

# North Vancouver School District

## Land Management Process for the Lucas Centre and Cloverley School Site

# AGENDA

1. Process + Engagement
2. Lucas- Options and Outcomes
3. Cloverley- Options and Outcomes
4. Next Steps

# PROCESS



1. Project Initiation and Start-Up
2. Community Consultation I
3. Land Use Development Options
4. Public Consultation II
5. Land Use Development Options Feedback and Revisions
6. Project Completion

# OPEN HOUSES #2

## Concept 2



### Previous Version of this Concept

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

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



### Homes

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



Townhomes

Apartments

### Estimated Vehicle Trips/Hour

FORMER SCHOOL USES	225 Trips / Hour
THIS CONCEPT	245 Trips / Hour
NET DIFFERENCE	+20 Trips / Hour

- Approximately **70 trips / hour** are generated by the adjacent sports fields while **175 trips / hour** are generated by residential development
- Compared with previous school use, this concept shows slightly **more** parking pressures on existing neighbourhood streets
- Sports field traffic remains mainly aligned with Hamilton Avenue

### Public Open Space and Other Community Amenities

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

### Relationship to Community Input

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

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

#### Key

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

## LUCAS OPEN HOUSE #2

**160 PEOPLE**

**GREEN SPACE**

**SENIOR'S HOUSING**

**NEIGHBOURHOOD**

**CHARACTER**

**TRAFFIC CONCERNS**

**DENSITY CONCERNS**

## CLOVERLEY OPEN HOUSE #2

**200 PEOPLE**

**PARK / TENNIS**

**NEIGHBOURHOOD**

**CHARACTER**

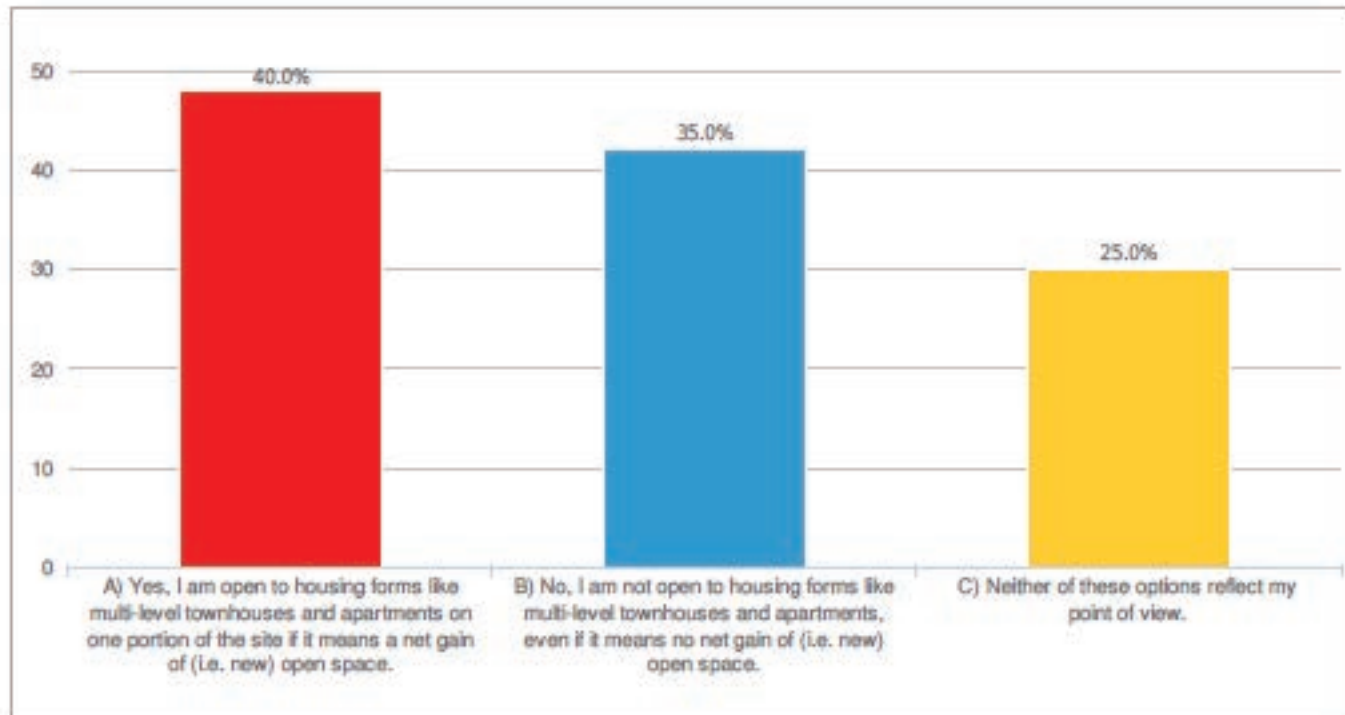
**DENSITY CONCERNS**

**FUTURE SCHOOL?**

# ONLINE SURVEY

*Question 5: Do you support different types of housing if they allow for a net gain of open space (i.e. the provision of new open space)?*

RESPONSE	PERCENTAGE	COUNT
A) Yes, I am open to housing forms like multi-level townhouses and apartments on one portion of the site if it means a net gain of (i.e. new) open space.	40.0%	48
B) No, I am not open to housing forms like multi-level townhouses and apartments, even if it means no net gain of (i.e. new) open space.	35.0%	42
C) Neither of these options reflect my point of view.	25.0%	30



# LUCAS



# Lucas- Option 1

Existing Playfield

Existing Playfield

21st Street West







# CLOVERLEY

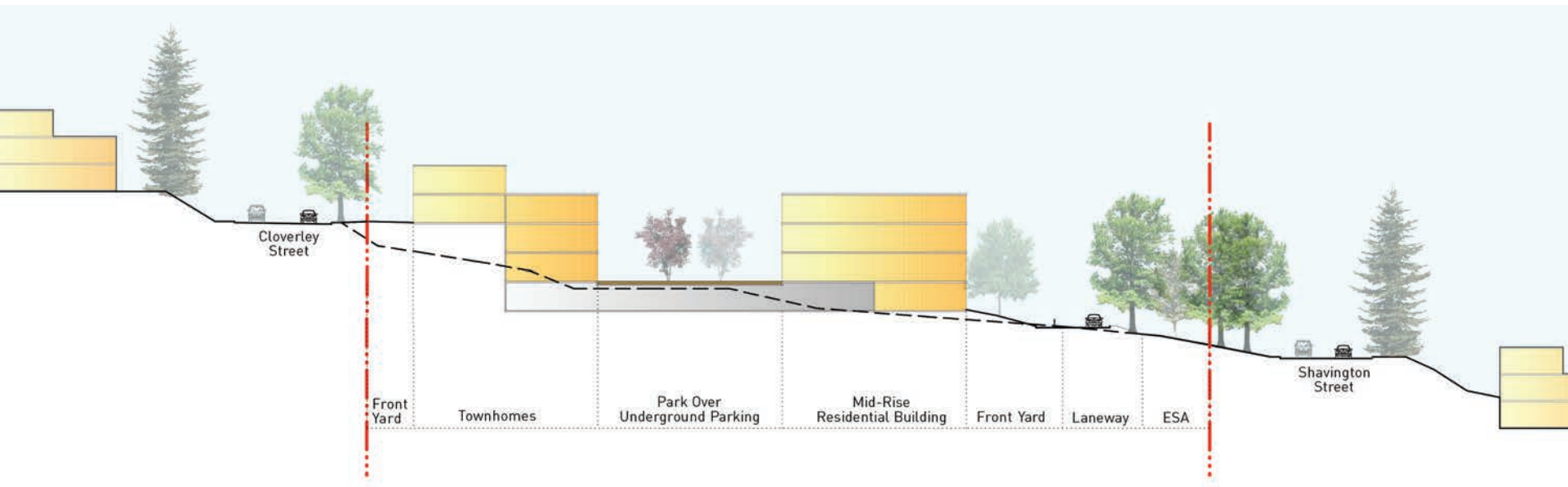
# Cloverley-Option 1



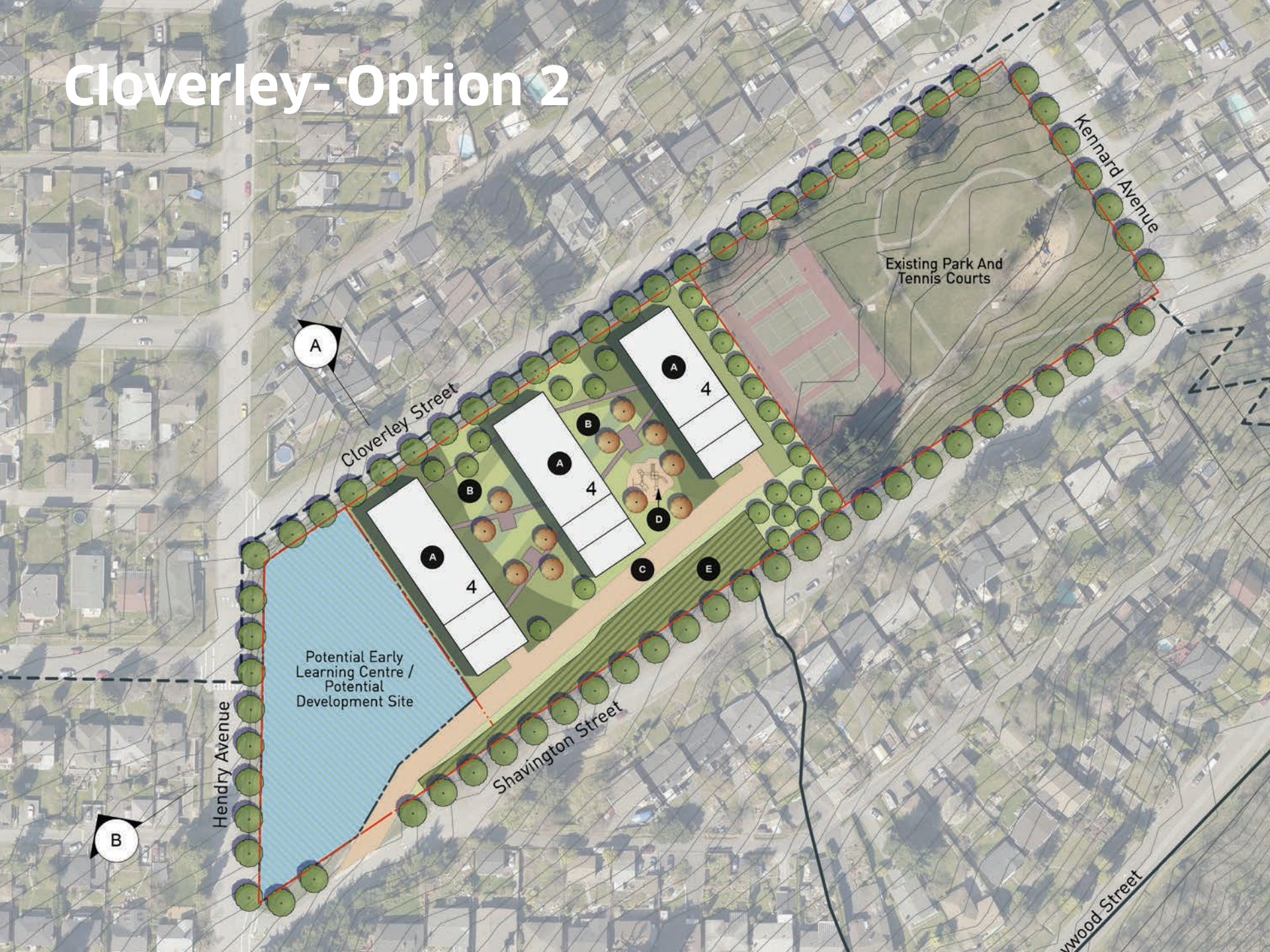
# Cloverley- Option 1



# Cloverley- Option 1



# Cloverley-Option 2



A

A 4

A 4

A 4

B

D

C

E

Existing Park And Tennis Courts

Cloverley Street

Kennard Avenue

Hendry Avenue

Potential Early Learning Centre / Potential Development Site

Shavington Street

Wood Street

B

# Next Steps



1. Project Initiation and Start-Up
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# Next Steps

## 1. Full Package Review

(NVSD staff review of all material: consultation summaries, transportation memos...)

## 2. City of North Vancouver Update

 NVSD process

 OCP process

## 3. Outcomes of the OCP

## 4. Consideration of Lucas and Cloverley Sites