

Delbrook Lands Community Dialogue Phase 1 -- Background Questions & Answers

Why is the Delbrook Lands Community Dialogue taking place?

The District of North Vancouver is holding the Delbrook Lands Community Dialogue to involve the community in generating ideas and providing input on potential future uses for the lands, which have both local and district-wide significance.

A new \$50.1 million Delbrook Community Recreation Centre is under construction on Queens Road to replace the old William Griffin and Delbrook Centres, and will open in late 2016. The old Delbrook buildings will be underutilized once the recreation programs transfer.

What's the purpose of the dialogue?

The goal is to determine the most broadly supported options for future use of the Delbrook Lands through a community dialogue process.

The work will proceed in three phases.

- The first phase, in January, will see the community generate ideas on potential future uses for the Delbrook lands and provide input on the further engagement process that will follow.
- The second phase, February to April, will include technical research and analysis, as well as potential feedback from Council, on the ideas generated.
- Phase 3 will involve residents and stakeholders in a deliberative dialogue, resulting in a report to Council for decision.

How will the information generated by the Dialogue events be used by District Council?

The input provided during the event in January will help the District understand the full range of community ideas for potential future land uses, as well as the range of potential stakeholder impacts and interests.

The goal of the June event is to identify a recommendation for District Council on the future of the Delbrook lands that is informed by community values and real-world constraints, and that is broadly supported by District and local neighbourhood residents. Final decision-making will rest with District Council.

I heard that the District was considering selling the Delbrook lands to pay for the new community centre. Is development a foregone conclusion?

A previous report to Council included the possibility to sell part of the Delbrook lands, among other options. In response to community feedback, Council has set this report aside to consult with residents and stakeholders, and to develop a fuller range of options for the lands.

District staff have confirmed that there is no financial requirement to develop the Delbrook lands to pay for the new community centre. This is because the District policy is to fund the replacement of all communities centre and other capital assets through property taxes.

Are there any limits or constraints on what Dialogue participants can provide as suggestions for the future use of the Delbrook lands?

Residents can make any suggestions they wish. Any new amenities created on the site would require a funding source. Potential funding sources include raising money through selling or leasing a portion of the site, competing for funding with other priorities in the District's capital planning process, or requesting funding from other levels of government to implement shared goals.

Following the January event, expert outside consultants and District staff will conduct technical analysis to determine positive and negative impacts for a range of options that are informed by community suggestions, as well as existing District research. This analysis will examine both financial impacts, as well as consistency with District strategies, plans and policies (e.g. District Official Community Plan, District Transportation Plan, Metro Vancouver Regional Growth Strategy).

This information will be summarized into a discussion guide to support deliberations at the June event, where residents and stakeholders will be asked to take on the role of a city planner and recommend the options they feel are in the best interest of the entire community. For an example of a discussion guide from a similar dialogue event on a different subject, please see [the discussion guide from the Deep Cove Parking and Access Community Dialogue](#).

What policies guide future land use changes to the Delbrook Lands?

The Official Community Plan provides a policy framework on housing, density, transportation, infrastructure, environmental management, social well-being, climate action and other factors that will provide a an important framework for any decision-making regarding the future use of the Delbrook Lands .

The Delbrook Lands are currently zoned Public Assembly and designated Institutional in the Official Community Plan (OCP). Any changes to the land use designation and/or zoning would require an OCP amendment and a rezoning process, including public hearings and Council approval.

In addition, the Public Assembly (PA) Land Strategy provides principles and criteria around which to evaluate any proposed changes to PA lands. This framework supplements the evaluation that is undertaken as part of a rezoning or OCP amendment. The criteria are not intended to prevent changes to PA lands from taking place, but to help ensure that if any change occurs it is in the public interest and provides an overall benefit to the community.

How will the Dialogue events reflect the perspectives of all people from across the District?

The District of North Vancouver and the SFU Centre for Dialogue will work to identify and invite a wide range of stakeholders to participate. Council has mandated that this process include representation from both the District-wide community and residents in the local neighbourhood.

For those unable to participate in person at the January event, an online survey is available at dnv.org/delbrooklands until February 5 at midnight.

How will people hear about the Delbrook Lands Community Dialogue?

The District of North Vancouver and SFU's Centre for Dialogue will be promoting the Delbrook Lands Community Dialogue via:

- Signs posted on the Delbrook Lands
- A postcard invitation will be mailed to every household in the District
- [Facebook](#) and [Twitter](#)
- Ads in local newspapers (North Shore News and Deep Cove Crier)
- Posters in District area transit shelters
- Posters and postcards in civic-owned buildings District-wide
- One-on-one outreach

When and where are the Dialogue events taking place?

The first event will take place January 28, 2016 from 6-9pm. Due to overwhelming demand, this event has been moved to Lucas Centre Gymnasium, 2132 Hamilton Ave., North Vancouver. Registration for this event is now full.

Information about the June event will be provided at a future date. Please visit our website or sign up to our mailing list at dnv.org/delbrooklands.

I'm unable to attend the event – how else can I participate?

For those unable to participate in person at the January event, an online survey is available at dnv.org/delbrooklands until February 5 at midnight. This is the same set of questions being used at the January 28th community event.

I have an accessibility concern regarding attending the event. Who should I contact?

Please contact smileys@dnv.org or call 604-990-2284.

Can I be involved if I don't live in the Delbrook neighbourhood?

Yes. All residents of the District of North Vancouver are invited to participate.

Who is designing the Delbrook Lands Community Dialogue process?

The District of North Vancouver has partnered with Simon Fraser University's Centre for Dialogue Civic Engage program to design and conduct an innovative, open and transparent public process to find the most broadly supported options for the Delbrook Lands. The two organizations have partnered using this process before, to determine the most publicly supported options for resolving parking and access issues in Deep Cove.

The SFU Centre for Dialogue's approach has been tested in many different policy and decision-making contexts. Since 2007, they have designed and facilitated more than 60 major public and stakeholder events, including highly scrutinized processes for government organizations such as the Province of British Columbia, Metro Vancouver, BC Hydro, and Vancouver Coastal Health. Its methods are informed by leading industry standards such as those defined by the International Association for Public Participation (IAP2) and the National Coalition for Dialogue and Deliberation (NCDD).

How do I stay up to date on the Delbrook Lands Community Dialogue?

You can sign up to our mailing list at dnv.org/delbrooklands, connect on social media by following [#delbrooklands](https://twitter.com/NVanDistrict) on twitter, or visiting our facebook page at [North Vancouver District](https://www.facebook.com/NorthVancouverDistrict).