



Thinking Cap

A shared vision for the
future of Capilano Mall.

Capilano Mall Community Engagement
November 21, 2019 – January 31, 2020
Discussion Guide



Thinking
Cap

capilanomall.com/thinkingcap

We're thinking about the future of Capilano Mall.

Cap Mall has proudly served the North Shore for over 50 years and, over that time, has become an important community gathering place and provider of family-oriented retail. Now it's time to think about how it can meet the community's needs for the next 50 years.

Located on the new RapidBus route, Cap Mall is connected to everything we love on the North Shore. Thinking Cap is about a future for Cap Mall that is greener and more sustainable, offers a range of important services for people, responds to the North Shore's housing needs, offers a renewed focus for retail, and provides a community gathering space.

Join the Thinking Cap conversation and share your ideas and feedback online at capilanomall.com/thinkingcap or email thinkingcap@quadreal.com.

Please read our discussion guide and complete the Thinking Cap survey by **January 31, 2020**.

Public Open House

Thursday, December 5, 2019

4 p.m. – 8 p.m.

Capilano Mall – Grand Court
(next to Starbucks)

How input will be used

Your input will help shape and inform the proposed guiding principles for Cap Mall's future.

Capilano Mall is located on the territories of the Squamish, Tsleil-Waututh, and Musqueam peoples.



Who is Cap Mall's owner?

Headquartered in Vancouver, QuadReal Property Group is a real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of British Columbia Investment Management Corporation (BCI), one of Canada's largest institutional investors serving over 570,000 workers and pensioners in British Columbia. Cap Mall has been an important part of BCI's portfolio since 1999.

Why is QuadReal considering the future of Cap Mall?

Cap Mall is over 50 years old and a major tenant recently closed. It's time to consider the future of the site and determine how it can better suit the needs of residents of the City of North Vancouver and the North Shore for the next 50 years.

QuadReal is committed to proactively engaging with residents to help inform and shape our views on the future of the site.

What is the timeline?

We are at the very beginning of our public engagement process. Our goal is to work with the community to help shape the future of Cap Mall. We want to ensure that our proposal responds and contributes to the unique character and needs of the City and the North Shore.

Cap Mall will continue to serve the public, offering a variety of shops and services, including our largest tenant, Walmart. We encourage you to come by and visit.

Cap Mall's retail history

Cap Mall opened in 1967 on Marine Drive in the low-lying area known as "Skunk Hollow", a former site of wartime housing.

1967

The Shopping Centre opened with Woolco and SuperValu



1970s

Sears opened and a parkade was added



1980s

The mall underwent an upgrade and major expansion



1990s

Walmart opened, replacing Woolco



2010s

Walmart completed its update, adding a grocery component



2017

Sears Canada closed



What we've heard from the community so far.

In June and July 2019, we engaged with 851 North Shore residents and workers to find out what they like about the North Shore and what they think is missing. People told us that they love the North Shore's connection to nature and the outdoors, and that they want accessible public transit and more diverse housing options.

We used the community's feedback to develop proposed principles to guide the future of Cap Mall.



80%

of respondents* were highly likely to recommend the North Shore as a place to live (responses with a rating of 7 or higher on a scale of 0 – 10.)

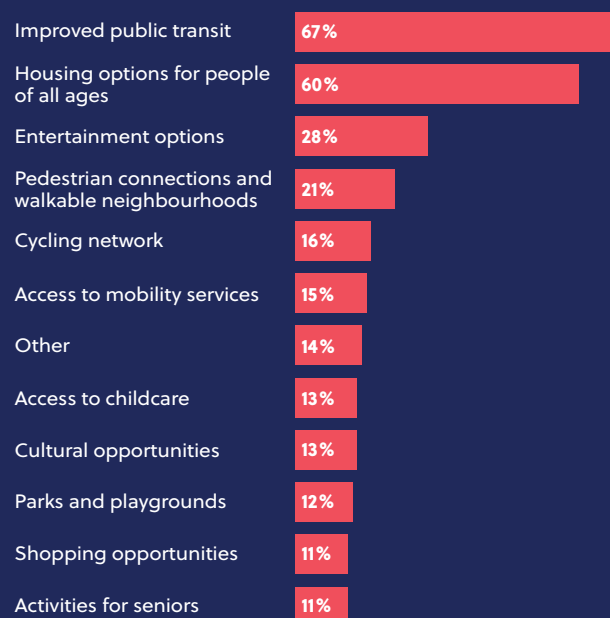
What are the 3 things on the following list that you like the most about the North Shore?*

(Please select up to 3 only)



On the following list, what are the top 3 things needed on the North Shore?*

(Please select up to 3 only)



*Results of representative online survey of City of North Vancouver residents (n=309)



City of North Vancouver planning context

2014 Official Community Plan

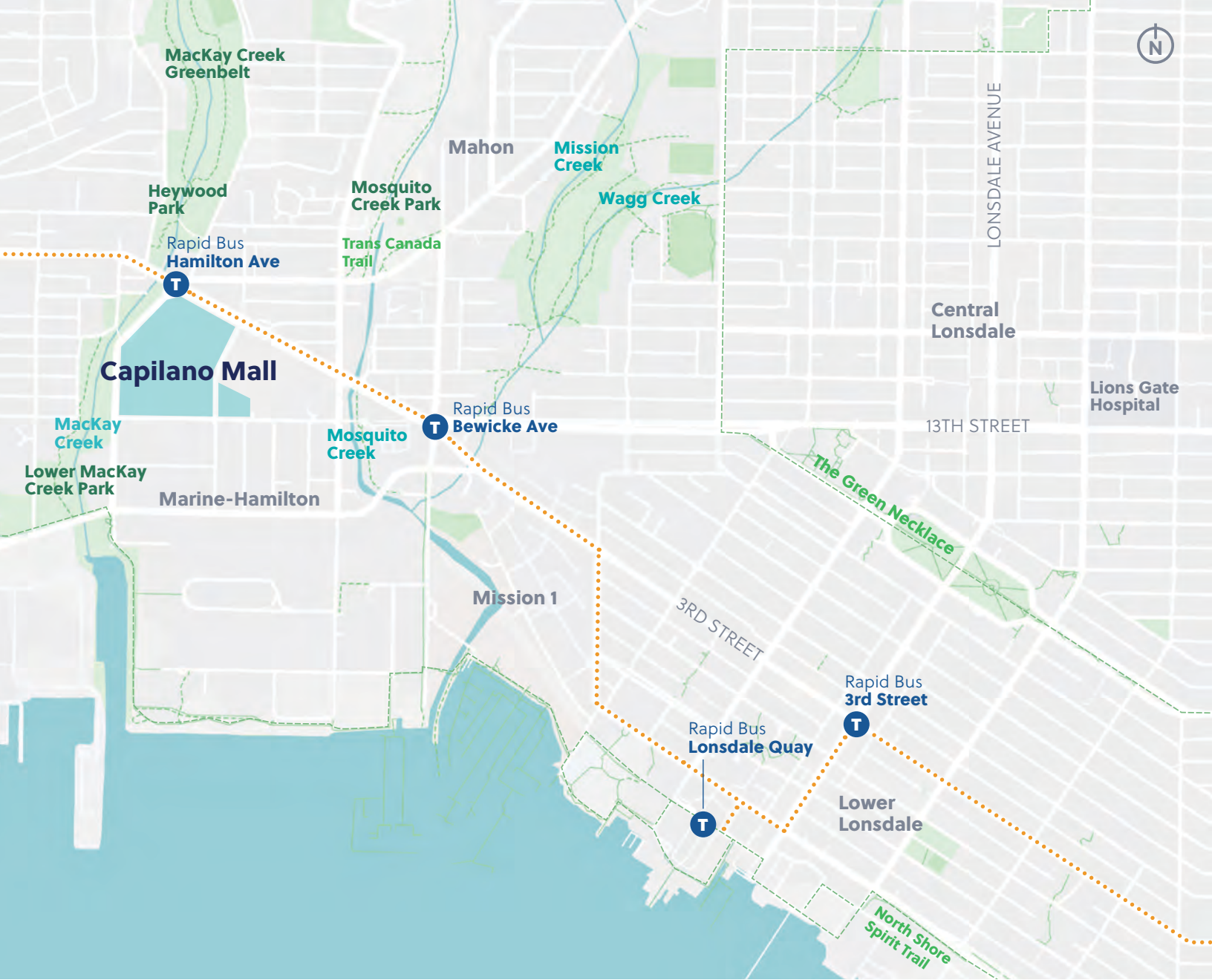
The Official Community Plan (OCP) seeks to create complete and compact communities that are diverse, accessible, resilient, creative, and healthy, serving residents of all ages and backgrounds. The OCP provides for growth and change along the Marine Drive corridor. TransLink, with support from the Province, is initiating a rapid bus service in early 2020 along the Marine Drive corridor to provide the most frequent and highest capacity transit service ever provided on the North Shore, with a stop at Cap Mall.

We think we can provide more than a shopping mall to help this transition continue. We look forward to incorporating the goals and objectives of the City of North Vancouver OCP in our planning and future application.

Local Plans

Capilano Mall is located on the Marine Drive corridor. The City of North Vancouver has been working over the years on planning principles and ideas for Hamilton-Fell Neighbourhood and along Marine Drive, including:

- Marine Drive Development Guidelines (January 2011)
- Marine Drive Streetscape Design Guidelines (December 2010)
- Heywood Park Master Plan Report (October 2010)
- TransLink's North Shore B Line Plan (Spring 2018)



City of North Vancouver Council's Vision and Priorities

The 2018–2022 Council Strategic Plan outlines the City of North Vancouver's vision of being "The Healthiest Small City in The World." The City's focus is on five key priorities to support the vision:

- A City for People is welcoming, inclusive, safe, accessible and supports the health and well-being of all.
- A Livable City leads the way in climate action and acts as a steward of the environment for future generations.
- A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.
- A Connected City provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.
- A Prosperous City supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.



Thinking Cap process

We assembled a team to gather information to feed into the start of our planning process for the Cap Mall site. Our process includes:

- Collecting feedback from the community
- Studying local plans
- Studying site-specific features
- Engaging with stakeholders and City planning staff

We used what we learned to help develop proposed principles that would guide the design for the site.

We want to hear from you

Please provide your thoughts on the proposed guiding principles and ideas. Your feedback, along with technical considerations, will inform the final guiding principles and will help QuadReal in future planning and design for the Cap Mall site.

Complete the Thinking Cap survey online at capilanomall.com/thinkingcap.

Next steps

Thinking Cap is an ongoing conversation with the community, and we are committed to engaging with the public throughout the process. We will use your feedback to inform our designs and we'll check back regularly with design updates before we submit our application to the City of North Vancouver.

Proposed Guiding Principles

- **Transit-oriented, connected community with many ways to move**
- **Sustainable community design, ecological restoration and opportunities associated with MacKay Creek**
- **A vibrant neighbourhood centre and connecting place**
- **Innovative employment, retail and community services**
- **A mix of housing options to increase choice for North Shore residents and workers**



Conceptual drawing for illustrative purposes only

Proposed Guiding Principle

Transit-oriented, connected community with many ways to move

Cap Mall is located on a new RapidBus line with 8-minute service along Marine Drive east and west. There are existing cycling connections to Park Royal, Lonsdale Quay, and Park & Tilford through the North Shore Spirit Trail. The Integrated North Shore Transportation Planning Project (INSTPP) was initiated in January 2018 to address congestion issues. A key recommendation includes coordinating land use and transportation by prioritizing the development of mixed-use communities with new jobs and housing in approved, existing local areas and town centres and along defined Frequent Transit Network (FTN) corridors, such as Marine Drive.

Thinking Cap Questions

1. As a local resident, how important are the following to you?

Please indicate importance on a scale of 0 to 10, with 10 being extremely important, and 0 being not important at all.

- _____ New pedestrian connections to surrounding neighbourhoods and trails
- _____ Safe access, paths, parking spaces, and repair stations for bikes, e-bikes and scooters
- _____ Creating a mixed-use community adjacent to a RapidBus station that provides connections east and west
- _____ Easy-to-access parking
- _____ Ride sharing (e.g. Uber and Lyft) and taxi pick-up areas
- _____ Car sharing access (e.g. Evo and Car2Go) and parking spaces
- _____ Plug-ins for electric vehicles

2. Do you have suggestions to improve transportation options?



You can complete our survey online at capilanomall.com/thinkingcap

Conceptual drawing for illustrative purposes only



Proposed Guiding Principle

Sustainable community design, ecological restoration and opportunities associated with MacKay Creek

Cap Mall is adjacent to MacKay Creek and near Mosquito Creek. There is potential for restoration or to create new ecological infrastructure to promote biodiversity. We want to align with the City of North Vancouver's environmental stewardship goals while protecting and enhancing habitat on the North Shore. We envision a sustainable community that also promotes the health and well-being of its residents.

Thinking Cap Questions

3. As a local resident, how important are the following to you?

Please indicate importance on a scale of 0 to 10, with 10 being extremely important, and 0 being not important at all.

- _____ Using wood and other renewables in building materials
- _____ Sustainable design strategies, such as green roofs and rain gardens
- _____ Planting trees throughout the site
- _____ Climate change strategy and plan to reduce greenhouse gas (GHG) emissions
- _____ Community design to support health and well-being, and active lifestyles
- _____ Supporting biodiversity, salmon health, and restoration
- _____ Reducing water usage

4. MacKay Creek, just west of Cap Mall, is being restored to improve salmon and other aquatic habitat, and to reduce the potential for flooding. Do you like the idea of Cap Mall creating better connections to the adjacent MacKay Creek trail system?

- _____ Yes
- _____ No

5. Are there other environmental priorities that you would like to see considered?

6. The City of North Vancouver has declared its mission to be the healthiest small city in the world. How can a new vision for Cap Mall support this goal?



Proposed Guiding Principle

A vibrant neighbourhood centre and connecting place

Cap Mall has always been a popular gathering place, walkable and accessible for local residents and shoppers alike. A site's character and form are crucial in developing a new neighbourhood and creating a sense of belonging. Indoor and outdoor features can encourage residents and visitors to gather and connect with one another.

Thinking Cap Questions

7. As a local resident, how important are the following to you?
Please indicate importance on a scale of 0 to 10, with 10 being extremely important, and 0 being not important at all.

- _____ A place to meet friends for coffee
- _____ Sidewalk cafés, bars and restaurants
- _____ Rain-protected gathering space for community events
- _____ Family-oriented gathering places
- _____ Entertainment and cultural space

8. What do you think would add to the vibrancy of the neighbourhood?



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Conceptual drawing for illustrative purposes only

Proposed Guiding Principle

Innovative employment, retail and community services

The way people work, shop and play is evolving on the North Shore. The Cap Mall site has the potential to create opportunities for innovative workspaces, retail that meets the needs of the North Shore, and community services that serve residents of all ages in the surrounding area.

Thinking Cap Questions

9. As a local resident, how important are the following to you?
Please indicate importance on a scale of 0 to 10, with 10 being extremely important, and 0 being not important at all.

- _____ New retail offerings focused on North Shore lifestyles
- _____ Outdoor oriented retail (e.g. "High Street")
- _____ Farmers' market
- _____ Creative office space
- _____ Retail that is connected with, and opens up to, Marine Drive and the RapidBus line
- _____ Community services that serve the surrounding neighbourhood:
 - _____ for seniors
 - _____ for families
 - _____ for children
 - _____ for new Canadians
 - _____ health care services

10. What services would you like to see?



You can complete our online survey at capilanomall.com/thinkingcap

Conceptual drawing for illustrative purposes only



Proposed Guiding Principle

A mix of housing options to increase choice for North Shore residents and workers

Housing affordability is a key issue on the North Shore and throughout the region. The Cap Mall site could provide a range of housing types, including workforce housing, and living options to accommodate a diverse community. Locating housing along a frequent transit corridor is a commonly accepted planning principle adopted throughout Metro Vancouver and recently endorsed by the INSTPP report.

Thinking Cap Questions

11. As a local resident, how important are the following to you?

Please indicate importance on a scale of 0 to 10, with 10 being extremely important, and 0 being not important at all.

- _____ Condos for first-time home buyers
- _____ Family-oriented housing
- _____ Purpose-built rental housing
- _____ A 'locals first' preference for North Shore residents
- _____ Social housing
- _____ Condos for North Shore families downsizing from single family homes

12. Is there any other form of housing you would like to see?



You can complete our survey online at capilanomall.com/thinkingcap

Tell us about you (optional)

Where do you live?

- ☐ City of North Vancouver
- ☐ North Shore (outside the City of North Vancouver)
- ☐ Not on the North Shore

If you live in the City of North Vancouver, which neighbourhood?

- ☐ Marine-Hamilton
- ☐ Westview
- ☐ Mahon
- ☐ Central Lonsdale
- ☐ Lower Lonsdale
- ☐ Tempe
- ☐ Grand Boulevard
- ☐ Cedar Village
- ☐ Moodyville
- ☐ Other:

Do you work on the North Shore?

- ☐ Yes
- ☐ No

Do you own or operate a business on the North Shore?

- ☐ Yes
- ☐ No

When you visit Cap Mall, how do you get there?

- ☐ Personal auto
- ☐ Transit
- ☐ Taxi
- ☐ Bike
- ☐ Walk
- ☐ Other:

What's your Generation?

- ☐ **Post-Millennial or Gen Z**
Born 1996 or later
- ☐ **Millennial or Gen Y**
Born 1977 – 1995
- ☐ **Generation X**
Born 1965 – 1976
- ☐ **Baby Boomer**
Born 1946 – 1964
- ☐ **Silent Generation**
Born 1945 or earlier

Would you like to receive information about Thinking Cap by email?

- ☐ Yes
- ☐ No

Email:

Thank you for participating in Thinking Cap! Please provide your comments by **January 31, 2020**. Paper surveys can be scanned and emailed to **thinkingcap@quadreal.com**. If you would like to be entered to win a \$100 gift card to spend at Cap Mall (but prefer not to receive email updates about Thinking Cap), please provide your email here: _____