

# STAKEHOLDER WORKSHOP INPUT SUMMARY

Lucas Centre Site and Cloverley School Site  
Stakeholder Workshops, January 29 and 30, 2014

North Vancouver School District Land Management Process





# Workshop Overview

The North Vancouver School Board (NVSD) is undertaking a land management process for its land assets to maximize the full potential related to the future of its surplus properties. This land management process has involved extensive engagement with the community, dating back to 2003.

Building on previous work and engagement activities, a process is underway that identifies potential future uses specifically for the Lucas and Cloverley sites. A 5-6 month community engagement process is in place for this project in order to: inform about the project, including opportunities for involvement; educate about the land management process and what is possible for the future of the sites; obtain input on priorities - hopes and concerns - and ideas; and demonstrate how input has been integrated into land management options.

The first step of the engagement process was stakeholder workshops: one for Lucas and one for Cloverley. The workshops took place on Wednesday, January 29 and Thursday, January 30 from 7:00pm to 8:30pm, at the Lucas Centre Site and the Cloverley School Site, respectively. The workshops involved a presentation on the project process and site analysis; an overview of the NVSD’s land management planning process; and discussions in small breakout groups. Ten participants attended the Lucas workshop, and 16 participants attended the Cloverley workshop.

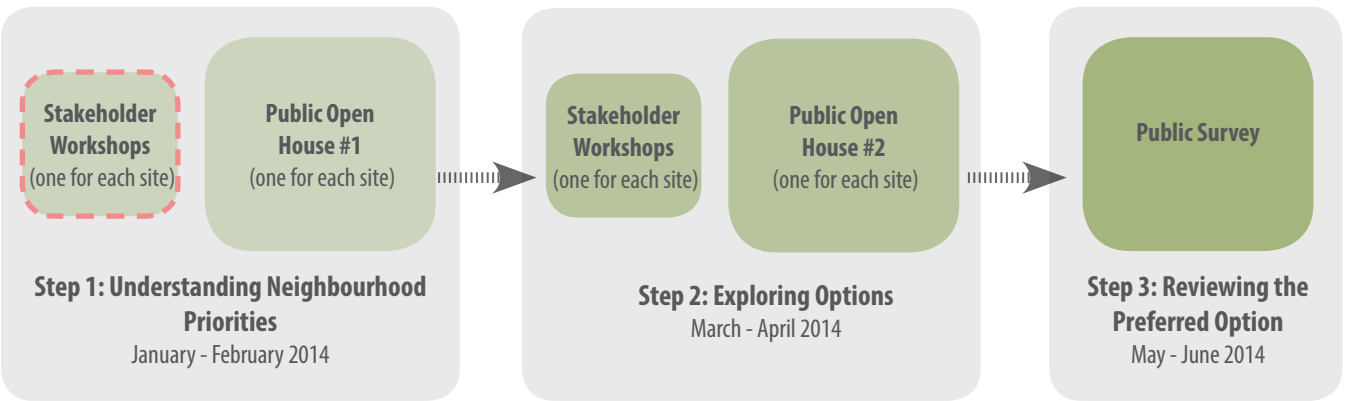
# Purpose

The purpose of the workshops was:

- to share information on the project;
- to obtain input on priorities for the future use of the sites; and
- to offer the opportunity for participants to hear from their neighbours and share perspectives.

# Workshops in Context: A Snapshot of the Overall Engagement Process

These two workshops comprised the first of many opportunities for public involvement between January and June 2014, which will be followed by further engagement opportunities in 2014 and beyond as plans evolve:



The NVSD is also engaging with the District of North Vancouver and City of North Vancouver. Updates on the overall public engagement process will continue to be provided on the NVSD’s *Land, Learning, and Liveability* blog at: [www.sd44.ca/Board/LandLearningLivability/](http://www.sd44.ca/Board/LandLearningLivability/)







## Workshop Attendees

Attendees included representatives of neighbourhood associations identified by the City of North Vancouver and in close physical proximity of both sites. The workshop format offered the opportunity to share community perspectives from neighbourhood representatives in a focused, small-group environment. The same information and same questions will be asked of the broader community in public open houses scheduled for mid-February.

## Structure

The Lucas and Cloverley Workshops each lasted 1.5 hours and had the same format. The session opened with an introduction by the consultant team, lead by DIALOG, followed by an overview by the Superintendent of the School District's approach to surplus sites, capital improvements, and community engagement. The consultant team then described the process and opportunities for involvement, and introduced the interactive portion of the session. There were Q & A opportunities throughout the presentation.

Participants broke out into smaller groups for a facilitated discussion based on the following two questions:

1. What are some of the important issues that should be considered for the future of the Lucas/Cloverley site? What, if any, are your concerns?
2. What are some of the greatest opportunities that could be considered for the future of the Lucas/Cloverley site, considering what we know about it being both a lever and a place for learning?

## Outcomes

Based on the notes taken during the small group discussions, the following key themes emerged:

### Lucas Workshop - Top Emergent Themes

- Important Issues
  - » Concern about potential future traffic
  - » Concern about the authenticity of the engagement process
  - » Concern about loss of space and meeting future educational and recreational needs of the neighbourhood
  - » Desire to maintain public access
- Greatest Opportunities
  - » Uses that generate a low volume of traffic
  - » Elder / senior housing
  - » Sports and other recreational uses
  - » Other public uses

## Cloverley Workshop - Top Emergent Themes

- Important Issues
  - » Concern about loss of green space (that is currently used as park space)
  - » Concern about loss of tennis courts and other community uses
  - » Concern about too much densification generally in the City of North Vancouver
  - » Concern about traffic
  - » Concern about meeting future educational needs
- Greatest Opportunities
  - » Senior housing and/or daycare
  - » Retention of green space currently used as park
  - » Urban agriculture and green roofs
  - » Community uses such as recreational opportunities, theatre, and community centre

A full transcription of the notes from each workshop can be found in the Appendix of this document.

## Next Steps

The information collected during the Lucas and Cloverley Workshops will be posted to the project website.

The next public engagement event will be open house events on February 19 and 20, for the Lucas and Cloverley sites, respectively. At this time the NVSD will be seeking additional input from the community at large.



# APPENDIX







## Notes from the Lucas Centre Site Workshop

*The notes below are copied directly from the notes taken by group facilitators during the breakout sessions.*

### IMPORTANT ISSUES

- Flat site - perfect for play fields
- Community suspicion over process: be authentic (survey quality)
- Decisions appear to be made early - "input does not matter" is the sentiment
- Lease? Impacts revenue stream and preserves ownership of title
- Green space is valued
- Can site be leased as a recreational site?
- Like the idea of maintaining recreation - outdoor appeal of site, accessibility
- Maintain public access
- Hamilton and Marine is a problem intersection (traffic)
- Concern about growth in the City of North Vancouver in general, especially in terms of public sites and school sites
- Walksheds: by distance or "uphill times"
- Private schools lack open space
- All-weather fields are great, but reduce access
- Traffic counts not reflective of actual traffic
- Fields are underused during the daytime and overused on evenings and weekends
- Density
- Safety - kids and dogs
- Flat property in the core of the City of North Van - an important and rare amenity because CNV is so hilly
- Projected increases in the population in the area
- Preservation of park land
- Will there be a new school? Where will it go?
- Too much traffic now
- Forecasted population increases in the City of North Van ( 2031 population projections). To plan for these increases the Lucas site should be left in a property bank so it can be used / accessed when the demand arises.
- Long-range planning concerns regarding sufficient schools and play areas for increasing population. Existing schools have the capacity to add classroom space onto the building.
- What is the process for long-range planning (2031)? If growth happens, how does the CNV plan to accommodate it? A specific piece of land should be identified.
- Not enough trades being offered in schools.
- Traffic concerns



## **GREATEST OPPORTUNITIES**

- Revenue stream is good: tie to education or recreation is even better
- Extended care or seniors' care (low traffic)
- Recreational sites are learning sites
- Great access to trail network
- Informal play area - safe, but not overly monitored
- Sports complex
- Food security - look at the edible garden project. Put gardens on site. There should be enough space for people to live and garden.
- Replacement facility for Harry Jerome: keep the school type capacity and uses on the Lucas site, and use the Harry Jerome site for new building and development. The traffic implications of this suggestion should be considered. Density does not equal amenity.
- Daycare
- Elder care
- Sports fields
- Theatre
- Public land for community uses



## Notes from the Cloverley School Site Workshop

*The notes below are copied directly from the notes taken by group facilitators during the breakout sessions.*

### IMPORTANT ISSUES

- Proximity to existing schools (operational) for residents of this neighbourhoods
- Keith Road is a significant barrier to pedestrian traffic to the north
- Loss of community uses(i.e. operating programs, flexible outdoor use) on the site is a concern / loss. How can we ensure this doesn't happen
- Is the board considering the planned future densification of nearby neighbourhoods? Is this site not a close / good fit for then? What are the catchment areas?
- How do we ensure this review considers the OCP changes?
- Loss of green space / park space
- Opportunities to maximize value out of current buildings?
- Loss of existing community services
- Building is a liability for the school board
- Park
- Tennis courts
- Preserve the park
- Preserve the community hub
- Traffic on 4th - too much and too fast
- Put a community centre on the site
- Keep lights on at night to deter bad behaviour and increase safety
- Too much construction
- Too much noise
- Transit access to the site is really bad - not frequent enough and not enough buses in close proximity
- Is there enough infrastructure to support the existing population? What about the projected increases in population?
- Don't sell the entire site - 25% (most) is sold, 75% is leases
- Coal dust is a major issue
- Reduction of green space with low level road
- Traffic bisecting the neighbourhood
- Increased traffic due to Seylynn / Lower Lynn TC
- Social / emotional scores of kindergarten kids low
- Park used as snow play
- Shortage of tennis courts close by
- Tennis courts flood
- Importance of unstructured play
- Loss of community amenities
- Presence of coal dust - increase with loss of green space
- Future growth - where do kids go to school?
- Growth needs public amenities





## **GREATEST OPPORTUNITIES**

- Combination of uses - education / recreation / daycare, etc
- Retain whole site as recreation
- Community centre with yoga, knitting, dance
- Gardens (vegetables mostly) - a teaching opportunity for kids - the edible garden project works with kids and teaches them how to garden
- Opportunity to connect the site with the spirit trail
- Put a rec centre on the site
- Swimming pool
- Theatre
- Share uses with Harry Jerome - 1 type of use at Harry Jerome, another type at Cloverley
- Henry Hall theatre re-located to the site
- Solar panels
- Growing food
- Green roof
- Daycare
- Flexible uses that are adaptable over time
- Opportunity to conduct an environmental assessment of the area and look into impacts of Port of Metro Van activities
- Retain the park and build a community centre
- Nature park
- Daycare with access to natural open space
- Urban agriculture
- Non-programmed open space
- School board to speak with the recreation commission re: opportunities for their uses needed in the community
- Seniors housing
- More tennis courts



