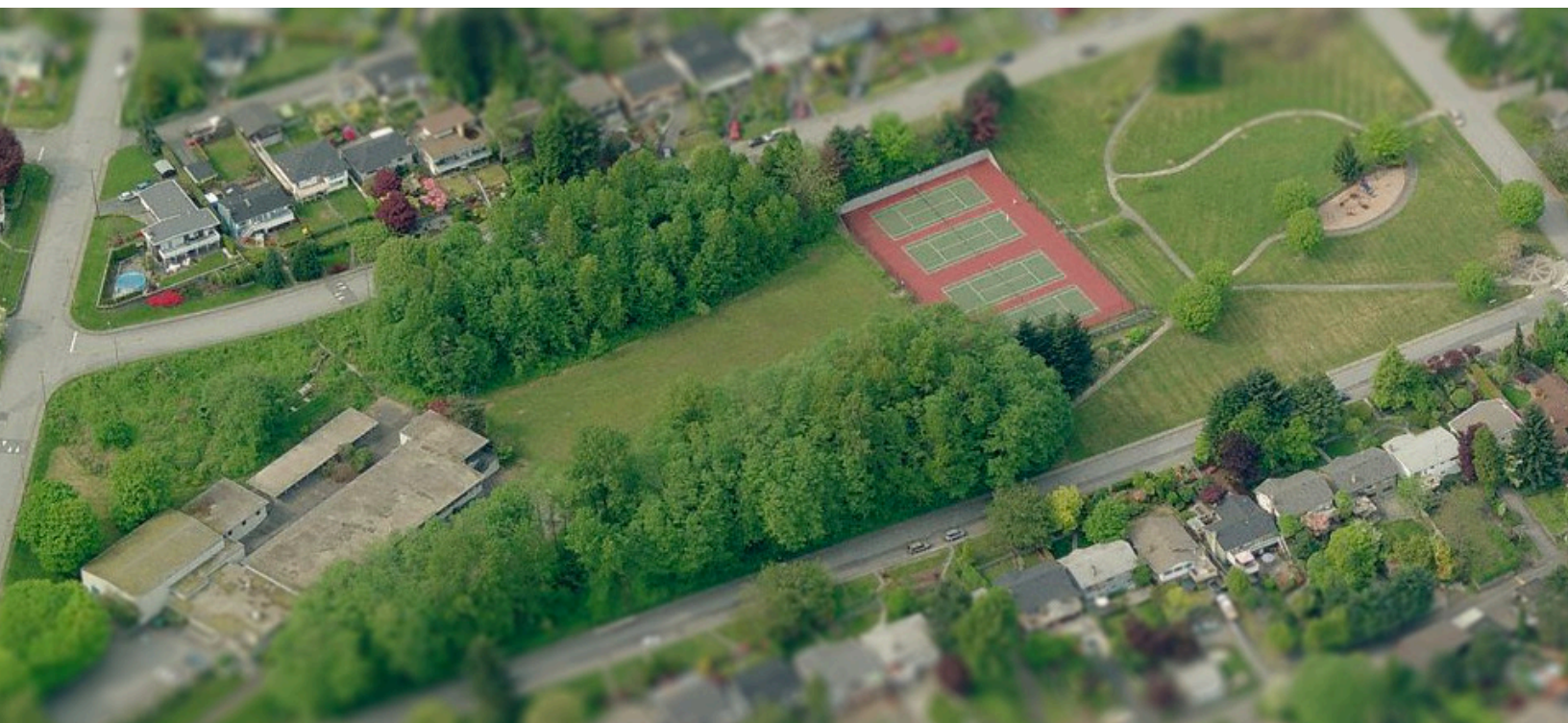
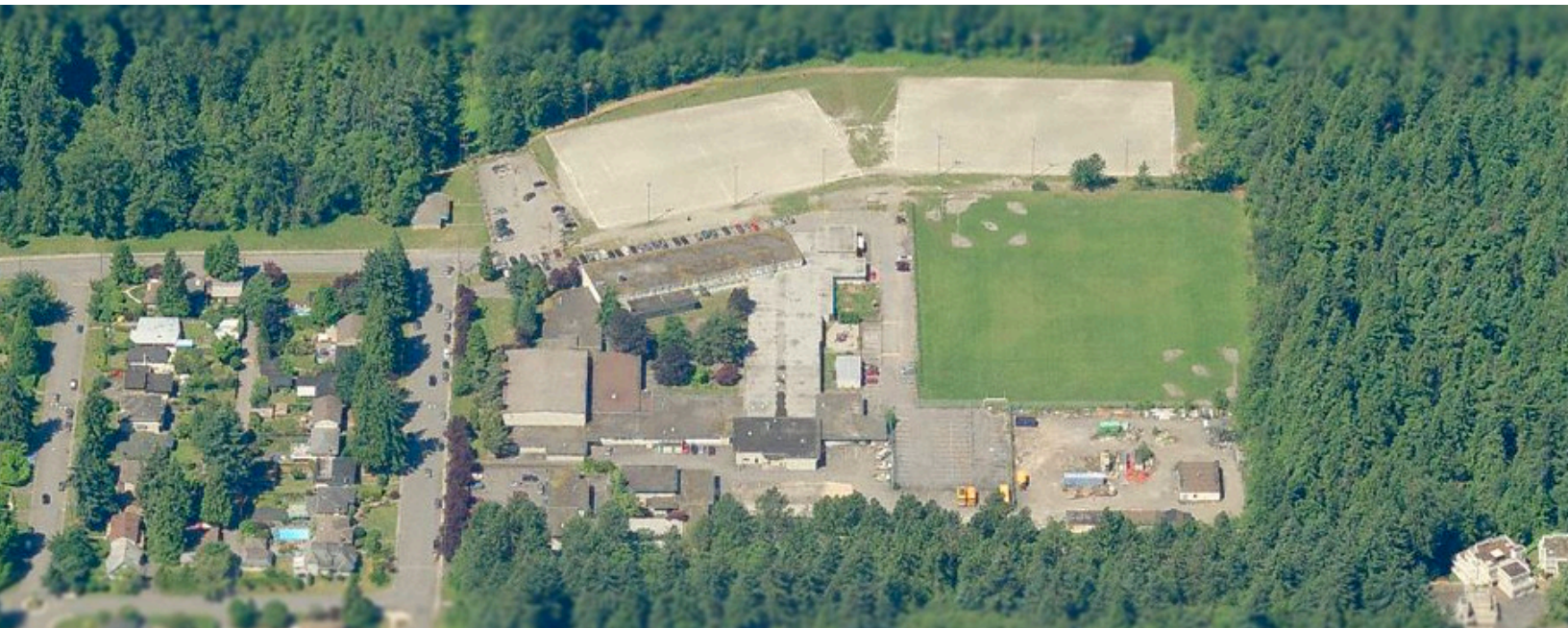


OPEN HOUSE #2 PUBLIC INPUT SUMMARY

Lucas Centre Site and Cloverley School Site
April 16, 2014

North Vancouver School District Land Management Process





Cloverley Open House



Lucas Open House





EXECUTIVE SUMMARY

This report offers a summary of the key findings from two open house events conducted by the North Vancouver School District as part of the Land, Learning, and Livability process. The open houses sought public input on the redevelopment ideas for the Lucas Centre Site and Cloverley School Site, and each one followed the same format: a combination of informational and interactive panels, with opportunities to provide additional input via comment forms and to engage in discussion with NVSD staff and the consulting team. Both open houses were held on April 16, 2014 from 5 - 8 p.m., allowing sufficient time for participants to attend both come-and-go events if desired.

Approximately 150-160 people attended the Lucas Centre Open House, over 250 post-it comments were made, 4,392 coloured dots were posted, and 27 comment forms were filled out. Following the open house, two comment forms were submitted and one letter was received.

Approximately 200 people attended the Cloverley Open House, approximately 215 post-it comments were made, 4,805 coloured dots were posted, and 61 comment forms filled out. Eleven letters were posted on panels at the open house (NB: one identical letter was posted 4 times, and another identical letter was posted 3 times, for a total of 7 letters). No comment forms were submitted and no emails were received in the week following the Open House.

For the Lucas Centre Site, the following key themes emerged:

- » A desire to maintain the green space, particularly play fields, track, and a dog park
- » A desire to see seniors' housing incorporated into the concepts
- » A desire for the future site to be consistent with the character of the existing community
- » A concern about increased density on the site
- » A concern about the traffic implications associated with the development of the site

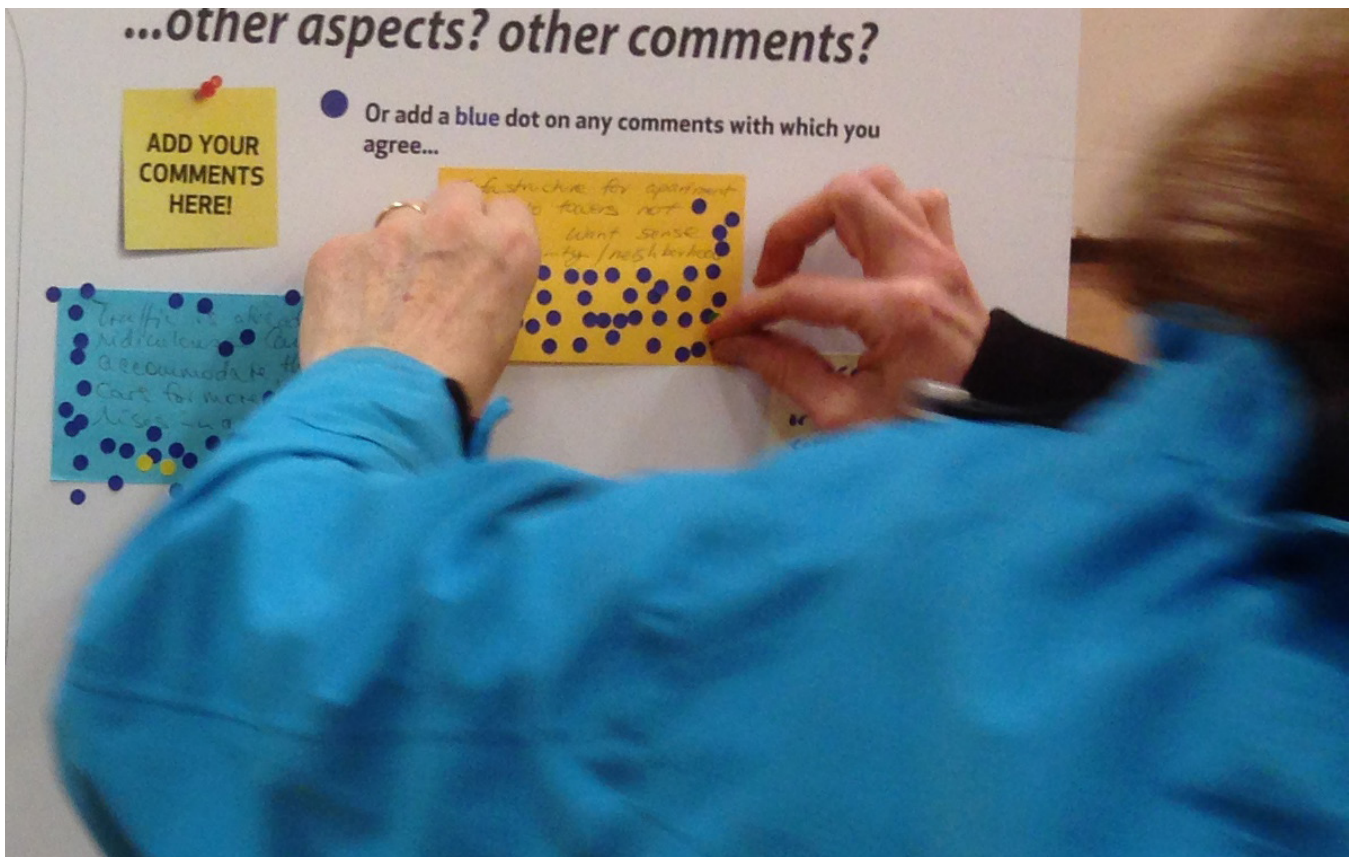
For the Cloverley School Site, the following key themes emerged:

- » A desire to maintain the park and tennis courts, especially where they are currently located
- » A desire for the future site to be consistent with the character of the existing community
- » A concern about increased density on the site, including a concern about development more generally
- » A concern that the City of North Vancouver's education needs will exceed current school capacity





Cloverley Open House



Lucas Open House





INTRODUCTION

The North Vancouver School District (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 to identify potential future uses, specifically for the Lucas Centre and Cloverley School sites.

Open House Overview

On April 16, 2014, public open houses were held at the Lucas and Cloverley sites. Each event: provided background information on the site; outlined the public engagement process and the NVSD's land management process; presented concepts for the site; and solicited community input on those concepts via interactive panels and comment forms.

The overall purpose of the events was to present redevelopment ideas for community input, in order for the NVSD and consulting team to better understand community priorities to be considered in the development of refined concepts.

Participants were asked to provide input at the following panels:

- Panel # 5: Investing in Education: Capital Projects
- Panel # 6: FAQs: Frequently Asked Questions
- Panel # 10: Concept 1: What works well and what can be improved? (Lucas and Cloverley)
- Panel # 12: Concept 2: What works well and what can be improved? (Lucas and Cloverley)
- Panel # 14: Concept 3: What works well and what can be improved? (Lucas and Cloverley)
- Panel # 16: Concept 4: What works well and what can be improved? (Lucas and Cloverley)
- Panel # 18: Concept 5: What works well and what can be improved? (Lucas only)
- Panel # 20: Concept 6: What works well and what can be improved? (Lucas only)

In addition, post-it note comments were left on informational panels that were not intended to solicit input.

All received comments were transcribed, coloured dots was counted, key themes and patterns were identified, and the comments were coded accordingly. Several common themes emerged and are outlined in Section 2. A full transcription of all post-it note comments and associated coloured dots can be found in the Appendix.

More information can be found online at: <http://blog44.ca/landmanagement/>

The Overall Public Engagement Process

1
COMPLETE

Step 1: Understanding Neighbourhood Priorities

January - February 2014

Stakeholder Workshops
(one for each site)

Public Open House #1
(one for each site)

2
COMPLETE

Step 2: Exploring Diverse Concepts

March - April 2014

Stakeholder Workshops
(one for each site)

Public Open House #2
(one for each site)

**these Open Houses are the subject of this report*

3

Step 3: Reviewing the Preferred Concepts

May - June 2014

Public Survey

**Additional Opportunity
for Community Input**

Next Steps: Special Study Area Process

(Facilitated by the City of North Vancouver, with the NVSD)

Timing: TBD

**Additional Opportunity
for Community Input**

Next Steps: Potential Rezoning Process

(Facilitated by the City of North Vancouver, with applicant)

Timing: TBD



Open Houses in Context: A Snapshot of the Overall Engagement Process and Next Steps

These two open houses represent the culmination of Step 2 of the overall engagement process. There will continue to be opportunities for public involvement in Step 3 (May-June 2014). Depending on the outcomes of this process, additional opportunities for public engagement will form part of a process facilitated by the City of North Vancouver.

Specifically, both sites are identified as “Special Study Areas” in the City of North Vancouver’s draft Official Community Plan, which is the overarching policy document guiding decisions about land use and development in the city. If the North Vancouver School Board decides to proceed with a proposal to change the uses on the sites, the City of North Vancouver will facilitate a Special Study Area process involving extensive public engagement.

Following the completion of a Special Study Area process, and in the event of a development application requesting a change in land use, a rezoning process would be facilitated by the City of North Vancouver that would involve additional public engagement. This would take place regardless of whether the lands are sold or leased.

Next Steps

The information collected during the Lucas and Cloverley Open Houses will be posted to the project website. A survey will be posted on the website in mid-May, providing the opportunity for additional public input on redevelopment priorities, concerns, and aspirations.



Cloverley Open House



Lucas Open House



SUMMARY OF FINDINGS FROM OPEN HOUSES

The results and summary below are drawn from sticky notes and coloured sticky dots that were posted on the panels. A full transcription of all comments and corresponding coloured dots are enclosed in the appendix of this report.

For all panels excluding the “Concept” panels:

The “COMMENTS” listed below are summarized themes that emerged from sticky-notes written and posted by participants. Participants were asked to post **blue** dots alongside comments with which they agreed; these have been counted and are outlined below, along with dots posted alongside points printed on the panels themselves. In some cases, participants used other coloured dots; for purposes of complete transparency, they have been identified here however it is assumed that they also are intended to indicate agreement.

For all “Concept” panels (Concepts #1-6 for Lucas and Concepts #1-4 for Cloverley):

In the Concept panels for “what works well and what can be improved”, participants were asked to share their perspectives on different concepts by using the following guide to using sticky dots:

Green - This works well.

Yellow - This could work well, with some improvement.

Red - This does not work well.

This exercise was less effective than intended because several participants used more than their fair share of dots to offer their perspectives, which resulted in an over-representation of certain views. Also, some green dots were found to have been covered by red dots.

Lucas Centre Site Open House

Approximately 155 people attended, over 250 post-it comments were made, 4,392 coloured dots were posted, and 27 comment forms were filled out. Two comment forms were submitted and one letter was received in the week following the Open House.

The Lucas Open House was arranged around 22 panels. The panels, outlined in the following section, provided an overview of the public engagement process and background information about the site, and presented 6 concepts, which were “collections of ideas” exploring a range of potential redevelopment futures. Participants were asked to provide feedback via post-it notes and coloured sticky dots.

PANELS

1. Welcome

No comments were made on this panel.

2. Where do you live in relation to the Lucas Site?

No comments were made on this panel.

3. The Process: Hearing From You

No comments were made on this panel.

4. Demographic Context & Making Decisions about Schools

No comments were made on this panel.

5. Investing in Education: Capital Projects

COMMENT	Blue / Green	Red	Yellow
Concern over loss of school	72		
Concern over NVSD financial management	48		
Concern that increasing CNV population won't have sufficient school capacity	35		

Comments and coloured dots on this panel were mostly concerned with the potential loss of the school uses on the site, noting the City of North Vancouver's growing population and the educational needs of future generations. There were also comments that mentioned concerns with the North Vancouver School District's approach to capital project planning and investment.

6. FAQs: Frequently Asked Questions

COMMENT	Blue / Green	Red	Yellow
Concern over loss of school	62		
Does not fit with community character	42	1	
Maintain community use on site	38	1	
Concern that increasing CNV population won't have sufficient school capacity	35	2	
Financial returns top priority	23		
Concern that community input is not reflected in designs	1	12	
Concern over NVSD financial management	1		

Similar to Panel #5, comments on this panel were particularly concerned with the loss of the school uses at the Lucas site, noting there is a preference to maintain the site for community uses only. There were also comments that the general move towards residential uses on site does not fit with the neighbourhood character. Concerns about the increasing population in the City of North Vancouver and the associated school capacity were mentioned. Participants are concerned that population growth will outpace school capacity in the City.

7. Existing Conditions and CNV Policies

COMMENT	Blue / Green	Red	Yellow
Single family only	39		
Maintain green space on site	35		
Lacking public transit access	9	20	
Concern over existing traffic	4		

Comments on this panel noted that any potential development that occurs on the site should be single family only, in keeping with the current community character. There were also several comments made about maintaining the green space on site, particularly the playing fields and track because of the site's flat topography. Comments both in favour of and against public transit were made - some participants would like to see the area better served by public transit, others would not.

8. Creating Ideas & Making Decisions about the Future of Lucas

COMMENT	Blue / Green	Red	Yellow
Concern that community input is not reflected in designs	34		

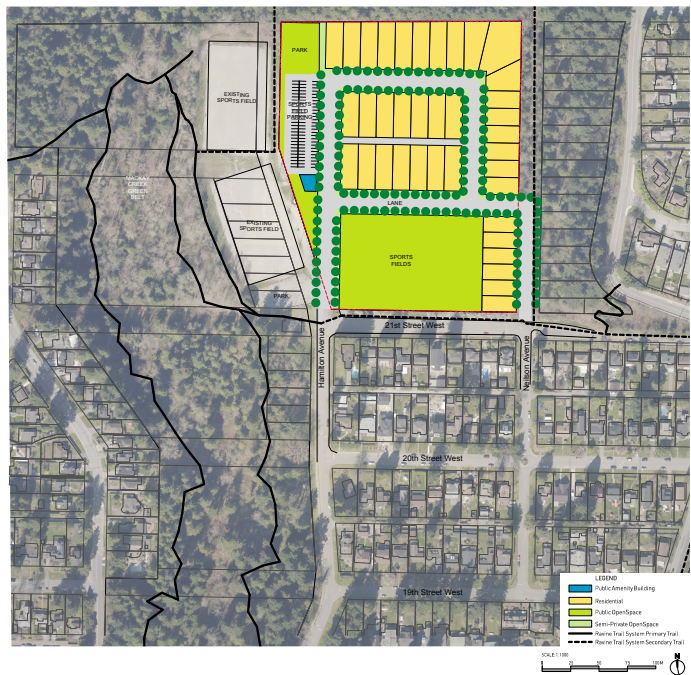
The comments on this panel noted a concern that the community input up to this point has not been adequately reflected in the proposed concepts.

What we have heard so far:

COMMENT	Blue / Green	Red	Yellow
Community engagement is valuable	3		
Concern over existing traffic / Concern over new traffic	52		
Fits well with community character	28		
Maintain community use on site	32		
Maintain green space on site	130		
No increased density	60		

Comments and coloured dots showed agreement with the summary on the portion of the panel that outlined "What We've Heard so Far..." .

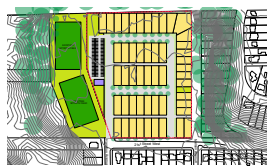
9. Concept 1



Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month.

Based on the feedback we received, revisions were made and resulted in the concept presented above.



Homes

Single-family homes - 51 units
Potential suites - 51 units
TOTAL HOMES - 102 units



Estimated Vehicle Trips/Hour

FORMER (SCHOOL USE)	225 Trips / Hour	• Approximately 70 trips / hour are generated by the adjacent sports fields while 125 trips / hour are generated by residential development
THIS CONCEPT	195 Trips / Hour	• Compared with previous school use, this concept shows reduced parking pressures on existing neighbourhood streets
NET DIFFERENCE	-30 Trips / Hour	• Sports field traffic remains mainly aligned with Hamilton Avenue

Public Open Space and Other Community Amenities

- No net loss in field play area
- Improved parking facility for sports fields
- Wide park frontage on 21st street
- Community amenity building

Relationship to Community Input

Like all concepts, the ideas in Concept 1 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 1 addresses community input in the following ways:

- ✓ Maintaining green space and recreational opportunities is a priority, particularly given the unique flatness of the site.
- ✓ Concern about existing and potential traffic volumes
- ✓ Concern about higher density development
- ✗ Uses like elder care and day care seem amenable
- ✗ Concern about loss of school

Key
✓ Concept responds well to this community input
✗ Concept does not respond well to this community input
○ Concept is somewhat neutral with respect to this community input

COMMENT	Blue / Green	Red	Yellow
Fits well with community character	53		
Maintain green space on site	53	5	
No increased density	45	19	
Concern over new traffic	25	1	
Maintain community use on site	11		

Comments on this board noted that this Concept, particularly the residential and green space components, was the best fit with the existing community. Maintaining green space on site, particularly the fields, track, and a dog park, was noted as a priority. Some were concerned with the proposed form and layout of the plan, while others were in support of it. There were, however, concerns about the proposed density as well as any new traffic that may be associated with the development.



10. Concept 1: What works well and what can be improved?

COMMENT	Blue / Green	Red	Yellow
Does not fit with community character	22	2	
Fits well with community character	17		
No increased density	17	2	

Comments on this panel were split between fitting well and not fitting well with the existing community character. There were also comments noting a concern with any increase in density.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a majority green and blue dots**, indicating that this concept “work wells”.*

11. Concept 2



Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month.

Based on the feedback we received, revisions were made and resulted in the concept presented above.



Homes

2-3 Storey Townhomes - 136 units
6 Storey Apartments - 208 units
TOTAL HOMES - 344 units



Estimated Vehicle Trips/Hour

FORMER (SCHOOL USE)	225 Trips / Hour	• Approximately 70 trips / hour are generated by the adjacent sports fields while 175 trips / hour are generated by residential development
THIS CONCEPT	245 Trips / Hour	• Compared with previous school use, this concept shows slightly more parking pressures on existing neighbourhood streets
NET DIFFERENCE	+20 Trips / Hour	• Sports field traffic remains mainly aligned with Hamilton Avenue

Public Open Space and Other Community Amenities

- Increase to informal park open space integrated within the community
- East-west connections to trails and greenbelt
- On-street parking for existing sports fields
- Community amenity building

Relationship to Community Input

Like all concepts, the ideas in Concept 2 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 2 addresses community input in the following ways:

- ✓ Maintaining green space and recreational opportunities is a priority, particularly given the unique flatness of the site.
- Concern about existing and potential traffic volumes
- Concern about higher density development
- ✓ Uses like elder care and day care seem amenable
- ✗ Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

COMMENT	Blue / Green	Red	Yellow
No increased density	131		
Concern over new traffic	15		
Does not fit with community character	13		
Maintain green space on site	7	2	
Need Seniors' housing	5		
Concern over parking	1		

Most of the comments and coloured dots on this board noted a concern with the increased density proposed in Concept 2.



12. Concept 2: What works well and what can be improved?

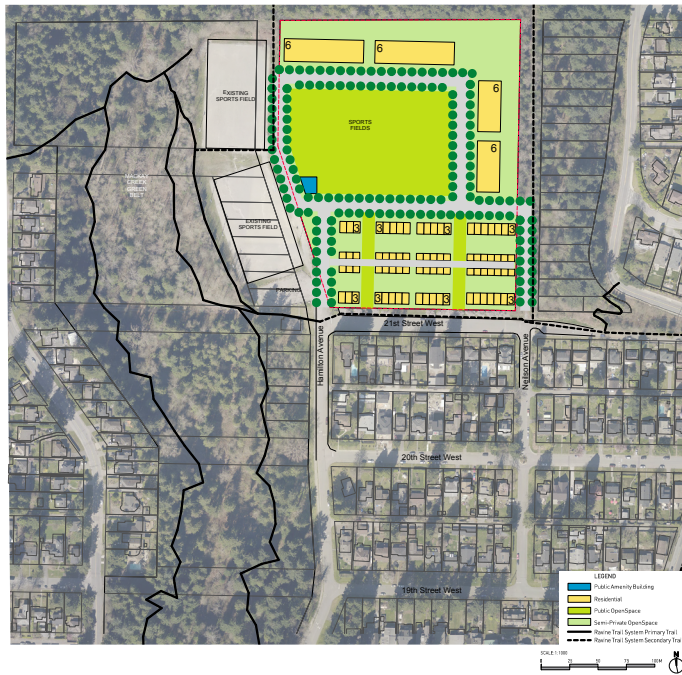
COMMENT	Blue / Green	Red	Yellow
Does not fit with community character	91		4
Concern over new traffic	72		2
Concern over sale of land			34
No increased density	2		
Maintain green space on site	1		

Comments on this panel noted that Concept 2 does not fit well with the existing neighbourhood character. There were also concerns about new traffic that would be generated by Concept 2. There were also comments noting some uncertainty about the sale of the land.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a majority of red dots, indicating that this concept “does not work well.”***

13. Concept 3



Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month.

Based on the feedback we received, revisions were made and resulted in the concept presented above.



Homes

3 Storey Townhomes - 40 units
6 Storey Apartments - 290 units
TOTAL HOMES - 330 units



Estimated Vehicle Trips/Hour

FORMER (School Use)	225 Trips / Hour	• Approximately 70 trips / hour are generated by the adjacent sports fields, while 140 trips / hour are generated by residential development
THIS CONCEPT	210 Trips / Hour	• Compared with previous school use, this concept shows slightly less parking pressures on existing neighbourhood streets
NET DIFFERENCE	-15 Trips / Hour	• Sports field traffic remains mainly aligned with Hamilton Avenue

Public Open Space and Other Community Amenities

- No net loss in field play area
- Increase to park open space
- North-south and east-west connections through community to park and greenbelt
- On-street parking for existing sports fields
- Community amenity building

Relationship to Community Input

Like all concepts, the ideas in Concept 3 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 3 addresses community input in the following ways:

- ✓ Maintaining green space and recreational opportunities is a priority, particularly given the unique flatness of the site.
- ✓ Concern about existing and potential traffic volumes
- Concern about higher density development
- ✓ Uses like elder care and day care seem amenable
- ✗ Concern about loss of school

Key
✓ Concept responds well to this community input
✗ Concept does not respond well to this community input
○ Concept is somewhat neutral with respect to this community input

COMMENT	Blue / Green	Red	Yellow
No increased density	139	2	
Maintain green space on site	31	2	
Concern over parking	11		
Concern over new traffic	10	1	
Does not fit with community character	7		
Need Seniors' housing	2		

A majority of the comments on Concept 3 noted a concern with increased density, noting that this concept does not fit well with the existing community character. There were also comments in favour of maintaining the green space on site, particularly the fields, a track, and a dog park.



14. Concept 3: What works well and what can be improved?

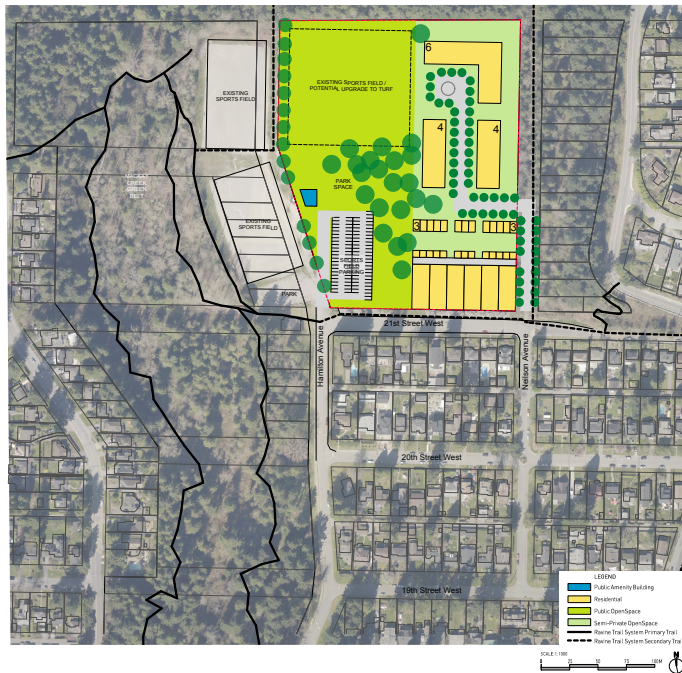
COMMENT	Blue / Green	Red	Yellow
Concern over new traffic	55		
Maintain green space on site	29	1	1
No increased density	28		
Single family only	10		
Concern over parking	10		
Does not fit with community character	7		

Comments on this panel noted a particular concern over any new traffic that might be generated by Concept 3. There were also comments noting a desire to maintain the green space, noting that the gravel fields should be upgraded to turf so they can be used year-round.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a majority of red dots, indicating that this concept “does not work well.”***

15. Concept 4



Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month.

Based on the feedback we received, revisions were made and resulted in the concept presented above.



Homes

Single-family homes - 12 units
Potential suites - 12 suites
2-3 Storey Townhomes - 13 units
4 Storey Apartments - 101 units
6 Storey Apartments - 126 units
TOTAL HOMES - 252 units



Estimated Vehicle Trips/Hour

225
Trips / Hour

• Approximately **180 trips** / hour are generated by the adjacent sports fields and upgraded sports field, while **105 trips** / hour are generated by residential development

285
Trips / Hour

• Compared with previous school use, this concept shows **more** parking pressures on existing neighbourhood streets

+60
Trips / Hour

• Sports field traffic remains mainly aligned with Hamilton Avenue

Public Open Space and Other Community Amenities

- Retention of existing grass sports fields
- Improved parking facility for sports fields
- Increase to informal park open space
- Contiguous park space with the fields and the greenbelt to the west
- East-west trail linkages
- Park fronts onto 21st street
- Community amenity building

Relationship to Community Input

Like all concepts, the ideas in Concept 4 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 4 addresses community input in the following ways:

- ✓ Maintaining green space and recreational opportunities is a priority, particularly given the unique flatness of the site.
- ✗ Concern about existing and potential traffic volumes
- Concern about higher density development
- ✓ Uses like elder care and day care seem amenable
- ✗ Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

COMMENT	Blue / Green	Red	Yellow
No increased density	90	10	
Maintain green space on site	29	2	
Concern over new traffic	17		
Single family only	5		
Does not fit with community character	4		
Concern over parking	3	3	

Most of the comments on this panel noted a concern with the density proposed in Concept 4.



16. Concept 4: What works well and what can be improved?

COMMENT	Blue / Green	Red	Yellow
Concern over new traffic	16		
No increased density	6		
Maintain community use on site	1		

The comments on this panel noted concerns about any new traffic that might be generated by Concept 4, as well as concerns about the proposed increased density of this concept.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a majority of red dots, indicating that this concept “does not work well.”** There was, however, some indication of support for the type and location and open space and amenities.*

17. Concept 5



Previous Version of this Concept

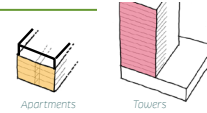
This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month.

Based on the feedback we received, revisions were made and resulted in the concept presented above.



Homes

4 Storey Apartments - 189 units
Towers with 4-Storey Base - 165 units
TOTAL HOMES - 354 units



Estimated Vehicle Trips/Hour

FORMER (SCHOOL USE)	225 Trips / Hour	• Approximately 70 trips / hour are generated by the adjacent sports fields while 125 trips / hour are generated by residential development
THIS CONCEPT	195 Trips / Hour	• Compared with previous school use, this concept shows less parking pressures on existing neighbourhood streets
NET DIFFERENCE	-30 Trips / Hour	• Sports field traffic remains mainly aligned with Hamilton Avenue

Public Open Space and Other Community Amenities

- Significant increase to the park open space
- No net loss of fields
- Strong connection to existing community with frontage on 21st Street
- Community amenity building

Relationship to Community Input

Like all concepts, the ideas in Concept 5 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 5 addresses community input in the following ways:

- ✓ Maintaining green space and recreational opportunities is a priority, particularly given the unique flatness of the site.
- ✓ Concern about existing and potential traffic volumes
- ✗ Concern about higher density development
- ✓ Uses like elder care and day care seem amenable
- ✗ Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

COMMENT	Blue / Green	Red	Yellow
Concern over new traffic	26		
No increased density	17		
Maintain green space on site	6	1	
Concern that increasing CNV population won't have sufficient school capacity	6		
Does not fit with community character	2		

Most of the comments on this panel noted their concern about new traffic, as well as the proposed density of Concept 5.



18. Concept 5: What works well and what can be improved?

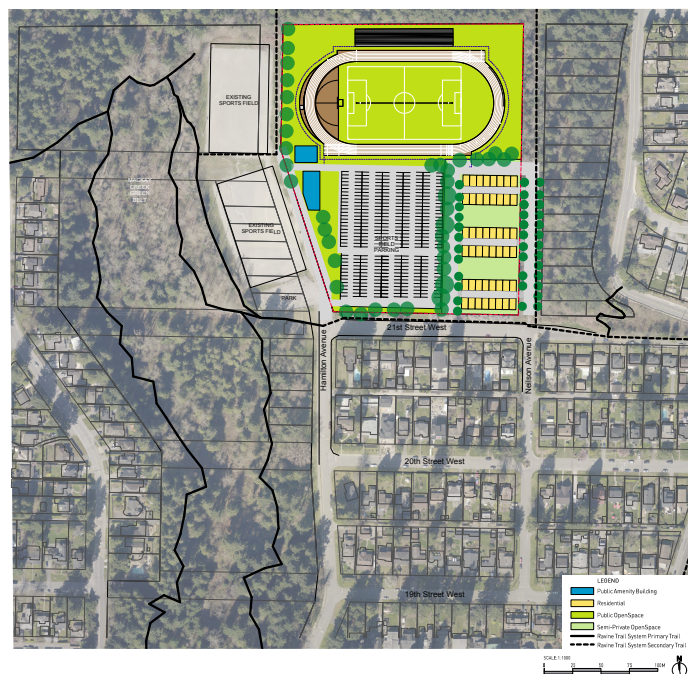
COMMENT	Blue / Green	Red	Yellow
Does not fit with community character	74		
Concern over new traffic	41		
Maintain green space on site	7		
Maintain community use on site	3		
Financial returns top priority	1		
Single family only	1		

A majority of the comments on this panel noted that Concept 5 does not fit well with the existing neighbourhood character. There were also concerns about the potential new traffic that may result from Concept 5.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a majority of red dots, indicating that this concept “does not work well.”** There was, however, some indication of support for the type and location and open space and amenities.*

19. Concept 6



Previous Version of this Concept

There was no previous version of this concept. Based on the feedback we received, this new concept was developed.

It is important to note that in this concept, a significant portion of the land would need to be purchased, at fair market value, to generate revenue for the school district. Further, the costs related to the redevelopment of the site for recreational purposes would need to be funded in addition to the purchase of land at fair market value.

Homes

3 Storey Townhomes - 48 units
TOTAL HOMES - 48 units



Townhomes

Estimated Vehicle Trips/Hour

225
Trips / Hour

310
Trips / Hour

+85
Trips / Hour

- Approximately 280 trips / hour are generated by the adjacent sports fields and sports facility (track field) while 30 trips / hour are generated by residential development
- Compared with previous school use, this concept shows more parking pressures on existing neighbourhood streets
- Sports field traffic remains mainly aligned with Hamilton Avenue

Public Open Space and Other Community Amenities

- 8 lane running track with multi-sport infield and bleachers (though note that this track may not always be publicly accessible/open)
- Improved parking facility for sports fields / large parking lot

Relationship to Community Input

Like all concepts, the ideas in Concept 6 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 6 addresses community input in the following ways:

- ✓ Maintaining green space and recreational opportunities is a priority, particularly given the unique flatness of the site.
- ✗ Concern about existing and potential traffic volumes
- ✓ Concern about higher density development
- ✗ Uses like elder care and day care seem amenable
- ✗ Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

COMMENT	Blue / Green	Red	Yellow
Maintain green space on site	88	11	2
Does not fit with community character	33		
Concern over parking	28	13	
No increased density	18	9	
Concern over new traffic	12		
Need Seniors' housing	2		

Most of the comments on this board related to maintaining the green space on the site, such as a dog park, play fields, and track. There were also suggestions to move the surface parking below ground to allow for additional field space. Comments noted that Concept 6 does not fit well with the community character. Parking concerns were also mentioned, noting that it appears to be too much for the site.



20. Concept 6: What works well and what can be improved?

COMMENT	Blue / Green	Red	Yellow
Maintain green space on site	74		1
Maintain community use on site	39		
Does not fit with community character	30		
Concern over parking	13		
Concern over new traffic	12	1	

A majority of the comments on this panel focused on maintaining the green space and community uses on site, including fields, a track, and a recreation centre.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a majority green and blue dots, indicating that this concept “work wells”**. However there were also some red and yellow dots, noting that either the concept “could work well, with some improvement” or “does not work well.”*

21. How do the Concepts Compare?

COMMENT	Blue / Green	Red	Yellow
Need Seniors' housing	19	2	1
Does not fit with community character	17		
Concern that community input is not reflected in designs	9		
Concern that increasing CNV population won't have sufficient school capacity	9		
Maintain green space on site	4	2	
Lacking public transit access	1		

The comments on this panel noted that a seniors' housing option is missing from the concepts. They also noted that, overall, concepts do not fit well with the community character

Concept 1:

COMMENT	Blue / Green	Red	Yellow
No increased density	13		
Single family only	1		

Comments on Concept 1 noted a concern with increased density.

Concept 2:

COMMENT	Blue / Green	Red	Yellow
No increased density	1		

Comments on Concept 2 noted a concern with increased density.

Concept 3:

COMMENT	Blue / Green	Red	Yellow
No increased density	5		

Comments on Concept 3 noted a concern with increased density.

Concept 4:

COMMENT	Blue / Green	Red	Yellow
No comments			

Concept 5:

COMMENT	Blue / Green	Red	Yellow
Concern over parking	1		

Comments on Concept 5 noted a concern about the availability of parking on site.



Concept 6:

COMMENT	Blue / Green	Red	Yellow
Maintain green space on site	6		
Concern over sale of land	5		
Concern over new traffic	1		

Comments on Concept 6 noted a desire to maintain green space on the site, a concern over the sale of the land, and a concern over any new traffic that may result from development.

22. Thank You!

COMMENT	Blue / Green	Red	Yellow
Need Seniors' housing	3		

Comments on this panel noted that a seniors' housing option is missing from the concepts, and this should be incorporated into future iterations of each concept.

COMMENT FORMS

Twenty seven comment forms were filled out at the Lucas Centre Site Open House. A summary of the most popular themes for each question are summarized below. To respect privacy, original comment forms will not be shared publicly.

- 1. What is the most appropriate mix of housing types - which could range from single family homes to apartments for this neighbourhood? For example, what types of housing will support “aging in place”, allowing residents to stay in the neighbourhood when they are ready to down-size? What types of housing will support new families? Which concepts work best from a housing standpoint?**

Top Emergent Themes

- » Single family homes are preferred.
- » There is some openness to townhouses (2-4 storeys).

- 2. Which concept represents the best “fit” with the neighbourhood? Why?**

Top Emergent Themes

- » Concepts 1 and 6 were consistently mentioned as preferred because of the location of open space and the lower densities relative to Concepts 2-5.
- » Assisted living or seniors’ housing should be incorporated into all Concepts.

- 3. Considering the NVSD’s need to balance the needs of students (i.e. investing in future school construction projects by generating revenue on the site) with the priorities of the community, which concepts work best from your perspective?**

Top Emergent Themes

- » Concept 1 was consistently mentioned as preferred.
- » Maintaining green space on site, particularly for sports and recreation type uses, was noted as a priority.

- 4. What is the most favourable type and configuration of public open space? Is it important that green space remain where it is today, or can it be moved elsewhere on the site? Which community amenities are most important? Which concepts work best from a public open space standpoint?**

Top Emergent Themes

- » A good fit with neighbourhood was noted as a priority.
- » Any public open space should incorporate beauty.



- » Artificial turf should be used for the field and tracks so they can be used year round.
- » Park space, nature, and trails should remain a prominent part of the site. A connection to nature is a priority.

5. Do you have any other comments to share? Please share them here.

Top Emergent Themes

- » Concern about potential increase in density and the associated traffic, noise, and pollution.
- » The land is a valuable asset and should be leased, not sold.
- » Suggestion to work with other partner groups, such as the City of North Vancouver, the District of North Vancouver, and Sports and Recreation Councils, to brainstorm options.
- » Seniors' housing should be incorporated into designs.



Cloverley Open House



Lucas Open House

Cloverley School Site Open House

Approximately 200 people attended, approximately 215 post-it comments were made, 4,805 coloured dots were posted, and 61 comment forms filled out. Eleven letters were posted on panels at the Open House (NB: one identical letter was posted 4 times, and another identical letter was posted 3 times, for a total of 7 letters). The letters noted a general concern about development on the Cloverley site, making reference to the area's single family zoning designation in the Official Community Plan (see the Appendix for scanned letters). No comment forms were submitted and no emails were received in the week following the Open House.

The Cloverley Open House was arranged around 18 panels. The panels, outlined in the following section, provided an overview of the public engagement process and background information about the site, and presented four potential Concepts. Participants were asked to provide feedback via post-it notes and coloured sticky dots. The blue and green dots have been combined because they demonstrate either agreement with or support of comments made on post-it notes.

PANELS

1. Welcome

No comments were made on this panel.

2. Where do you live in relation to the Cloverley Site?

No comments were made on this panel.

3. The Process: Hearing From You

COMMENT	Blue / Green	Red	Yellow
No increased density	107		
Financial returns top priority	5		

The coloured dots posted on this panel suggest that the participants are concerned about any increase in density beyond what is currently listed in the Official Community Plan (single family zoning designation).

4. Demographic Context & Making Decisions about Schools

COMMENT	Blue / Green	Red	Yellow
Concern that increasing CNV population won't have sufficient school capacity	175	4	
Maintain green space on site	48		
No increased density	4		

This panel suggests that there is significant concern that the impacts of potential increase in population in the City of North Vancouver has not be adequately considered in the demographic projections.

5. Investing in Education: Capital Projects

COMMENT	Blue / Green	Red	Yellow
Concern that increasing CNV population won't have sufficient school capacity	110		
Maintain community use on site	62		
Concern over NVSD financial management	31	1	
Maintain green space on site	30	1	
Concern over sale of land	10		

Similar to Panel #4, this panel suggests that there is significant concern that the impacts of potential increase in population in the City of North Vancouver has not be adequately considered in the demographic projections. In addition, residents would like to see the community uses, particularly the tennis courts and the school, remain on site. There were also comments noting a concern with and lack of understanding about how the North Vancouver School District manages finances. There is a perception that land will be sold to balance budgets (which is inaccurate). There were several comments mentioning the need for the green space at Cloverley where children can play. There is a perception that there is a lack of green space in the area.

6. FAQs: Frequently Asked Questions

COMMENT	Blue / Green	Red	Yellow
Concern over sale of land	81	31	1
Maintain green space on site	50	11	
Maintain community use on site	43		
Concern that increasing CNV population won't have sufficient school capacity	30		
Single family only	16		
Concern that community input is not reflected in designs	15	3	
Concern that community is not being adequately consulted	2		
No increased density	2	1	

Comments on this panel suggest there is concern over the sale of the land, and how the process will be managed. There were also several dots on comments noting that both green space (park) and community uses (tennis court and community centre/school) should remain on site. Concerns about the potential increase in population in the City of North Vancouver and how this will impact school enrollment were also noted.

7. Existing Conditions and CNV Policies

COMMENT	Blue / Green	Red	Yellow
Maintain green space on site	90	1	
Concern over existing traffic	56		
Maintain community use on site	9		1

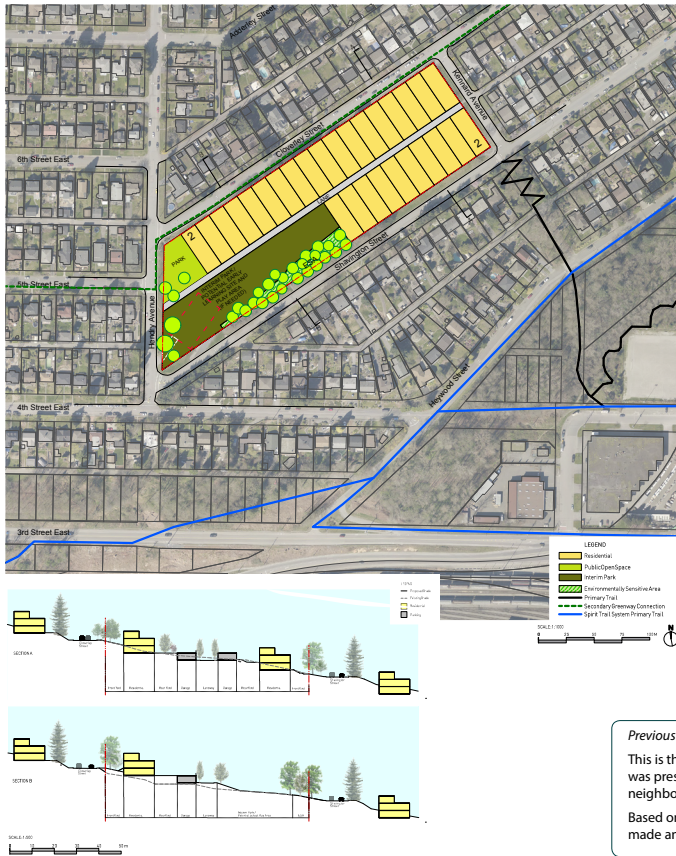
Comments on this panel focused primarily on maintaining the park located on site, noting that the park should either remain in its current location or be expanded to include the whole site. Concerns over existing traffic implications for those living in close proximity to Cloverley, both from the low road and the Lions Gate and Second Narrows bridges, were also noted.

8. Creating Ideas & Making Decisions about the Future of Cloverley

COMMENT	Blue / Green	Red	Yellow
Maintain green space on site	106		
Maintain community use on site	89		
Concern that community input is not reflected in designs	28	4	
Concern over existing traffic	27		
Concern over sale of land	21	4	1
Concern that increasing CNV population won't have sufficient school capacity	21	1	1
No increased density	17		

Similar to Panel #7, comments on this panel were in favour of maintaining the green space on site, noting that the park should either remain in its current location or be expanded to include the whole site. There were also comments addressing the need to maintain community uses on site. Comments expressing concern that community input has not been incorporated into the designs were also noted.

9. Concept 1



Homes

Single-family homes - 28 units
Potential suites - 28 units*
TOTAL HOMES -56 units



*assumes 1 suite per lot on average

Estimated Vehicle Trips/Hour

160
Trips / Hour
135
Trips / Hour
-25
Trips / Hour

- Approximately 80 trips / hour are generated by the school while 55 trips / hour are generated by residential development
- Compared with previous school use, this concept shows reduced parking pressures on existing neighbourhood streets

Public Open Space and Other Community Amenities

- Protected Environmentally Significant Area (per draft OCP)
- Small park space
- Interim Park/Future community facility
- Preservation of some existing vegetation

Relationship to Community Input

Like all concepts, the ideas in Concept 1 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 1 addresses community input in the following ways:

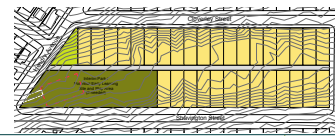
- ✗ Maintaining green space is a priority, particularly in the area currently used as a park
- ✗ Maintaining tennis courts is a priority
- Generally maintaining community uses is important
- ✓ Concern about high density development
- ✓ Concern about traffic volumes
- ✓ Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month. Based on the feedback we received, revisions were made and resulted in the concept presented above.



COMMENT	Blue / Green	Red	Yellow
No increased density	40		
Maintain green space on site	28		
Single family only	10	1	
Concern that increasing CNV population won't have sufficient school capacity	5		
Concern over new traffic	5		
Concern over sale of land	3		
Concern over existing traffic	2	2	
Concern over loss of school	2	2	
Information is confusing/misleading	1		

Comments on this panel noted concerns about the density proposed for Concept 1 as well as a concern that there was not adequate green space on the site. There were comments noting that the area should be reserved for single family only, and there were some dots noting support for this statement.



10. Concept 1: What works well and what can be improved?

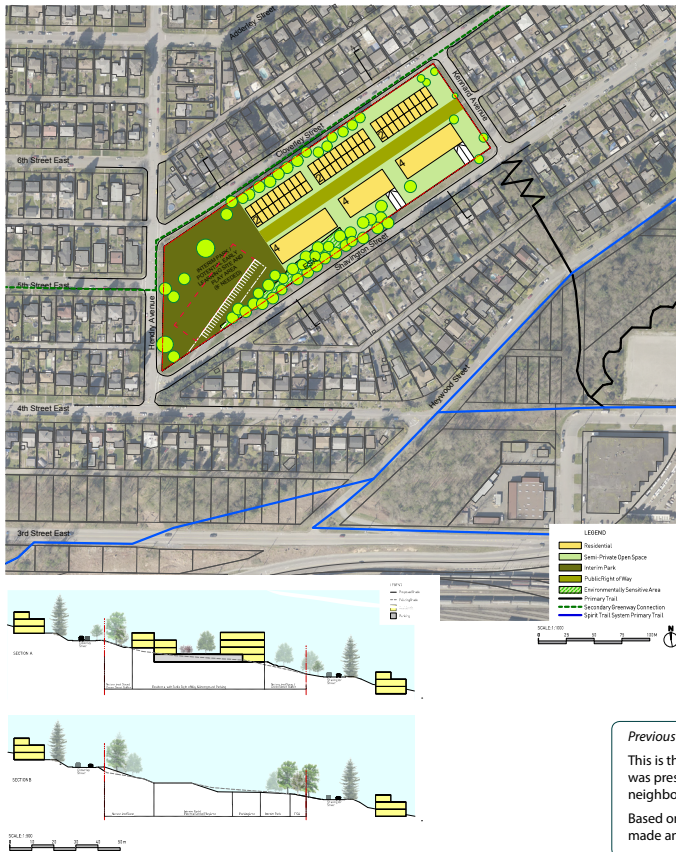
COMMENT	Blue / Green	Red	Yellow
No increased density	47		
Maintain green space on site	46	3	
Does not fit with community character	32		
Maintain green space and build on existing building footprint	31		
Concern that increasing CNV population won't have sufficient school capacity	9		
Single family only	5		
Concern that community input is not reflected in designs	3		
Fits well with community character	1		

Comments on this board noted a concern with development and/or increased density of the Cloverley site as well as concern about the lack of green space in Concept 1. There were also comments stating that this concept did not feel like a good fit with the community character. There were suggestions made to maintain the green space where it is and build single family homes on the existing building footprint to avoid disturbing the park and tennis courts.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a vast majority of red dots, indicating that this concept “does not work well.”***

11. Concept 2



Homes

2 Storey Townhomes - 60 units
4 Storey Apartments - 123 units
TOTAL HOMES - 183 units



Townhomes



Apartments*

*supports aging in place

Estimated Vehicle Trips/Hour

160
Trips / Hour
170
Trips / Hour
+10
Trips / Hour

- Approximately 80 trips / hour are generated by the school while 90 trips / hour are generated by residential development
- Compared with previous school use, this concept shows similar parking pressures on existing neighbourhood streets

Public Open Space and Other Community Amenities

- Protected Environmentally Significant Area (per draft OCP)
- Interim Park/Future community facility
- Preservation of some existing vegetation
- Wide green buffers around the site
- Central public right of way to access park/ community facility from the east

Relationship to Community Input

Like all concepts, the ideas in Concept 2 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 2 addresses community input in the following ways:

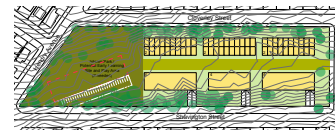
- Maintaining green space is a priority, particularly in the area currently used as a park
- Maintaining tennis courts is a priority
- Generally maintaining community uses is important
- Concern about high density development
- Concern about traffic volumes
- Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month. Based on the feedback we received, revisions were made and resulted in the concept presented above.



COMMENT	Blue / Green	Red	Yellow
Concern over new traffic	4		
Financial returns top priority	4		
Insufficient transit service	1		
Maintain green space and build on existing building footprint	3		
No increased density	1		

Comments on this board focused on concerns over any potential traffic that may result from development. In addition, concerns were voiced over the North Vancouver School District's perceived priority for financial returns, as opposed to community uses.



12. Concept 2: What works well and what can be improved?

COMMENT	Blue / Green	Red	Yellow
No increased density	56		
Single family only	44		
Concern over new traffic	30		
Maintain community use on site	30		
Concern over existing traffic	15		
Concern over sale of land	10		
Maintain green space and build on existing building footprint	9		

Comments on Concept 2 noted a concern with a concern with development and/or increased density, and confirmed that the Cloverley site and surrounding area should be single family only. Concerns over traffic associated with new development as well as a desire to maintain community uses on site were also mentioned.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a vast majority of red dots**, indicating that this concept “does not work well.”*

13. Concept 3



Homes

4 Storey Apartments - 136 units
5 Storey Apartments - 110 units
TOTAL HOMES - 246 units



*supports aging in place

Estimated Vehicle Trips/Hour

160
Trips / Hour
180
Trips / Hour
+20
Trips / Hour

- Approximately **80 trips** / hour are generated by the school, while **100 trips** / hour are generated by residential development
- Compared with previous school use, this concept shows slightly **more** parking pressures on existing neighbourhood streets

Public Open Space and Other Community Amenities

- Protected Environmentally Significant Area (per draft OCP)
- Retained tennis courts (all)
- Interim Park/Future community facility
- Retained park as-is until need for community facility
- Central public right of way to access park/community facility from the west

Relationship to Community Input

Like all concepts, the ideas in Concept 3 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 3 addresses community input in the following ways:

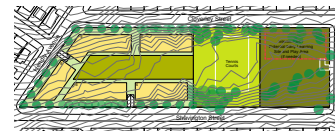
- ✓ Maintaining green space is a priority, particularly in the area currently used as a park
- ✓ Maintaining tennis courts is a priority
- ✓ Generally maintaining community uses is important
- ✗ Concern about high density development
- Concern about traffic volumes
- ✓ Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month. Based on the feedback we received, revisions were made and resulted in the concept presented above.



COMMENT	Blue / Green	Red	Yellow
No increased density	15		
Does not fit with community character	10		
Maintain green space on site	6		
Concern over new traffic	5		

Similar to Concept 2, comments on Concept 3 noted a concern with increased density, noting that this concept does not fit well with the existing community character.



14. Concept 3: What works well and what can be improved?

COMMENT	Blue / Green	Red	Yellow
Single family only	68		
Does not fit with community character	54		
Maintain green space on site	48		
No increased density	35		
Concern that increasing CNV population won't have sufficient school capacity	26		
Concern over new traffic	11		
Concern over existing traffic	8		
Maintain green space and build on existing building footprint	4		
Concern that community input is not reflected in designs	3		

Comments on this panel noted that the Cloverley area should be single family only, noting that the proposed concept does not fit well with the community character. A desire to maintain green space on the site, while not increasing the overall density was also mentioned. A concern that the growing population in the City of North Vancouver will not have sufficient school space was noted.

What works well and what can be improved?

When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a vast majority of red dots, indicating that this concept "does not work well."** However of all the concepts, this one received the most green and yellow dots, particularly with respect to location of open space and amenities.

15. Concept 4



Homes

2-3 Storey Townhomes - 81 units
TOTAL HOMES - 81 units



Estimated Vehicle Trips/Hour

160
Trips / Hour
135
Trips / Hour
-25
Trips / Hour

- Approximately 80 trips / hour are generated by the school while 55 trips / hour are generated by residential development
- Compared with previous school use, this concept shows reduced parking pressures on existing neighbourhood streets

Public Open Space and Other Community Amenities

- Protected Environmentally Significant Area (per draft OCP) and an extension to the east
- Tennis courts (2/3)
- Interim Park/Future community facility
- Central public right of way to access park/community facility from the east

Relationship to Community Input

Like all concepts, the ideas in Concept 4 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 4 addresses community input in the following ways:

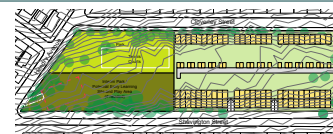
- ☐ Maintaining green space is a priority, particularly in the area currently used as a park
- ☒ Maintaining tennis courts is a priority
- ☒ Generally maintaining community uses is important
- ☒ Concern about high density development
- ☒ Concern about traffic volumes
- ☐ Concern about loss of school

Key

- ☒ Concept responds well to this community input
- ☐ Concept does not respond well to this community input
- ☐ Concept is somewhat neutral with respect to this community input

Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month. Based on the feedback we received, revisions were made and resulted in the concept presented above.



COMMENT	Blue / Green	Red	Yellow
No increased density	12		
Does not fit with community character	5		
Single family only	1		

Most of the comments on this panel noted a concern with increased density on the site.



16. Concept 4: What works well and what can be improved?

COMMENT	Blue / Green	Red	Yellow
Does not fit with community character	87		
Maintain green space on site	59		
No increased density	16		
Concern over new traffic	15		
Single family only	8		
Fits well with community character	7		

A majority of the comments on this panel noted that Concept 4 does not fit well with the character of the community. Comments also noted that the green space should be maintained on site, without increasing the density. Concerns about potential increases in traffic were also mentioned.

What works well and what can be improved?

*When asked to provide input on number of homes, types of open space and amenities, types and diversity of homes, and location of open space and amenities, participants used **a vast majority of red dots, indicating that this concept “does not work well.”***

17. How do the Concepts Compare?

COMMENT	Blue / Green	Red	Yellow
Does not fit with community character	80		
Financial returns top priority	48	1	
Maintain community use on site	47		
Concern that increasing CNV population won't have sufficient school capacity	28		1
Maintain green space on site	21		
No increased density	2		

Most of the comments on this panel noted that the proposed concepts (1-4) do not fit with the existing character of the community. Concerns that financial returns are the top priority, as opposed to community amenities and education, were also noted. Desires to see community uses on site were mentioned.

Concept 1:

COMMENT	Blue / Green	Red	Yellow
Maintain green space on site	7		
Single family only	4		
Financial returns top priority	1		

Comments on Concept 1 noted that there appeared to be insufficient green space.

Concept 2:

COMMENT	Blue / Green	Red	Yellow
No increased density	1		

Comments on Concept 2 noted a concern with development and/or increased density.

Concept 3:

COMMENT	Blue / Green	Red	Yellow
Concern over new traffic	1		
No increased density	6		

Comments on Concept 3 noted a concern with development and/or increased density.

Concept 4:

COMMENT	Blue / Green	Red	Yellow
No increased density	3		

Comments on Concept 4 noted a concern with development and/or increased density.



18. Thank You!

COMMENT	Blue / Green	Red	Yellow
Concern that community is not being adequately consulted	32		
Maintain community use on site	16		3

Comments on this panel noted a concern that the community has not been adequately consulted, and that community uses should be maintained on site.

COMMENT FORMS

Sixty one comment forms were filled out at the Cloverley School Site Open House. A summary of the most popular themes for each question are summarized below. To respect privacy, original comment forms have not been shared publicly.

- 1. What is the most appropriate mix of housing types - which could range from single family homes to apartments for this neighbourhood? For example, what types of housing will support “aging in place”, allowing residents to stay in the neighbourhood when they are ready to down-size? What types of housing will support new families? Which concepts work best from a housing standpoint?**

Top Emergent Themes

- » Single family homes are preferred.
- » There is some openness to townhouses (2 levels).

- 2. Which concept represents the best “fit” with the neighbourhood? Why?**

Top Emergent Themes

- » Concept 4 was preferred because it maintains the placement of the park and tennis courts. It was suggested that Concept 4 should be amended to show single family housing, a community centre, or seniors’ housing, as opposed to 4-storey development.
- » Concept 1 was preferred because it proposes single family. It was suggested that Concept 1, with amendments allowing for more green space, would be a possibility.
- » It was also noted that none of the concepts provided an adequate option for the site.

- 3. Considering the NVSD’s need to balance the needs of students (i.e. investing in future school construction projects by generating revenue on the site) with the priorities of the community, which concepts work best from your perspective?**

Top Emergent Themes

- » Maintaining school type uses on site was consistently mentioned as a priority.

4. **What is the most favourable type and configuration of public open space? Is it important that green space remain where it is today, or can it be moved elsewhere on the site? Which community amenities are most important? Which concepts work best from a public open space standpoint?**

Top Emergent Themes

- » Preserving the existing open space configuration (park and tennis courts) is a priority.
- » Maintaining green space on the site, such as parks, trails, and natural habitats, was noted as a priority.
- » Any park or open space should be permanent, not interim.

5. **Do you have any other comments to share? Please share them here.**

Top Emergent Themes

- » Seniors' housing should be incorporated into all concepts.
- » Concern about potential increase in density and the associated traffic, noise, and pollution.
- » The land is a valuable asset and should be leased, not sold.
- » Develop the building footprint only, and leave the park and tennis courts untouched.





CONCLUDING COMMENTS

Lucas Centre Site

The Lucas Centre Site Open House was well attended and a significant amount of feedback was received. The following key themes emerged:

A Concern about Increased Density

There was opposition in the post-it notes, coloured dots, and comments forms with regards to significant increases density on the site, particularly tower forms. Participants noted that single family homes are preferred for the site. There is also some openness to townhouse forms of development, ranging from two to four-storeys.

Maintain the Green Space

Maintaining the green space, particularly the play fields and track was consistently mentioned because of the site's flat topography. A dog park was also mentioned several times.

Seniors' Housing

A desire to see Seniors' Housing options incorporated into all of the design concepts was noted several times.

Consistency with Existing Community Character

There is a strong desire for the future site to be consistent with the character of the existing neighbourhood. This was mentioned as a priority at several panels and in comment forms.

Existing and New Traffic Congestion

There are concerns about the traffic implications associated with the development of the new site. Residents noted that existing traffic is already congested and there are concerns that any new development will exacerbate the traffic congestion.



Cloverley Site

Similar to Lucas, the Cloverley Site Open House was well attended and a significant amount of feedback was received. The following key themes emerged:

A Concern about Increased Density

The post-it notes, coloured dots, and comments forms noted an opposition to development and/or density on the site, particularly any building over 2 storeys. While participants noted that single family homes are preferred the site, there is some openness to townhouses (2 storeys max).

Keep Park and Tennis Courts

There is a strong desire to maintain the current configuration of the park and tennis courts, both in terms of size and location. Participants consistently mentioned that this is an important amenity for the neighbourhood and is used regularly.

Consistency with Existing Community Character

Consistency with existing community character is noted as a priority in comment forms and post-it notes.

Concern that the City of North Vancouver population will exceed school capacity

There are concerns that the projected increases in population in the City of North Vancouver will exceed school capacity in the next 20 years, and that the sale of the Cloverley Site will preclude the possibility of future school use on the site.



APPENDIX

Notes from the Lucas and Cloverley Open Houses





Notes from the Lucas Centre Site Open House 2

The notes below are copied directly from the post-it notes posted on boards at the Open House.

1. WELCOME BOARD				
COMMENT	Blue	Green	Red	Yellow
No comments				

2. WHERE DO YOU LIVE IN RELATION TO THE CLOVERLEY SITE?				
COMMENT	Blue	Green	Red	Yellow
No comments				

3. THE PROCESS: HEARING FROM YOU				
COMMENT	Blue	Green	Red	Yellow
No comments				

4. DEMOGRAPHIC CONTEXT & MAKING DECISIONS ABOUT SCHOOLS				
COMMENT	Blue	Green	Red	Yellow
How is E prediction any better than a,b,c,d?	1			



5. INVESTING IN EDUCATION: CAPITAL PROJECTS				
COMMENT	Blue	Green	Red	Yellow
If the school district wants to be responsible stewards of School District Finances spending \$34 million on the Education Services Centre. Really!	22			
Why did the Ed Services Centre not use the old Leo Marshall with an upgrade and then use the Lonsdale Site for condos?	9			
Why Is NVSD getting involved in the real estate market? Shouldn't the main focus be on community assets?	37			
What about additional support educational services at Lucas Location?	13			
What happens to all the kids that will eventually be in the area once the condos are sold & full - like yaletown? Kids bused to other schools.	20			
How do you plan on funding future capital projects? Once youre out of land?	17			
Prefer to have a school district in this area rather than condos	11			
In Vancouver they are facing a crunch as they do not have enough space for elementary children and have sold off school properties. Is it a little short sighted to get rid of school property. Once gone - never get back!	7			
What about using these lands as an outdoor learning tool? Farming/ wildlife society/ land/ learning/ livability	9			
How is it that the school district could possibly sell our land for profit? Did they pay market value for it? Isn't the sale of the lands for profit (medium-high density dwellings) in contradiction to the mission of the school district?	4			



6. FAQs: FREQUENTLY ASKED QUESTIONS				
COMMENT	Blue	Green	Red	Yellow
Show operating/ maintenance costs trend of existing Lucas centre - really a moneu loser or not?	1			
Why are you looking at selling this property when there is already many high density housing projects close by (being built) where will future students go to school?	42		2	
All of the options are essentially the same. There is no mention of a Community Centre or Elder Care. This is an opportunity to do something other than market housing for the community. Please use it wisely	23			
Why not continue to lease the space to schools, pre schools, dog care, church groups etc? Save our public buildings!	32		1	
Public Input- local community is single family homes - why are concept showing towers when this is not the "will" or "position" of the community.	20		1	
The issue that needs to be discussed is whether the school district should keep the property and lease it out, or if they should sell it. Not how it should be developed	35			
Why are we considering any for market housing? We are growing at a fast pace & our public amenities are already lacking! Why not focus on supporting the existing residents needs? Daycare and Elder Care along with community centres and fields are what we need. Why turn this into another elite housing complex?	29			
How will the proposed options reflect a "learning" component?	1			
Public Input - Why isnt public input reflected in all of the ideas presented today?	1			
Why can't the lands be leased?	2			

7. EXISTING CONDITIONS AND CNV POLICIES				
COMMENT	Blue	Green	Red	Yellow
This stays!!! (slope on topographical image)	4			
Need a bus route here	3		20	
Sort out traffic issues first	16	2		
Current zoning	1	10		
Small park parcels need to keep green buffers & connecting trails	17	1		
At least offer to upgrade gravel fields to grass art turf bubble	2			
current city density increases are for Lonsdale (upper and lower) and Marine Drive. Not Hamilton Heights. Keep as single family with Sports Fields	20			
Does no one catch the bus around here? The hills are a nuisance - bus at Marine Drive or Edgemont Village	4			
No Big transit bus in Hamilton	9		3	
This is the only flat site in NV suitable for sports fields. Houses can be built anywhere. This should be Sports Centre w/ outdoor fields and indoor facilities. Use existing gym.	36	2		
Anything but single family at this site is totally completely opposite the entire direction of the OCP	13			

8. CREATING IDEAS & MAKING DECISIONS ABOUT THE FUTURE OF LUCAS				
COMMENT	Blue	Green	Red	Yellow
Many points noted here are not putting the communities wants ahead of the school boards wants to max sale value! Must place people first	1			
Recognizing that all School District Properties are valued community assets, we will consult with the community as part of the process to realize the maximum social and financial value if these assets	1		14	
and then ignore the community	18			
<i>What we have heard so far:</i>				
maintaining a green space and recreational opportunities		49		
Concern about existing and potential additional traffic		52		
community uses on site are important		19		
Concern about higher density		17		
Elder care/ day care		13		
Stakeholder workshop was help to present and discuss draft concepts		3		
Maximizing public access to green space		40		
preserving grass or sports field		41		
ensuring capatability with neighbourhood		28		
minimizing traffic and high density development		43		



9. CONCEPT 1				
COMMENT	Blue	Green	Red	Yellow
Additional sports field running track; less housing	4			
put field behind	11	11		
Where is the off leash dog park	5			
This would require lighting (sports field)	1		5	
More parking, green space, and add tennis courts. Save our flat sports fields	2			
The property should all be sports facility	2			
Think traffic count is low	11			
Where are new access roads to handle traffic	1	1		
This area was not designed to handle more traffic	1			
Concept #6 is lowest density (47 units) town homes	1			
Not just density ie area. If three separate housing areas - ups number of people and ups number of cars	3			
to purchase whole site	1	3		
This is the highest density acceptable	1	21		
This is the highest density we the community wish to see to maintain the neighbourhood. School board work out deal with the city	1	30		
to purchase whole site	1	4		
37 houses + 37 suites + 37 coach homes = 111 units * more dense	1		2	
Homes	3	12	15	
Estimated Vehicle Trips/ Hour			11	
Image of sports field	1	12		
Image of existing sports field		4		
Image of lots			25	

10. CONCEPT 1: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
This concept is utterly boring - it could be jewel	3			
Boring but probably the most politically acceptable	2			
No more secondary suites or coach houses	11	6	2	
51 Houses would be tolerable, add 51 coach houses it is a distaster	17	2	2	
Fields should be in back, number of houses seems changeable	1			
This is the preferred option for OUR community	14			
<i>What works well and what can be improved?</i>				
....number of homes?	1	37	26	12
....types of open space and amenities?	3	26	3	21
.....types and diversity of homes?	1	26	13	11
....location of open space and amenities?	1	30	6	20

11. CONCEPT 2				
COMMENT	Blue	Green	Red	Yellow
Too much density	23			
6 storey buildings are a joke	1			
Edgemont Ridge Estates	1			
Need to show development above	1			
Need to note seniors housing	2	2		
Completely not acceptable	12			
Sports Fields? Green Space?	1			
No home	9			
Parking	1			
Where is off leash dog park?	4			
the road system does not support the potential traffic levels	2			
Traffic numbers are misleading. They don't include existing traffic from residences already in the neighbourhood	8			
Option w just townhouses			4	
Images of six storey townhouses			23	
Images of three storey townhouses				
Images of park space		1	2	
Homes			71	
Public Open Space and Other Community Amenities			2	
Estimated Vehicle Trips/ Hour			5	



12. CONCEPT 2: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
Infrastructure for apartment or condo towers not feasible. Want sense of community/ neighbourhood	44			
Traffic is already ridiculous. Cannot accommodate the cars for more high rises in area.	50			2
I see zero or near zero support for high rise in this community therefore highrise = ignoring this community	6			
Townhouses ok but not 6 storey highrises too	15			3
Please do not sell off our public school property	34			
Green space becomes a private area - not public	1			
inefficient layout. Neilsen Avenue extension a waste of space	2			
How does this fit into land, learning and livability?	1			
Clearly you (school trustees) are going to sell. Why arent any of these plans showing living space for families. Concept 3,4,5 - far too dense.	1			
Where is the board that shows no residential units on the site	1	1		
Townhomes and 6 storey bldgs are "not" what this neighbourhood wants!!	22			1
Already "high" traffic with approval of the Harbour Front development, more traffic is now on Fell Avenue. This wil only create more traffic issues for Hamilton	22			
<i>What works well and what can be improved?</i>				
....number of homes?			113	
....types of open space and amenities?		3	67	9
.....types and diversity of homes?		1	80	2
....location of open space and amenities?		6	54	9

13. CONCEPT 3				
COMMENT	Blue	Green	Red	Yellow
Traffic #s are wrong! They don't include existing neighbourhood traffic!	3			
Too much density	16		1	
Seniors Day Care needed	1			
This layout makes no sense			1	
More parking for sports fields		1		
Is this a joke?	2			
Parking?				
Where is the off-leash dog park?	2			
Image of 3 storey townhomes			39	
Images of 6 storey townhomes			35	
Image of sports fields	6	18	2	
Image of existing sports field	2	2		
Homes	1		48	
Estimated Vehicle Trips/ Hours	1		6	
6 storey buildings - no thanks				
On street parking for existing sports fields			8	
Community Amenity Building			2	



14. CONCEPT 3: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
RSI: Single Family Residential. Accept nothing else	10			
Opportunity for a track weave	11			
Density is too high for current infrastructure of neighbourhood. Where will the traffic go?	32			
Upgrade field to turf	6		1	1
No parking provided for field users!	10			
Why are the only concepts presented developments?	1			
This area is single family homes, the roads are not up the amount of traffic other options would generate	22	1		
No towers!! This not "in keeping" with the existing neighbourhood!	21			
Upgrade gravel to field turfs	12			
No more homes! Only green fields we need	3	3		
This does not jive with our community	5			
What about other uses? Leaving the land/ urban farms/ learning opps	2			
<i>What works well and what can be improved?</i>				
....number of homes?			97	
....types of open space and amenities?	1		47	8
.....types and diversity of homes?			83	
....location of open space and amenities?		4	6	42

15. CONCEPT 4				
COMMENT	Blue	Green	Red	Yellow
Too much density	2	2		
You have to add 100/ hour for the rest of the neighbourhood	2			
Who did the math? This is so wrong	2	1		
Single Family area/ Apartments are for inner city density areas: Lonsdale and Marine	1			
Another joke?	1			
This concept but with all Single Family	4			
What are these?	2			
6 Storey apartments are for Lonsdale and Marine	1			
Off leash dog park	6			
Homes		5	61	
Estimates Vehicle Trips/ Hour			12	
Public Open Space and Other Community Amenities	2	1		
Image of 6 storey tower			11	
Image of 4 storey towers		4	9	
Image of 3 storey towers		1	5	
Image of existing sport field	2	18	2	
Sports Field Parking	1	2	3	

16. CONCEPT 4: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
Total loss of community building is not acceptable. Increase in traffic and potential gridlock with current layout	16			
Why do we need to add density \$\$?	6			
This is the last piece of land large enough for an Athletic Facility	1			
<i>What works well and what can be improved?</i>				
....number of homes?			82	2
....types of open space and amenities?		8	34	16
.....types and diversity of homes?		1	67	4
....location of open space and amenities?		10	35	15



17. CONCEPT 5				
COMMENT	Blue	Green	Red	Yellow
Another joke? Or is this just for shock value?	1			
Towers will block views from Edgemont Ridge Estates	1			
We need to see elevations to understand height of towers	1			
Too much density !! (15)	16			
Not just density ie. Square footage. What about population? Number of children – room in schools – potential busing or car pools (traffic) (5)	6			
+100/ hour for the rest of the neighbourhood!	1			
Our streets are already congested! Traffic everywhere! (8)	9			
These figures must be low. Families that can afford these homes will all have 2+ cars (1)	2			
This traffic estimate is malarkey (13)	14			
Off leash dog park (4/1/1)	5	1	1	

18. CONCEPT 5: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
Towers are out of character for the area	11			
Provide space for a running track around existing grassed field	7			
Definition of community amenity building is unclear. Should support neighbourhood needs such as child/ elder care, a recreational indoor space	3			
storey tower will block views and create privacy issues	7			
You have got to be joking! No way!	20			
How can highest # of homes have least traffic?	16			
Housing form totally inappropriate for site/ neighbourhood	20			
No towers! Not what the community wants! Look around...there are no towers!	16			
Most amount of cliffing... did you read proper OCP?	1			
Land, Learning and Livability does not mean profit, profit, profit	1			
Less traffic please	6			
How can 354 new units = least amount of traffic?	19			
<i>What works well and what can be improved?</i>				
....number of homes?	0	0	87	1
....types of open space and amenities?	0	27	25	12
.....types and diversity of homes?	0	0	73	2
....location of open space and amenities?	0	18	32	2

19. CONCEPT 6				
COMMENT	Blue	Green	Red	Yellow
Off leash dog park	3			
We need another route in and out of area. Pemberton?	3			
Use land to North as well	6	3		
Does not include density bonus amounts	1			
Leave out the above ground parking, put in a rec centre with under ground parking. Forget about the town houses and put in seniors housing	2			
Too much density	8			
Restore riparian area so frogs etc can come back	2			
No Stadium	8			
Talk to sports council	18			
Like field - now sell the rest to the "city"	2	1		
Take paradise and put up a parking lot	14			
This may be too much parking	20	2		
Tennis courts if you have to put something	2			
put the parking at the back and add more sports field	3			
The neighbourhood does not need to be stuck staring at an enormous ugly parking lot as "street scape"	8			
Parking should not be in the middle of the development	2			
Underground parking with more park space at the top	2			1
(high quality!)	1			
Estimated Vehicle Trips/ Hour	1		9	
8 lane running track with multi-sport infield and bleachers (though note this track may not always be publically accessible/open	1	2	8	
Just keep open at all times or ...Just a waste of space	6			
Images of parking		6	13	
Images of townhomes		4	6	
Homes		5	3	
Images of field		39	3	1



20. CONCEPT 6: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
Parking lot seems way too large	8			
Large traffic volumes for track meets would only be infrequent I think	4		1	
This option is totally uneconomic	1	1		
Sportsfield ok/ Towers no!	11			
Why do the residents at 21st have to look at an ugly parking lot?	5			
None of these concepts work!! Please keep our public school space!	13	4		
This traffic pattern is scary for our neighbourhood	6	2		
We need green space. No more homes	16	2		
Thank you for considering the track proposal. The local district would greatly benefit from this concept	21	1		
North Shore is lacking in track and field facilities compared to other areas. Handsworth track may be taken up by the new school. This is a great opportunity to provide a facility for our local schools & clubs	33	1		1
North Van needs a recreation centre with gym, swimming pool and health and wellness spa	39			
<i>What works well and what can be improved?</i>				
....number of homes?	1	52	17	15
....types of open space and amenities?	1	49	20	22
.....types and diversity of homes?	0	32	17	23
....location of open space and amenities?		45	17	20

21. HOW DO THE CONCEPTS COMPARE?				
COMMENT	Blue	Green	Red	Yellow
What about a Buchart Garden type of area?	1			
Add a bus route	1			
No one is listening - this is joke	5			
Do you think we have to accept one of these choices?	7			
No one is listening to the citizens who live here and pay taxes. Too much density, too much traffic. Stop! At least for 10 years	4			
None of these options are suitable for this sight	10			
We need seniors housing	3	1	1	1
Affordable seniors housing	5	1	1	
All housing options with no mixed concepts; seniors centre or preschool or private sports clubs etc. keep traffic impacts down by mixing uses better also for community	2	1		
Keep as is and lease the school for 5 years because you will need the land for a new school	8	1		
Where is the seniors housing we all asked for?	5	1		
Where are the off leash dog park?	3		2	
Concept 1:				
single family only as area cannot handle traffic	1			
are you putting high density options here for shock value? Not professional	6			
why is the school board not investigating other options other than density? Community amenities/ urban farm/ outdoor learning	7			
Concept 2:				
if towers rammed through against our will - rezone entire area to elevate our property values so we can leave then put all condos in	1			
Concept 3:				
Try and put some effort into it. Selling for short term needs is easy. Anyone can do this	5			
Concept 4:				
No comments				
Concept 5:				
Where is the parking for the fields	2			
Concept 6:				
No sale! Retain park/ field. No to more traffic! Explore other options! With the number of condos going in the demand for schools will increase. Look longer term	4			
Turn ash fields into parking and add more green space instead of parking	5			
There are no houses & plenty of parking for sports field --> why is traffic high?				



22. THANK YOU!				
COMMENT	Blue	Green	Red	Yellow
Need to note seniors housing	1	1		





Notes from the Cloverley School Site Open House 2

The notes below are copied directly from the post-it notes and coloured dots posted on boards at the Open House.

1. WELCOME BOARD				
COMMENT	Blue	Green	Red	Yellow
No comments				

2. WHERE DO YOU LIVE IN RELATION TO THE CLOVERLEY SITE?				
COMMENT	Blue	Green	Red	Yellow
No comments				

3. THE PROCESS: HEARING FROM YOU				
COMMENT	Blue	Green	Red	Yellow
· Financial returns is the only consideration NVSD is concerned about	5			
· No increased density	53			
· No increased density	54			



4. DEMOGRAPHIC CONTEXT & MAKING DECISIONS ABOUT SCHOOLS				
COMMENT	Blue	Green	Red	Yellow
· The large new development at Keith Road will add children to the area too!	6		3	
· With a 1000+ homes being built in the area how can you judge how many children will be in this area	13			
· If Ridgeway is full, where will new kids in area go to school	20			
· You are planning schools & park/recreation space based on lagging data. Increased density means young families will need schools and park/ community facilities to compensate for no backyards. Lets consider the currently approved density now	3	3		
· It looks like the numbers are starting to increase again	15	2		
· Moved here less than one year ago. Kids 3.5 years, 4 months. How are we being counted here	7			
· Are you taking all of the new developments into consideration	17			
· Draft OCP is to increase “affordability” for family’s to live on the North Shore. Where will their kids go to school	3	1	1	
· Perhaps add a forecast for the next 10-20 years on school enrollment in N Van School District. It seems a pattern of boom & bust have emerged thereby perhaps bringing into question enrollment in the next 10-20 years	36	2		
· Where will the large numbers or children presently living in this neighbourhood & those in the projected increased homes & adjacent neighbourhoods go to school?? And where will be their opportunities for recreational space if we close all park space in the neighbourhood?	46	1		
· What about a community centre	9	2		
· What about green space	35	2		
· I don’t want too many people around and no big tall condos with lots of smoke. Add blue dots...	4			



5. INVESTING IN EDUCATION: CAPITAL PROJECTS				
COMMENT	Blue	Green	Red	Yellow
· The school district spent almost as much money building its offices as the new school at Sutherland – it spent 20% of all the school upgrades 8 in all, on once office building	28			
· Vancouver School Board also has \$15 million deficit. They are not selling lands for revenue to developers?	9			
· Wonder why there is no trust of the NVSB? \$31, 000,000 office \$4,500,000 new school?	9	2		
· Most money spent by the NVSD was not for a school! They needed a new office! \$31,000,000	5	1	1	
· What is 9 million @ Argyle? A partial Reno only? Certainly not a new building?	2			
· What happens when all the land is sold?	8			
· Why does everything have to be developed to the hilt in 1 year or less?	2			
· The future need for a school in this area hasn't been described – How many kids will live in the new Seylynn Towers & the 2 new Towers that may be built on Dykhof Nursery	49			
· What about kids from the proposed increased density redevelopment proposal on 1 st & 2nd streets @ Moody & Ridgeway (above the new low level road) – where will they go to school?	18			
· If NVSD sells Cloverley School, there is no school between Keith & 3rd. Where are you going to put children in the future as Ridgeway School is almost full now?	38			
· This is one of the most affordable neighbourhood in NVan for the 1st time buyer. There will be an increase in young children as families who own or rent move in. Plus all the new development.	5			
· Cloverley School/ Tennis Courts/ Park and all the property must be preserved and kept for our community use	55			
· We need a school and park now	6	1		
· Children need space to play. Green space should be their right in Canada. It shouldn't be valued in \$	10	2	1	
· Find the money somewhere else. Our neighbourhood deserves parks/ greenspace too.	2			
· The section of NVC between Lonsdale, Keith Road and the harbor has been short changed on parkland from day one. Now the only substantial park in this area is being taken away. S.D. 44 has a responsibility to retain recreational areas if it really care about kids	16			

6. FAQs: FREQUENTLY ASKED QUESTIONS				
COMMENT	Blue	Green	Red	Yellow
· This is short sighted. The money may help with the deficit for a few years, but then what?	19			
· How are you going to fund future capital projects once you sell all the land?	2			
· Once this school is gone it can never come back. This school will be needed as density increases as planned with basement and Coach Houses!!	28			
· Please find a way to remain financially viable and keep this property. Please don't sell out. Work to preserve.	29	1		
Why is the School District engaging in a review of the Cloverly site?	1		31	
Where would the potential revenue go?	1			1
· How much input from the community is the school district actually willing to incorporate in its planning? Residents are strongly opposed to increased housing density in the Cloverley Neighbourhood & loss of park space & potential loss of school building, which will be need in the near future, giving the number of young children in the neighbourhood	14			
Why isn't public input reflected in all the ideas presented today?	1		3	
· Why were residents on the other side of Keith not consulted or invited to local residents meeting?	2			
· The assumptions regarding future school populations are not considering the extraordinary densification being undertaken by the City currently. Where will all the new families send their children to school if we sell this one?	30			
· ...needs of community. Is that a joke?	2			
· Cloverley School, the park, the tennis – all the property must be for community use	22			
· How about re-purposing the space to a community centre to replace NS Neighbourhood house or turn it into seniors centre or assisted living space if demographic is moving to senior	19			
· Can you please not take down the park?	4			
· What about the children in this neighbourhood – where do they go to play?	36			
· Cant you just take a hunk off Grand Blvd they have lots of green space. Try building condos there? (11/9)	10		11	
· Would the city allow me to build a 297!!! Story building on my land??!!	2		1	
· This is a SFD area. I do not think zoning would be acceptable is anything other than SFD or Institutional Zoning	16			



7. EXISTING CONDITIONS AND CNV POLICIES				
COMMENT	Blue	Green	Red	Yellow
· It used to take me 5 mins to get to work now it takes ½ hour. What about air quality too?	4			
· Traffic congestion has already increased on Cloverley and Keywood and Shavington. Whenever there is an accident on the Upper Levels Traffic filters through this area (especially on 5th street and 4th street)	52			
· Please, North Van City, buy the school and all the property for use by our community. Buy and preserve for our community. Thank You NV City	7	2		1
· City of North Vancouver maintains the “park” grass and playground equipment	7			
· Moved to Cloverley Street 1 year ago. Had we known that Cloverly Park was temporary, I might have chosen elsewhere to live. Misleading with “Cloverly Park” signage, signed by the City of North Vancouver (not NVSD)	1			
· Sunrise park is a wilderness park & beautiful	4		1	
· Sunrise Park is not a park in the same sense as that at Cloverley. No play space/ tennis/ field, etc.	30			
· The green sign on the park says “Cloverley Park – City of North Vancouver”. Not – School District Park. For years we have been mislead into believing this park was city property!!	35			
· This inaccurate designation of park land was identified at the first open house. It is a paved switchback path; below it is asphalt lane/road 3 lanes wide	3	1		
· Trees filter air/ noise/ think Neptune Coal Terminal	5			
· We love these “low value trees”. They provide height shade, visual interest and a natural wooded feel to that stretch	4			
· 0.5 km is the closest transit	1			

8. CREATING IDEAS & MAKING DECISIONS ABOUT THE FUTURE OF CLOVERLEY				
COMMENT	Blue	Green	Red	Yellow
· Concern about traffic volumes	1	26		
· This community is saying no. Your work here is done. Look for ways to keep the property	16			
· Where is the “long term lease” concept? Ooops, financial return!	4			
· Given the proposal you have heard nothing from the community input	1			
· But do you care what we say?	12			
· Does consulting with the community mean actually listening to residents feedback, of opposition, to increased housing- density, loss of green space and school potentially needed in the future..... we hoped so!	14			
· Concern about loss of school	1	20	1	1
· Preserving Cloverley School and all the Cloverly Property for our community use must be a high priority	4			
· Generally maintaining community uses on the site are important	1	36		
· Maintaining tree and green space, specifically the area currently used as a park / Maintaining tennis courts/ Minimizing development or density, and ensuring compatibility of character with neighborhood	1	44		
· Maintaining green space is a priority, particularly in the area currently used as a park	1	58		
· Maintaining tennis courts is a priority	2	45		
· Concern about high density development (and densification generally in North Vancouver)	1	16		
1. Recognizing that all School District properties are valued community assets, we will consult with the community as part of the process to realize the maximum social and financial value of these assets	1		4	
5. Giving preference to proposals that support the Board of Education’s strategic goals and priorities, where all other criteria have been met, for the lease/ sale of properties	1		4	1
4. Re-purposing School District lands through the strategic use of long term land leases to address evolving community needs such as affordable housing, recreation, green space and childcare.	1	2		
2. Balancing current and future School District needs by aligning our decision making with our Strategic Plan and implementing options ranging from short, medium and long term leases. Retaining properties and limiting outright sales will provide flexibility to accommodate potential future enrollment	1			1
3. Obtaining maximum financial returns while pursuing creative, holistic solutions for broad based community objectives of affordable housing, recreation, green space, childcare and other emerging community needs \. We will do this with consideration of the Official Community Plans of the respective municipality.	1			1



9. CONCEPT 1				
COMMENT	Blue	Green	Red	Yellow
· 80 trips/ hour is a crazy #. Kids are dropped off/ picked up at 3	1			
· Increased traffic on 5th	4			
· Least offensive but still offensive	1			
· You seem to be equating 'school' with early learning site. Once the SD 44 has sold this land, it is gone to schools	2			
· the proposal doesn't account for laneway or carriage suites; thereby a potential 28 units could be added = 84 units	1			
· they are well aware of extra density in draft OCP. Must have been an oversight. Trust	1			
· 28 homes/ 28 suites/ 28 coach houses = 84 units with proposed OCP	3			
· This key makes no sense. Too many double negatives to untangle.	1			
· depressing option 1 – the green space left is the most unusable for recreation	1			
· It is not acceptable to propose an interim park. This is not committing to the green space the community needs	5			
· Interim = gone one day soon	9			
· Why show trees that will not be there?	1			
· No no nO	8			
· Can I build a 297 storey building on my lot?	1			
· Yeah sure! Until developers buy it an go for increased density (this will happen)	2			
· only single family homes are ok	4			
· 1. Park is too small/ 2. Single family homes ok but not more than 28 lots	6		1	
Homes:	1		24	
Concern about traffic volumes	1	1	2	
Concern about loss of school (	1	1	2	
Maintaining greenspace is a priority, particularly in the area currently used as a park	9			
Maintaining tennis courts is a priority	3			
Relationship to Community input	1			
Concern about high density development (	1	1	2	

10. CONCEPT 1: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
· Please take our feedback seriously not like other times when you just asked and didn't care	3			
· How do you know what the demographics will be in 5 years?	9			
· This is the best of the bad/ worst	2			
· This is the worst. Totally destroys the area	8			
· With all the suites and renters we reduce community feel. Single family please	1			
· None of these choices are good	21			
· Fits better with OCP and nearby homes	1			
· If there needs to be development leave the park and tennis courts permanently & build single family houses where the school is now	5			
· Putting a fork on the south or west end is a joke – its too steep and topographically challenged	10			
· Poor topography for a park, plus highest traffic areas (	11			
· How about leaving the park and tennis courts and just building single family homes on the west end ie. Concept #3 w/ single family homes & no townhouses or condos	4			
· Perhaps purpose park/ tennis court in the same spot	1			
· Preserves house and single family homes of the neighbourhood, but leaves scraps for "potential" park & green space	4			
· Loss of park – No. Some vegetation lost – Define. Interim park space – this is lawyer speak	3			
· This does not preserve the park. The little bit of park on the corner is on a steep hill – useless	24			
· What does "interim park" really mean?	6			
· Park is too small	6	3	3	
· The draft plan of the OCP proposes that single family homes can have both a basement suite & a coach house – 28 SFH = 94 families. Parking anyone?	12			
· Take care of the big problem right now (traffic, parking) before inviting more people to our area or the north shore for that matter	14			
· All this means increased density!! There is already too much traffic and cars parked on Shavington & Cloverley, with (illegal) basement suites.	7			
· If laneway houses are allowed + suites + house = problems	2			
· There are more than plenty people living already in the North Shore than the community can handle	12			
· This is a single family area. We want it this way. Suites are ok	5			



<i>What works well and what can be improved?</i>				
....number of homes?	2	3	138	7
....types of open space and amenities?	1	1	102	2
.....types and diversity of homes?	2	5	98	4
....location of open space and amenities?	1	1	109	2



11. CONCEPT 2				
COMMENT	Blue	Green	Red	Yellow
· Approximately 80 trips per hour are generated by the school while 90 trips per hour are generated by the residential neighbourhood. (What? I live by the school – 80 trips an hour? No way!	4			
· Only interim? Until SD needs more money & sells it	4			
· Aging in place is correct term. Without nearby transit, aging people cannot leave	1			
· Why would you destroy a park with 4 storey buildings?	2			
· Maintaining green space is a priority, particularly in the area currently used as a park	1	13		
· Homes -2 storey townhomes – 60 units – 4 storey apartments – 123 units TOTAL HOMES – 183 units	1		13	



12. CONCEPT 2: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
• Take care of the BIG problem (traffic, parking) first before you invite more people to our area or the north shore for that matter	15			
• Traffic, traffic, traffic	15			
• What about the bridges to Vancouver? Will they be upgraded too?	4			
• What about the number of cars on the street	11			
• What is the rush? Why do we need to sell now? Wait and see what happens.	10			
• No townhomes! No condos! No houses! Keep the park, tennis court, keep the building for community use	30			
• Another proposal to put housing on the best land and the park on the worst – why the word “interim” park?	1			
• “Interim” park means temporary	8			
• Way to crowded	26			
• The fear is that as soon as the zoning is changed, there is no stopping the spread of condos. Once the door is open a crack, the developers will kick it down	6			
• No townhomes, no condos	24			
• We are zoned single family. This option should not even have been presented	37			
• Does not fit zoning, does not fit zoning	6			
• This option ignores feedback from the “consultation” – no densification above SFD	1			
<i>What works well and what can be improved?</i>				
....number of homes?	3		158	
....types of open space and amenities?	1		126	
.....types and diversity of homes?	1	1	130	1
....location of open space and amenities? (	1	2	126	1

13. CONCEPT 3				
COMMENT	Blue	Green	Red	Yellow
· Increased traffic on 5th-4th street	5			
· No!	6			
· No!	2			
· No!	2			
· Interim = gone one day soon!	3			
· These are not the large trees you see, these are ornamental trees (near sections)	1			
Maintaining tennis courts is a priority	1	1		
Homes – 4 storey apartments – 136 units // 5 storey apartments – 110 units // Total Homes – 246 units	1		14	



14. CONCEPT 3: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
• Take care of the big problem right now (traffic, parking) before you bring any extra people in this area or all of the north shore for that matter	8			
• Traffic, traffic, traffic.	4			
• This area cannot support any more traffic. Keep the density we have until our transportation needs are met.	7			
• This option is insulting to our community and destroys any trust in NVSD to do any meaningful engagement	3			
• School are for kids to have fun and kids to learn so keep school, keep school	12			
• By sarah the kid, keep school	14			
• No!	4			
• This is the worst option here	6			
• This option is like blackmail, you get to keep the park but there will be apartments	7			
• Who is in charge of these choices? Certainly someone not from the North Shore	10			
• The majority of the local residents want to keep the entire site	22			
• You have got to be joking	5			
• Interesting concept – preserve, park and courts, but rezone for high density?? How about just keeping park and courts and adding some single family residences to keep the character of the neighbourhood	4			
• I want to keep green space – no housing	30			
• NB: the park is temporary in this option!! We want a permanent park!	9			
Condos and townhouses is the last staw! We need the park and tennis courts	9			
• This is even higher! No!	1			
• No condos! No townhomes! No more houses! Keep park, keep tennis courts, keep building for our community use	16			
• Do not add new housing	18			
• Does not fit OCP, does not fit zoning	6			
• Single family	8			
• Another non-option in our SF zoned area	9			
• This is why we chose to live in this area – no school clogged streets, an obscured view...apartments are unacceptable	13			
• No apartment, no townhouses, no condos	20			
• Didn't the OCP state that there would only be single family homes east of st. Andrews?	12			
<i>What works well and what can be improved?</i>				
....number of homes?	1		197	1
....types of open space and amenities?	3	11	130	10
.....types and diversity of homes?	1		150	1
....location of open space and amenities?	2	6	120	7

15. CONCEPT 4				
COMMENT	Blue	Green	Red	Yellow
· I don't trust anything labeled "if needed"	3			
· No	2			
· Too many units	1			
· How does this respond to concerns about high density?	1			
· Homes – 2-3 Storey Townhomes – 81 units	1			
Total Homes – 81 units	1		8	
· Has there ever been a townhouse development that was not an eyesore within 10 years?	1			



16. CONCEPT 4: WHAT WORKS WELL AND WHAT CAN BE IMPROVED?				
COMMENT	Blue	Green	Red	Yellow
· Traffic, traffic, traffic	15			
· None of these choices are acceptable.	81			
· Never	1			
· No!	5			
· I really like this one	1	3		
· Like this one the most	1	2		
· This meets none of our needs for park – the option should be to have the city buy the park	38			
· KEEP OUR PARK! Keep our tennis courts! Keep our building for our community. No condos, no more houses, no townhomes.	21			
· As if we could use the tennis courts with such high density housing	12			
· Too many units	4			
· Does not fit OCP, does not fit zoning	8			
<i>What works well and what can be improved?</i>				
....number of homes?	2	4	138	8
....types of open space and amenities?	2	3	114	17
.....types and diversity of homes?	1	2	109	9
....location of open space and amenities?	1	3	100	15

17. HOW DO THE CONCEPTS COMPARE?				
COMMENT	Blue	Green	Red	Yellow
· Where is the long term vision of the children moving into one of the more affordable areas in N.V.? School is needed and not easy to re-acquire.	16			
· Do not tear down the school! By sarah the kid	9	3		1
· No	3	1		
· There needs to be a real town hall meeting about this. Presenting us with 4 unacceptable options is no choice at all. We need to be able to speak about this	5			
· Please consider an option that will work with existing population	1			
· These are the worst plans ever. Every single “concept” makes it clear that this community is not valued by the school district at all. Higher density & less green space? Lower density & no green spaces? Theses plans are an insult	4			
· They are all poor	25	2		
· Just because a concept has less red dots it does not make it a better or good option	14	2		
· Unacceptable! All concepts!	23			
· Where is option #5 – none of these designs show any promise – enjoy your money because that’s all you care about (22/1/1)	23	1	1	
· Keep this a community centre a school, green space. Stop letting \$\$\$ drive every decision	23	1		
· Where is the option to keep our park, tennis courts and a building the community can share?	34	2		
· Why isn’t there a proposal to work with the city for public amenities like a community centre?	11			
· How about tear it all down and make it one big park?	20	1		
· This is density bonusing	1			
· No more people!	1			



Concept 1:				
· 28 lots @ say \$750,000/ lot = \$21 million of land value – less infrastructure costs!! How much more does school board need or want?	1			
· We need at least as much park space as now with more residents, not less	3	1		
· Increase size of the park – single family is ok	2	1		
· Single family homes from 1 with park space & tennis courts from 3	4			
Concept 2:				
· Too many units. Not ok!	1			
Concept 3:				
Help with math please: Concept 1*: Units 56*/ Vehicle trips per hour 135*/ Trips per day 3200 // Concept 2: Units 183/ Vehicle trips per hour 170/ Trips per day 3200 // Concept 3*: Units 246*/ Vehicle trips per hour 180*/ 43 trips per day // Concept 4: Units 81/Vehicles trip per hour 135 // (How can 5 times the density result in so few trips per hour)	1			
· Too many units	3			
· Can I build a 297 storey building on my property	3			
Concept 4:				
· Townhouses unacceptable – too many units.	3			

18. THANK YOU!				
COMMENT	Blue	Green	Red	Yellow
· I am upset that my public input has been limited to the # of sticky dots you have seen fit to give me	32			
· Please North Van City, buy the School, Park, Tennis Courts – the entire property and preserve for our community use. Thanks so much.	9			
· Please, the entire Cloverley site must be preserved for our community (6/3)	7			3
· Land – For Sale/ Learning – West Van SD/ Livingrooms – NVSD	1			



Letters Posted at the Cloverley School Site Open House 2

An Open letter to the North Vancouver School Board regarding the proposal for Housing at Cloverley School and Park.

Friends,

What's the rush?

Surely your job, as a School Board, is not to promote housing, "affordable" or otherwise, but to promote adequate school buildings and public education.

When the present frenzy of building condos and high rises slows, and the people come to fill them, you will have a much clearer idea of real numbers of children needing schools. There will not be much empty land left on which to build. No more land is being created! You own a piece of what land we have, and it's an asset that can only increase in value as the time goes on. Please just wait till then, and you will make wiser decisions.

For Cloverley Park, which is a treasure, I appeal to you, and to City Council, to leave it as it is. No- that will not make you any money; but not everything in this world has to have a price tag.

Spirit trails and "green necklaces" are good for walking and biking. Recreation Centres are for more strenuous exercise.

As, inevitably, we feel the pressure of more folk about us, we shall need a lovely, open green space like Cloverley Park, with no buildings on it, a wide sky and a glimpse of water; a place for contemplation and delight, of "sweet dreams and health and quiet breathing", giving peace and mental and spiritual stability, which are beyond any price.

Shirley Marcino

748 E. 4th

North Vancouver, B.C.

1. **Section 4, page 31 of the report says:**

Land Acquisition

- Acquire new parkland per Figure 10 and Map 3. This includes active parkland, environmentally sensitive areas rated high and moderate (see Map 4), and natural areas. In addition, acquire properties that may become available through development, bequests, or other particular opportunities.
- **If any land owned by the School District is being considered for disposition, review the existing and potential public benefits of retaining it as parkland, and if desirable, acquire the land.**

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•

Blue
Dok



staff have worked closely on this very issue, puzzles me and many other residents. Once again, who dropped the ball?

Regards,

George Ellis,
1017 Shavington Street,

Open House at the Park knowing this is a
house zoned area. This is not acceptable to me and it never will be.

I urge the City to give direction to the School District to delay the Public Process Meetings until the City can offer proper clarification and resolve of Cloverley Park and tennis courts. I also recommend you follow up on Rod Clark's suggestion last week to have the S.D. meet with City Council. Why is the S.D. in such urgent need of capital or are they being pressured from developers?

The North Vancouver City Parks Master Plan states clearly that the City should acquire land owned by the School District that is being considered for disposition. The fact that this has been a City Park for 30 years or more and City

Council to have extensive discussion with
our residents for approval of any density change in our community.

To save Cloverley Park and Tennis Courts as a dedicated Park. A member of the CRA requested by letter April 6th. for the City to continue with the process to acquire this Park Property and hopefully we will have resolve on this issue in the near future.

We urge all residents to contact the City and Council to reinforce this issue!

To be added to our residents' association contact list, please send us an email to: cra@telus.net

**Unfortunately, some of the letter was illegible.*

Mayor Mussatto

You should know that this,
“ Destruction of the Cloverly
Greenwoods and Park”
that you seem to be currently involved
with will almost certainly determine your
future.

If you rip out the heart and lungs of this
community, the community will surely rise
up and throw you out of office in
disgrace.

The municipal elections are coming.

Councillor Keating

You should know that as president of the NDP that this, destruction of the Cloverly Greenwood and Park affair, is a test case for the next provincial election.

If you become know as;

“ DESTROYER OF COMMUNITIES ”

you and the NDP will almost surely lose the next election

Be very careful

This is an election year so more than ever I think it is really important that we let our local politicians, both council and school district, know our thoughts.

I sent off the following email to our Mayor and Council members today. Have also attached a link to the NV City's Parks Master Plan report and at the end of this email have marked off in red a salient point mentioned in their plans.

Cloverley School site including the Park and Tennis Courts

What if anything is the City doing re the School District's plan to sell the current Cloverley School site? I understand the park and tennis courts have been leased from the school district for the past forty years and that the lease is up August 2014.

I have attended the past three school board land management meetings. The majority of the local residents want to keep the entire site but as a minimum, at least the current park and tennis courts which are well used. Does the City have any plans to purchase the current park and tennis courts from the school district? If not, why not?

Has the City given any thought to keeping Sunrise Park but selling the underused and generally poorly maintained gravel soccer field? I'm sure the North Shore Studios would be interested as they recently tried to purchase the Keith Lynn school site before the District of North Vancouver and the Provincial Highways Department intervened. At any rate, I'm sure there would be other interested buyers. If the gravel soccer field was sold, those monies could be put towards purchasing the Cloverley site and ideally, a new soccer field could be built where the current Cloverley School is situated.

I would appreciate hearing your views as to keeping (as a minimum) the current Cloverley Park and tennis courts.

Appreciate all your work. Thank you.

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<http://www.cnv.org/~media/4A2B76BDEE764252B9A1ED61A81265C7.pdf>



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