

COUNCIL AGENDA	
Date: <u>July 20, 2020</u>	Item: <u>10.</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	July 2, 2020
From:	Donna Powers, Director of Community Relations & Communications
Subject:	Navvy Jack Nature Centre – Community Consultation Results
File:	2100-01

RECOMMENDATION

THAT the report dated July 2, 2020 titled "Navvy Jack Nature Centre – Community Consultation Results" be received for information.

1.0 Purpose

To provide a summary of the results of the community consultation that took place in August and September 2019 on the Navvy Jack Nature Centre proposal.

2.0 Legislation/Bylaw/Policy

Community Outreach and Engagement Policy 02-10-362 provides for a consistent and transparent approach to community outreach and engagement.

3.0 Official Community Plan

Official Community Plan policy 2.8.17 states "Engage the community in planning for services, programs, and facilities, and municipal decision-making".

4.0 Financial Implications

Demolition and site remediation to reclaim the land as park will cost from \$150,000 to \$200,000 depending on the complexity of hazardous materials removal, site conditions and landscaping required and will be funded from the Community Amenity Contribution Fund. Demolition of the Navvy Jack House relieves the District of the high cost to restore or renovate the house, estimated at \$2.2 to \$2.3 million at the time of the 2019 public consultation. It also relieves the District of ongoing operational and maintenance costs.

The fall 2019 engagement also indicated that there was support for commemorating the historical and cultural significance of the Navvy Jack site. It is recommended that staff engage with the District's Heritage Advisory Committee as well as with the Tsleil-Waututh, Squamish and Musqueam Nations to determine a plan for appropriate commemoration that celebrates the history of Navvy Jack and the Navvy Jack site. Costs involved to implement a commemoration plan will be determined once the vision for the commemoration is formulated.

As part of the Navy Jack Nature Centre proposal, the West Vancouver Streamkeeper Society proposed to fund enhancements to Lawson Creek to improve fish habitat by reconfiguring the creek to meander through John Lawson Park and to loop back to the creek before it empties into the ocean. This engineered loop of Lawson Creek would act as a rearing area for juvenile Coho salmon that spend one year in freshwater before going to sea. It would also become home to resident Cutthroat trout. The stream rehabilitation can still proceed independently of the Navy Jack Nature Centre proposal and will cost up to \$150,000 which will be fully funded by the West Vancouver Streamkeeper Society.

5.0 Background

5.1 Previous Decisions

Council resolved, at its June 24, 2019 closed meeting:
THAT

1. consultation with the community be undertaken from July to August 31, 2019 to confirm support for providing a nature house facility in West Vancouver; to confirm support for the proposed location on the waterfront in John Lawson Park; to confirm support to use the Community Amenity Fund to establish a nature house facility; and to confirm the community's preference on the following four options:

Option 1 – Remove and Restore to 1909: remove components of the existing Navy Jack House structure which were added after 1909 and restore and relocate the structure to the northwest corner of the property to accommodate sea level rise, with an estimated project cost of \$2,228,000 (includes estimated construction cost of \$1,713,800) and an annual operating cost of \$110,000;

Option 2 – Replicate (with salvage) to 1909: remove the existing Navy Jack House and construct a new purpose-built nature house facility, reusing components of the old structure wherever possible on the northwest corner of the property to accommodate sea level rise, with an estimated project cost of \$2,314,000 (includes estimated construction cost of \$1,729,700) and an annual operating cost of \$110,000;

Option 3 – Purpose-built new structure (no replication and no salvage): remove the existing Navy Jack House and construct a new purpose-built nature house facility on the northwest corner of the property to accommodate sea level rise, with an estimated project cost of \$1,300,000 and an annual operating cost of \$110,000;

Option 4 – Other: open-ended to provide an opportunity to offer alternative options to those outlined above;

2. staff report back to Council on the results of the community consultation with recommendations in September 2019; and
3. Council's decision for staff to undertake further community consultation as outlined in this report be released immediately for public information.

Council resolved, at its June 22, 2020 closed meeting:

THAT

1. staff not proceed with the nature centre concept proposed for Navy Jack House and to deconstruct the House due to its poor condition, high restoration or renovation cost, and the demonstrable lack of public support for expending additional public resources to maintain and renovate the House; and directed staff to continue to explore other opportunities for a nature centre and/or nature centre programming as they arise, and;
2. staff work with the West Vancouver Streamkeeper Society on their proposal to enhance Lawson Creek adjacent to the Navy Jack House.

5.2 History

In 2012, the West Vancouver Streamkeeper Society sent a letter to Mayor and Council expressing interest in Navy Jack House becoming a nature centre. Subsequently in 2013, Council approved an Expression of Interest process for the utilization of Navy Jack House, recognizing that this project could not be initiated until the lifetime tenant no longer resided in the house. The West Vancouver Streamkeeper Society, in collaboration with the Lighthouse Park Preservation Society, North Shore Wetlands Society, Old Growth Conservancy Society and the West Vancouver Shoreline Preservation Society, submitted a proposal which was accepted by the District subject to the approval of a sustainable business plan. The West Vancouver Nature House Society was then formed by the consortium of nature conservation societies with a mandate to create and operate a nature centre at the Navy Jack House.

In April 2017, Lloyd Williams passed away, ending the lifetime tenancy of Navy Jack House. A heritage conservation assessment was then undertaken by Donald Luxton, a consultant specializing in cultural and heritage resources. In his assessment, Mr. Luxton noted that the Navy Jack Thomas House was a heritage asset in the District. However, his report concluded that any decision for restoration, rehabilitation or commemoration regarding Navy Jack House must balance a number of factors including its heritage value, condition, cost to conserve and ultimate public benefit.

A structural assessment report on Navy Jack House was completed in February 2018 which presented three options: restoration, reconstruction and reconstruction with salvage. Later in 2018, a determination was made that the house would need to be raised to meet new Flood Construction Level (FCL) requirements.

In addition to the desire to create a nature centre at Navy Jack House, the West Vancouver Streamkeeper Society proposed to improve fish habitat in Lawson Creek adjacent to Navy Jack House through a creek restoration project which would be fully funded by the West Vancouver Streamkeeper Society.

During the 2019 budget process, the Financial Services Division included the Navy Jack Nature Centre proposal in a survey to prioritize new asset capital projects that could be funded through unallocated Community Amenity Contributions (CAC). Navy Jack House restoration was the most expensive of

the eight projects included in the budget survey. Of 173 survey responses, 88 (50.9%) did not support, 63 (36.4%) supported and 22 (12.7%) had no opinion.

Due to low participation and limited background information about the nature centre proposal included in the budget survey, Council directed staff to consult further with the community.

Additional community consultation took place from August 1 to September 30, 2019 with the purpose of obtaining community input on the proposal for a nature centre at Navy Jack House. Through this process, the community was provided with background information on the proposed operation and programming of the nature center; historical significance of the site; stream rehabilitation project proposed by West Vancouver Streamkeepers; and cost estimates for the options for the building.

During this additional community engagement period in the fall of 2019, staff were contacted and then met with representatives of Tsleil-Waututh Nation and Squamish Nation who expressed interest in the process given the history of Navy Jack House and its significance to both Nations.

6.0 Analysis

6.1 Discussion

The purpose of the consultation process undertaken in August and September 2019 was to measure community support for the concept of a West Vancouver nature centre and to gauge support for locating this on the waterfront. If supported, the community was asked if they supported restoring the existing house or building a new nature centre using CAC funds.

There were multiple ways the community could engage. There were three community information meetings, online feedback forms, paper feedback forms as well as the opportunity to provide a written submission.

There were 598 responses to the survey. One hundred-three people attended community information meetings; 451 people completed online feedback forms; 28 people completed paper feedback forms; 10 written submissions were received by Mayor and Council; and another six written submissions were received by staff.

Analysis of the quantitative and qualitative data collected during the engagement period indicate a majority of respondents support a nature centre at 1768 Argyle Avenue.

Other respondents indicated that they would prefer a nature centre to be located elsewhere or a different use for the site.

While the majority of respondents supported using Community Amenity Contributions for the creation of a Nature Centre, support for the options presented became more varied as respondents considered cost.

Forty three and a half per cent (43.5%) of survey respondents supported restoring or replicating the house. Other options supported were: remove the heritage building a build a new building (26.4%), remove the building and turn the site into

park space (20.7%) and other (9.5%). Of the “other” responses, additional information included concerns about the cost, which also included support for restoring the house if the costs could be brought down. Some also suggested the house remain where it is, and others cited their preference for a different location for a nature centre. Taken together, 56.6% of respondents supported options other than restoring or replicating the heritage house.

The purpose of the community engagement was to gain a measure of community support for a nature centre and the possible use of Navy Jack House for this purpose. The consultation showed that while the results show a majority of participants support a nature centre, the same majority do not support the required expenditure associated with retaining the heritage house.

A detailed Community Engagement Summary is attached to this report as **Appendix A**.

6.1.1 Next Steps

Deconstruction of House

Council has resolved to not proceed with the nature centre concept proposed for Navy Jack House and to deconstruct the House due to its poor condition, high restoration or renovation cost, and the lack of sufficient public support for expending additional public resources to maintain and renovate the House.

The cost to demolish the building and to reclaim the land as park will cost between \$150,000 and \$200,000 depending on the complexity of hazardous materials removal, site conditions and landscaping required and will be funded from the Community Amenity Contribution Fund.

Demolishing the house will alleviate the District’s ongoing capital maintenance costs for the building as well as the high cost to restore or renovate the house which was estimated at \$2.2 to \$2.3 million at the time of the 2019 public consultation.

Commemoration of House

The proposal tied the preservation of the house to the nature centre. Despite there being less support for retaining the heritage house than for a nature centre, support for commemorating the historical and cultural significance of the site did emerge as a theme in the feedback.

As described in the heritage conservation assessment undertaken by Donald Luxton, one of his recommendations if the cost became too prohibitive to replicate the building was to implement a commemorative strategy to ensure on-site interpretation that could include commemorative signs or plaques explaining the historical and cultural significance of the site.

In order to ensure appropriate heritage recognition for the Navy Jack House site, staff will seek input from the Heritage Advisory Committee, the West Vancouver Historical Society and from the Tsleil-Waututh, Squamish and Musqueam Nations on appropriate commemoration and protocol to recognize its cultural significance.

Future Opportunities for a Nature Centre

Council directed staff to continue to explore other opportunities for a nature centre and/or nature centre programming as they arise. Staff will explore offering nature house-type programming through the District's community centres and at Hollyburn Lodge and will continue to look for future opportunities for a nature centre to promote the importance of the environment in West Vancouver, as was originally envisioned and proposed by the West Vancouver Nature House Society.

Collaborate with the West Vancouver Streamkeeper Society to Enhance Fish Habitat in Lawson Creek

Council directed staff to work with the West Vancouver Streamkeeper Society on their proposal to enhance Lawson Creek adjacent to the Navvy Jack House. This collaborative project will seek to restore the natural channel of Lawson Creek to improve native fish stocks, enhance the overall park experience for the public and promote community environmental stewardship.

6.2 Sustainability

One of the principles of social well-being and quality of life is a sense of belonging to and within our wider community. The District of West Vancouver supports promoting an engaged community through meaningful civic engagement, volunteer programs, and information sharing.

6.3 Public Engagement and Outreach

Community consultation took place in early 2019 as part of the District's 2019 budget process and then on the Navvy Jack Nature Centre proposal in August and September 2019. The details and results of the fall consultation are discussed in this report.

7.0 Options

7.1 Recommended Option

THAT the report dated June 30, 2020 titled "Navvy Jack Nature Centre – Community Consultation Results" be received for information.

8.0 Conclusion

The consultation process has concluded and the results are being presented for Council's information, and to inform decisions regarding Navvy Jack Nature Centre and Navvy Jack House.

Authors:

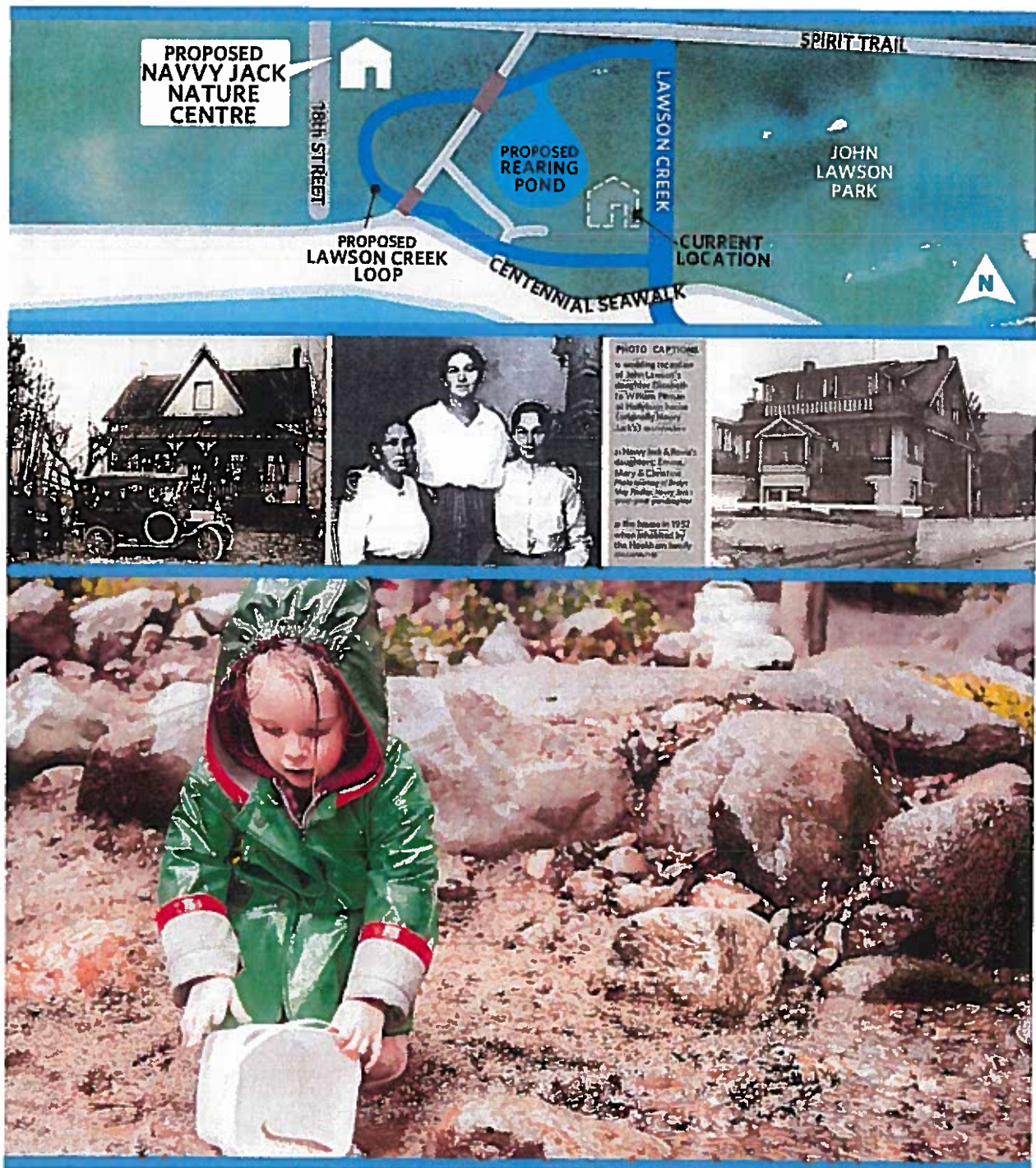


Donna Powers
Director of Community Relations & Communications

Proposal for Navy Jack Nature Centre

Draft Engagement Summary Report

November 27, 2019



Contents

1.0 Background	
2.0 Community Engagement: Aug 1 to Sept. 30, 2019	
.....	2
2.1 Purpose.....	4
2.2 Participation.....	4
2.3 Engagement Topics	4
2.4 Notification	4
2.5 Engagement Methods.....	6
2.5.1 Community Information meetings.....	6
2.5.2 Information materials and feedback form	6
2.5.6 Correspondence.....	7
3.1 Community Information Meeting Key Themes	7
3.2 Feedback Form	9
3.2.1 Feedback form: Quantitative results	9
3.2.2 Feedback Form: Qualitative results	13
3.3 Correspondence.....	15

APPENDICES

- I. Notification materials
- II. Information materials
- III. Feedback form

Prepared by Community Relations & Communications, November 2019

1.0 Background

The Proposal

The proposal for a nature centre located in the historical municipally-owned Navvy Jack House was first submitted by West Vancouver's community stewardship groups. They envisioned a centrally-located nature centre that would profile and highlight the natural riches of our community. Displays and information, supported by stewardship groups, would inspire visitors to take information away and explore the myriad of natural wonders in our community, including forests, parkland, shorelines, wetlands, streams and local wildlife.

Council approved the submission in 2014, subject to a sustainable business plan.

Capital funding from Community Amenity Contributions (CACs)

The proposal included capital funding from the District's Community Amenity Contributions. These are funds that are provided to the District by a developer when Council grants development rights through re-zoning. A nature centre would be a new community amenity and therefore qualifies for this type of funding.

The engagement presented the community with three options for proceeding with a nature centre, with costs ranging from \$1,300,000 to \$2,314,000.

Historical Significance

The house at 1768 Argyle Avenue was built by Navvy Jack, whose real name was John Thomas. Arriving from Wales in about 1860, he played a key role in British Columbia's pioneer history. He bought the property on the West Vancouver waterfront and built the house, which is historically significant for both its age and story, in approximately 1874. He operated the first by-request ferry service from Vancouver to Ambleside in 1866. His home was the location of the first post office, church service and wedding ceremony in West Vancouver.

Navvy Jack is an ancestor to many Squamish, Tsleil-Waututh and Musqueam families. He married Rowia, a Musqueam Nation woman who was the granddaughter of "Old Chief" Kiapilano. Jack and Rowia raised four children at the house; Sampson, Christine, Mary and Emma. Christine married Chief Henry Jack of Squamish Nation: their daughter Amy, grand-daughter to Jack, married Chief Dan George of the Tsleil-Waututh Nation, the renowned community leader, actor and writer.

Stream Rehabilitation

As part of the Navvy Jack Nature Centre proposal, the West Vancouver Streamkeeper Society is proposing to fund changes to Lawson Creek to improve fish habitat. It is proposed to have the creek meander through the park and loop back to the creek before it empties into the ocean. This engineered loop of Lawson Creek would act as a rearing area for juvenile Coho salmon that spend one year in freshwater before going to sea. It would also become home to resident Cutthroat trout.

While the stream rehabilitation is not part of the nature house proposal, the information is included to provide an overall site context for the public. Information about the Navvy Jack Nature Centre proposal can be found at westvancouverITE.ca/navvy.

Previous Engagement

In early 2011, during community consultation for the Parks Master Plan, stewardship groups expressed an interest in working collaboratively with the District to create a nature centre to increase awareness in the community of the many environmental activities taking place through stewardship efforts.

The idea of creating a West Vancouver Nature Centre gained further momentum during the Ambleside Activation community consultation in 2012.

As part of the community consultation on the 2019 Budget, the community was asked to indicate a level of support for using Community Amenity Contribution funds for the project. The March consultation was a general poll on eight potential projects as part of the budget consultation. 173 responses on the proposed nature centre proposal were generally split in half. Council determined that this sample size is not large enough to make a decision, but provided direction to conduct a comprehensive engagement.

2.0 Community Engagement: Aug. 1 to Sept. 30, 2019

2.1 Purpose

This community engagement was designed to gather community input on the proposal for a nature centre at Navvy Jack House in West Vancouver.

2.2 Participation

There were 598 public and stakeholder interactions during the *Proposal for Navvy Jack Nature Centre* consultation period from August 1 to September 30, 2019.

- 103 people attended three community information meetings
- 451 people completed online feedback forms
- 28 people completed paper feedback forms
- 10 written submissions were received by Mayor and Council
- 6 written submissions were received by the staff project lead

2.3 Engagement Topics

The District's consultation process sought feedback on the following topics:

1. Level of community support for the concept of a West Vancouver nature centre.
2. Level of community support for locating a nature centre on the waterfront.
3. Level of community support for restoring the heritage house known as Navvy Jack House for the nature centre, or building a new facility.
4. Level of community support for using Community Amenity Contribution funds to create a nature centre.

2.4 Notification

Identification of opportunities to participate in the consultation included:

Newspaper advertising

Advertisements ran in the North Shore News on the following dates:

5. Friday, August 23, Wednesday, September 4, and Wednesday, September 18, 2019.

Print materials

The advertisement was posted at the following facilities:

6. Ferry Building Gallery
7. Gleneagles Community Centre
8. Municipal Hall
9. Seniors' Activity Centre
10. West Vancouver Community Centre
11. West Vancouver Memorial Library

Site signage

Four signs were placed outside of the Navvy Jack house on August 12, 2019. The signs included information about the consultation with a link to the project webpage for more information.

Social media

A social media campaign notifying the public of the engagement opportunity included:

- three Facebook posts on August 29 (926 people reached), September 5 (555 people reached) and September 12 (305 people reached);
- one Instagram post on September 12 (395 people reached), and;
- seven Twitter posts on September 4 (770 impressions), September 5 (574 impressions), September 11 (603 impressions) September 12 (493 impressions) September 20 (464 impressions) and September 21 (529 impressions).

Engagement website

Engagement materials were posted on westvancouverITE.ca/navvy, including information materials, Q&As, milestone dates, background material and an online feedback form.

District website

The homepage of westvancouver.ca featured a banner image promoting the project. The banner image was posted from August 26 to September 30, 2019 and directed visitors to the westvancouverITE project page when clicked.

All meeting dates were also posted to the westvancouver.ca calendar and on the Major Projects page under the Parks & Rec menu.

Email

westvancouverITE subscribers

An email announcing the Proposal for Navvy Jack Nature Centre project was sent to westvancouverite subscribers on August 12, 2019 to 1,831 people.

Direct email to stakeholder groups

Two emails, on August 29 and September 12, 2019, were sent to 21 stakeholder groups:

- Capilano University School of Tourism Management
- Coastal Marine Management Plan Working Group
- Community Engagement Committee
- Ferry Building Gallery
- Friends of Cypress Provincial Park
- Heritage Advisory Committee
- Lighthouse Park Preservation Society
- Neighbours of the Navvy Jack House
- North Shore Black Bear Society
- North Shore Wetland Partners
- North Shore Young Citizens Forum
- Old Growth Conservancy Society
- School District #45
- Squamish Nation
- Tsleil-Waututh Nation
- West Vancouver Art Museum
- West Vancouver Arts Council
- West Vancouver Historical Society
- West Vancouver Nature Centre Society
- West Vancouver Streamkeeper Society
- West Vancouver Youth Committees

E-newsletters

Information about the project was featured in the e-west newsletter on September 11, 2019 and sent to 853 subscribers.

2.5 Engagement Methods

2.5.1 Community Information meetings

Three community information meetings were held for the public to drop by and learn more about the proposal, ask questions and provide comments. District staff from Community Services, Parks, Facilities & Assets and Community Relations & Communications were present to share information, answer questions and record feedback. The meetings were advertised and open to all passers-by. Located at John Lawson Park, West Vancouver Memorial Library and the West Vancouver Community Centre, each meeting lasted two hours.

2.5.2 Information materials and feedback form

Information materials provided background on the proposal for a nature house, cost estimates and funding availability for different building options, the historical significance of the site and a proposal for a stream rehabilitation project for Lawson Creek.

The information materials were available on the project website, in hard copy at Municipal Hall and at the community information meetings. A feedback form to collect input on the consultation topics and open-ended input were available on the engagement website, in hard copy at Municipal Hall and at the community information meetings.

2.5.6 Correspondence

Correspondence regarding the Nature House proposal addressed to Mayor and Council or the staff project lead during the engagement period was received as open-ended comments for the purposes of the consultation.

3.0 Community Engagement Results

3.1 Community Information Meeting Key Themes

The following are summary results of the three community information meetings. Key themes were determined by frequency of mention and were summarized from meeting notes.

Community Information Meetings	
Meeting	Key Themes
Tuesday, September 17, 2019 10 a.m. – 12 p.m. West Vancouver Memorial Library (Approximately 40 visitors)	<ul style="list-style-type: none">• Many visitors expressed general support for the project• Some visitors expressed concern about additional parking in the area, including school buses• Some visitors expressed concern about noise generated by the proposed use of the site, and suggested the trees on 18th Street should be retained as a noise buffer• Several visitors expressed concern about the impacts of sea level rise and how the proposal would address those impacts• Some visitors raised concerns about the involvement of the Coast Salish peoples, including consultation and cost sharing

Community Information Meetings

Meeting	Key Themes
<p>Saturday, September 21, 2019</p> <p>10 a.m. – 12 p.m.</p> <p>John Lawson Park, next to Navvy Jack House</p> <p>(Approximately 31 visitors)</p>	<ul style="list-style-type: none"> • Many visitors expressed support for the project • Some visitors expressed concern about additional parking in the area, including school buses • Some visitors expressed concern that the cost does not justify retaining the building, including the opinion that the building has no heritage value • Some visitors requested the retention of vegetation on the west side of the site • Some visitors expressed support for restoring the building for another purpose that would attract more people, such as a coffee house • A suggestion to put bike racks at this location
<p>Tuesday, September 24, 2019</p> <p>4-6:30 p.m.</p> <p>West Vancouver Community Centre, Lalji Family Atrium</p> <p>(Approximately 32 visitors)</p>	<ul style="list-style-type: none"> • Several visitors expressed general support for the project • Some visitors expressed concern about additional parking in the area, including school buses • Some visitors expressed concern that the cost does not justify retaining the building • Some visitors expressed concern that a nature centre was not a popular facility and not a priority for the community

3.2 Feedback Form

Input on the engagement topics was collected on 479 feedback forms received online and in hard copy.

Please note:

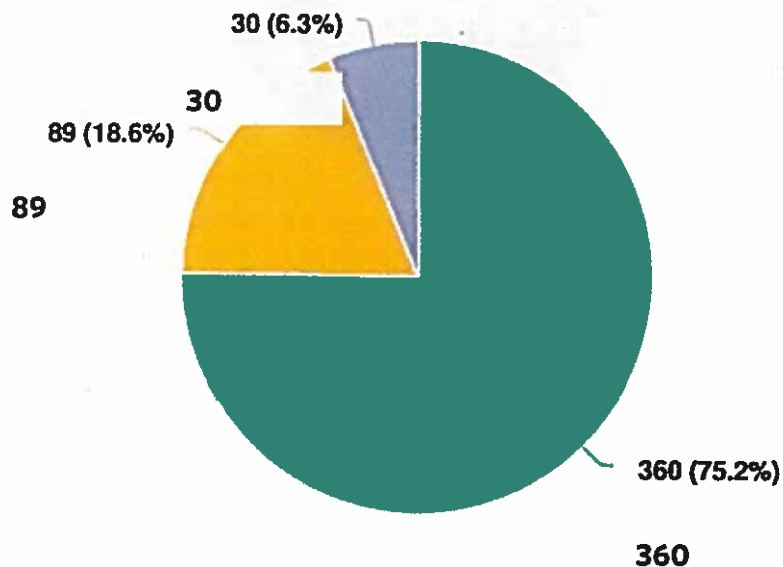
- Not all respondents answered every question on the online and paper feedback forms.
- The views represented in the feedback form results reflect the priorities and concerns of engagement participants. They may not be representative of the views of the public and other stakeholders because participants self-selected into the Proposed Navy Jack Nature House engagement and therefore do not reflect a random sample.

3.2.1 Feedback form: Quantitative results

SUPPORT FOR THE CONCEPT OF A WEST VANCOUVER NATURE CENTRE

Question 1. Do you support the creation of a nature centre in West Vancouver?

- Yes
- No
- Other – please tell us why

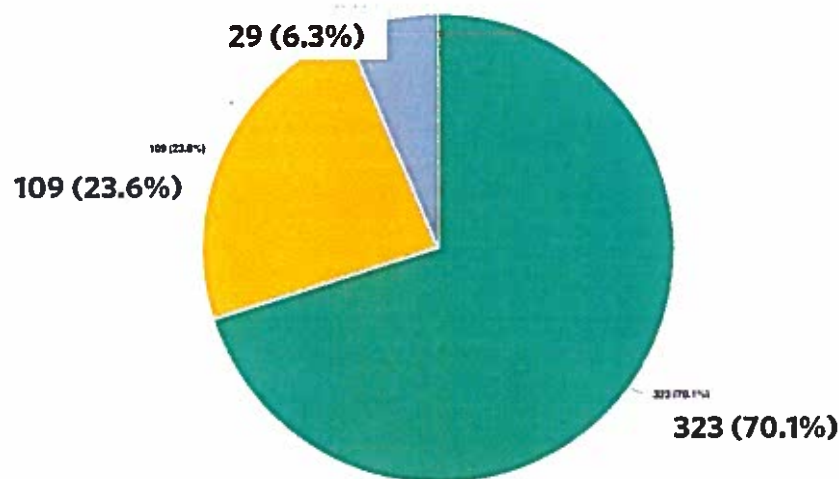


(479 responses, 0 skipped)

SUPPORT FOR LOCATING A NATURE CENTRE ON THE WATERFRONT

Question 2 (optional). If you support the concept of a West Vancouver nature centre, do you support it being located on the waterfront at 1768 Argyle Avenue, adjacent to John Lawson Park?

- ☒ Yes
- ☐ No
- ☐ Other - please tell us why

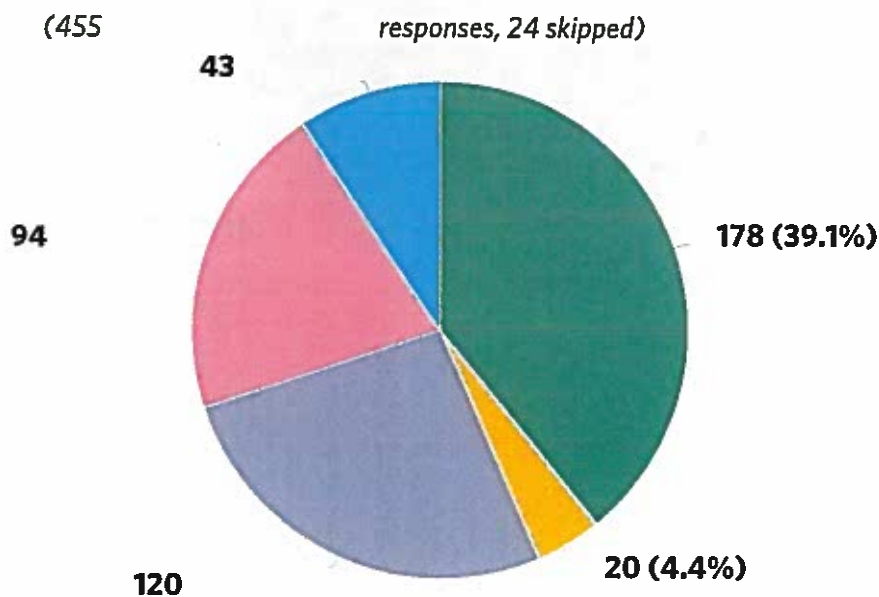


(461 responses, 16 skipped)

SUPPORT FOR RESTORING THE HERITAGE HOUSE VS. BUILDING A NEW FACILITY

Question 3. If you support a nature centre located at 1768 Argyle Avenue, which of the following options for creating the facility do you support? (Please choose one)

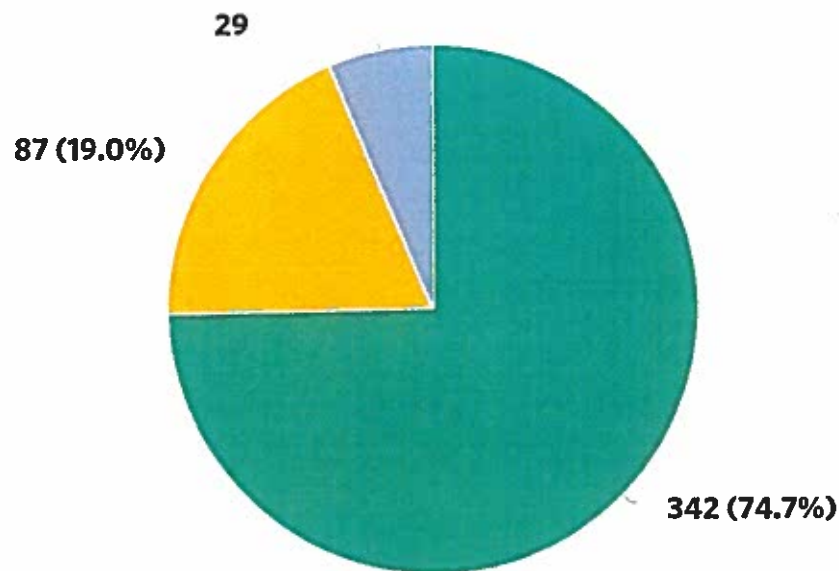
- Option 1** - Restore 1909 building: remove components of existing structure added after 1909 and restore to 1909 condition. Relocate structure to north-west corner of site to accommodate sea level rise. Estimated cost: \$2,228,000
- Option 2** - Remove & build a replica of 1909 building: remove existing house and construct a new replica building, incorporating pieces of the original house, on north-west corner of site to accommodate sea level rise. Estimated cost: \$2,314,000.
- Option 3** - Remove & build a new building: remove heritage house and construct a new purpose-built nature centre, with a plaque acknowledging site heritage, on north-west corner of the property to accommodate sea level rise. Estimated cost: \$1,300,000.
- Option 4** - None of the above: Remove the building and turn the site into park space.
- Option 5** - other—please tell us why.



SUPPORT FOR USING COMMUNITY AMENITY CONTRIBUTIONS TO CREATE A NATURE CENTRE

Question 4. If you support one of the options above for a nature centre, do you support the use of CAC funding to do so?

- Yes
- No
- Other - please tell us why



(458 responses, 21 skipped)

3.2.2 Feedback form: Qualitative results

Please note:

- Each question provided an opportunity for comments, in addition to an open-ended question at the end of the feedback form.
- Not all respondents answered every question. The total number of mentions for qualitative data may exceed the total number of respondents as participants may have commented on more than one topic.
- Some respondents may have repeated similar comment themes in each open-ended opportunity.
- The District of West Vancouver has read and will consider all feedback. Following is a summary of the most frequently-mentioned themes.

Question 1: Do you support the creation of a nature centre in West Vancouver?

Key themes from feedback forms "Other-please tell us why" (30 text responses)	# of Mentions
Support for a nature centre in West Vancouver	14
Do not support a nature centre in West Vancouver	10
Preference for a nature centre in a different location	8
Nature centre is not a popular type of facility	5

Question 2: If you support the concept of a West Vancouver nature centre, do you support it being located on the waterfront at 1768 Argyle Avenue, adjacent to John Lawson Park?

Key themes from feedback forms "Other-please tell us why" (28 text responses)	# of Mentions
Support for a nature centre in West Vancouver	12
Preference for a nature centre in a different location	7
Do not support a nature centre in West Vancouver	5
Prefer that the site be used for open park space	5

Question 3: If you support a nature centre located at 1768 Argyle Avenue, which of the following options for creating the facility do you support?

Key themes from feedback forms "Other-please tell us why" (42 text responses)	# of Mentions
Too expensive and / or have cost concerns	10
House should not be moved from its present location	6
Would support rebuilding if it cost less	4
Preference for a nature centre in a different location	3

Question 4: If you support one of the options above for a nature centre, do you support the use of CAC funding to do so?

Key themes from feedback forms "Other-please tell us why" (29 text responses)	# of Mentions
Supports spending CACs on different community priorities	10
Do not support a nature centre in West Vancouver	8
Support for a nature centre in West Vancouver	4
Too expensive and / or have cost concerns	4

Question 5: Do you have any other comments or suggestions about this proposal?

Key themes from feedback forms additional comments (268 text responses)	# of Mentions
Support for a nature centre or similar environmental education program facility	82
Support retaining or rebuilding the house for its historical significance	73
Concerns that the proposal is too expensive and/or have cost concerns	44
Supports spending CACs on different community priorities	41
Prefer that the site be used for open park space	26

Key themes from feedback forms additional comments (268 text responses)	# of Mentions
House is not worth saving	25
Need more information to decide	24
Preference for a nature centre in a different location	23

Question 6: What are the first three digits of your postal code?

- 404 West Vancouver participants
 - V7S = 42
 - V7T = 88
 - V7V = 186
 - V7W = 88
- 34 North Vancouver participants
- 35 participants from other areas
- 2 participants from Squamish Nation lands
- 4 illegible postal codes

(479 responses, 0 skipped)

3.3 Correspondence

The following are summary results of the letters and emails received by Council and the staff project lead during the consultation period.

Please note: The total number of mentions for a key theme may exceed the total number of correspondence items as participants may have commented on more than one topic. The District of West Vancouver has read and will consider all feedback. Following is a summary of the most frequently mentioned themes.

Key themes from correspondence (16 pieces of correspondence)	# of Mentions
Authors clearly opposed to the project	5
Concerns that the proposal is too expensive and/or have cost concerns	2
Authors clearly in support of the proposal	3

Summary

Analysis of the quantitative and qualitative data collected during the engagement period indicate a majority of respondents support a nature centre at 1768 Argyle Avenue.

Other respondents indicated that they would prefer a nature centre to be located elsewhere or a different use for the site.

While the majority of respondents supported using Community Amenity Contributions for the creation of a Nature Centre, support for the options presented became more varied as respondents considered cost.

The largest number of respondents (43.5%) supported restoring or replicating the house. Other options supported were: remove the heritage building and build a new building (26.4%), remove the building and turn the site into park space (20.7%) and other (9.5%). Of the "other" responses, additional information included concerns about the cost, which also included support for restoring the house if the costs could be brought down. Some also suggested the house remain where it is, and others cited their preference for a different location for a nature centre. Taken together, 56.6% of respondents supported options other than restoring or replicating the heritage house.

The purpose of the community engagement was to gain a measure of community support for a nature centre and the possible use of Navvy Jack House for this purpose. The consultation showed that while there was clear support for a nature centre, the support for investing in the restoration or replication of the Navvy Jack House was less clear.

While these results show a majority of participants support a nature centre, the same majority do not support the required expenditure associated with retaining the heritage house.

Heritage value

The proposal tied the preservation of the house to the nature centre. Despite there being less support for retaining the heritage house than for a nature centre, support for the heritage significance was a theme in the results. In the comments received, support for preserving the house for its heritage significance was the second-most mentioned theme after support for a nature centre.

First Nations Engagement

The District of West Vancouver acknowledges that our community is located on the traditional, ancestral and unceded territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

Stakeholder notification at the engagement launch included email notifications to representatives of Squamish Nation and Tsleil-Waututh Nation. A Squamish Nation member who is also a direct descendant of Navvy Jack volunteered her time and family albums to inform the background of the engagement informational materials.

Squamish Nation posted the engagement on their Facebook page, and two surveys were completed that indicated residence on Squamish Nation lands.

After the close of engagement, Tsleil-Waututh Nation reached out to District staff to request a meeting to discuss the proposal. The meeting took place November 27, 2019.

At that meeting a member of Tsleil-Waututh Nation revealed that she learned that she was a direct descendant of Navvy Jack from the District's engagement website information materials. Those materials had been provided by a member of Squamish Nation who is a direct descendant of Navvy Jack. Further exchange of materials and introductions took place, and members of Squamish Nation and Tsleil-Waututh Nations learned about their shared ancestor and made connections.

Tsleil-Waututh Nation has asked the District for time to bring together Musqueam and Squamish Nations to discuss the shared history of the site. For this reason, engagement is ongoing.

Options for discussion

The community consultation on the proposal for a nature centre in the Navvy Jack House indicates a general level of community support.

During the consultation, a new theme emerged, that the house should be preserved for its heritage value, or that the heritage of the site be appropriately commemorated.

The recent connection with some of the many descendants of Navvy Jack is a significant development. This project made information available that has resulted in descendant families reconnecting for the first time.

The Tsleil-Waututh Nation has expressed a desire to explore the opportunities presented by this site for the Coast Salish peoples and the District of West Vancouver to celebrate a shared heritage.

If Council supports a nature centre at the site, the District has an opportunity to create something that acknowledges our commitment to truth and reconciliation.

If Council does not support funding to support a nature centre at the site, there is still an opportunity to pursue engagement with the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation to recognize our shared history and truth and reconciliation at 1768 Argyle Avenue.

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