

Delbrook Lands

WELCOME

We are taking a deeper dive on the future of the Delbrook Lands.



The purpose of today's open house is to:

- Share results of the community survey we hosted online from May 14-27
- Review some revised, detailed options for a neighbourhood park, non-market housing, and community services on the site
- Collect your feedback on these options, either through a second online survey (available now at **[DNV.org/DelbrookLands](https://www.dnv.org/DelbrookLands)**), or a paper survey you can complete before you leave here tonight

Thank you for your participation in this important process to help decide the future of the Delbrook Lands

Delbrook Lands

KEY DATES



2016 - Delbrook Dialogue Process



Sept 18, 2018 and Oct 11, 2018 - Public Hearings



Nov 11, 2018 - Council Meeting

Council defeats the first proposal for Delbrook Lands at second and third reading.



Mar 12, 2019 - Council Workshop

Meeting with Delbrook Community Association



Apr 15, 2019 - Council Workshop

Council directs staff to proceed with Delbrook Lands 2019 Planning and Engagement Process, where the Delbrook neighbourhood is provided a specific opportunity to provide input into the future plan for neighbourhood park, affordable housing, and on-site community services on the Delbrook Lands.



May 14 – 27, 2019 - Online Survey



June 18, 2018 - We are here!

Open house and second online survey. Options are presented for additional feedback, based on input from the online survey.



Next

Staff report to Council. Report on findings and feedback on options.



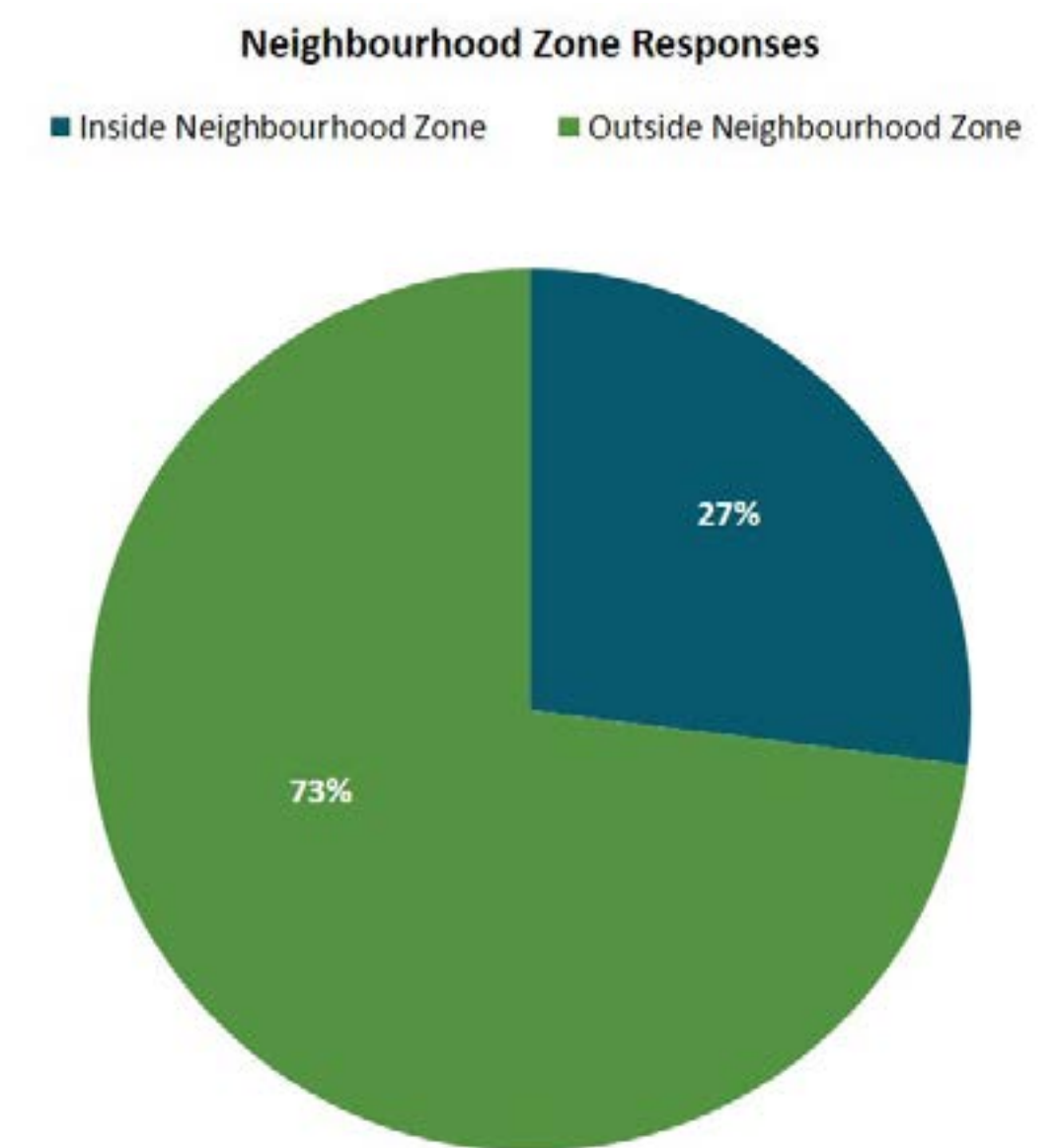
Council to provide future direction

Public Engagement

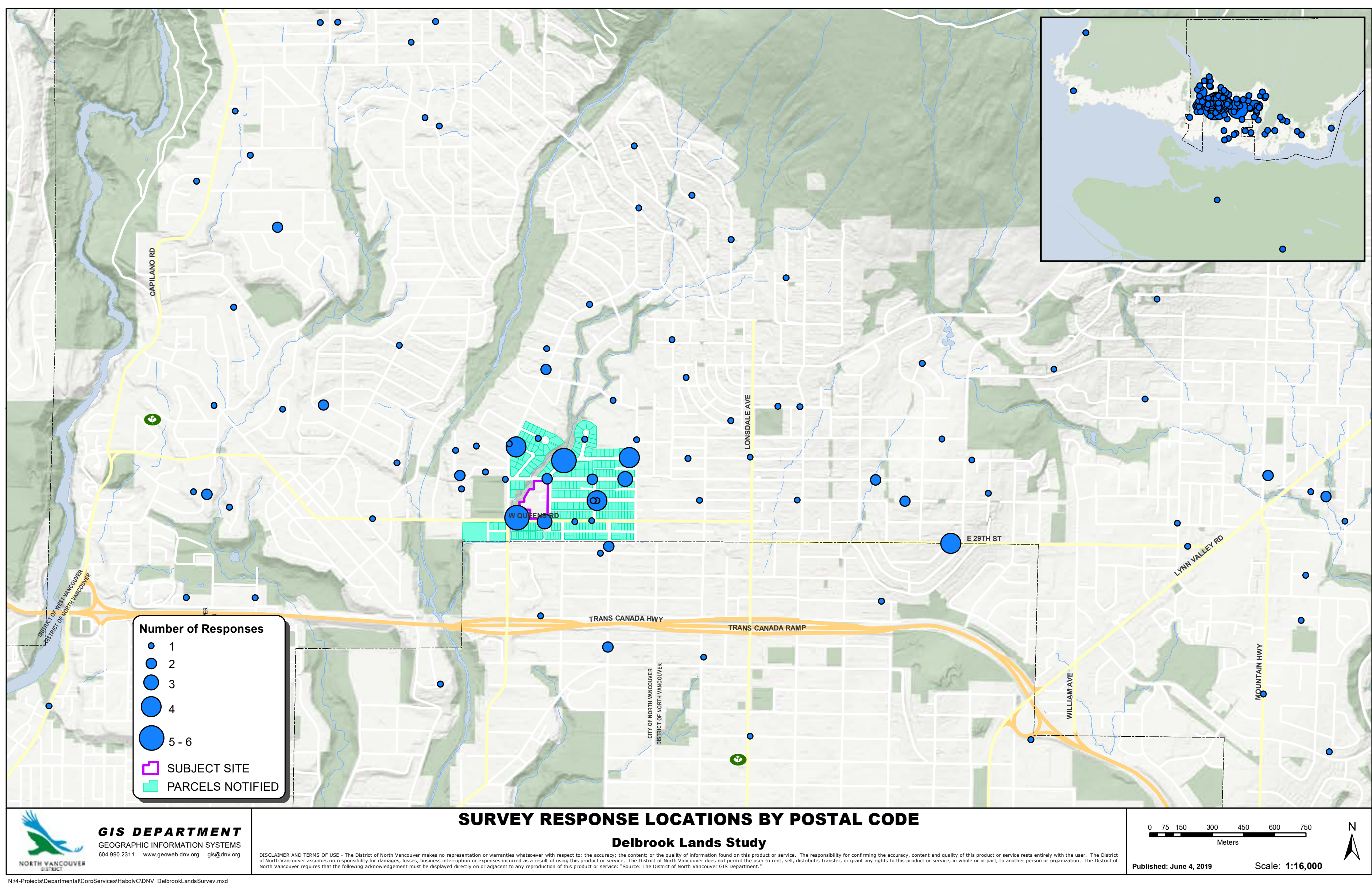
RESULTS – GENERAL

From May 14-27, we hosted an online survey, where we asked the community to share their preferences for the neighbourhood park, affordable housing, and community services.

We received 202 complete responses; 55 (27%) responses from within the immediate neighbourhood, and 147 (73%) from elsewhere.



Map of Delbrook neighbourhood zone



The area shaded aqua represents the Delbrook neighbourhood zone, where residents received mailed notifications about the online survey and the open house.

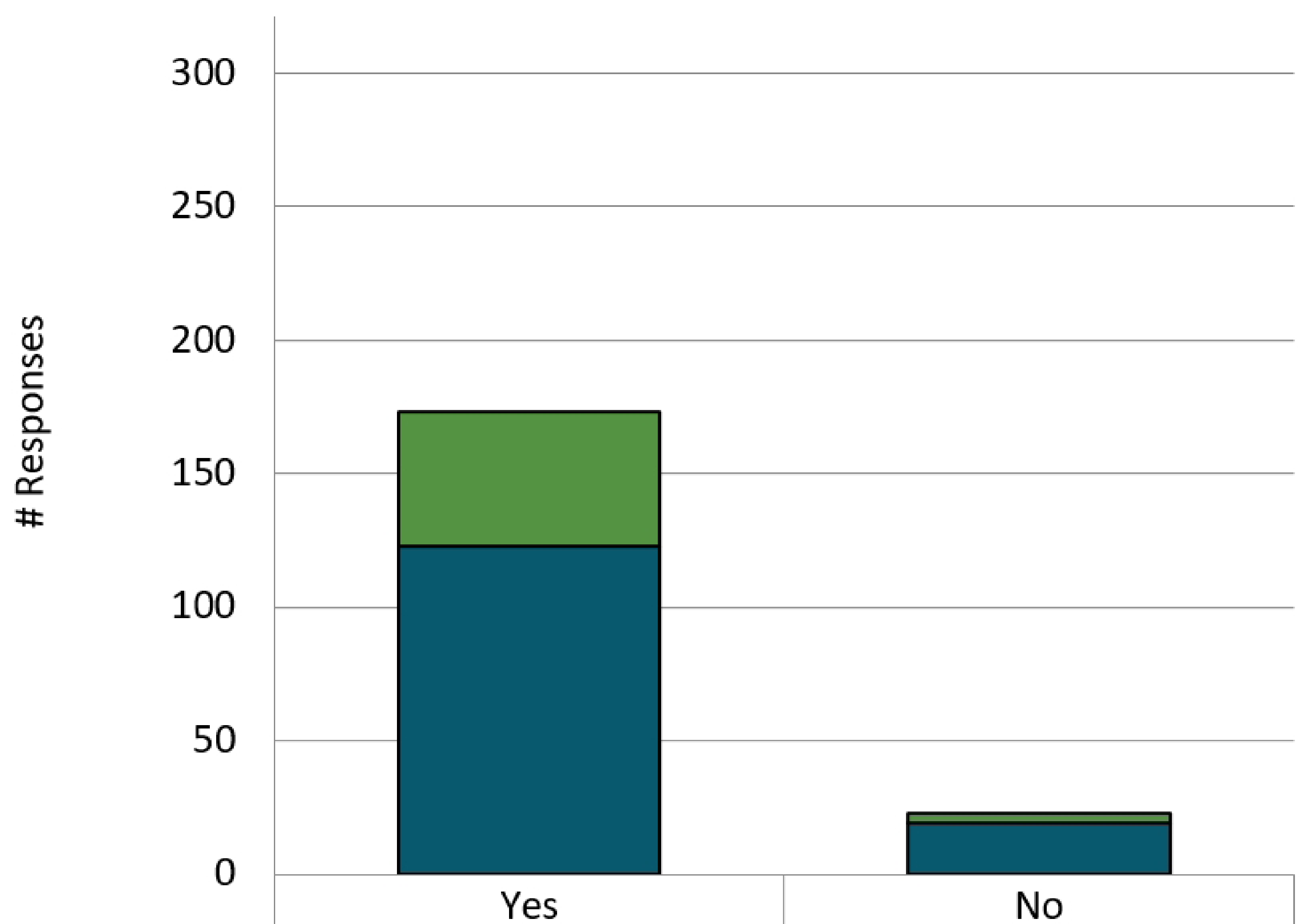
Public Engagement

RESULTS – COMMUNITY SERVICES

In the survey, respondents were asked whether they supported seniors respite care on the Delbrook Lands site.

88% of the total responses support seniors respite care as the preferred community service.

Q: Do you support seniors respite care on the Delbrook site?



	Yes	No
Total	173	23
Inside Neighbourhood Zone	50	4
Outside Neighbourhood Zone	123	19

Public Engagement

RESULTS – HOUSING

To develop the affordable housing options (shown on the next three boards), we considered two main factors: building height and building inhabitants. Both factors are important in deciding:

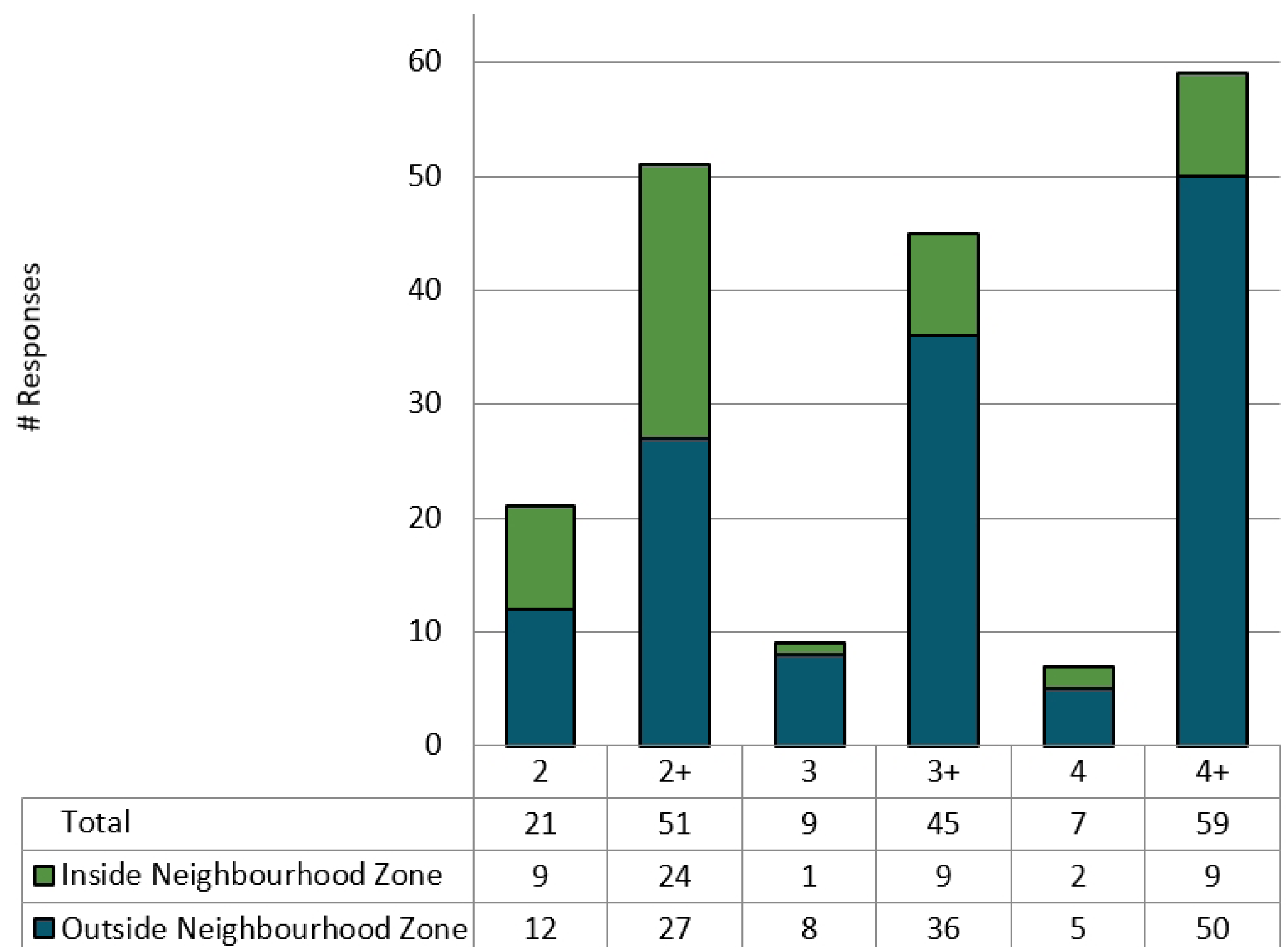
- mix of unit sizes (studio, one-, two-, or three-bedroom units)
- building height (two, three, or four floors, plus a floor for community services)
- density and, ultimately, affordability

Notes

- For Building Floors, 2+, 3+ and 4+ indicate the floors of housing plus a floor for community services.
- Unit mixes are not reflective of any decisions made, and are only meant to demonstrate the trade-offs in providing large units for traditional and non-traditional families vs. other users like seniors and youth. The exact unit mix will be determined at Council’s discretion at a later date
- A project that is economically viable is one that provides enough units to be considered attractive to funding partners.

Q: How many floors of housing above the ground-level parking floor on the west side of the building do you support?

- 4+ floors is the most frequently selected number of floors. 29% of survey respondents selected 4+ floors (n=59), followed by 2+ floors (n=51), and 3+ floors (n=45).



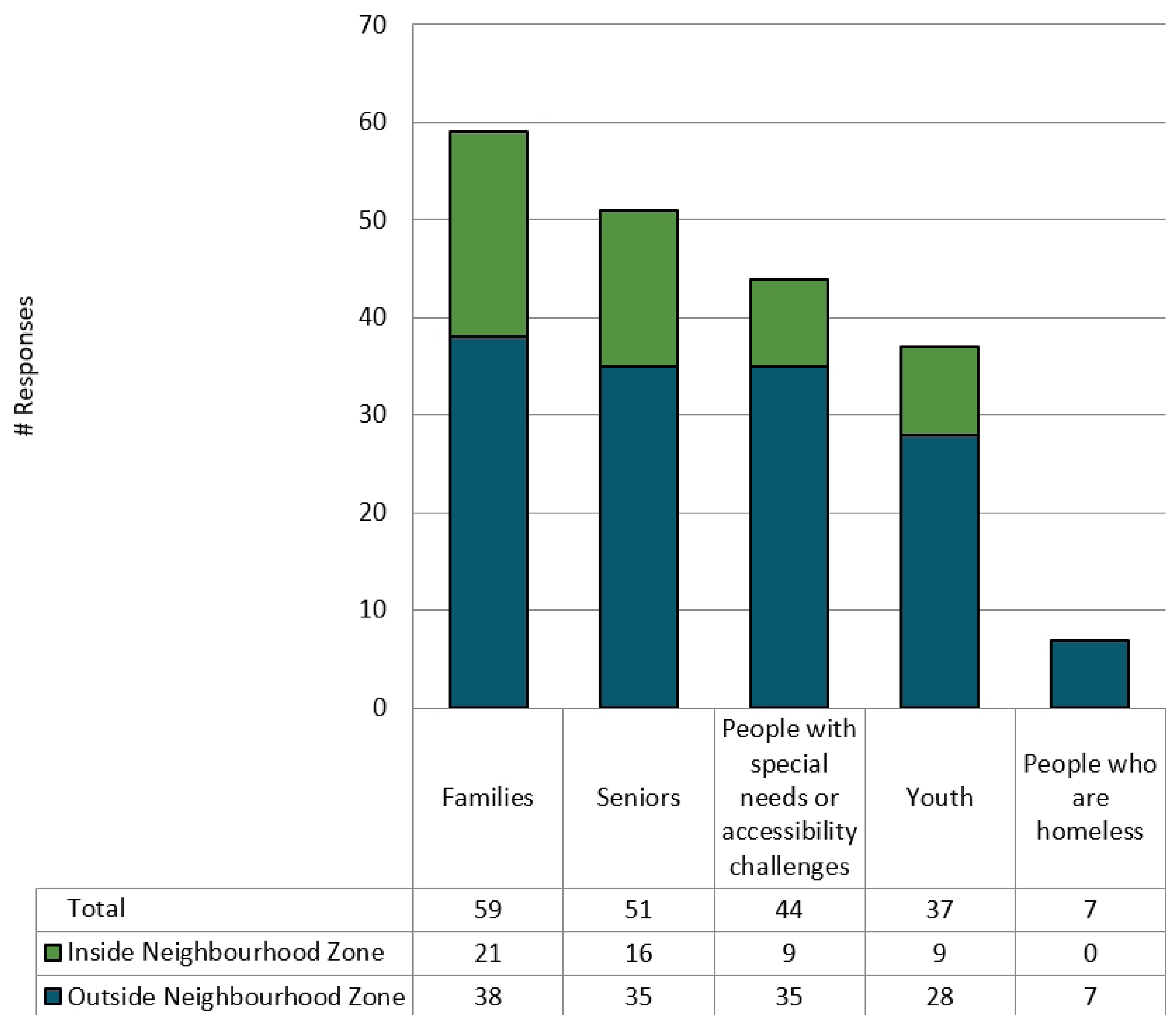
Public Engagement

RESULTS – HOUSING CONT.

Q: Who should live in this building? (First Selection)

The top ranked building inhabitants are:

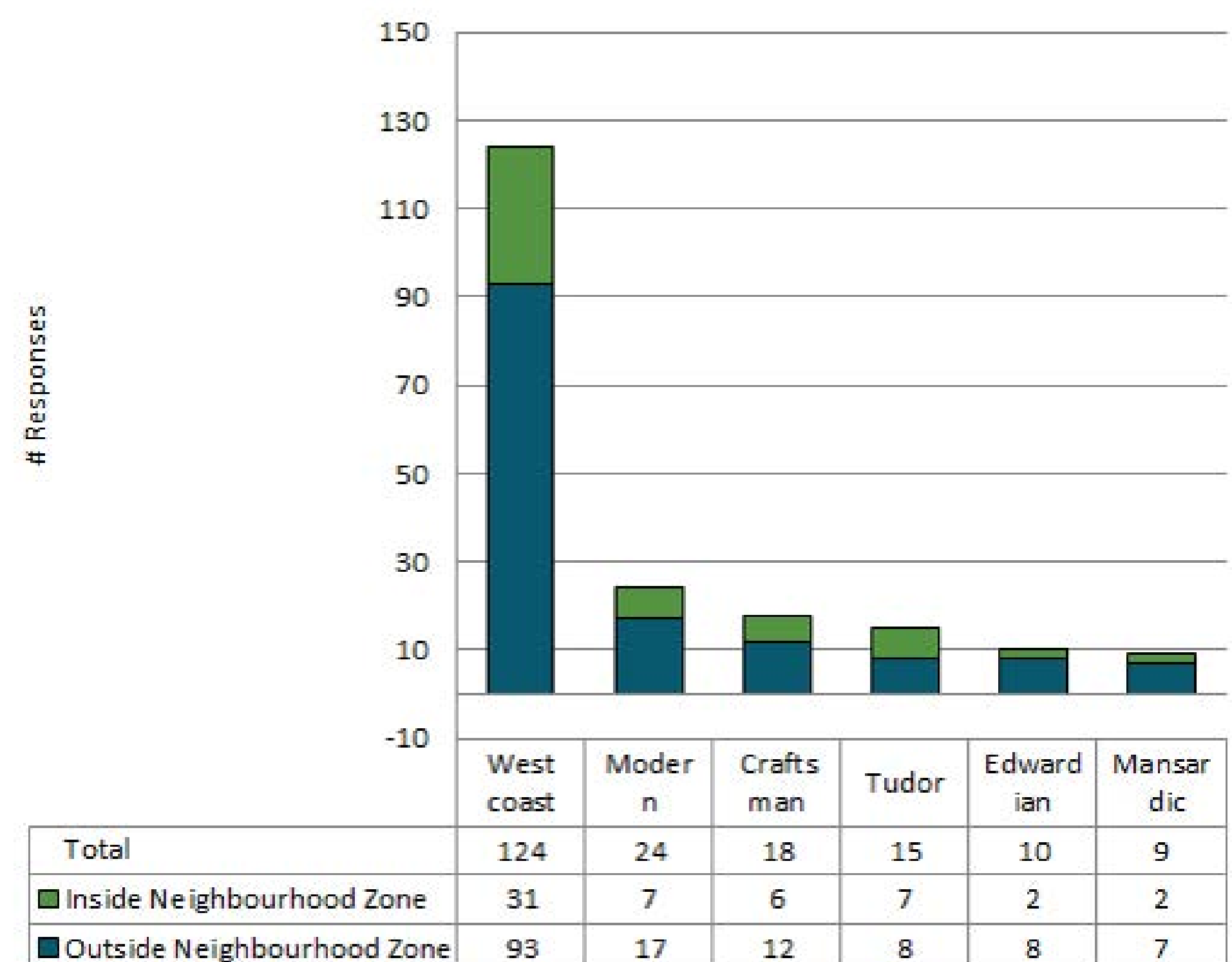
- Families (30% of responses)
- Seniors (26% of responses)
- People with special needs or accessibility challenges (22% of responses)
- Youth (19% responses)
- People who are homeless (4% of responses)



Q: Building Character (First Selection)

The top ranked building character selections are:

- West Coast (62% of responses)
- Modern (12% of responses)
- Craftsman (9% of responses)
- Tudor (8% responses)
- Edwardian (5% of responses)
- Mansardic (5% of responses)



Housing: Option 1

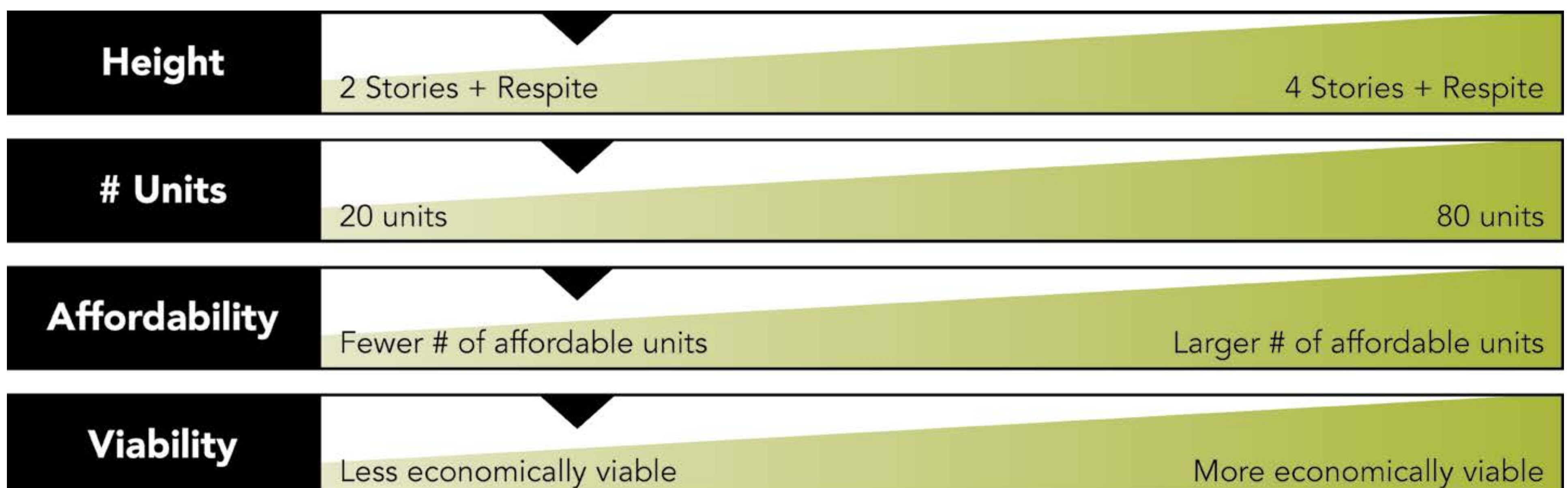
RESPITE & 2 STORIES OF HOUSING



Potential Unit Mix Scenarios

Unit Mix: Primarily 2+ Bed	Unit Mix: Mostly Equal Mix
20% 1 Bedroom: 9 units	40% 1 Bedroom: 18 units
50% 2 Bedroom: 16-18 units	30% 2 Bedroom: 10-11 units
30% 3 Bedroom: 7-8 units	30% 3 Bedroom: 7-8 units
33-35 Units	35-37 Units

Trade Offs



Housing: Option 2

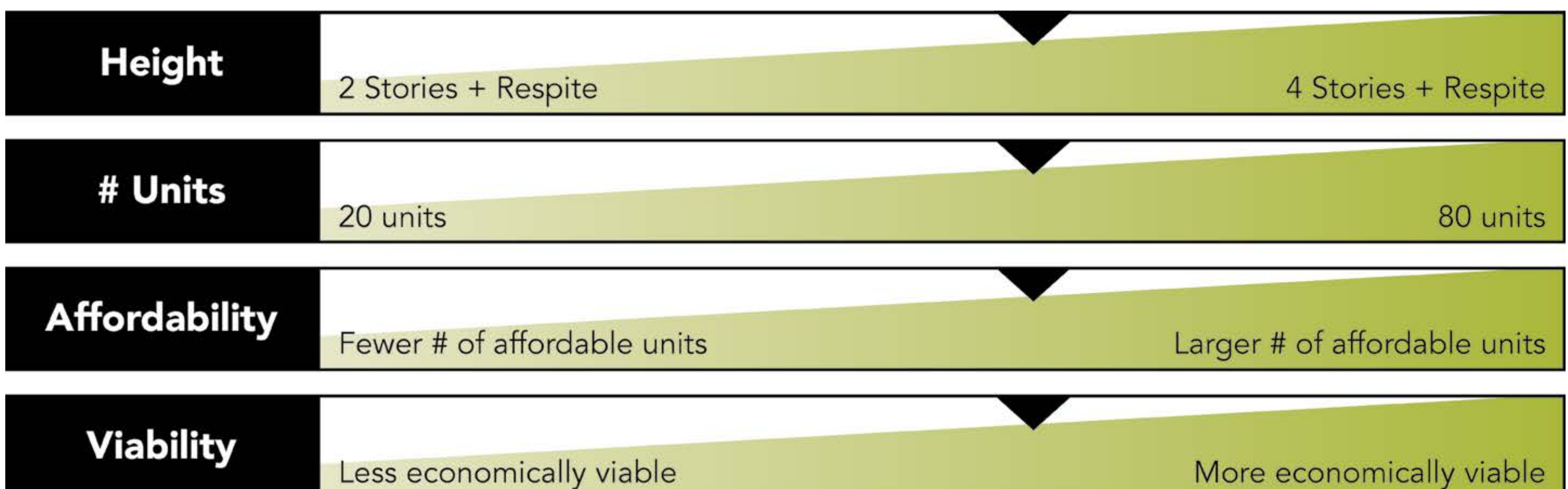
RESPITE & 3 STORIES OF HOUSING



Potential Unit Mix Scenarios

Unit Mix: Primarily 2+ Bed	Unit Mix: Mostly Equal Mix
20% 1 Bedroom: 14 units	40% 1 Bedroom: 28 units
50% 2 Bedroom: 25-27 units	30% 2 Bedroom: 15-16 units
30% 3 Bedroom: 11-13 units	30% 3 Bedroom: 11-13 units
50-54 Units	54-57 Units

Trade Offs



Housing: Option 3

RESPIRE & 4 STORIES OF HOUSING



Potential Unit Mix Scenarios

Unit Mix: Primarily 2+ Bed	Unit Mix: Mostly Equal Mix
20% 1 Bedroom: 18 units	40% 1 Bedroom: 37 units
50% 2 Bedroom: 33-36 units	30% 2 Bedroom: 20-22 units
30% 3 Bedroom: 15-18 units	30% 3 Bedroom: 15-18 units
66-72 Units	72-77 Units

Trade Offs



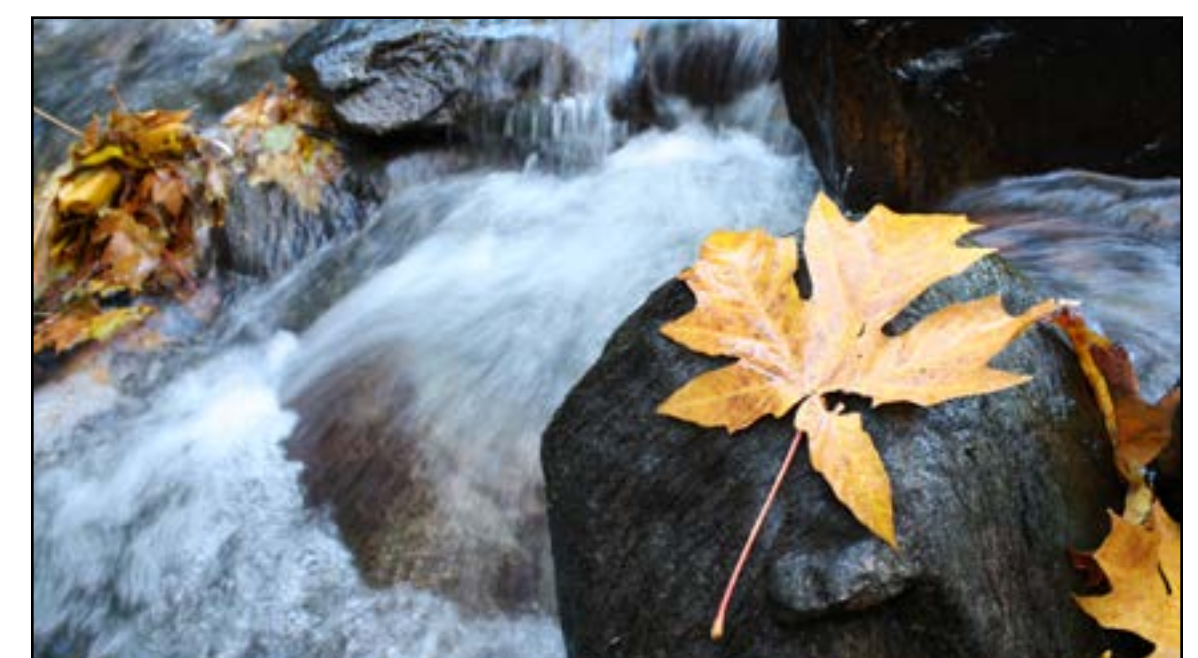
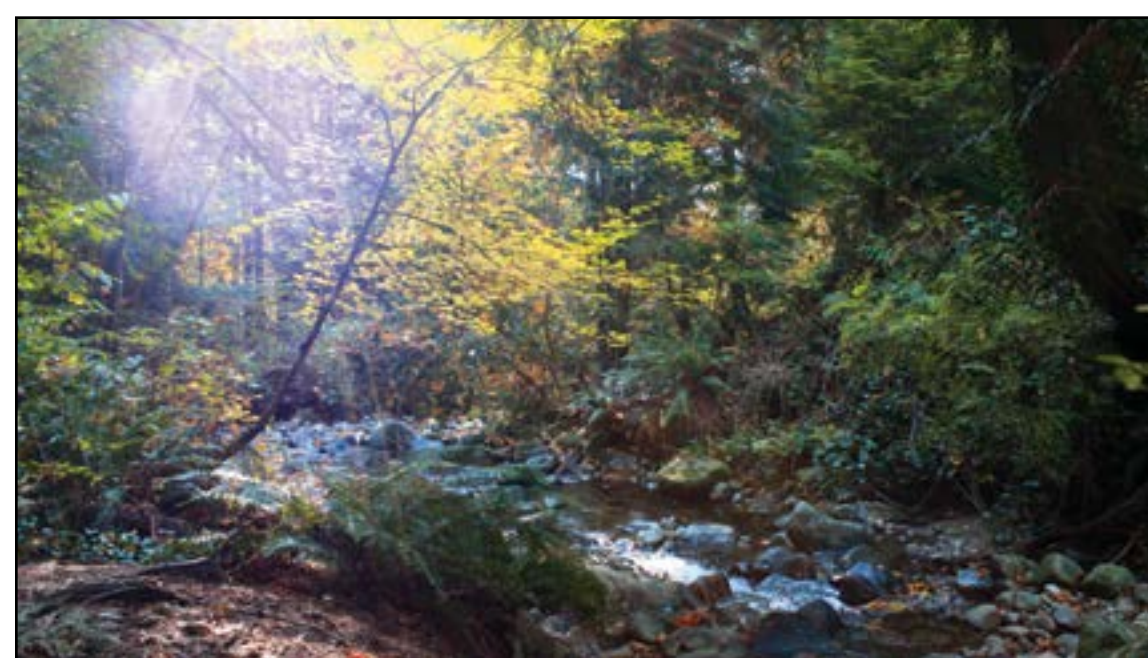
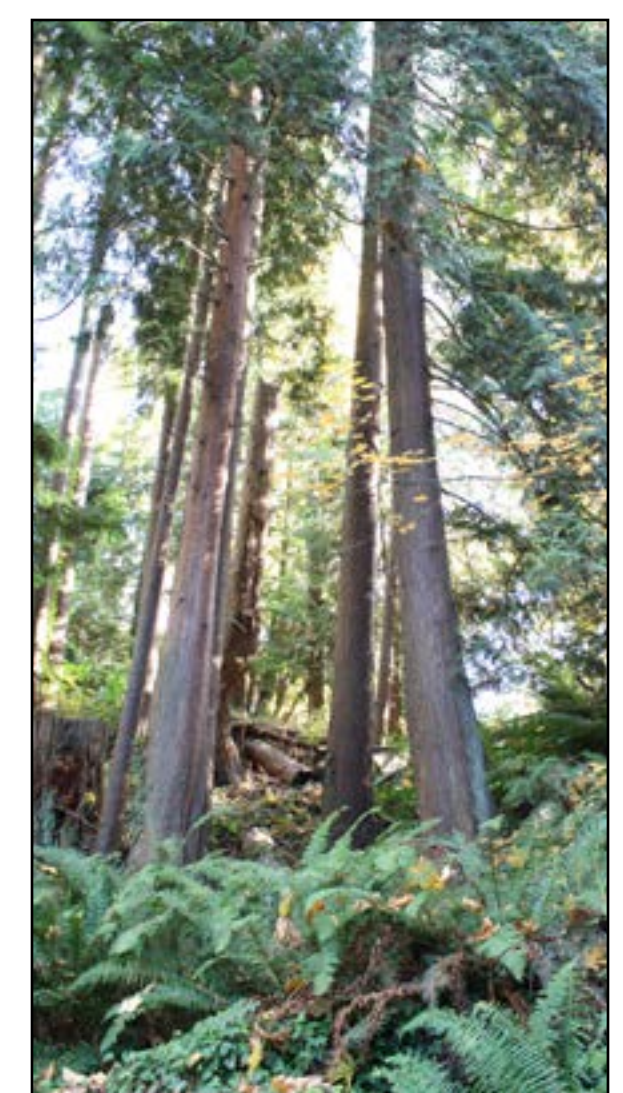
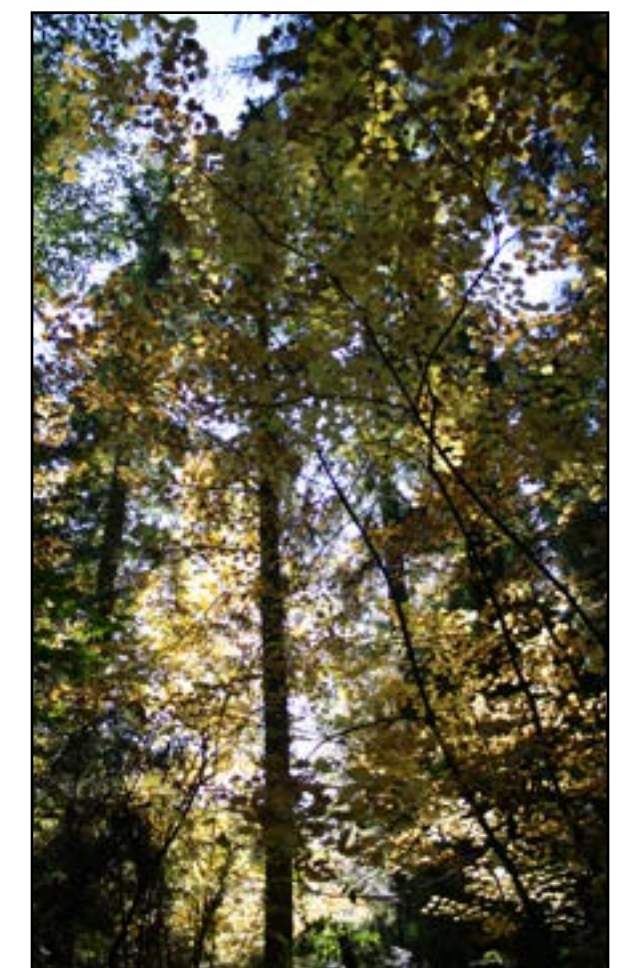
Site Inventory

AMENITIES



Site Inventory

ENVIRONMENTAL



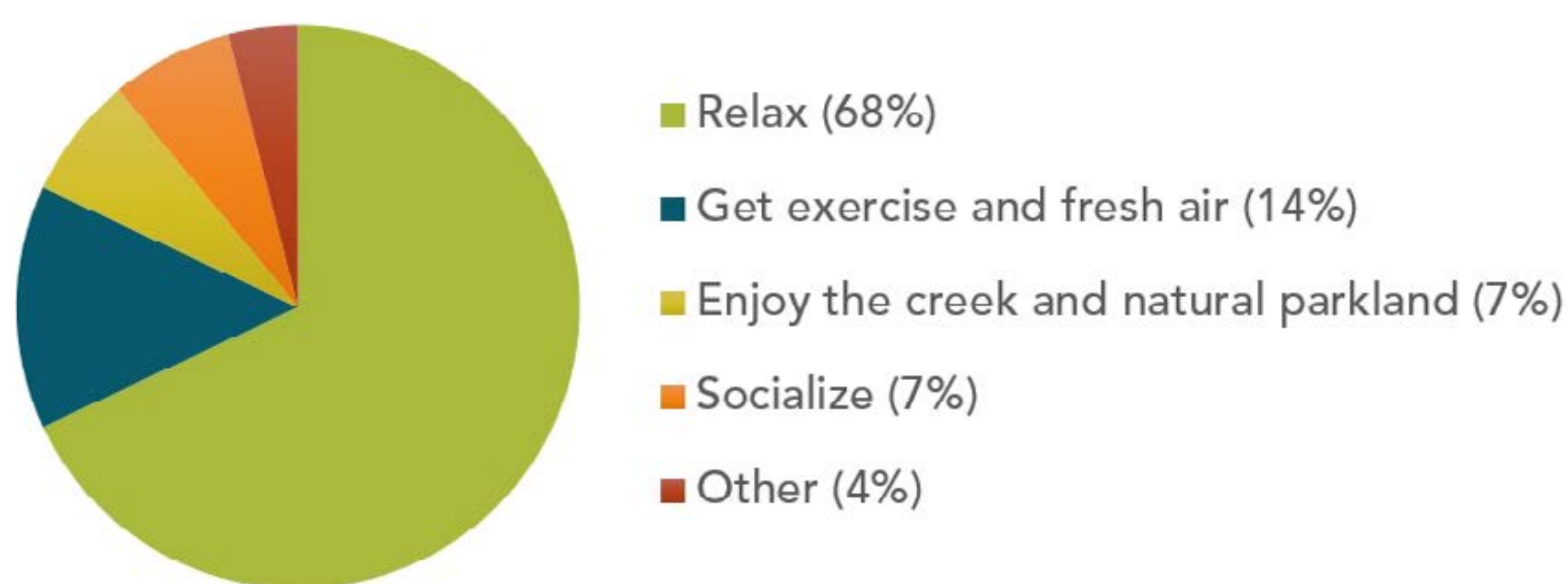
Public Engagement

RESULTS - PARKS

To develop the neighbourhood park options (shown on the next two boards), we considered a number of factors:

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

We asked how you would use the park, and respondent's first choice overall was overwhelmingly, "relax"



86.5% of all respondents agreed with our park planning and design objectives.

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

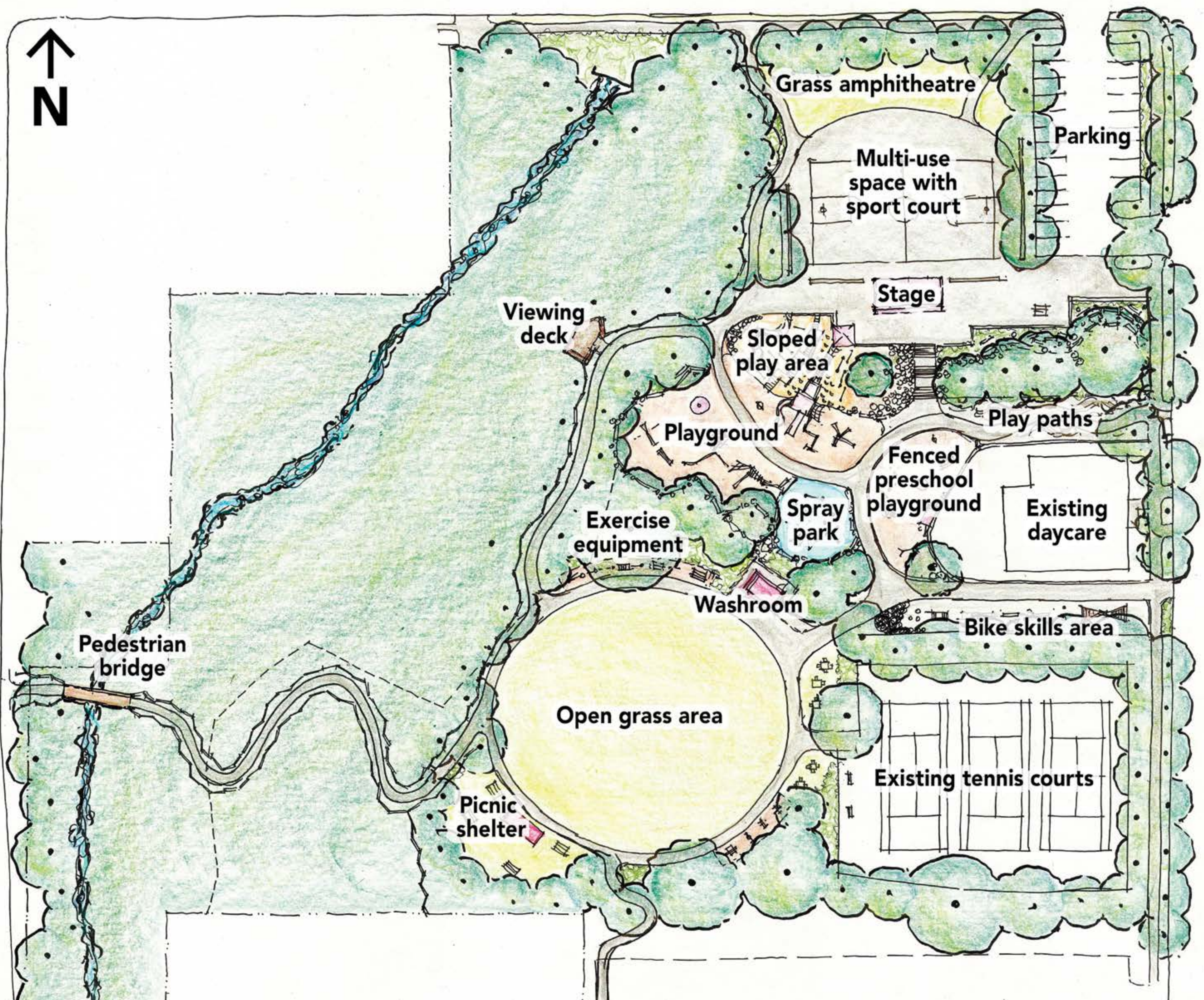
Top ten most important park features, as ranked by all respondents:

1. Washroom
2. Landscape and habitat enhancements
3. Accessible features
4. Pedestrian and cycling paths
5. Picnic and seating areas
6. Multi use open grass space
7. Playground
8. Bridge across Mission Creek
9. Community garden
10. Multi purpose sport court (basketball, casual ball hockey)

Parks Concept

OPTION A

Focus on accessible and active recreation and sport amenities with multiple path connections and access to the natural areas and creek.

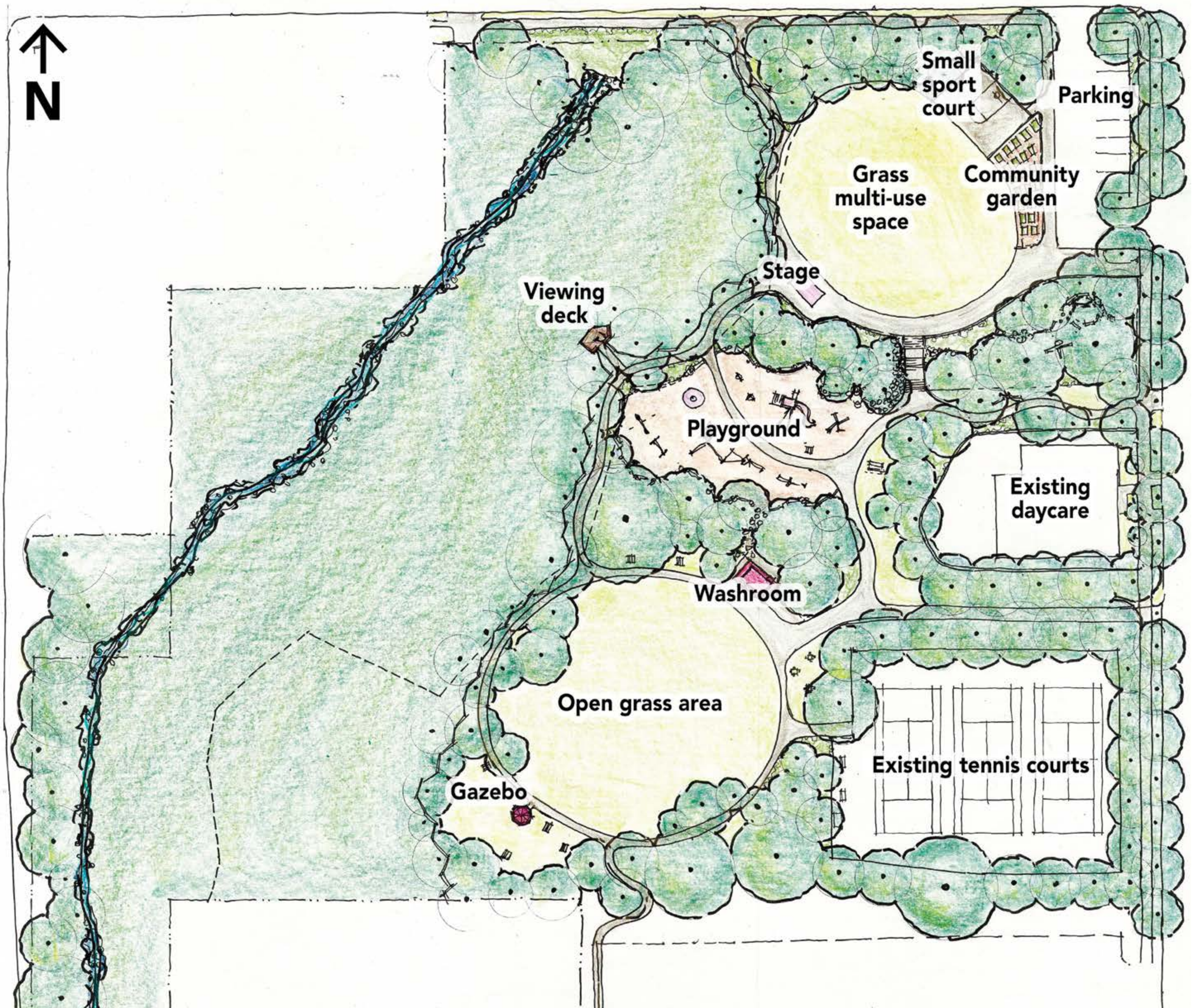


Note: benches, picnic tables, signage (including environmental education), bike racks, garbage receptacles, and water fountains will be included. Views to the creek will be accommodated. Multiple loop paths (rock dust surfacing in riparian areas) will be provided with accessible grades where feasible. Riparian habitat will be improved by removing invasive species, decommissioning and replanting disturbed areas, and installing habitat protection fencing. Significant trees will be retained where feasible. Tennis courts are retained in the current location. The existing daycare and attached outdoor play are retained (to be reviewed when lease ends). A washroom building has been added.

Parks Concept

OPTION B

Focus on unstructured recreation and enhanced ecology with flexible green space.



Note: benches, picnic tables, signage (including environmental education), bike racks, garbage receptacles, and water fountains will be included. Views to the creek will be accommodated. Multiple loop paths (rock dust surfacing in riparian areas) will be provided with accessible grades where feasible. Riparian habitat will be improved by removing invasive species, decommissioning and replanting disturbed areas, and installing habitat protection fencing. Significant trees will be retained where feasible. Tennis courts are retained in the current location. The existing daycare and attached outdoor play are retained (to be reviewed when lease ends). A washroom building has been added.

Delbrook Lands

THANK YOU

Thank you for your participation.



Please share your thoughts about the options presented by completing our online survey at **DNV.org/DelbrookLands** or the paper version of the survey, before you leave here today.