

OPEN HOUSE INPUT SUMMARY

Lucas Centre Site and Cloverley School Site
Open Houses, February 19 and 20, 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 future of the Lucas Centre Site and Cloverley School Site, respectively. Each open house followed the same format: a combination of informational and interactive panels. The Lucas Open House was held on February 19 from 5-8 p.m. Approximately 115 people attended, over 395 comments were posted, and 37 comment forms were filled out. The Cloverley Open House was held on February 20 from 5-8 p.m. Approximately 120 people attended, over 500 comments were posted, and 40 comment forms were filled out.

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

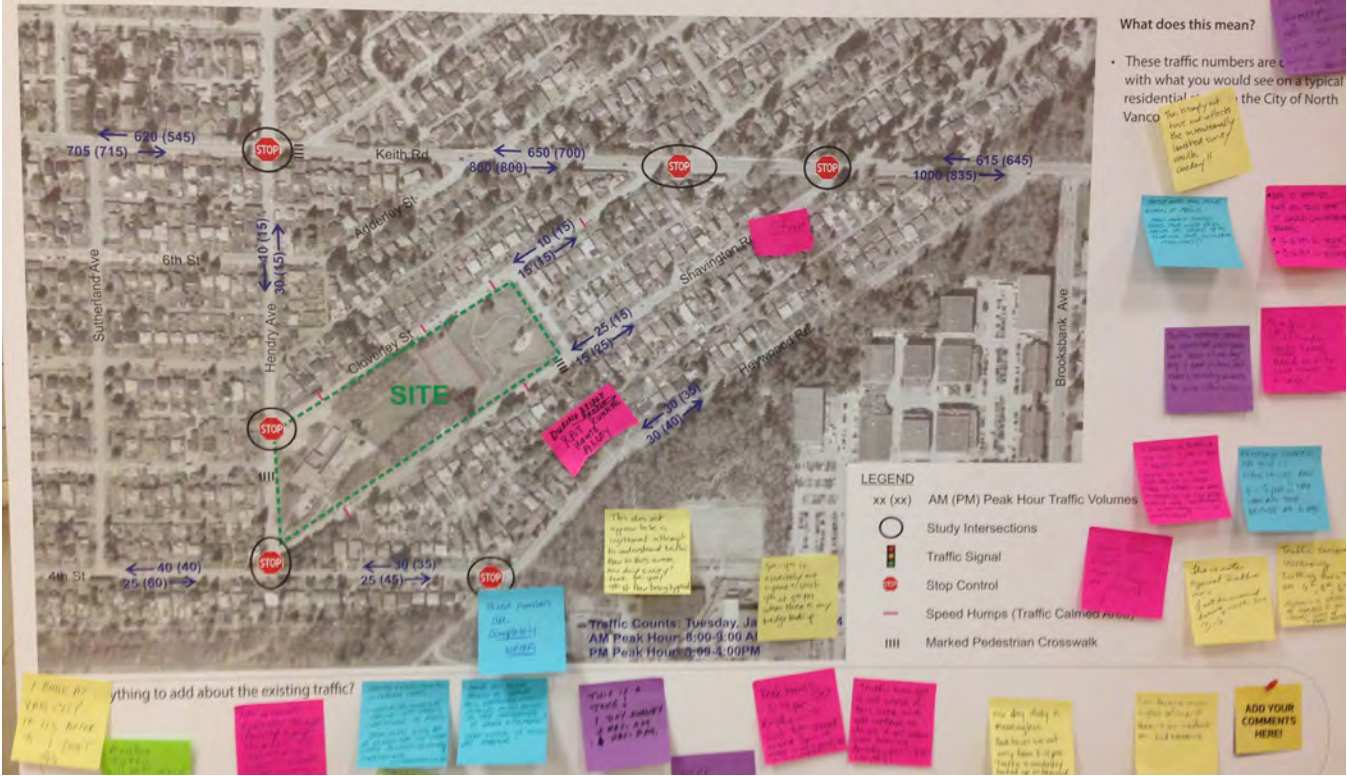
- » **Maintain the green space** on the site for “flat” uses such as soccer fields (both grass and turf), track and field, and rugby.
- » **Maintain the community uses** on the site, such as a community centre, sports facility, or daycare.
- » **Keep the site for future school and/or educational uses**, such as pre-school, private school, and adult classes.
- » **Explore urban agriculture opportunities** for the site.
- » **No high density development, but open to maintaining green space and redeveloping school site with a community or low density use**

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

- » **Maintain the green space** on the site for the park and the tennis courts.
- » **Maintain the community uses** on the site, such as a community centre, sports facility, or daycare.
- » **Keep the site for future school and/or educational uses**, such as pre-school, private school, and adult classes.
- » **Explore urban agriculture opportunities** for the site.
- » **No high density development, but open to maintaining green space and redeveloping school site with a community or low density use**



Existing Conditions: Traffic



Cloverley Open House

Existing Conditions: Overall Site



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 February 19 and 20, 2014, public Open Houses were held at the Lucas and Cloverley sites, respectively. Each Open House provided background information on the site, provided context on the public engagement process and the NVSD's land management process, and solicited community input. Open House participants were invited to review a series of panels and then provide input.

Participants were asked to provide input at the following panels:

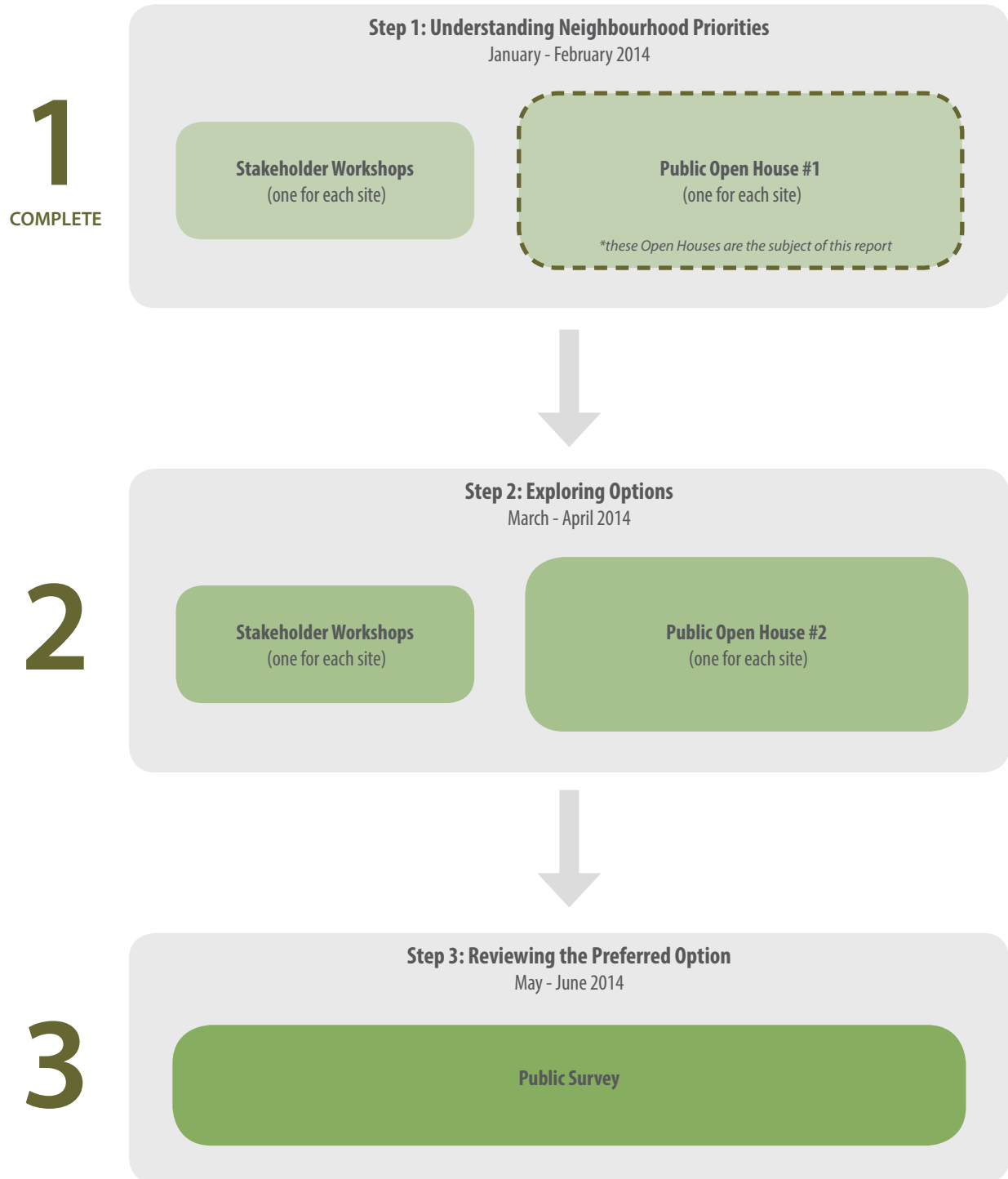
1. Investing in Education: Capital Projects
2. What are Surplus Sites, where are they, and what are the options?
3. Existing Conditions: Overall Site
4. Existing Conditions: Topography and Slope
5. Existing Conditions: Transportation Network
6. Existing Conditions: Walking Distances
7. Existing Conditions: Parks and Open Space
8. Existing Conditions: Traffic
9. Uses and Traffic: Did You Know?
10. How can the site be used as a Lever for Learning?
11. How can the site be used as an Informal Place for Learning?
12. Hopes and Concerns - What is the best possible thing that can happen here? // What is the worst possible thing that can happen here?
13. Is there anything else you'd like to add?

In addition, post-it note comments were left on informational panels that did not solicit input. All comments were transcribed, key themes and patterns were identified, and the comments were coded accordingly. Several common themes emerged; they are outlined in the Section 2. A full transcription of all post-it note comments can be found in Appendix A.

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



The Overall Public Engagement Process



The NVSD is also engaging with the District of North Vancouver and City of North Vancouver.



Purpose

The purpose of the Open Houses was to solicit community input on the existing conditions of each site, identify important aspects of each site, determine hopes and concerns related to each site, and solicit ideas on how the site may be used going forward.

Open House Attendees

A variety of individuals attended the Open Houses, ranging from community members, to Council Members, to School Trustees.

Structure

Each Open House took place at the gym of the respective school building. Panels were set up around the perimeter of the room, offering background information and opportunities to provide targeted feedback. A series of tables and chairs were set up in the centre of each room with comments forms, to encourage participants to take time to provide additional feedback. Consultants and NVSD staff members were located throughout the room to answer questions.

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

These two Open Houses represent the culmination of Step 1 of the Engagement Process. There will continue to be many opportunities for public involvement between March and June 2014. This will then be followed by further engagement opportunities in 2014 and beyond as plans evolve (see opposite page).

Next Steps

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

The next public engagement event will be Stakeholder Workshops (to be held in early April, engaging Community Associations) and a second round of Open Houses in mid-April. The same topics will be discussed at the Stakeholder Workshops and Open Houses. At this time the NVSD will be presenting concept options for each site, and seeking additional input from the community at large.



Cloverley Open House



Lucas Open House





SUMMARY OF FINDINGS FROM OPEN HOUSES

The Open Houses were each arranged around 23 panels, which provided background information about each site and asked participants to share their ideas on a variety of topics. In the section that follows, the results from each board are outlined and discussed. The conclusions are drawn from sticky notes that were posted on the boards - a full transcription of all sticky notes can be found in Appendix A of this document.

Lucas Centre Site Open House

The Lucas Open House was held on February 19, 2014. Approximately 115 people attended, over 395 post-it comments were made, and 37 comment forms were filled out. Two comment forms were submitted and no emails were received in the week following the Open House.

PANELS

Investing in Education: Capital Projects

Comment	Number of times mentioned
Not in favour of land sales	3
Density concerns	3
Hope community wishes will be considered	1
Maintain green space	1
Build an athletic facility	1
Costing questions	1

Comments on this panel noted that the land should remain public and should not be sold. There were also concerns around the potential for increased density in the area, particularly in terms of traffic implications.

What are Surplus Sites, where are they, and what are the options?

Comment	Number of times mentioned
Keep site for future school use	5
Maintain current leases on site (Windsor House)	3
Maintain community use on site	1
Keep green space, redevelop school building/area.	1

Comments on this panel were in favour of keeping the Lucas site for educational purposes. There is a concern that once the land is sold, it (or a piece of land of similar size in the City of North Vancouver), cannot be reacquired for educational purposes.

Demographic Context & Making Decisions about Schools

There were no comments on this panel.

The Process: Hearing From You

There were no comments on this panel.



What We've Heard So Far...

Comment	Number of times mentioned
Keep site for future school use	3
Maintain community use on site	3
Maintain green space on site	2
No residential development	2
Urban agriculture opportunities	2
Concerned about public engagement process	1
Concerns about increasing traffic	1
Seniors Centre - care and activity	1

Comments on this panel focused on maintaining the community uses on the site (such as a day care or rec centre) as well as keeping the site for future educational purposes. There is also an interest in maintaining the green space on site, particularly the soccer fields. Comments opposed to any kind of residential development were also posted. Opportunities for urban agriculture were suggested.

Existing Conditions: Overall Site

Comment	Number of times mentioned
Maintain green space on site	16
Concerns about pollution from former dump	6
Maintain community use on site	2
Urban agriculture opportunities	1

Comments on this panel were in favour of maintaining all kinds of green spaces across the site - including McKay Creek and mature trees as well as soccer fields and other recreational uses. There are also concerns about residual pollution and toxins from the former garbage dump site under the soccer fields.

Existing Conditions: Topography and Slope

Comment	Number of times mentioned
Maintain flat green space on site	8
No residential development	1

Comments on this panel focused primarily on maintaining the flat green space. Several comments noted that this flat space is unique in the City of North Vancouver and is used frequently.



Existing Conditions: Transportation Network

Comment	Number of times mentioned
Concerns about existing traffic	13
Public transit not accessible for all	3
Safety concerns	3
More parking on site	1
No residential development	1
Proximity to Marine Dr an advantage	1

Comments on this panel noted several concerns about existing traffic, both in terms of accessing the site, as well as traffic frustrations at intersections close by (Marine / Hamilton / 16th, Fell, etc.). Congestion was also noted as an issue.

Existing Conditions: Walking Distances

Comment	Number of times mentioned
Not currently walkable	3
Public transit not accessible for all	2
Concerns about increasing traffic	1

Comments on this panel highlighted that the area is not particularly walkable due to hills, inadequate sidewalks, and poor lighting. It was also noted that public transit is not convenient or accessible from the site.

Existing Conditions: Parks and Open Space

Comment	Number of times mentioned
Maintain green space on site	18
Maintain community use on site	7
Better lighting	1
Maintain green space on site with child or senior care	1

Comments on this panel were highly in favour of maintaining the green space on site. Several suggestions for both upgrading current or potential future uses were provided, including a soccer bubble, biking/walking trails, tennis courts, and a soccer field (grass and/or turf). There is also an interest in maintaining public community uses on site, such as a rec centre.

Existing Conditions: Traffic

Comment	Number of times mentioned
Concerns about existing traffic	12
Safety concerns	4
Accurate peak hours not captured	3
Concerns about future traffic	2

Comments on this panel focused primarily on existing traffic concerns, noting frustrations with congestion in particular. Safety challenges from traffic moving through the neighbourhood were also raised. There were also concerns that accurate peak hours were not captured in the traffic study.

Uses and Traffic: Did You Know?

Comment	Number of times mentioned
Information is confusing/misleading	6
Concerns about existing traffic	1
More parking on site	1

Comments on this panel noted that the information was either confusing or misleading because the information was difficult to compare.

Opportunities & Amenities Through Development

Comment	Number of times mentioned
Maintain green space on site	2
No residential development	1

Comments on this panel were in favour of maintaining the green space on site.

How can the site be used as a Lever for Learning?

Comment	Number of times mentioned
Maintain community use on site	14
Maintain green space on site	9
Keep site for future school use	3
Urban agriculture opportunities	3
Find new lease holders	2
Keep green space, redevelop school building/area.	1
Outdoor learning opportunities	1
Seniors Centre - care and activity	1

Comments on this panel were focused on maintaining the community uses as well as the green space on the site. Suggestions for community use included a rec centre, a gym (both indoor and outdoor), and a community centre. Suggestions for green space included tennis courts, turf rental, track space, interpretive nature areas, and trails.



How can the site be used as an Informal Place for Learning?

Comment	Number of times mentioned
Maintain community use on site	13
Urban agriculture opportunities	6
Maintain green space on site	5
Educational opportunities	2
Ecology opportunities	2
Outdoor learning opportunities	1

Comments on this panel were in favour of maintaining community uses on site, such as a community centre, sports facility (indoor and outdoor), theatre space, summer camps, and leasing to community groups. There were also several suggestions to explore urban agriculture opportunities on site, ranging from a small scale garden to an urban farm. The desire to maintain green space was also mentioned, noting its importance for natural habitats, creeks, and childhood development.

Hopes and Concerns

Hopes

Comment	Number of times mentioned
Maintain community use on site	33
Maintain green space on site	17
Keep site for future school use	11
Keep green space, redevelop school building/area.	6
Urban agriculture opportunities	4
Seniors Centre - care and activity	3
Outdoor education opportunities	2
Ecology opportunities	2
Family-friendly area	1
More parking on site	1

Comments on this panel focused primarily on maintaining the community use on site with activities like daycare / adult daycare, recreation, sports, education, and a community centre. The desire for green space was also mentioned, highlighting a turf/grass field, tracks, and a park as potential opportunities. There was also an interest to keep the site for future school use. Comments of this type touched mostly on the potential for pre-school, alternative school, adult classes, and apprenticeship programs to be housed on site.

Concerns

Comment	Number of times mentioned
High density development	21
Loss of green space	10
Sale of land	5
Increased traffic	3
Environmental damage	1

Comments on this panel identified high density development as a key concern for the site, citing traffic and changing neighbourhood feel as issues. Loss of existing green space was also noted as a “worst case scenario”.

Is there anything else you'd like to add?

Comment	Number of times mentioned
Maintain green space on site	12
No residential development	8
Maintain community use on site	8
Keep site for future school use	5
Urban agriculture opportunities	5
Safety concerns	4
Find new lease holders	3
Seniors Centre - care and activity	2
Skeptical about public engagement process	1
Sustainable development	1
Too much noise from existing site	1
Need better transit access	1
Low density	1
Concerns about increased traffic	1
Ecology opportunities	1
Keep site exactly as is	1
Not profit driven	1
Open to learning about opportunities	1

Comments on this panel offered a variety of input. Maintaining green space on the site was noted as a priority by participants. Residential development on the site was also identified as a negative outcome or option. In addition, the desire to see community uses - such as a community centre, a rec centre, an arts centre, and/or a daycare - on site was mentioned by several participants. Opportunities for urban agriculture were also raised.

COMMENT FORMS

Thirty 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 are the best uses for future of the site, considering NVSD's need to use revenues from potential development of the site to fund capital projects for students?

Top Emergent Themes

- » Maintain green space on site, such as a track and soccer fields (grass and turf)
- » Keep the site for future school use
- » Maintain community uses on site, such as a community centre, sports facility, or daycare
- » Seniors' care, activities, and housing
- » Explore urban agriculture opportunities
- » Keep green space, redevelop school building/area (either low or medium density)
- » Lease the site, do not sell

2. Do you have any concerns about the future of the site? If so, what are they?

Top Emergent Themes

- » Loss of green space on site
- » Residential development
- » High density development - residential and commercial
- » Loss of community uses on site
- » Increase in traffic
- » Sale of land for residential development
- » Environmental damage
- » Loss of neighbourhood character and identity

3. Within the context of new development on the site, what could learning look like?

While a new school is not planned for Cloverley, development can be used as a tool to create different types of informal learning on the site for people of all ages. Examples could include interpretative signage for native plants and ecosystem features, public art, infrastructure for active transportation (walking, cycling), and more. What are your ideas?

Top Emergent Themes

- » Maintain community use on site, such as a community centre, a sports complex, a library, and a music/art centre



- » Explore urban agriculture opportunities (for demonstration and production)
- » Habitat protection and ecology centre for public education
- » Maintain green space on site, particularly soccer fields, trails, etc
- » Site should remain for future school use (i.e. private school, pre-school, daycare, adult learning centre, etc.)
- » Explore public art opportunities

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

Top Emergent Themes

- » Concern over potential for increased density and traffic
- » Concern about potential sale of property, and potential loss of community space and green space
- » Concern over loss of neighbourhood character and identity
- » Concern that the process will not truly engage the community or accurately reflect wants and needs
- » Concern residents are not aware of the process

EMAILS

One email was received in regards to the Lucas Centre Site. The email noted the following points:

- » concern that residents are not aware of the process and public engagement activities;
- » concern over the sale of land for residential development;
- » concern over the loss of green space, particularly the soccer fields;
- » suggestions for future uses on the site, including urban agriculture, a seniors' centre, education, and single family housing;
- » explore opportunities for habitat protection and ecology centre for public education; and
- » concern over existing traffic.



Cloverley School Site Open House

The Cloverley Open House was held on February 20, 2014. Approximately 120 people attended, over 500 post-it comments were made, and 40 comment forms filled out. No comment forms were submitted and 9 emails were received in the week following the Open House.

PANELS

North Vancouver School District: Guiding Principles

A total of 4 comments were made on this panel stating that the site should maintain its educational uses and should not be sold.

Investing in Education: Capital Projects

Comment	Number of times mentioned
Want functional green space where children can play	3
Not in favour of land sales	2

Comments on this panel voiced concerns about contrived green spaces where it is difficult for children to play freely - there is a concern that this kind of space will be created on site. The desire to keep the land for future education or community uses, and not sell it, was also mentioned.

What are Surplus Sites, where are they, and what are the options?

Comment	Number of times mentioned
Maintain green space on site	12
Keep site for future school use	9
Maintain community use on site	8
No residential development	6
Keep site exactly as is	1
Maintain current leases on site (Windsor House)	1

Comments on this panel covered a variety of topics. Maintaining the green space on site, particularly the park and the tennis courts, was mentioned in several comments. In addition, the desire to maintain the trees was noted because of their ability to block coal dust and pollution from the Port and the Low Road. There was also a significant interest in keeping the site for future school use. Maintaining community-type uses on site was noted as a priority in the comments. In addition, comments noted that residential development, especially condos, is not desirable.

Demographic Context & Making Decisions about Schools

Comment	Number of times mentioned
Question accuracy and validity of statistics	5

Comments on this panel questioned the accuracy and validity of the statistics provided by the NVSD on demographic projections for the area.

The Process: Hearing From You

There was one comment posted on this panel noting that the process appears to be very fast.

What We've Heard So Far...

Comment	Number of times mentioned
Maintain green space on site	2
Maintain community use on site	1
No residential development	1
Urban agriculture opportunities	1

Comments on this panel focused on maintaining green space and community uses on the site, stated an opposition to residential development, and suggested urban agriculture opportunities.

Existing Conditions: Overall Site

Comment	Number of times mentioned
Maintain green space on site	19
Maintain community use on site	5
Urban agriculture opportunities	2
No residential development	1

Comments on this panel were in favour of maintaining green space to protect from noise and pollution, for animal habitats, for tobogganing, and for park space. There was also a desire to maintain community uses so the site can continue to serve a variety of community functions, such as a community centre, a daycare, a dance school, a theatre, tennis courts, etc.

Existing Conditions: Topography and Slope

Comment	Number of times mentioned
Maintain green space on site	18
Keep site exactly as is	3
Maintain community use on site	2
No residential development	1
Urban agriculture opportunities	1

Comments on this panel focused primarily on maintaining the green space on the site for animal habitats, for tobogganing, and for park space. There is also a desire to see mature trees remain to protect from noise and pollution from the Port, trains, and Low Level Road.

Existing Conditions: Transportation Network

Comment	Number of times mentioned
Trail network close to site	2
Insufficient public transportation access	2
Concerns about traffic short-cutting on residential streets	1
Walkable and bikeable area	1
Maintain green space on site	1

Comments on this panel noted that existing transit access is insufficient. The trail network located close to the site was also identified.

Existing Conditions: Walking Distances

Comment	Number of times mentioned
Walkable and bikeable area	4
Concerns about increasing traffic	3
Keep site exactly as is	1
Maintain green space on site	1

Comments on this panel stated that the site is accessible by foot and by bike, and that it is frequently visited in this way (not by car). There are concerns about increasing traffic in the City of North Vancouver more generally, and how these increases will impact the Cloverley site.

Existing Conditions: Parks and Open Space

Comment	Number of times mentioned
Maintain green space on site	19
Information is confusing/misleading	6
Single family development only	2
Trail network close to site	2
Urban agriculture opportunities	2
Family-friendly area	2
Keep site exactly as is	1
Maintain community use on site	1

Comments on this panel focused primarily on maintaining the green space on site, noting its value to the community for its park uses and natural habitats. There were also comments stating that this park is well-used by residents and that it is one of few parks of its size and with its type of amenities (i.e. tennis courts) in the area. It was noted that some of the green spaces identified serve trail like functions, and are not park space, as illustrated on the panel.

Existing Conditions: Traffic

Comment	Number of times mentioned
Concerns about existing traffic	10
Information is confusing/misleading	8
Accurate peak hours not captured	7
Concerns about traffic short-cutting on residential streets	2
No residential development	2

A majority of the comments on this panel focused on concerns about existing traffic in and around the Cloverley site. There were also concerns that the survey time and peak hours were not reflective of traffic patterns experienced by people living in the neighbourhood.

Uses and Traffic: Did You Know?

Comment	Number of times mentioned
Information is confusing/misleading	10
Maintain community use on site	2
Remain as community use	1

Comments on this panel noted that the information was either confusing or misleading because the information was difficult to compare.

Opportunities & Amenities Through Development

Comment	Number of times mentioned
No residential development	10
Single family development only	2
Keep green space, redevelop school building/area.	1
Maintain green space on site	1

A majority of the comments on this panel are against residential development, while others stated that if there is to be development, it should be single family only.



How can the site be used as a Lever for Learning?

Comment	Number of times mentioned
Keep green space, redevelop school building/area.	10
Maintain green space on site	9
Maintain community use on site	7
Keep site for future school use	6
Find new lease holders	5
Keep site exactly as is	4
Seniors' Centre - care and activity	3
Multi-family offers good opportunity	1
Concerns about increasing traffic	1
Family-friendly area	1

Comments on this panel focused on maintaining green space on site and redeveloping the building footprint into uses, such as housing, a seniors' centre, a day care, a community centre, a private school, etc. There was also the desire to see the green space remain on site, and continue to provide both park and tennis courts to the community. Maintaining community uses on site were also mentioned. Suggestions for community use included a community centre, a day care, and a seniors' centre. Finding new lease holders for the existing building was also suggested as an income generating option. Other comments requested the site stay exactly as is.

How can the site be used as an Informal Place for Learning?

Comment	Number of times mentioned
Maintain community use on site	26
Educational opportunities	8
Maintain green space on site	8
Urban agriculture opportunities	3
Seniors Centre - care and activity	2
Keep green space and rent building	2
Keep site exactly as is	1
Walkable and bikeable	1
Art on site	1
Green roofs	1

A majority of the comments on this panel focused on maintaining community uses on site. Suggestions included a community centre, camps, after school programs, theatre space, daycare, art programs, a dance school, etc.



Hopes and Concerns

Hopes

Comment	Number of times mentioned
Maintain community use on site	21
Maintain green space on site	20
Keep green space, redevelop school building/area.	8
Keep site for future school use	6
Urban agriculture opportunities	3
Keep site exactly as is	2
Find new lease holders	2
Maintain existing building footprint	1
No residential development	1

A majority of the comments on this panel focused on maintaining the community uses and the green space on the site. Suggestions for these uses included a community centre, a park, a playground, natural habitat areas, tennis courts, a daycare, a seniors' centre, etc. There were also some comments around maintaining the existing green space on site and then redeveloping the building area with residential, a community centre, an arts centre, or a YMCA. Comments also addressed the desire to keep the site for future school and/or educational uses.

Concerns

Comment	Number of times mentioned
High density development	42
Loss of green space	24
Sale of land	12
Increased traffic	6
Noise	1
Single family development	1
Future need to build more schools	1
Lack of affordable housing	1

Comments on this panel focused on opposition to high density development. There is significant concern among those who posted comments that the site will be developed into high rise condominiums, which would not be in keeping with existing community character. There were also several comments made regarding the loss of green space, another concern among participants. Comments were against the sale of the land to a developer.



Is there anything else you'd like to add?

Comment	Number of times mentioned
Skeptical about public engagement process	12
Maintain green space on site	9
Keep site for future school use	4
Do not sell land	4
Low density	3
Keep site exactly as is	1
Please increase notices for the events	1
Urban agriculture opportunities	1
Want a referendum	1
Want to see neighbourhood input data	1

There were a variety of comments on this panel. Some participants are skeptical about the public engagement process, and are not convinced that their input will be considered seriously. Other comments focused on maintaining the green space on site, keeping the site for future school use, and not selling the land.

COMMENT FORMS

Forty 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 are the best uses for future of the site, considering NVSD's need to use revenues from potential development of the site to fund capital projects for students?

Top Emergent Themes

- » Lease the site, do not sell
- » Maintain green space on site, particularly the park and tennis courts
- » Keep the site for future school use
- » Keep green space, redevelop school building/area (either low or medium density)
- » Maintain community uses on site, such as a community centre, daycare, or an arts centre
- » Seniors' care, activities, and housing
- » Explore urban agriculture opportunities

2. Do you have any concerns about the future of the site? If so, what are they?

Top Emergent Themes

- » Loss of community uses on site
- » Loss of green space on site
- » Increased pollution, dust, and noise from Port and Low Level Road
- » Sale of land for residential development
- » Increase in traffic
- » High density development - residential and commercial

3. Within the context of new development on the site, what could learning look like?

While a new school is not planned for Cloverley, development can be used as a tool to create different types of informal learning on the site for people of all ages. Examples could include interpretative signage for native plants and ecosystem features, public art, infrastructure for active transportation (walking, cycling), and more. What are your ideas?

Top Emergent Themes

- » Site should remain for future school use (i.e. private school, pre-school, daycare, adult learning centre, etc.)
- » Explore urban agriculture opportunities and habitat protection
- » Maintain green space on site, particularly the park and tennis courts



- » Explore public art opportunities
- » Green building opportunities
- » Maintain community use on site, such as a community centre
- » Seniors' centre - care, housing, and activities

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

Top Emergent Themes

- » Concern that the process will not truly engage the community or accurately reflect wants and needs
- » Concern residents are not aware of the process
- » Concern about potential sale of property, and potential loss of community space and green space

EMAILS

Nine emails were received in relation to the Cloverley School Site.

Top Emergent Themes

- » Concern about high density development on the site - residential and commercial
- » Maintain green space on site, particularly the park and tennis courts
- » Maintain community uses on site, such as a community centre



Cloverley Open House



Lucas Open House





3 CONCLUDING COMMENTS

Green Space and Community Uses

The Open House comments suggest that for both the Lucas and Cloverley sites, people want to see the green space and community uses remain on site. There are concerns that higher density development is encroaching on single family neighbourhoods in the City of North Vancouver. A community centre was consistently suggested as an alternate option to existing buildings on site.

There are several flat fields at Lucas. This is unique to the City of North Vancouver because it is so hilly. Keeping this use on the site is a priority for those who attended the Open Houses.

There are tennis courts and a park at Cloverley. These are considered highly valued amenities by the community. The rest of the site is too sloped to support park or tennis type uses.

Development Opportunities

While there is significant opposition to high-density development on both sites, there does seem to be an openness to discussing opportunities for community uses or low density (single family or townhouse) development, contingent on maintaining the green space.

Urban Agriculture

There is significant interest in exploring urban agriculture opportunities on both sites. Suggestions ranged from small scale garden plots to larger scale farming operations.

School and/or Educational Uses

There is significant concern about the loss of NVSD properties in the City of North Vancouver. Participants noted that if lands are sold, they cannot be returned to educational uses. There were several suggestions to lease the land for long terms (25-100 years).





APPENDICES

Notes from the Lucas and Cloverley Open Houses



Notes from the Lucas Centre Site Open House

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

Investing in Education: Capital Projects

- This is the “last” opportunity to create a first class athletic facility
- Why has the NVSD44 headquarters cost the 2nd most to build?
- With more cars comes more pollution!
- Potential increased density within an area of limited community access and already crowded parking in the neighbourhood could create safety issues
- Density! This area has very limited access. The development on Marine is already stressing one, and the other is running the gauntlet out around Fell. So, any development should be low-density.
- Consulting with community is important but must actually listen and act on the community's wishes
- Hamilton Heights neighbourhood supports recreation, green space, childcare, but not housing
- It not about maximum capital gain - public land should stay public
- School land is held in trust by the school board. It is public land. Not the school board's to dispose of the raise cash instead of funding long term imaginative ways of using the site. Population will eventually rise.
- We disagree with guiding principle 3: “obtaining maximum financial returns” conflicts with the intent of our OCP and will not contribute to our community with that goal

What are Surplus Sites, where are they, and what are the options?

- Possible to maintain some lands and green space and sell off portion for SB\$?
- By centralizing schools into mega schools, you increase traffic and transportation costs. Schools must be within walking distance for students of all ages. NV is growing at a cancerous pace and we should not dispose of any school properties. Re-purposing Lucas centre makes good sense to me. No condos need apply.
- Once school lands are gone, they are gone forever. The North Shore is NOT decreasing in population and has centuries to go!
- SD should keep part of this site for future small school
- NVSD is having success with leasing these properties - good option - in case we need these properties for schools later - public \$
- Leasing to maintain for future use
- Current shortage of recreation centres for the next 10 years based on new construction therefore leave to north short rec departments
- Windsor House School (currently house in Lucas Centre) would love the opportunity to continue leasing from NVSD
- Keep Windsor here at Lucas - or another long term lease
- Windsor House would lease / continue to lease

What We've Heard So Far...

- There were a lot of themes and opportunities brought up at the preliminary stakeholders' meeting - where are they all??
- Traffic is a major problem. Traffic study must account for OCP growth - just current status
- Full L.55 should be here



- Future school site
- School
- Day care
- Rec Centre
- North shore sports complex
- Loss of green space
- Keep the fields
- Have you heard that we don't want any condos here??
- Concern: turning a safe, family-oriented neighbourhood into a commercial, get-rich-quick opportunity of maximum density. That's commerce, not government
- Elder care
- Food security
- Farm / community gardens

Existing Conditions: Overall Site

- Pollution leaking out down the slope
- Old dump stuff and garbage buried under the field
- Big concern about what is underneath the gravel fields
- Environmentally the soccer fields are on a dump site - take creek into consideration
- West slope of low value trees is such due to toxic sludge oozing out of old dump site
- Playing fields are on a potentially contaminated landfill site
- Need to preserve sports field for community use
- Access to district land
- McKay Creek has a salmon enhancement facility on it. Don't go anywhere near the creek!
- How can we say pioneer species are low value?? Without them, there is no mature forest.
- The trees along the creek and path must be protected
- Save the trees!
- Maintain McKay Creek greenbelt
- Keep cherry trees along south side of the property
- Preserve as much vegetation as possible
- Protect areas close to McKay creek
- Soccer fields under analysis? Please maintain and add to green and rec space
- Max # of trees should be preserved regardless of quality
- Poor drainage on gravel fields for sports play
- Area use to be for bikers on trails
- We have owls in forest edge and eagle nests
- Heavy growths of invasive species surround the site
- We also have eagles here - nesting in the trees, the creek, trail, and forest - priceless~
- Owls live nearby
- How about another Loutet farm?



Existing Conditions: Topography and Slope

- IT IS FLAT - great for sports fields (Second comment: I agree)
- It is one of the only flat areas available on the North Shore! Keep it as sports fields.
- This site is unique in North Van: flat, sunny, very sheltered, high water table - perfect for a farm / agriculture integrated with other public amenities
- Slope makes it a great property for many great things other than development which can happen on sloped properties
- Take advantage of one of the last large flat land in North Van for rec
- Beautiful flat land perfect for use by the community, encouraging participation in sports
- Flat, flat, flat land on the slopes of a mountain. Don't sacrifice it for a non-conforming use - ie. density
- Artificial turf field - more needed in City of NV - good on this site
- No development close to west side slope

Existing Conditions: Transportation Network

- The intersection at 16th and Hamilton is a nightmare!!
- Density in this area could already be an issue if a portion of the homes have a suite and a coach house
- Our entrance points are all compromised - something with low traffic impact would be best
- Hamilton / 16th marine intersection dangerous now
- Fell congested in prime times
- The intersections at 16th/Hamilton/Marine and Fell and Marine are 2 of the 4 WORST crash sites in NV
- density in the Hamilton heights area will increase even without a new residential development - the transport network cannot handle it!
- Existing traffic issues - lots of congestion
- Need advanced turning light (arrow) at intersection of Marine Dr and 16th st for traffic turning eastbound
- Already there is too much traffic using the Hamilton Heights area as a by-pass from Marine, 16th, and Fell - no more traffic!
- The area in question is basically a cul-de-sac for traffic of all types
- A 5-corner access road is accidents waiting to happen - and do frequently
- Area not conducive to higher volume of traffic without ruining the neighbourhood
- Even existing fields need adequate parking. Increase rec lands proper parking
- Road structure does not support higher density on the Lucas centre lands
- Proximity to marine Dr as designated frequent transit network an opportunity
- McKay bus stops only accessible for able bodied
- I am not sure the blue dots up Westview are in any real way walkable
- This site can't be considered to have access to nearby transit due to long, poorly lit, uphill walk from Marine dr
- Fix the sidewalk on Hamilton ave
- Safety is a concern
- Sidewalk on Hamilton is a joke - it's been ruined by trucks from local development

Existing Conditions: Walking Distances

- I like to walk in my neighbourhood without an increase in traffic and an increased in parked cars. Walking times variable depending on walking up or down hill, age, infirmity
- Due to hilly terrain, the walking times would be very variable due to age of pedestrian
- Not realistic - no accounting for hills
- Poorly lit and terrible walking surface coming up Hamilton
- And walking to a bus stop, particularly routinely, through the woods is not something most people would consider an option
- The current bus stops are on Marine and the hill to Marine is difficult for older people and if you are caring any goods it is difficult for younger people - Pemberton is not realistic!

Existing Conditions: Parks and Open Space

- More lighting along streets, crosswalk at 21st and Fell Ave
- Keep the land public
- Rec centre
- Keep it public
- Taxpayers of BC bought this land. It should stay public
- Public park and rec is part of our North Shore pride
- This site is ideal for lease to some sort of recreation space - density zones are already happening in Marine/Lonsdale
- indoor facilities
- NV has lost number of tennis courts / NVRC looking for more spaces for Grant Connell
- Bubble for soccer and tennis
- We bought in neighbourhood because of great park space and trails for adults, kids, and dogs. Please keep our neighbourhood green
- 1 of 2 grass fields left. We need fields
- Preserve all green space. Do not encroach on slopes or near green space. Maintain a buffer zone between buildings and green space.
- How much of the McKay Creek greenbelt is ministry of transportation land?
- All weather fields are very dusty in the summer months
- Bike trails
- Running trails
- dog walking trails
- Bubble / artificial / turf field
- Existing parks are already heavily traveled, most trail systems are not in park boundaries
- With an overall rapid densification in CoV as much green space as possible should be preserved at all costs
- It is why we live here - great parks and open space. Beautiful trees and green belt
- The map says it all - this is green space to escape from the stress of surrounding density
- Bubble
- tennis courts
- More tennis courts
- The culture and why we are all living here is the area as it is now! Keep it as a park, playing fields, with child care or elder facilities!



Existing Conditions: Traffic

- Traffic study should include peak hours during the field use times - nights and weekends
- We all live here and purchased our homes due to low traffic volumes and continue with traffic calming needs. Traffic from Marine/16th/Fell already use Hamilton as a by-pass. Expect more traffic when new condo at Hamilton and Marine. Lots of traffic during playing field activity nights/days. Study missed all the traffic
- Traffic counts occurring at off peak times of 8-9 and 4-5. Consider 7-9 and 4-6. Also consider when our density increases with redevelopment of existing residential
- 2 high crease intersections - fell and marine, Hamilton and 16
- This is the #1 issue to current residents of the neighbourhood
- The North Shore is becoming a huge traffic jam!
- Current road system does not support more density
- Fell Avenue down to the auto mall is a disaster
- The traffic in this area is condensed - on two routes in - potential hazardous intersection at the bottom of Hamilton. Traffic will back up into the neighbourhood
- Poor traffic flow down Fell to Marine - concerns traffic will back up the hill and make it difficult to get out of our neighbourhood
- North Van is already a cluttered mess thanks to poor planning and increased density at rapid pace. Traffic calming is not working on 20th!
- The traffic on Fell is terrible even now!
- We already needed traffic calming so any more permanent density would be a problem
- When traveling east on Marine it is very difficult to turn left onto Hamilton to enter the neighbourhood
- Turning east onto Larson from Fell coming from the North is a challenge - 1-2 cars per light
- Need future traffic projections
- Even single family will be 3 suites per house in OCP
- No proper sidewalk on Hamilton - exposed roots, slippery, uneven gravel
- Crosswalk required at 21st and fell
- More street lighting at night
- Hamilton and Marine needs to be improved (not safe)

Uses and Traffic: Did You Know?

- Remember this school has been used as a school all these years. Our neighbours know about the traffic of a development will not change the amount of traffic and may in fact increase traffic
- We do 4 trips a day
- 1 trip? Not if there's a coach house and a basement suite
- These #s are misleading. How can only 1 trip be correct for RSF and even less for RMF?
- Not very helpful data - doesn't seem realistic and difficult to compare
- OCP for north van currently allows for single home and plus suite and / or coach house, therefore the traffic flow data would appear to be incorrect!
- These data would need to be corrected for the LACK of chosen / easily accessible transit options. The distance to Marine is too far for a busy/dense development
- Adequate parking is needed!
- Where is this data from?

Opportunities & Amenities Through Development

- 12 acres in central north van for all is a wonderful amenity!
- All I see is concrete
- None of these examples are in keeping with this neighbourhood. NOT IMPRESSED! SHAME ON YOU!

How can the site be used as a Lever for Learning?

- Leasing to groups: rec, church, Windsor House, etc for \$
- Yes! Lease this facility as a school, pre-school, daycare to meet the community needs
- Lucas centre should be used for learning and sports. New buildings and fields would be nice. Maybe a few rows of houses to pay for them. What about a world class equestrian centre
- This land is held in trust for the students of NVSD44 and should not be sold
- Have a daycare centre of preschool as part of the site
- public such as childcare re: Windsor house
- 50M pool and gym
- meeting room bookings revenue
- some uses should be free to school and community groups as use fosters connectedness and builds community identity
- Rec facility for all ages - indoor and outdoor
- Not enough tennis facilities indoor/outdoor
- Rec facility
- sports fields / tennis / trails
- Sports
- Community / public recreation
- An all age outdoor gym!
- Sports
- recreation
- 50 meter pool and sports facility
- Track and field facilities. Could charge out to private clubs and host meets
- Future planning? Do not lose this large, flat property to high density housing
- Artificial turf rental revenue
- track meet event entries or track rental revenue
- biking and running trails
- green space
- nature
- exercise with trails / hikes
- undeveloped open spaces are good for learning too - learn to be quiet
- Track facility to replace Handsworth. Need to keep grass field for rugby
- Create an outdoor school site that is for learning outdoors in nature which could be used by all North Van schools on a rotating basis
- elderly facilities
- Create an urban farm on the lands which can be used of a fabulous learning platform



- Not enough family entertainment on North shore - create a centre for learning about caring for the environment or community farming
- Community food centre - grow food on site; community garden plots; training kitchen; skill building and ed programs

How can the site be used as an Informal Place for Learning?

- Ecology centre
- Salmon enhancement project to remediate pollution in riparian zone
- Adult day care
- extra curriculum
- Leasing to responsible user groups who give back to community (rec centres especially) would provide future options and long term continuous cash flow
- Avoid creating financial barriers to facility use where appropriate. Some cannot afford to regularly pay admission charges so some free community/school use is an important consideration.
- Community resources: rec, theatre rental space for groups
- Sport facility can be used by City and District residents of all ages - young children through seniors
- Community rec departments and the various sport clubs are able to offer programs to cover all these age groups for both recreational and competitive pursuits
- Kids learn through sports, art, gymnastics, planting gardens, summer camps, very health endeavours!
- Physical education is as important as formal education for long term health. Put in a track. Keep the rugby field. Keep kids healthy.
- Continue use by the community
- Sports
- School track meets and sports events
- Sports
- Community space
- The City and SD44 should collaborate to preserve the space as a unique centre only available to both private business and funded programs that benefit the community with childcare, sports programs/training/rehab, education, arts programs. A mix of public and private to benefit all!
- Trees/creeks/trails/wildlife
- It already is! Eagles, owls, coyotes, deer, and bears are regularly seen around here now!
- Sport teaches life skills
- Track and field amenities - Handsworth track is going away. North Van needs a proper track.
- If it becomes a recreational area or sports centre - could there be specialist summer camps for fields?
- Outdoor learning
- The connection between where our food comes from and learning is significant. This can be achieved through an urban farm
- Farm, demonstration gardens, wild meadows - all the most crucial kinds of education for kids right now
- Community garden space
- Food forest (orchard) surrounded by play fields - ex.Beacon Hill food forest in Seattle
- Work with community to develop community amenity/centre plan with addition of social enterprise urban agriculture, community gardens, and education opportunities
- Partnership with community partner to develop urban farm or market garden social enterprise with community and educational programs - ex. Loutet farm



Hopes and Concerns

HOPES

- eco education on site
- eco education centre
- preserve neighbourhood feel
- Combination of sports fields/ green space with ground oriented and low-mid rise development including daycare/ rental
- preservation of sports fields & school site developed into assisted living complex
- Low density seniors' housing with mixed-use amenities are worthy of consideration (picture 4 laneway houses per lot)
- Best is a combination of: new learning centre for adults/ new community centre with indoor pool/ an outdoor field/ a mid-rise condo project with about 500 units (residential) and some commercial units (i.e. the new Lynn Valley Plaza)/ encouraging the City of North Vancouver to assemble its adjacent lots into this project to ensure there would be enough land for all of the above
- small village plaza with coffee shops & local store
- limited redevelopment with traffic in mind considering neighbourhood itself will be more dense over next 10 years with rebuilds including basement suites & laneway houses. 6-8 people per property *?* 5 per household
- continue lease with Windsor House and other programs
- adult ed
- Capilano University usage
- pre-school and daycare
- Save our public schools
- daycare pre-school
- sports and good growing/ education
- Artisan Bread/ pastry & beer/brewing facilities with intern, apprentice program for District Students
- continued use as a learning/ recreational centre
- long term lease arrangement
- continue use as a leased school & community use building perfect spot for outdoor education centre
- sport facility
- community use
- Green & Rec facilities for all North Van
- space for community groups
- Rec centre
- Child Care facility
- Community space
- Public recreation
- Community Centre
- gym
- keep as community space
- private or public sports centre
- recreational camps for kids
- rec centre
- tennis courts indoor/outdoor



- multi purpose sports centre including: full track/ soccer/ football/ field hockey turf
- indoor & outdoor gym and public space
- indoor sport complex with opportunity for sport hosting and spectator events
- find ways to bring community programs together to meet community & neighbourhood objectives
- would love to see this amazing space develop into a place where it is unique like the space that it is. Providing a place for family activities, organic food, exploration for children, health for everyone. Theater, drama, arts
- multi sport and school/community use facility
- competition 8 lane track with grandstands
- community meeting space/ building
- competition & recreational indoor pool
- Kamloops has a great multi-sport facility allowing them to host multisport games and tournaments, perhaps some of their designs are worth considering (TRU campus location)
- keep the gym
- 50 m pool and sports facility
- Probably on site live in manager as Duck pond McKay Creek setting pitch/putt
- subsidized studio space for visual arts a la Granville Island
- all weather covered table tennis set up
- outdoor dance public site ...summer concerts
- community centre gym, sport, facility indoor and out
- multi sport community centre
- Sports fields
- Fields/ track
- park
- turf fields
- turf fields
- turn gravel fields to AT
- maintained trails
- artificial turf covered
- continued use as sports field
- 2 softball diamonds
- keep the gym build an A.W. turf field
- retain sports fields
- preserve the "natural" atmosphere of the site
- natural grass track infield
- artificial turf fields(s) if any space remains
- Build a track around the rugby field
- Continued use of some sports fields
- parking for residents of heights only on the streets
- parents are looking for outdoor education - you have a perfect spot here for an outdoor ed public school
- all weather outdoor exercise apparatus
- seniors multi level care facility with daycare & library & community garden
- Elderly Care facility
- senior citizens area/ centre



- Working Farm
- Urban farm like Loutet - partner with credit unions and private investors
- Community Farm/ education centre
- big greenhouse set-up for horticulture. Landscape students in apprentice-style program ie. BC hothouse in Fraser Valley

CONCERNS

- impact on air quality
- If the land was sold instead of leased and if there is a condo development
- condos = more traffic
- high density condos
- More condos/ loss of learning/ green space/ trails/ more traffic
- anything that creates more car-dependant residents, through traffic using us as a short-cut & erodes what is currently a very livable community of invested, engaged neighbours
- large scale condo/apt development
- high density residential, medium density
- high density housing
- too much density
- medium or high density, profit-driven development would be disastrous
- more high density is not the answer. Traffic and access points are insane and dangerous as is - North Van infrastructure is bursting at the seams. Lions Gate hospital is working at their 1990's ability... This is not sustainable
- cheap, high density housing
- condo density (traffic being the issue)
- large scale condo development
- large scale condos/ apt development
- high density development
- developed for housing with no allowances for sport development
- keeping the old building
- boring condos presented as affordable housing
- condo area
- strip mall
- condos = more traffic
- more cars
- too much traffic
- loss of playing fields/ green space & cramming in higher density homes that will totally change the face of Hamilton Heights forever
- loss of trees and natural habitat to make room for more condos
- losing sport fields
- loss of green space
- loss of nature
- loss of neighbourhood charm
- loss of sports fields
- damage to surrounding creeks and parks



- losing fields and green space
- no sports field
- loosing this land/ selling out is worst choice
- worst = sale/ development
- scale of public land
- sale of the land
- selling the land without placing proper zoning

Is there anything else you'd like to add?

- benefits our community & doesn't bring in traffic
- Nature learning area
- Cap Uni- Rental?
- Lease out Leo Marshall Centre? (beside Lucas centre)
- Lease space to Windsor
- Development at the Lucas Centre would pose a vicious attack on a cozy family neighbourhood where children actually still play OUTSIDE
- In the last few years the school district has been so busy selling or trying to sell property they are losing focus on educating our children. Lets get back to better education, review of teacher skill set, review of core course material.
- keep some of it for future schools
- Keep the land in the Public Trust. Create a lease w/ private partners & credit unions
- SD44 has a "gifted" program for students that have unique/ higher learning abilities. They currently meet 1 day a week for 1/2 day. Lucas Centre could house a full time program for these students who do not fit into the normal school model
- There currently is nothing offered in between the public school system and the choice of going to private school. Programs have always tried to be maintained for those below the learning norm, why not something for those above?
- Low density, low impact
- Day care
- Rec Centre/ Facility sports
- Keep the space for community use. If the OCP goes through will need somewhere for people to go
- Last open space for a first class athletic facility
- Consult with rec commission and sport council
- Community Day Care
- Arts Craft Centre
- Sport Complex
- Retain playing fields
- calming area
- need more park space - too much density in north van & not enough green space/ sports fields for all people to enjoy. This is a level flat area
- the flatness of the site lends itself to sports activities. Don't be afraid to just leave it alone. The future needs places to transform too
- figure out how to make a track happen. Stop making excuses as to why it cant
- Green space



- Indoor or Enclosed bubbles tennis or soccer
- maintenance of trails biking/ hiking
- there is one 6 lane rubber running track on the North Shore - Handsworth - and it is at risk of being lost to school redevelopment
- There is one 5 lane rubber track at West Van Secondary and hopefully it will be rebuilt as it is substantially deteriorated
- The North Shore high school track and field program needs a facility for student athletes. One track in West Van is not enough
- An 8 lane competition track with grass infield would allow for hosting of meets and Summer Games. This would bring revenue and visitors to the area
- As a student I was forced to go out of district to access certain resources. Will funding from this go towards schools and specialized courses?
- bus route required
- Not interested in more density in population through coach houses
- if greater density quality of life up the hill may be compromised
- no retail needed here we are already close enough to marine drive
- OCP is a concern, city will have say in zoning
- OCP will allow 3 dwellings per property (s/f) this will potentially triple population in area without any further development
- density concerns
- Need to consider proposed changes to the OCP which will have a huge effect on the neighbourhood before even considering the possibility of density & traffic
- Development is not really progress, in my opinion it is destruction
- not profit driven
- I would like to see a creative solution for the lands that is in keeping with the school boards guiding principals - learning/ green space/ community
- more/ better street lighting
- more crosswalks on fell to 21
- sidewalks required
- Traffic safety
- low density seniors housing with modest mixed use facility for the neighbourhood with community farm/ garden "laneway seniors housing"
- if enough green space/ rec space is maintained mixed zoning for senior care could be considered
- How did you get four themes from the group that had so many more?
- Sustainable
- Lights and noise from field are seen/heard
- Food forest
- garden
- it would be nice to have some produce that is not imported from overseas. Community garden?
- we need food security for the future
- Create an Urban Farm like Loutet Farm w farm Gate Sales



Notes from the Cloverley School Site Workshop

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

North Vancouver School District: Guiding Principles

- Not only financial
- Sale of school land does not directly benefit what is needed in schools. It does not benefit childrens' needs.
- Future school use
- Where is this? (reference to an image on the board)

Investing in Education: Capital Projects

- Maintaining schools is a budgetary expense - we pay taxes to cover this. It includes upgrades. Selling land is a capital disposition and can never be replaced. I don't believe in selling assets to maintain existing ones.
- Land is precious - keep it please
- Contrived green spaces
- I had the opportunity to visit a majority of these upgrades. My concern is too much concrete spaces, and non-usable spaces. Sure the planted trees and bushes - nicely arranged around the concrete looks pretty, but not functional or a green space for children to play. It seems we are trying to beautify spaces with development, instead of letting them be beautiful and natural.
- Too many cities are just concrete jungles! Need some more open land!

What are Surplus Sites, where are they, and what are the options?

- Keep the park for families and facility for community services; fitness programmes, gatherings, performances, rental space - a community hub. But NO condos and highrises.
- Many of these schools are still needed. Class sizes are higher than ever, resources are scarce.
- With an abundance of young families in the area, the park is well used. We would like to keep Cloverley!
- School and land for future use
- Keith Lynn's closure was not the result of demographic changes.
- We moved to this neighbourhood in 2000. At that time there were very few children. Since that time the number of families with young children has increased dramatically.
- Perhaps your demographics for this area are out of date.
- Over the long term, school enrollment will not decline with growth and density increases in North Van. Keep the land - it can't be bought back!
- With higher densities in the city, enrollment won't decline forever - unless there aren't schools to attend. Brooksbank has 50 grade 2s and 30 grade 7s. Not declining.
- With an emphasis on development and density, school enrollment will not decline. Reducing schools or permanently losing schools sties to development is short-sighted!
- Community is better
- Keep as community use (consider a garden set-up)
- Keep it for the community
- Park / Community use (daycare, fitness, etc)
- Keep for community use



- Community centre needed
- Please keep Cloverley for community use.
- Keep for community use - land cannot be bought back
- Windsor House School is currently in the Lucas Centre, which is closing, would love the opportunity to lease from NVSD again. We were housed in Cloverley for many years and loved it.
- Green space must be kept - lots of young children in the area
- Keep the park and courts
- Open public space - disappearing too fast
- The trees have value. Green space for owls, eagles, bluejays, sapsuckers. Many birds' nests here.
- Keep the park and tennis courts! It is heavily and constantly used.
- Green space needs to be kept
- Few usable parks and no community centre in our area. Keep for these uses.
- We need green space to buffer the coal
- Parents of 2.5 year old and 11 month old. We use Cloverley Park daily in the summer. Keep land as park - no sale to developers.
- Save the park! Families and kids need some space to run and play.
- We would be in favour of keeping or expanding the park. The tennis courts are highly appreciated, within walking distance of our home. Community use of various kinds as others have listed. Rather not have more and dense housing.
- Park land and green spaces and sports fields are as vital to the health and education of children, as are schools. Keep green space!
- No residential development
- No condos or townhouses
- No condos for Cloverley
- No condos or townhouses
- Higher density just adds more cars to an already choked infrastructure. What happens in 20 years when the area or the city is repopulated with young families - where does community land come from then?
- NO condos and highrises.

Demographic Context & Making Decisions about Schools

- Going up again in 2013 according to graph. Is part of this decline due to private school increase?
- This review was delivered and collected within a day with no contact info to participate if you missed the opportunity. Families with small children are busy, so you missed many.
- These 2 graphs are not consistent for 2013. Slope and shape of right graph shows no sign of further dropping and actually projects an increase, while the left shows a dramatic continuing drop. I realise the students in private school and home school is not in the left one, but this only makes the discrepancy worse.
- Migration is likely to be highly underestimated, in consideration of the CNV and DNV mandates on density, school age populations are likely to explode. Once school space is gone, it will be nearly impossible to reinvest in the property market.
- What about the increase of housing (multi-family dwellings) that is currently taking place in NV? This will increase the school aged population.

The Process: Hearing From You

- This is very fast



What We've Heard So Far...

- Community space
- Green space
- Green space and community centre
- These are all exactly the reason that development of this site into high or low density is a travesty
- Urban ag - EGP

Existing Conditions: Overall Site

- I want to help the community
- Keep the Cloverley site for community use!
- The overall site is the way it is
- Please keep all of Cloverley for community use
- Use all of the facilities of the school - for youth, childcare, seniors centre, theatre groups, Ted lectures by citizens
- Sound/noise barrier
- Nesting ground
- Please keep the "low value pioneer forest". It contains our secret passage and needed nesting spots (also helps with coal and noise)
- These trees help protect us from the coal.
- The noise from the harbour is very loud and has recently increased. Likely to increase more with harbour expansion.
- We need green space. The trees are buffers from the trains and noise.
- Please keep the only sledding slope for miles around!
- Trees and buffers keep out train noise.
- Family gathering area and playground
- Maple tree
- Sound barrier and barrier to coal noises, etc.
- Nesting sites
- Why are the condition of trees a factor in the determination of land use in a neighbourhood. Is any public land with "poor quality" (though renewable and replaceable) trees therefor subject to denser development?
- Keep trees on slopes - provides stabilization
- Site is buffer from noise, coal, etc. Must maintain green space in area.
- What makes a poor quality tree? We can plant more healthy trees if need be. Poor quality doesn't necessarily equal bulldozing.
- Great large community space - tennis courts, playground, park with a view - these get used a lot. Need these open spaces. So much densification.
- What about the District's 3 year operating plan with reference to the environment and sustainability. All trees/grassland on site is healthy and prosperous.
- Don't trees on slopes help prevent erosion? Yes, they do!
- Do not build houses on our street
- Terrace lower hills for urban gardening - community gardens as well on level land
- Edible garden projects - urban agriculture



Existing Conditions: Topography and Slope

- Please keep all of Cloverley (school, tennis courts, park, trees, everything) for our community.
- Safe, flat place to learn to ride a bike
- Similar to the rest of the neighbourhood. Not a problem.
- Community centre
- Only playground in the neighbourhood
- I do not see how slope or topography affect use as a green space. Parks, forests, community gardens, etc. can all exist quite happily on sloped land.
- need buffer for coal and new low road
- We need the green space - can't get it back once it is gone if you have to build condos, build as part of the community space
- We need green space - can't get it back once it's gone!
- The site obviously functions well as a green space / corridor with buffers for noise and sound pollution
- Tennis courts used constantly
- We need green space
- The greenery serves as a buffer to industrial land nearby to the South.
- Keep the trees and the park!
- The park must stay! The tennis courts are a real asset to the community as well.
- Keep the trees. It reduces the coal dust on our decks and yards
- The tennis courts represent 25% of public outdoor courts in the CNV. Please be nice to them.
- I love all of the trees and greenery and everything!
- The slope and topography are fine
- Very busy toboggan hill - highly loved and valued by many
- Toboggan run
- Steep slope needs trees for stability. Also a bird habitat
- Love birds and trees - so natural, a big community asset
- No condos!
- Urban agriculture

Existing Conditions: Transportation Network

- There are trails in both wooded areas. The stair access from the field to the upper trail was removed a few years ago.
- The poster does not complete the "minor trail" that continues from Kennard greenbelt (from Heywood) through Cloverley park, up to Cloverley St
- Higher traffic concerns on Keith. Cars now short cutting through residential 4th, 5th, 6th
- Very walkable and bikeable area to Queensbury area
- Are we supposed to take a bus to the next nearest park?
- Lack of reliable public transportation and reduced evening and weekend services pushes people to use their cars more
- Transportation network in place, but not sufficient, especially on evenings and weekends

Existing Conditions: Walking Distances

- These traffic / transit conditions could support a multi-use community centre. However, the specifics of the routes, hills, and timing must be considered.



- What will happen to our traffic when the 3 towers are completed and there is an accident on the bridge?
- Higher traffic concerns on Keither - and now cutting through 4th, 5th, 6th
- Not a concern. Residents moved in knowing the area as it is. Should not be used as an excuse to redevelop. Keep site as is.
- I'm confused by the intention of this poster. What does it mean/matter except that I can't walk to useable green space in less than 10 minutes?
- I'm fine with walking distances. I've been here for 45-50 years.
- I don't quite understand the point of this poster. I walk from my house to the park on site several times a week.
- Very walkable to Queensbury corner (store area)
- Walking distances don't seem to account for hills

Existing Conditions: Parks and Open Space

- Child friendly area
- Young families have increased in this area
- This information is very misleading. These are not parks, but paved or gravel fields.
- This panel exaggerates the existing park and green space
- Sunrise not a park and not accessible with strollers. Park below Shavington is NOT a park
- Forest character along Heywood mostly blackberries
- As noted by others, the graphic is inaccurate and represents a paved path and lane as a park, plus a gravel field often used by the film studio.
- Most of the green/treed areas are either buffers from very heavy industrial areas or are unusable slopes - ravines, steep. Sunrise park playfield is not readily available except for specific sports. There is NO green space upslope from Heywood Street.
- Please keep the site as is
- Community Centre
- Green space encroachment here makes remaining green space even more valuable
- The low-level road realignment has destroyed much of this green space, much of it permanently! Moodyville park is a disaster.
- Only open space for dogs within walking distance in area (I agree - second comment)
- Protected as park, I hope
- Park? More like a commuting path! (I agree - second comment)
- Plot error! Does not show houses in green spaces.
- Park? Gravel field
- Park
- Green space
- Natural Habitat
- Sunrise park is an all-weather field (eg gravel) - functionally used for winter soccer. We need to keep Cloverley Park as is!
- Without Cloverley Park, the area would be definitely short on park as Sunrise is sportsfield, plus no other child playground.
- Important toboggan hill in Cloverley park.
- Park! (I agree - second comment)
- Park! (I agree - second comment)



- Park and sportsfield (soccer/rec centre) only!
- I also like the park and open space as is. It could use more trees though.
- The fact that Cloverley is close to other parks does not mean it should be removed as a park and community space
- Pave paradise - put up a parking lot!
- Single family only! (I agree - second comment)
- Single family only! (I agree - second comment)
- Informal trails in both wooded areas - stairs to trail were removed
- Major trail continues through Cloverley park
- Cloverley is also within walking distance of Loutet farm and would make an excellent addition to the social enterprise of local food production.
- Urban agriculture and green space needed in this area

Existing Conditions: Traffic

- 3-4 pm is peak? 3-6 pm is better
- Existing traffic on 3rd St peak hours are 3-7 pm!!! Try taking the bridge at 6 pm!!
- This is not typical traffic numbers. Just be around during rush hours 3-6 pm.
- Peak hours 3-4pm?? Really?? Visit 4th street around 5pm - if there is any backup, It is a highway!
- Peak traffic is not over at 4 pm
- 3-4pm is absolutely not peak! Visit 4th at 5pm when there is any bridge back up
- This does not appear to be a legitimate attempt to understand traffic flow in this area. One day survey! Peak 3-4! 4th street flow being typical.
- If this is traffic consistent with the whole of the city = grid lock
- Those are all fine when it flows. How many times does the 228 bus have to take 4th during the winter months?
- Traffic on 4th is already really heavy - used as an alternate route to bridge!
- Clearly traffic already an issue if these are required
- Can become much higher volume if there is an incident on 2nd Narrows
- If there is a problem in the bridge traffic, traffic in this area changes radically. One day stats are not reliable.
- Have you ever tried to leave this neighbourhood during rush hours to get groceries at Park and Tilford? Just walk, it will be faster!
- I bank at Van City. If it's after 3, I don't go.
- Existing traffic will get worse with more density - Seylynn project, etc.
- Significant traffic on 5th when 2nd Narrows backs up - high speed vehicles riding over the speed bumps. Noticeable much worse in the past 18 months.
- Traffic concerns increasing - cutting through on 4th, 5th, 6th. (Second comment on post-it: Agree - a problem, and speed is an issue, even with speed bumps)
- Traffic concerns increasing - cutting through on 4th, 5th, 6th. (Second comment on post-it: Agree - a problem, and speed is an issue, even with speed bumps)
- This is simply not true and reflects the intentionally limited survey results
- Why is 3rd St on this map? It would contribute traffic
- Traffic numbers cannot be consistent when counts were taken on one day only. I have pictures and videos (accidents) to prove otherwise



- I question the results of this study. I live on Keith and Hendry and I firmly believe the number of cars that pass by is higher. There is already high levels of congestion on East Keith. Adding more cars/residents in the area, traffic will get unmanageable.
- A one day study is meaningless. Peak hours are not only from 3-4pm. Traffic is constantly backed up on Heywood.
- This is a joke! 1 day survey, 2 hours AM, 1 hour PM
- These numbers are completely wrong
- Need a realistic, systematic, and thorough research to guide this process. This consultation can't proceed on misinformation. Increasing density in the area will increase traffic even more. As a resident, I don't think this information is reliable or accurate.
- Street
- During bridge problem, rat running route
- Alley
- Traffic has gotten a lot worse in this area and will continue to do so if we allow more housing densification - NO condos!
- More densification = more cars. Look at Marine Drive, 3rd from Cap Mall to Fell. Seylynn will be a disaster with more cars plugging the area with inadequate infrastructure.

Uses and Traffic: Did You Know?

- Not sure what these statistics actually mean, or where they come from
- I can't see any way to compare these uses, as the data are in different units
- This is very confusing and misleading
- Misleading stats - implying no students walk and every single-family house uses a car but people in townhouses don't (Second comment on post-it: Yes!)
- Develop walking and biking approaches. Get specific and solve this. Also, do research for THIS site.
- These statistics are certainly some kind of average. How many trips for users of THIS green space? Most walk here.
- So assume 6 townhouse (conservative) per 7000 sq ft lot = 3 trips
- This makes no sense
- This chart needs to be changed into comparable variables to user friendly. Otherwise, it adds confusion and more concerns
- Ambulance traffic?
- Community centre in conjunction with green space and playing fields
- Park, tennis court, playground, and community use is how it should stay
- It should stay park, tennis courts, community use

Opportunities & Amenities Through Development

- If we have to change density, I would like to see a residential care facility and community centre built where the school stands and leave the rest of the land as park
- Bring those kids to this green space
- There's already a park, green space, and playground at Cloverley, without development
- Neighbourhood and surrounding community us not setup for a development as shown
- All of these are in high density areas! What's the point of this regarding Cloverley?
- Capers replaced an already developed / commercial site

- Yes, but the site is on Lonsdale amongst townhouses and condos, as well as other commercial properties (comment in reference to Anderson Walk)
- Great ideas for other locations! But not here.
- Over densification. None of these examples are from areas with single family dwellings.
- Are any of these examples in single family areas?
- None of these are appealing for this location
- Moved from Vancouver specifically to avoid such neighbourhoods. This is a SINGLE family neighbourhood.
- Does this mean you've already made the decision to go high density? Why not consider current single family development?
- Opportunity to replace the building footprint with a low-density family housing "eco village" pilot (see Yarrow). No need to sell land - can be leased. Such a project could steward a community urban agriculture program, and could include public amenity space.

How can the site be used as a Lever for Learning?

- Traffic concerns, parking concerns with a proposal such as Pearson Dogwood redevelopment
- There have been a lot of young families who have moved here because they see a school and playground for their children. Also, for the future of families.
- Find new lease holders: international school (ESL), daycare
- Rent out the space long term to a private school or daycare
- Learning centre with multiple revenue streams: Capilano textiles + Art + Interactive design; Adult classes of all kinds; makers space; Windsor House school; daycare
- Rent out the space
- The Capilano University Art Schools that are being closed could move here. They have students and revenue.
- Think beyond MURB (multi-unit residential building) and keep park, solicit independent schools, think beyond \$\$, keep green space.
- Keep park, tennis courts. Get community amenity from some redevelopment of the school building.
- Re-purpose the school, keep the park. With other multi-family dwellings being built in the area (the LARGE Seylynn Village, towers in LV) one can only assume that the school-aged population will increase as well. Save the site for future use as a school.
- Develop the school (I'm not fussed), but keep the park as green space! (Second comment on post-it: Agree!)
- Develop the school (I'm not fussed), but keep the park as green space! (Second comment on post-it: Agree!)
- Tear down old, worn out, dangerous school. Built multi-level new facility: L1: new school, L2: School admin or CHPU Annex, L3: Residential. Keep green space.
- Independent school, possibly as part of a mixed-use development with seniors facility or condos
- Keep the park! Re-purpose the site for community, dance, fitness, ESL classes, adult learning, pre-school, daycare, seniors, tennis program, community garden
- My perception is that when surplus schools are offered to the community, there is competition to obtain them, eg Plymouth School
- Keep the park and tennis courts, and redevelop school building into private school, seniors daycare, seniors centre, child daycare, community gardens. NOT CONDOS.
- Keep the site as a reserve school housing overflow or temporary schooling for those schools undergoing



renovations or incidents (fires, floods, etc)

- Use the existing school for learning. Leave the park alone and stop rationalizing development.
- Keep school, activity centre, pre-school (K-3)
- Keep the park, tennis court, school building. It could be used for daycare, senior centre, arts, exercise, and more!
- Preschool and daycare
- Daycare
- Hang on to property
- Kids have long way to go to school
- Maintain site as school
- Keep the school for future educational use - private school lease, daycare or pre-school, use it as a district school and lease part to daycare
- Long term leasing for community centre
- If not school or park, then community centre for seniors, kids, adults, and family use
- Daycare
- Would love a pool built for community use
- Have a community centre. Keep tennis courts and park.
- Dance school
- Community centre with multiple purposes: daycare, theatre, community rental space/events, fitness programs, community/public classes (tutoring, continuing education, ESL classes, CPR classes)
- Location for parks
- As a minimum: keep park and tennis courts
- Green space
- Green space
- Soccer field
- Outdoor pool
- Let's not lose more green space ... so shortsighted!
- Keep the park! Many families use this park
- Park, playground, green space
- Multi-family good opportunity to get an influx of young families
- Seniors activity centre
- Seniors activity centre
- Seniors centre
- Setup community garden and large urban agriculture area to grow food
- Teach people about local food, and how to grow and store food; beehives
- Urban agriculture

How can the site be used as an Informal Place for Learning?

- Fitness/art/wellbeing
- Community centre
- Theatre, rent out space for events
- The school board disconnected from the neighbourhood by no longer letting the school be used for residents, including informal classes in the evenings (fitness, etc). Provide those opportunities for more use of the school



- Can be used for children's activities like camps, games, girl guides, boy scouts, gyms, etc.
- Daycare
- Basketball court indoors
- Tennis programs
- Education for after school activities for kids / arts / sports
- Fitness programs
- Place for workshops
- We need a community centre to call our own (Second comment: Good idea! Yes!)
- We need a community centre to call our own (Second comment: Good idea! Yes!)
- Community centre programs - art, etc.
- Daycare
- Dance school
- Community centre / school with different revenue streams
- Building could be rented for exercise / art / lifestyle / daycare / Windsor house / dance school
- Long term leasing for community centres - green space is about exploring and learning
- We have no community centre in this area.
- CNV take the land and make it a community centre
- Bring back the YMCA which used the site before. Exercise classes in the gym, etc.
- Use the building as a rec / community centre along the lines of John Braithwaite
- Community centre
- Daycare
- Please keep the site for community use. I agree with using the school like the John Braithwaite Centre
- Community centre - teaches people about health and fitness in a community driven way
- Classes
- International learning
- Outdoor school hub
- Night school
- Alternative education opportunities for gifted students (Second comment: yes!)
- Art programs from Capilano University
- Community classes
- K-3 school
- Green roofs (with educational material available)
- Park with benches for families to get together on sunny days and...
- Outdoor exercise
- It already is! Learning through exploration. Re-purposing, recycling. Saving the habitats that are the trees, the slope, etc. (Second comment: Yes!)
- It already is! Learning through exploration. Re-purposing, recycling. Saving the habitats that are the trees, the slope, etc. (Second comment: Yes!)
- Playground expansion
- Natural park and play area to pick berries, leaves, and interact with nature. Avoid over-managed and dull-playground spaces.
- Playgrounds / tennis used for education
- Green space and protected indigenous species
- Keep green space and rent building



- Keep greenspace and rent out building!
- Already here. Keep it
- Seniors' Centre
- Seniors' Centre
- Community gardens (with educational material available)
- Lifestyle programs (gardens)
- Outdoor school program with veggie patch/garden
- Bike routes for community to be active

Hopes and Concerns

HOPES

- Lease the land so available in the future
- Long term leasing for community centre
- Replace existing old structures / buildings with same size architecturally pleasing community space
- Maintain park at east end and develop medium density townhouses (max 3 storeys)
- Keep the park space and tennis courts. School building re-developed into a community centre, arts centre, YMCA.
- A sustainable development, that creates a show case for the community in form (multi-family, community space, etc)
- Create a community centre and keep park and tennis courts
- Dedicate park and keep development low scale single family
- Opportunities for creative use on site. Opportunity to demonstrate leadership by entertaining proposals for building replacement, site stewardship, and community engagement.
- Retain green space and utilize building or build new, similar footprint for varied creative community use
- Respect the people living in this neighbourhood!
- Leave it as is
- Education centre - college, childcare, high school
- Have an international school
- Daycare or K-3
- Lease short term (ie. 3 years) and possibly use when Blueridge rebuild happens
- Keep as school!
- Windsor House would love to return!
- Use facilities for multiple community facilities such as community gardens, daycare, pre-school, senior centre
- Make the whole site a park, or park and rec centre/community centre - girl guides desperately need a meeting space!
- Maintain the property and facilities as community space. It has survived 32 years since Cloverley School was shut down by being well used.
- Keep green space, field for play, tennis courts, playground. Use remaining space for community use, programs such as rental space to organizations that provide important programs.
- Green space (edible garden project) and community centre
- Community centre / residential care (our community is aging and the numbers will grow)
- Please keep the school, tennis courts, park, the entire site for our community
- Park, green space, playground, more trees, and bird houses, and use school building for community



centre.

- Community space kept as the neighbourhood / taxpayers want! Please listen! (second comment: Yes!)
- Community space kept as the neighbourhood / taxpayers want! Please listen! (second comment: Yes!)
- Park / green space but realistically (as \$\$\$ are needed) community space, daycare, community/rec centre, night classes, etc
- Use existing or new structure for community centre and services
- Keep the community centre
- Daycare
- Common space for neighbours to meet and connect, young and old
- Maintain a park and have a community centre or a school
- Use the school buildings for recreation, arts, daycare, etc
- Green space, parkland, and keep existing use of school for / as community centre
- We should try to building neighbourhoods - a community - instead of over-densifying and taking away green spaces. I understand the economics behind the selling / redeveloping of school, but there have to be other options than just redevelopment into condos, etc. or to a developer who doesn't care about traffic, density, or sense of community
- Respect this neighbourhood. Recall what we have been through with the low road debate. Green space, rec space should be built into the area.
- School actively used by programs during day (eg Windsor) and community in other hours
- Do NOT develop beyond current building footprint and height
- Keeping the park / green space
- Keep all green space
- Park
- Keep tennis and park
- Tennis!
- Park!
- Slope for toboggan
- Keep trees on north slope
- Park and green space
- Retain park green space - do not sell the land
- Maintain park and green space
- DNV buys the land, bulldozes the school, and the whole area turns to park
- Conserve nature and keep green space
- Keep the park as is
- Parks and green space
- Larger playground
- Maintain green space, park, and tennis courts. Add to children's play area. Set-up functioning field - need field space in NV, and rehabilitate school and community centre
- Maintain park area and keep it green!
- Park and green space
- Park, green space are buffers against port development and traffic.
- No condos
- Urban agriculture - growing food plus community gardens
- Community garden
- Urban agriculture



CONCERNS

- Statistics re: numbers of students projected may not be proved right. All the new housing, projected in the official community plan, plus single lots now able to include coach house and a suite means lots more residents - and some will have children. Looking at the Community Plan - there does not seem to be much acreage left on which to build schools. I foresee lots of portables!
- Condos/highrises
- Condos with increased traffic to follow
- Condos or apartment towers
- More residential building
- Any type of large development that currently exists on the site
- Sale of land to developers
- Any development on park land
- Any development beyond single-family if school is removed
- High density development
- High density development
- Condos, duplexes, triplexes, etc
- Density an issue - parking, access, increased traffic
- Condos or any sale or long-term lease to developers, especially retail
- High density development
- Condos, townhomes, high-density housing, anything that attracts more traffic
- Condos and increased traffic
- 1-3 storeys (or more), increased use of health facilities will not be able to cope
- Condos
- Condos
- High density development
- Housing - stop selling community land that can be used for people to enjoy life
- More people live in the area but not enough amenities for them
- High density residential or mixed use (commercial, residential, retail) - although a steel plant would be worse!
- Condos or high rise
- High density development
- Condos
- Densification
- Densification of any kind!
- Condos
- Large scale development
- Condos
- Densification
- School torn down for development
- Development of towers - condos - height issues
- Densification
- North Van has too much density
- Condos and high density
- High density development

- Increased density without increased rec facilities and green space. Sacrifice the area residents to developers / condos
- What would development do to taxes? Assessments?
- Condos
- Condos
- Affordable housing - none
- Losing the green space and the tennis courts
- No more park. Densifying our neighbourhood. Losing a part of our community the way it is now!
- Loss of park and tennis courts
- Loss of green space and trees
- Loss of park
- Loss of park
- Loss of green space
- Loss of green space
- Loss of park
- Loss of park and tennis courts
- Loss of green space and community opportunity
- Loss of park
- No park
- No tennis
- No park
- No park, no tennis
- Park not dedicated
- Losing the green space
- Enhance existing park and tennis courts
- Loss of green space
- Loss of green space and park
- Creation of artificial space: contrived green space, or development trying to be green space.
- The loss of park would further change demographic picture of the area, families move away to find green
- Space for children, pets, etc
- More noise
- Sale of land to developers
- Sale of land to developers
- Loss of title, no need
- Sell the property for private development
- Losing use of community or future school buildings
- We need to keep land for future school use
- Sell the property for private development
- Commercial space
- Outright sale is short term thinking. Need to keep as demographics continue to change and grow. Plan for the future and keep it.
- What about future use of land (no school) for a school?
- The worst thing that can happen is leasing all or part of the Cloverley site



- Please!!! Keep the entire Cloverley Site for community use (school, tennis courts, park - everything!)
- Single-family homes
- Concerns for traffic - it is bad now to cross Keith at Queensbury to go to Grand Blvd. You can be waiting there for 5-10 minutes. Traffic comes from all directions. We only have 2 bridges.
- Increased traffic
- Increased traffic
- More traffic
- Increased traffic
- Increased traffic

Is there anything else you'd like to add?

- Please don't sell. We need this space for our community. Listen to us.
- Don't sell for housing. The money generated will be quickly depleted and we will never get the land back for our community use.
- Do not sell! We will never get it back! (2 additional check marks on this post-it)
- If sold, can never be taken back! At the least try leasing the property first
- I hope that this is truly consultative and that the community wishes will really be taken into consideration
- No faith in the process
- The area was let down by the Mayor and Council who are elected to represent us, and have paid a heave price with the low road. Please do not sacrifice us again
- Concerned that decisions based on \$ have already been made (emphasis on high density) with no consideration for neighbourhood character and needs
- It concerns me that before proper engagement with the community, a property developer is a consultant to this project
- City of NV screwed this neighbourhood with the low level road realignment. Please don't make it worse by selling / developing this land.
- I would like to think we as residents have a say but fear the school board and city's desire for monetary gain will trump any desire or need we have. Hope you take us all into consideration when the decisions are made. It could be your neighbourhood next!
- SD did a good thing about talking to the residents group about future plans
- I hope that this process is not just paying lip service to our community but will actually listen to the residents.
- We need transparent process and real sharing of community feedback (not glossy PR like Port Metro Van). More, we need real community engagement in decision making.
- Not enough to consult us on a process you've determined and control (see IAP2 spectrum of public engagement)
- Ensure engage community in final plan. Understanding that money from this project will benefit N Van school system.
- Keep neighbourhoods as neighbourhoods. We have development creep coming at us from the new regime for Moodyville South of 3rd/Marine, we have it at Seylynn. Putting a large development here will create isolated pockets of housing, which are not neighbourhoods. They stagnate and die. Look at the isolated pocket between mountain Hwy, the highway south of Seylynn. Isolating houses creates quasi slums, which seem to justify redevelopment which increases density. How about honouring the OCP and keeping neighbourhoods just as that - vibrant communities.
- Planning horizon for education planning should be several generations - even 100s of years. We will always need space for schools.

- What about keeping the property and leasing buildings are community resources and keep it for future needs.
- Please keep the entire site for community use
- Planning for school enrollment growth has been so poorly done in the past that I have confidence in your projections
- Keep density low
- Any density below 0.5 FSR
- Density less than 0.5 FSR - no duplexes or condos. Single family only
- Please ensure that public recreation space continues to be available - tennis courts a good start.
- Maybe add a community centre
- If this process listens to what residents have said tonight, it will proceed with retaining the park, green space, and building for community use.
- I believe a community centre with viable programs could be financially viable for the school district. Above all, listen to residents, not developer cash
- For the mental health of the community, please save Cloverley School for all our citizens
- This is a community of families that have lived here for years. Families have raised their children, grandchildren, and take their great grandchildren to use the Cloverley park. We have just re-built a new house on Cloverley because we love the area, the view, the low noise of traffic, the green space, the neighbours, and we chose to build here because we love the area.
- Keep park, tennis courts, and school/community centre.
- Park and tennis courts must stay
- Keep the green space! Concrete jungle isn't good for our children
- Parks and green space are extremely important. When they are gone, they are gone forever.
- I would like to keep the existing tennis court and park. We have the waterfront industry to deal with pollution and noise, the Cloverley park is a buffer to all that
- Green space
- Keep the park
- What is a community without parks, green space, areas to play, and areas for community programs to run? Brooksbank is full, what happens when people downsize and families move in?
- NVCity to dedicate Cloverley Park including tennis courts
- Do not take away our children's play space. Does not matter the age - everyone uses the park/
- Why is a developer working with the City on this project at this consultative stage?
- Please mail drop the community. Not enough people know this consultation is happening.
- Urban agriculture
- I believe the people in NV deserve a referendum on how this space should be developed
- Before any decision is made we deserve a showing of any data related to neighbourhood wishes for this site



