

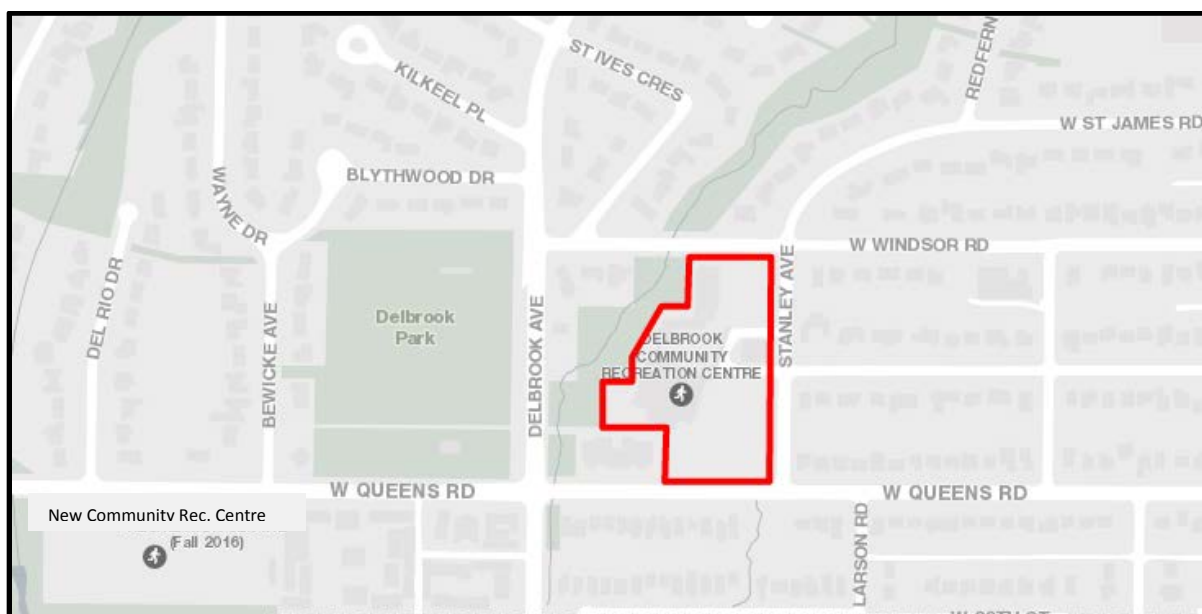
DELBROOK LANDS Backgrounder

History

The Delbrook High School was built in 1956 and used as a school until 1977 when a portion of the school was destroyed by a fire. The District of North Vancouver purchased the site in 1981 and refurbished the buildings damaged by the fire. Since 1982, the site and remaining buildings have been operated by the North Vancouver Recreation and Culture Commission (NVRCC) as a community recreation centre.

In 2006, the NVRCC completed a comprehensive study on behalf of the District and the City to assess indoor recreation facilities and services, and identify the community's future needs. The research, along with public input, helped form the Indoor Recreation Facility Plan. Included in the Plan's recommendations was the consolidation of William Griffin and Delbrook Community Recreation Centres into one facility. The William Griffin centre closed in December 2013. The new consolidated facility, valued at \$50.1 million, is being built on the same site and is anticipated to open in the fall of 2016.

The existing north and south recreation buildings on the Delbrook site are in poor condition, and do not meet current health, safety or seismic standards. Since Council's decision to build a new consolidated community recreation centre, the District has not made any major component renewals or capital investments to the Delbrook recreation buildings. This facility is scheduled to close in 2017.



Context map

Site Information

The Delbrook site, located at 600 West Queens Road, is located next to two arterial roads, along two transit corridors and a future frequent transit network. It is within walking distance of schools, parks, recreation facilities and shops.

The property is approximately 17,607m² (4.3 acres) and is currently designated 'Institutional' in the Official Community Plan (OCP), and zoned Public Assembly. It includes the Delbrook north and south recreation buildings, two parking lots, three lit tennis courts, a public children's play area, and a child care facility. Mission Creek marks the western boundary of the site.



Delbrook site

Social Service Agencies and Child Care at Delbrook Community Recreation Centre

A number of social service agencies currently rent space in the Delbrook north building from NVRCC. These include the Capilano Community Service Society (CCSS) and their partner agencies (Red Cross, Restorative Justice Society, and Keep Well Society). CCSS and their partner agencies are planning to relocate to the yet-to-be-built community centre in Lions Gate in 2019. However, the CCSS may need alternate space until that new community centre is built.

Little Rascals Child Care centre has a lease with the District on a portion of the Delbrook Lands until 2023.

Existing District of North Vancouver Policy

Official Community Plan

In 2011 the District concluded a two-year community-wide public consultation which resulted in a new OCP. The Plan provides a policy framework on housing, density, transportation, infrastructure, environmental management, social well-being, climate action and other factors that guide municipal decision making and operations.

Several Council-approved plans and policies provide direction and a timeline for achieving the goals of the OCP. These Council-approved plans and policies provide an important framework for any decision-making regarding the future use of the Delbrook Lands. Examples include: the Parks and Open Space Strategic Plan, the Transportation Plan, the Public Assembly Land Strategy, the Corporate Plan, Asset Management Plan and Financial Plan.

Public Assembly Land Strategy

The Public Assembly Land Strategy provides principles and criteria around which to evaluate any proposed changes to public assembly lands. This framework supplements the evaluation that is undertaken as part of a rezoning or OCP amendment. The criteria are not intended to prevent changes to public assembly lands from taking place, but to help ensure that any change is in the public interest and provides an overall benefit to the community.