

## The District of North Vancouver INFORMATION REPORT TO COUNCIL

June 3, 2019

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**AUTHOR:** Tamsin Guppy, Facilities Planner

**SUBJECT:** Public Input Maplewood Fire and Rescue Centre

**REASON FOR REPORT:**

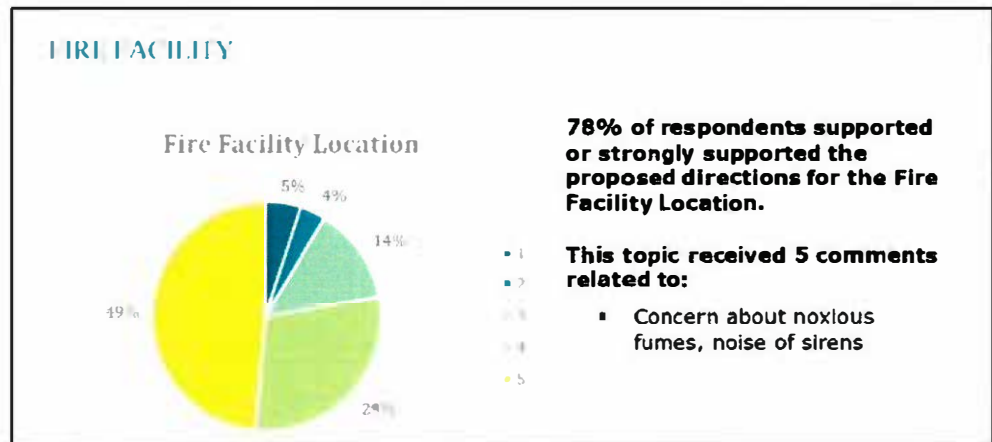
The purpose of this report is to inform Council of the results of a public process held in May, 2019.

**SUMMARY:**

Fire and Rescue Services hosted a public information meeting on May 15, 2019, to provide an update to the community of the proposed Maplewood Fire and Rescue Centre.

**BACKGROUND:**

The Maplewood Planning process was undertaken between January 2016 and November 2017 and included three phases of public input. By Phase 2, the Charrette, the current site for the fire facility was highlighted and discussed. Phase 3 included a specific survey question about the fire facility. Of the 434 survey respondents to the Phase 3 survey, 78% supported or strongly supported the proposed directions for the Fire Facility location.



*Participants rated answers from 1 to 5 where 1 (shown in blue) was not in support and 5 (shown in yellow) equalled strong support.*

Staff provided a detailed project update at the Regular Council meeting on April 15, 2019. At that meeting, Council instructed staff to hold a public information meeting on the proposed Maplewood Fire and Rescue Facility.

**SITE AND SURROUNDING AREA:**

The subject site is a 5.84 hectare (14.43 acre) located on the edge of Maplewood Village. The site includes a portion of the Windridge Escarpment, a wetland area and a large pile of construction debris from a former municipal operations dump.

The proposal is to construct the fire facility on the former dump site, and protect the adjacent ecological features.



**PROJECT DESCRIPTION:**



The Maplewood Fire and Rescue Centre is an essential service facility that will house an operational fire hall as well as administration and training facilities. As an essential service, the facility is designed to be resilient, constructed to post disaster standards, and located outside of hazard areas

to ensure the fire facility can remain operational during and after most foreseeable emergency events.

**PUBLIC NOTIFICATION:**

The notification for the meeting included:

- a) A notification flyer in addressed mail to approximately 120 properties (158 notices to owners and occupants) located within 100 metres of the site;
- b) A notification flyer delivered by Canada Post in direct mail to 871 addresses including residents and businesses within the Maplewood Village Centre area and beyond (following the public information meeting Canada Post confirmed the flyer had been delivered);
- c) Two notification signs erected on the site (one facing Dollarton Highway and one facing Old Dollarton Road);
- d) Newspaper advertisements placed in two editions of the North Shore News;
- e) Updates to the website <https://www.dnv.org/programs-services/maplewood-fire-and-rescue-centre>; and
- f) Email and or written notification to all local community associations east of Lynn Creek and the umbrella group NVCAN; and
- g) DNV Twitter posts in the days leading up to the public meeting.

**PUBLIC INPUT:**

The public information meeting was held on May 15, 2019 and the period for public input extended to May 31<sup>st</sup>, 2019. The public information meeting included a public open house, a presentation and a question and answer period. The meeting was facilitated by an independent facilitator whose report is attached.

Approximately 30 people attended the public input meeting and 16 comments were received (a combination of phone calls, comment sheets, emails and web submissions).

Of the written comments received:

- 6 people voiced support of the application;
- 5 people wanted to ensure the adjacent wetlands or wildlife corridors were protected;
- 2 people wanted to ensure the future east-west trail was provided for;
- 1 person wrote in asking the facility be moved farther south on the site away from Windridge Drive;
- 1 person wrote in voicing a concern that the notification was inadequate;
- And 2 people wrote in suggesting taxes be spent on other things (health care or parks).

These comments echo many of the comments that were received as part of the Maplewood Planning Process and have already been addressed:

- Detailed environmental studies were undertaken and the proposed siting protects the local ecology including protecting the wetlands, the riparian setbacks, the wildlife corridors, the

**SUBJECT:**

June 3, 2019

Windridge Escarpment, and the flow of water and wildlife between the Escarpment and the Maplewood Conservation Area.

- The siting of the facility also protects for the future alignment of an east-west multi use trail.
- The siting of the project places the facility away from immediate neighbours.
- The siting of the facility enables safe and effective access for regular and emergency response to both the fire facility and the adjacent school (currently housing for Capilano University) and day care.

**NEXT STEPS:**

The project is under review by staff and further minor design refinements are under consideration. Once the project designs are refined the Development Permit may be issued by staff.



Tamsin Guppy

Facilities Planner

*Attachment: Public Information Meeting Summary prepared by CitySpaces*

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	
<input type="checkbox"/> Development Services	_____	
<input type="checkbox"/> Utilities	_____	
<input type="checkbox"/> Engineering Operations	_____	
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External Agencies:		
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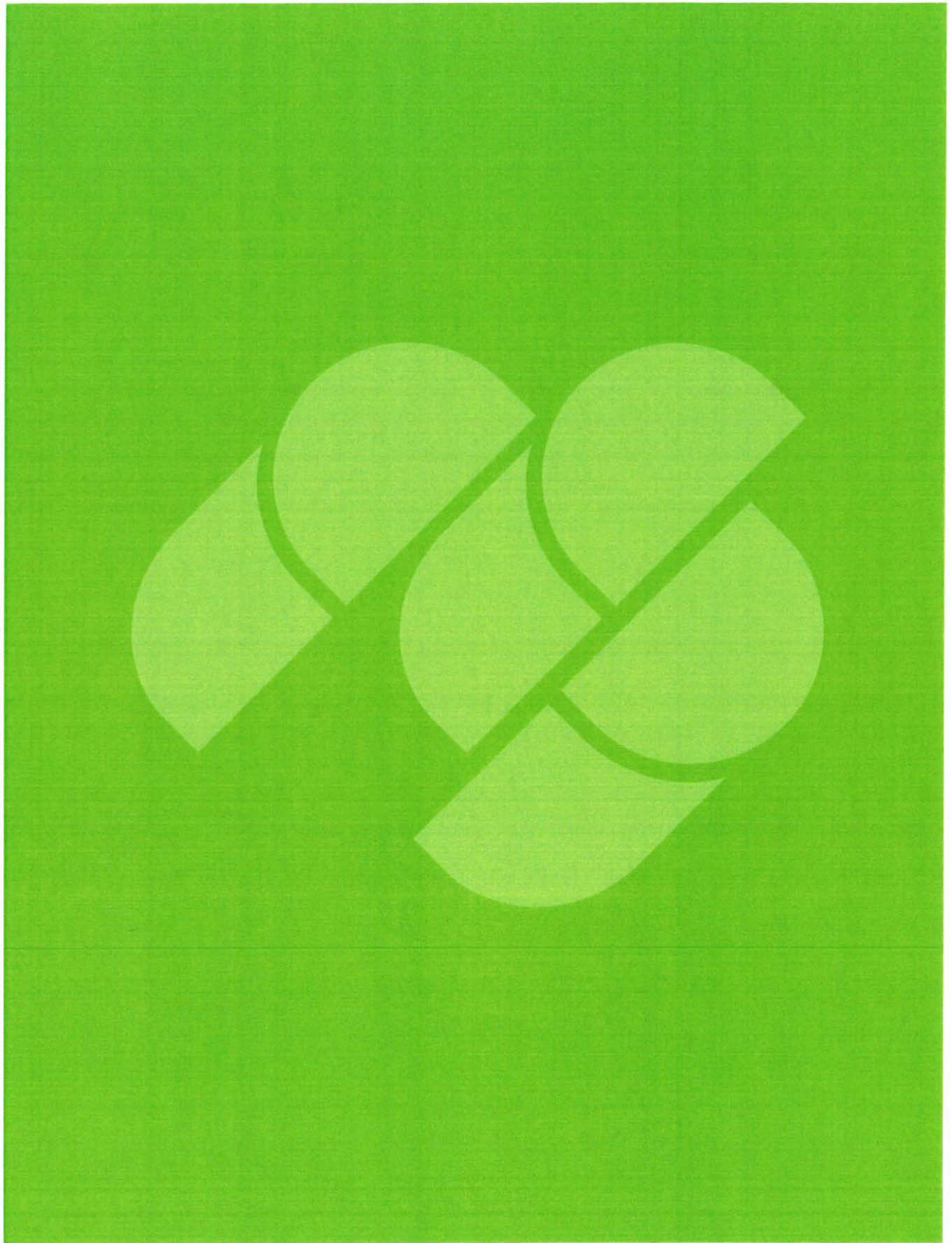


*Maplewood Fire Rescue Centre*

# PUBLIC INFORMATION MEETING SUMMARY

Prepared by CitySpaces Consulting on behalf of the  
District of North Vancouver

May 15, 2019



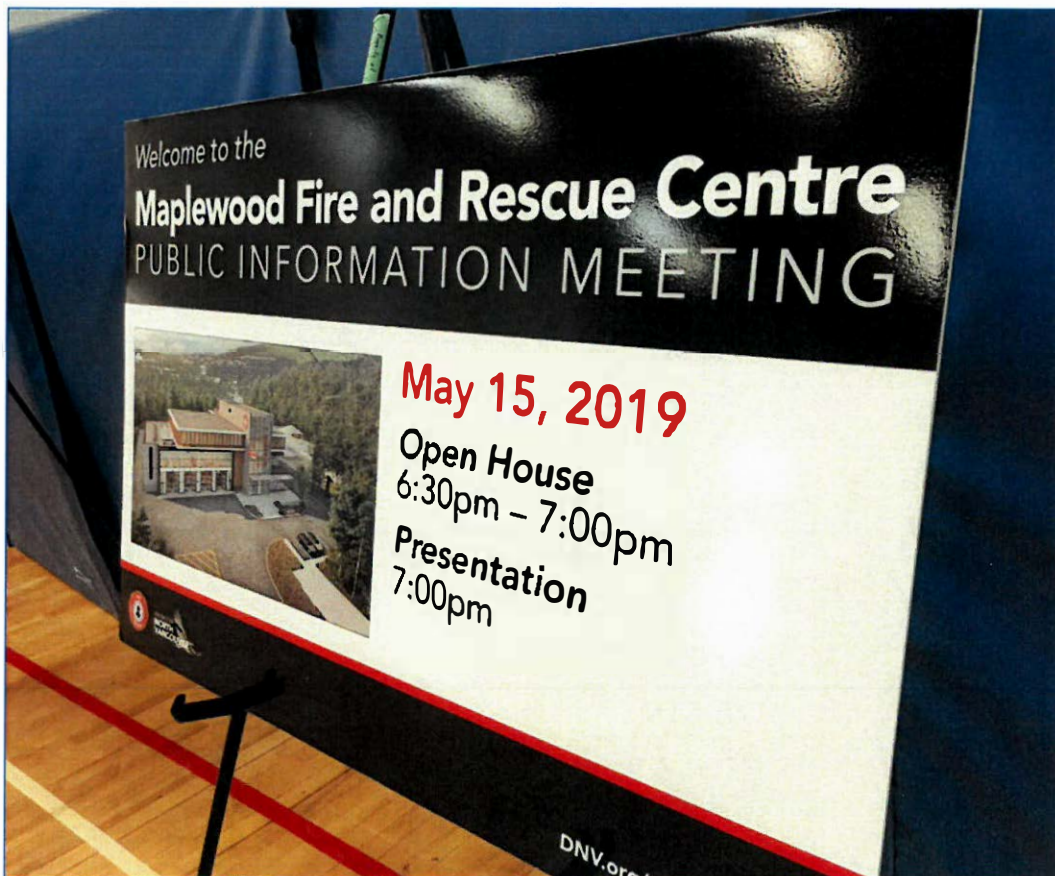
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## Overview

On behalf of the District of North Vancouver (District), CitySpaces Consulting provided third-party facilitation for a Public Information Meeting for the Maplewood Fire and Rescue Centre being developed by the District. The evening included an open house, followed by a presentation, and an extensive question and answer period. The District recommends that the facilitation be provided by a third-party facilitator to help ensure a fair, open, and honest meeting process.

Overall, the response to the proposal was positive. The comments and questions raised at the meeting, on feedback forms and submitted online, are summarized in this report.





# Meeting Quick Facts

## Public Information Meeting Quick Facts

<b>Date</b>	May 15, 2019
<b>Time</b>	Open House at 6:30pm, presentation at 7:00pm
<b>Location</b>	Kenneth Gordon School in Maplewood
<b>Attendance</b>	Approximately 30 local residents
<b>Feedback</b>	Feedback was gathered through comment sheets at the event, submissions online, recorded during the question and answer period, and noted during information meeting discussions with representatives.
<b>Representation</b>	<p><b>Development Project Team</b></p> <p><b>Nicola Chevallier</b> <i>Section Manager of Facilities and Special Projects, District of North Vancouver</i></p> <p><b>Mathew Schofield</b> <i>Project Manager, District of North Vancouver</i></p> <p><b>Mike Coulthard</b> <i>Principal + Senior Forester/Biologist, Diamond Head Consulting Ltd.</i></p> <p><b>District of North Vancouver Staff</b></p> <p><b>Richard Boase</b>, <i>Section Manager Environmental Sustainability (Operations)</i></p> <p><b>Tamsin Guppy</b>, <i>Senior Planner</i></p> <p><b>Fire and Rescue Services Representatives</b></p> <p><b>Brian Hutchinson</b>, <i>Fire Chief</i></p> <p><b>Wayne Kennedy</b>, <i>Deputy Fire Chief</i></p> <p><b>Mayor and Councillors in attendance</b></p> <p><b>Mike Little</b>, <i>Mayor</i></p> <p><b>Megan Curren</b>, <i>Councillor</i></p> <p><b>Lisa Muri</b>, <i>Councillor</i></p>
<b>Attachments</b>	Notifications, Record of Questions and Comments, Additional Feedback, Comment Sheets, Sign-In Sheets

# Project Description

This project proposes the replacement of the Fire Training Centre, Fire Station #2, and the administrative offices currently located at Fire Station #1 into one location at the Maplewood site. This would improve operational readiness and response capabilities.

The vacant site is located where Old Dollarton Road and Dollarton Highway meet and was formerly used as a municipal gravel dump. The property is approximately 5.84 hectares (14.43 acres), although only 25% of it will be used for the proposed development.

# Notifications

Notification for the Public Information Meeting included:

- ▶ Information flyers mailed to adjacent properties;
  - ▶ 158 notices were sent in addressed mail to the properties within 100 metres of the site (see figure 1).
  - ▶ 871 flyers were delivered by mail drop to addresses in the Maplewood Village area and beyond (see figure 2).
- ▶ Newspaper advertisement published in the North Shore News on Wednesday May 8<sup>th</sup> and Friday May 10<sup>th</sup>;
- ▶ Information sign installed on the proposed development site;
- ▶ Email and regular mail sent to community associations in the area;
- ▶ Posted on the City's website; and,
- ▶ Posted on the City's social media channels (Twitter and Facebook).

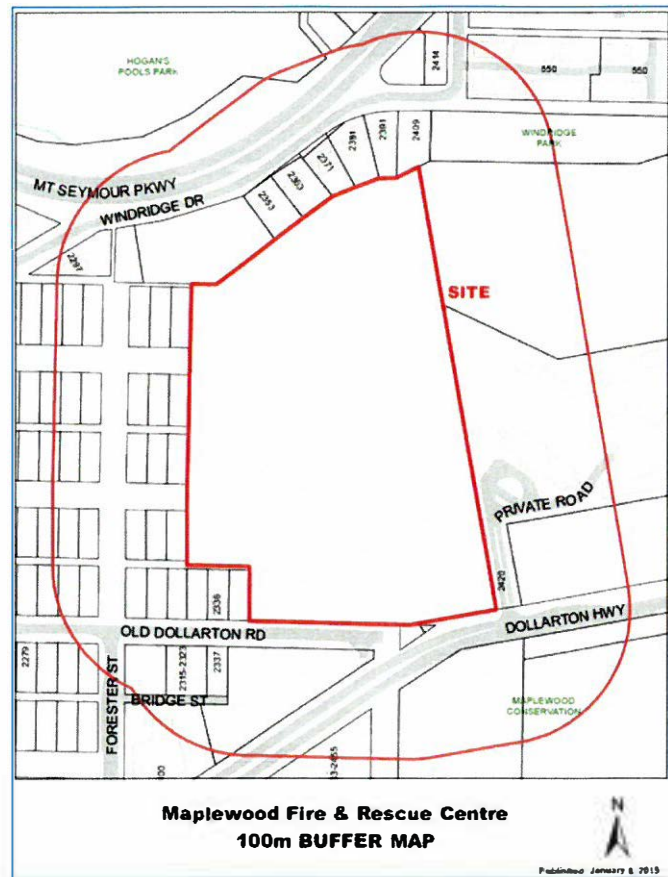


Figure 1: Addressed envelope mail drop area, 100m buffer from the proposed site

The flyers were mailed out to 871 addresses and sent in an addressed envelope to 158 addresses within 100 metres of the proposed site (see figure 1). Canada Post has confirmed that the pieces were delivered. Printing and the mail-drop was prepared by RMI Root Management Inc. on behalf of the project.



Figure 2: Flyer mail drop area, including the Maplewood Village area

Two signs were placed in front of the site. One sign on Dollarton Highway, angled for traffic to view. The other sign was on Old Dollarton Road, recognizing that there is commercial parking on the street and some pedestrian traffic.

All active community associations in the Seymour community were contacted and informed of the public meeting including the: Strathcona Community Association, Seymour Community Association, Maplewood Community Association, Blueridge Community Association, and Seymour Valley Community Association. The Inter-River Community Association was also informed due to their location proximity to the two potentially closing facilities and the umbrella group, NVCAN was contacted as well.

The District of North Vancouver's webpage carried the details of the public meeting at the following address: <https://www.dnv.org/programs-services/maplewood-fire-and-rescue-centre>.

# Meeting Summary

The meeting was held at the Kenneth Gordon School in Maplewood at 420 Seymour River Place. Commencing at 6:00pm, the public was invited to review display material and speak with the applicant, representatives from the consultant team, District staff, Fire and Rescue Services representatives, and Council representatives including the Mayor.

Attendees were asked to sign-in, and were provided with a feedback form to record their comments or questions about the proposed development. Approximately 30 members of the public attended the event and were present for the presentation and question period. Attendees included neighbouring residents, business owners, and other interested members of the public.

At 7:00pm, third-party facilitator Lani Brunn welcomed attendees, and introduced the representatives present. The presentation was given by Fire Chief Brian Hutchinson and Nicola Chevallier, the Section Manager of Facilities and Special Projects at the District of North Vancouver; Nicola oversees the development and consultant team.

An additional 13 comments were received through the online form, by email or by phone.



# Summary of Key Issues Raised

Feedback on the project was provided through a variety of methods:

- ▶ At the Public Information Meeting, the public had the opportunity to ask questions and provide feedback directly to representatives. This happened during one-on-one discussions during the meeting, as well as during the question period after the presentation. For a complete list, see Appendix B: Record of Questions and Comments.
- ▶ Comment forms were provided to all attendees at the beginning of the meeting to collect comments and questions. These were helpful for those uncomfortable with speaking in public. The forms were collected in a box by the exit. For a complete list, see Appendix D: Comment Forms.
- ▶ The public was invited to submit feedback through an online form. For a complete list, see Appendix C: Online Feedback.

Form of Feedback	Number of Responses
Questions (during the Public Information Meeting)	18
Comments (during the Public Information Meeting)	7
Feedback forms	3
Online, email and phone call feedback submissions	13

Generally, there was support for the facility during the meeting. Feedback can be categorized as follows:

## BUDGET

Questions were asked about how the project will be funded. There were concerns about the District spending funds on this project, when other areas are underfunded, including public parks and hospital services.

## FLOOD PLAINS

Questions were asked about how the flood plains would affect the site, and firetrucks' ability to use the roads in the surrounding area.

## ROADWAYS

There was discussion about whether it is possible to raise the Dollarton Highway to the berm level at this time. Also questioned was if it was possible to open the Old Dollarton Road to Dollarton Highway. There was a suggestion to upgrade the cycling infrastructure along Dollarton Highway. People also wanted to know how Fire Services would respond to fires on or next to water, now that the District does not have a fire boat.

## DISCOMFORT BY NEIGHBOURS

Questions were asked about what discomfort (if any) neighbours would experience once the new development was functioning. A community member living by the current training centre noted that they experience minor-to-no disruption.

## PLANS FOR THE OLD PROPERTIES

Questions were asked about whether there are any plans for the old properties once the proposed site is built. One person commented that they would like to see the Lynn Valley Fire Hall stay open even if the administration offices move to Maplewood.



## OTHER PLANS ON THE SITE

The public was interested to know what other plans are proposed for the site (eg. training, muster station) and if these plans are already incorporated into the design.

## PROPERTY TAXES INCREASES

A business owner who has property close to the site asked if there would be a property tax increase after the development is complete.

## CONTAMINATION ON THE SITE

Questions were asked about where the contamination is on the site and if it will be removed.

## GREEN INITIATIVES

Positive comments were given about the green initiatives that will be a part of the project. A question as to whether the project will have solar panels was raised.

## ANIMALS AND NATURAL AREAS

Requests were made to preserve the wetlands and natural areas between the escarpment and Hall. There was a request to replace trees that may be lost during the removal of contamination. Questions were asked about whether there has been adequate bird, small animal, and amphibian surveys done, and if monthly bird studies have been completed in a specific location.

## SUPPORT FOR THE FIRE AND RESCUE SERVICES

Comments were very supportive of the Fire and Rescue services and increasing their resources.

## THE PROPOSED MAPLEWOOD LOCATION

The majority of comments about location are in support of the proposed Maplewood location, with two people who did not agree. One concern is that it is too close to the chlorine plant, and due diligence is recommended. The other comment is that it is ok if the facility is in the vicinity, but they do not want it at this location. A question was asked about the alternate site options not chosen.

## THE BUILDING LOCATION ON THE SITE

While the majority of people commented that they are happy with the proposed location of the buildings on the site, there were some questions and comments about this issue. One family lives above the site, and their preference is that the buildings move as far south on the land as possible, closer to Dollarton Highway. They disagree with the reasons to locate the fire facility as proposed. A comment was made that if the building location on the site goes ahead as planned, no one will see the buildings from the road and there is no need for them to be beautiful. It was suggested that removing beautification measures could provide cost savings.

## THE PROJECT'S RELATION TO OTHER DISTRICT PLANS AND POTENTIAL PROJECTS

Questions were asked about how this site relates to the Official Community Plan (OCP) refresh, the Maplewood Implementation Plan, the Innovation District, and the potential Berkeley Connector.



## Conclusion

The Public Information Meeting for the development of the Maplewood Fire Facility was advertised according to the District's requirements. The meeting provided attendees with an open forum to learn about the proposal, ask questions and provide comments to the applicant and the District. The majority of the questions were answered and people provided feedback in an open and fair environment.

Overall the feedback on the project was positive. The primary concerns are from neighbours who live overlooking the site (and would like the building moved further South on the site, closer to Dollarton Highway) and from concerned members of the public who want to ensure that the appropriate studies and due diligence has taken place in terms of wildlife, contamination, and infrastructure including roads, bike, and walking paths.

Members of the public shared their support for the site location, the building's location within, the green initiatives incorporated into the project, and for increasing support of fire and safety services infrastructure.



# APPENDIX A

## Notifications

# Newspaper Advertisement

**The North Shore's Hottest Townhomes. A World Class Location. Close To Everything.**  
New Release Now Selling.

**BELLE ISLE**  
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OFF-SITE PRESENTATION CENTRE NOW OPEN AT 88 LONSDALE AVENUE  
Open daily 12pm - 6pm (Friday by appointment only)

**604.788.2728** [livebelleisle.ca](http://livebelleisle.ca)

**Some members don't show up on CSE records**

**TALL SHIP IN PORT** The impressive S&P Union Peruvian tall ship is one of the largest sailing vessels in the world. These vessels to find their way to Canada to take on the May 10 and 11 from 11 a.m. to 6 p.m. daily. For a story and video, visit [news.com](http://news.com). PHOTO: PAUL MCGUIRE

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**Maplewood Fire & Rescue Centre**  
PUBLIC INFORMATION MEETINGS

**Open House: May 15, 2019**  
Doors open at 6:30. Presentation 7:00pm - 7:30pm  
Kenneth Gordon - Maplewood School - Gym 1420 Seymour River Pl.

**The new facility will offer:**

- Improved response times
- Reduced impact on environment
- Better workplace health and safety
- Long term benefits

**Proposal**  
The District needs to replace two old fire facilities at a new location that meets the needs of the community today and into the future. The District is proposing to use the old municipal gravel dump site on Old DuFort Road. The new facility will include a fire hall, fire administration offices and fire training facility.

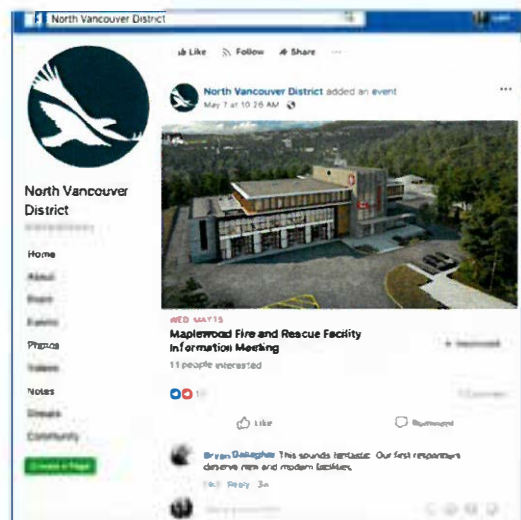
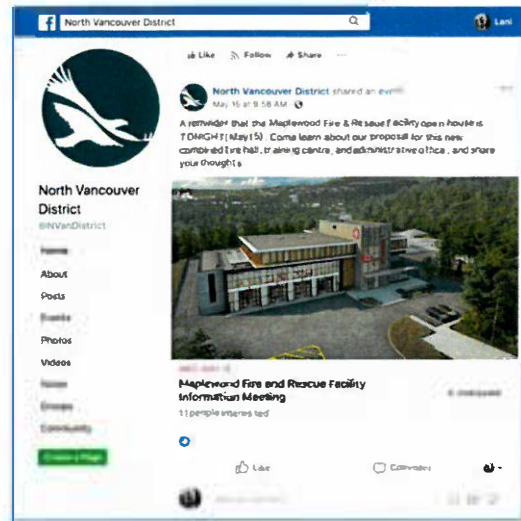
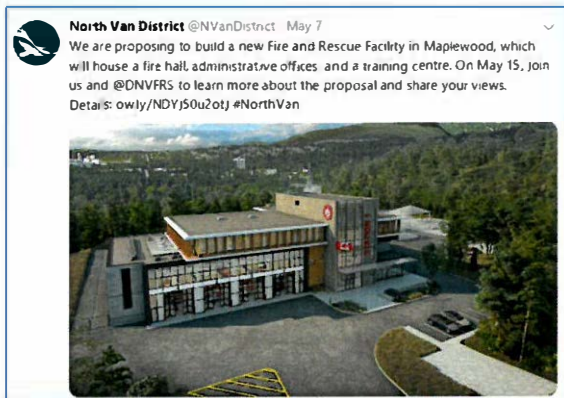
**Location**  
The property is a vacant site on Old DuFort Road and DuFort Hwy, zoned Mely west of 7470 DuFort Hwy.

**Questions?**  
Matthew Schofield  
Facilities Project Manager  
[schofieldm@dnv.org](mailto:schofieldm@dnv.org)  
604.990.2326

Iainm Gungy  
DNV Partner  
[gungy@dnv.org](mailto:gungy@dnv.org)  
604.990.2391

**DNV.org / Maplewood Fire**

# Social Media



# Site Signage

PROPOSAL:  
**Maplewood Fire & Rescue Centre**



**PUBLIC INFO MEETING**  
**May 15, 2019, 6:30pm - 7:30pm**  
Kenneth Gordon Maplewood School - Gym  
420 Seymour River Place, North Vancouver

**Questions?**  
**604-990-2326**  
**DNV.org/MaplewoodFire**



## Flyer and Mail Out Locations

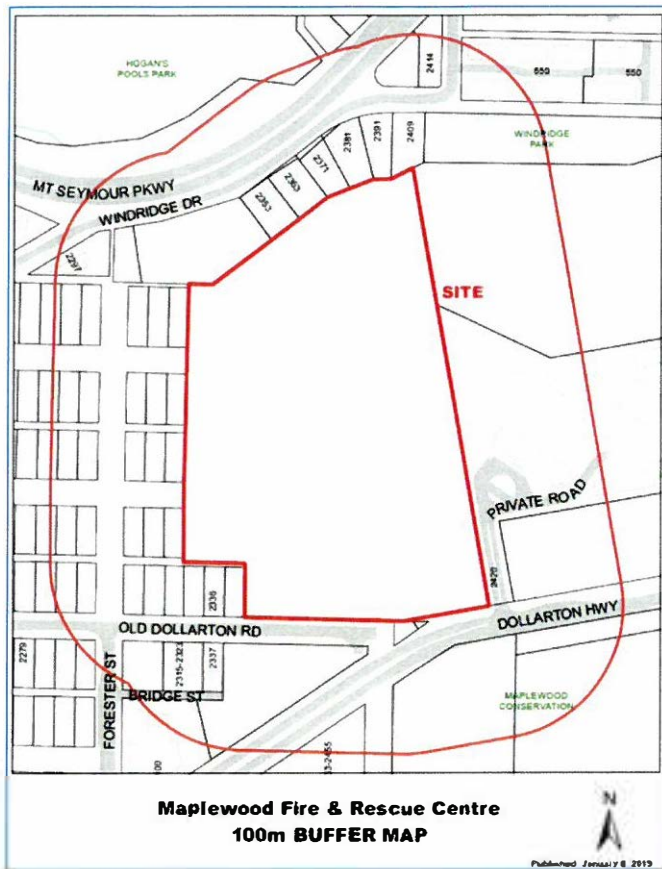


Figure 1: Addressed envelope mail drop area, 100m buffer from the proposed site

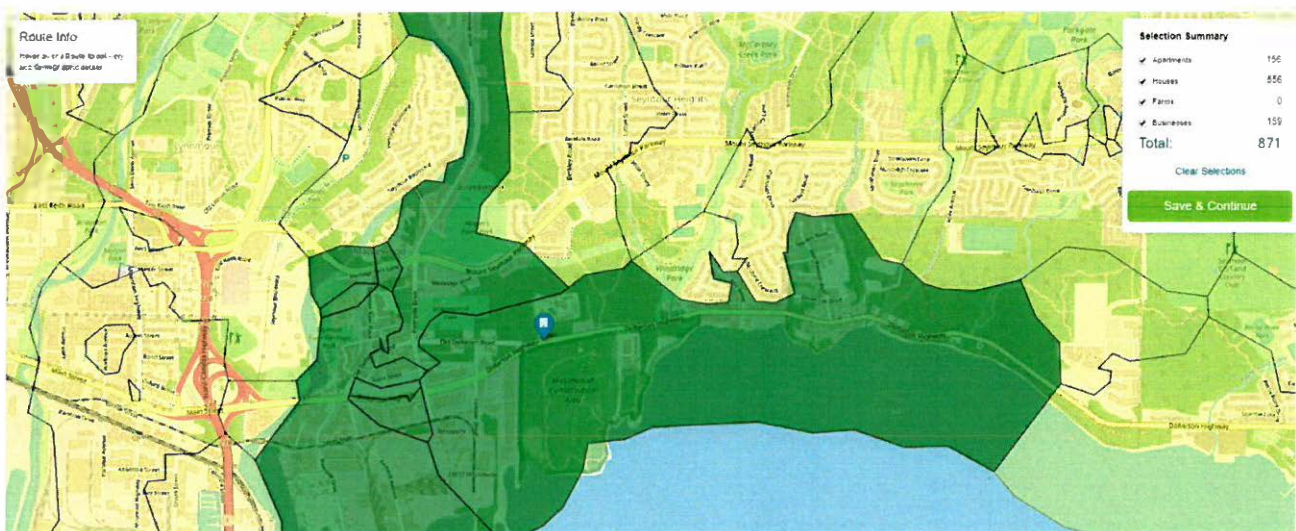


Figure 2: Flyer mail drop area, including the Maplewood Village area

[Programs & Services](#) | [Property & Development](#) | [Recreation & Leisure](#) | [Permits & Licences](#) | [Our Government](#)

**Fire and Rescue Services**

- 2018 annual report
- Our fire and rescue team
- How we support our community
- Find your local fire hall
- Tips for fire safety
- Get a fireworks permit
- Maplewood Fire and Rescue Centre** →

**QUESTIONS OR COMMENTS?**

Questions about the permit application:

Tamsin Guppy, Development Planner  
604.990.2391  
guppyt@dnv.org

Questions about the building:

Matt Schofield, Facilities Project Manager  
604.990.2326  
schofieldm@dnv.org

## Maplewood Fire and Rescue Centre

Rendering of the new fire and rescue centre being planned for Maplewood

We are planning a new fire and rescue centre in Maplewood to replace both Firehall #2 in Lynn Creek and the Fire Training Centre on St. Denis Avenue, as well as to house management and administrative staff currently located at Firehall #1 in Lynn Valley.

Combining the fire station, training centre, and administrative functions into one new facility will improve fire response times, create operational efficiencies, and optimize the capital investment required to accommodate these functions over the long term.

We expect construction to begin in fall 2019, and last for about 18 to 24 months. The new centre should open in fall 2021.

[Open all](#) | [Close all](#)

### Development application process

### Upcoming

#### May 15, 2019 — Public information meeting

Fire and Rescue Services is hosting a public information meeting, where you can learn more about this proposal, and share your views

# APPENDIX B

## Record of Questions and Comments

## Public Information Meeting Questions and Comments

The following questions and comments were raised after the Public Information Meeting presentation and during the question and answer period. The questions and comments from the public are in black and the responses from the applicant, District representatives, Fire and Rescue Services, and District Councillors are in blue.

### Public Information Meeting Questions and Comments

- 1 A question for the Councillors in attendance, how could the budget for this project be a priority when the hospital does not have the funds it needs?

Councillor Muri responded, on behalf of the Councillors in attendance, that health care services are provincially funded, and Lions Gate Hospital is currently being expanded. The District is responsible for fire protection and, as part of that, our job is to maintain the infrastructure required for fire services.

- 2 How will flooding on the flood plain affect the building?

The building will be on a disaster resilient location that is above flood risk.

- 3 If floods happen, how will the fire engines get out of the area?

The fire department has different types of vehicles that are designed to be able to function under different circumstances, including flooding.

- 4 How valuable is this public meeting, how were people informed?

The project was discussed at the prior Maplewood Planning meetings, so many residents are already aware of the proposal. This recent notification included:

- ▶ flyers delivered to approximately 1,000 addresses in the Maplewood area;
- ▶ signs on the front of the site; and,
- ▶ ads in the local paper.



## Public Information Meeting Questions and Comments

- 5 What discomfort will happen for people who are close by?

We do not expect much discomfort for people who live close by. In general, the training activities will not affect the community. From the training centre, there may be a small amount of theatrical smoke that simulates real smoke. However, the fire and smoke will be contained within the teaching structure with minimal release.

In terms of noise, the fire facility's location is in the middle of a 14-acre site, making the closest single detached neighbour over 400 feet away. Noise from the emergency sirens will be minimized as the sirens will not be turned on until the fire trucks reach a major thoroughfare.

- 6 A community member commented that they live next to the current training centre. Besides a small amount of odour once in a while, they hardly notice anything from the centre.
- 7 A community member commented that this project will only provide benefit to the community and they are glad it is being developed where it is as it makes them feel safer.
- 8 What is the cost of the facility and where is the budget coming from?

The District has an Infrastructure Replacement Reserve Fund with the purpose of funding the replacement of infrastructure in accordance with the District's Asset Management Plan, which recognizes that aging buildings must eventually be replaced. Combining two facilities reduces both construction costs and land costs. The cost of this proposed facility is estimated at \$34 million.

- 9 What will happen to the old properties and, in particular, the fire training centre?

The use for the old properties has not been determined. Any decision about use will be voted on by Council. The use will be dependent on the zoning of the properties.

- 10 Are there any other plans for the fire facility besides the fire station? For example, will it be used for a muster station. If so, is this already incorporated into the design?

Yes, the facility has been designed with classrooms that can function as an EOC or DOC; similarly, there is the potential have public classes like first aid or disaster management training sessions in this building.

## Public Information Meeting Questions and Comments

- 11 As a neighbouring landowner with commercial property, I would like to know if having this facility at this location will affect my taxes or the roads?

Councillor Muri responded that yes, these are potential issues when there are improvements in an area.

- 12 I live above the site, on Windridge Drive. Could you speak to why the development is placed on this specific location on the site? Why is not closer to Dollarton Highway? We want as much green space as possible, as a buffer for the residents above. If it is necessary to take out the trees in the back, we want you to replace them.

The facility's location within the site was chosen for several reasons, starting by protecting the bluff, the wetland and the riparian areas; the buildings were then situated on high ground above the flood risk. The proposed location takes advantage of the existing fill pile, using a portion of the old fill pile and bringing in new soil to achieve the required flood construction level, environmental impact is avoided, and costs are minimized. The location also creates a functional driveway for the fire trucks with an ideal maximum road slope.

A follow-up comment was made regarding the desire to minimize tree loss and a question as to whether moving the project forward on the lot would change the amount of trees that are impacted.

Staff explained that because the fill pile includes pockets of the contamination, a large portion of the fill area will need to have trees removed to get at the contaminated soil and debris and remove the contamination in accordance with Provincial requirements. As the contamination appears to be limited to the fill area, there is no need to remove trees from the bluff or the wetland areas.

- 13 A community member commented that if the District is going to build a beautiful building, it should be further south on the site so that it is visible from Dollarton Highway. If the building is not going to be visible, the project team should do value engineering to make it less beautiful, because it will be hidden.
- 14 A community member commented that they feel the end result will be good, will look good and will accommodate a number of people.
- 15 A community member commented that they are glad the fire hall will be built where it is planned to be built.

## Public Information Meeting Questions and Comments

**16** Will the facility share a road with the innovation district?

The proposal is to construct a new driveway on municipal land that accesses Dollarton Highway at the safest location based on sitelines. As we do not own the adjacent private driveway, we cannot use the existing school's driveway so will instead shift the existing intersection west to serve the Fire Facility driveway, and connect the existing school driveway to our municipal driveway.

**17** I am concerned for the fire trucks going to Berkeley and Mount Seymour Parkway. Does Council have input into the Berkeley Connector and what happens to Riverside?

The facility is sited in a manner that will work with the Berkeley connector, if it is built, but it is in no way dependent on it.

**18** Does all the contaminated land have to be removed from the site?

It is our responsibility to clean up the site, which includes remediating all pockets of contamination. Not all the site is contaminated and it is only the areas of contaminated debris and soil that need to be remediated.

In addition to contaminated soils, there will also be removal of invasive plants.

**19** I am impressed with the green initiatives that are a part of this project. Will there also be solar panels?

In terms of green initiatives, the building will use innovative best practices and 32% less energy than the code requirements for emergency service buildings. The building will be electric. The windows will not only be energy efficient but are designed not to shatter in the case of an earthquake (because of laminated glazing) and are a bird-friendly design. There will be solar panels.

**20** I am disappointed there is no bird, small animal, amphibian surveys. There needs to be monthly bird surveys in a specific location. If there has been such surveys, can I see a copy of the field notes?

Studies and surveys have been completed by biologists with McElhanney Consulting Services. They have studied the area and mapped the dominant wildlife corridors, the local ecology and hydrology. The study included a full year of on-site assessment using current standards of practice by Qualified Environmental Professionals (QEPs). We have the final report, but we do not have a copy of the field notes from the qualified professionals who undertook the field studies for this report. However, if you are interested, we can put you in touch with the biologists and team that did the work. District staff are satisfied with the methods and result.

## Public Information Meeting Questions and Comments

### 21 What were the second and third choices for the site?

A total of nine sites were analyzed, with four sites shortlisted. Of the shortlisted sites, Site 1 is the Lillooet Road and Mount Seymour Parkway location. It was determined as not viable due to the challenging topography, challenges for exit and entry to the site and impacts to the future growth of Capilano University. Site 2 is the Mount Seymour Parkway and Seymour Boulevard location. This location is owned by the Squamish Nation. In early conversations with the Squamish Nation, they communicated they have other plans for the land. Site 6 is the Riverside Drive location. This location was determined as not viable because all of the facility functions would not fit on the site. In addition, there were community objections sent to the District and challenges ensuring the structure would meet the flood construction level required in a post disaster facility. At the end of this review it was determined that this site was the best choice for this facility.

## General Comments and Questions During the Open House

- ▶ How do Fire Services respond to fires on or next to the water now that DNV no longer has a fire boat?
- ▶ What is the status of the DARWIN application for the Innovation District?
- ▶ How does this project relate to the Maplewood Implementation Plan?
- ▶ How does the OCP refresh relate to the recently approved Maplewood Implementation Plan?
- ▶ The desire to see Riverside improved with better sidewalks etc.

# APPENDIX C

## Additional Feedback

## Online Feedback

Comments were submitted by the public in response to information about the Maplewood Fire Facility project. The following comments were submitted online in response to the question “What would you like to tell us about this proposal?”.

### Online Feedback Form Submissions

Comment #1 Hi - the City of North Vancouver undergoing massive development has only one medium sized firehall while the DNV has 5 and is adding this large structure. I have lived in the DNV for 35 years and have only seen one small basement suite fire.

In my opinion, the money should be spent on the Parks department as the parks badly need upgrades. Where is all the massive amounts of developer money going? It's not to the Parks! We need more parks to service the increase in population caused by wholesale development.

Comment #2 We support the proposal. The location will enhance the Fire Departments ability to service both Land (and possibly) Sea call outs.

A Shared (Port Moody, Vancouver) Water Responsibility to service areas not easily accessible by this land based department could/would be of strategic importance.

Comment #3 Please make every effort to preserve the wetlands and natural areas between the escarpment and the hall. I'm enthusiastic about plans for bike/pedestrian trails in that area and I would be very disappointed if this project interferes with that.

As well, the location of this project marks the start of the Dollarton Cycling Death Zone which I assume (hope) will be radically transformed in the near future (As a recent new resident to the area I'm astounded at how bad it is and how nothing is being done about it). The plans for the fire hall development need to at least anticipate vastly better cycling infrastructure along its frontage.

Comment #4 Wrong location at this time. It is paramount that such a facility be located in a very safe location. Any location within 1-to-2km from the existing chlorine plant should be out of bounds until 2030 when the chlorine production is supposed to cease. I highly recommend due diligence on this matter.

## Online Feedback Form Submissions

Comment #5 I attended the meeting last night and took it upon myself to walk the proposed property today. This fire hall and all the auxiliary buildings should be built as close to the south property line as possible and the buffer of wetlands at the north end of the proposed property should be maximized. I also took it upon myself to survey a few elevations and I do not see any issues with the flood plain. I was told last night that the design criteria is to be 7 meters above sea level and that Dollarton Highway is at 4 meters above sea level and that the fire hall needs to be at 3 meters above Dollarton Highway. FYI the proposed property slopes uphill from Dollarton and you do not have to go very far onto the property from Dollarton (south property line) to be 3 meters higher and reach the alleged flood plane. I was also informed that Dollarton Highway may get raised several meters in the near future. I ask the district: Will you please consider not approving a construction budget to enhance architectural features and then hide the building several hundred feet away out of sight of everyone other than those going to the facility. The community should be proud of a beautiful building like this but if it cannot be seen whats there to be proud of? If it cannot be showcased by moving it south on the property then lets go back to the drawing board and get down to basic construction practice and basic construction materials. I'm very confident that the district could easily save over a million dollars if the architect is instructed to build this facility with function as a priority. Do we really need all the expensive glass so we can have natural light? Whats the r-value of that glass? Is the energy savings by eliminating some led lights a fair trade off for the energy increase because of heat loss? Very unlikely, not in this lifetime.

I am a business owner of Dollarton Highway.

Comment #6 good idea but ensure that the Lynn Valley fire hall stays open also put one ambulance at LV hall after the admin folks move to Maplewood.

Comment #7 I would hope to see additional capacity and capabilities added to deal with wild fire risks on the North Shore. Would this facility add to those resources? I fully support seeing our existing fire and rescue teams supported with additional resources.

## Phone Calls

Phone Calls	Date
Discussion of sustainability measures and support for bird-friendly design, preserving wetland and preserving wildlife corridors	May 7
No comment on centre, discussion of his desire to use the farm for a local event	May 8
Concern about the wording of the flyer & importance of distinguishing between fire service and DNV	May 10



## Tamsin Guppy

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**From:** [REDACTED]  
**Sent:** May 09, 2019 1:31 PM  
**To:** Mathew Schofield; Tamsin Guppy  
**Subject:** Maplewood Fire RC

Hello;

I received your info mailout regarding the proposed MFRC. It looks very good. Unfortunately, I will be unable to attend the meeting next week and I do have a couple of questions I hope you can answer for me, largely around pedestrian and cycle access through the site – it occupies a key space for connectivity within the District.

1. The site plan mentions a “multi-use trail”. What is envisioned for that? Will it have connections to Windridge, Dollarton or the proposed Berkeley extension?
2. How does the proposed Centre fit with and further the District’s commitment to the Spirit Trail?
3. Will there be any North-South trail/walkways to connect Windridge to Dollarton/Old Dollarton?
4. How does the entranceway and reconfiguration of the School’s entrance fit with the proposed Berkeley extension?

Thank you very much,

[REDACTED]

**Tamsin Guppy**

---

**From:** [REDACTED]  
**Sent:** May 09, 2019 7:27 AM  
**To:** Tamsin Guppy  
**Cc:** Mayor and Council - DNV  
**Subject:** Firehall at Maplewood

Hi Tasmin:

I'd like to comment on the water flow aspect of the new firehall. I am familiar with the DNV study done for the Innovation development.

I've been in the area for many years and am a keen conservationist.

I would like DNV to direct any available water into the Park Street Marsh. This marsh is prime habitat protected from human disturbance and it is used by hundreds of waterfowl in the winter, as I have seen as a birdwatcher and former member of WBT. When the area was developed to the west of the marsh and Dollarton Highway realigned, the water flow into the marsh was sharply reduced so that it dries out early in the year. The former board of WBT, when Patricia Banning Lover was president, advocated to restore water flow into the marsh. I totally support this idea.

The present board at WBT wants a salmon channel. The present board are focused, too narrowly in my opinion, on "habitat and cultural use." Many members of WBT are not aware of the board's position and would prefer the water to go to Park Street Marsh. The water could go via Maplewood Conservation Area's pond system that drains into the marsh or directly into the marsh. It would be a real accomplishment to do something to restore this valuable wetland.

Thanks for your time,  
[REDACTED]

**Tamsin Guppy**

---

**From:** [REDACTED]  
**Sent:** May 16, 2019 5:12 PM  
**To:** Tamsin Guppy  
**Subject:** Maplewood Fire Hall

Hi there,

Sorry I missed the meeting about the new fire hall.

My hope is to retain nature's needs along with our growing community needs.

Animals need a few green through spaces to access the beaches and streets adjacent to these routes need to be thoughtfully considered for both animal and human safety.

I also hope any new development has ample parking for employees and guests.

Additionally nature is the best artist.

Buildings are best set back and out of view with tall tree and shrub landscaping with minimal water needs or personnel maintenance.

So much wildlife needs our progressive efforts to build in their best chance.

I think green roofs for mason bees, birds, butterflies and human connection with nature are a vital real estate commodity under utilized so far.

Those are my thoughts.

Thank you,

[REDACTED]

Sent from my iPhone

# APPENDIX D

## Comment Forms

# Comment Sheet: DISTRICT OF NORTH VANCOUVER

## PROPOSAL: Maplewood Fire & Rescue Centre

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I am good with the concept of a new fire, rescue and training facility on the proposed site.

My concern is the ingress / egress of vehicles in and out of the facility in case of flooding. The building will be fine but will trucks float?

Also how much interaction (effort?) is put into marine rescue by district firefighters? Would an amphibious vehicle be appropriate?

No response required. I'm sure you've thought out these and many other concerns.

Thank you for the presentation May 15. Nice recovery on the tech failure.

Your Name

Street Address

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.



DISTRICT OF  
NORTH  
VANCOUVER



Please return, by mail or email, by May 29, 2019 to:

Tamsin Guppy, District Planner  
604-990-2391, GuppyT@dnv.org

District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

# Comment Sheet: DISTRICT OF NORTH VANCOUVER

## PROPOSAL: Maplewood Fire & Rescue Centre

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

As a long term resident of DNU and Windridge Dr I have the following two comments:

1- The public was not properly notified on this event and it is evident from a low turn out. I do not comprehend the whole secrecy and staying under radar.

2- I will be fine with a fire station in vicinity but I am totally against the training facility so near our area. I am certain if you do proper public input you will get negative opinion on the proposed plan.

Your Name

Street Address

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# Comment Sheet: DISTRICT OF NORTH VANCOUVER

## PROPOSAL: Maplewood Fire & Rescue Centre

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

1. Very pleased that Fire Station to be built in Maplewood.
2. Need Affordable Housing for firemen to live closer to work.
3. Thanks for listening to Community & treating people with respect!

Your Name

Address

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District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

# APPENDIX E

## Sign-In Sheet



# Please Sign in:

Name:

Address:

Email/Phone# (Optional):

[Redacted] [Redacted] OLD DOLLERTON

[Redacted] Springside Dr. N.V. [Redacted]

[Redacted] Old Dollarton Road

[Redacted] Epps Ave [Redacted]

[Redacted] Windridge Dr [Redacted]

[Redacted] Windridge Dr [Redacted]

[Redacted] Windridge Dr [Redacted]

[Redacted] Premier St [Redacted]

[Redacted] WINDRIDGE DR. [Redacted]

[Redacted] Windridge Dr NV [Redacted]

[Redacted] Forester St. [Redacted]





# Please Sign in:

**Name:**

**Address:**

**Email/Phone# (Optional):**

Riverside & RKWY.

LAYTON DR. N.VAN

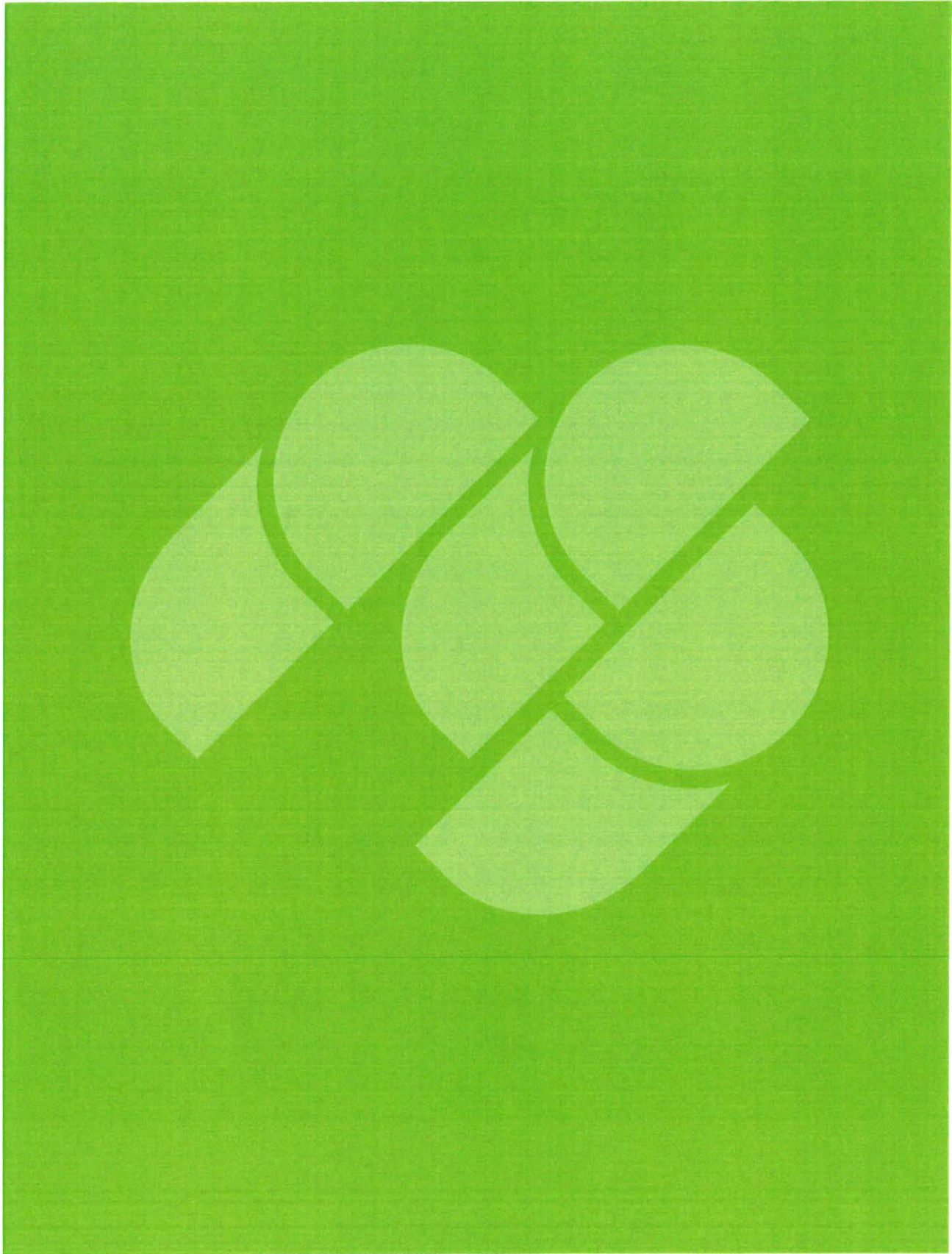
Kimloch Lane N-Van

RIVERSIDE Dr.

E. 10th N. Van

BAYTHWOOD DRIVE







585 - 1111 West Hastings Street, Vancouver BC V6E 2J3 | 604.687.2281

101 - 848 Courtney Street, Victoria BC V8W 1C4 | 250.383.0304

[www.cityspaces.ca](http://www.cityspaces.ca)

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