked and disliked about each idea.

After lunch, tables spent the afternoon envisioning what they would like to see on the site in the future and then working together to develop recommendations in the best interest of the entire community. Tables were encouraged to find areas of agreement and use a map of the site to help illustrate their recommendations. Recommendations included site features, site composition, estimated cost, and how the features could be paid for. Towards the end of the event, one representative from each table was asked to pitch their table's proposal to the entire room. Nine tables arrived at recommendations that everyone in the group could agree on. Five minority reports emerged from four tables unable to reach agreement among all participants.





The event ended with Mayor Richard Walton addressing participants and Dan Milburn, Acting General Manager of Planning, Property and Permits, discussing next steps in the process of deciding the future use of the Delbrook Lands. Participants were asked to fill out a post-event survey, which provided them with an opportunity to express their individual preferences for specific ideas – in contrast to the table proposals, which represented areas of agreement and compromise among groups. Each anonymous survey was assigned a tracking code, allowing Centre for Dialogue staff to pair pre- and post-surveys to participant demographic information and break down results by stakeholder group. The survey also allowed participants to provide feedback about their satisfaction with the dialogue event and consultation process.

#### DISCUSSION GUIDE

To help support the event, SFU's Centre for Dialogue worked with the District of North Vancouver to prepare a discussion guide. The guide contained factual information to support participant conversations, including the relevant policies and plans that set the context for future change in the District and local neighbourhood. It also contained a range of six potential site ideas based on earlier community and Council input from phase one, each with a description including estimated cost and common arguments for and against each action from different stakeholder perspectives.

# 3. Major Themes and Findings

## Methodology

This section outlines the major themes emerging from table recommendations during the Delbrook Lands Community Dialogue. For the purpose of this report, ‘themes’ are defined as recommendations proposed by at least four of the 12 tables. These recommendations represent areas of agreement that emerged after several hours of deliberation among participants who reflected diverse perspectives. Within each theme, we present the full list of table suggestions to highlight variations in approach.

Quantitative results from the post-dialogue surveys are presented alongside each theme to provide a better understanding of overall participant support. These survey results use a scale where a score of one indicates ‘strongly against,’ a score of three indicates ‘neutral’ and a score of five indicates ‘strongly in favour.’ Centre for Dialogue staff explicitly highlight results from local neighbourhood and District-wide participants when support varies between these groups by more than 10 percentage points. Broad support among participants is intended to be a major criterion for shaping the plan that goes forward to Council.

Qualitative results from the post-dialogue survey free-text questions are presented where relevant. Responses that received more than 10 mentions by participants are highlighted.

Policy alignment, cost and funding sources are important factors in deciding on the site’s future and were outlined for participants to consider during their deliberations. Explicit evaluation of participant recommendations based on these criteria is outside of the scope of this report.

### MINORITY REPORTS

For the tables unable to reach consensus on site composition and features, participants holding dissenting views were asked to submit a minority report. These reports consisted of the same information included in the majority recommendations: site features, total cost and funding sources. A total of five minority reports were submitted from four different tables.

The views shared in these minority reports were largely captured in post-event survey data, but have also been noted in footnotes where applicable. For the full text of the minority reports, please see Appendix C.

## Key findings

The following sections highlight key findings from both table recommendations and individual participant input. These include:

- Participants want to see the Delbrook Lands benefit both the local and District-wide community, and showed strong support for a multi-use site that includes green space and indoor community amenities, such as additional child care and an adult daycare
- The majority of participants supported non-market housing if paid for by other levels of government
- To fund on-site amenities, participants proposed that the District of North Vancouver work to:
  - Develop partnerships with senior levels of government and non-profit organizations
  - Re-allocate funding from the District budget
- The majority of participants opposed building market housing and/or selling the Delbrook Lands

The full text of each table's recommendation and site composition map are available in Appendix B. Full individual survey results are available in Appendix D.



## Site composition

### Group recommendations

In their recommendations, tables grouped site features into a variety of combinations. Two themes emerged:

- Eight out of 12 tables envisioned a multi-use site with parkland, indoor community amenities and non-market housing<sup>1</sup>
- Four tables proposed a multi-use site with parkland and indoor community amenities only<sup>2</sup>

Further details about what tables meant by community amenities can be found on page 12.

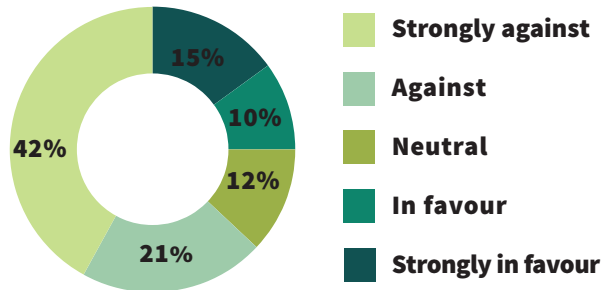
### Relevant survey results

Site ideas appear as themes in this report if recommended by four or more tables. The following site ideas failed to meet this threshold and were opposed by the majority of participants in post-event surveys:

<sup>1</sup> One of these tables submitted a minority report that did not include non-market housing.

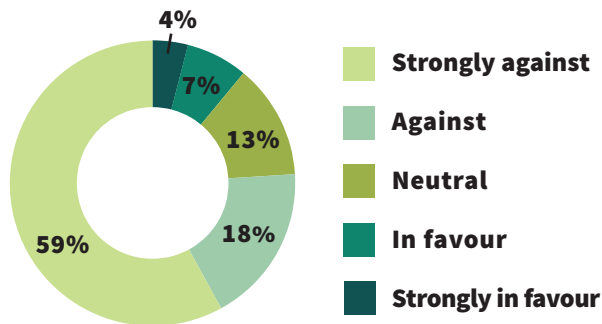
<sup>2</sup> Two of these tables submitted minority reports that included housing.

- Demolishing the buildings and seeding the grounds with grass, leaving the rest of the site as is (63% of respondents were against or strongly against)



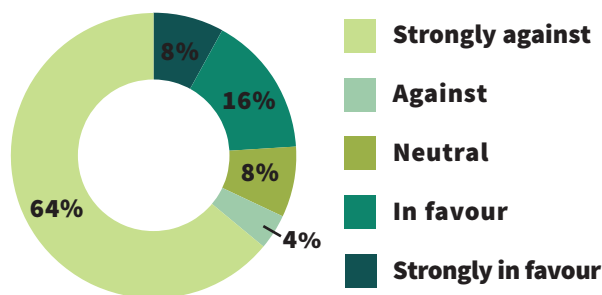
**Figure 6.** Participant support for seeding building site with grass

- Upgrading the existing buildings to provide community use for another 25 years (77% of respondents were against or strongly against)



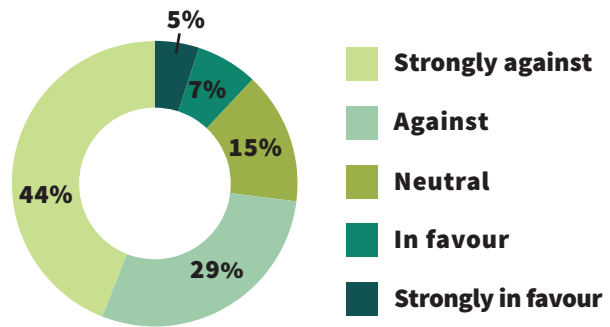
**Figure 7.** Participant support for building upgrades

- Market housing (68% of respondents were against or strongly against)



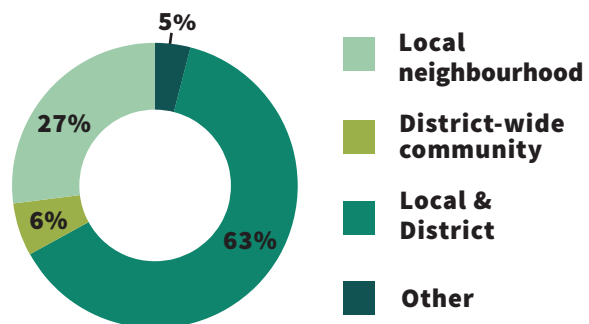
**Figure 8.** Participant support for market housing

- A commercial business that serves the local community (73% of respondents were against or strongly against)



**Figure 9.** Participant support for commercial use

Participants were also asked to select whether the future use of the Delbrook Lands should primarily serve the local neighborhood, the entire District, or both. Results show that the majority of participants (63% of respondents) feel the future use of the Delbrook Lands should serve both the local neighbourhood and the District-wide population.



**Figure 10.** Participant preferences for who the Delbrook Lands should serve in the future



## Site features

The following section highlights recommended site feature themes, mentioned by four or more tables. For the full recommendations, please see Appendix B.

### Theme 1: Parks and outdoor recreation

#### Group recommendations

For parks and outdoor recreation, seven ‘neighbourhood parkland’ features were proposed. These features, which would primarily serve residents within a 10-minute walking distance, are:

- Multi-use park/green space (11 tables)
- Community garden (eight tables)
- Playground (seven tables)
- Trails (seven tables)
- Retaining the tennis courts (six tables)
- Mission Creek enhancements (five tables)
- Picnic area (five tables)

#### Relevant survey results

Post-event survey results show that the majority of all participants individually support neighbourhood parkland and related features. Seventy-two percent of respondents were in support, with 82% of local neighbourhood participants in favour or strongly in favour compared to 61% of District-wide participants.

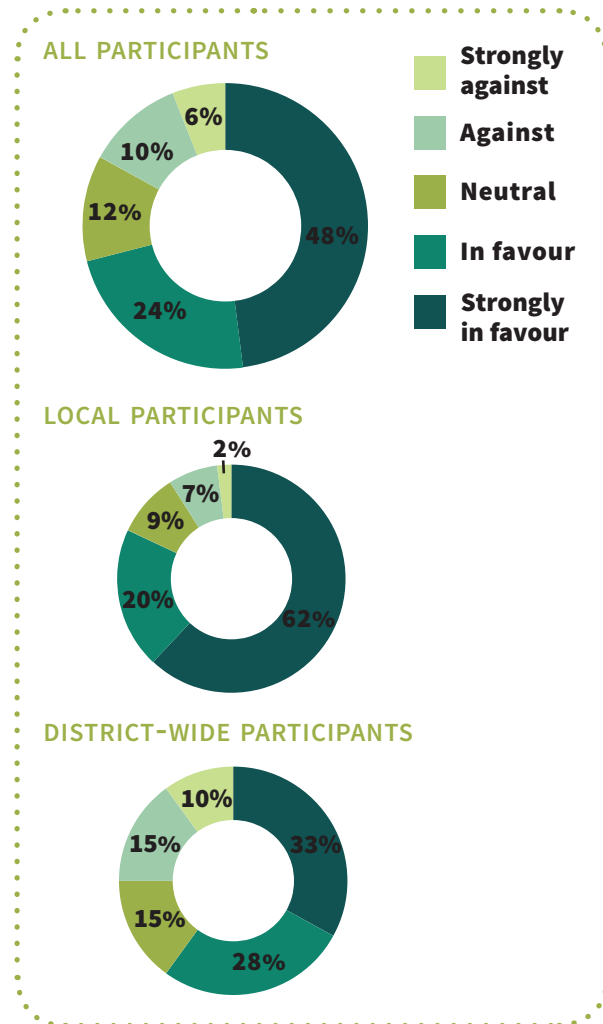
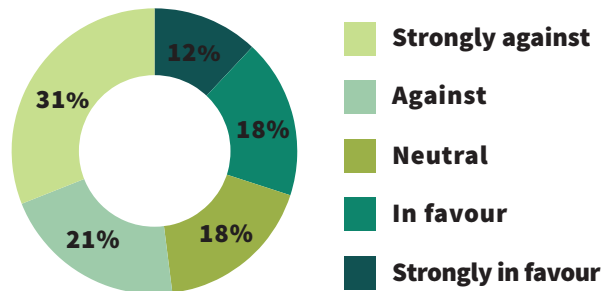


Figure 11. Participant support for neighbourhood parkland

Participants were asked to provide input specific to the idea of having community gardens on the site and 62% of respondents were in favour or strongly in favour.

Only 30% of all respondents were in favour or strongly in favour of community and district park ideas, which are features suited for larger park spaces that serve a greater number of residents (e.g. bike skills park, long board course).



**Figure 12.** Participant support for community & District parkland

## Theme 2: Community services, recreation and cultural facilities

### Group recommendations

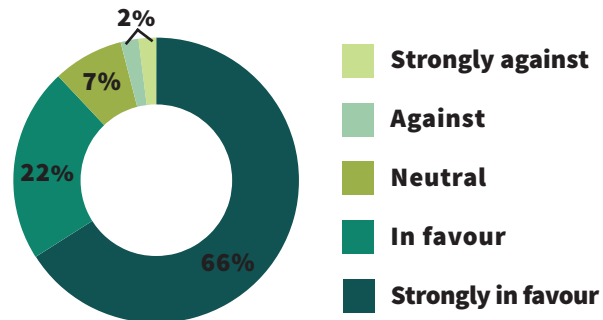
For community services, recreation and cultural facilities, three features were proposed by four or more tables:

- Additional child care and adult daycare (eight tables)
- A multi-use building or ‘community hub’ (four tables)
- Underground parking (four tables)

All four tables who proposed the multi-use building recommended that it include an additional child care and adult daycare (and have been counted in the eight tables that recommended this feature). They also recommended that the building include a seniors and youth/intergenerational centre (two tables), a café (two tables), cultural space (two tables), a medical clinic (one table) and recreational services (one table).

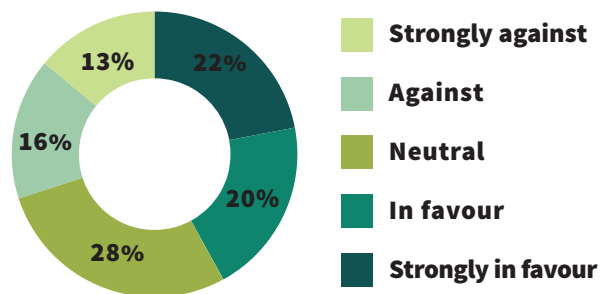
### Relevant survey results

A strong majority of all participants support the idea of an additional child care and adult daycare facility, with 88% of respondents in favour or strongly in favour.



**Figure 13.** Participant support for additional child care & adult daycare

While there was no option for a multi-use building in the post-event survey, the related idea of a cultural centre received mixed support, which only three tables explicitly supported in their recommendations. Only 42% of respondents were in favour or strongly in favour.



**Figure 14.** Participant support for cultural space

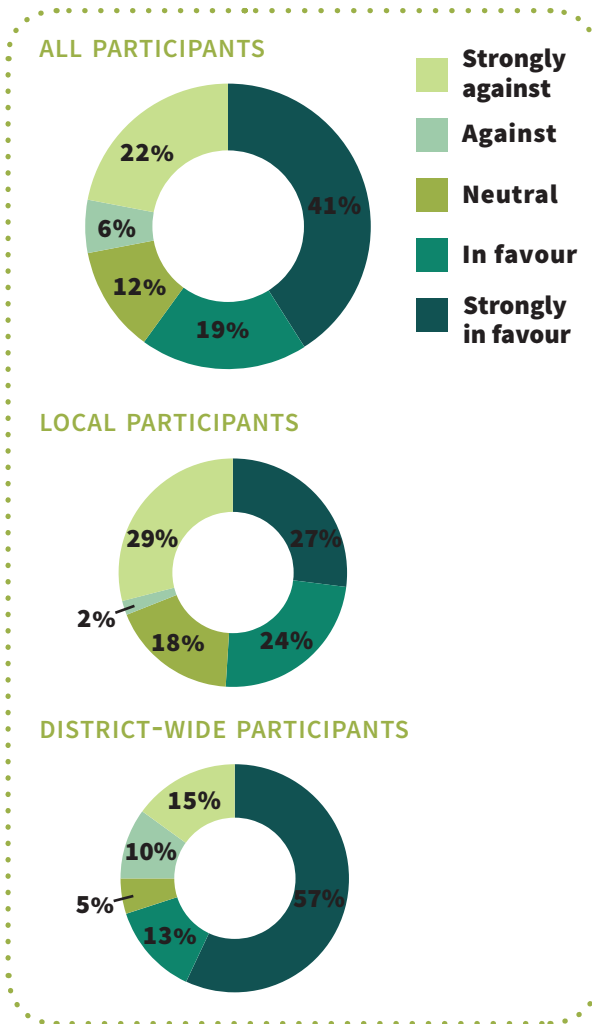
### Theme 3: Non-market housing

#### Group recommendations

Eight tables proposed non-market housing for the site.<sup>3</sup>

#### Relevant survey results

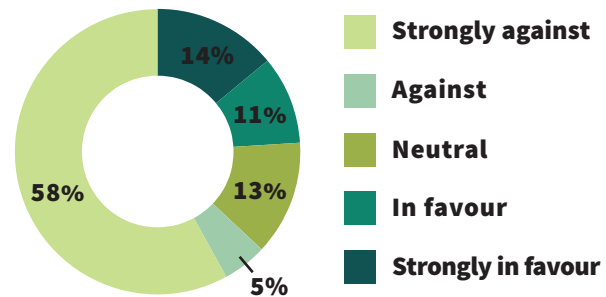
The idea of non-market housing, if paid for by another level of government or non-profit housing funding source, received support from a majority of all participants—60% of respondents were in support. Among District-wide participants, 70% were in favour or strongly in favour, with 5% neutral and 25% against or strongly against.



**Figure 15.** Participant support for non-market housing (if paid for by another level of government or non-profit housing source)

Among local neighbourhood participants, 51% were in favour or strongly in favour, with 18% neutral and 31% against or strongly against.

There is significantly less support for the idea of non-market housing if paid for through proceeds from market housing development on the Delbrook Lands, with the majority of respondents against or strongly against (63%).



**Figure 16.** Participant support for non-market housing (if paid through market housing development on the Delbrook Lands)

### Land ownership and funding

#### Group recommendations

Participants were asked to include potential funding sources for their recommendations, with four ideas proposed by four or more tables:

- Partnering or seeking funding from provincial and/or federal levels of government (all tables)
- Reallocating funding available in the District budget and/or tax revenue (10 tables)
- Partnerships with non-profit organizations (Six tables)
- Earning revenue from rental units and commercial leases (Four tables)

<sup>3</sup> One of these tables submitted a minority report that did not include non-market housing.

## Relevant survey results

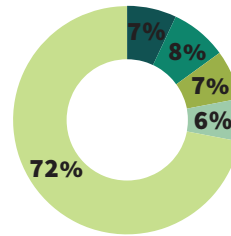
In the post-dialogue survey, participants individually shared their proposed funding sources and these responses closely aligned with the group recommendations above.

The proposed funding sources that received more than 10 mentions are listed below, and the number of participants who contributed suggestions for each theme is indicated in parentheses:

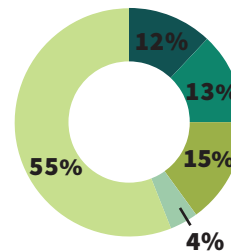
- (50)** Partnering with provincial and/or federal levels of government
- (34)** District budget and tax revenue
- (15)** Partnerships with non-profit organizations
- (11)** Fundraising in the community

Post-event survey results show that the majority of both local and District-wide respondents strongly oppose the sale of the Delbrook Lands in all the circumstances queried—see Figure 17 for full results. The strongest opposition emerged with regard to selling the land to fund community amenities elsewhere in the District and selling the land to fund District financial priorities.

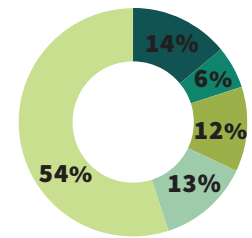
**Question:** Selling the land only if the District offsets the loss of Public Assembly lands by investing money in a reserve



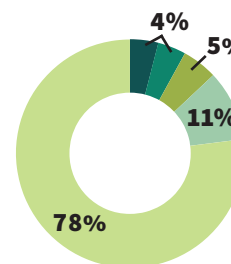
**Question:** Selling the land only if the District leases it instead of selling



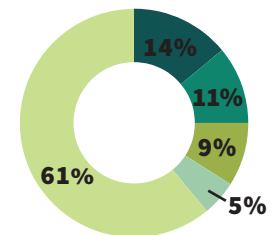
**Question:** Selling the land to fund participant recommendations for amenities on the Delbrook Lands



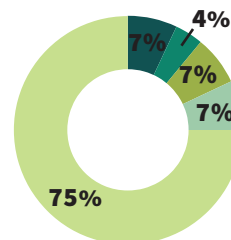
**Question:** Selling the land to fund community amenities elsewhere in the District



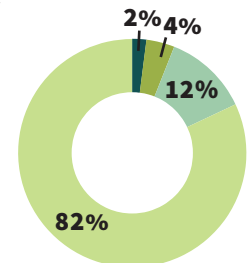
**Question:** Selling the land to fund non-market housing on the Delbrook Lands



**Question:** Selling the land to fund non-market housing elsewhere in the District<sup>4</sup>



**Question:** Selling the land to fund District financial priorities



**Figure 17.** Participant support for selling the Delbrook Lands

4 89% of local neighbourhood respondents were against or strongly against compared to 75% of District-wide respondents.

# 4. Evaluation

## Event feedback

Figure 18 below shows post-event survey results for participant event feedback. Eighty-five percent of respondents indicated they would be interested in participating in

similar events in the future and 80% felt that as a whole, dialogue participants reflected the diversity of opinions and interests in the community.

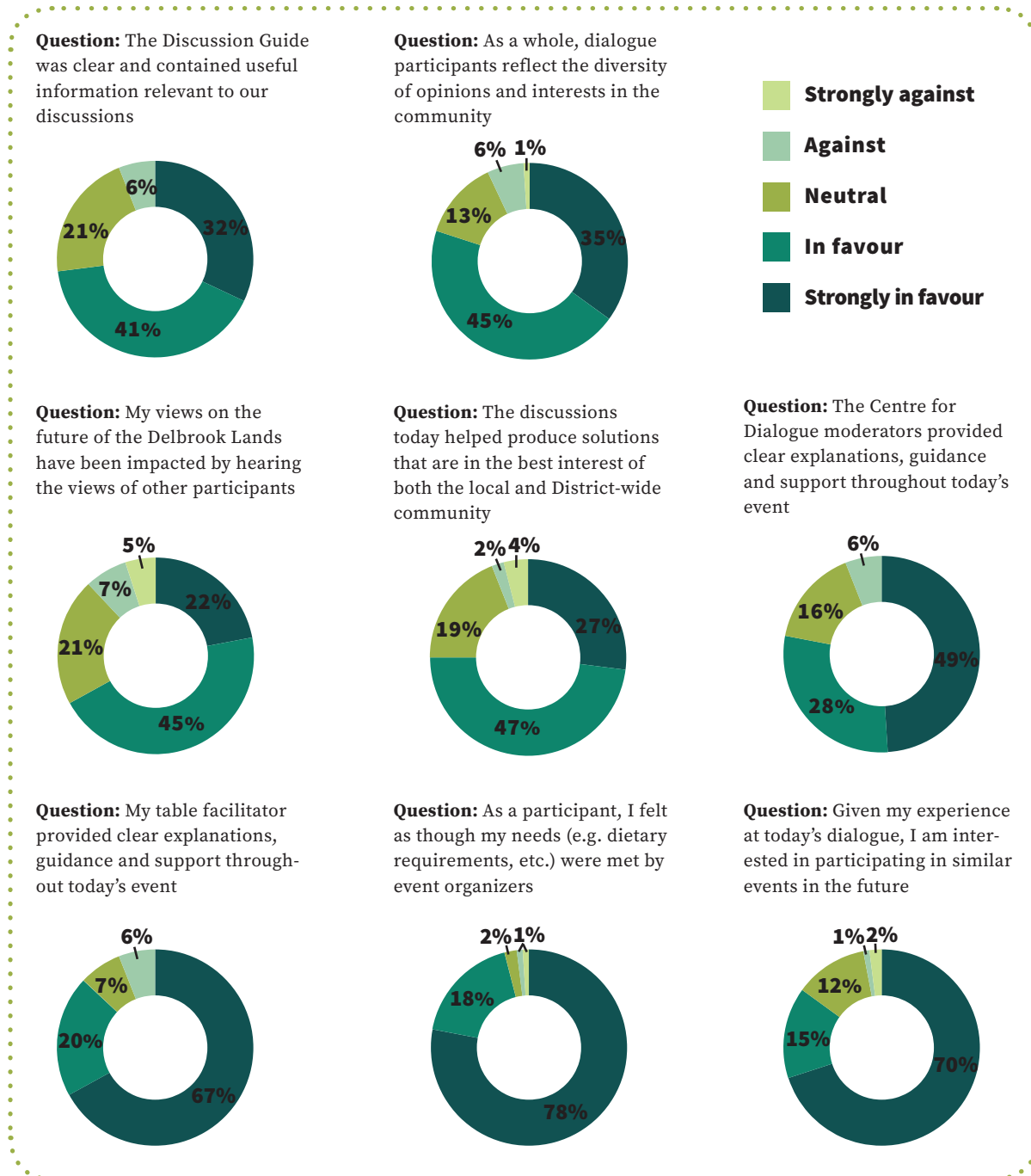
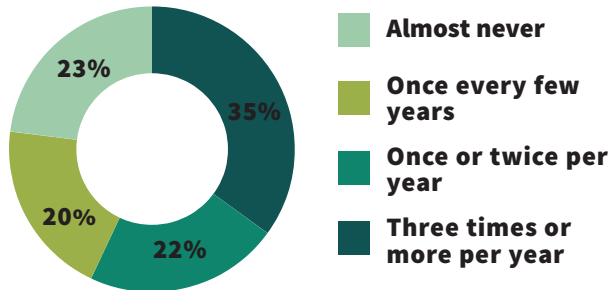


Figure 18. Participant event feedback

Participants were also asked how often they participate in District consultation events—65% of respondents indicated they participate “once or twice per year” or less.

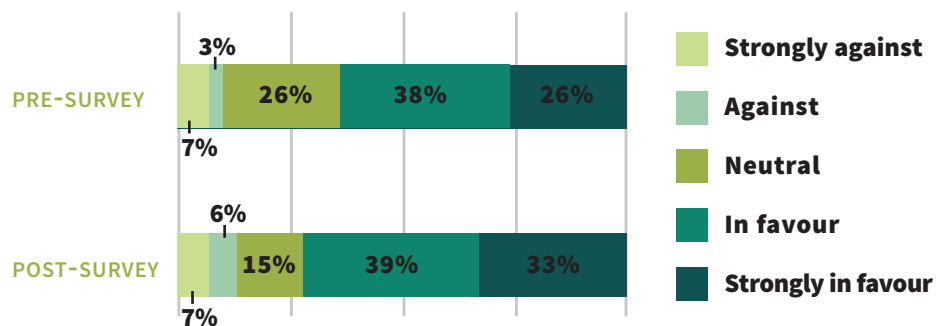


**Figure 19.** Participant rate of participation in District consultation events

## Satisfaction with process

The question “I am satisfied with the District of North Vancouver’s consultation process so far on the Delbrook Lands” was asked in both the pre- and post-event surveys, where participants were asked to rank their agreement with the statement from one (strongly disagree) to five (strongly agree).

Survey results indicate that participant satisfaction with the process increased over the course of the day by approximately eight percentage points (Figure 20).



**Figure 20.** Participant satisfaction with the District of North Vancouver’s consultation process so far on the Delbrook Lands

# 5. Next Steps

## Participant recommendations to the District

In the post-event survey, participants were asked to individually recommend their preferred uses for the future of the Delbrook Lands to the District of North Vancouver, with many providing more than one response. Several themes emerged, largely reflecting those proposed in table recommendations. Common responses that received more than 10 mentions are listed below, with the number of participants who contributed suggestions for each theme indicated in parentheses:

- (46)** Green space
- (27)** Additional child care and adult day care
- (26)** Flexible/multi-use indoor community space
- (23)** Retain public ownership of the land
- (21)** Non-market housing
- (14)** Multi-use (no housing)
- (14)** Multi-use (housing)
- (12)** Playground
- (10)** Prioritize community use and public space
- (10)** Outdoor recreational activity space (e.g. trails, exercise equipment, etc.)

For the full text of participant recommendations in the post-event surveys, please see Appendix D.

## Reflections on the process

The future of the Delbrook Lands is an issue that many in the District of North Vancouver community care about passionately and a wide range of views were shared during the discussion on June 18. Participants worked hard to bridge differences in individual perspectives and identify recommendations that are in the best interest of the entire community. The overall tone of the dialogue was respectful and productive, with 85% of participants indicating they would be interested in attending similar events in the future, compared to only 3% who would not.

This level of satisfaction, combined with participants' ability to identify areas of compromise and mutual agreement, provides a quality reference point for Council to consider when deciding upon the future of the Delbrook Lands. Council will consider these findings in fall 2016, with the timeline for a final decision and implementation to be determined. Additional consultation may be required for detailed site design, depending on the nature of Council's final decision, as these elements were not included in the discussions.



## APPENDIX A: June 18 Participant List

Below is the list of the 89 participants who attended the June 18th dialogue event.<sup>1</sup> Those listed as “name withheld” do not wish to have their name made public.

### *Local participants*

<b>Name</b>	<b>Stakeholder seat?</b>	<b>Affiliated organization</b>
1. Diana Belhouse	Yes	Delbrook Community Association
2. Jane Chersak	Yes	Norwood Queens Community Association
3. Keith Collyer	Yes	Delbrook Community Association
4. Lora Hargreaves	Yes	Braemar Parent Advisory Committee
5. Sigrid Lightfoot	Yes	Little Rascals Daycare
6. Francesca Mastroieni	Yes	Little Rascals Daycare
7. Renée Strong	Yes	Capilano Community Services Society
8. Bonnie Adie		
9. Steve Alavi		
10. Tina Bailey		
11. Luke Bailey		
12. James Bateman		
13. David Bolt		
14. Gerry Brewer		
15. Deb Brown		
16. Antonia Collyer		
17. Fred Evetts		
18. James Gill		
19. Susan Inouye		
20. Colin Lancaster		
21. Bill Lloyd-jones		
22. Andrew MacKay		
23. Natalie Marchesan		
24. Ramona Materi		
25. Terry McAlduff		
26. Mary Moher		
27. Shirin Nabavinejad		
28. Stephanie Olsen		
29. Nina Preto		
30. Keith Reynolds		

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<sup>1</sup> Of the 13 seats originally reserved for local stakeholders, eight were filled and the rest were given to alternates chosen during the May 20 random selection process (one of the eight did not attend). Of the 13 seats originally reserved for District-wide stakeholders, 11 were filled, and the rest were given to alternates.

- 31. Susan Rhodes
- 32. Dan Ross
- 33. George Stewart
- 34. Shelley Tapp
- 35. Linda Travers
- 36. Amy Tsang
- 37. Krista Tulloch
- 38. Allison Walter
- 39. Dave Watt
- 40. Karin Weidner
- 41. Patricia Young
- 42. Name withheld
- 43. Name withheld
- 44. Name withheld
- 45. Name withheld
- 46. Name withheld

### *District-wide participants*

<b>Name</b>	<b>Stakeholder seat?</b>	<b>Affiliated organization</b>
47. Erin Black	Yes	Vancouver Coastal Health
48. Alexis Chicoine	Yes	North Shore Advisory Committee on Disability Issues
49. Dawn Copping	Yes	North Shore Sports Council
50. Alysa Huppler-Poliak	Yes	Capilano University Students Union
51. Warren McKay	Yes	Cool North Shore Society
52. Kim Miles	Yes	North Shore Disability Resource Centre
53. Karen Munro	Yes	North Shore Streamkeepers
54. Amanda Nichol	Yes	North Vancouver Parent Advisory Council
55. Don Peters	Yes	Community Housing Action Committee (North Shore Community Resources)
56. Bella Tata	Yes	Seniors Tennis Association of the North Shore
57. Sherry Violette	Yes	Edgemont Village Business Association
58. Eric Godot Andersen		Blueridge Community Association
59. Arzoo Babul		Edgemont & Upper Capilano Community Association
60. Grig Cameron		Edgemont & Upper Capilano Community Association
61. Marta Carlucci		Driftwood Village Co-housing
62. Lisa Chapman		
63. Adrian Chaster		Edgemont & Upper Capilano Community Association
64. Peter Clark		
65. Hazen Colbert		
66. Jillian Cooke		

- 67. Pamela Costanzo
  - 68. Hesam Deihimi
  - 69. Diana Dorey
  - 70. Barry Forward
  - 71. Cyndi Gerlach
  - 72. Kim Gilker
  - 73. McKenna Herback
  - 74. Meggie Hou
  - 75. Corrie Kost
  - 76. Kulvir Mann
  - 77. Sian Mill
  - 78. Catriona Moore
  - 79. Mario Rivadeneira
  - 80. Martyn Schmoll
  - 81. Claire Shepansky
  - 82. David Sinclair
  - 83. Peter Thompson
  - 84. Paul Tubb
  - 85. Dave Vyner
  - 86. Dianne Wood Palgova
  - 87. Stanley Zhao
  - 88. Name withheld
  - 89. Name withheld
- North Vancouver School District
- Edgemont & Upper Capilano Community Association  
North Shore Safe Routes Association
- Edgemont & Upper Capilano Community Association  
Pemberton Heights Community Association / OCP  
Implementation Committee  
North Shore Curling Association

## APPENDIX B: Table Recommendations and Maps

The following section includes verbatim text from table recommendations and associated maps with proposed site composition.

**Table 1**

**Site features:**

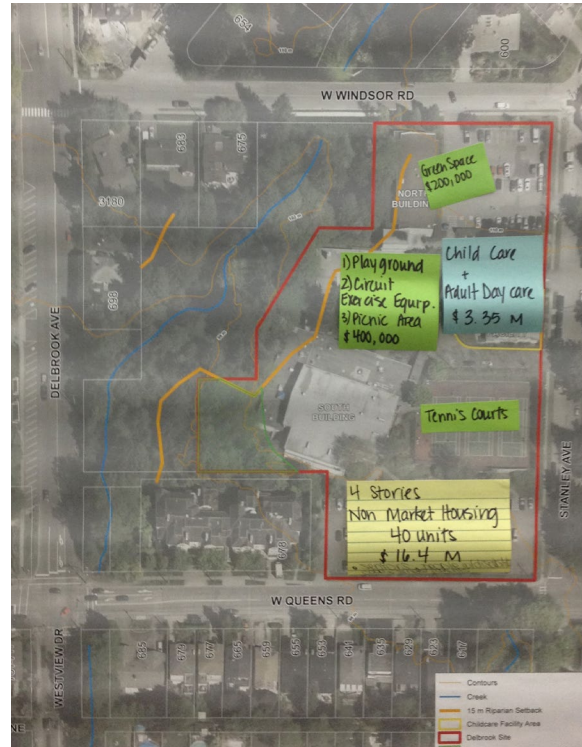
- Tennis courts: remain
- Child/adult daycare \$3.35M or retain
- Playground \$400,000
- Green space with washrooms \$200,000
- Non market housing: seniors; people with disabilities, single parents; co-op; no emergency shelter; underground parking; pets allowed \$16.4M

**Total cost:**

\$20.4 M

**Funding sources:**

- Rental units
- Non market housing provider agreement
- Taxes
- Partner with senior government



**Table 2**

**Site features:**

- Non-market housing
- Adult/child daycare
- Parkland (passive - benches, trees, picnic areas)
- Cultural space
- Mission creek enhancements
- Underground parking

**Total cost:**

\$27.55 M

**Funding sources:**

- Community amenity contributions
- Municipal Budget
- Community Fundraising
- Non-profits
- Province (affordable housing)
- Federal gov't funds



**Table 3**

**Site features:**

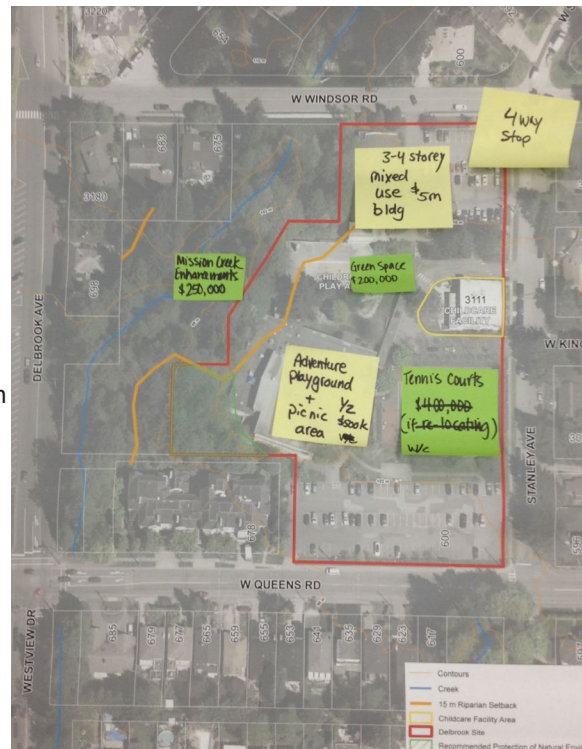
- Demolish buildings
- Riparian and walking trails
- Retain tennis courts
- Adventure playground and picnic area
- Green space/landscaping/garden
- Multi-use building (child/adult care, cultural space, community café/restaurant)
- Food trucks/farmer’s market/music?
- Parking
- Balance of site available for other (future uses) when needed

**Total cost:**

Capital: \$6.5 M; Operating: \$110,000

**Funding sources:**

- Taxes
- Phasing
- Development (off-site)
- Rent from spaces
- Positive impact to health care



**Table 4**

**Site features:**

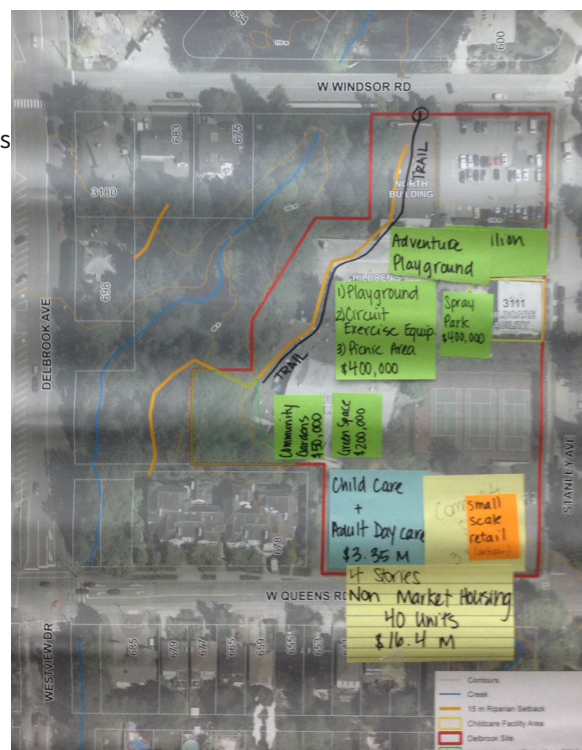
- Supportive housing for specific needs
- Community care space (cradle to grave, with services and below market housing, underground parking)
- Community garden
- Green space (multi-use)
- Playground/exercise equipment/picnic area
- Spray park
- Small scale retail (artisan specific)
- Adventure playground
- Trail
- Retain north parking lot
- Retain tennis courts

**Total cost:**

\$25.25 M

**Funding sources:**

- Partnerships with non-profit sector
- Fundraising/lease space
- Grants (federal and provincial)
- DNV funding - development cost charges





**Table 5**

**Site features:**

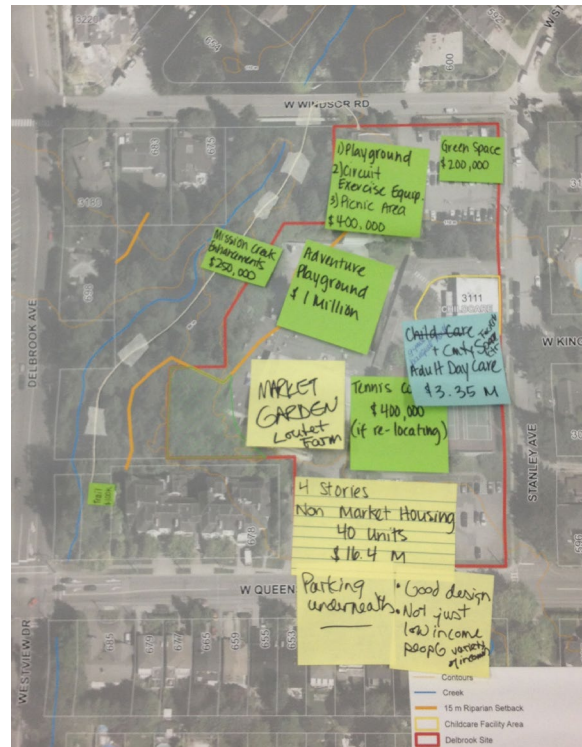
- Stays in the public domain
- Green space, playground, picnic (integrated green space)
- Creek improvements/trail enhancement
- Keep childcare
- Market garden, tennis courts (hold until further analysis of more community centres/banquet hall/gym/etc.)
- Non-market housing for diverse population/good design

**Total cost:**

\$18.5 M

**Funding sources:**

- Non-market housing funding from feds, province, NGO
- Taxpayers



**Table 6**

**Site features:**

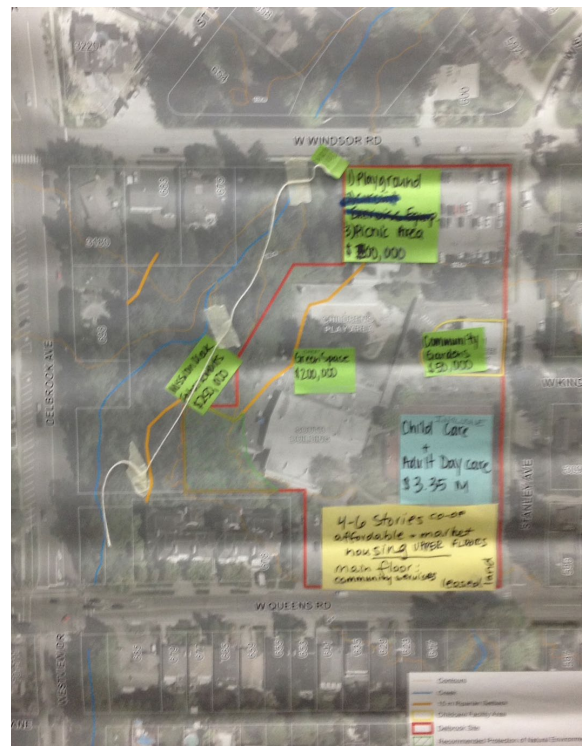
- 4-6 stories mixed housing on leased District land, main floor with community services space
- Adjacent inclusive child and adult care
- Playground and picnic area on north side of lot (higher elevation and sunny)
- Open green park space on west side beside creek
- Trail on both sides of creek
- Community gardens

**Total cost:**

\$14.25 M

**Funding sources:**

- Taxes
- Federal and provincial government



**Table 7**

**Site features:**

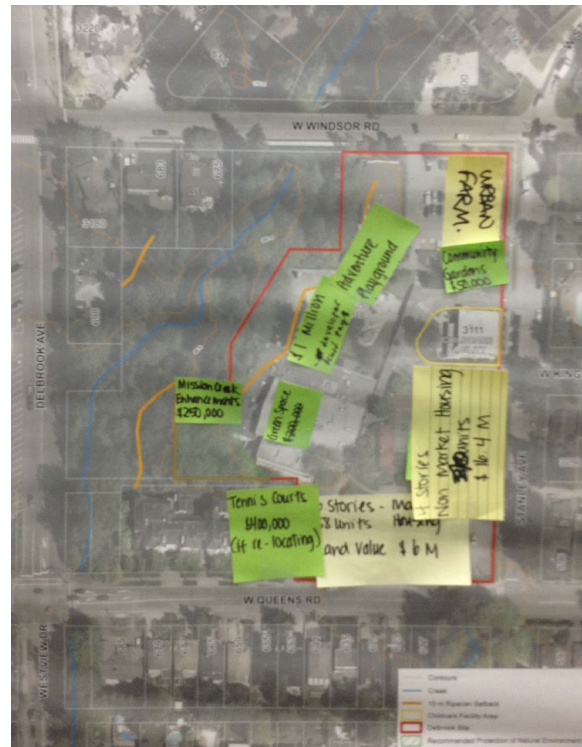
- Adventure playground
- Mission creek enhancements
- Green space with walking trails
- Community garden urban farm
- Tennis courts (possibly on roof of market)
- Existing daycare
- Non-market housing (20 units)
- Market housing (6 stories)

**Total cost:**

\$8.9 M

**Funding sources:**

- Market housing
- Property taxes
- Existing funds
- Grants



**Table 8**

**Site features:**

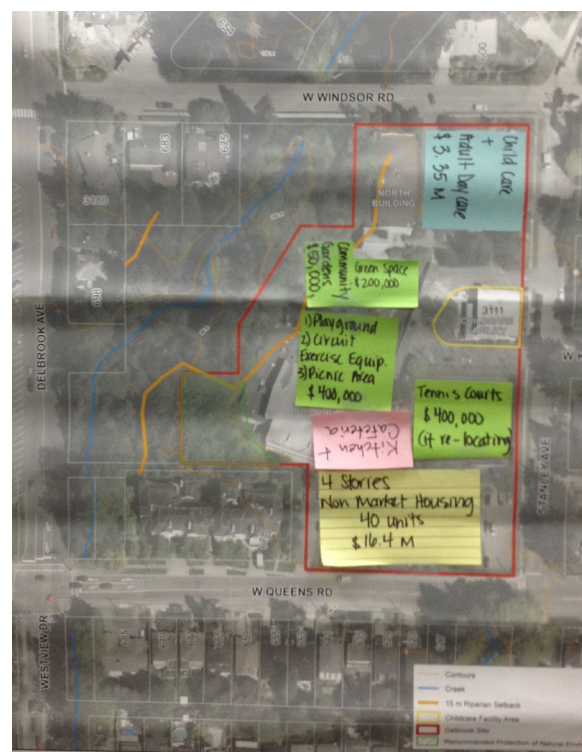
- Community garden
- Community kitchen
- Non-market housing
- Tennis courts (remain as is)
- Child and adult day care
- Playground circuit
- Green space (park)
- Creek enhancements
- Curling needs to be addressed

**Total cost:**

\$22.15 M

**Funding sources:**

- Daycare - provincial funding
- Non-market housing (Fed/Prov/local/BC housing)
- Hollyburn resource Centre (if land available)
- District
- Partner with non-profit





**Table 9**

**Site features:**

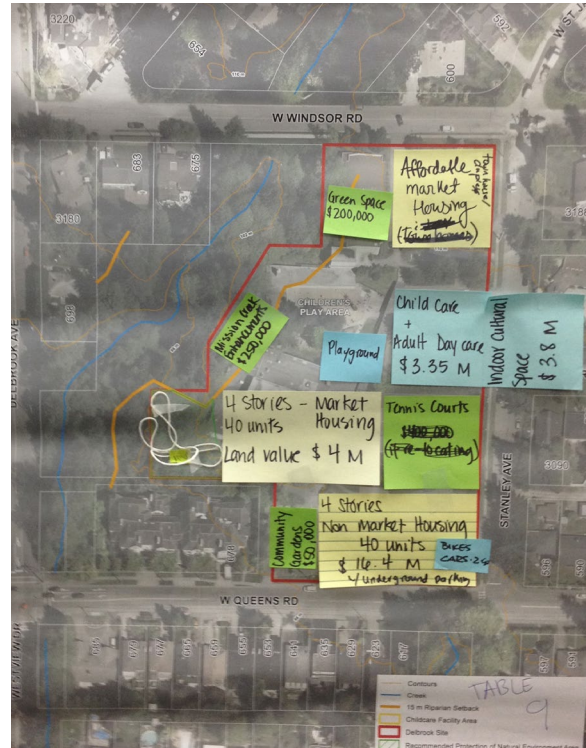
- Affordable market housing
- Child/adult day care/cultural space
- Tennis courts
- Trails
- 4-story non-market housing
- Community gardens
- Bikes/car-share
- Mission creek enhancements
- Playground

**Total cost:**

\$17.4 M

**Funding sources:**

- Fed/prov housing
- BC municipal and finance authority
- Vancouver Foundation
- Property tax as last resort



**Table 10**

**Site features:**

- Community hub (20% of site, underground parking), with adult daycare, seniors and youth centre, medical clinic, gym, daycare, possible coffee shop)
- Existing daycare
- Community garden
- Playground/outdoor events
- Tennis courts (existing)
- Green space (farmers market)
- Trail/benches

**Total cost:**

\$15.5 M

**Funding sources:**

- User fees
- Commercial leases
- Financed
- Community amenity contributions
- Government funding



**Table 11**

**Site features:**

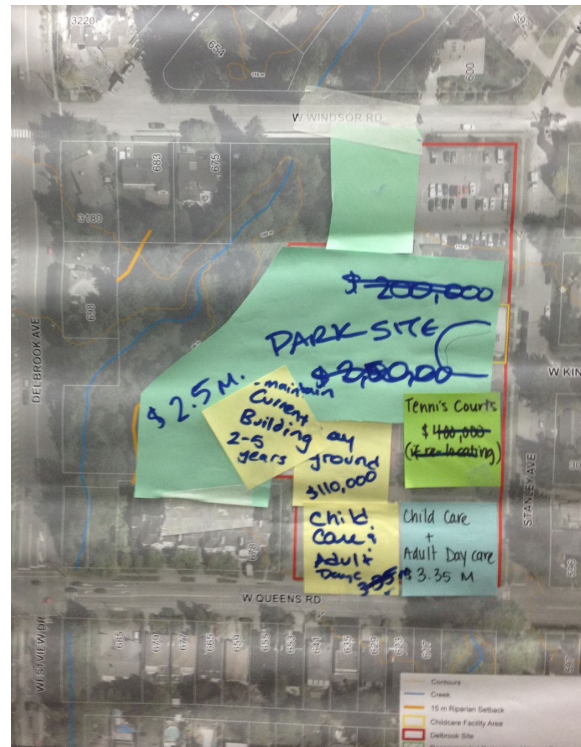
- Intergenerational centre and playground
- Underground parking
- Retain north parking lot (could be grassed in the future)
- Park green space

**Total cost:**

\$6.1 M (\$-5.8 M as keeping building for now)

**Funding sources:**

- Coastal Health
- User Fees
- Funding from different levels of government



**Table 12**

**Site features:**

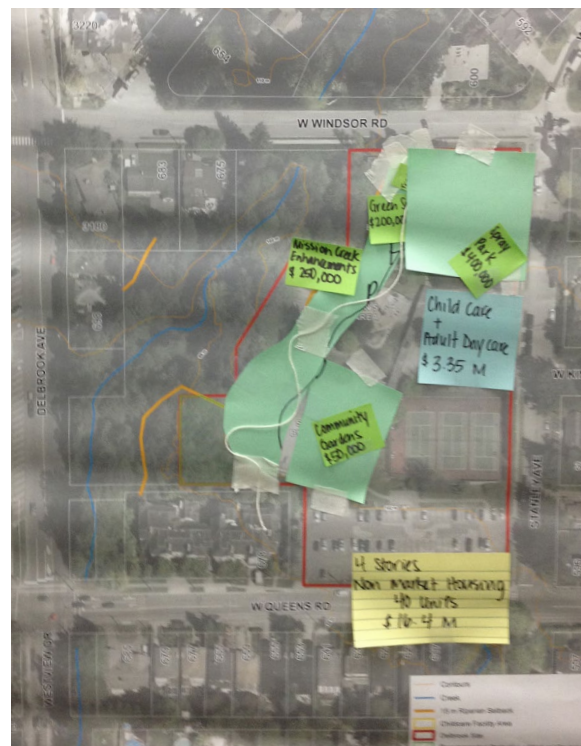
- Mission creek enhancements
- Child and adult day care
- Green space (active and passive)
- Spray park/active play
- Community/educational gardens and passive gardens
- Tennis courts (existing)

**Total cost:**

\$4.35 M

**Funding sources:**

- Child care/adult care revenue
- Federal and provincial grants
- Fundraising
- District budgeting
- Non-traditional funding sources



## APPENDIX C: Minority Reports

This section contains five minority reports from four tables submitted to SFU Centre for Dialogue organizers. Text has been provided verbatim.

### *Table 1 (3 participants in support)*

**Site features:**

- Tennis courts with lighting
- Child care
- Playground expansion
- Green space and washrooms
- Do not want the land sold—key point: 3 out of 7 DO NOT want the land developed

**Total cost:**

- \$600,000 (in budget)
- \$110,000 (playground)
- \$200,000 (general green space)
- \$50,000 (picnic area)
- = \$360,000

**Funding sources:**

It is in the budget already

### *Table 7 (1 participant in support)*

**Site features:**

- Adult/seniors & child daycare
- Cultural space
- Playground
- Trails
- Long board
- Contribution to capital fund for offsite infrastructure (e.g. pay down new Delbrook Centre debt) if possible
- Non-market housing
- Green space maximized beyond site use needs

**Total cost:**

- 3.35 M
- 3.8 M
- 110 K
- 100 K
- 50K
- = 7.4 M + non-market (16.4M) + contributions (6.2M) = 30M

**Funding sources:**

- Market housing 15.0M
- Non-profit partners
- Prov & Feds for non-market housing (15M/30M)

### *Table 7 (1 participant in support)*

**Site features:**

- Mission Creek enhancement
- Same as Group 7 except no sale of public land
- Agree to non-market housing but this must be funded without selling public land

**Total cost:**

\$700,000

**Funding sources:**

- Existing capital fund
- Urban farm self-funded
- Provincial/federal government
- Property taxes

**Table 11 (1 participant in support)**

**Site features:**

- Lower 30% dual purpose adult day care and child care
- Mid 30% affordable housing and market housing, land leased or sold (innovative model)
- Upper 40% and creek area: green space and park, with minimal development and more nature

**Total cost:**

N/A

**Funding sources:**

- Tri-government funding
- Development funding and future land acquisition

**Table 12 (Participant support N/A)**

**Site features:**

- Mission Creek enhancements
- Child care and adult day care
- Green space (active and passive)
- Spray park/active play
- Educational gardens/passive gardens
- Tennis courts [remain in] current location (no cost)
- Non-market housing – seniors and family

**Total cost:**

20.7 million

**Funding sources:**

- Federal, provincial, District
- Fundraising
- Revenue
- District budgeting
- Explore non-traditional funding sources

# APPENDIX D: Event Survey Questions and Responses

## Pre-Event Survey

### 1. How old are you?

Please refer to Figure 4 on page 5.

### 2. What is your home postal code?

	# of participants based on location of postal code
Local neighbourhood	45
District-wide	44
Total	89

### 3. Are you registered as an official representative for an organization or stakeholder group?

Please refer to Appendix A on page 18 for the participant list breakdown.

### 4. I have read the discussion guide.

	% of respondents
Yes	97%
No	3%

### 5. I am satisfied with the District of North Vancouver’s consultation process so far on the Delbrook Lands.

Please refer to Figure 20 on page 16.

### 6. The future use of the Delbrook Lands should primarily serve:

	% of respondents
The needs of the local neighbourhood	21%
The needs of the entire District	4%
The needs of both the local neighbourhood and entire District	72%
Other	2%

Text responses to “Other”:

- Community, District, region
- Local community (70%), entire District (30%)



## Post-Event Survey

### Section 1A: Support for Site Ideas

#### 1. Minimal change to site

*Demolishing the buildings and seeding the grounds with grass, leaving the rest of the site as is*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	42%	36%	49%
Against	21%	22%	20%
Neutral	12%	16%	7%
In favour	10%	13%	7%
Strongly in favour	15%	13%	17%

*Upgrade existing buildings to provide community use for another 25 years*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	59%	52%	66%
Against	18%	20%	15%
Neutral	13%	18%	7%
In favour	7%	9%	5%
Strongly in favour	4%	0%	7%

#### 2. Parks and outdoor recreation

*Neighbourhood park ideas*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	6%	2%	10%
Against	11%	7%	15%
Neutral	12%	9%	15%
In favour	24%	20%	28%
Strongly in favour	48%	62%	33%

*Community & District park ideas*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	31%	38%	23%
Against	21%	24%	18%
Neutral	18%	13%	23%
In favour	18%	13%	23%
Strongly in favour	12%	11%	13%

### 3. Community services, recreation and cultural facilities

#### *Child care and adult daycare*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	2%	4%	0%
Against	2%	4%	0%
Neutral	7%	4%	10%
In favour	22%	27%	18%
Strongly in favour	66%	60%	73%

#### *Curling rink*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	82%	84%	80%
Against	8%	2%	15%
Neutral	6%	9%	3%
In favour	1%	2%	0%
Strongly in favour	2%	2%	3%

#### *Cultural space*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	13%	22%	3%
Against	16%	16%	18%
Neutral	28%	24%	33%
In favour	20%	18%	23%
Strongly in favour	22%	20%	25%

### 4. Non-market housing

#### *Paid for by another level of government or non-profit housing source*

	% of all participants	% of local participants	% of District-wide participants
Strongly against	22%	29%	15%
Against	6%	2%	10%
Neutral	12%	18%	5%
In favour	19%	24%	13%
Strongly in favour	41%	27%	58%



***Paid through market housing development on the Delbrook Lands***

	% of all participants	% of local participants	% of District-wide participants
Strongly against	58%	64%	50%
Against	5%	0%	10%
Neutral	13%	20%	5%
In favour	11%	7%	15%
Strongly in favour	14%	9%	20%

**5. Market housing**

	% of all participants	% of local participants	% of District-wide participants
Strongly against	64%	69%	58%
Against	4%	2%	5%
Neutral	8%	2%	15%
In favour	16%	18%	15%
Strongly in favour	8%	9%	8%

**6. Commercial use**

	% of all participants	% of local participants	% of District-wide participants
Strongly against	44%	56%	30%
Against	29%	24%	35%
Neutral	15%	13%	18%
In favour	7%	0%	15%
Strongly in favour	5%	7%	3%

**Additional ideas**

***Community garden***

	% of all participants	% of local participants	% of District-wide participants
Strongly against	18%	26%	9%
Against	5%	5%	6%
Neutral	14%	7%	23%
In favour	17%	21%	11%
Strongly in favour	45%	40%	51%

### Farmer's market

	% of all participants	% of local participants	% of District-wide participants
Strongly against	24%	34%	12%
Against	11%	12%	9%
Neutral	21%	22%	21%
In favour	27%	20%	35%
Strongly in favour	17%	12%	24%

### Eco-education at Mission Creek

	% of all participants	% of local participants	% of District-wide participants
Strongly against	4%	2%	6%
Against	12%	17%	6%
Neutral	25%	24%	26%
In favour	20%	17%	23%
Strongly in favour	39%	39%	40%

## Section 1B: Composition of Site Uses on The Delbrook Lands

**1. Potential site uses can be combined. Please indicate which types of combinations you support. Check up to three (3). Answers with more than three checks will be ignored.**

The responses to this question were not considered in the data analysis.

	# of times selected	% of respondents
Parkland and community amenities	47	53%
Parkland, community amenities and non-market housing	42	47%
Parkland, community amenities and a mix of non-market and market housing	22	25%
Parkland, community amenities and market housing	4	4%
Parkland and non-market housing	16	18%
Parkland and a mix of non-market and market housing	10	11%
Parkland and market housing	2	2%
Community amenities and non-market housing	16	18%
Community amenities and a mix of non-market and market housing	13	15%
Community amenities and market housing	2	2%

## Section 1C: Selling or Leasing the Delbrook Lands to Raise Revenue

Please refer to Figure 17 on page 14.

## Section 1D: Final Questions

### 1. The future use of the Delbrook Lands should primarily serve:

The needs of the local neighbourhood	27%
The needs of the entire District	6%
The needs of both the local neighbourhood and entire District	63%
Other	5%

*Text responses to “Other”:*

- Community, District, and region (Housing)
- It has to fit with the neighbourhood but can serve some district needs.
- The needs of the local community (70% weight) and the entire community (30% weight)
- Needs of community are the needs of the District - they are not mutually exclusive!

### 2. After everything I’ve heard today:

#### a) My recommendation to the District of North Vancouver for the future use of the Delbrook Lands is:

No response: 5

Verbatim text from participant responses:

- Build a dynamic community care (Daycare + Adult Daycare) and targeted supportive housing facility on a small percentage of the site (25% of site max)
- The site is large enough to incorporate multiple uses. Parkland, community amenity spaces (i.e. adult and child daycare), and most importantly non-market housing should all be included
- Table #4’s ideas.
- As much mixed use as possible: diversity of housing types; “soft” density; integrated community amenities (daycares and flexible community space); integrated green space
- Community use only.
- Keep the lands - take your time in considering the primary issue - the needs of the West side of the District from Lonsdale to Capilano Road. This whole “dialogue” has been rushed through too quickly, so it has become a farce! The majority of attendees were very poorly informed.
- Do not sell any District land 2) Gradually repurpose/rebuild present buildings 3) Gradually increase and improve site for neighborhood parkland use
- Neighbourhood park/child daycare and adult daycare/ Regional educational park
- An environment for community fun and recreation by the construction of open park space and gardens, with an adult-child care center anchored by Queens Road.
- 40% - Green space/better Creek Protection, 30% - Innovative, affordable market housing, 30% - Adult and child day care
- Enhance trail network near Creek, Green Space, Community Garden/Urban Farm, keep existing daycare and tennis courts
- Mostly green overall with outdoor active spaces - playground, walking paths - not organize sports. With most important services or housing (market housing can be used to fund amenities).
- Multi use - seniors/childcare, non-market housing + + +
- As much mixed use as possible: diversity of housing types; “soft” density; integrated community amenities (daycares and flexible community space); integrated green space
- Mainly park land - with community amenities/services
- Multi-use, multi-generational with outdoor activities, community services hub including medical clinic.

- Do not sell any.
- Keep it open to the community. Make sure it's agreed upon from a lot of people.
- Multi-purpose
- Keep the land publicly owned, mainly neighbourhood park with adult/child play areas and an adult/child care facility
- Keep lands public, use for community gardens, parkland, picnic areas, farmer's markets, bolster day care/adult care facilities
- Develop it for the benefit of the local community - develop much needed social gathering spaces for the community and education
- Combination of green space/place space/child + elder care and maybe non-market or rental housing.
- Park area and enhance creek play areas for youth. Retain existing buildings. Keep land in Public Assembly use. Create Community Facility to support community.
- Mixed use; community facilities, green space (dynamic, high quality park/play area for kids), childcare. Also would be open to non-market housing ONLY if well designed and mix of income levels. Not just low income.
- Retain land! Once its gone, it's gone. The best use involves not having too much on the plot, but creating a purposeful green space.
- Lease land for market housing to fund Parkland, Community Services of Child Care, Adult Care, Cultural Space
- Trial with equipment to workout. Activities for all groups of ages, outdoor gym, bike grid, skateboard area, in line skate area, table tennis, checker table, basket ball, volleyball, tennis, picnic area, walker park, outdoor swimming 7/11 store
- Preserve sunlight, green space and fresh air via passive spaces, etc.
- Mixed use - in order of priority: 1) Housing is priority - mix of market and non-market, 2) Daycare for children and adults, 3) Open space element
- Green park space and some buildings for Child Adult community use.
- Parkland, green space, multi-generational day care facilities.
- Mixed market and non-market housing of leased land. Revenues to pay for other site amenities.
- Parkland and community amenities
- Reforest and establish community amenities (child care, seniors care, eco-education, gathering place, trails, and picnic facilities)
- Listen to the people not a (the) developer
- I support daycare/after school care, green space with community gardens, adventure/natural playground for school aged kids, and nonmarket housing for single parents, and people with disabilities that could allow pets like cats and rabbits.
- Do not sell or lease the land for any cause or reason. Tennis courts, green/park space with washrooms, daycare with child's play space
- Green space/park, daycare
- Parkland/tennis courts/adult/childcare; trails/washrooms/maintain parking lot.
- Parkland, Non-market housing without the loss of public land, community amenities
- Community parkland - Active/Passive, Riparian zone expansion, eco-education, childcare/eldercare community sources
- The overwhelming consensus has to protect the land for future use (do not sell) and Public Assembly.
- No sale or lease of PA land.
- Preserve land for community amenity.
- Multi-purpose to meet needs of current and future demographics.
- Community Garden; community kitchen, multi-use area, Parkland
- Be creative, be inclusive of needs of all ages in design, be environmentally aware, respect creek, keep green space, improve transport (public) to site
- To stay as close as possible to the recommendation made through this process.
- Parkland, public space, picnic area. Child/adult daycare, tennis courts, community center/area
- Do not sell. Establish non-market housing on a green, natural site.
- Parkland grass, space with bathroom, maintain tennis courts, maintain Little Rascals (upgrade, if needed) to child and adult care and develop non-market housing on only 20% of land.

- Save this piece of land for public use as the last resort to nature when higher density is rolling into North Vancouver District.
- Be BOLD! Learn from live examples nationally, globally.
- Make it a community space - Adventure Playgrounds, Community Garden, Daycare, Tennis Courts, Upgrade Creek for Education Use, Housing - Single Family/Seniors
- District facilities on a modest portion of the site - non-market housing, cultural space, adult/child daycare, playground; raising funds to district priorities.
- Adult/child daycare, non-market housing, green space, no sale of land, perhaps minimal leasing
- Gentle density, walkability, aging in place
- Mixed use! As a person who will be entering the housing market soon, I think it is critical the district starts to think about how to provide affordable housing in order to make sure our “missing generation” is not completely lost.
- A mix of: Child/adult daycare; non-market housing; affordable (modest) market housing (4 storey max); cultural space; adventure neighbourhood park
- Lands remain public
- Maintain ownership of the land and maximize the space to fulfill much needed support services and Rental Housing.
- Keep it district owned and multi-use multi-generational facilities
- Community based. Flexible and open for future generations. Community garden, multi-use space (farmer’s market, outdoor festival) outdoor ex. Circuit, Adventure play park, increase childcare, elder care, youths/senior center.
- To provide indoor and outdoor facilities that service both young and senior citizens; multi-use facilities
- A combination between service amenities such as adult and senior care, co-operative non-market housing, community garden, multi-use center that can be rented out as event space as revenue.
- Build a combination of non-market housing and community amenities, in particular child + adult daycare, with some green space
- Parkland, community amenities, non-market housing, non-profit kitchen and cafeteria
- Green spaces and playground focused on families, 2) Urban farm focused on social engagement and education, 3) Non-market housing for special needs and first responders (police, fire, EMT)
- Affordable non-market housing
- Take down the N. building, convert to grass. Keep the lit tennis courts, make sure the new Delbrook meets needs before destroying. Need more green space.
- Mixed use - you can do it! Keep riparian/some green space but build care facility /housing on ~50% or less.
- Improve riparian tract, replace existing buildings with a mixed use - 3-4 storey building on the N. end to serve as a daycare, senior center, community space; keep the tennis courts; add an adventure playground
- To make it a beautiful and pleasant place for all generations to enjoy - keeping the tennis courts or increasing the number of care for children and adults
- This could be a progressive, creative, innovative model (environmental, mixed use, social non-market housing, community/cultural space). Please take the time to research and carefully consider this unique opportunity to get the most social value in this land.
- Parkland, adventure playground. Green space. Public plaza (i.e. for outdoor movie or concerts). Community space if necessary.
- Community, open and inclusive to all community members including children, youth, adults with disabilities
- Parkland/play areas, non-market housing, community amenities + child + senior care
- Do not sell lands. Non-market housing, community and cultural space.
- Support multiple generations: Kids, young adults, adults and seniors. Promote community living with communal spaces and facilities. Do not sell the land, or portions of it.
- Staged re-use over 2 generations.
- Protect Mission Cr. Riparian Area, keep public land public - no housing of any sort, look to other zoning options and strategies for affordable housing; keep a mix of indoor and outdoor recreation and culture activities suitable for all ages.

- It should be used as green space/park for all district residents - playgrounds, tennis courts, gardens (maybe a special botanical garden) gathering place, outdoor basketball, outdoor hockey nets, but not skateboard, etc.
- Keep all as public assembly land! Consider mix use with multi-generational targets. Parks, community gardens, passive/active recreational options
- Not to sell the public lands. Use the Delbrook Lands for community purposes, such as a center and recreational facilities and Parkland.

**b) In my opinion, this use should be paid for with funding from the following sources:**

No response: 10

Verbatim text from participant responses:

- Prov/Fed/Muni/CACS/Foundation
- Municipal, provincial, and federal gov't, taxes, partner with non-profit to administer non-market housing, available grants
- Fundraisers, taxes.
- DNV should consent with the senior levels of government before even considering embarking on any housing strategy. What is the rush? Why? The discussion in January did not reveal sufficient interest in affordable housing to include in the discussion.
- CAC Partnership with community services of District Leading medical office space.
- House taxes (my taxes increased \$700.00 this year because of the high price/value of my house). This extra cost is a "boom" to the district.
- District/Pronounce and Fed. Gov't.
- Multi-source tax funding
- Green space - funded from Market Housing sale; Care Building - District donates land and senior government pays
- Existing capital budget, property taxes, federal and provincial grants.
- Sale or leasing of land (only a little). Maintenance should be funded by property taxes. Not many grants from other levels of government are tax payer dollars as well so they are not free.
- Sale of a small portion of land.
- Sale and lease of some land (limited); other gov't funding sources; taxes
- Property taxes
- Government, tax payers
- Private, governmental -> federal, prov, local, other parties
- Government and non-government organization funding
- Partnerships with non-profits, partnerships with all levels of government (provincial/federal) - non-market housing
- Level of governments, sale of small proportion of land.
- Provincial + federal governments/taxes already collected. NOT raising taxes.
- Rental from Community facility. Fundraising - Community Events @ Delbrook Rec Centre
- Federal/provincial grants, taxes
- Federal government/allocating from something else that is not as important.
- Leasing land for market housing
- Federal and --
- Two senior levels of gov't, DC charges taxes, lower health care costs
- Sale of market and non-market units - developer contributions; federal and provincial grants for social uses; district general fund and/or taxes
- Taxes, funding from other governments, taken over several years
- DNV, any other appropriate government sources
- Appropriate grants from senior governments and agencies, tax base, community fundraising
- Provincial funding - (PIAH) - Fed Gov't #2, Municipal funding
- Municipal government, federal government, non-profit organizations

- Government sources, lease of spaces for child/elder care
- General revenue, community fund-raising, federal/provincial partnerships. \*Levy tax on foreign investors of real estate as they also need to contribute to community costs and don't presently through the general economy
- Government funding, grants; some taxation if required.
- Partnerships
- ?? That I don't have knowledge on.
- Sale/lease of some of the land, any other funds that can be gathered
- No more than 25% land sold, grants, partnerships, 20% for sale housing, taxes if need be
- Government (all levels), non-profit organizations
- District property taxes, miscellaneous other funding.
- Additional tax on foreign property owners. Transition Tax of Property Transfer, Property Tax
- Developer, Provincial, Federal and Grants
- Market housing.
- Provincial and federal governments.
- Fed/prov gov, private foundations, partnerships with other organizations, district funds.
- I think District land is the perfect place for non-market housing which could see sizable funding from both the federal and provincial governments. Sale of same land for market housing.
- Fed/prov/mun gov.t.; DNV borrowing; DNV property taxes; sale/lease of some of site
- CAC, Taxes, Prov/Fed Grants
- CAC funds, provincial, and federal grants currently being made available
- CAC, 3 levels of government, usage fee
- Any and every grant available :) Non-profits, long term leases for space from comm. Groups/non-profit, coastal health, nursing/community health partnerships
- Sale of 20% of land; user groups funding
- Collaborations, partnerships with non-profits, provincial and federal, funding sources, throughout working with non-profit societies such as Hollyburn Resource Centre.
- Federal + provincial governments and some non-profits, with market housing if necessary to find non-market supportive housing.
- Taxes, provincial + federal funding, fundraising/non-profit management
- The farm would pay for all green space maintenance and create employment, some market housing, got funding (particularly non-market housing)
- CACs, Senior levels of government
- Where ever you can find money and taxes.
- Sorry - that's your job.
- Cost-efficiencies/savings; tax revenue; development permits - from future development of lands along Queen's corridor
- Partnerships, Fed + Provincial funding, grants
- District/provincial/government; tax
- Fed/prov/municipal
- Federal \$ recently announced, provincial affordable housing fund, culture development budget, NVD \$ for OCP objectives (see pg. 21 of Tuesday guide), CACs
- Partnerships - federal funding, provincial funding (PIAH Program), non-profits, District's 10 year capital plan
- District taxes, provincial, and federal funding, 2) CAC from other development across NS, 3) Partnerships with others
- Provincial and federal government; taxes
- Mixed sources federal/provincial/municipal/other
- Staged development (not all \$ up front), future development cost charges, taxes, fund-raising
- Be open to new/creative thinking for the public retention of these land even if it takes a long time.
- From our parks funding.
- CAC, Federal, Provincial, local fundraising
- Federal/provincial grants for special needs non-market housing/services. Fundraising, living wills.
- Non-profit organizations/fundraising. Higher levels of government.



## Section 2

For questions 1-10, please see pages 15-16.

### **11. Please leave any additional feedback on today's event or the Delbrook Lands Community Dialogue engagement process:**

No response: 33

Verbatim text from participant responses:

- Morning was rushed - needed more time - afternoon better dialogue and pace.
- Well done!
- It would be unconscionable not to have a housing element. I hope Council takes this on board in making its decision based on the outcomes of this process. Everything else is gravy.
- Very well organized with a chance for diverse groups to participate. Facilitation was great :)
- The results were very clearly presented, with only a couple of tables proposing some market housing (sale) thus sale should not be part of Council's decision making. It was loud and clear that these lands should be retained as Public Assembly. If anything else happens, then the entire process well have been a waste of time and money.
- What does this mean?
- I believe that the District of North Van has already made a decision. By doing this "so-called" consultation, they make it appear that they are consulting but they really aren't. Questions are leading and confusing. Not all information provided - Need Engineering Reports on Delbrook Buildings, should be posted on District Website; Need budget info on building etc. - where and what does the information come from?
- The day felt very rushed. More time would have been better. Perhaps breaking it into 3-4 half day events.
- I felt a bit rushed, perhaps more than one initial idea generation event could be hosted, I felt like I didn't have enough info on funding, finances, etc.
- It was rushed - a lot of detail, some of it confusing and lacking context. The concern this remains simply an exercise without weight. Lack of clarity about development plans for the broader area (e.g. Queen's corridor) that would impact thoughts and decision-making for the Delbrook lands.
- I did feel that the process steered participants towards choosing too much housing on the site.
- Community is made up of diverse needs and people. I hope we don't give up our current lands to the detriment of future generations.
- Too many unknowns: The third party recommendations that the building has seen the end of useful life are not available to us.
- Great democratic process that should be transparent and traceable in final council decision. Thanks. "Tension" between market and non-market housing reflects larger District (CNV) challenge to address broader zoning issues (e.g. prospective need for higher density conversion of single family properties to townhouses, etc.)
- Our team member who is a representative of the curling community made a stand that curling was ousted from the North Shore and needs a North Shore Home. This should be an important dialogue within the community and Recreation Commission. Funding is possible for the build totally by the curling clubs. The need for non-market housing was recognized but it was noted that there is little knowledge that the NVD has or is doing what is needed to address this. This is a huge and important issue that needs creative solutions now. The community wants to be party of this conversation. Action is required immediately.
- Proud to be part of this community! Thank you. Well organized and good job staying on time!
- Great front - nice process SFU.
- Thank you :)
- Great job. Hopeful that the next stages will allow for more input - as the Devil is in the Details!
- I really enjoyed the process. Would like to be invited to future event concerning our community.



- We hope to be heard, and to know about the future plan.
- The provision of answers to questions posed when filling the online survey would have assisted in group knowledge. E.g. what is allowed use in Creekside area.
- The process from the start lacked transparency and the participants were molded to support council's pre-determined decision to build non-market housing
- None.
- Do not sell the land, support non-market housing for single parents/co-op/people with disability, provide natural playground for all ages, we need community gardens, place to walk dogs
- Typical how this survey included so many questions about rezoning for density. Council clearly has an agenda to increase housing density (i.e. sell land to developers)
- Please listen to the wishes of the community and do not sell the land for market housing and development.
- This post-event survey clearly indicates a desire to build a case for the sale of at least a portion of the lands despite a consensus in the room to protect the lands. 7 questions between pages 1-5 are leading towards sale. I was under the impression that this was meant to be a brainstorming session but it appears that it's now become a way to create an argument to sell some portion of land.
- My suspicions about this process have not diminished with this survey so heavily biased towards housing.
- It was an interesting process. Well organized but too rushed. Needed more time on the "meat" of the matter. Could have used more facts to do with ways to afford amenities.
- More time would have been very helpful and could have produced more detailed ideas
- Well done, all!
- Please do not sell the land. It can generate revenue via non-market housing.
- Wish this land won't be sold to residential housing!
- I appreciate being chosen to participate in this community process to provide my feedback for this important community space. DNV is taking positive steps for more of an inclusive community for everyone, while keeping the beautiful, natural community space in contact/preserved. We can be leaders with this project and be innovators for other municipalities.
- This is a District asset so reserving 50% of the spaces for people from the neighbourhood was not appropriate. 20% would have been more than fair. Needed more time (perhaps 4 more days) to do topics justice.
- Please proceed very carefully and thoughtfully and being sensitive to the existing natural features of this very special Delbrook site!
- SFU Facilitators spoke too much. Would have liked explanation in the morning (where our group felt really rushed) as to specific purpose of group to go through every recommendation possibly. I am sure there was one but I just didn't understand why I was doing this chaotic and group tension creating task.
- I loved this community engagement process! I think this is the forward thinking and innovative processes that need to be happening with community development.
- Sad to see that the third party report relating to the state of the existing buildings was not publically available. Distribution (rather than just referencing) of council policies and OCP extracts relating to the issue should have taken place before meeting. The discussion report was insufficient.
- Seems heavily biased to housing.
- The suggestions made it challenging to come up with anything new. Numbers presented seemed inaccurate and led to a perception that we are being led a particular direction (i.e. housing is the only option, its just a matter of how high/how much/what type)
- As a rep of the Curling facility, I found all receptive to my presentation of the curlers needs. I found they were positive in our willingness to combine with other uses and possibly fund a facility if we have access to land.
- I hope the ultimate decision makers have an open mind. I hope we, as a wealthy community, can commit to using our resources to care for vulnerable populations.
- Good facilitation - quite an investment.
- My hope is Council will recognize that these are valuable community lands that need to be preserved for the community in perpetuity. Once they are sold - they are lost forever. Also, traffic pressures throughout the DNV and City of NV increases much added development. This needs to be addressed

- with the plans for the Delbrook Site and any plan to add market or non-market housing on this site.
- I enjoyed the process which was well thought of. Full marks to SFU, our facilitator and note takers. Why is traffic not being given consideration?
  - Very good event, let people engage in the decision process, and have an impact on what we care about (in) our community's future.
  - A good process. A little touchy-feeling for my taste at times, but overall excellent.
  - Well-organized and staff support.
  - Concern that Council may still see sale of Public Land a viable option, despite majority feeling to protect land. We need to think of future needs of a denser community. Right now we have no idea how soon new Delbrook Centre will reach capacity. As we live in smaller spaces, we need more community resources. Shouldn't think that Delbrook Land development address housing affordability issues in any meaningful way - that takes a community-wide solution on density and zoning, not development of giant houses. Once the land is gone, that's it - a fund won't go for in the escalating land costs.
  - Hopefully council will take the recommendations seriously and not simply pay lip service to the process.
  - Since participating in the January discussions, I have been pleased with how I have been kept up to date. It's a great process...my only hope is that is that it has a large bearing on what DNV Council decides!
  - Awesome process - don't forget about adults with developmental disabilities, they are part of our community!
  - Engaging activities all day, great use of limited time, would love to see a cork board at the entrance of the facility so users can quickly contribute what they would like to see on the property.
  - The proof's in the pudding: Let's see how council deals with this issue.