

DELBROOK LANDS

Community Dialogue

IDEAS REPORT

FEBRUARY 19, 2016

DISTRICT OF
**NORTH
VANCOUVER**



SFU

CENTRE
FOR DIALOGUE

ACKNOWLEDGEMENTS

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 first phase of the *Delbrook Lands Community Dialogue* engagement process.

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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 87,000 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.



EXECUTIVE SUMMARY

The purpose of phase one of the Delbrook Land Community Dialogue engagement process was to work with the community to generate ideas on potential future uses of the Delbrook Lands, receive input on the next steps of the engagement process and better understand the full range of potential stakeholder impacts and interests. This information was collected from 298 respondents through a January 28 community dialogue, an online and paper survey, and one-on-one communications. Respondents included both local Delbrook community members, as well as residents of the broader District of North Vancouver.

Respondents provided over 1000 suggestions for the future use of the Delbrook Lands, the majority of which fall within four general categories: Parks and Outdoor Recreation; Community Programming Facilities and Structures; Housing; and Additional Ideas. Other issues raised by participants include land ownership and site composition.

Respondents also gave feedback about next steps in the engagement process, including ideas for additional information they would like from the District, as well as suggestions for stakeholders and interests to include going forward. Respondents clearly indicated a desire for transparent information, no pre-determined outcomes, frequent communication, the inclusion of diverse stakeholders, and multiple future engagement opportunities.

Of those who attended the January 28 workshop, 70 percent agreed the event was a productive first step, with 17 percent neutral and 13 percent disagreeing. Eighty-three percent agreed they would be

interested in participating in similar events in the future.

Feedback from Phase One will be used to design future engagement activities, where participants will identify a broadly supported recommendation to District Council that is informed by community values and real-world constraints.



January 28 Workshop (Photo credit: District of North Vancouver)

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1. Introduction

1.1 Background

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.

This report summarizes the results of Phase One of the Delbrook Lands Community Dialogue. The purpose of this initial phase was to work with the community to generate ideas on potential future uses of the Delbrook Lands, provide input on the next steps of the engagement process and better understand the full range of potential stakeholder impacts and interests.

Phase Two of the engagement process, from February to April, will include technical research and analysis, as well as gathering feedback from Council.

Phase Three will feature a deliberative dialogue in June, wherein both District-wide and local neighbourhood residents will identify a broadly supported recommendation for District Council that is informed by community values and real-world constraints. Final decision-making rests with District Council.

More information about the history of the Delbrook Lands and the Delbrook Lands Community Dialogue process is available at dnv.org/delbrooklands.

1.2 Phase One Engagement Activities and Response

Engagement activities for Phase 1 of the Delbrook Lands Community Dialogue included:

- A three-hour community dialogue and workshop on January 28, 2016, attended by 177 District community members.
- An online survey (103 responses) between January 15 and February 5, asking the same questions that were posed at the January 28 workshop. Results from all surveys have been combined with results from workshop exit surveys.
- A paper survey (12 responses) available at the current Delbrook Community Recreation Centre and District City Hall.
- Phone and e-mail feedback (six responses) received in January.

The District of North Vancouver and SFU's Centre for Dialogue promoted these activities through large signs on the Delbrook property, social media, ads in local newspapers, traditional media relations, outdoor advertising, direct outreach and postcard invitations mailed to every household in the District. This outreach activity resulted in a high volume of community input, with 298 total respondents, including 177 participants alone at the January 28 workshop.



January 28 workshop (Photo credit: District of North Vancouver)

The data presented in this report does not represent a statistically significant sample size or reflect the District's population demographics, and cannot be used to determine community preferences between different options or ideas. The purpose of this data is to generate early ideas about the range of possibilities for the Delbrook Lands and to surface input for the next phases of the engagement process.

2. Ideas for Delbrook Lands

Respondents provided over 1000 individual suggestions for the future use of the Delbrook Lands, comprising of approximately 100 unique ideas. The majority of ideas fall within four general categories: Parks and Outdoor Recreation, Community Programming Facilities and Structures, Housing, and Additional Ideas. Other issues raised by participants include land ownership and site composition.



January 28 workshop (Photo credit: District of North Vancouver)

The results from the Idea Jam/post-it note exercise at the January 28 workshop were used to help identify these four categories, as well as to characterize participant ideas about land ownership and site composition. The full list of ideas under each category was determined by reviewing the workshop post-it notes and exit surveys, as well as results from the District's online and paper surveys and phone/e-mail feedback. Ideas mentioned

more than 10 times are included in this section, with the full list of ideas and photos of the post-it note classification process available in Appendix A.

2.1 Major Themes and Common Ideas for the Delbrook Lands

Parks & Outdoor Recreation

Respondents provided over 200 ideas specific to park design, including flexible green spaces for community use, community gardens and incorporating Mission Creek into park plans. Participants also shared 138 ideas for outdoor recreation, ranging from low-intensity (e.g. playgrounds and walking trails), to higher-intensity activities (e.g. sport courts and fields, a bike park, a water park and a skate park).

Community Programming Facilities & Structures

Respondents provided over 300 ideas regarding community programming facilities and structures, including: a multi-use community centre; an arts and cultural centre; an all-ages activity centre; and a seniors' centre. It was important to many participants that this facility offer rentable meeting rooms of varying sizes, have space for community services and non-profits, and offer child and senior care. Popular recreation programming facilities included indoor pickleball courts, a dance studio/floor space and a curling rink.

Housing

Respondents shared 163 ideas regarding housing type and design, including seniors housing, affordable housing (specifically for young families, seniors and low-income residents), co-operative housing and multi-generational housing. Many suggested low-density housing design (e.g. townhouses and low-rise apartments), while others felt there should be no housing on the site.

Additional Ideas

Outside of the above themes, respondents suggested several ideas that do not fit within an overarching category. These include keeping the existing buildings and updating them for community use or small-scale commercial uses, such as a coffee shop and/or convenience store. Finally, some participants identified an interest in sustainability issues, such as green building methods, renewable energy use and integrated storm water management features.

2.2 Additional Issues

Beyond their ideas for specific site uses, respondents raised the following issues:

Land Ownership

Currently, the Delbrook Lands are zoned public assembly and owned by the District of North Vancouver. Some participants voiced support in their suggestions for keeping the lands in public ownership.

Site Composition

Site composition also surfaced as an important consideration, with many participants proposing dividing the site into multiple uses. The January 28 workshop Idea Jam/post-it note exercise surfaced three primary approaches for dividing the site into multiple uses:

- using the lands for a combination of housing, community facilities and parkland;
- using the lands for community facilities and parkland; or
- using the lands for parkland only.

Included within the concept of multiple uses was the idea of building housing above-ground community facilities.



Grouping Idea Jam post-it notes
(Photo credit: SFU Centre for Dialogue)

3. Continuing the Engagement Process

Respondents provided feedback on three primary questions related to the future Delbrook Lands Community Dialogue engagement process. These included: what information they require to evaluate potential site options; which stakeholders and interests should be involved in the process going forward; and what would make the next phases of the engagement process successful. Some workshop participants provided additional feedback about the speed of the engagement process, whether the input of local residents should carry additional weight in decision-making, and the role of developers in the engagement process.

3.1 Useful Information to Evaluate Potential Options

Respondents suggested a wide range of information that would be useful to them to better evaluate the options for the future of the Delbrook Lands. The majority of responses fall within the following four themes, with each theme receiving more than 10 mentions. An additional list of other queries that received fewer than 10 mentions is also included below.

Big picture planning context

Respondents were interested in gaining a better understanding of the District's Official Community Plan, any future developments planned in the area (including maps to help illustrate these plans), and how the Delbrook Lands fit into larger regional policies and plans. They also expressed interest in the City of North Vancouver's longer-term community planning in adjacent areas.

Details about the new Delbrook Community Recreation Centre

Respondents were interested in what services and facilities will be offered at the new Centre and what services are not making the transition from the old Delbrook buildings.

Financial implications for the Delbrook Lands

Respondents were interested in the District's current financial context (e.g. current revenues, upcoming capital expenditures), if revenue generation from the Delbrook Lands is required for new amenities, or if other funding sources are available.

Community needs assessment

Respondents indicated they would be interested in knowing more about the community's needs via a community needs assessment, with particular attention to what is offered or being planned for other District facilities close by.

Additional queries

Aside from the themes above, respondents also indicated the following interests:

- Research on the options provided (e.g. costs and cost-benefit analyses)
- Information on current and future demographics of users and the community

- A need to hear from and involve a greater diversity of stakeholders
- Information regarding the old Delbrook Community Centre (e.g. upgrade costs, future of services currently using the buildings)
- Environmental and green space concerns (e.g. impacts on stream, park availability in the area)
- Report on the Delbrook Lands engagement process to date
- Information on traffic and public transportation access
- Constraints on options for the future use of the lands and which options the District would prefer
- Examples from other jurisdictions
- Delbrook neighbourhood boundaries
- Expert opinions on what should be done with the site

The full list of participant responses, in their own words, is provided in Appendix B.

3.2 Stakeholders and Interests to Include in the Deliberative Process

Respondents provided 571 individual suggestions for interests and stakeholder groups that the District should include in future engagement activities, comprising over 80 unique ideas. Ideas mentioned by more than 10 participants are listed in this section under the following categories: Residents and Taxpayers; Space Users and Community Groups; and Diversity and Inclusion. The full list of suggested stakeholder groups is included in Appendix C.

Residents and taxpayers

Suggestions included residents of the Delbrook community, neighbours of the Delbrook Lands, District-wide residents and property owners/tax payers.

Diversity and inclusion

Prominent ideas for diversity and inclusion include youth/students, seniors, parents/young families, cultures/ethnicities, and ensuring the inclusion of all area demographics.

Space users and community groups

Suggestions included individuals and groups currently using the Delbrook Lands, Capilano Community Service Society, Little Rascals Daycare owner and parents,

community groups and non-profits throughout the District, environmental groups, sports groups, schools/educators and housing groups.

Additional stakeholders suggestions

Some participants requested the participation of experts, such as planners. Other participants suggested the inclusion of the business community, including small or local businesses. The role of developers was controversial, with some participants asking for their inclusion and others asking for developers to be excluded from future deliberations.

3.3 Characteristics of a Successful Engagement Process

Respondents provided 224 total responses to suggest how the engagement process could be most successful. The majority of responses fall within six themes:

- **Be transparent** in how consultation results are analyzed and shared, including publishing accurate reports from all consultation activities in an easily accessible manner (70 responses; 31 percent of total).
- **Ensure integrity in decision-making**, where participant input informs final decisions, the process for decision-making is honest and clear, and there is no hidden, pre-determined outcome (70 responses; 31 percent of total).
- **Be inclusive**, with definitions of inclusivity ranging from age (e.g. youth, families and senior citizens), cultural groups, the inclusion of “all voices,” dialogue and compromise between groups, and diversity within broad demographic criteria (45 responses; 20 percent of total).
- **Communicate frequently** to keep residents and participants informed throughout the engagement and decision-making process (41 responses; 18 percent of total).
- **Provide multiple opportunities to be engaged**, including chances to provide input, seek clarification and give feedback (26 responses, 12 percent of total).
- **Provide additional context and information** about the Delbrook Lands, including general background information, options for the site and technical or financial constraints (24 responses, 11 percent of total).

Additional ideas received from ten or more respondents:

- **The process so far has been good and/or should be continued** (12 responses, five percent of total)
- **Slow the process down** (10 responses, four percent of total)

- **Local residents and/or those most affected should have more input** (10 responses, four percent of total)

The full list of participant responses, in their own words, is provided in Appendix D.

3.4 Emergent Issues: Timelines, Weighting of Input & Role of Developers

In response to questions raised during plenary discussions at the January 28 workshop, the facilitator requested feedback from participants as to whether the engagement process should be slowed down, and whether input from local Delbrook participants should be weighted more heavily than from those who are less directly affected. Many participants also volunteered input about whether real estate and property developers should be included as stakeholders in the engagement process.

Quantitative information about the responses to all three issues is provided in this section to ensure transparency around process issues. As a reminder, these numbers do not represent a statistically significant sample size or reflect the District's population demographics, but will be considered by the SFU Centre for Dialogue when planning future engagement activities, in conjunction with public engagement best practices and input from the District of North Vancouver.

Should the engagement process be slowed down and/or modifiable?

In Section 3.3 (Characteristics of a Successful Process), 13 percent of participants responded directly to this question. Of these, 12 participants suggested satisfaction with the current and/or planned process, 10 requested a slower process, five asked to prioritize the quality of engagement over specific deadlines, two suggested moving forward with decisions, and two suggested making the process "modifiable."

Should input from Delbrook neighbourhood participants be weighted more heavily than feedback from individuals who live further away or are less directly affected?

In Section 3.2 (Stakeholders and Interests), nine percent of participants responded directly to the issue of giving more weight to local resident input. Of these, 28 participants suggested giving local residents additional priority or weighting, while eight participants explicitly disagreed with this statement. An additional 34 participants

identified district-wide residents as important to include as stakeholders, 128 identified local residents as important to include as stakeholders, and 22 identified general diversity and inclusivity as being important stakeholder criteria. None of these latter groups explicitly mentioned the issue of weighting in their responses. Respondents from the local Delbrook neighbourhood outnumbered respondents from other parts of the District by approximately two to one.

In Section 3.3 (Characteristics of a Successful Process), seven percent of participants responded directly to the issue of weighting local resident input. Of these, 10 participants suggested giving priority or increased weighting to the perspectives of local residents or those most affected by the changes, while six participants explicitly disagreed with this statement. An additional 26 participants suggested inclusivity and compromise between groups as a desirable part of the engagement process, but did not directly mention the issue of weighting.

Should developers be included as stakeholders in the engagement process?

In Section 3.2 (Stakeholders and Interest to Include), 15 percent of participants provided organic feedback about the appropriate role of developers in the engagement process. Of these, 19 participants suggested including developers for their input and/or expertise, while 19 participants requested that developers not be included in future engagement activities. An additional six participants suggested limiting the role of developers.

4. January 28 Workshop Evaluation and Feedback

Participants provided both qualitative and quantitative feedback at the January 28 workshop.

4.1 Qualitative Feedback

Workshop participants provided 105 total responses to the evaluation form question:

Do you have any additional feedback on tonight's event or the Delbrook Lands Community Dialogue engagement process?

The full text of all responses is provided in Appendix E. General themes include:

- Positive feedback about the program, including compliments on the process, facilitation, and inclusion of community ideas (37 responses).
- Negative feedback and/or suggestions for improvements to the program, including a desire for more time in the workshop, a desire for more information and criticisms about the facilitators and presenters (19 responses).
- Requests for more information and context in the next phase of engagement (15 responses).

4.2 Quantitative Feedback

177 individuals participated in the January 28 event. Of those who registered for the event, 56 percent identified themselves as being part of the local Delbrook community, 28 percent identified themselves as part of the District-wide community and 15 percent identified as both/other.

Of those who attended:

- Seventy percent agreed the event was a productive first step, with 17 percent neutral and 13 percent disagreeing.
- Eighty-three percent agreed they would be interested in participating in similar events in the future, with 11 percent neutral and five percent disagreeing.
- Eighty-three percent agreed the Centre for Dialogue moderators provided clear explanations, guidance and support throughout the event, with 11 percent neutral and six percent disagreeing.
- Eighty-four percent agreed that their table facilitator provided clear explanations, guidance and support throughout the event, with 11 percent neutral and five percent disagreeing.

5. Next Steps

The results of this report will be distributed publicly in February and presented to District Council in March 2016.

Starting in February, 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).

The SFU Centre for Dialogue will summarize this information into a discussion guide that will support the public's deliberations at a final dialogue in June, 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. In preparation, the SFU Centre for Dialogue will release a draft Terms of Reference in April, outlining constraints, objectives and the participant selection process for this event.

Appendix A: Ideas

This appendix contains the full list of suggested ideas for the future use of the Delbrook Lands. Table 1 provides a list of all ideas based on the January 28 post-event survey, the online and paper survey, and e-mail/phone feedback. Bolded entries were suggested by more than 10 respondents. Table 2 provides the full list of unique ideas from the January 28 workshop Idea Jam/post-it note exercise.

Full list of ideas from respondents

Table 1: Full list of ideas from Jan. 28 post-event survey, online and paper survey and e-mail/phone feedback

Responses	Frequency
PARKS & OUTDOOR RECREATION	
Park & environmental uses	
Park / General green space	67
Community gardens	42
Open space for community (multi-use)	32
Ensure (at least some) green space	19
Incorporate Mission Creek	18
Covered picnic area	7
Ecosystem & stream enhancement (large buffers around stream) / education	7
Off-leash dog park	6
Underground parking	4
Botanical/ornamental/rose garden	4
Sculpture garden	2
Petting zoo	2
Fruit trees	1
Bird/wildlife sanctuary	1
Greenhouse	1
Bio swale	1
Incorporate neighbouring rose garden	1
Extend Delbrook Park to the east	1
Outdoor recreation uses	
Low intensity recreational space (Ex: playground, adventure playground/natural play, walking trails, lawn bowling, chess)	69
Medium intensity recreational space (Ex: Tennis court, basketball court, pickleball courts, water park, tetherball, playing fields)	31

High intensity recreational space (Ex: bike park, zip line, skate park, longboard course, gym equipment / fitness circuit)	19
Biking paths/teaching area for kids to learn	6
Outdoor swimming pool	5
Turf field	3
Soccer/sports stadium	2
Track	1
Skating rink	1
Pitch n' putt	1
COMMUNITY PROGRAMMING FACILITIES & STRUCTURES	
Community programming facilities	
Multi-use community centre	51
Arts and cultural centre (visual and performing)	28
Meeting/Rental rooms (various sizes)	26
All-ages Activity Centre	23
Child/Senior day care	21
Seniors Centre	19
Community services / NGO space (ex: social services, Red Cross, youth groups)	17
Child care/pre-school	17
Outdoor theatre/entertainment plaza	12
Museum/Archives	6
Health center (medical services, rehabilitation, emergency supply distribution)	4
Special needs/Life Skills center & programs	4
Elementary/specialty school	4
Hospice care/aging care facility	3
Community 'hub'	3
Multi-faith building	2
Small library branch	2
Child/youth-specific centre (youth programs, play centre)	3
Music & arts school	1
Craft center	1
Sports club house (social gathering place (pub), classroom space, offices, change rooms, showers)	1
Long house with community space	1
Lending centre similar to library for household items (tools, healthcare items, sports equipment, etc.)	1
Concession stand	1

Recreation facilities & structures	
Indoor pickleball courts	23
Dance studio/ballroom dance floor	22
Curling rink	19
Recreation facilities/centre (gym, indoor sports facilities, running track, bike track, tennis courts, pool)	7
Ice rink	3
Roller Disco	1
Yoga studio	1
Underground rooms for arts, rec and parking, with above ground sports fields/tennis courts	1
HOUSING TYPE	
Housing type	
Seniors housing	27
Affordable housing (Ex. Young families, seniors, low-income)	24
Co-op housing	15
Multi-generational/mixed ages housing	13
Market housing	7
Co-housing	7
Accessible housing	2
Housing for homeless	2
Mixed co-op and private housing	1
Mixed income rental apartments	1
No rental	1
Housing design	
Low-density housing (Ex. Townhouses, apartments)	25
No housing	11
Medium density housing (under 6 stories)	6
Smaller single family homes	3
Condo housing	3
High density, affordable apartments	3
Residential tower/small footprint tower (6+ stories)	2
No high density housing	2
Small square-footage housing	1
No single family housing	1
Housing site on Delbrook Lands	
Develop Queens St. area	8
Develop south parking lot	2

ADDITIONAL ISSUES	
Land ownership	
Keep land public/do not sell land	31
Partial sale of land (e.g. to fund amenities on site)	7
Develop/sell land	3
Lease for development, but do not sell	3
Site composition	
Mixed-use (combinations of park/rec, community facility, housing, commercial, etc.)	25
Park only	7
Existing buildings	
Keep buildings as is/upgrades to old buildings/keep old buildings for community use	24
Keep tennis courts	15
Expand daycare on site	2
Remove existing structures (clean slate)	1
Keep existing community center - charge community service groups for maintenance	1
Maintain North building for occupants (short term, until 2019)	1
Tear down existing buildings and use the cleared land as park space until population requires more facilities	1
Commercial uses	
Retail (coffee shop, convenience store, shopping)	19
Edgemont Village style village/opportunities for local retailers	9
Restaurant/dining	4
Craft brewery	2
Timeline for action	
Save for next generation to decide	3
Wait 5 years/until new rec centre is operational before making any decisions	2
Transportation	
Underground parking	4
Transportation centre, new bus shelters	3
More parking	2

Maintain accessibility to transportation	1
Sustainability	
Renewable energy/district energy/sustainable building options	6
Urban farm	5
Misc.	
Any development should allow for people to pass through and around it.	1
TOTAL:	1095

OTHER COMMENTS:

Engagement process

- Make changes according to community, not council, timetable
- Plan for a series of group meetings
- Not aware of this process until recently

Land use

- Do not use public space as a short term solution to a housing problem
- Maintain public access on site (even if sold)
- Turn this land into 'brush' full of dead trees and invasive plant species

Design considerations

- Park should include the native flora
- Incorporate natural features, including First Nations elements/art
- Urban farm but no livestock (they smell)
- Something "inspiring"
- Move tennis courts underground as a new sports centre, maintain green space above
- Must look good and fit into neighborhood

Programming/facilities considerations

- Have space for multigenerational interaction (ex: bridge child care and senior care)
- Future of the lands should support and complement existing and future facilities, adding greater value to the citizens
- Rent out units in community facility for revenue generation
- Programs run on the site should be funded by the site and not by tax dollars

Other

- If developing Queens St. area, the traffic problem must be dealt with
- Developer must obey construction hours
- Ensure that a playground, green space and tennis courts remain on property during and after construction.

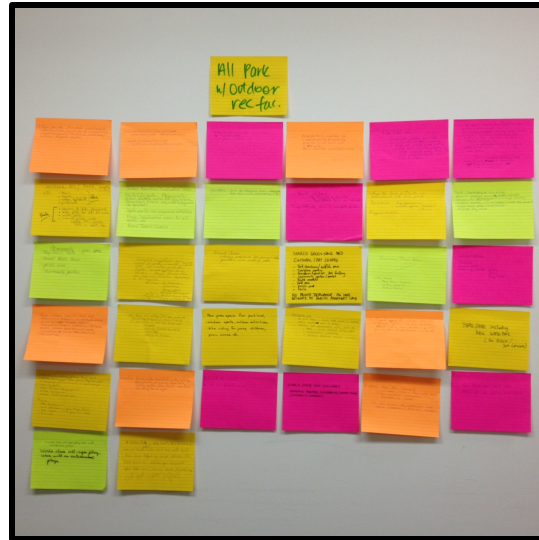
Ideas from January 28 Idea Jam post-it notes

Photos from post-it note classification exercise:

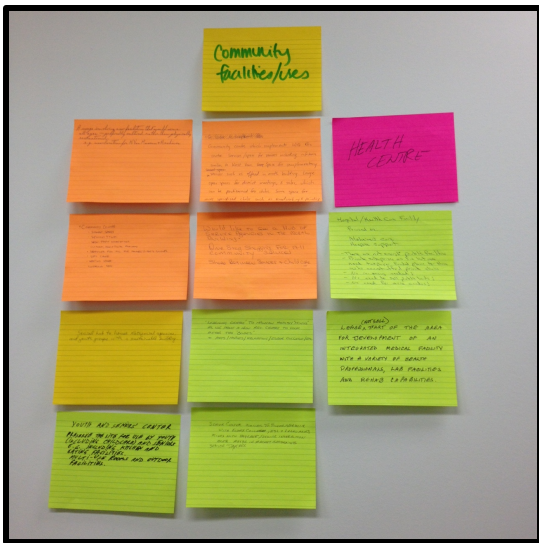
Community facility & park use



Park & outdoor recreation use



Community facility use



Housing, community facility & park use



Miscellaneous use & keeping existing buildings

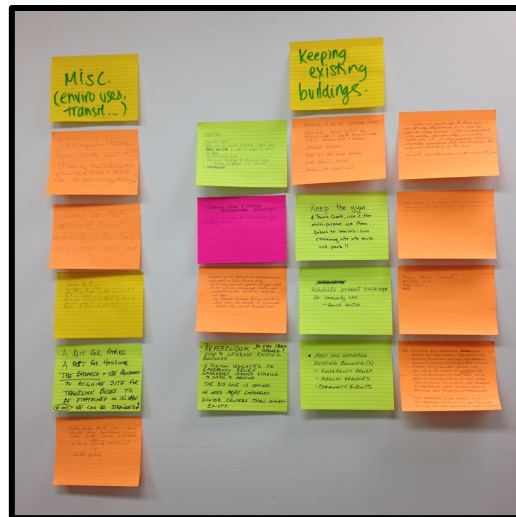


Table 2: Full list of ideas from January 28 Idea Jam post-it notes

PARKS & OUTDOOR RECREATION
Outdoor recreation facilities:
Outdoor recreation activities (including: basketball courts, tennis courts)
Keep existing tennis courts
Pickleball
Soccer stadium
Turf soccer field
Playing field with stand to accommodate spectators
Table tennis
Outdoor gym equipment / fitness circuit
Outdoor swimming pool
Outdoor hockey rink
Kid's bike trails
Bike trails
Inline skate paths
World class all-ages play area
Entertainment plaza
Outdoor theatre / concert space
Covered bocce lanes
Night market
Covered amphitheater (weather protected, sound system)
Petting zoo
Outdoor activity space (covered, wind-proofed) with viewing areas
Secure bike storage
Dog obstacle course
Park uses:
Park
Meeting place
Performance stage
Water park
Skateboard park
Flexible outdoor space
Covered picnic area
Natural park/green space for casual recreation (ex. Bocce)
Trails along Mission Creek/Integrate creek
Preserve as much land around Mission Creek as possible
Refurbish Mission Creek Park
Trails
Children's play area/playground
Benches
Restore to natural state
Community garden/food production
Japanese garden
Greenspace as part of a multi-use complex
Natural playground
Adventure playground
Farmers market

Picnic area
Planting, natural environment
BBQ area
Public space - walkable, transit
Chess boards
Off-leash dog park
Boardwalk along the creek
Maze for kids
Bird/Wildlife sanctuary
Sculpture garden
COMMUNITY PROGRAMMING FACILITIES & STRUCTURES
Community uses:
Community centre
Non-profit building
Multi-purpose community use space (kitchen, flexible programming space)/"heart" of Delbrook Community
Multi-use clubhouse
Community events (nice enough facility to rent out for weddings, etc.)
Community hall
Community use
Community meeting space/multi-use rooms (varying sizes)
Community kitchen
Seniors Centre
Senior's health centre
Elder College (including language training)
Senior's hub
Senior daycare
Cafeteria for seniors
Youth and seniors centre
Teen centre
Seniors & childcare
Childcare/daycare
Incorporate existing childcare
Intergenerational programming
Medical services/Health centre (examples: Alzheimer's, hospice support, lab facilities, variety of health professionals, rehab services)
Child and Family services hub (for population growth in neighbourhood)
Disaster centre/emergency relief (services, care, housing)
Child and senior drop-in center
Cultural space (example: Art museum, new location for North Vancouver Museum & Archives, theatre)
Dance studio
Art space (example: woodworking, painting, pottery)
Learning Centre
Educational facility for those with disabilities
Educational programs
Post-secondary campus satellite
Social hub to house non-profits and youth groups
Amphitheatre should allow for expansion/contraction depending on numbers required. Could serve for: presentations, celebrations, dance shows, emergency assembly point)

Commercial uses:
Mini Edgemont Village
Small retail (coffee shop, produce store)
Large family restaurant with parking
Café
Affordable grocery store
Sport/recreation uses:
Indoor recreation (including squash, tennis, climbing wall, racquetball)
Curling rink
Misc.:
Future school
Urban farm (examples: therapeutic, including indigenous plants, trees, producing goods sold to community, providing learning opportunity to local schoolchildren)
HOUSING TYPE
Multi-generational/family
Multi-generational housing
Family-oriented housing (3 bedroom)
Mixed multi-family housing
Some family housing (not too high), layer with 1500 sq. ft. 3 bedroom units
Housing as part of a multi-use complex
Continue multi-family development across south side of property for market/non-market housing
Integrated young family/seniors housing in small lot subdivision emphasizing small homes
Affordable/supportive housing
Special needs housing
Affordable intergenerational housing
Affordable rental housing
Seniors housing
Housing for people with disabilities & low-income
First responders
8-12 story tower, ideally for social housing (handicapped, seniors, with compatible social service/NGO uses)
Co-housing
Co-housing community (including: resident designed & developed, multi-generational, low-rise, not-for-profit, subsidized, high commitment to energy efficient building, potentially passive house, shared amenity space, for engaged residents who are and are engaged in larger community)
Co-housing: 25-30 units, variety of condos and townhouses
Co-housing community surrounded by community services (example: non-profits, seniors, childcare, flex space)
Cooperative housing
Multi-generational co-operative housing
Residential mixed townhouses & apartments, mix non-market, co-op, subsidized

Market housing
Walk up style townhomes along Stanley between Queens & Windsor
Build well-designed homes sold at market value & minimize footprint
Market townhouses on north, east and south edge for some revenue
Types of housing
Condo type housing
Residential use: FSR approx. 2.1
Low-rise housing (no more than 5 stories)
Small square footage housing
Housing covenant to restrict resale to 20% below market value
Variety of housing options - row housing, condos
Townhouses or apartments, variable in height and density
Housing on W. Queens to support amenities on the rest of the site
Purchase and incorporate 4 residential properties on north-west corner
No housing
EXISTING BUILDINGS
Keep gym & activity rooms
Repurpose old Delbrook Community Centre for community uses
Do not close the buildings at the end of the year
Keep the lands as they are
LAND OWNERSHIP
Do not sell Delbrook land/keep it public (once they're gone, they're gone forever)
Sell land for development
Sell portion of land to create a trust funding new purpose-built infrastructure (example: farm, non-profit facility, health facility)
Partial sale of land for revenue generation/improve community needs
Preferable to sell the south parking lot next to Queens for ease of access to new housing
Lease land to co-housing community
Land could not be sold, have District develop it
Long-term lease, keep land District-owned
Want land to stay public but open to leasing to obtain amenities
ADDITIONAL ISSUES
Types of development
All ages/multi generational
Avoid dedicated single-use space
Low density
No development
No condos
No re-zoning needed
Tired, underutilized site that does not embrace current and future values efficiently - needs redevelopment
Developer should be required to keep some public space
No buildings - all natural North Shore materials, plants, trees
Housing is most pressing need, ideal location
Underground parking
Opportunity for North Vancouver to model good higher density development

Multi-use/Mixed-use
Non-profit, co-housing & outdoor space
Park space and housing (example: build townhouses/low-rise apartments along Queens/Stanley, keep the rest for park)
Affordable housing, community facility (childcare, meeting space, seniors needs)
Housing and modest commercial/community space
A gathering place for the community, balancing density
Green public space; social housing (land kept in public trust); intergenerational uses (day care, seniors care); community space for arts, culture; space for not-for-profits to provide services; a socially innovative, socially valuable place/destination
Sustainability
Sustainable building
Land use that contributes to District sustainability (example: bio-swale, district energy centre, park, use green energy in buildings)
Put green spaces on top of new building
Use sustainable construction (E.g. Passive House)
Where possible, power to come from "green" power such as solar panels
District energy system (example: use Queens as a distribution spine between Lonsdale and Edgemont, use Mission Creek as a micro-hydro station for a renewable energy source)
Improved drainage with water features, native vegetation
Have connections to creek, with riparian protection
Building design/materials
West Coast & First Nations theme
Contemporary West Coast architecture
Glass/wood
Lighting
Misc.
Referendum: "Do you trust council?"
Keep one parking lot
There aren't enough public facilities
Station Translink buses in North Van to avoid stranded passengers'
Improve the gateway of Delbrook
To prevent disruption to existing daycare, construction times should be restricted around nap times, need strong fencing around construction
Transitional change over 5-10 years

Appendix B: Information to Better Evaluate Potential Options

This appendix provides the full list of participant responses regarding information to help them better evaluate potential options for the future use of the Delbrook Lands, categorized and transcribed directly with no edits.

Context (OCP and other policies, Westview redevelopment, City of North Vancouver)

- What is the height restriction for the area? What is the area zoned for?
- Proposed site plans (including proposed density) including plans for infrastructure upgrades on surrounding roads.
- Height restrictions, any geographical issues, underground parking issues
- Long term plans of the Delbrook corridor staying as single home or going to high rises?
- Condensed presentation about new rec centre facility and OCP
- More context, including summary information of the community plan and
- OCP priorities that might suit the property
- City plans for Westview area
- Overview of OCP, presentation showing existing land uses, facilities, parks, schools. Future plans of Westview Plaza area, current programme for WGRC
- 2011 Plan for the area
- What types of alternate uses would be permitted under current policies?
- What else is happening (elsewhere or in different areas of concern) that will have an impact?
- Big picture of plans across NV - transport infrastructure, schools, services, etc.
- Inventory of land/sites; what OCP says about each
- OCP and 12 policies
- What is happening in the nearby City lands at Westview, the amount of new development there?
- Relevant policy guidelines from OCP, etc. for use and change of use
- More info on Westview future /
- Knowing plans for surrounding area
- What is going on at Westview?
- The history of Delbrook and its needs
- OCP as it related to general area
- Compliance with OCP and Metro Vancouver 2020 plan
- What other plans are there that impact this space (Edgemont Village, transport, etc.)?
- New upcoming developments
- Knowledge of new Westview Centre facilities
- Combine needs of CNV with needs of DNV
- Knowledge of proposal of Westview Shopping Centre changed and Cypress Gardens impacting on traffic, population density. Do we need to build on all open or undeveloped spaces?
- Any plans for surrounding development (i.e. purchase of town homes at Delbrook and Queens)
- Summary of district plan for the area along Queens
- Summary of CNV plan for area which will greatly impact Delbrook area
- 2011 District Plan for all public lands;
- Context of existing city policy plans and strategic initiatives
- Need info on city plans for future townhouse land off Westview
- What is happening to properties kitty-corner to Delbrook lands? (SW corner)
- Details of OCP, transportation plan,

- Community plan; new Delbrook Community Center plan; projected demographics of City and District
- Access to district's OCP on a larger scale Westview, Edgemont, facilities at new WGRC
- Info on pros/cons of Margaret Fulton Centre; ; plan of new Delbrook Centre; plans for Westview Shopping Centre
- Info on CNV plans for Cypress Gardens/ Westview with a look ahead to creating a complete, walkable community
- To know what is being planned in the nearby area so decisions aren't made in isolation
- Land use of fields
- Pause to learn how Griffin and Seniors housing in Edgemont Village will evolve to benefit the neighbourhood
- What is happening to the Delbrook grass field and gravel baseball area and other amenities on other side of Delbrook and Queens
- A more detailed layout of the site and adjacent properties
- Community plan map;
- Accurate mapping of the Mission Creek lands and the "developable" lands
- Need bigger contextual map - community plan
- I would like to see the what the District has undertaken to come up with its future plans; have they taken the growing population into consideration; it can't just be about accumulating property taxes...we have to think about the public spaces that are limited on the North shore.
- long term plan for the community (both Delbrook and wider district);
- The OCP lacks any plan for the Delbrook area. How can this be part of the discussion?
- I would like to see this set in the context of a community plan, indicating the geography it serves (same as WG Rec Centre?) and the services already provided to them
- A proper master plan for the North Shore and Port expansion
- Seeing an OCP that is current, not 2011
- How the Delbrook lands plan fits into the larger community plan? Is that plan from 2011 still accurate?
- Plans for the future for both the city and district of NV, as in the Harry Jerome Rec Centre.
- Community plan
- Really require plan of Delbrook to understand what will be altered?
- More info on community planning for W. Queens Rd.
- Picture of community plan - info on what services new Harry Jerome Rec will include.
- Neighbourhood plan - vision for Westview, Edgemont, nearby areas, areas in between
- a community plan for all of Delbrook area. For example Westview Mall. How to make walkable community.
- Need forward thinking (50+ year) strategy for future needs (housing/transit) in the district.

Services being offered at the new Delbrook Community Recreation Centre

- Include all ages; have the Griffin building open before decisions are made
- Know the services that will be delivered at the new rec. center so that there is low/no duplication at the Delbrook Centre
- What does the new Griffin Centre have to offer? The Delbrook land could complement it for community use
- Accurate census; new rec centre facility services information
- We need to know what functions the new Rec Centre will fulfill before we can fully decide what to do with Delbrook
- what options the new rec centre will offer;
- Wait and see how the new Griffin Centre works out and in which ways it is not sufficient for the public

- Need to see what usage is like at the new WGRC to see what community really needs
- What will the new Griffin include?
- Better understanding of what is moved to Griffin
- Wait until WGRC is done. Let's see what we're missing there.
- A rundown of exactly what facilities are available in the new Delbrook Rec Centre
- More info on what facilities will be provided in the new Rec Centre
- A better understanding of what is happening with Harry Jerome site; more importantly, what will the new community centre have and not have?
- Need to experience new centre before we can have a better feel for what is needed
- What is happening at Griffin and will that affect the neighbourhood?
- (e.g. what's going into the new Delbrook Centre?)
- What will the new rec centre have; what offices are occupied; how many squash courts; what else in neighbourhood will be affected
- What is available at the new WGRC and will it take care of the void at Delbrook (if closed)
- Details on plans for services to be included at new Delbrook/Griffin rec centre.
- WGRC facility information
- Need to see what Griffin has to offer as community centre
- What are the plans for what goes on in the new WGRC? To help us decide what should happen to the Delbrook Lands
- What is the actual condition of the new buildings?
- Decision should be made after WGRC is opened to better evaluate what is needed on the Delbrook lands
- Present programs at Delbrook moved to new Centre - where are these haps in programs?
- Need to know what will be in the new Delbrook.
- Information on new WGRC
- More information about what will be offered from the new WGRC, and what's missing?
- What will be in the new Delbrook Rec Centre?
- More details on WGRC
- How is the new Delbrook Rec Centre going to function? Will there be overlaps of services offered?
- Clearly identify what opportunities/services represented on the Delbrook Lands will not be replaced at the "new" rec facility.
- Clear info on what is included in the new facility - spaces/uses
- have services offered at Griffin available to public now
- Where and how existing users and functions will be accommodated. Ex: What's included at Griffin?
- Better summaries of what will be included/excluded from the new Griffin Rec. Centre
- what uses are provided for in the new community centre?
- How many organizations currently use the space on the property? Where are these organizations going? How many people use the recreation centre currently and are they residents with a particular radius?
- If a public presentation is planned, there should be a model as well as pictures, as well as information on what will be housed in the facility. For e.g. It is still not clear to the general public what will be in the new facility at William Griffin, one can only assume that it will be comprehensive as the diagrams and presentations are all about the facility (look, riparian preservation, etc.) with little about the future services, improvements etc.
- What will the effect be of the new William Griffin Rec Centre on the community?
- To understand exactly what the new and improved Griffin Rec Centre has to offer. No idea it's community resources. i.e.: meeting rooms, community rooms,
- The participation rate of current community programs, classes, and services

Financial demands/financial issues

- "True" operational costs; asset evaluation required of stratas;
- What other financial demands/restrains are placed on the District which might restrict the District decision on Delbrook;
- Financial breakdown of revenue vs. upcoming capital expenses and what is shortfall (i.e. property tax increases)
- What does the DNV expect monetarily out of this 4.3 acre site (i.e. development possibilities as opposed to spending monies without selling)
- Finance - how heavily weighted it to council? Do they have a preconceived outcome?
- A report on capital expenditures for the next five years
- A much better idea of the districts realistic choices for the site. If the cash needs for other projects are deemed more important and the District has to sell the land, the choices might be different.
- Financial - what flexibility does the district have in putting the land back to park land, or does it need business or tenant income to support it?
- What other funding sources could be sought?
- Financial limitations
- Needs financial assessment
- Budget
- Costs, financing details, drawings, models
- Upcoming capital expenditures for the district
- Is the district prepared to put any money into the project?
- What are the costs of the options?
- The financial implications of any proposal for the Delbrook lands?
- Accounting on project proposal
- Financial costs
- Is revenue from these lands necessary for future development?
- Need to generate revenue?
- Larger financial picture?
- What are the other big financial pressures on the District?
- Are there monies set aside to run whatever is on the lands?
- Confirmation that any money raised from development on this site will go to amenities on the site
- Does some of the land have to be sold to pay for the repurposing of the land?
- I am still concerns about how much money the District will receive if the last is sold and it may a be short-sighted decision
- financial issues facing the District
- DNV Capital Planning: understanding the trade-offs if we select non-revenue generating uses on the site
- Funding available for retention / park development by district
- Cost
- What is the budget for this project and where is the funding coming from?
- Financial information. How much revenue would partial sale and housing development yield? How much would it cost all to all residents if all land is kept as DNV land and maintained for community uses? How and when will OCP be implemented in Delbrook with and without revenue from sale of some land? What would be benefit and costs of providing some non market housing at this location?
- We feel that the sale of the land should offset the Griffin community center costs - not added to land taxes - ours are already high
- Cost impacts. Presently the North Shore has no dedicated pickleball courts and no curling facility.

- land value. Cost of maintaining park.
- Understand its value as high density development site, value as medium density site. Then, what we would get if we sold it - new Argyle, pay down municipal debt on rec centre (lower future property tax)
- What's the value of the land?
- Why is DNV not committed to proceeding with its previously stated intention to use funds raised from the Delbrook lands to pay for the new community centre? If the Delbrook Lands are not used to pay for the new centre is DNV prepared to pay for green space and community centres for other DNV communities? If DNV did not already own the Delbrook Lands would it be prepared to use taxpayers' money to buy them? Given the new community centre etc. are the lands a need to have or just a nice to have?
- Information that was provided lacked a filter. Council policy with respect to sale of public lands to fund capital projects was not provided.

Community needs assessment

- Need to understand community needs
- What facilities are lacking in the district?
- How does it fit with the overall planning for the District? What are we missing or needing?
- List of need by priority and plans to meet these needs
- Would like a needs assessment of groups in the area
- needs assessment after completion of new Delbrook Rec Centre
- What community/social needs does DNV require now?
- What other recreational or social/community needs are looking for a home that Delbrook could provide
- What need have planners identified, and how much public land is required for these projects? What is in the OCP?
- What resources have been identified as lacking on the North Shore and/or West side of NV
- What is missing in the community; what do other communities have that we are missing?
- What community amenities are needed in the Delbrook area?
- What else is offered in the "near" area and how does this fit into those other plans?
- What the needs are in ways of fields
- What service is the area lacking?
- what are the needs of the community?
- A needs assessment
- The needs of Delbrook community
- Needs of the community
- What is missing in terms of accommodating community needs/activities?
- Obtain the numbers from John Braithwaite community Center and Parkgate community centre and you will see how well attended the limited time slots are on a regular basis. As soon as the weather warrants we are using 2 outdoor tennis courts in Lynn Valley at Institute Park. As a group, we have raised the money to purchase 2 portable nets and chalk lines each day to accommodate a tight 4 courts for our enthusiastic seniors.
- Survey of pickleball use across the north shore
- Pickleball is growing on the North Shore by nearly 50% per annum. All current facilities are either shared with tennis (not dedicated) or shared with badminton (court spacing too tight). In the last 6 months pickleball players have averaged nearly 400 court hours per month and many times (50%) the courts are overloaded.
- Confirmation of the need for 3 tennis courts in this area as opposed to an ice surface or ???

Research on options

- Pros/cons of the options; Size of target groups (seniors, youth, disabled) that the options would serve; relative costs; relation to OCP
- Questions + Answers with various options
- Cost of each option and how it will be paid for? Taxes?
- What is modern and cool in urban amenities?
- Cost data on various options
- Costs of options
- Financial cost associated with various options
- Costs - short term and long term;
- The limitations and obstacles of changing the usage of these lands
- What options are currently on the table?
- I would love to hear others' ideas - the final proposal will be an amalgamation of many people's input
- What are the initial build and maintenance costs of the options? What are the positive and negative impacts of each (e.g. a community location for youth to keep them out of mischief, versus increased noise for local residents).
- A detailed cost-benefit analysis of the options being considered
- Full review of all the options suggested sent out via email and other communication means to interested parties for their ongoing input to build consensus.
- What relative area will be assigned to indoor and outdoor facilities
- It would be helpful to understand whether residents would prefer outdoor uses or indoor uses. If outdoor then perhaps buildings are not needed if indoor then it would be useful to understand whether the current buildings can be utilized or whether new or upgraded buildings are needed.

Community demographics and demographic projections

- Knowing the uses of the new rec centre; knowing the demographics of the immediate area surrounding Delbrook lands
- Estimated population growth; maximum use of new WG Rec Centre (i.e. after it's open, what else do we need?)
- Demographics and predictions for 30 years out - recreational usage requirements
- Demographic projections
- Demographics of NV, especially close to the lands
- demographic map for upper Lonsdale/Delbrook area
- Who (demographic profile) lives in the catchment area. These residents in the immediate vicinity are the ones most likely to use the site in a manner that is sustainable
- Statistics (demographic, etc.) - I think the dialogue went well and getting some general themes from the process
- Demographics
- Demographics of future - plan for present and future use
- Demographic projections
- Demographics
- Demographic of area
- Demographic of users
- Demographic of current users,

Stakeholders

- Meeting is very skewed in age and I would like to hear the voices of a greater range of ages
- Listening to all members of the community and include all members of the community
- Very close owners living close by
- A wide input of ideas especially from the part of the community that will be impacted the most
- Ensuring there is "local" representation strongly weighted in decisions (local = Capilano Rd to Lonsdale)
- Who will be the key stakeholders?
- Attract other cultural groups (Spanish, Filipino, Iranian, Chinese), extra effort put forward to include
- Have community stakeholders (not all the District)
- qualified people that look for the residents interests
- What is the input from community services (e.g. police, fire brigade) on the proposals.
- Ask the youth of today what they may want
- Input from public and non profit social services agencies and organizations (e.g., Alzheimer's Society) as to what could be developed on such a property that would help them meet their needs and that of the people to whom they provide assistance.

Current buildings

- what are the real capital upgrade and upkeep costs, not engineering reports created to satisfy planners preconceived ideas of limited use
- What would be the cost of refurbishing the existing buildings?
- Support/evidence for: "Delbrook will be underutilized"
- Why was the Delbrook facility allowed to degrade so badly?
- Where Delbrook organizations (i.e. Cap services, pre-school) would go if the space were sold?
- What will happen to organizations currently in the buildings?
- Need survey before tear down buildings - buildings could be saved for public use
- Would people being put out (Red Cross, church, etc.) rather stay at Delbrook if offered?
- What will be lost when this building closes, or where will they be relocated to, if they are relocated?
- Current cost of operations for the site (rents, grants)

Parks/environment

- Environmental study of species along creek - impact of any building/other developments in area
- Creek setbacks (in keeping with Streamside regulations)
- See how many green spaces there are left in this area for public enjoyment (dog park, etc.). Would be helpful to know what is missing in the area.
- Layout/plan for site addressing stream safety concerns
- What is the long-term plan/vision for density/green space in NV?
- What about the green spaces next to the Delbrook Center?
- info on regulations re: habitat protection setbacks for creek
- With our Neighborhood becoming more dense and the homes larger and no more back or front yards for Children it is important to keep as much green space with activities for them.
- Status of Mission Creek lands area adjacent to the site. Can we consider this area as part of the new uses in the area?

Report/communications on engagement process

- Precis of tonight's discussion and results of what we achieved
- An encapsulation of all the ideas presented tonight

- The answers to our surveys would be interesting to know!
- Compilation of mutual community values and concepts from this session;
- schedule/summary of community involvement
- Webinar opportunities if unable to attend public forums. Published summary of key points of presentation? Posting of public comments of similar nature - what is being favoured. Facebook page?
- time frame involved; user groups consulted;
- Communications from the Community Dialogue so that people who did not attend can remain informed.

Transportation and traffic issues

- Address traffic concerns;
- Be considerate of neighbouring houses and traffic in local area
- What is the "future frequent transit network"?
- Transportation plans for area
- Traffic impact
- How are you dealing with transportation issues - bike lanes, parents with strollers, seniors with canes and walkers

Examples from other jurisdictions

- Other community plans - what other communities are doing both domestic and international communities?
- Perhaps some ideas from Europe or other parts of the world, this isn't the first time this has happened.
- other ideas from other communities/cities/international;
- provide variety of concepts/developments to choose from (e.g. From similar municipal settings)

Other facilities/planned capital projects

- Planned new facilities
- Other development or land located by the District
- What is happening at Harry Jerome?
- Capital projects for the District
- A report on facilities in the city & district
- parking facilities? Washrooms?

Constraints on process & District preferences

- Are all options really open? What are the trade-offs?
- Any absolute limitations that the general public might not be aware of
- What constraints exist
- Districts actual constraints
- Other abstract plans that would put constraints on what could be developed there
- Will ideas that generate income be preferred?
- How does the council/district view Delbrook Park? How could that be better used to complement Delbrook land?
- I would like to know what the DNV envisions for this piece of land
- What does the District want to do?

- What were the District's initial ideas?
- Size of property, what the current bias/plans the council has currently, what the surrounding community/neighbours are hoping for and worrying about.

Expert opinions

- Panel of experts
- Geotechnical engineers

User statistics for current centre

- Present use and numbers Delbrook Com. Centre
- Statistics about usage of facilities at Delbrook

Official Delbrook neighbourhood boundaries

- What are the boundaries of the "Delbrook lands"?
- What is the "official" area of Delbrook?

Miscellaneous

- Use the lands for something that will bring pride to the neighbourhood
- Will you maintain at least 50% of the land (possibly leased for up to 25 years)?
- It appears, and my fear is, that district council has made a decision and that the community dialogue is all for show. I am hopeful that it is?!
- A referendum
- The final uses will benefit a large number of residents and be a show piece of our DNV's forward thinking
- Available funds or process for putting into future thoughts / referendums
- Information already provided seems sufficient
- I don't understand the question. You are asking our input, will evaluate, and make a decision.
- Transparency
- Being open and honest and transparent - more surveys, especially for the immediate residents of the Delbrook Community Centre area
- What is realistic or wishful for the Delbrook lands if we don't know what is possible
- None. We need more residential/housing. Don't need more studies to confirm that.
- Do developers want the property for more condos!?
- I do not want a housing complex being put on district land. The density is increasing too rapidly on the Northshore which is jeopardizing the lifestyle that North Vancouver is famous for!
- The public consultation for this was very poorly advertised. As a nearby landowner I should have been informed in writing.
- Let's people vote, don't let developers in
- Public survey
- I think the Community Dialogue process works well enough.
- percentage of likelihood that our interests will be evaluated and respected.
- I guess I'd like to know if it matters what residents want, or if, in fact, this has all been decided. Should we just save our energy and sit back and see what we get?
- What is actually meant by Institutional in reference to the lands? Is the building not used at all now? The parking lot always seems busy.

Appendix C: Interests and Stakeholders

This appendix contains the full list of suggestions of interests and stakeholders that the District should involve in the Delbrook Lands Community Dialogue. Bolded entries were suggested by more than 10 workshop participants and/or survey respondents, with the number of times each entry was suggested shown in parentheses. All quantitative numbers do not represent a statistically significant sample size or reflect a demographically balanced population, but will be considered by the SFU Centre for Dialogue when planning future engagement activities, in conjunction with public engagement best practices and input from the District of North Vancouver.

Residents and Taxpayers:

- **Local residents and neighbours (128)**
- **District-wide residents (34)**
- **Give local residents additional priority or weighting (28)**
- **Property owners and tax payers (15)**
- Renters (8)
- Don't give local residents additional priority or weighting (8)

Diversity and Inclusion:

- **Youth and students (51)**
- **Seniors (41)**
- **General age diversity (31)**
- **Parents and young families (25)**
- **General diversity and demographic representation (22)**
- **Diverse cultures / ethnicities (13)**
- Socioeconomic groups / classes (4)
- People with disabilities (4)
- Minorities (2)
- Smaller groups not used to lobbying (1)

Current Space Users:

- **All current users of the space (25)**
- **Community services organizations (11)**
- **Daycare owners and parents (10)**
- Tennis court users (4)

- Residents who use the space (1)
- Users of facilities who don't live in the DNV (1)
- Everyone who works on the lands (1)

Community Groups:

- **Community groups and non-profits in general (29)**
- **Sports groups, including Sports Council, pickleball, tennis, yoga and curling (24)**
- **Environmental groups, outdoor enthusiasts, wildlife, etc. (19)**
- **Schools District, schools and educators (15)**
- **Housing / affordable housing / co-op housing / co-housing (10)**
- Arts and culture, including dance, theatre, and music (9)
- Seniors groups (6)
- Community association / Delbrook community association (6)
- First Nations and Indigenous Peoples (5)
- General childcare and daycare organizations (5)
- People with disabilities / disability support groups (3)
- Curling / North Shore Curling Club (3)
- Social services (3)
- Advocacy groups (2)
- Federal/provincial government reps (2)
- Special needs groups (2)
- Commuters (1)
- DPQ (1)
- Social groups (1)
- Future tenants (1)
- Urban gardeners (1)
- Anyone who attended Stage 1 should attend Stage 3 because they clearly show interest (1)
- Social justice (1)
- Variety of age groups and interest groups (1)
- Future stakeholders (1)
- Women's groups (1)
- Museum/archivists (1)
- Groups who could benefit from redirecting funds from the sale or alternative uses of these lands (1)
- Transportation groups (1)

- Density groups (1)
- Church groups (1)
- Summer camp staff (1)

Experts:

- **Architects, landscape architects, civil engineers, designers, urban design, general planners (14)**
- Transit and transportation experts / Transit authority (6)
- Recreation / parks / Rec. Commission (7)
- VCH / health authorities / medical practitioners e.g. Gerontologists (5)
- Developers / Affordable housing developers / real estate for expertise (3)
- Financial / economics and business / District comptroller (4)
- Environmental specialists / evaluators (3)
- District staff / planners / officials (3)
- General experts (2)
- Geotechs / geologists / geoscientists (3)
- Mayor / Council (2)
- Not Council / politicians (2)
- Emergency workers, including police and fire (2)
- CNV planners (1)
- Social planners (1)
- Someone with demographic knowledge (1)
- Social workers (1)
- Electrical engineers (1)
- OCP panel members (1)

Business and Economic:

- **Developers, including for purpose of providing expertise (19)**
- **No developers (19)**
- **Small and local businesses, including those near Edgemont and Westview (11)**
- Limit developers (6)
- General business community / owners / interests (4)
- Workers / Employed in DNV (2)
- No businesses (3)
- Businesses who will be impacted (1)

Appendix D: Characteristics of a Successful Engagement Process

This appendix provides the full list of participant responses describing characteristics of a successful engagement process, transcribed directly with no edits.

- Ensure the ideas put forward at this dialogue are reflected in the draft options developed.
- We needed to know with transparency the interest/intentions the District had for this Delbrook lands?
- We need to see the outcome of tonight's ideas published.
- For the District to equally weight public input with staff decisions.
- Wait for the outcome of what the new Delbrook Community Centre is lacking.
- The majority of community residents are satisfied.
- Explanation as to how decisions and processes will be made.
- Keeping the community up to date in all that is happening in the decision making process.
- Transparency - evidenced by accessibility and plans that overlap
- All voices heard, especially those nearest to the Delbrook land
- Your open mindedness through discussion.
- Give people realistic parameters so they can evaluate in context.
- Ensure rationale for recommendations is balanced by rationale for what is not possible.
- Ensure all voices are heard.
- Listening to young and old.
- To actually have the ideas implemented without council shooting it down due to cost
- Neighbours close to the site get more weight on the selection process (of ideas)
- Make sure that worst case has minimal or no impact negative impact to our present day-to-day lives.
- Keep the process as open, transparent and inclusive as possible.
- Citizens to be kept up to date on process and decisions.
- Keep the initiative well advertised through the usual channels.
- Transparent, public (all media accessible)
- There should be broader consultation with stakeholders before the "results" are referred to council.
- Continue on with this direction which I found to be quite positive.
- Transparent, inclusive of all thoughts and ideas given.
- Ensuring a variety/diversity of voices are heard and addressed in a transparent manner.
- Everyone need to be informed, different levels of engagement (different populations need to be engaged differently (i.e. youth, people with disabilities)), transparency, what exactly is the process?
- I want the final decision to show a transparent connection to what was brainstormed and recommended in the process.
- Communicate and be transparent

- Involved talented planning/architectural consultants to bring to life the ideas - share option models - continue dialogue.
- Re: shockwave = please don't weight the process based on those who live nearby today over the future residents for the next 100 years
- Openness, re-voicing of peoples' choices, carrying on where meeting left off
- Again, be honest about constraints; don't tally favourite ideas - you'd just be getting a biased view of existing voices
- Fair and studied consideration of ideas will give participants the feeling they were heard even if their idea did not make the cut.
- Summary of public input (post-it notes, these surveys) plus illustrations/models of various proposals.
- Keep listening and talking. What's happening with park space west of Delbrook and north of Queens?
- Consult with Delbrook Community Association.
- Enable the process to modify itself.
- The process needs to be more transparent.
- Slow it down; take time for people to follow a measured pace to "yes". We have time.
- If there is any information being hidden from this forum, disclose those facts.
- Be done before next election.
- Transparency, honesty, integrity, communicative
- Make no decisions until at least 2 years after the new WGRC is open.
- More in-person group session to generate feedback; stakeholder inclusion - all parties represented; honesty, transparency, timeliness on information.
- Summaries, building on several in depth meetings
- If this was a genuine consultation, not an exercise in making people feel heard.
- Results from this meeting should be consolidated and made available to the community in order to prepare for the next meeting.
- Open mind to new ideas; success - do plan for future satisfactory [sic] to all users.
- Provide us with written feedback on all of tonight's information. Send all people involved written information when the next meetings take place.
- Be inclusive, all key stakeholders, open communication, ability to provide feedback
- That the true comments of the community are reflected in the recommendations to Council. I am extremely skeptical because I think it is a done deal, high risk, etc. This is not what I heard tonight - I heard no increased density.
- Honesty; know that DNV council is truly listening to community; do something amazing with this property; what an opportunity!
- A travelling community dialogue - a presentation that can be set up in schools or churches where there's a larger diversity and less intimidating situation - community members can share their ideas.
- Regular reporting back to the community and ongoing willingness to accept input.
- Constant feedback to community on stages of process (don't go silent from February to June)
- Keep updated on process

- A persistent, consistent communication process with "all" District constituents to ensure no late-game uprising based on being excluded.
- Follow through with what has been outlined as the process and next steps.
- No "sacred cows" (like no sales of public lands)
- Transparent and regular outward communication; possible monthly updates in local paper
- More awareness to a younger demographic
- Options provided for dialogue and participation
- More engagement (less rushed); diversity between families/cultures/ages
- Open, frequent communication; transparency
- Regular updates, diversity of ages involved
- Communication! Answer all questions (reasonable) with honesty, integrity. No politicians or policy influence.
- Maintain regular communication.
- Make sure decisions reflect the views of the community, not the view of the Council
- Obey the wishes of the community and that generally, from this meeting, is no new developments.
- Broad reporting of the results of the meeting with opportunity for feedback.
- Listen to residents of the area.
- Make every part of process public; lots of communication like email, Facebook, Twitter. No weighting - we are all paying the property taxes.
- Follow the wishes and ideas of the tax paying residents and do not allow District council the last say in what is done - referendum
- Transparency and explaining the qualifications of everyone working on this project.
- Get as much diverse input as possible and publish/announce full results in as unbiased a perspective as possible. Be able to accurately rank the different proposals.
- Reflect this input in the options created in Step 2
- I think a strategy to specifically address the concerns of the immediate neighbours to the site is required. They are organized and likely to be the most vocal about any proposal. It has to be clear they were an integral part of the process.
- Ensure this process has integrity and transparency.
- A referendum to reflect consensus.
- Representative of neighbourhood ideas
- Keeping the community updated all through the process - no surprises at the end of the day
- Keep everyone informed. Invite more ideas from organizations/groups.
- Continued communication
- Post all results and suggested ideas online
- Open, transparent results posted as per demographics
- Transparency, debrief on short list of ideas identified by Council/community (i.e. justification for why ideas were included and why they weren't included)
- Continued transparency, openness, that the final choice comes from ideas presented by the group

- Duplicity in the sharing from engaged residents as well as information provided to us from the planners that can educate us.
- Make sure traffic dispersing from these lands does so to arteries, not side streets
- Provide adequate input opportunities and time between report output and decision to be truly inclusive
- Make decisions. Don't be afraid to go to the next steps.
- Carry on as tonight - was very positive, inclusive, and generative of exciting and reasonable ideas
- Carry on doing what you have done tonight
- Open, transparent, collaborative process. Inclusivity of as many voices as possible.
- Continue to keep the community involved - use the shockwave as put out by someone.
- Transparency and communication throughout the process
- Well advertised meetings
- Transparency and feedback to the public all along the process
- Make sure process is transparent, info along the way; feel like we are still being included
- Continuation of the process!
- Ensure feedback/input from all demographics
- To make sure everything is transparent; we as citizens also need to make sure we get involved; if we choose not to, then we can't complain later.
- Continue the constructive process started this evening.
- Openness, honesty, transparency, forward looking to generations (not short sighted solutions)
- Be transparent and ensure democratic decision making.
- Continued public input and public referendum/vote.
- Communication to residents
- Listen; provide good information summarizing discussions; don't push your own agenda
- Inform everyone of all facts regarding future developments on the Shore
- Enough time to digest and provide input on the report to council
- A more honest dialogue about the District choices. It's a fallacy to think this decision can be made in isolation.
- Honest and open; not to be in a rush; transparent; public publications re: information
- Keep the neighbourhood informed
- Manage expectations of constituents to be prepared to accept the options that is most favourable
- Keep us informed
- Keep it open and honest
- Transparency, honesty, and integrity; our experience with Balmoral and Braemar lands was not good; decisions were already made without consideration for public opinion
- Stay in touch with the group in this room and get them to assist in spreading the message
- Transparency; less rhetoric from District; more facts and answers
- Be honest and open; make information easily available (not hidden under link upon link)
- Be transparent and accountable to the community

- If the results are truly listened to; Don't want to hear that the emailed responses outweighed the "green space" feeling in the room tonight
- Transparency
- Integrity of process - all the way to Council decision
- Keep the entire process transparent and democratic
- As long as the outcome reflects the desire of the community, the process will be successful. Ends justifies the means.
- Publish the report online for all residents to read.
- Inclusivity, diversity, honesty
- Transparency, patience (no quick decisions), opportunity for feedback
- Openness
- Move at community pace, not the set pace - more self-paced
- Think about all age groups
- Keep asking, informing. Those closest to site have more weighting in decisions. Longer time to wait and see how WGRC is used.
- Objectivity - need to approach the engagement process without bias; felt at the beginning that it was "braggy"; maybe having a facilitator that was not part of the District would have been helpful
- SFU facilitator was biased - swaying people to outcome
- Public results from tonight; send reports to stakeholder groups so that they can send them to members
- Transparency - continue to engage the community
- If the end results (decision of District Council) reflects one or more of the ideas presented tonight, then the community was heard.
- Integrity and trust in the process; transparency; openness; inclusiveness.
- Transparency, summary information presented simply, fairness, malleable plans as new information is determined and identified
- Have follow-up meeting, before decisions
- Ongoing; keep public informed
- Accountability; traceability to origin of concept to criteria selected for analysis and decision-making
- Keep the process transparent; reports to residents by direct mail, newspaper announcements
- Make it transparent, accessible
- Presentation of raw data including statistics; thoughtful analysis and unbiased recommendations
- Go slow! Process needs to involve knowledge of constraints - legal, economic, fairness, equity, etc., are all important to make good decisions by residents and council
- We wasted much time on brainstorming guiding principles that won't make a difference in the end. The absence of background information made the "ideas jam" very blue-sky and less grounded in the realities of the site. Less self-congratulations and more background information next time, please.
- Full communication of all results/ideas from tonight's discussion; must be part of community plan; restrict decision until 1-2 years after new rec centre is open

- Honest and continual feedback as you go through the info. Don't go silent as planned - seek clarification - open discussion
- Another night like tonight before final meeting.
- In the next step, table facilitators should be trained to assist with focusing discussion.
- Transparency, information updates regularly
- Great job so far
- Must be totally transparent
- Allows the district to fill out surveys and send in; allow district to vote on plan
- Including a large swath of different members of the community
- Continue as begun - go slowly
- Be transparent and informative; use multimedia to keep all residents informed; offer opportunity to voice concerns

Appendix E: General Feedback on the Workshop & Engagement Process

This appendix provides the full list of participant feedback about the January 28 workshop and engagement process, transcribed directly with no edits.

- Don't rush this process. Be communicative and do it frequently.
- More is needed! Thank you!
- It was very encouraging to be included in this very complex process.
- We need to see the new Delbrook Rec Centre finished before we can make a decision of North and South Delbrook.
- Available in alternate formats/languages (Braille, ASL, Farsi, etc.)
- I am looking forward to being a part of the next process of this important discussion.
- Hold more events and update info at future meetings.
- Please have lots of water (not just juice or coffee). Start on time. Hold day-long event on the weekend.
- Good luck! A complicated process, through important for an important piece of property that is a gateway to Delbrook and key property on a transit route connecting East to West.
- I was open-minded, some very good ideas were presented, I hope this process will actually bring a developed that the people will like.
- Don't sell public lands. No more residential housing.
- Good luck - this is going to be a tall order to achieve consensus.
- I was pleasantly surprised by how well this session was conducted.
- Why are District planning staff (who are extremely qualified facilitators) not being used? This illustrates a total lack of confidence in their abilities and suggests mistrust. Not to mention spending public money unnecessarily.
- Amazing facilitation! I feel a lot more informed/included. Was not expecting this.
- I feel very engaged. Good variety of exercises, speakers. I don't think the council/city members clearly answered questions asked of them though.
- Great process - good work
- Many thanks
- Thank you for having us - I trust the process and was impressed by SFU approach
- Maybe share info from these meetings by sending some info with students in the nearby schools (Carson, Braemar, Highlands, etc.)
- Good luck. Everyone wants what they want and is just afraid they're not going to get it. But this process softens the blow.
- Well done.
- Thanks for the opportunity to be involved in community planning.
- Too rushed - too make people who were uninformed.
- I am disappointed by the diversity of ideas that were generated. The brainstorm was more of a brain fizzle.

- I think we need in front of us a summary of what will be included in the new DCC so we can see what else is needed.
- I feel this will be done after the next election.
- More preparatory materials would have been helpful
- NVC's redevelopment of Westview and surroundings must be considered in the plan for Delbrook Lands.
- Good to feel included.
- What are the boundaries of "Delbrook Lands and Community"?
- Ensure the space is accessible by foot or bike; improve crosswalk at Queens
- I agree with the shockwave principle; I don't have a problem with delay until better understanding of how new rec centre is operating.
- What facilitated, thank you
- I think it was a great process considering all the options that come through - great step in the right direction.
- Amazingly well-run for such a large event.
- Constant District-wide communication is essential to an accepted result. No room for late coming naysayers who weren't involved.
- Need to see and have a summary of the new Delbrook facilities and some financial data, say what is the tax implied, within \$10.
- Possibly taped (video and audio) for Podcast replay for those who were unable to attend - leverage social media
- Keep the communication and updates coming to community and participants
- More use of visuals, more dialogue, too rushed
- Require a limited number of choices to consider. Nervous of "odd ball" proposals that are given their self interest.
- This process tonight was very interesting and I am looking forward to Stages 2 and 3.
- Don't turn the District into the over-dense mess the City has become.
- I do not support a referendum! Do not sell any of the land - lease for ongoing revenue stream; not against slowing the process.
- Perhaps more emphasis on table leaders.
- Put off the decision until we have experienced the new WGRC - what is the rush?
- Do not increase density like the CNV. Keep the Lands. Do not sell them.
- At my table there was a thread of miss-trust in regards to the District staff and Council. Any way to ensure the District does not have an alternative plan and that we will be listened to.
- Too much process. Not enough time developing ideas.
- Did not reflect the interests of commercial development.
- Think of low density, multi-purpose
- If you sell this property, it is lost forever. I know a lot of thought is going into this process, hopefully there will be a clear helpful direction from this community.
- There has been such a lots of densification (condos) on the North Shore. These people in small condos will need recreation. Park land is great but not well used in long winters.
- Open house forum with variety of advocates doing presentations or displays to inspire ideas

- Create more time in June and provide a report for is in 5 weeks.
- Issues well covered - lots of great ideas
- Thank you for involving all of us. That is greatly appreciated.
- This event was well organized and well run, resulting in a very effective process.
- My concern is that people with the loudest voices are going to be the biggest influences in this process.
- Keep going along with this process
- Overall, pretty good
- Excellent
- I would like to see the lands remain public, used for community arts, recreation, and socialization. I do not support residential property development on site.
- Important to keep green space because once it's gone you can't get it back.
- The public who do not live close to Delbrook may still have a strong link if Delbrook provides them with a facility they cannot find elsewhere.
- This was a good first step. I feel more hopeful than I did when I walked in. I hope that our voices will continue to be considered.
- More contextual information
- It's a good start, but however the planner could not answer my questions and the people attending need to be better informed.
- A good effort made to engage with the neighbourhood/District
- Too rushed; need stronger facilitators; better context for information
- Good process - informative
- Too long; too much meeting speak
- Please include data for frequent transit network on Queens
- Better than expected
- The pace of the process should be slowed down
- Bring more detailed info and answer the tough questions
- I am hopeful that there will be integrity in the complete process.
- Perhaps consider extending the process by 6-12 months to consider the impact of the new Centre and to see if it filled the community needs
- It was interesting and helpful - but made me realize that we still need lots of answers before we can continue meaningfully
- Does the DNV value this property as a commodity for sale, or value it as an irreplaceable community asset?
- The need for community programs will grow (more retirees and aging populations; need for community programs); fewer volunteer-run programs (baseball, soccer, Girl Guides, etc.) will be available (busy parents, two job families) so there's a need to keep kids busy.
- So far so good.
- Facilitation should manage participants' airtime in discussions more proactively
- Shockwave principle should apply to Delbrook residents; relevant to know the final outcome of the new WGRC and whether it will satisfy some of the requirements for community use space.
- This was very well organized, everybody should have a voice to share ideas.

- Would have been nice to have a facilitator/note taker take notes or have a better understanding of activities; felt Shauna was a bit biased towards the efforts of the DNV
- The questions from people in the beginning were not listened to by female SFU facilitator
- Facilities of the District as a whole should be considered; please publish results of tonight's meeting as soon as possible
- Think out of the box
- Ultimately my hope is that the public land remain in the public domain (and not sold)
- Promising
- Provide sound basis and information, or access to information to enable informed decision-making
- Tonight was a good beginning
- Well thought out process, very sincere
- Need more comments from audience and tables that could be heard by all
- Shauna the facilitator spoke of trust, but then openly mocked one table for their views, twice. Not impressed. But I do appreciate the DNV's effort to engage meaningfully
- Need must more time dedicated to Q+A. 250 people present - need more time for questions - interesting heading questions, concerns, ideas as one large group. Need more specific information about the new WGRC space, who is being/have been granted space? "Ideas" should have included where the person lives in NV.
- The SFU facilitator is not facilitating. She is getting into discussions with the community respondents rather than just seeking clarification - too dominant.
- I have included a little sheet with more expanded ideas.
- I am so happy I made the effort to attend and would encourage everyone who might be impacted to get involved
- Well done
- Integrated, multi-use center; don't insist on a business plan first
- Good start
- Delay final decision by Council if process needs more time; take the time to get it done in the most productive way with the best outcome possible.